

CITY of NOVI CITY COUNCIL

Agenda Item 1
June 22, 2015

SUBJECT: Consideration of the request of Beck South, LLC for JSP13-75 with Zoning Map Amendment 18.706 to rezone property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The property totals 41.31 acres and the applicant is proposing a 66-unit single-family residential development.

SUBMITTING DEPARTMENT: Community Development Department - Planning

Bans
patvctmp

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

The petitioner is proposing a Zoning Map amendment for eight parcels, and a portion of two additional parcels that total 41.312 acres located at the southwest corner of Beck Road and Ten Mile Road in (Section 29) from R-1 (One-Family Residential, 1.65 DU's per net acre) to R-3 (One-Family Residential, 2.7 DU's per net acre) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow development with smaller and narrower lots, but at the same density that is permitted within the current R-1 zoning. The applicant previously proposed a rezoning with PRO on a portion of this site but has since added additional acreage to the request and revised the concept plan accordingly.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from R-1 to R-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

The subject parcel is 41.312 gross acres on the southwest corner of Beck Road and Ten Mile Road (Section 29). It is currently zoned R-1, which would allow a maximum of 66 single-family lots based on the density standards of the Zoning Ordinance and the net acreage of the site (40.323 acres, excludes the 0.989 acres in the Ten Mile Road right-of-way). The applicant is proposing to rezone the property to R-3, with smaller and narrower lots than are permitted in R-1; 66 total lots are proposed on the PRO concept plan.

The PRO concept plan also shows two on-site detention ponds, preservation of open space including a 4.5 acre area of mature trees and increased open space along both the Ten Mile and Beck Road frontages. **The applicant has added a 15 foot wide open space buffer along the south and west property lines adjacent to the existing Andover Pointe and Echo Valley**

developments, and is proposing an additional 15 foot wide tree preservation area along the back part of the proposed lots. Two boulevarded access points are proposed onto Beck Road. The applicant has also indicated a proposed phasing plan. Although no significant issues with the proposed phasing have been noted, the phasing plan would be reviewed and approved as part of the Preliminary Site Plan review.

Staff and Consultant Comments and Recommendations

Staff and consultants have completed a review of the concept plan, and all recommend approval subject to additional items being addressed on the Preliminary Site Plan. Updated review letters are attached.

- The planning review letter recommends approval of the plan noting that the proposed density of 1.65 units per acre matches the master planned density of 1.65 units per acre, and is consistent with the density allowed by current R-1 zoning, although a plan has not been presented showing how the maximum possible density can be achieved under the current R-1 zoning. Additionally, the submittal and approval of a PRO Agreement and concept plan provides assurances to the City of the manner in which the property will be developed. Ordinance deviations are required for front yard setback, and aggregate of side yard setbacks, as outlined in the Planning review letter.
- The engineering review letter notes there will be a negligible impact on public utilities with the proposed change in zoning. The applicant will be seeking waivers of the pathway connection to Ten Mile Road and pathway connection to Andover Pointe No. 2 Subdivision.
- The landscape review letter recommends approval with noting the ordinance deviation for the required berm along the church property line, and minor changes to be addressed in subsequent submittals.
- The traffic review letter recommends approval and notes that an ordinance deviation would be required for the lack of paved eyebrows on the proposed internal streets (as has been supported by City engineering staff as a means to eliminate unneeded extra pavement within the new development's proposed road system).
- The Wetland and Woodland review letters recommend approval, subject to further efforts to demonstrate why additional woodlands and wetland setbacks cannot be preserved. These issues must be addressed on a Preliminary Site Plan. The letters further recommending that a conservation easement being placed over undisturbed natural features.
- The façade review letter recommends approval noting that the proposed elevations/renderings would be considered enhancements over minimum ordinance requirements.
- The Fire Marshal recommends approval of the plan.

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. Increased open space along Ten Mile and Beck Roads to enhance view sheds along those roads.

2. Preservation of significant open space areas within the site, including a 15 foot wide buffer along the western and southern property lines (with an additional 15 feet provided along the back of those lots for tree planting and preservation) and a 4.5 acre area of mature trees, which may otherwise be disturbed if the property were developed using conventional zoning.
3. 29.7% of the site is open space.
4. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
5. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
6. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
7. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
8. Dedication of public right-of-way along Ten Mile and Beck Roads.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the eight benefits listed, two - the sidewalk connection and sewer line connection - would be requirements of any conceivable residential subdivision development of the subject property under existing R-1 zoning. Two others - housing style and housing size upgrade - would be considered enhancements over the minimum requirements of the ordinance. (See the façade letter.)

The remaining benefits - increased frontage open space, 29.7% of open space, increased open space bordering the existing residential developments and right-of-way dedication along Beck Road and Ten Mile Road - are enhancements that would benefit the public that would not be required as part of a residential development under the existing R-1 zoning. The applicant has indicated that approximately 63.34% of the provided open space would be considered usable (not part of wetland areas, required greenbelts or detention basins). However, it should be noted that the preservation of 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.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34, Section 3402). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, the location of the proposed detention ponds, location of the proposed open space and preserved natural features, and proposed landscaping throughout the development. Also included were conceptual renderings of housing styles and materials proposed for the development. (See the façade review letter for

additional information on the provided renderings.) The applicant has provided an updated narrative describing the proposed public benefits and requested deviations (with justification) as part of their response letter dated January 14, 2015, and in subsequent correspondence.

1. Maximum number of units shall be 66.
2. Minimum unit width shall be 90 feet and minimum square footage of 12,000 square feet.
3. Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads.
4. Preservation of significant open space (29.7% or 12.27 acres) including a 4.5 acre area of mature trees and an open space area along the entire length of Ten Road "culminating in an over 2 acre area on the corner of Ten Mile and Beck Roads.
5. **Preservation of a 15 ft. open space buffer along the southern and western property lines to be supplemented with woodland replacement plantings where practical.**
6. **Preservation of an additional 15 ft. wide tree preservation area along the back of the lots adjacent to the southern and western property lines with the intent to further preserve and supplement trees. ***
7. **Posting of a \$75,000 cash bond to be held in escrow during the dewatering operations at the Valencia Estates South sanitary sewer installation, for the protection of individual well failures specifically caused by dewatering operations, for those 13 homes within 400 feet of the proposed dewatering operations. ***
8. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
9. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
10. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
11. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
12. Dedication of public right-of-way along Ten Mile and Beck Roads.
13. Assemblage of nine separately owned parcels in one planned development.

*** Items 6 and 7, above have been offered by the applicant following the Planning Commission's formal recommendation, and are based on some of the comments heard at the public hearing.**

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 inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted an updated narrative describing the requested deviations as part of their most recent response letter.

1. Building Setbacks: At a meeting held on May 20, 2014, the residents of Echo Valley requested an increased 50 foot rear yard setback be provided for those lots adjacent to their subdivision (Lots 19-30 and 43-46). The applicant has proposed a creative solution to accommodate that request that would include an altered building footprint necessitating ordinance deviations for a reduced front yard and side yard setback. **The proposed front yard setback would be reduced from the required 30 feet to 25 feet.** While the minimum 10 foot side yard setback would be maintained, **the aggregate of the side yard setbacks would be reduced from the required 30 feet to 25 feet.** Staff would support these deviations proposed by the applicant to accommodate the request of the existing neighboring subdivision.
2. Landscape Waivers: Because the site is adjacent to a church, **a berm is required along the church property line; however staff recommends (and the applicant has requested) a waiver of this requirement to preserve the existing mature vegetation.** See the landscape review letter for additional information.
3. Missing Pathways: Section 4.05.E of the Subdivision Ordinance (Appendix C of the City Code) requires **a pathway connection from the internal loop road to Ten Mile Road. The applicant has not provided the required connection and a variance would be required.** Staff would not support the required variance. Section 11-256.d of the Design and Construction Standards requires a **pathway stub to the south terminating north of the property line between lot 33 and 34 of Andover Pointe No. 2. The applicant has provided the required pathway easement but has not provided the required stub and a variance would be required.** Staff would support the required variance.
4. Stub Street Administrative Waiver: An **administrative waiver from the Engineering division is required to not provide a stub street at intervals not to exceed 1,300 feet** along the perimeter of the site. Note that the site does provide a stub street for future development east of the site, and the properties to the south and west are developed with existing single family homes. See the engineering review letter for additional information.
5. Design and Construction Standards (DCS) Waiver: **DCS waiver is required for the lack of paved eyebrows.** See the engineering review letter for additional information.

State Law regarding Amendment to the Zoning Ordinance
125.3403 Amendment to zoning ordinance; filing of protest petition; vote.
Sec. 403.

- (1) *An amendment to a zoning ordinance by a city or village is subject to a protest petition as required by this subsection. If a protest petition is filed, approval of the amendment to the zoning ordinance shall require a 2/3 vote of the legislative body, unless a larger vote, not to exceed a 3/4 vote, is required by ordinance or charter. The protest petition shall be presented to the legislative body of the city or village before final legislative action on the amendment and shall be signed by 1 or more of the following:*
 - (a) *The owners of at least 20% of the area of land included in the proposed change.*

- (b) *The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.*
- (2) *Publicly owned land shall be excluded in calculating the 20% land area requirement under subsection (1).*

The City Clerk received the petition on March 24, 2015, and has determined that it meets the requirements above. As a result, an approval by the City Council would require 5 affirmative votes of Council.

Public Hearing and Planning Commission Recommendation

The public hearing for the rezoning request was held by the Planning Commission on February 11, 2015. At the meeting of February 25, 2015, the Planning Commission recommended approval of Zoning Map Amendment 18.706 to rezone the property from R-1 (One-Family Residential) to R-3 (One-Family Residential) utilizing the City's PRO option, subject to a number of conditions. Relevant minutes from the Planning Commission meeting are attached.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions.

RECOMMENDED ACTION:

Two motions are offered for consideration by the City Council

1. Motion for Tentative Approval

Tentative indication that the City Council may approve the request of Beck South, LLC for JSP13-75 with Zoning Map Amendment 18.706 to rezone property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay Concept Plan and direction to the City Attorney to prepare a proposed PRO Agreement **with the following ordinance deviations:**

- a) *Reduction in the required front yard building setback for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;*
- b) *Reduction in the required aggregate of the two side yard setbacks for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;*
- c) *Waiver of the required berm between the project property and the existing church in order to preserve existing mature vegetation;*
- d) *Administrative waiver to omit the required stub street connection at 1,300 ft. intervals;*
- e) *Design and Construction Standards waiver for the lack of paved eyebrows;*
- f) *Design and Construction Standards variance for the installation of the required pathway to the adjacent Andover Pointe No. 2 development with the condition that an easement is provided.*

And subject to the following conditions:

- a) *Applicant shall provide an increased rear yard setback of 50 feet for Lots 19-30 and 43-46 consistent with the provided sketch;*
- b) *Applicant shall provide a pathway connection to Ten Mile Road from the internal loop street as noted under Comment 1 of the engineering memo dated*

January 7, 2015;

- c) Applicant shall comply with the conditions listed in the staff and consultant review letters; and
- d) Acceptance of the applicant's offer to provide a \$75,000 cash bond to be held in escrow during the dewatering operations for the Valencia South sanitary sewer installation, for the benefit of any well-failure claims by the thirteen homes within 400 feet of the proposed dewatering limits, per the attached correspondence, and subject to a dewatering plan submitted by the applicant for review and approval, subject to ordinance standards,
- e) Acceptance of the applicant's offer to provide an additional 15 foot wide tree preservation and planting easement on the rear of the lots abutting the west and south property lines, per the attached correspondence.

This motion is made for the following reasons:

- a) The proposed development meets the intent of the Master Plan to provide single-family residential uses on the property that are consistent with and comparable to surrounding developments;
- b) The proposed density of 1.65 units per acre matches the master planned density for the site; and
- c) The proposed development is consistent with a listed objective for the southwest quadrant of the City, "Maintain the existing low density residential development and natural features preservation patterns."
- d) The consolidation of the several parcels affected into an integrated single-family land development project will result in an enhancement of the project area as compared to development of smaller land areas.

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ALTERNATIVELY, THE CITY COUNCIL MAY WISH TO CONSIDER THE FOLLOWING MOTION

2. Motion for Denial

Denial of the request of Beck South, LLC for JSP13-75 with Zoning Map Amendment 18.706 to rezone property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay Concept Plan for the following reasons:

- 1) The rezoning request with PRO **requires numerous deviations from the Zoning Ordinance standards**, including the following as indicated on the submitted PRO Concept Plan:
 - a. Reduction in the front yard setback from 30 feet to 25 feet, and reduction in the aggregate of the side yard setbacks from 30 feet to 25 feet,
 - b. Lack of the required berm along the church property line,
 - c. Missing pathway connections from the internal loop road to Ten Mile Road, and the missing pathway stub from the south loop road to the south property line,
 - d. Lack of stub street connections every 1300 feet along the perimeter of the site, and
 - e. Lack of paved eyebrows for the proposed internal road system.
- 2) The City Council finds that the proposed PRO rezoning would **not** be in the public interest, and the public benefits of the proposed PRO rezoning would **not** clearly outweigh the detriments of the proposed plan, as provided in Section 7.13.2.D.ii, for the following reasons:

- a. Two of the eight listed benefits (sidewalk connections and sewer line connection) would be requirements of any residential subdivision development as permitted in the R-1 Zoning District,
 - b. Preservation of natural features as shown on the proposed Concept Plan would be encouraged and could be accomplished in whole or in part as part of a typical development review, and,
 - c. Although not required, the right of way dedication that is proposed as a part of the plan is typical of new developments.
 - d. The remaining listed benefits are not of a sufficiently substantial character to justify use of the overlay option and the increase in developed density.
- 3) The proposed developed density is greater than that which could practically be achieved under the R-1 District regulations when the required infrastructure and other improvements are considered, and as a result the development as proposed would have a greater impact upon the adjacent residential properties.

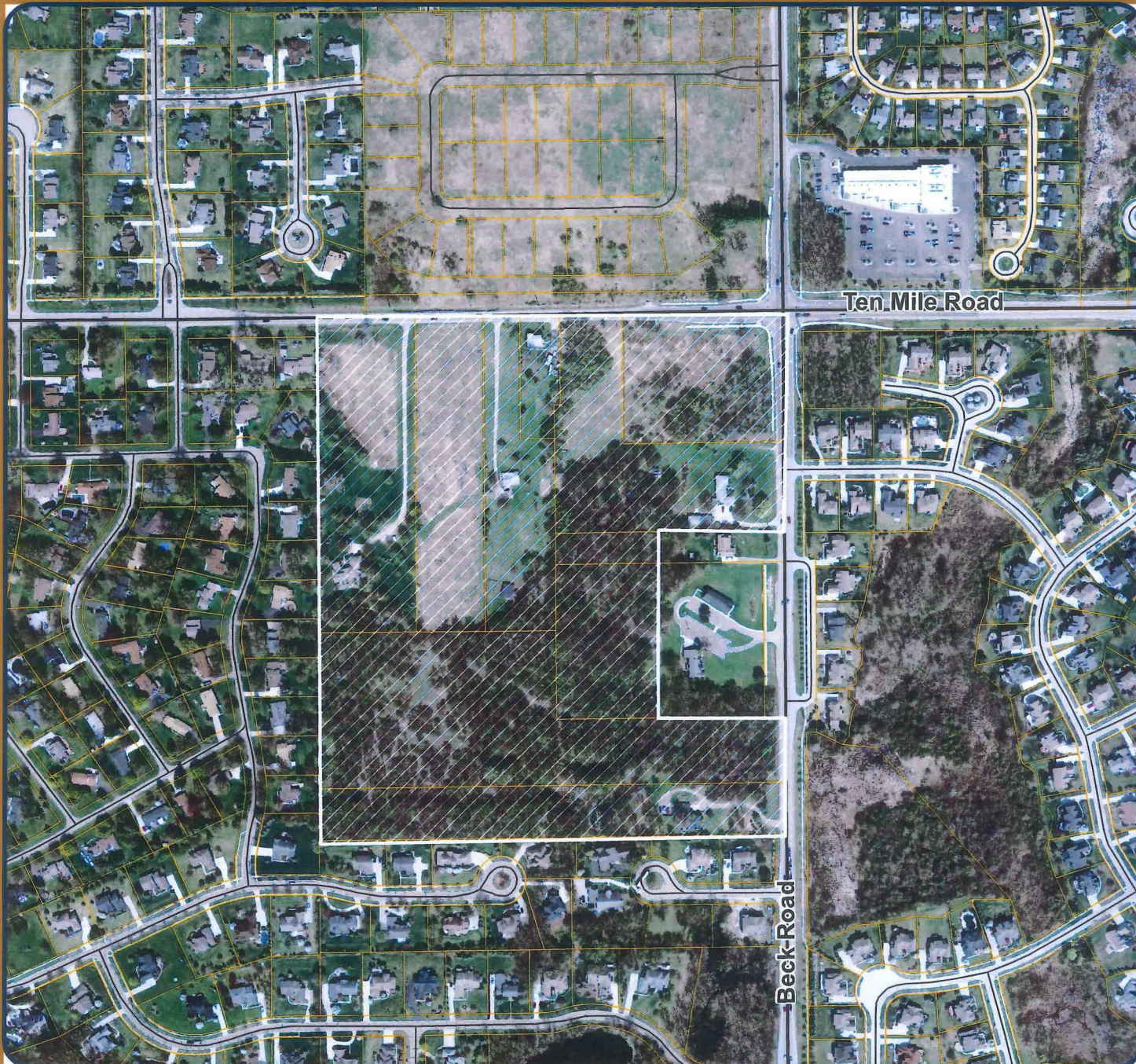
	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Poupard				
Council Member Wrobel				

Maps
Location
Zoning
Future Land Use
Natural Features

Valencia South JSP13-75

Location



Map Legend
Subject Property



1 inch = 417 feet



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

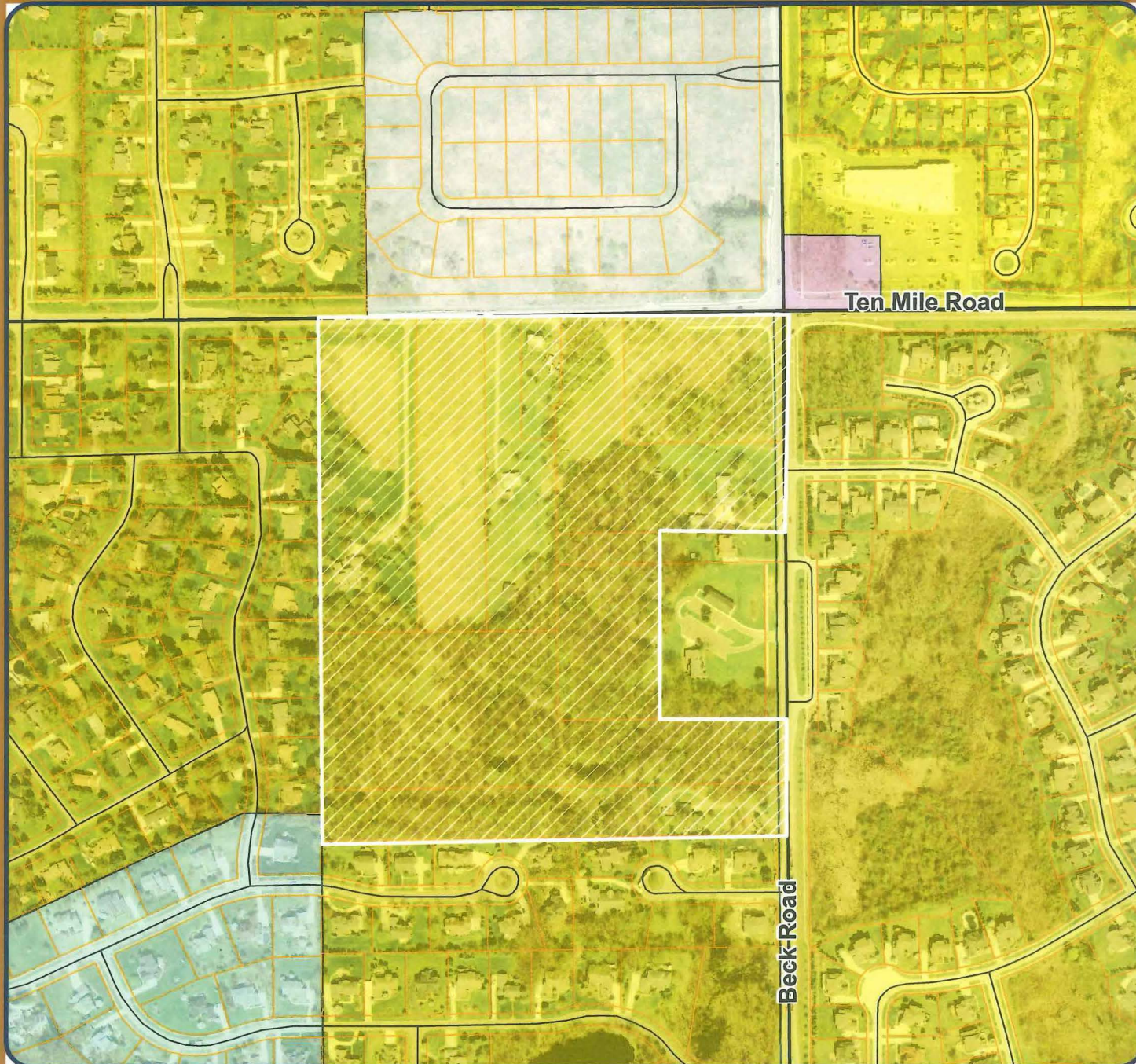
Map Author: Kristen Kapelanski
Date: 02-05-15
Project: JSP13-75 Valencia South
Version #: 1.0-

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.

Valencia South JSP13-75

Zoning



Map Legend

Subject Property

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-3: One-Family Residential District
-  R-4: One-Family Residential District
-  B-1: Local Business District



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kristen Kapelanski
Date: 02-05-15
Project: JSP13-75 Valencia South
Version #: 1.0

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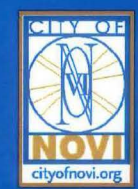
Valencia South JSP13-75

Future Land Use



Map Legend

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



City of Novi

Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kristen Kapelanski
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**RENDERING OF CONCEPTUAL PLAN
FEBRUARY 2015**

Seal:



Title:
Landscape Plan

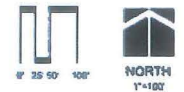
Project:
**Valencia Estates South
 Novi, Michigan**

Prepared for:
 Parkside Homes
 58800 Orchard Lakes Road, Suite 200
 Farmington Hills, MI 48334

Revision:	Issued:
Revisions	May 1, 2014
Revised	August 15, 2014
Revised	November 19, 2014
Revised	December 12, 2014
Revised	February 16, 2015

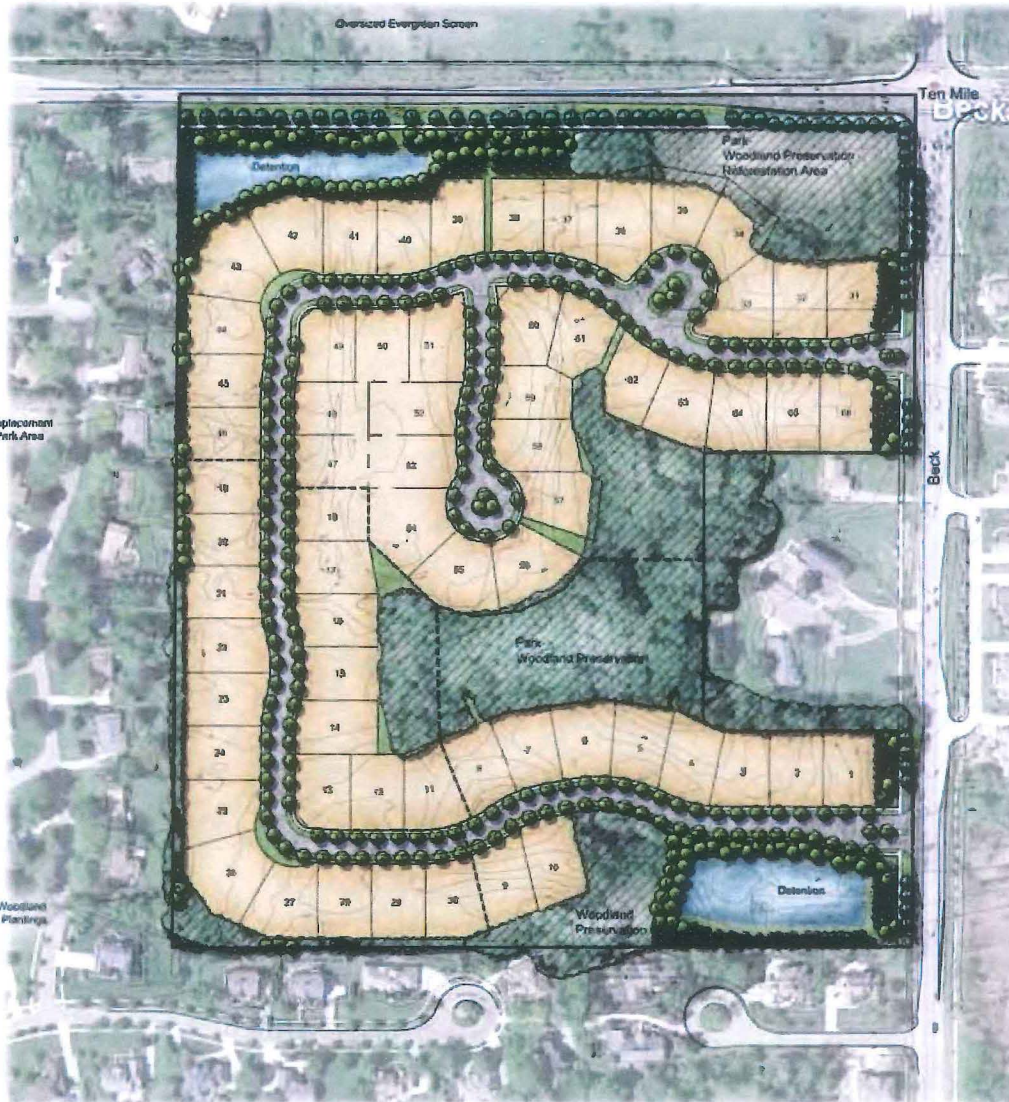
Job Number:
 10023

Drawn By:	Checked By:
js	js



Sheet No

L-1



Proposed Street Trees

Street Tree Summary

Street Trees		
Total Lots 107-115	61 Lots	
Total Lots 115-140	5 Lots	
Corner Lots	4 Lots	
Trees Required	143 Trees (61 x 4) + 2 (Street) + 6 (x 3)	
Trees Provided	209 Trees (61 Lots @ 4 Trees to be Counted Towards Woodland Replacement)	

Street Lawn		
Total Street Frontage	2,322 LF	
Trees Required	69 Trees (2,322 / 34)	
Trees Provided	88 Trees	

Woodland Replacement		
Replacement Required	1,004 Trees	
Replacement Provided	630 Trees	
Trees to go Plant with Fund	374 Trees	

See Sheet L-2 for Entry
 Proposed Street Lawn Trees
 Overseeded Evergreen /
 Woodland Replacement Trees

Woodland Replacement
 Plantings in Park Area

Field Locate Woodland
 Replacement Plantings
 in Park Area

**Correspondence from Applicant
Following Planning Commission's Recommendation**



ONE COMPANY.
INFINITE SOLUTIONS.

May 22, 2015

Barbara McBeth,
Deputy Director of Community Development
CITY OF NOVI
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: Valencia Estates South - Dewatering Proposal

Dear Barb,

We understand the final matter that is being requested for consideration is continued concern over the potential dewatering and impacts to the individual wells in the immediate area. To address that concern, Pinnacle Homes is offering the following:

We understand the neighboring residents are very concerned over impacts to their individual wells due to our proposed development activity. Our Civil and Geotechnical engineers for the project have studied the property and our project design, and have concluded that our project dewatering activity may impact the existing groundwater. We are equally confident that with our dewatering plan and proposed construction techniques, our work will NOT result in any negative long-term impacts to the local water wells. Our preliminary geotechnical report on this matter was provided to the City on March 30, 2015. We only anticipate dewatering for a very short period of time during our development; specifically approximately 3-5 days during a small portion of the installation of the sanitary sewer system. Moreover, we will be proposing to use localized dewatering pumping techniques that will significantly minimize dewatering impacts to the affected aquifer. Attached is a sketch illustrating the portion of our development work (sanitary sewer installation) that will be installed below the existing groundwater. We have also shown the proposed limits of the anticipated dewatering of the aquifer, based on the proposed construction techniques (less than 100').

That said, Pinnacle Homes is willing to provide a \$75,000 cash bond to be held in escrow during the dewatering operations at the Valencia Estates South sanitary sewer installation. The cash bond will be placed in escrow prior to the commencement of the dewatering activity, and shall be released in its entirety 10 days upon completion of the dewatering activity. The Bond will be placed in escrow for the protection of individual well failures specifically caused by our dewatering operations at the project site. Additional bonding terms may be defined and reviewed by city staff and council and Pinnacle's council, during the Site Planning process. The attached sketch shows the limits of homes that could conceivably be impacted by dewatering operations (400 feet away), and will be covered by the cash



ONE COMPANY.
INFINITE SOLUTIONS.

bond protection. Notably, that distance is over 4 times further away than our anticipated impact to the groundwater table.

We trust the above offer will provide the assurances the city representatives are looking for, and we look forward to continuing to process this matter to your City Council.

Please feel free to contact us with any further questions, and have a great holiday weekend.

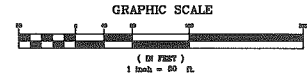
Sincerely,
ATWELL, LLC

A handwritten signature in black ink, appearing to read "W. W. Anderson".

William W. Anderson, PE
Vice President

Enc.

Xc: Howard Fingerroot, Managing Partner, Pinnacle Homes

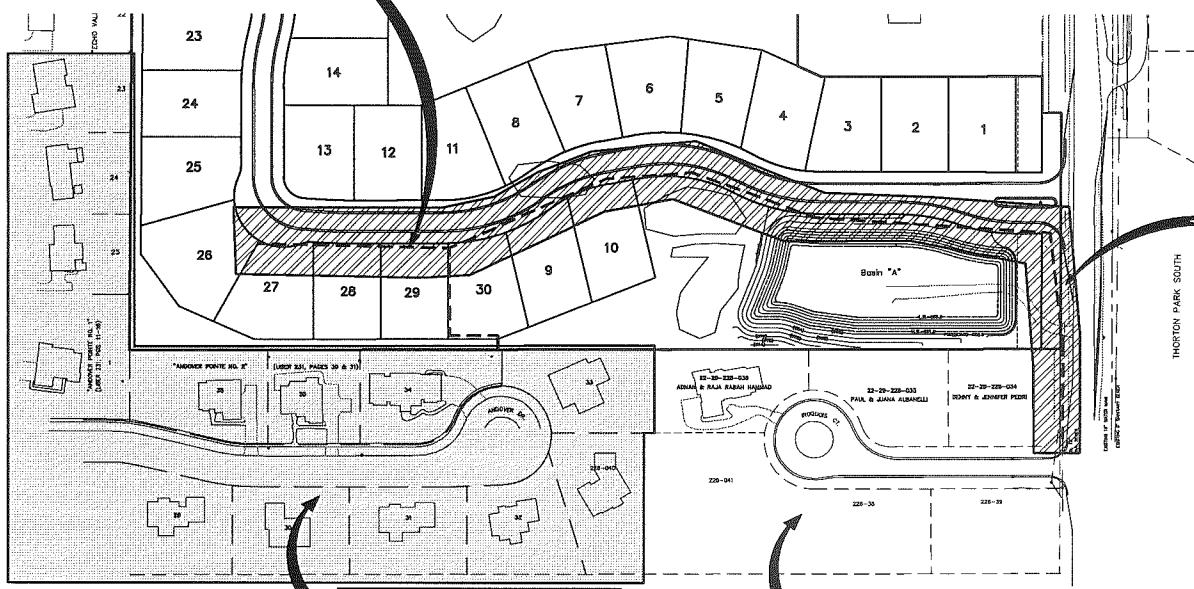


SEWER TO BE INSTALLED
BELOW GROUND WATER

ANTICIPATED LIMITS OF AQUIFER
DRAW DOWN DUE TO LOCALIZED
DEWATERINGS

PROPOSED LIMITS COVERED
BY CASH BOND PROTECTION
400' DISTANCE - 13 HOMES

HOMES SERVED BY
PUBLIC WATER



VALENCIA ESTATES SOUTH-PRO
SECTION 20, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS	
NO.	DATE

DATE: 04-18-14 | DESIGNED BY: J.A.A. | JOB NUMBER: 14-004
CHECKED BY: F.K. | DRAWING FILE: Dewatering Plan

DEWATERING PLAN

**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MARICENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 FAX: 248.308.3330

SHEET
1

McBeth, Barb

From: William Anderson <wanderson@atwell-group.com>
Sent: Tuesday, May 12, 2015 12:00 PM
To: Kapelanski, Kristen; pk@seiberkeast.com
Cc: Brad Botham; McBeth, Barb; howard@pinnaclehomes.com
Subject: Valencia Estates South - Tree Preservation proposal
Attachments: 02-14002-OV-Tree Preservation.pdf

Kristen,

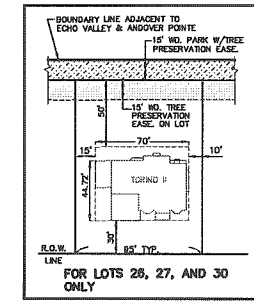
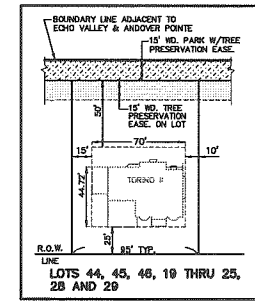
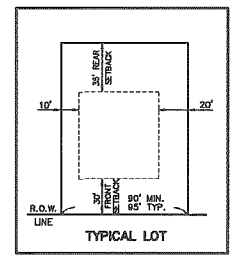
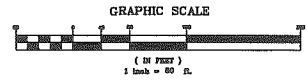
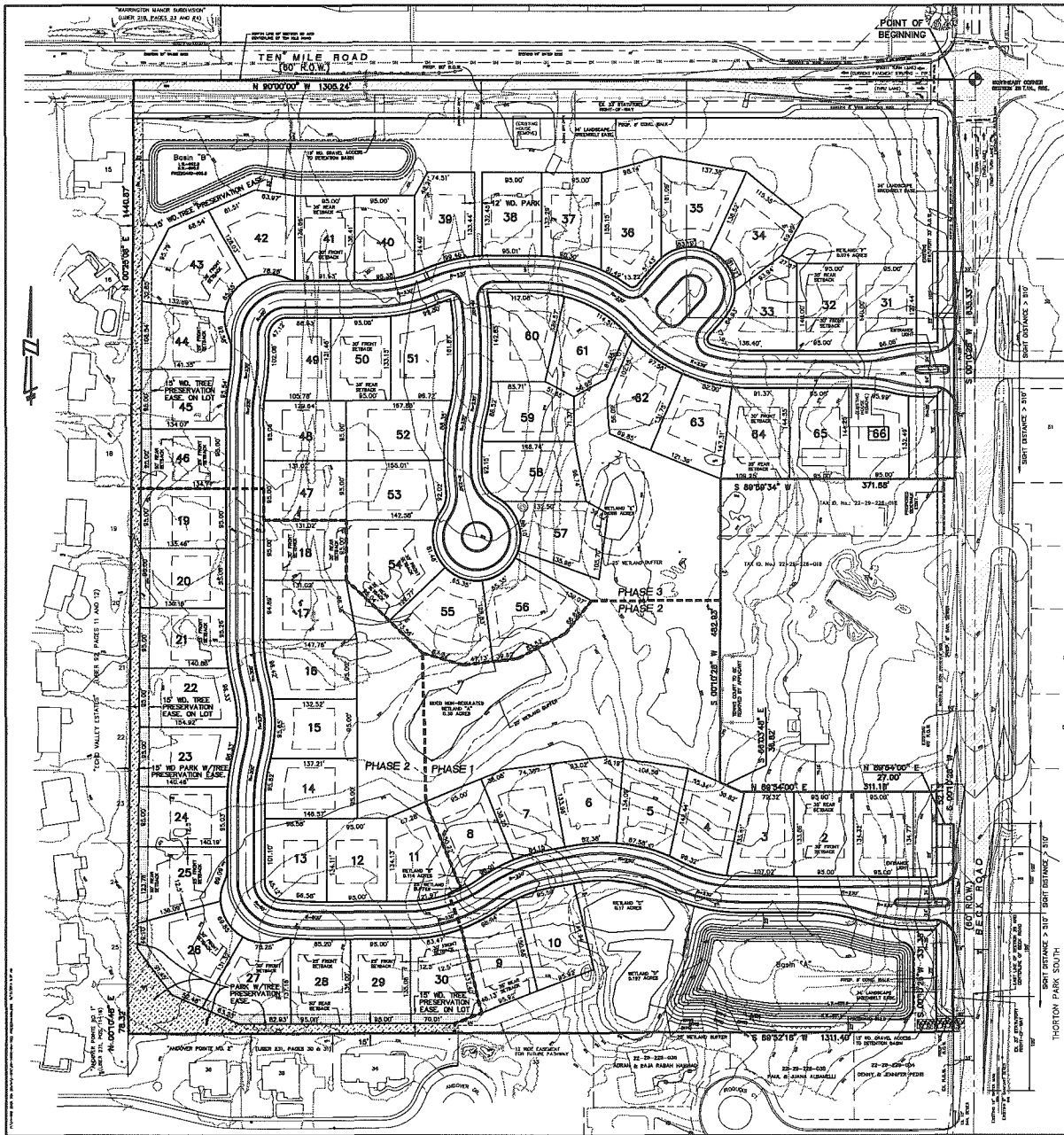
Pursuant to our meeting last week, we are prepared to offer an additional tree preservation area along our project's westerly and southerly border. Please see the attached plan that offers an additional 15' of tree preservation area to the adjacent neighboring subdivisions. We will now be providing 30' of tree preservation, and a 65' housing setback (total), to the west and south project limits.

Further, it would be our intention to preserve and supplement both the Tree Preservation areas shown along the perimeter with Woodland Replacement trees, as maybe appropriate in final design. We will offer appropriate protection for the trees in the Master deed documents. The only exception will be that the areas will have to accommodate appropriate storm water drainage and allow future maintenance of storm water drainage systems in the preservation areas. The designs will have to be reviewed and approved of the City of Novi engineering department.

We look forward to your review and discussion of this exciting project with your City Council.

Bill

William W. Anderson, PE
Vice President
ATWELL, LLC
734.994.4000 Office
734.929.8919 Mobile
123 N. Ashley | Suite 105 | Ann Arbor, MI 48104
www.atwell-group.com
Local Solutions | National Presence



VALENCIA ESTATES SOUTH-PRO
SECTION 28, TOWNSHIP 1 NORTH, RANGE 8 EAST
CITY OF NORTON, GARLAND COUNTY, MICHIGAN

REVISIONS	
NO.	DATE

DATE: 06-11-10 DESIGNED BY: J.A.A. JOB NUMBER: 11-006
CHECKED BY: P.W. FORWARD FILE: DE-14502-07

BUFFER & TREE PRESERVATION EASE PLAN

SEIBER, KRAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANHATTAN • SUITE 10 • NORTONVILLE, MICHIGAN • 48167
PHONE: 248.328.3331 FAX: 248.328.3333

SHEET
1

**CONCEPTUAL PLAN SET
SUBMITTED BY APPLICANT
REVISED FEBRUARY 18, 2015**

Scale:



Title:
Landscape Plan

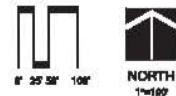
Project:
**Valencia Estates South
 Novi, Michigan**

Prepared for:
 Pinnacle Homes
 28800 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision: Issued:
 Revision: May 1, 2014
 Revised: August 18, 2014
 Revised: November 14, 2014
 Revised: December 12, 2014
 Revised: February 15, 2015

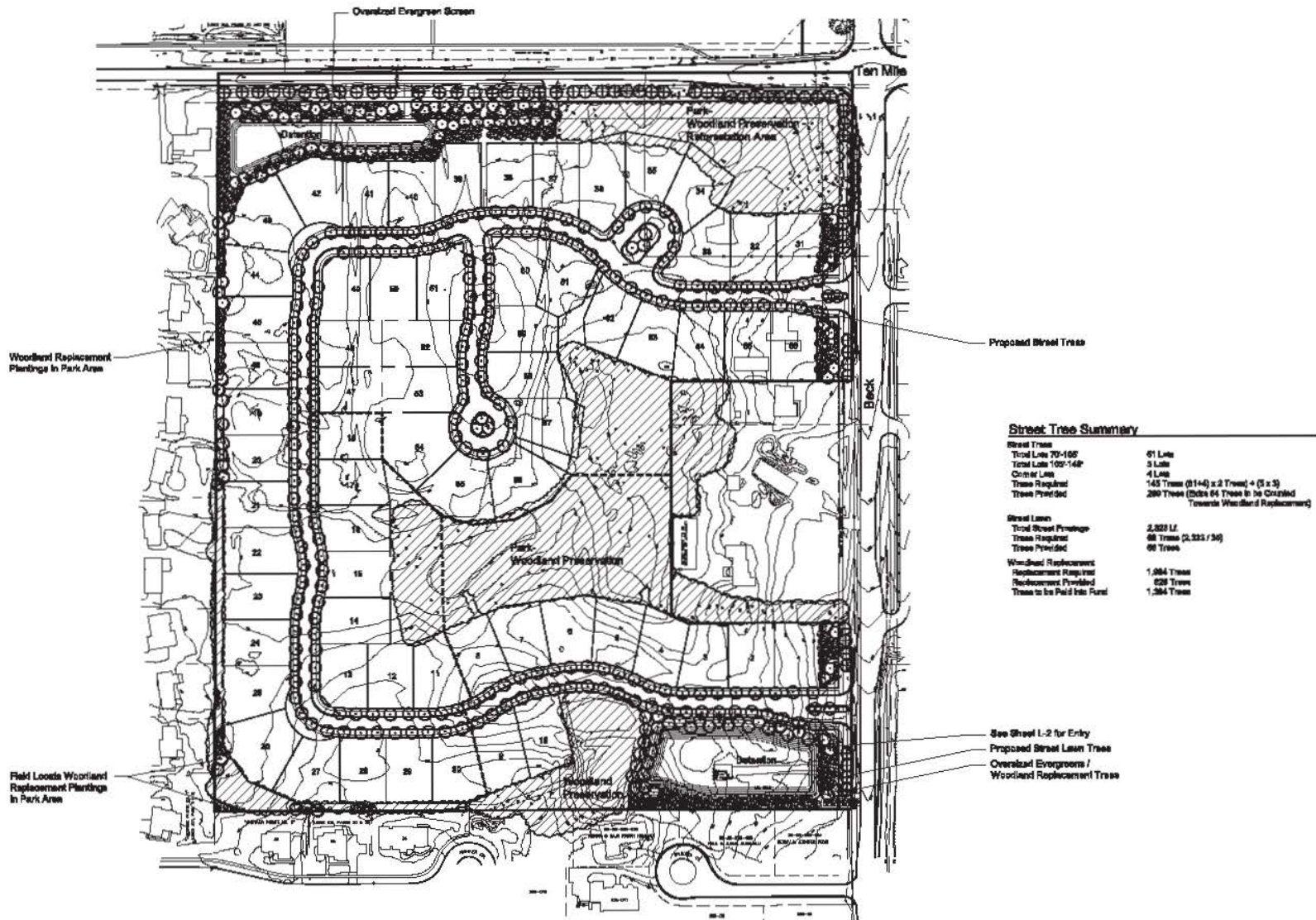
Job Number:
 14-001

Drawn By: Checked By:
 JA JA



Sheet No.

L-1

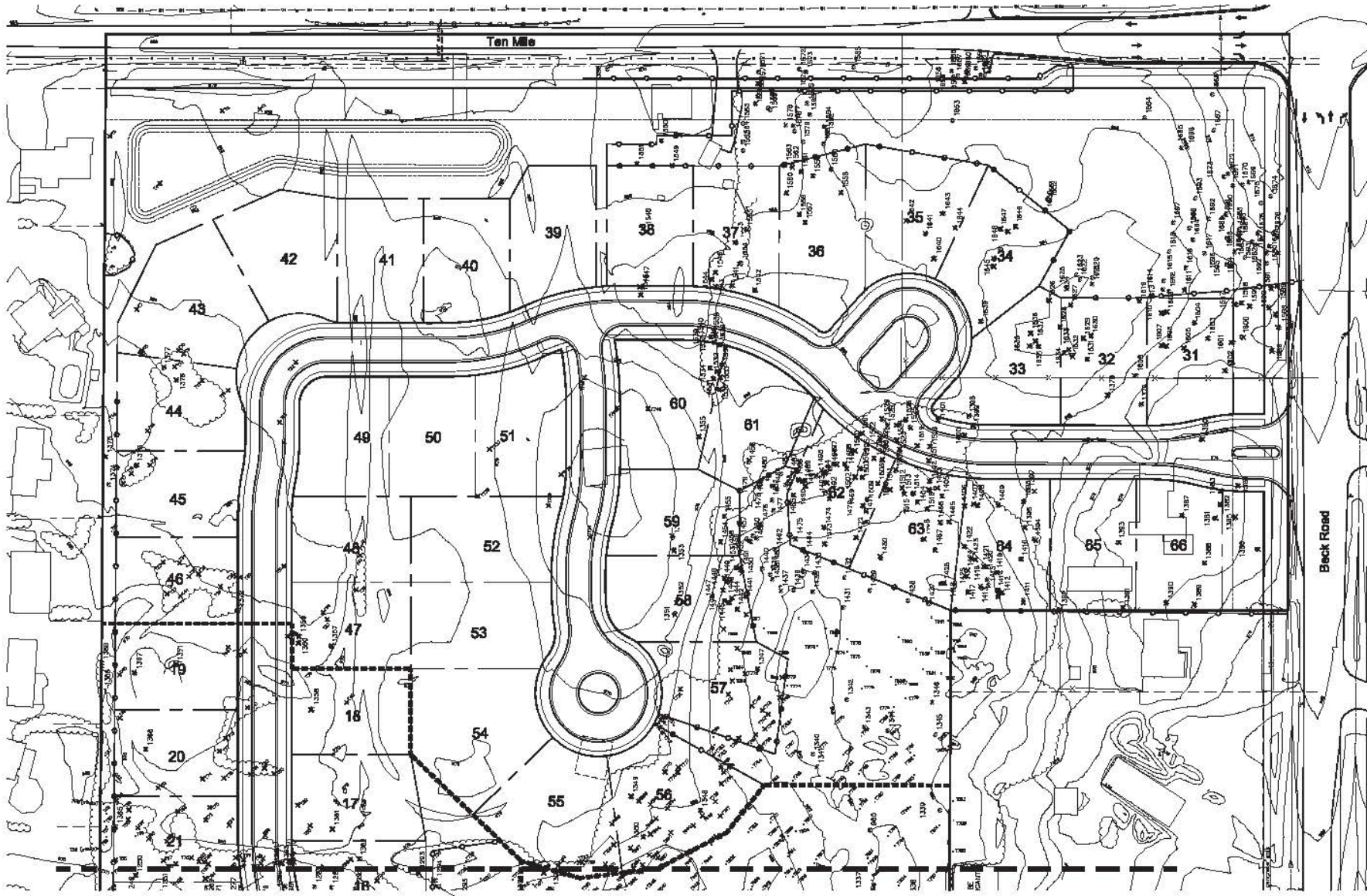


Street Tree Summary

Street Trees		
Total Lots 70'-100'	01 Lots	
Total Lots 100'-140'	3 Lots	
Center Lots	4 Lots	
Trees Required	143 Trees (81+6) x 2 Trees + (3 x 3)	
Trees Provided	286 Trees (81+6) Trees to be Credited Towards Woodland Replacement	
Street Lawn		
Total Street Frontage	2,529 LF	
Trees Required	68 Trees (2,529 / 36)	
Trees Provided	68 Trees	
Woodland Replacement		
Replacement Required	1,384 Trees	
Replacement Provided	628 Trees	
Trees to be Paid Into Fund	1,384 Trees	

See Sheet L-2 for Entry
 Proposed Street Lawn Trees
 Oversized Evergreens /
 Woodland Replacement Trees





Matches Sheet L-4

Tree Protection Fencing

Key
 x Denotes Removed
 Tree Survey Performed by Mike's Tree Surgeons

Scale:



Title:
Woodland Plan

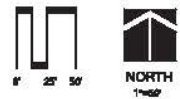
Project:
**Valencia Estates South
 Novi, Michigan**

Prepared for:
 Pinnacle Homes
 28800 Orchard Lakes Road, Suite 200
 Farmington Hills, MI 48334

Revision:	Issued:
Revised	May 1, 2014
Revised	August 15, 2014
Revised	November 14, 2014
Revised	December 12, 2014
Revised	February 12, 2015

Job Number:
 14-03

Drawn By: Checked By:
 ja ja



Sheet No.





Scale: _____



Title:
Woodland Plan

Project:
**Valencia Estates South
 Novi, Michigan**

Prepared for:
 Pinnacle Homes
 28800 Orchard Lakes Road, Suite 200
 Farmington Hills, MI 48334

Revision:	Issued:
Revised:	May 1, 2014
Revised:	August 15, 2014
Revised:	November 14, 2014
Revised:	December 12, 2014
Revised:	February 12, 2015

Job Number:
 14-03

Drawn By: Checked By:
 ja ja



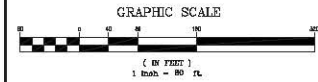
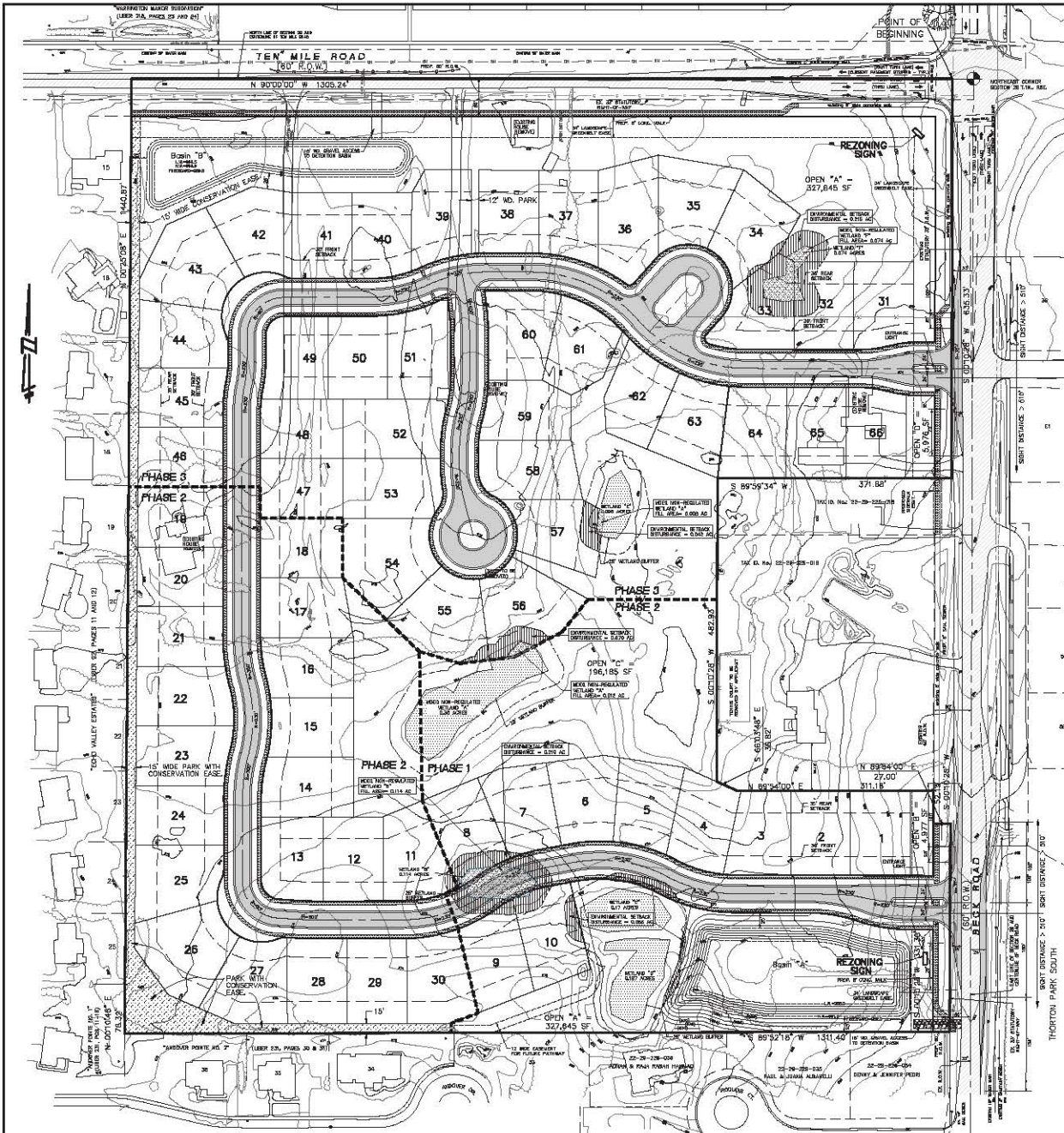
Sheet No. _____

Key
 ✕ Damages Removed
 Tree Survey Performed by Mike's Tree Surgeons

Woodland Summary

Total Trees	1,878 Trees
Regulated Trees Removed	1,225 Trees
Regulated Trees Preserved	648 Trees
Replacement Required	
Trees 8" - 11"	407 Trees
Trees 11" - 20"	365 Trees
Trees 20" - 30"	63 Trees
Trees 30" +	25 Trees
Multi-Stemmed Trees	678 Trees
Total Replacement Required	1,854 Trees





WETLAND IMPACT

WETLAND TYPE	AREA (AC.)	WETLAND IMPACT AREA (AC.)	25' WETLAND BUFFER DISTURBANCE (AC.)
A	0.350	0.012	0.070
B	0.114	0.114	0.210
C	0.170	0	0.086
D	0.197	0	0.019
E	0.068	0.028	0.042
F	0.074	0.074	0.215
TOTAL	1.061	0.228	0.622

SITE DATA
 PROPOSED ONE-FAMILY RESIDENTIAL SITE CONDOMINIUM
 CURRENT ZONING: "R-1"
 MAXIMUM DENSITY = 1.65 DU/NET ACRE
 AREA GROSS = 41,312 ACRES
 AREA NET = EXCLUDING STATUTORY R.O.W. ON TEN MILE ROAD (33') = 40,323 ACRES.
 MAXIMUM DENSITY = 1.83 DU/AC. X 40,323 ACRES = 86,533 UNITS
 PROPOSED NUMBER OF UNITS: 66 UNITS

TOTAL OPEN SPACE (GROSS)
 OPEN SPACE "A" = 327,845 SQ.FT. / 7.52 AC.
 OPEN SPACE "B" = 4,877 SQ.FT. / 0.11 AC.
 OPEN SPACE "C" = 198,185 SQ.FT. / 4.50 AC.
 OPEN SPACE "D" = 5,876 SQ.FT. / 0.14 AC.

TOTAL OPEN SPACE = 507,584 SQ.FT. / 12.27 ACRES = 29.70% OF SITE

PROPOSED DESIGN CRITERIA
 (CONSISTENT "R-3 ZONING")
 MINIMUM LOT SIZE = 12,000 SQ.FT.
 MINIMUM LOT WIDTH = 90.00 FEET

FRONT SETBACK = 30 FEET
 REAR SETBACK = 35 FEET
 SIDE YARD SETBACK = 10 FEET (MINIMUM)
 SIDE YARD SETBACK = 30 FEET (AGGREGATE)

LEGEND

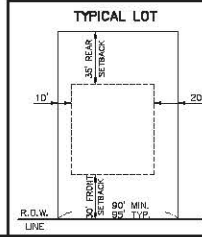
EXISTING	PROPOSED	DESCRIPTION
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[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SEWERSHED SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	GATCH BASIN W/5 STREAM GUARD
[Symbol]	[Symbol]	CURB INLET W/3/4" S&C
[Symbol]	[Symbol]	TRAP SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD FURN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	1000.00
[Symbol]	[Symbol]	SPOT ELEVATION

VALENCIA ESTATES SOUTH
 SECTION 28, TOWN 1 NORTH, RANGE 9 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	1/24	

PLANNED REZONING OVERLAY (PRO) OPTION "A" PLAN



SEIBER, KRAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MANICUREUR • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.368.3331 FAX: 248.368.3332

SHEET 1

RESPONSE LETTERS FROM APPLICANT

March 30, 2015



Kristen Kapelanski, AICP, Planner
CITY OF NOVI
45175 W. Ten Mile Road,
Novi, Michigan 48375

RE: Valencia Estates South – Supplemental Response
Conceptual Planned Rezoning Overlay (PRO)

Dear Kristen,

Per your request, we offer the following supplemental information and comments on our proposed Valencia Estates South residential development. We understand the neighboring residents are not desirous of additional new homes and neighbors moving into the community. Change is stressful to all people. In that light, we would like to take this opportunity to respond to the two primary concerns that have been raised from the adjacent homeowners.

Specifically, the neighbors have concern over impacts to their existing individual wells and septic field systems. They also have a strong desire for an increased buffer from the new proposed home sites. To those concerns we offer the following;

1. Impacts to Neighboring well & septic fields

Although, the final design of the development has not been completed, we have requested our design engineer and geotechnical engineer confirm the potential impact to the adjacent wells and septic fields. Attached is a letter summarizing our professional engineer's findings. Briefly, the finding indicates the following;

- The proposed development activity indicates only a small portion of the sanitary sewer installation may require a minimal amount of dewatering. More importantly, our professional engineers are confident that the minimal dewatering required will not have any negative impacts to the nearby drinking water well sites.
- Based on typical design and construction practices proposed for the subdivision, our professional engineers anticipate no adverse impacts to the adjacent septic field systems.

2. Provide increased buffer to existing homes

The existing neighbors would like an increased setback to their property. In our original neighborhood meeting, the neighbors expressed a strong desire to have the new homes setback from their property line further than typically required in R-1 zoning. Pinnacle Homes proposed to accommodate that request, and prepared a layout plan and modified housing product to provide an increased rear yard setback of fifty feet (50'). Notably, the existing homes and R-1 zoning provide for just 35' setbacks from rear yards.

After discussion with the Planning Commission, Pinnacle Homes agreed to further modify their land plan to provide an additional fifteen feet (15') preservation buffer along the westerly and southerly property line of the project. This plan modification will result in less setback from the Ten Mile Road corridor, and reduced park land in the central development area. The new plan proposes a home setback of **sixty five feet (65') from the neighboring property**, and was unanimously approved by the Planning Commission. The new setback is almost double the distance from existing home setbacks to our property.

Further, Pinnacle Homes is also proposing to supplement the 15' preservation easement with Woodland Replacement trees, as deemed appropriate. We feel this generous buffer and Woodland preservation effort is a substantial benefit to the immediately adjacent residents.

Finally, we would like to re-iterate our position on the primary benefits this single-family residential PRO project will have on the Novi community.

- *Primary Intersection preservation* - This project is proposed to provide significant preservation to the southwest corner of Beck & Ten Mile Road. This prime intersection has been viewed for years as prime location for a small commercial development. Approval of this project will ensure and preserve this intersection as a woodland preservation area, and eliminate the potential for future commercial proposals on the corner. Moreover, the intersection will remain forested and natural, to be enjoyed by the community at large, as they transverse to and from their daily commutes within the city.
- *Ten Mile corridor preservation* – This project is proposing significant housing setbacks from the Ten Mile corridor, and eliminating two driveway access points. The corridor will have an open natural feel and provide expanded use for both vehicular and pedestrian traffic.
- *Expansive neighboring setback buffer* - The proposed PRO will be providing a housing setback of 65' to the neighboring property, as part of the project proposal. That setback is nearly double the existing home setbacks in the area. In addition, 15' of the setback area will be established in a preservation area, and be denoted for woodland preservation and future protection.
- *Significant parkland preservation* – The PRO process is designed to provide a creative approach to the land planning process. The city PRO requirements for the project limit the plan density to the R-1 zoning level, and encourage preservation of significant open space areas. Specifically, the proposed plan has significant open spaces areas, totaling 11.65 acres, and a significant central woodland park totaling 4.5 acres. The proposed land plan will provide the city residents and local habitat protected parkland for decades to come.

- *Pathway & Utility extensions* – The project is proposed to connect pathways along both roadway corridors (Ten Mile & Beck road) in addition to providing pathway connections to the north and south properties internal to the plan. This assumes easements will be provided by others. Moreover, this project is extending public water and sanitary sewer studs to the southwest property line for future extension by the existing neighbors. We understand many of the existing wells and septic fields are old and may eventually fail. The utility extensions provided will best position the neighboring communities for a future connection to public services.

This letter of additional information is in addition to all the prior information and documents we have provided over the last eleven (11) months. We are proud of the final plan presented and feel we have proposed a very desirable residential neighborhood for the City of Novi community.

We look forward to presenting our plan to the City Council, at your earliest possible date. Should you have any further questions for me our design team, please don't hesitate to contact me.

Sincerely,
ATWELL, LLC

William W. Anderson

William W. Anderson, PE
Vice President

Attach.

XC: Howard Fingerroot, Pinnacle Homes
Pat Keast, Seiber Keast Engineering

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

March 27, 2015

Pinnacle Homes
1668 Telegraph Road
Suite 200
Bloomfield Hills, Michigan 48302

Attention: Howard Fingerroot

Job No. 15-064

Subject: Hydrogeological Evaluation
Dewatering Requirements
Valencia Estates South
Section 29, City of Novi, Oakland County, Michigan

Gentlemen:

As requested we have reviewed the available geotechnical and hydrogeological information for the site in order to anticipate any impacts to adjacent well and septic systems. Our findings are presented below and these indicate that some dewatering will be necessary for sanitary sewer installation along the south property line. Some nearby off-site individual water wells that have been constructed at very shallow depths need to be monitored to ensure that no negative impacts from dewatering will result. No impacts to septic fields are anticipated.

Site Location and Description

The site is situated in the northeast quarter of Section 29, Township 1 North, Range 8 East, City of Novi, Oakland County, Michigan. More specifically, the site is located on the southwest corner of 10 Mile Road and Beck Road. The approximate site location is indicated on the accompanying Figure 1 which is a reproduction of portions of the Salem Quadrangle USGS topographic map.

The site and nearby areas are depicted as having ground surface elevations which range from above Elevation 970' to below Elevation 960' with the lowest ground levels near 9 Mile Road and Beck Road which range from about Elevation 950' to below Elevation 930'. A number of marshy areas are shown with a large area to the west and southwest of the site. An open water area is indicated near the center of Section 29 which appears to be below Elevation 960'.

Existing subdivisions are located to the immediate west and immediate south of the site. The residences in those subdivisions are served by individual water wells and septic fields.

The northern portion of the site was previously cleared and has been maintained as residential property with wooded and marshy areas in the southern portions of the site.

It is understood that the site will involve development of sixty six (66) single family residential lots. This will include installation of underground utilities and excavation of basements.

Local Groundwater Conditions

In January 2014, McDowell & Associates performed six (6) soil test borings at the site, designated 1 through 6. The approximate boring locations are indicated on the accompanying Figure 2. Descriptions of the subsurface conditions encountered by each boring are provided on the Log of Soil Boring sheets which accompany this report. Groundwater levels observed in the borings are reported in the lower left corner of each boring log.

Boring 1 was drilled from a surface elevation of 967.4' to a depth of fifteen feet zero inches (15'0") which corresponds to Elevation 952.4'. No groundwater was encountered at Boring 1.

Boring 2 was drilled from a surface elevation of 972.4' to a depth of twenty feet zero inches (20'0") which corresponds to Elevation 952.4'. No groundwater was encountered at Boring 2.

Boring 3 was drilled from a surface elevation of 969.0' to a depth of fifteen feet zero inches (15'0") which corresponds to Elevation 954.0'. No groundwater was encountered at Boring 3.

Boring 4 was drilled from a surface elevation of about 965.6' to a depth of nineteen feet six inches (19'6") which corresponds to Elevation 946.1'. Groundwater was encountered at a depth of four feet zero inches (4'0") which corresponds to Elevation 961.6'. This boring was done in a marshy area and this groundwater is perched or trapped in the marshy area which is underlain by clay and silt soils. Groundwater was also encountered at a depth of seventeen feet six inches (17'6") which corresponds to Elevation 948.1'. This elevation is also the depth of the top of a water bearing silty sand layer. On completion of the boring, water rose in the borehole to a depth of ten feet six inches (10'6") which corresponds to Elevation 955.1'. This is believed to be a result of downward drainage from the marshy area in the borehole.

Boring 5 was drilled from a surface elevation of about 969.8' to depth of twenty five feet zero inches (25'0") which corresponds to Elevation 944.8'. Groundwater was encountered at a depth of nineteen feet ten inches (19'10") which corresponds to Elevation 950.0'. This groundwater was found in a small sand seam within a silty clay layer. Groundwater was also encountered at a depth of twenty one feet five inches (21'5") which corresponds to Elevation 948.4'. On completion, groundwater was again found at Elevation 948.4'. This groundwater is in a water bearing silty sand layer.

Boring 6 was drilled from a surface elevation of 968.3' to a depth of twenty five feet six inches (25'6") which corresponds to Elevation 942.8'. Groundwater was encountered at a depth of nineteen feet six inches (19'6") which corresponds to Elevation 948.8'. This groundwater is in a water bearing silty sand layer. On completion, groundwater was found at a depth of twenty one feet two inches (21'2") which corresponds to Elevation 947.1'. This groundwater is in the same silty sand layer.

Based on the above data, it appears that the groundwater table is at about Elevation 947' to Elevation

949'. The shallower groundwater occurrences found in the borings appear to be trapped or perched water above clay soils or in surface marshy areas which are also underlain by clay soils. The clay soils restrict downward migration of water. Therefore, the shallower groundwater observations are not related to the deeper water table.

Proposed Underground Utilities and Basements

A preliminary "Approximate Invert Elevation Plan" dated 3-5-15 by Seiber, Keast Engineering, LLC was reviewed. A reduced copy accompanies this report as Figure 3.

Figure 3 depicts the approximate locations and invert (bottom) elevations for the sanitary sewers, storm sewers, and storm water management Basins "A" in the northwest of the site and "B" in the southeast of the site.

Most of the sanitary and storm sewer inverts would be in the range of Elevation 956' to Elevation 960'. These are above the water table levels of Elevation 947' to Elevation 949' and would not require formal dewatering. Only minor dewatering, with contractor trash pumps, is anticipated where perched or trapped water is encountered and this would not impact the water table at the site.

However, it appears that the sanitary sewer inverts along Lots 26 through 30, 9, 10, and the south boulevard entrance off of Beck Road and the required sanitary sewer stub along Beck Road would be at Elevations 942' to Elevation 949'. Those invert elevations are below the water table and may require dewatering for their successful installation. This area is indicated on Figure 3 and is discussed further later in this report.

Basements are expected to be excavated to depths of about six feet (6') to ten feet (10') below the proposed finished ground surface. This includes their footing excavations. These excavations would be too shallow to encounter the water table at Elevation 947' to Elevation 949'.

Nearby Water Wells

Water Well and Pump Records obtained from the Michigan Department of Environmental Quality (MDEQ) were reviewed for Section 29, City of Novi, Oakland County, Michigan. The records were downloaded from the MDEQ Scanned Well Records website. It is not known if these represent all water wells in Section 29.

A total of one hundred seventy seven (177) well logs were reviewed. Some of the logs were either duplicates or were reports of pump maintenance. The review showed well completion depths ranging from thirty feet (30') to three hundred forty feet (340') below the ground surface. All of the wells were completed in glacial drift, as opposed to bedrock.

Considering well depths and the reported depths of their confining layers, fifty six (56) well logs provided information that suggest that they are in the same aquifer which would have dewatering for the proposed sanitary sewer section along the southern end of the site. Seven (7) of those well logs were duplicates, so a net of forty nine (49) well logs suggest that they are in the same aquifer which

would have dewatering. Seventeen (17) of the well locations are along Andover Drive/Lane and Edinborough Lane which parallel the south property line of the site. Sixteen (16) of the well locations are in Echo Valley Estates which is adjacent to the west property line of the site. The remaining well locations are scattered in Section 29.

Based on the well logs for some off-site locations along, or near, the south property line of the site it appears that the aquifer with the shallow wells is about ten feet (10') to eighteen feet (18') thick.

Potential Off-Site Impacts and Dewatering Considerations

From the preceding sections of this report, it may be seen that only a small portion of the site will need dewatering and this is for the proposed sanitary sewer in the south of the site (see Figure 3). Further, it is anticipated that groundwater levels will become lower than indicated by the soil borings during the summer months since groundwater levels usually fluctuate seasonally with their lowest levels happening in the drier summer months. Therefore, some of the indicated dewatering area, particularly at the southwest corner of the site may not be necessary.

It will be necessary to limit dewatering impacts to the shallow aquifer in order to protect the nearby shallow drinking water wells discussed earlier in this report. **It is our professional opinion that a dewatering plan can be designed and installed which will limit impacts to the aquifer and prevent impacts to the nearby drinking water well sites.** On a preliminary basis, it is estimated that drawdowns due to dewatering could extend up to about twenty feet (20') to eighty feet (80') away from the dewatering locations. For the sanitary sewer installations within the property limits, this indicates that there will not be noticeable impacts to the aquifer at off-site locations. However, careful consideration must be given to the area along Beck Road with the required sanitary sewer stub. Additionally, since any dewatering will occur at relatively large depths below the ground surface, no impacts will occur to existing nearby septic fields. **It is also our professional opinion that no contamination of the drinking water aquifer would occur from the septic fields as a result of the dewatering activities.**

The City of Novi Code of Ordinances, Section 11-37, Subsections (h) and (i) require that a written dewatering plan must be submitted to the City of Novi and will require their approval. This dewatering plan must include installation and monitoring of monitoring wells along the property lines to act as sentinels of off-site impacts to the aquifer. The City of Novi has authority to halt dewatering activities if off-site impacts develop.

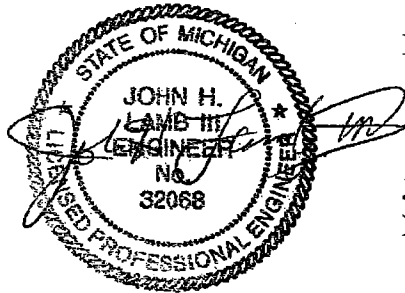
It is expected that both McDowell & Associates personnel and City of Novi representatives will be present on-site during dewatering and related construction activities. These parties will be able to provide the necessary third-party observations and monitoring, including readings from the monitoring wells.

Closure

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES



John H. Lamb, III, P.E.
Manager of Geotechnical Engineering
and Hydrogeological Services

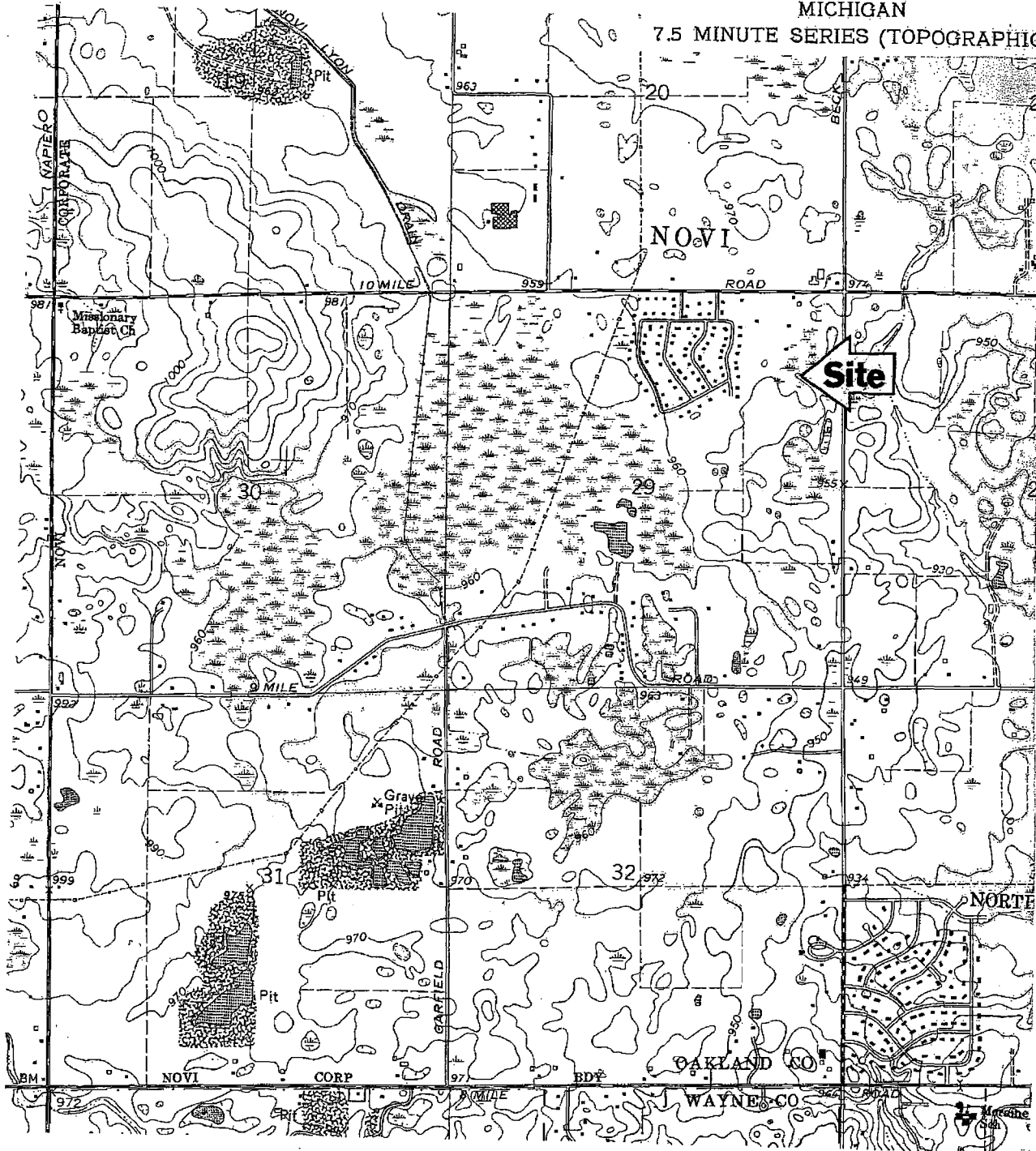
JHL/

- Attachments:
- Figure 1 – Site Location
 - Figure 2 – Soil Boring Location Plan
 - Figure 3 – Approximate Invert Elevation Plan
 - Log of Soil Boring Sheets (6pp)
 - Resume of John H. Lamb, III, P.E. (3pp)

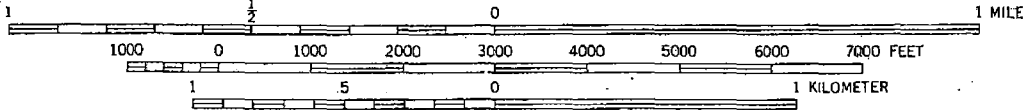
SALEM QUADRANGLE

MICHIGAN

7.5 MINUTE SERIES (TOPOGRAPHIC)



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

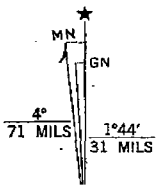


FIGURE 1 - SITE LOCATION

MFA Job 15-064

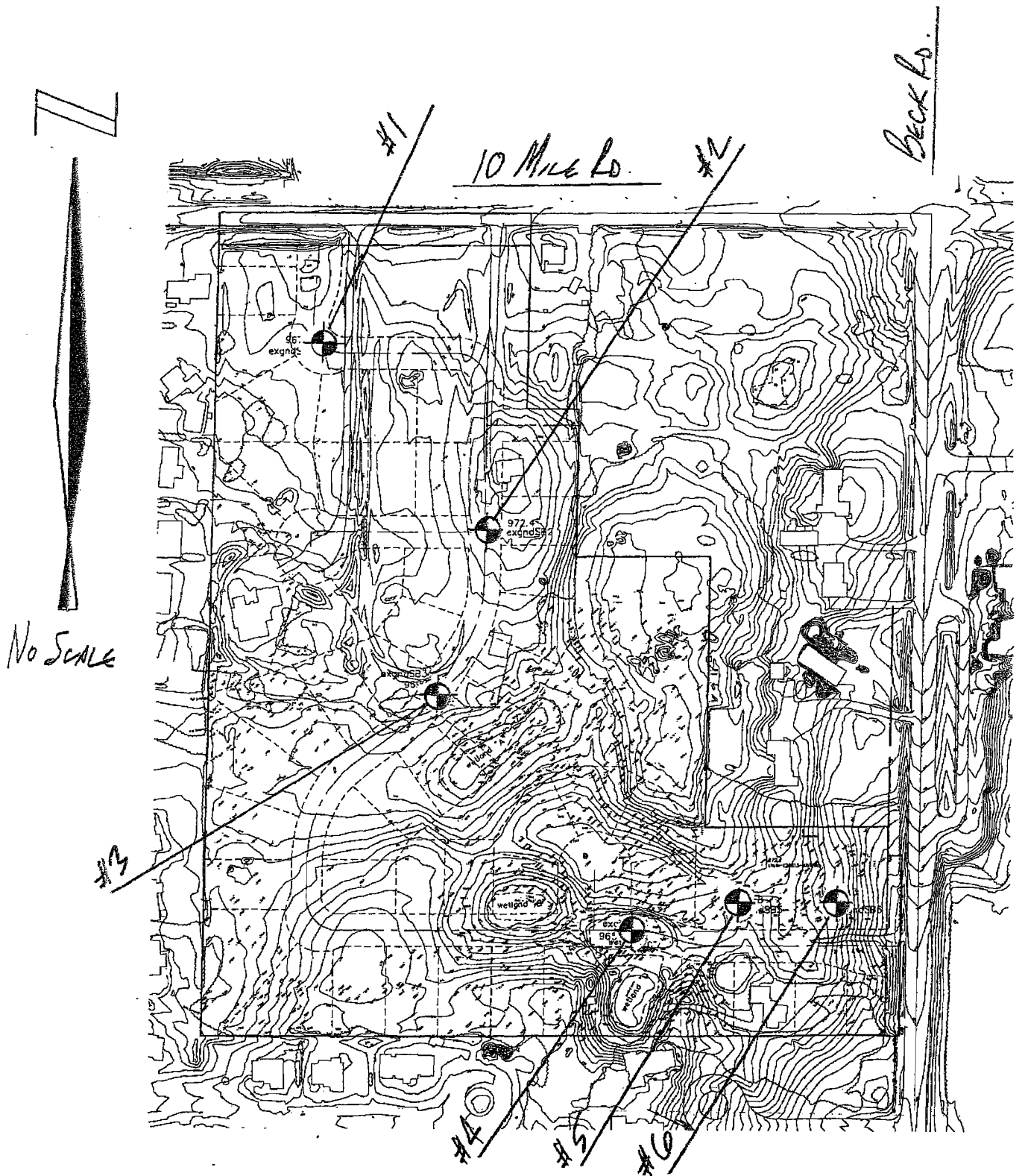


FIGURE 2. - Soil Boring Location Plan

#13-389
 15-064

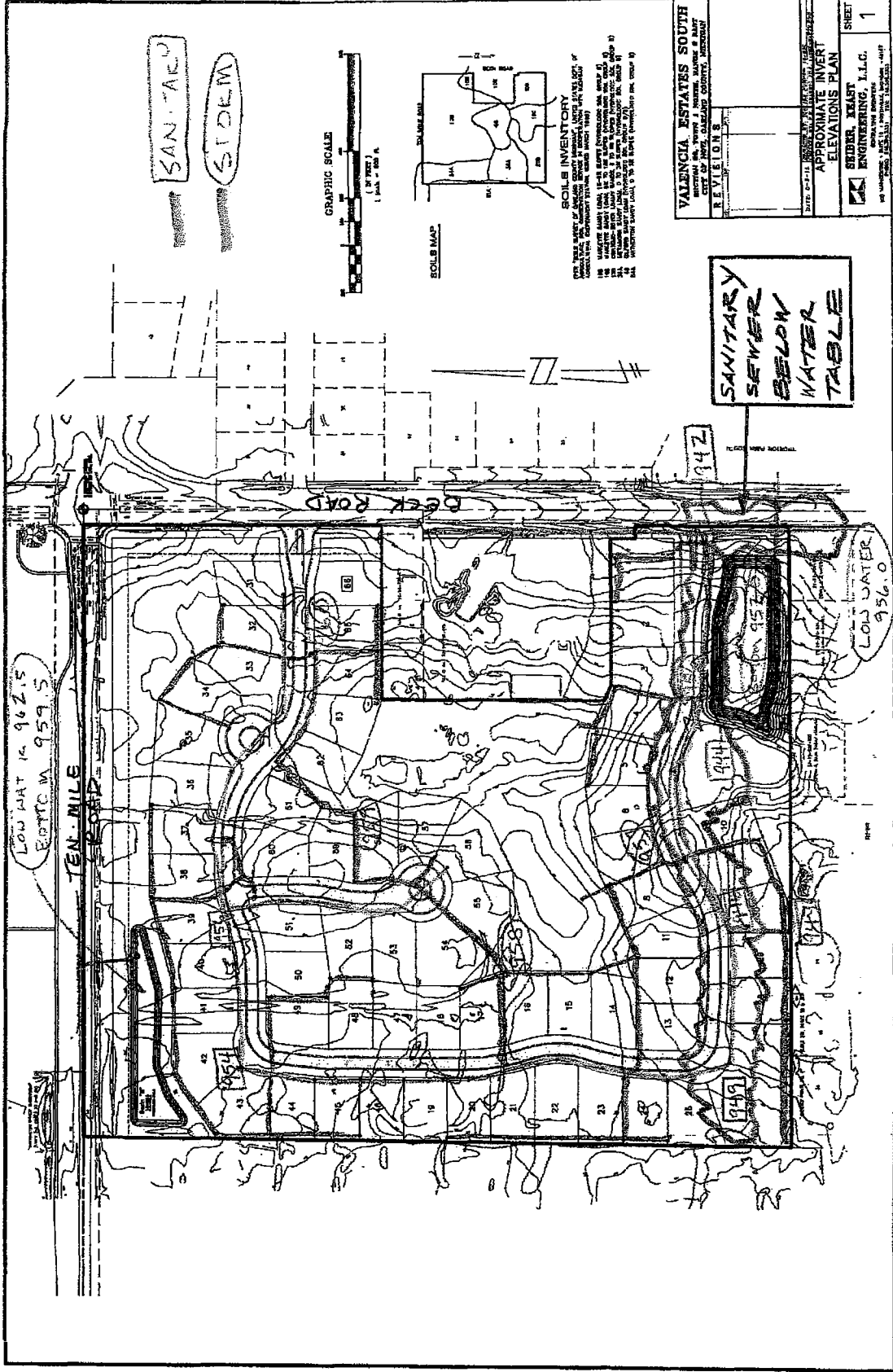


FIGURE 3 - APPROX. INVERT ELEVATIONS PLAN
 (BY SEIBER, KEAST ENG'G, LLC)

M&A Job 15-064



McDOWELL & ASSOCIATES
 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 1

PROJECT Soils Investigation
30.4-Acre Subdivision
LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

Novi, Michigan

SURFACE ELEV. 967.4 **DATE** 1/15/2014

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist dark brown sandy TOPSOIL						
A	2		1'7" Stiff moist brown sandy CLAY with fine sand seams	5					
SS	3			5	14.5	132			
	4			6			*	(3000)	
B	5		4'3" Compact moist brown fine to medium SAND with traces of silt and gravel and some stones and clayey sand seams	4					
SS	6			6	12.2				
	7			10					
C	8		6'8" Very stiff moist brown silty CLAY with clayey sand seams	8					
SS	9			11					
	10			13					
D	11		9'6" Extremely stiff moist blue silty CLAY with sand and pebbles and occasional stones	11					
SS	12			27					
	13			--					
	14		12'3" Extremely compact moist brown SILT						
E	15			16					
SS	16		14'3" Extremely compact moist brown SAND with stones	23					
	17			--					
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

<p>TYPE OF SAMPLE D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE () - PENETROMETER</p>	<p>REMARKS: * Calibrated Penetrometer Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30". Count Made at 6" Intervals</p>	<p>GROUND WATER OBSERVATIONS</p> <p>G.W. ENCOUNTERED AT FT. INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION None FT. INS. G.W. AFTER HRS. FT. INS. G.W. VOLUMES</p>
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LOG OF SOIL BORING NO. 2

PROJECT Soils Investigation

LOCATION 30.4-Acre Subdivision
 Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 972.4 DATE 1/15/2014

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength: PSF.	Str. %
	1		0'3" Moist dark brown sandy TOPSOIL						
A	2		2'10" Compact moist brown clayey gravelly SAND with clay seams	3					
SS	3			4	9.0				
	4				4				
B	5		6'0" Compact moist brown silty fine SAND with trace of gravel, occasional stones and clayey sand seams	2					
SS	6			3	17.3				
	7				4				
C	8		8'10" Very stiff moist brown silty CLAY with clayey sand seams	9					
SS	9			10	13.8	144			
	10			11			*	(6000)	
D	11		10'0" Very stiff moist blue silty CLAY with sand and pebbles and occasional stones	10					
SS	12			10	22.3				
	13			12					
	14		14'6" Extremely compact moist brown SILT with trace of sand	19					
E	15			12					
SS	16			13					
	17		20'0" Extremely compact moist brown SAND with stones						
	18								
F	19								
SS	20			21					
	21			23					
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHIELD TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30": Count Made at 8" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT FT. INS.
 G.W. ENCOUNTERED AT FT. INS.
 G.W. AFTER COMPLETION None FT. INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES



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LOG OF SOIL
 BORING NO. 3

PROJECT Soils Investigation
30.4 Acre Subdivision
 LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 969.0 DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Sr. %
	1		Moist dark brown sandy TOPSOIL						
A	2		Compact moist brown clayey fine to medium SAND with trace of gravel and clay seams	3	11.9				
SS	3	4							
	4	6							
B	5		Stiff moist brown silty CLAY with sand and pebbles	3	14.3	135	*	(3000)	
SS	6	5							
	7	6							
C	8		Compact moist brown fine SAND	7					
SS	9	8							
	10	9							
	11		Compact moist brown SAND with stones						
	12								
	13								
	14		Compact moist brown clayey SILT						
E	15								
SS	16								
	17		Extremely compact moist brown fine SAND						
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT	FT.	INS.
G.W. ENCOUNTERED AT	FT.	INS.
G.W. AFTER COMPLETION	FT.	INS.
G.W. AFTER	HRS.	FT.
G.W. VOLUMES	none	



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LOG OF SOIL
 BORING NO. 4

PROJECT Soils Investigation
30.4 Acre Subdivision
 LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 965.6+ DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1								
A	2		Extremely soft moist to wet black clayey PEAT with wet fine sand seams	1/9"	268.2				
SS	3			1/9"					
	4								
B	5		5'1" Firm moist blue silty CLAY with trace of vegetation and occasional sand seams	1/12"	18.5	131			
SS	6			3/6"					
	7								
C	8		Firm moist blue silty CLAY with trace of vegetation and occasional sand seams	2	13.4	137		1300	
SS	9			3					
	10			3					
D	11		10'0" Stiff moist blue silty CLAY with sandy silt seams	3					
SS	12			3					
	13			5					
	14		12'0" Very compact to extremely compact moist gray SILT with sand and clay seams	12					
E	15			16					
SS	16								
	17		17'6" Extremely compact wet gray silty SAND						
	18								
	19								
F	20		19'6" Note: Boring offset 16" southeast due to trees and brush. Surface elevation about the same as staked location.	26					
SS	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30"; Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 4 FT. 0 INS.
 G.W. ENCOUNTERED AT 17 FT. 6 INS.
 G.W. AFTER COMPLETION 10 FT. 6 INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES' medium to heavy



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LOG OF SOIL
 BORING NO. 5

PROJECT Soils Investigation
30.4 Acre Subdivision

LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 969.8+ DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist dark brown sandy clayey TOPSOIL						
A	2		Stiff moist brown silty CLAY with sand and pebbles	4	18.4	130	*	(3500)	
SS	3			5					
	4			5					
B	5		Extremely stiff moist brown silty CLAY with sand and pebbles	9					
SS	6			17					
	7			--					
C	8		Extremely compact moist brown silty fine SAND with trace of gravel and occasional stones	12					
SS	9			15					
	10			--					
D	11		Extremely stiff moist brown silty CLAY with sand and pebbles and occasional silt and sand seams	9					
SS	12			14					
	13			16					
E	14		Very stiff moist blue silty CLAY with sand and silt seams	13					
SS	15			19					
	16			--					
F	17		Extremely compact wet brown silty fine to medium SAND with trace of gravel and clay seams	14					
SS	18			9					
	19			9					
G	20		Notes: 1. Boring offset 6' southwest of staked location due to trees and brush. 2. Installed 1 1/2" diameter PVC piezometer in boring with screen bottom at 22' and 1' stick up.	14					
SS	21			21					
	22			--					
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 19 FT. 10 INS.
 G.W. ENCOUNTERED AT 21 FT. 5 INS.
 G.W. AFTER COMPLETION FT. INS.
 G.W. AFTER 1 1/2 HRS. 21 FT. 5 INS.
 G.W. VOLUMES' heavy



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LOG OF SOIL
 BORING NO. 6

PROJECT Soils Investigation

LOCATION 30.4 Acre Subdivision

Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 968.3 DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %	
	1		Moist dark brown sandy TOPSOIL							
A	2		Firm to stiff moist brown silty CLAY with sand and pebbles	3						
SS	3			3	18.0	127				
	4			6			*	(2500)		
	4		3'6"							
B	5			7						
SS	6			19						
	7			12/3"						
C	8			Very stiff to extremely stiff moist brown CLAY with sand and pebbles and occasional silt and sand seams	13					
SS	9				22	12.1	131			
	10		--				*	(9000+)		
D	11		12'0"	13						
SS	12			21						
	13			--						
	14									
E	15		Extremely stiff moist brown silty CLAY with sand seams	15						
SS	16			19						
	17			--						
	18		18'6"							
F	19			13						
SS	20			22	18.8					
	21		Extremely compact moist to wet gray silty fine to medium SAND with trace of gravel	--						
	22									
	23									
	24		23'0"							
G	25			10						
SS	25			11	11.0					
	25'6"			13						

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 19 FT. 6 INS.
 G.W. ENCOUNTERED AT FT. INS.
 G.W. AFTER COMPLETION 21 FT. 2 INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES' heavy

McDowell & Associates

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Tel: (248) 399-2066

PROFESSIONAL REGISTRATION

Licensed Professional Engineer: State of Michigan #32068
Certified Underground Storage Tank Professional: State of Michigan #312

PROFESSIONAL EXPERIENCE

Over thirty five years of geotechnical, hydrogeological/hydrological, and geoenvironmental engineering experience involving hundreds of projects in nine states. These include: commercial and residential developments, industrial and power generation plants, fiber optic cable lines, transmission towers, highway and railroad bridge construction, pile and caisson foundations, pipeline construction, shallow foundations in difficult soils, slope stability analyses, temporary and permanent earth bracing systems, and above ground storage tanks.

Hydrogeological/hydrological experience includes: construction dewatering, groundwater monitoring and modelling, retention basin analyses and design, seepage analyses, freshwater wetland creation/mitigation/restoration, inland lake and pond creation, community and residential water supply wells, on-site treated sanitary wastewater disposal, irrigation systems, and wellhead protection areas.

Geoenvironmental experience includes: Phase 1 and 2 Environmental Site Assessments, underground storage tank and contamination remediations, contaminant plume delineation, contaminant transport evaluations, groundwater capture systems, hazardous and solid waste landfills, and lagoons.

Management experience includes: operations management, business administration and development, marketing, direct and indirect supervision of technical staff and project coordination.

EDUCATION

Wayne State University – Detroit, Michigan
Bachelor of Science in Civil Engineering – 1979
Graduate Studies in Geotechnical Engineering – 1980 to 1984

PROFESSIONAL ACTIVITIES

American Society of Civil Engineers – Member
Chairman of the Geotechnical Committee 1990 – 1991
ASCE Southeastern Michigan Branch
National Ground Water Association
Michigan Ground Water Association
Michigan Rural Water Association

EMPLOYMENT HISTORY

July 1989 – *McDowell & Associates, Ferndale, Michigan*
Present Manager of Geotechnical Engineering and Hydrogeological Services
Senior Geotechnical/Environmental Engineer and Hydrogeologist

January 1985 – *Professional Service Industries, Inc.*
July 1989 Division Manager, Geotechnical Senior Author and Branch Radiation
Safety Officer

1985 to 1987 Michigan Testing Engineers Division, Detroit, MI
1987 to 1988 Walker Laboratories Division, Charlotte, NC
1988 to 1989 A&H/Flood Engineering Division, Chicago, IL

November 1984 – *Neyer Tiseo & Hindo, Ltd., Farmington Hills, Michigan*
January 1985 Soils Engineer

March 1983 – *Sargent and Lundy Engineers, Chicago, Illinois*
June 1984 Structural Engineer

September 1980 – *Wayne State University, Detroit, Michigan*
April 1983 Graduate Assistant, Manager of Graduate Soil Mechanics Laboratory,
Instructor and Geotechnical Consultant

May 1980 – *Soil and Materials Engineers, Livonia, Michigan*
September 1980 Field Engineer

April 1979 – *McDowell & Associates, Ferndale, Michigan*
May 1980 Soils Engineer

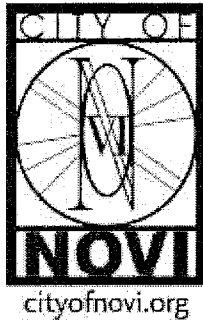
HONORS

Chi Epsilon (National Civil Engineering) – President 1977-78
Wayne State University Chapter

Tau Beta Pi (National Engineering)
Wayne State University Chapter

Triangle Fraternity – Vice President 1975-76

Planning Review



PLAN REVIEW CENTER REPORT

January 2, 2015

UPDATED January 29, 2015

UPDATED March 19, 2015

Planning Review

Valencia South

JSP13-75

This review has been updated based on the applicant's revised concept plan dated 02-18-15. All updates are shown as bold and underlined.

Petitioner

Beck South LLC

Review Type

Rezoning request from R-1, One-Family Residential to R-3, One-Family Residential with Planned Rezoning Overlay (PRO) – Revised Concept Plan

Property Characteristics

- Site Location: Parcels surrounding the southwest corner of Beck Road and Ten Mile Road (Section 29)
- Site Zoning: R-1, One-Family Residential
- Adjoining Zoning: North(across Ten Mile Road): R-3 PRO; East, South and West: R-1
- Current Site Use: Single-Family Homes and Vacant Land
- Adjoining Uses: North: Valencia Estates; East: Single-Family Homes and Oakland Baptist Church; South: Andover Pointe No. 2 and Single-Family Homes; West: Echo Valley Estates
- School District: Novi Community
- Site Size: 41.312 gross acres, 40.323 net acres

Project Summary

The petitioner is proposing a Zoning Map amendment for eight parcels, and a portion of two additional parcels that total 41.312 acres located at the southwest corner of Beck Road and Ten Mile Road in (Section 29) from R-1 (One-Family Residential, 1.65 DU's per net acre) to R-3 (One-Family Residential, 2.7 DU's per net acre) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow development with smaller and narrower lots, but at the same density that is permitted within the current R-1 zoning. The applicant previously proposed a rezoning with PRO on a portion of this site but has since added additional acreage to the request and revised the concept plan accordingly.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from R-1 to R-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

The subject parcel is 41.312 gross acres on the southwest corner of Beck Road and Ten Mile Road (Section 29). It is currently zoned R-1, which would allow a maximum of 66 single-family lots based on

Valencia South JSP13-75

the density standards of the Zoning Ordinance and the net acreage of the site (40.323 acres, excludes the 0.989 acres in the Ten Mile Road right-of-way). The applicant is proposing to rezone the property to R-3, with smaller and narrower lots than are permitted in R-1; 66 total lots are proposed on the PRO concept plan. The PRO concept plan also shows two on-site detention ponds, preservation of significant open space including a 4.5 acre area of mature trees and increased open space along both the Ten Mile and Beck Road frontages. **The applicant has added a 15 ft. open space buffer along the south and west property lines adjacent to the existing Andover Pointe and Echo Valley developments.** Two boulevarded access points are proposed onto Beck Road. The applicant has also indicated a proposed phasing plan. Although no significant issues with the proposed phasing have been noted, the phasing plan would be reviewed and approved as part of the Preliminary Site Plan review.

The Planning Commission held the required public hearing on February 11, 2015 and made the following motion recommending approval of the proposed rezoning with PRO on February 25, 2015.

In the matter of the request of Beck South LLC for Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to recommend approval to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay subject to environmental consultant review of the updated site layout prior to the matter proceeding to the City Council. The recommendation shall include the following ordinance deviations:

- a. Reduction in the required front yard building setback for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- b. Reduction in the required aggregate of the two side yard setbacks for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- c. Waiver of the required berm between the project property and the existing church in order to preserve existing mature vegetation;
- d. Administrative waiver to omit the required stub street connection at 1,300 ft. intervals;
- e. Design and Construction Standards waiver for the lack of paved eyebrows;
- f. Design and Construction Standards variance for the installation of the required pathway to the adjacent Andover Pointe No. 2 development with the condition that an easement is provided.

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

- a. Applicant must provide an increased rear yard setback of 50 ft. for Lots 19-30 and 43-46 consistent with the provided sketch;
- b. Applicant must provide a pathway connection to Ten Mile Road from the internal loop street as noted under Comment 1 of the engineering memo dated January 7, 2015;
- c. Applicant complying with the conditions listed in the staff and consultant review letters; and
- d. The City Council should consider a bond requirement with regard to the well and septic issues brought forward by the residents.

This motion is made because:

- a. The proposed development meets the intent of the Master Plan to provide single-family residential uses on the property that are consistent with and comparable to surrounding developments;
- b. The proposed density of 1.65 units per acre matches the master planned density for the site; and
- c. The proposed development is consistent with a listed objective for the southwest quadrant of the City, "Maintain the existing low density residential development and

Valencia South JSP13-75

natural features preservation patterns."

Recommendation

Planning staff recommends approval of the proposed PRO and concept plan to rezone property on the parcels surrounding the southwest corner of Beck Road and Ten Mile Road to R-3 with a Planned Rezoning Overlay.

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

Master Plan for Land Use

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

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

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

A standard rezoning from R-1 to R-3 would be inconsistent with the Master Plan because of the density permitted within R-3 (2.7 dwelling units per net acre). The PRO concept plan calls for 66 single-family lots, where a maximum of 66 would be permitted under existing R-1 at 1.65 units/net acre (so long as those lots could meet the dimensional standards – lot area, width, etc. – required in R-1). With respect to density, the PRO concept plan is consistent with existing R-1 zoning, and is therefore consistent with the maximum density recommended in the Master Plan.

Existing Zoning and Land Use

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

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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	R-1 (One-Family Residential)	Single-Family Homes & Vacant Land	Single Family (1.65 DU/ net acre)

Valencia South JSP13-75

North	R-3 PRO	Valencia Estates	Single Family (1.65 DU/net acre)
East	R-1	Single-Family Home & Oakland Baptist Church, Broadmoor Park across Beck Rd.	Single Family (1.65 DU/net acre)
South	R-1	Andover Pointe No. 2 & Single-Family Homes	Single Family (1.65 DU/ net acre)
West	R-1	Echo Valley Estates	Single Family (1.65 DU/net acre)

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered when examining the rezoning request with the PRO option.

The property to the **north** of the subject property was recently rezoned from R-1, One-Family Residential zoning district to a similar R-3 PRO for Valencia Estates, which contains 38 homes on 21 acres for a density of 1.77 units per acre. The proposed lots sizes in Valencia South are comparable to those sizes in Valencia Estates. Changing the zoning of the subject property to R-3 and developing 51 single-family lots will add more traffic to the local roads within that subdivision and to the adjacent arterial roads (Beck and Ten Mile), but not more than can be expected in the current R-1 zoning, because of the maximum of 66 homes as proposed.

Directly to the **east** of the subject property, are a handful of properties zoned R-1, One-Family Residential, one is vacant, one contains an existing church and two contain single-family homes. The properties across Beck Road include the Broadmoor Park neighborhood that contains 147 homes on roughly 117 acres for a gross density of roughly 1.26 units per acre. All of these properties would experience greater traffic volumes along Beck and Ten Mile Roads, but that would happen if the property is fully developed as currently zoned as well.

Directly to the **south** of the subject property, are properties zoned R-1, One-Family Residential that contain single-family homes, including Andover Pointe No.2, that contains 9 homes on roughly 5 acres for a gross density of roughly 1.83 units per acre. Lot sizes in Andover Pointe No. 2 range from 0.39 acres to 0.52 acres. There are also a few residentially-zoned vacant parcels of land. Similar to the other residential properties in the area, these properties would experience greater traffic volumes along Beck and Ten Mile Roads, but again, at roughly the same amount that would be expected if developed as currently zoned. **The applicant has added a 15 ft. open space buffer along the southern property boundary. Their intention is to keep the existing vegetation within the buffer and supplement it with woodland replacement plantings where possible.**

The property to the **west** of the subject property is in the R-1, One-Family Residential zoning district and contains Echo Valley subdivision that contains 101 homes on roughly 52 acres for a gross density of roughly 1.94 units per acre. Lots are approximately 0.3 to 0.5 acres in Echo Valley, which is adjacent to this site. Echo Valley is an existing residential development that – similar to the other residential properties in the area - would experience greater traffic volumes along Beck and Ten Mile Roads as the result of new development. **The applicant has added a 15 ft. open space buffer along the western property boundary. Their intention is to keep the existing vegetation within the buffer and supplement it with woodland replacement plantings where possible.**

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Comparison of Zoning Districts

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

	R-1 (Existing)	R-3 (Proposed)
Principal Permitted Uses	1. One-Family detached dwellings (1.65 DU's/net acre) 2. Farms & greenhouses 3. Public parks & outdoor recreation facilities 4. Cemeteries 5. Home occupations 6. Accessory structures/ uses 7. Keeping of horses & ponies 8. Family Day Care Homes	Same as R-1, but one-family detached dwellings may be developed at 2.7 DU's/net acre
Special Land Uses	1. Churches 2. Schools, public, parochial & private 3. Utility buildings 4. Nursery schools, child care/adult day care/group day care 5. Private non-commercial recreation, institutional/commercial recreation, nonprofit swimming pool 6. Golf courses 7. Colleges 8. Private pools 9. Cemeteries 10. Railroad right-of-way 11. Mortuary establishments 12. Bed and breakfasts 13. Accessory structures/uses	Same as R-1
Min. Lot Size	21,780 sq. ft.	12,000 sq. ft.
Min Lot Width	120 ft.	90 ft.
Max. Building Height	2.5 stories or 35 ft.	Same as R-1
Min. Building Setbacks	Front: 30 ft. Sides: 10 ft. each/30 ft. total Rear: 35 ft.	Same as R-1

Infrastructure Concerns

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far (see attached letter from engineering). The engineering review does not anticipate any infrastructure concerns. However, there are several missing pathways that are required based on recently added ordinance and City Code provisions. These items must be addressed before the concept plan can move forward. 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. Because the amount of new homes to be constructed is to be capped at 66 homes, which is the same density as permitted in the current zoning, the maximum amount of traffic that could be generated by this project is potentially the same as could be expected to be generated on the subject property if developed under the existing R-1 zoning. There are some 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.

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Natural Features

There is a significant area of regulated woodlands on the site including trees that could be 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 and has agreed to provide 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 modify lot boundaries to minimize impacts to quality/specimen trees. Please refer to the woodland review letter or additional information. **The applicant has added a 15 ft. open space buffer along the western and southern property boundaries. Their intention is to keep the existing vegetation within the buffer and supplement it with woodland replacement plantings where possible. Per the submitted plan, this would result in the preservation of over 100 additional tree credits (for tree removals) and an increase in the number of woodland replacement trees to be placed on site by 139 credits.**

There are six on-site regulated wetlands and the concept plan proposes 0.208 acres of impact to the wetland through the filling of Wetlands B and F. An impact on the 25 foot natural features setback is anticipated as well. The applicant has agreed to provide wetland conservation easements for any wetland or 25 foot wetland buffer areas with designated open space areas. 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. The applicant has noted that they have taken great care to avoid wetland impacts to the extent practical and are preserving the vast majority of the wetland areas on the property and has altered the site layout as part of previous review comments regarding wetland impacts. **However it should be noted the updated concept plan including the proposed 15 ft. open space buffer does result in a minimal amount of additional wetland and wetland buffer impacts.**

Development Potential

Development under the current R-1 zoning could result in the construction of as many as 66 single-family homes based on the density regulations of the district and the 40.323 net acres. It is not known whether the site could be developed with 66 lots that meet the dimensional requirements of the R-1 zoning district. Development under R-3 zoning without a PRO option could result in as many as 107 single-family homes, so long as the residential lots could meet the minimum lot area and width standards for the R-3 district. The principal permitted uses and special land uses allowed within R-1 and R-3 are the same; the only difference between the development potential of the two zoning districts is the single-family residential density permitted, minimum lot size, and minimum lot width.

This project involves the shifting in lot lines on two existing properties (Parcels #22-29-226-018 and -019). The Oakland Baptist Church exists on the southern parcel, which is a special land use in One-Family Residential Districts. As such there are a number of conditions that must be met including a minimum acreage and increased setbacks. The amended church parcel continues to meet all of the conditions required for churches.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34, Section 3402). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, the location of the proposed detention ponds, location

Valencia South JSP13-75

of the proposed open space and preserved natural features, and proposed landscaping throughout the development. Also included were conceptual renderings of housing styles and materials proposed for the development. (See the façade review letter dated for additional information on the provided renderings.) The applicant has provided an updated narrative describing the proposed public benefits and requested deviations (with justification) as part of their response letter dated January 14, 2015.

1. Maximum number of units shall be 66.
2. Minimum unit width shall be 90 feet and minimum square footage of 12,000 square feet.
3. Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads.
4. Preservation of significant open space (29.7% or 12.27 acres) including a 4.5 acre area of mature trees and an open space area along the entire length of Ten Road "culminating in an over 2 acre area on the corner of Ten Mile and Beck Roads.
5. **Preservation of a 15 ft. open space buffer along the southern and western property lines to be supplemented with woodland replacement plantings where practical.**
6. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
7. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
8. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
9. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
10. Dedication of public right-of-way along Ten Mile and Beck Roads.
11. Assemblage of nine separately owned parcels in one planned development.

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 inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted an updated narrative describing the requested deviations as part of their most recent response letter.

Valencia South JSP13-75

1. **Building Setbacks:** At a meeting held on May 20, 2014, the residents of Echo Valley requested an increased 50 foot rear yard setback be provided for those lots adjacent to their subdivision (Lots 19-30 and 43-46). The applicant has proposed a creative solution to accommodate that request that would include an altered building footprint necessitating ordinance deviations for a reduced front yard and side yard setback. **The proposed front yard setback would be reduced from the required 30 feet to 25 feet.** While the minimum 10 foot side yard setback would be maintained, **the aggregate of the side yard setbacks would be reduced from the required 30 feet to 25 feet.** Staff would support these deviations proposed by the applicant to accommodate the request of the existing neighboring subdivision.
2. **Landscape Waivers:** Because the site is adjacent to a church, **a berm is required along the church property line; however staff recommends (and the applicant has requested) a waiver of this requirement to preserve the existing mature vegetation.** See the landscape review letter for additional information.
3. **Missing Pathways:** Section 4.05.E of the Subdivision Ordinance (Appendix C of the City Code) requires **a pathway connection from the internal loop road to Ten Mile Road. The applicant has not provided the required connection and a variance would be required.** Staff would not support the required variance. Section 11-256.d of the Design and Construction Standards requires **a pathway stub to the south terminating north of the property line between lot 33 and 34 of Andover Pointe No. 2. The applicant has provided the required pathway easement but has not provided the required stub and a variance would be required.** Staff would support the required variance.
4. **Stub Street Administrative Waiver:** An **administrative waiver from the Engineering division is required to not provide a stub street at intervals not to exceed 1,300 feet** along the perimeter of the site. Note that the site does provide a stub street for future development east of the site, and the properties to the south and west are developed with existing single family homes. See the engineering review letter for additional information.
5. **Design and Construction Standards (DCS) Waiver:** **DCS waiver is required for the lack of paved eyebrows.** See the 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. Increased open space along Ten Mile and Beck Roads to enhance view sheds along those roads.
2. Preservation of significant open space areas within the site, including a 15 ft. buffer along the western and southern property lines and a 4.5 acre area of mature trees, which would otherwise be disturbed if the property were developed using conventional zoning.
3. 29.7% of the site is open space.
4. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
5. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
6. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
7. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
8. Dedication of public right-of-way along Ten Mile and Beck Roads.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. Of the eight benefits listed, two - the sidewalk connection and sewer line connection - would be requirements of any conceivable residential subdivision development of the subject property under existing R-1 zoning. Two others - housing style and housing size upgrade - would be considered enhancements over the minimum requirements of the ordinance. (See the façade letter.)

The remaining benefits - increased frontage open space, 29.7% of open space, increased open space bordering the existing residential developments and right-of-way dedication along Beck Road and Ten Mile Road - are enhancements that would benefit the public that would not be required as part of a residential development under the existing R-1 zoning. The applicant has indicated that approximately 63.34% of the provided open space would be considered usable (not part of wetland areas, required greenbelts or detention basins). However, it should be noted that the preservation of 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.

Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- Rezoning signs have been indicated on the concept plan and have been erected along the property's frontage 15 days prior to the public hearing in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request.
- A rezoning traffic impact statement was submitted and reviewed by the City's Traffic Consultant.

Rezoning 18.706 (I-1 and OS-1 to RM-1) w/ PRO

January 2, 2015
UPDATED January 29, 2015
UPDATED March 19, 2015
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If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP – Planner

Attachments: Planning Review Chart
Valencia South Typical Lot Layout Sketch

Planning Review Summary Chart

UPDATED 03-19-15

Valencia South PRO JSP13-75

Concept Plan Review

Plan Date: 12-12-14

Bolded items must be addressed by the applicant

Item	Proposed	Meets Requirements?	Comments
Master Plan Single Family Residential at 1.65 dwelling units per acre	Single Family Residential at 1.65 dwelling units per acre	Yes	
Zoning R-1	R-3 with PRO		City Council approval required after recommendation from Planning Commission
Use Uses listed in Section 401 & 402	Single Family Site Condominium	Yes	
Existing Uses (Art. 4 & Sec. 2400) All buildings & uses affected by this project must meet Ordinance requirements	Additional land is being taken from the Oakland Baptist Church & an existing home on Beck Rd, thereby shifting the lot line to the east	Yes	The remaining church parcel meets the requirements for church uses including minimum acreage & setbacks as the tennis court is proposed to be removed The church has a number of outstanding landscape items as part of the previous site plan that must be addressed before a lot split can be approved, contact Sarah Marchioni 248.347-0430 for more information
Min. Lot Size (Sec. 2400) R-3: 12,000 sq. ft.	12,616 to 25,113 sq. ft.	Yes	

Item	Proposed	Meets Requirements?	Comments
Min. Lot Width (Sec. 2400) R-3: 90 ft.	90 to 117.05 ft.	Yes	
Min. Building Setbacks (Sec. 2400) Front: 30 ft. Rear: 35 ft. Side (each): 10 ft. Side (total): 30 ft.	Front: 30 ft. Rear: 35 ft. Side (each): 10 ft. Side (total): 30 ft.	Yes	At the meeting held with neighbors on 5/20/14, & included in the Echo Valley letter dated 6/2/14, there has been reference to increased 50 ft. rear yard setbacks abutting the western property line. The applicant has proposed a potential solution to accommodate the requested additional setback. The altered building footprint would include deficient front yard and side yard setbacks as indicated below. Front: 25 ft. Rear: 35 ft. Side (each): 10 ft. Side (total): 25 ft.
Min. Building Floor Area (Sec. 2400) 1,000 sq. ft.	Information not provided	N/A	Individual buildings are reviewed as part of the building permit application
Max. Building Height (Sec. 2400) 2 ½ stories or 35 ft.	Information not provided	N/A	
Lot Depth Abutting a Secondary Thoroughfare (Sub. Ord. Sec. 4.02.A.5) Lots abutting a major or secondary thoroughfare must have a depth of at least 140 ft.	Rear lot lines do not abut a major or secondary thoroughfare	N/A	
Depth to Width Ratio (Sub. Ord. Sec. 4.02.A.6) Lots shall not exceed a 3:1 depth to width ratio	No lots greater than 3:1 depth	Yes	
Non-Access Greenbelt Easements (Sec. 2509.3.e.b) 40 ft. wide non-access greenbelt easements required adjacent to major thoroughfares	Min. 40 ft. greenbelts are proposed as parts of open space A, B, D & E	Yes	Easements to be provided at FSP

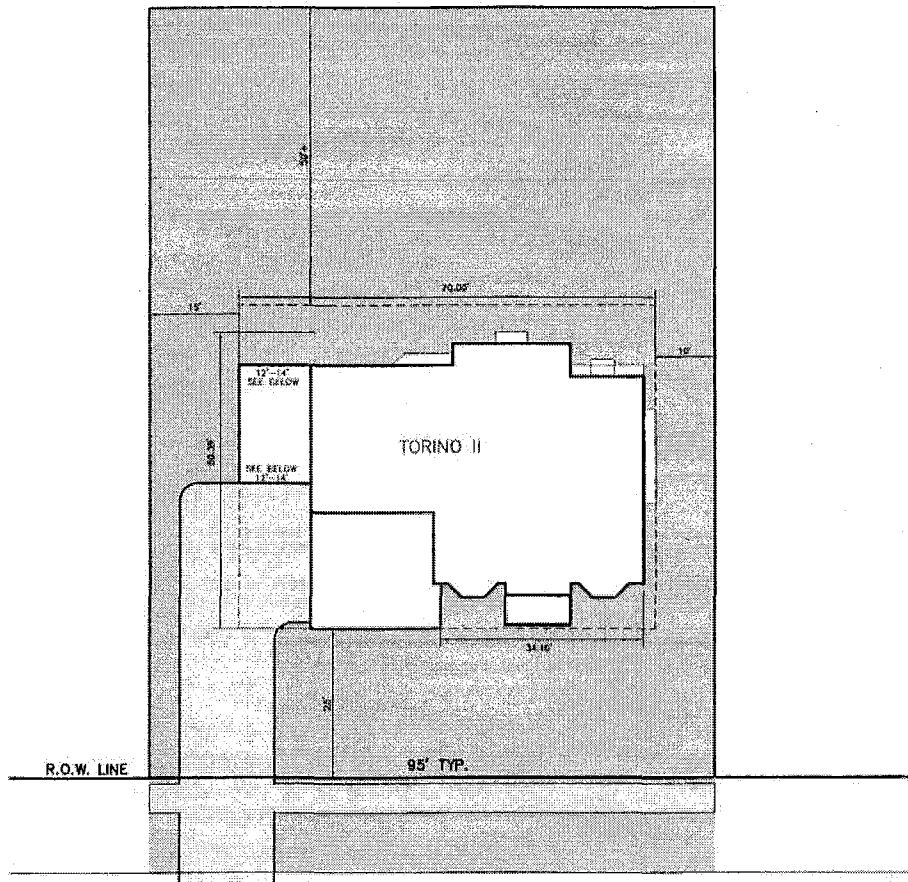
Item	Proposed	Meets Requirements?	Comments
Max. Block Length (Sub. Ord. Sec. 4.01) Blocks cannot exceed 1,400 ft. unless the Planning Commission determines that conditions may justify a greater length	Longest block is less than 1,400 ft. long	Yes	
Streets (Sub. Ord. Sec. 4.04.A.1.b) Extend streets to boundary to provide access intervals not to exceed 1,300 ft.	No street connections provided	No	Applicant is seeking an administrative variance from Engineering Property west & south of the site are already developed
Wetland and Watercourses (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse	Filling of 0.188 acres of wetlands, does not require mitigation	Yes	Wetland Minor Use Permit required, see wetland review letter Applicant has agreed to provide wetland conservation easements within open space areas
Woodlands (City Code Chpt. 37) Replacement of removed trees	Woodland impacts proposed	Yes	Woodland Permit required, see woodland review letter Applicant has agreed to provide woodland conservation easements within open space areas Applicant is encouraged to modify lot boundaries to minimize impacts to quality/specimen trees
Nat. Features Setback (Sec. 2400 (t)) 25 ft. setback from wetlands	25 ft. from wetlands, impacts on 0.583 acres	Yes	Authorization to Encroach the 25 ft. Natural Features Setback required, see wetland review letter
Development in the Floodplain (Sub. Ord. Sec. 4.03) Areas in a floodplain cannot be platted	Lots do not extend into floodplain	N/A	

Item	Proposed	Meets Requirements?	Comments
<p>Sidewalks and Pathways (Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan & Non-Motorized Plan) 8 ft. pathway required along Beck & 10 Mile Roads 5 ft. sidewalk required on both sides of all internal streets</p>	<p>8 ft. pathways proposed along Beck & 10 Mile Roads 5 ft. sidewalks proposed along internal streets</p>	<p>Yes</p>	
<p>Master Deed/ Covenants & Restrictions</p>	<p>Documents not submitted</p>		<p>Applicant is required to submit this information for review with FSP</p>
<p>Exterior Lighting (Section 2511) Photometric plan required at FSP A residential development entrance light must be provided at the entrances to the development off of Beck Rds.</p>	<p>None shown</p>		<p>If exterior lighting is proposed, applicant should provide photometric plan at FSP</p>
<p>Economic Impact 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 occupied)</p>	<p>Total cost of building and site improvements - \$26,425,000 Housing size 2,400 to 3,500 sq. ft. with sales price of \$600,000 185 jobs created during construction with 0 jobs after construction</p>		
<p>Residential Entryway Signs (Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission</p>	<p>None shown</p>		<p>If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information</p>
<p>Additional Planned Rezoning Overlay Agreement Terms: Public Benefit (Sec. 3402.D) As part of a PRO, the applicant shall demonstrate an enhancement of area as compared to existing zoning that results in a public benefit</p>			

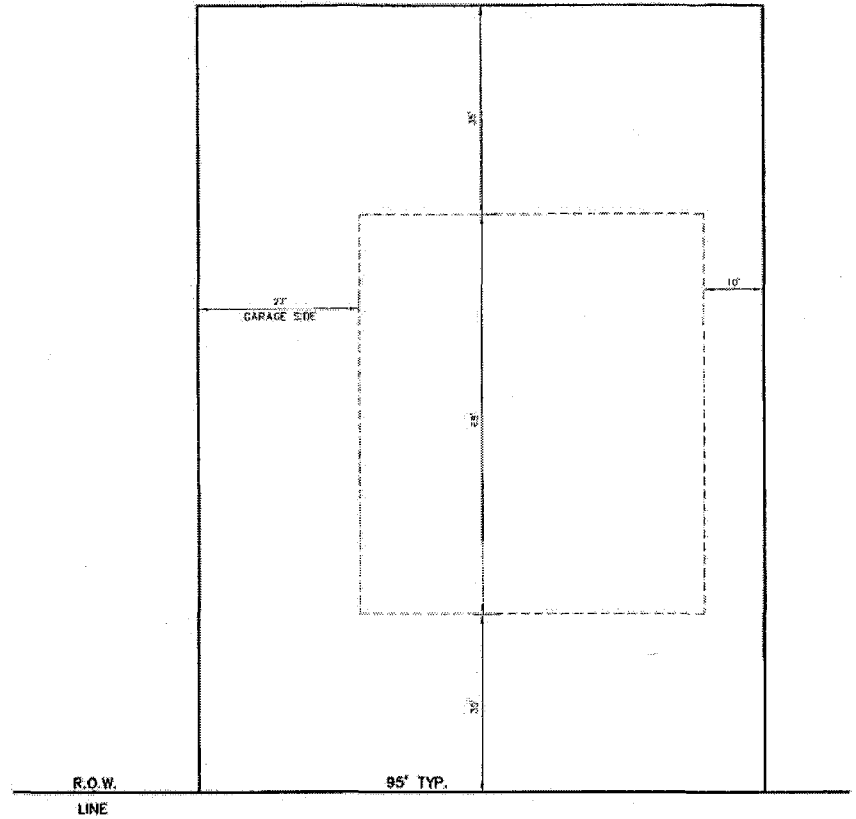
Item	Proposed	Meets Requirements?	Comments
<p>Off Site Pathways Fill in off-site pathway gap along Beck Rd east of the project</p>			<p>Easements are not in place to permit the construction on private property (as required to be located 1 ft. from the future right-of-way) therefore funds would be provided for the city to install in the future if easements have not been obtained</p> <p>Staff's preference would be to have the applicant try to obtain the appropriate easements as part of the proposed project to help expedite the construction of the path and applicant has agreed to attempt to do so</p> <p>If easement is not obtained then the amount of fund donation should be specified to be reviewed & approved by staff to cover the city's costs for construction & easement acquisitions</p> <p>It should be noted that the City may use these funds to construct paths in accordance with the Annual Non-Motorized Prioritization, which may not result in paths being constructed in this location</p>
<p>Housing Size and Style Housing size (2,400 to 3,500 sq. ft.) & style upgrades consistent with Valencia Estates</p>			<p>The size & quality of materials are considered an enhancement over Ordinance requirements</p>
<p>Sewer Improvements Sewer line extension beyond the northern property line along Beck to provide service to the church & for future connection for properties to the north</p>			
<p>Right-of-Way Dedication Dedication of ROW along Ten Mile & Beck</p>			<p>Although not required, the right-of-way dedication is typical of developments</p>
<p>Open Space 12.27 acres of open space, 29.7% of the site including increased open space buffers along Beck & 10 Mile, a 15 ft. buffer bordering existing residential developments & preservation of a significant open space area of mature trees</p>			

VALENCIA SOUTH TYPICAL LOT LAYOUT

1"=20'



FOR LOTS 19 THRU 30 AND 43 THRU 46



FOR LOTS 1 THRU 18, LOTS 31 THRU 42
AND LOTS 47 THRU 66

Engineering Review



PLAN REVIEW CENTER REPORT

January 5, 2015

Engineering Review

Valencia South PRO
JSP13-0075

Applicant

Beck South LLC

Review Type

Revised PRO Plan Review

Property Characteristics

- Site Location: S. of Ten Mile Road and W. of Beck Road
- Site Size: 41.31 Acres
- Plan Date: 12/12/2014

Project Summary

- Construction of a 66 unit single family subdivision on approximately 38 acres. Site access would be provided by proposed public roadways off of Ten Mile road and Beck Road.
- Water service would be provided by connecting to the existing 16-inch water main on the north side of Ten Mile road and the existing 16-inch water main on the east side of Beck Road.
- Sanitary sewer service would be provided by an extension from the existing 10-inch sanitary sewer along the west side of Beck Road.
- Storm water would be collected by two storm sewer collection systems. The northern 29.10 acres of the development is tributary to Detention Basin "A" which discharges under Ten Mile Road to the north with 9.12 acres tributary to Detention Basin "B" which discharges east to the Beck Road ditch line.

Recommendation

Approval of the Revised Conceptual Plan is NOT recommended.

Comments:

The Revised Concept Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

1. Per the revised **Subdivision Ordinance Appendix C Section 4.05 Item E**, provide a pathway connection to Ten Mile Road from the internal loop street, preferably west of unit 38. The pathway connection should be 8 feet wide and located in a common area, not on a proposed condo unit. The pathway shall be within an easement dedicated for use by the public. The applicant may seek a variance from City Council by providing a variance application and justification for the request meeting the requirements of section 11-10(b).
2. Per the revised **Design and Construction Standards section 11-256 item d**, provide a pathway stub to the south terminating north of the property line between lot 33 and 34 of Andover Pointe No. 2. The City will investigate an easement from the property owners to facilitate a neighborhood connection at this location. The applicant may seek a variance from City Council by providing a variance application and justification for the request meeting the requirements of section 11-10(b).

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

General

3. A full engineering review of the conceptual plan was not performed at this time due to the limited information provided for review. The Engineering Divisions reserves the right to provide additional comments as more detailed plans are provided for review.
4. A right-of-way permit will be required from the City of Novi and Oakland County.
5. Provide a minimum of two ties to established section or quarter section corners.
6. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
7. 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 www.cityofnovi.org.
8. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
9. 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.
10. 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.
11. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter or **request an administrative**

variance from Appendix C Section 4.04 (A)(1) of Novi City Code. This request must be submitted under a separate cover. This variance will be supported by staff due to the existing development surrounding this site.

12. Provide a **Design and Construction Standards Variance from Section 11-194(a)(8) of the Novi City Code** granted by City Council for the lack of paved eyebrows. City Administration supports this variance request.

Water Main

13. Provide a profile for all proposed water main 8-inch and larger.
14. Provide details on water main connection and impacts to Beck Road. A traffic control plan will be required for any lane closures.
15. The water main stub at the phase line 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.
16. Provide a 20 foot wide easement for the water main stub to the south.
17. 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

18. Review the proposed sanitary sewer depths to determine the ultimate service area for the sanitary sewer. Andover Pointe No. 1 and No. 2 are not served by sanitary sewer and should be provided a stub if elevations would allow.
19. Provide a sanitary sewer basis of design for the development on the utility plan sheet. Include Andover Pointe No. 1 and No. 2 in the basis of design calculations.
20. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
21. 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.
22. 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.
23. Provide a 20 foot wide easement for the sanitary stub to the south.
24. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
25. 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

26. 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.
27. Match the 0.80 diameter depth above invert for pipe size increases.
28. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
29. 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.
30. 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

31. 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.
32. Revise the storm layout to maximize the distance between the basin inlets and outlet for basin "A".
33. 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.
34. 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.
35. 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.
36. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
37. 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.
38. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

39. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6/8-inches thick along the

crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6/8 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.

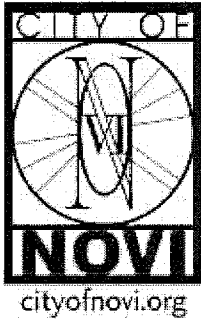
40. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.
41. Provide top of curb/walk and pavement/gutter grades to indicate height of curbs.
42. Provide a paving cross-section for the proposed emergency access drive.

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



cc: Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department

MEMORANDUM



TO: KRISTEN KAPELANSKI, CITY PLANNER
FROM: JEREMY MILLER, STAFF ENGINEER
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.706, VALENCIA ESTATES SOUTH PRO
DATE: JANUARY 6, 2015

The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 41.31 gross acres located in the southwest corner of Ten Mile and Beck Road. The applicant is requesting to rezone 41.31 acres (38.95 acres, net) from R-1 to R-3 as part of a planned rezoning overlay. The Master Plan for Land Use indicates a master planned density of 1.65 units per acre, equivalent to the current R-1 zoning on the property. While the applicant is proposing to rezone the property to R-3 (2.7 units per acre density), a concept plan has been provided as part of the PRO which includes 66 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 51 REUs. The proposed R-3 zoning would yield 84 REUs, an increase of 18 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 66 lots are proposed for a proposed utility demand of 66 REUs.

Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available on the north side of Ten Mil Road and the east side of Beck Road adjacent to the site. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

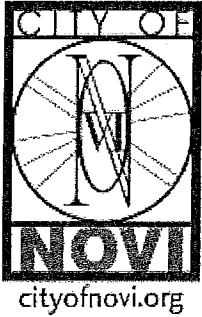
Sanitary Sewer

The project is located within the Nine Mile Sewer District. Sanitary service is proposed to be extended to the site from an existing stub south of the development on Beck Road. The proposed rezoning is not anticipated to have an apparent impact on the capacity of the downstream sanitary sewer.

Summary

The concept plan provided with the PRO request proposes 66 lots which is roughly equivalent to the current zoning. Therefore, the plan would have negligible impact on the utilities.

cc: Brian Coburn, P.E.; Engineering Manager
Tim Kuhns, P.E.; Water & Sewer Senior Engineer



MEMORANDUM

TO: BARBARA MCBETH; COMMUNITY DEVELOPMENT
FROM: JEREMY MILLER, E.I.T.; STAFF ENGINEER *JJM*
SUBJECT: JSP13-0075 VALENCIA SOUTH CONCEPT PLAN UPDATES
DATE: JANUARY 7, 2015

This memo is to provide an updated review of the planned rezoning overlay concept plan for Valencia South. Engineering issued a revised planned rezoning overlay concept plan review letter on January 5, 2015 that reviewed the revised plan that was submitted for this site and did not recommend approval of the concept plan. There were two comments in the letter that identify the reason for staff's recommendation for denial. We are issuing this memo to update our recommendation as detailed below.

Comment 1—Pathway Connection to Ten Mile Road

Per the revised **Subdivision Ordinance Appendix C Section 4.05 item E**, provide a pathway connection to Ten Mile Road from the internal loop street, preferably west of unit 38. The pathway connection should be 8 feet wide and located in a common area, not on a proposed condo unit. The pathway shall be within an easement dedicated for use by the public. The applicant may seek approval from City Council as part of the development agreement to waive the requirements of section 11-10(b). Staff would not support waiving this requirement.

Comment 2—Pathway to Andover Pointe No. 2

Per the revised **Design and Construction Standards section 11-256 item d**, provide a pathway stub to the south terminating north of the property line between lot 33 and 34 of Andover Pointe No. 2. The City will investigate an easement from the property owners to facilitate a neighborhood connection at this location. The applicant may seek approval from City Council as part of the development agreement to waive the requirements of section 11-10(b). Staff would not support waiving this requirement.

Engineering can recommend approval of the revised concept plan subject to the conditions listed above.

cc: Brian Coburn, Engineering Manager
Kristen Kapelanski, Planner

Traffic Review



January 6, 2015

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

**SUBJECT: Valencia Estates South
Traffic Review of Conceptual Plan Submission
JSP13-0075**

Dear Ms. McBeth,

URS has completed our review of the conceptual plan submission for the above referenced applicant. As the level of detail is similar from the initial pre-application plan submission our technical comments have not changed and are as follows:

1. General Comments

- a. The applicant, Beck South, LLC, is proposing the development of a 41.31 acre, 66 unit single-family site condominium development in the southwest quadrant of Ten Mile Road and Beck Road. The development provides site access through two (2) roadways intersecting Beck Road.
- b. Beck Road is within the City of Novi's jurisdiction and Ten Mile Road is within the Road Commission for Oakland County's jurisdiction. All site roadways are proposed to be public.
- c. The proposed development borders Andover Pointe on the south and Echo Valley Estates on the west. Along the east border of the proposed development, between the two access roadways, exists Oakland Baptist Church.

2. Potential Traffic Impacts

- a. The applicant provided the City with a Rezoning Traffic Impact Study (RTIS) which indicates that the proposed rezoning of the site from R-1 to R-3 shows minimal impact to surrounding traffic. Justification for this statement was based upon the proposed development remaining at the same number of residential units whether zoned for R-1 or R-3.
 - i. The proposed site of 66 units is not expected to generate more than 75 trips during any peak hour and no more than 717 trips on a weekday, according to the RTIS provided.
 - ii. No other traffic impact statements or assessments are recommended at this time only if the number of residential units for this development remains as proposed at 66 units.
- b. The applicant could consider further review of the intersection of the northern access roadway and Beck Road for the following reasons:
 - i. Alignment of the boulevard leg to the west of the intersection with

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Southfield, Michigan 48034
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www.urs.com



the non-boulevard leg to the east of the intersection may warrant further review with regard to northbound and southbound left turning traffic.

- ii. The intersection of Beck Road and Ten Mile Road can experience long northbound queues during certain times of the day that may have the potential to spill back south of the proposed access roadway. The applicant should consider how existing traffic patterns will impact the operation of the proposed access roadway during these peak time periods. The negative impacts may range from additional driver difficulty, operational delays or safety concerns during these peak times any countermeasures added to address these concerns should be appropriately detailed to allow review and comment by the City.

3. General Plan Comments – 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. Cul-de-sacs - Provide detailed (dimensioned) plans for each of the two (2) cul-de-sacs within the proposed development, including:
 - i. Radii
 - ii. Lane width
 - iii. Cross-section
- b. Provide detailed (dimensioned) plans for all sidewalk stubs.

4. External 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. The spacing between existing roadways and proposed roadways was in general conformance with City standards.
- b. Proposed Roadways - Provide detailed (dimensioned) plans for each proposed roadway intersection with Beck Road, including but not limited to:
 - i. Lane widths for proposed and existing roadways
 - ii. Storage lengths and taper lengths for any proposed or existing left or right turn lanes, including those controlled with pavement markings
 - iii. Island details and placement
 - iv. Other details as necessary to convey design intent and the meeting of applicable City standards
- c. Adjacent Roadways - Provide detailed (dimensioned) plans for the proposed geometric modifications to the existing Beck Road, including pavement markings and signing.
- d. Temporary Emergency Access Road - Provide detailed (dimensioned) plans for the proposed emergency access road and its intersection with Ten Mile Road.

5. 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. Temporary "T" Turnaround – Provide detailed (dimensioned) plans for the operation of the proposed temporary "T" turnaround and its interface with the proposed temporary emergency access road.



- b. Parking – provide proposed "no parking" restrictions within the site, specifically near tight radii where sight distances may be limited.
 - c. **The two (2) eyebrow designs in the northwest quadrant and southwest quadrant of the site are not paved. The unpaved eyebrow design is considered a variance to the ordinance and is supported by the City Engineering Division.** The applicant should consider including detailed (dimensioned) plans for the proposed eyebrows for further review.
6. **Signing and Pavement Marking** - The 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.
7. **Bicycle and Pedestrian Master Plan** - The proposed pathway and sidewalk widths are in compliance with the City of Novi Bicycle and Pedestrian Master Plan.

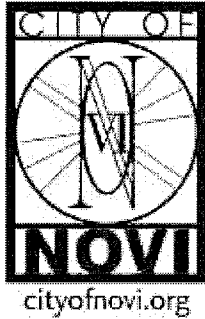
The conceptual plans as submitted were reviewed to the level of detail provided and additional information is required to complete the final review of traffic-related elements. URS recommends **approval** of the concept plans with the condition that the applicant will address the comments within this letter in the preliminary plans submission and that the responses to the comments are acceptable to the City and in conformance with City requirements and standards.

Sincerely,

URS Corporation Great Lakes

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

Landscape Review



PLAN REVIEW CENTER REPORT
January 2, 2015
PRO Concept Plan Landscape Review
Valencia South
JSP13-75

Petitioner

Beck Ten Land, LLC

Property Characteristics

- Site Location: Parcels surrounding the southwest corner of Beck Road and Ten Mile Road (Section 29)
- Site Zoning: R-1, One-Family Residential
- Adjoining Zoning: North (across Ten Mile Road): R-3 PRO; East, South and West: R-1
- Current Site Use: Single-Family Homes and Vacant Land
- Adjoining Uses: North: Valencia Estates; East: Single-Family Homes and Oakland Baptist Church; South: Andover Pointe No. 2 and Single-Family Homes; West: Echo Valley Estates
- School District: Novi Community
- Site Size: 41.312 gross acres, 40.323 net acres
- Plan Date: 12-12-14

Recommendation

Approval of the Concept Plan for Valencia South is recommended.

Ordinance Considerations

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

1. The project site is adjacent to residential uses and a church (special use). A landscape buffer is required between the project property and the church. The berm is required to be 4'6" to 6' in height. **Alternately the Applicant may request a PRO deviation to preserve the existing mature vegetation. Staff would support the deviation.**

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

1. A forty foot (40') landscape buffer is required along both Ten Mile and Beck. This requirement has been met.
2. A minimum 4' tall berm with a minimum 4' crest is required within the landscape buffer.
3. Calculations for buffer landscape requirements have been provided. A canopy or large evergreen tree is required at 1 per 35 linear feet; a sub-canopy tree is required at 1 per 20 linear feet. The Applicant has met the requirement.
4. 25' clear vision areas have been depicted at entries.
5. Decorative brick knee walls have been proposed at the entries. The Applicant should use materials similar to the walls at Valencia Estates to the north.

Street Tree Requirements (Sec. 2509.3.b.)

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

Parking Landscape (Sec. 2509.3.c.)

1. No parking lots are proposed.

Building Foundation Landscape (Sec. 2509.3.d.)

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

Retention Basin Planting (LDM)

1. Clusters of shrubs are required to cover 70 to 75% of the basin rim area. This requirement has been met.

Plant List (LDM)

1. No Plant List has been provided at this time. This must be provided with the Preliminary Site Plan submittal.

Planting Details & Notations (LDM)

1. Planting Details and Notations have not been provided at this time and are required with the Preliminary Site Plan submittal.

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

1. All landscape areas are required to be irrigated. An irrigation plan must be provided with the Final Site Plan submittal.

General

1. Please refer to consultant comments on potential regulated woodlands and wetlands on the site.
2. The applicant has agreed to provide conservation easements on proposed woodland/wetland preservation areas.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

Reviewed by: Kristen Kapelanski

Wetlands Review

March 19, 2015

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

Re: Valencia Estates South (JSP13-0075)
Wetland Review of the Revised Concept Plan (PSP15-0029)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Valencia Estates South project prepared by Seiber, Keast Engineering, L.L.C. dated February 18, 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 has reviewed previous iterations of this site plan. The most recent of which was dated December 12, 2014.

The proposed development is located on several parcels south of Ten Mile Road and west of Beck Road, Section 29. The Plan continues to propose the construction of 66 single-family residential site condominiums, associated roads and utilities, and two storm water detention basins. The proposed project site contains several areas of City-Regulated Wetlands (see Figure 1).

Onsite Wetland Evaluation

ECT most recently visited the site on June 1, 2014 and originally visited the site on December 3, 2013 for the purpose of a wetland boundary verification.

The *Planned Rezoning Overlay Option "A" Plan* (Sheet 1) indicates six (6) on-site wetland areas. These wetland areas were delineated by King & MacGregor Environmental, Inc.

The wetlands include:

- Wetland "A" – 0.350-acre;
 - Wetland "B" – 0.114-acre;
 - Wetland "C" – 0.170-acre;
 - Wetland "D" – 0.197-acre;
 - Wetland "E" – 0.096-acre;
 - Wetland "F" – 0.074-acre.
- Total Wetland – 1.001 acres**

The wetlands were clearly marked with pink survey tape flags at the time of our inspections. The wetlands found on-site (Wetlands A-F) consist of forested, vernal pool and scrub-shrub wetlands. Wetland D also contains a small open water pond. All wetland are forested wetlands consisting mainly of red maple (*Acer rubrum*), white ash (*Fraxinus americana*), and cottonwood (*Populus*

deltoides) as well as silver maple (*Acer saccharinum*), red maple (*Acer rubrum*), cottonwood (*Populus deltoides*), box-elder (*Acer negundo*), buttonbush (*Cephalanthus occidentalis*), and spicebush (*Lindera benzoin*) - see Site Photos. Vegetation found includes The wetland areas generally lacked herbaceous vegetation, with a few unidentifiable grass and sedge species present. Low chroma soils found within sparsely vegetated concave areas indicated that wetland hydrology is present.

All of the wetlands are of moderate to high quality and several impacts are 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

While the Plan includes proposed impacts to on-site wetlands and the associated 25-foot wetland setbacks, the Applicant has made an attempt to minimize proposed wetland disturbance. However, the proposed wetland impacts associated with the current Plan (0.208-acre) have increased from the previous site plan submittal (0.188-acre). The previously-proposed site layout avoided direct impacts to Wetland A for example. The current Plan includes the filling of a portion of Wetland A and the associated 25-foot setback for the construction of proposed lots (Lots 55 and 56). The filling of Wetland B continues to be proposed for the construction of lots and the proposed entrance drive from Beck Road. Wetlands C and D will not be directly impacted (i.e., no proposed wetland fill or excavation) by the proposed development. As is the case for Wetland A, the current Plan includes the filling of a portion of Wetland E and the associated 25-foot setback for the construction of proposed Lot 57. Wetland F (located in the northeast corner of the proposed property) and the associated 25-foot setback will be filled for the development of Lots 32, 33, and 34.

The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Planned Rezoning Overlay Option "A" Plan* (Sheet 1):

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	0.350	Yes City Regulated /Essential	No	0.012	Not Provided
B	0.114	Yes City Regulated /Essential	No	0.114	Not Provided
C	0.170	Yes City Regulated /Essential	No	None	Not Provided
D	0.197	Yes City Regulated /Essential	No	None	Not Provided
E	0.096	Yes City Regulated	No	0.008	Not Provided

		/Essential			
F	0.074	Yes City Regulated /Essential	No	0.074	Not Provided
TOTAL	1.001	--	--	0.208	Not Provided

While the currently-proposed wetland impacts appear to be below the City of Novi 0.25-acre impact area threshold for compensatory wetland mitigation, the proposed overall wetland impact is 0.02-acre (~870 square feet) more than the impact included on the previously submitted plan.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the *Planned Rezoning Overlay Plan*):

Table 2. Proposed Wetland Buffer Impacts

Wetland Setback/Buffer Area	Wetland Buffer Area (acres)	Impact Area (acre)
A	Not Provided	0.070
B	Not Provided	0.210
C & D	Not Provided	0.085
E	Not Provided	0.042
F	Not Provided	0.215
TOTAL	--	0.622

The proposed overall wetland buffer impact is 0.039-acre (~1,700 square feet) more than the impact included on the previously submitted plan.

Permits & Regulatory Status

All of the wetlands on the project site appear to be considered essential and regulated by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. All of the wetlands appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.). This information has been noted in the *Proposed Wetland Impacts* table, above.

None of the wetlands appear to be regulated by the MDEQ as they do not appear to be within 500 feet of a watercourse/regulated drain. In addition, none of the wetlands are greater than 5 acres in size. The Applicant has provided documentation from MDEQ that contains follow-up information to a November 5, 2013 pre-application meeting for the project (letter dated January 22, 2014). 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 Non-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.

Comments and Recommendations

The following are repeat comments from our Wetland Review of the Revised Concept/Planned Rezoning Overly Plan letter dated December 23, 2014. The current status of these comments is listed in ***bold italics***. ECT recommends that the Applicant address the items noted below in subsequent site Plan submittals prior to receiving Wetland approval:

1. 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. ECT continues to encourage the Applicant to minimize impacts to wetlands (specifically Wetland B and Wetland F) and wetland setbacks. 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".

This comment has been partially addressed. The applicant has previously stated that wetland impacts are necessary to allow the roadway to go through the property and to allow the significant open space area at the corner of Ten Mile and Beck Roads. Avoiding this wetland (Wetland B) would significantly impact unit relationships to the desired open space area. The applicant has also stated that they have considered multiple site layouts. The applicant did previously redesign the layout to ensure that Wetland A and Wetland E were not impacted, however the current Plan includes impacts to Wetlands A and E (as well as to Wetlands B and F).

It is however, still unclear why some areas of wetland and wetland buffer cannot be preserved in the site development plan (i.e., impacts to Wetland F and its 25-foot setback as well as areas of Wetlands A and E as well as their 25-foot wetland setbacks. The

Applicant should address what changes to the Plan have been made that now require additional wetland impacts from the previous site plan submittal.

2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.

This comment still applies. As previously noted by the Applicant, the present layout is not the first layout that the Applicant has considered. The applicant did previously redesign the layout to ensure that Wetland A and Wetland E were not impacted. The current Plan however includes impacts to Wetlands A and E (as well as to Wetlands B and F).

It is however, still unclear why some areas of wetland and wetland buffer cannot be preserved in the site development plan (i.e., impacts to Wetland F and its 25-foot setback as well as areas of Wetlands A and E as well as their 25-foot wetland setbacks. The Applicant should address what changes to the Plan have been made that now require additional wetland impacts from the previous site plan submittal.

3. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer. The Applicant has mentioned that they are willing to provide conservation easements in perpetuity over those wetland areas (and their related Natural Features Setback) on the property that are not located within unit boundaries and are located within open space areas. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve all wetland and wetland buffer areas.

This comment still applies.

4. The overall areas of the existing wetland buffers should be indicated on the Plan and on the *Wetland Impact* table. Previously, the Applicant stated that the Wetland Impact Table and the Conceptual PRO Plan had been revised to show the overall areas of the existing wetland buffers. The overall acreages of the existing wetland buffers still do not appear to be listed in the Table or on the Plan. The Plan indicates the acreage of proposed permanent disturbance to the wetland buffers but does not list the acreage of the existing wetland buffer areas themselves. The Plan should be reviewed and revised as necessary.

This comment still applies.

5. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

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

each of the on-site wetlands shall be made by MDEQ. The Applicant has previously provided a letter from the MDEQ dated January 22, 2014. This correspondence notes that 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).

This comment still applies. The current Plan proposes permanent impacts to approximately 0.62-acre of existing 25-foot wetland setback. The permanent impacts to wetland buffers is up approximately 0.04-acre (1,700 square feet) from the previous site plan submittal. ECT continues to recommend that the applicant provide a plan to replace or mitigate for any permanent impacts to existing wetland buffers. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

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: Kristen Kapelanski, AICP, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Stephanie Ramsay, City of Novi Customer Service

Attachments: Figure 1, Figure 2, and Site Photos



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).

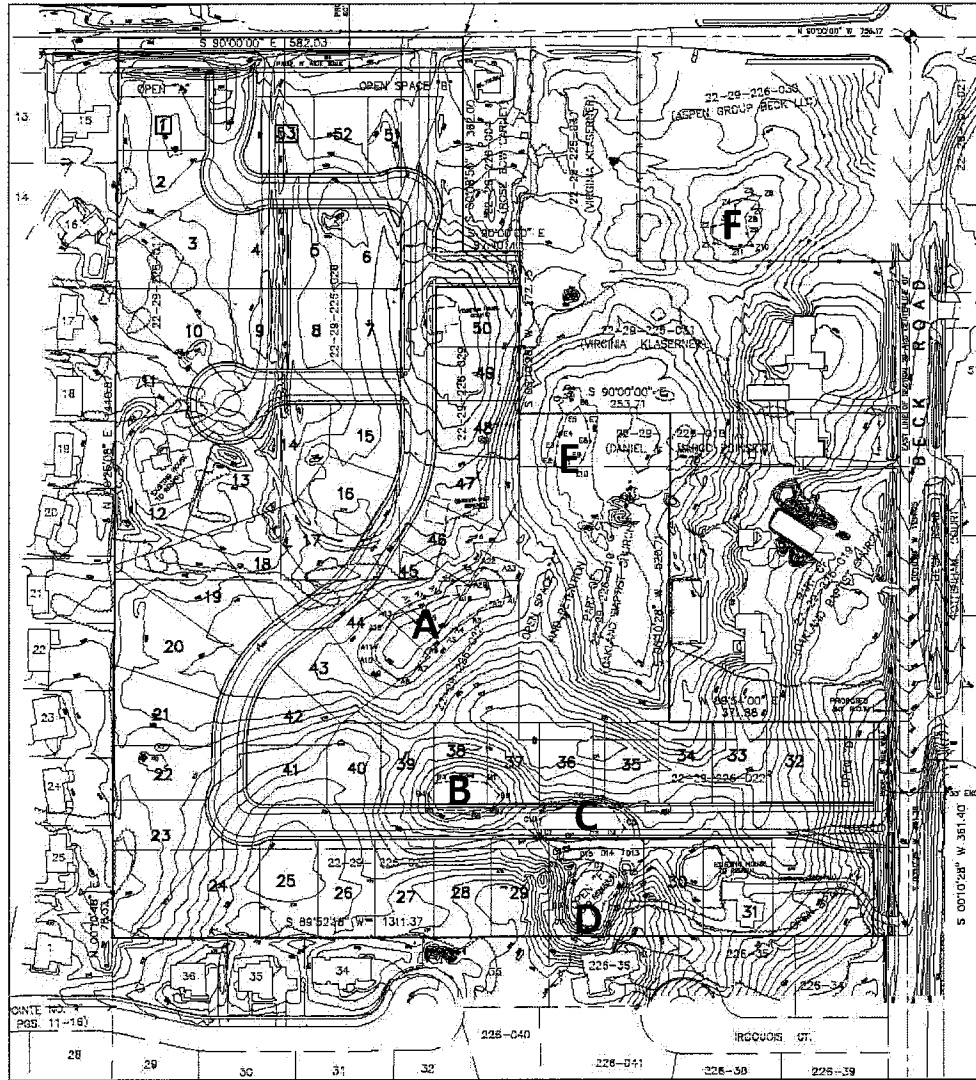


Figure 2. Wetland Delineation Map (Provided by King & MacGregor Environmental, Inc.)

Site Photos



Photo 1. Looking southeast at Wetland A (ECT, June 3, 2014).



Photo 2. Looking west at Wetland B (ECT, June 3, 2014).



Photo 3. Looking west at Wetland C (ECT, June 3, 2014).



Photo 4. Looking south at Wetland D (ECT, June 3, 2014).

Woodlands Review



March 19, 2015

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

Re: Valencia Estates South (JSP13-0075)
Woodland Review of the Revised Concept Plan (PSP15-0029)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept Plan for the proposed Valencia Estates South project prepared by Seiber, Keast Engineering, L.L.C. dated February 18, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT has reviewed previous iterations of this site plan. The most recent of which was dated December 12, 2014.

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.*

The proposed development is located on several parcels south of Ten Mile Road and west of Beck Road, Section 29. The Plan continues to propose the construction of 66 single-family residential site condominiums, associated roads and utilities, and two storm water detention basins.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 3, 2014. An existing tree survey has been completed for this Unit. The *Woodland*

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Plan (Sheets L-3 and L-4) contain existing tree survey information (tree locations and tag numbers) as well as a Woodland Summary of proposed tree removals and required replacements. A separate supplemental tree list has also been provided (prepared by Allen Design) that includes Tree ID #, Diameter, Species, Health Condition, Crown Spread, Removal Status and Required Replacements.

The surveyed trees have been marked with white spray paint allowing ECT to compare the tree diameters reported on the *Tree List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Tree 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 (d.b.h.) measurements and found that the data provided on the *Plan* was consistent with the field measurements.

The entire site is approximately 41 acres with regulated woodland mapped across a significant portion of the property, generally located within the southern half (see Figure 1). A portion of the northern section of the site contains disturbed/cleared land associated with the parcels located along Ten Mile Road. The highest quality woodlands on site are found in the central and southern sections of the site. Some of these areas also contain regulated wetlands. 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 American elm (*Ulmus americana*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), boxelder (*Acer negundo*), red maple (*Acer rubrum*), white ash (*Fraxinus americana*), cottonwood (*Populus deltoides*) and several other species.

A complete tree list has not been included with this plan submittal. Based on previously-received *Tree List* information as well as our site assessment, the maximum size tree diameter on the site is a white oak (46-inch d.b.h.). The *Tree List* also includes a 45-inch red maple. These two (2) large trees will be preserved during the site development. The site also contains a number of other large trees, many of which are red maples. The average tree diameter is approximately 14-inch d.b.h. In terms of habitat quality and diversity of tree species, the project site is of good quality. The majority of the woodland areas consist of relatively-mature growth trees of good health. This wooded area provides a good 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 good quality.

After our woodland evaluation and review of the *Tree List* submitted by the applicant's woodland consultant, there are a significant number (95) of trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

- American elm (3 trees measuring $\geq 24''$, the minimum caliper size for specimen trees);
- Black cherry (19 trees measuring $\geq 24''$, the minimum caliper size for specimen trees);
- Black locust (4 trees measuring $\geq 24''$, the minimum caliper size for specimen trees);
- Black walnut (3 trees measuring $\geq 24''$, the minimum caliper size for specimen trees);

- Red Maple (64 trees measuring 24", the minimum caliper size for specimen trees);
- White Oak (2 tree2 measuring ≥ 24", the minimum caliper size for specimen trees).

Of these 95 potential specimen trees, 58 of these trees will be saved and 37 are proposed for removal. The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

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

Specimen Trees Minimum Caliper Size

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

Oak	<i>Quercus spp.</i>	24"
Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Where the nomination is not made by the owner of the property where the tree is located, the owner shall be notified in writing at least fifteen (15) days in advance of the time, date and place that the planning commission will consider the designation. The notice shall advise the owner that the designation of the tree as a historic or specimen tree will make it unlawful to remove, damage or destroy the tree absent the granting of a woodland use permit by the city. The notice shall further advise the owner that if he objects to the tree designation the planning commission shall refuse to so designate the tree.

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

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

Absent objection by the owner, the planning commission may designate a tree as a specimen tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a specimen tree:

- The tree is the predominant tree within a distinct scenic or aesthetically-valued setting;
- The tree is of unusual age or size. Examples include those trees listed on the American Association Social Register of Big Trees, or by the Michigan Botanical Club as a Michigan Big Tree, or by nature of meeting the minimum size standards for the species as shown in the "Specimen Trees Minimum Caliper Size" chart, above;
- The tree has gained prominence due to unusual form or botanical characteristics.

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community

development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval”.

Proposed Woodland Impacts and Replacements

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the site construction. 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.

Based on input from residents of neighboring developments and discussions held at City Planning Commission meetings, the applicant has provided a 15-foot (minimum) wide park/conservation easement along lots 26 through 30 on the south side of the proposed development (along Andover Drive) and along the entire western side of the proposed development (lots 19 through 26 and 43 through 46). The Applicant’s woodland consultant (Allen Design) has noted that the existing trees and understory will be preserved within this 15-foot conservation easement.

A *Woodland Summary* Table has been included on the *Woodland Plan* (Sheet L-4). The Applicant has noted the following:

- Total Trees: 1,570
- Regulated Trees Removed: 1,025 (reduced from 1,093 on previous plan)
- Regulated Trees Preserved: 545 (increased from 477 on previous plan)

- Stems to be Removed 8” to 11”: 407 x 1 replacement (Requiring 407 Replacements)
- Stems to be Removed 11” to 20”: 365 x 2 replacements (Requiring 730 Replacements)
- Stems to be Removed 20” to 30”: 63 x 3 replacements (Requiring 189 Replacements)
- Stems to be Removed 30”+: 20 x 4 replacements (Requiring 80 Replacements)
- Multi-Stemmed Trees: (Requires 578 Replacements)

- Total Replacement Trees Required: 1,984

Woodland removals associated with the current Plan require over 100 fewer Woodland Replacement credits for proposed tree removals.

In addition, the *Landscape Plan* (Sheet L-1) notes that 620 Woodland Replacement Tree credits will be provided on-site and 1,364 tree credits will be paid into the City of Novi Tree Fund. The number of Woodland Replacement Trees to be provided on-site has increased by 139 Woodland Replacement Credits from the previous plan.

The Applicant's woodland consultant has noted that the existing trees and understory will be preserved within this 15-foot conservation easement. The applicant has proposed on-site tree replacements through both the planting of 'oversized' evergreen trees near the Beck Road Right-of-Way and perhaps other locations. In addition, Woodland Replacement Plantings will be field-located within the 15-conservation easement/park areas. The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the 620 on-site Woodland Replacement Tree credits. It doesn't clearly specify what types of 'oversized' trees are proposed as well. The applicant's woodland consultant has stated that the Plan is proposing a 1.5/1 Woodland Replacement Tree credit for the proposed 'oversized' evergreens. The City of Novi's Landscape Design Manual requires evergreens to be between 10' and 12' in height in order to qualify for 1.5 trees replacement credits per replacement tree. The applicant should review and revise the Plan in order to better indicate how the Woodland Replacement requirements will be met on-site.

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

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

There are a significant number of replacement trees required for the construction of the proposed development. Valencia Estates South consists of 66 single-family residences. The subject property is surrounded by existing residential use on the south and west sides, by Ten Mile Road to the north and Beck Road to the east. Some degree of impacts to on-site woodlands is deemed unavoidable if these properties are to be developed for residential use, however, the current Plan appear to clear all proposed lots of existing trees. ECT suggests that the applicant consider preserving existing trees to the greatest extent possible even on individual proposed lots, outside of the proposed building envelope.

Proposed woodland impacts will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

Comments and Recommendations

The following are repeat comments from our Woodland Review of the Revised Concept/Planned Rezoning Overlay Plan letter dated December 29, 2014. The current status of these comments is listed in ***bold italics***. ECT recommends that the Applicant address the items noted below in subsequent site Plan submittals prior to receiving Woodland approval:

1. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above). Although 30% of regulated on-site trees are proposed to be preserved, the applicant should demonstrate why additional trees cannot be preserved within the proposed lots in areas that fall outside of the proposed building envelopes, as well as in proposed open-space areas.

This comment has been partially met. The current Plan proposes to preserve approximately 545 of the 1,570 (34%) total regulated on-site trees, however it appears as though the current Plan appears to clear all proposed lots of existing trees. ECT suggests that the applicant consider preserving existing trees to the greatest extent possible even on individual proposed lots, outside of the proposed building envelope. The applicant should demonstrate why additional trees cannot be preserved within the proposed lots in areas that fall outside of the proposed building envelopes, as well as in proposed open-space areas.

2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to woodlands have been reviewed and considered. The Applicant should consider modification of the proposed lot boundaries in order to preserve existing woodland areas.

This comment has been partially met. The current Plan does include the addition of a 15-foot (minimum) wide park/conservation easement along lots 26 through 30 on the south side of the proposed development (along Andover Drive) and along the entire western side of the proposed development (lots 19 through 26 and 43 through 46). The Applicant's woodland consultant (Allen Design) has noted that the existing trees and understory will be preserved within this 15-foot conservation easement. As noted above (Item #1), the applicant should demonstrate why additional trees cannot be preserved within the proposed lots in areas that fall outside of the proposed building envelopes, as well as in proposed open-space areas.

3. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.

This item appears to have been met through the proposed open spaces noted on the Plan (totaling 12.27 acres). All proposed preservation/conservation easements shall be clearly indicated and labeled on the Plan.

4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable.

This comment still applies. All proposed preservation/conservation easements shall be clearly indicated and labeled on the Plan.

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 replacement trees shall be two and one-half (2 ½) inches caliper or greater.

This comment still applies. The applicant has proposed on-site tree replacements through both the planting of 'oversized' evergreen trees near the Beck Road Right-of-Way and perhaps other locations. In addition, Woodland Replacement Plantings will be field-located within the 15-conservation easement/park areas. The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the 620 on-site Woodland Replacement Tree credits. It doesn't clearly specify what types of 'oversized' trees are proposed as well. The applicant's woodland consultant has stated that the Plan is proposing a 1.5/1 Woodland Replacement Tree credit for the proposed 'oversized' evergreens. The City of Novi's Landscape Design Manual requires evergreens to be between 10' and 12' in height in order to qualify for 1.5 trees replacement credits per replacement tree. The applicant should review and revise the Plan in order to better indicate how the Woodland Replacement requirements will be met on-site.

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*.

This comment still applies.

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.

This comment still applies.

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*

Valencia Estates South (JSP13-0075)
Woodland Review of the Revised Concept Plan (PSP15-0029)
March 19, 2015
Page 9 of 12

Relationship Chart for Landscape Purposes found in the City of Novi Landscape Design Manual.

This comment still applies.

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: Kristen Kapelanski, AICP, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Stephanie Ramsay, City of Novi Customer Service

Attachments: Figure 1 & Site Photos



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).

Site Photos



Photo 1. Tree No. 431 (22"/12" inch black cherry)
To be removed.

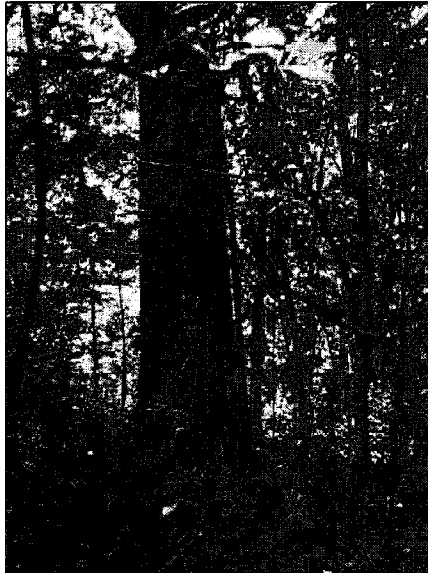


Photo 2. Tree No. 250 (34" cottonwood)
to be removed.

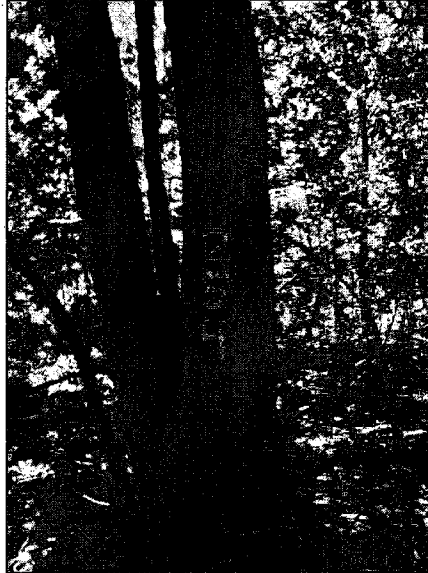


Photo 3. Tree No. 254 (20"/14" inch red maple)
To be removed.

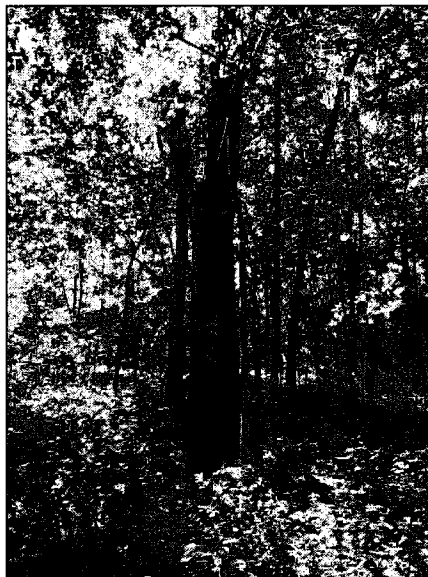


Photo 4. Tree No. 306 (25" inch black cherry)
To be removed.

Façade Review



Phone: (248) 880-6523
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Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



January 2, 2015

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

Re: **Valencia South PRO Concept Plan, Revision No. 2, Architectural Review**
PSP14 - 0212

Dear Ms. McBeth;

The following is our review of the revised drawings and accompanying response letter dated December 12, 2014, for compliance with Section 3402.D.2.a, of the PRO Ordinance and Section 303, the Similar / Dissimilar Ordinance.

In the prior application the applicant provided 12 different models that met the PRO requirements with respect to Size (square footage) and quality of material and exhibited the design diversity required to achieve compliance with the Similar / Dissimilar Ordinance. Copies of our prior reviews are attached for reference.


With this submittal the applicant has provided 4 models; the Springhaven, Torino, Muirfield, and Santa Fe, each having from 3 to seven alternate front elevations. A total of 23 front elevations were provided. The renderings indicate that all models will have brick or stone covering 90% of the front facades and brick extending to the second floor belt line on the side elevations. Although rear elevations were not provided it is assumed that these will likewise have brick extending to the second floor belt line. Two models from the previous submittal have been eliminated.

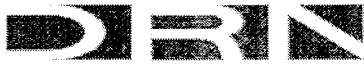
PRO Ordinance - The models provided in this application are consistent with prior submittals and meet the PRO requirements with respect to Size (square footage) and quality of materials.

Similar Dissimilar Ordinance - Compliance with the Similar / Dissimilar Ordinance essentially requires that similar facades be separated by a minimum of two homes with dissimilar facades, that similar facades not be located across the street from one another, and that the square footage of the proposed structure be within 75% of the average of homes within the surrounding area. We believe that with proper distribution of the various models provided that compliance with the Similar / Dissimilar Ordinance can readily be achieved from the array of models provided.

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

Sincerely,
DRN & Associates, Architects PC


Douglas R. Necci, AIA



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

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



September 8, 2014

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

Re: **Valencia South Revised PRO Concept Plan, Architectural Review**
PSP14 - 0146

Dear Ms. McBeth;

The following is our review of the revised drawings and accompanying response letter dated August 19, 2014, for compliance with Section 3402.D.2.a, of the PRO Ordinance.

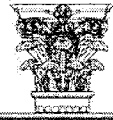
In the prior application the applicant provided 6 different models only 4 of which would be considered "dissimilar" with respect to the Similar / Dissimilar Ordinance. It was recommended that additional facades be provided to achieve the design diversity required by the Similar / Dissimilar Ordinance. With this submittal the applicant has provided 6 additional models, all of which would be considered dissimilar with respect to the Ordinance. Compliance with the Ordinance essentially requires that similar facades be separated by a minimum of two homes with dissimilar facades, and that similar facades not be located across the street from one another. We believe that with proper distribution of the various models provided that compliance with the Ordinance can readily be achieved.

As stated in our prior review the application had previously met the PRO requirements with respect to Size (square footage) and quality of material. With this revision the application now fully meets the intent and purpose of the PRO Ordinance. A copy of our prior review is attached for reference.

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

Sincerely,
DRN & Associates, Architects PC

Douglas R. Necci, AIA



June 9, 2014

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

Re: Valencia South PRO, Architectural Review
JSP13 - 0075

Dear Ms. McBeth;

This review is for compliance with Section 3402.D.2.a, of the PRO Ordinance;

3402.D.2.a - Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay

We have reviewed the applicant's "Attachment to Application for PRO", specifically items 5 and 6 that describe the additional public benefit offered by the proposed housing styles and sizes. Six front façade renderings were enclosed in the PRO application. Although floor plans were not provided it is anticipated that the floor plans and associated square footages will be consistent with the homes currently being constructed in Valencia North.

The PRO property falls within the R-1 Zoning District and is subject to Novi's "Similar/Dissimilar" Ordinance, Section 303. This Ordinance sets minimum standards for size (square footage), quality of materials, and design diversity. In order to meet the above threshold homes within the PRO would have to exceed the minimum requirements of the Similar Dissimilar Ordinance with respect to A – size, B - quality of materials and C - design diversity. The subject property is bounded by Echo Valley Estates Subdivision on the west and Andover Pointe Subdivision on the southwest and Iroquois Subdivision on the southeast.

A - Size (square footage) Section 303.1.g.1 of the Ordinance requires that a proposed home's size be within 75% of the average square footage of homes within a 350 foot radius (measured lot line to lot line). The average size of home within 350' of the PRO property is approximately 2,820 square foot. Based on this the minimum square footage for the homes in the PRO would be approximately 2,120 square foot. The exact figures could vary significantly depending on the particular lot's location. Assuming the floor plans in Valencia South are consistent with those in Valencia North the sizes will range from 3,000 S.F. to 3,500 S.F.. Therefore, the proposed square foot would represent an enhancement compared to the minimum required by the Ordinance.


B - Quality of Materials – Section 303.1.g.2 of the Ordinance requires that the type of materials used not be “grossly dissimilar” to those used in the surrounding area. The relative percentage of brick or stone is one measure of this. The average percentage of brick or stone on nearby homes is approximately 65% on the front facades with brick extending to the second floor belt line on the side and rear facades. The proposed models appear to have 90% brick on the front facades and brick to the second floor belt line on side and rear facades. It is our recommendation that the proposed materials and architectural features would be considered an enhancement over the minimum required by the Ordinance.

C - Design Diversity – Section 303.2 of the Ordinance requires that nearby homes (two on the left, two on the right and any across the street that overlap by 50%) not be “substantially similar” in appearance to the proposed home. The applicant has provided six different front façade renderings, of which only 4 would be considered dissimilar with respect to the Ordinance. It is our experience that a significantly greater number of dissimilar facades would be required to meet the Similar Dissimilar Ordinance. Therefore, it is our recommendation that the design diversity achieved by the facades provided would not comply with the minimum standards of the Ordinance and would not represent an enhancement over said minimum requirements as required by the PRO Ordinance.

Summary – While the proposed models represent an enhancement with respect to size and quality of materials, however the minimum requirements for design diversity have not been met. **It is recommended that a significantly greater number of dissimilar models be provided.** It should be noted that a uniform distribution of these models will be required in order to be considered an enhancement. It is our experience that this can present certain challenges during the sales process due to the disproportionate popularity of some models that often occurs.

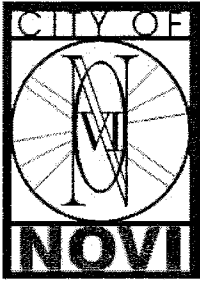
If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

Fire Review



December 1, 2014

December 30, 2014

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

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
Victor C.M. Lauria

Assistant Chief of Police
Jerrold S. Hart

RE: Valencia Estates

PSP#14-0198

PSP#14-0212

Project Description: A proposed 66 unit single family development in the Northeast corner of Section #29

- 1) Relocate hydrant at lot #s 18/47 to between lot #s 17/18 to meet 500' standard.

Recommendation: Approval with above conditions.

Sincerely,

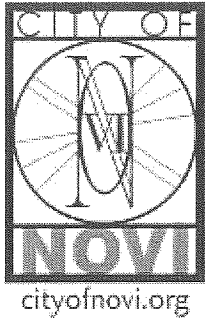
Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

**Project Update Memo from Plan Review Center
May 4, 2015**



MEMORANDUM

TO: PETER AUGER, CITY MANAGER
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR
FROM: KRISTEN KAPELANSKI, AICP, PLANNER *Kristen*
SUBJECT: PROJECT UPDATES - VALENCIA SOUTH
DATE: MAY 4, 2015

The petitioner is proposing a Zoning Map amendment with Planned Rezoning Overlay (PRO) for eight parcels, and a portion of two additional parcels that total 41.312 acres located at the southwest corner of Beck Road and Ten Mile Road in (Section 29) from R-1 (One-Family Residential, 1.65 DU's per net acre) to R-3 (One-Family Residential, 2.7 DU's per net acre). The applicant states that the rezoning request is necessary to allow development with smaller and narrower lots, but at the same density that is permitted within the current R-1 zoning.

The PRO concept plan shows 66 total lots as well as two on-site detention ponds, preservation of significant open space on the interior of the site and increased open space along both the Ten Mile and Beck Road frontages. Two boulevarded access points are proposed onto Beck Road.

The applicant has listed several public benefits as part of their request including the following:

1. Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads
2. Preservation of significant open space (29.7% or 12.27 acres)
3. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road
4. Housing style and size upgrades consistent with the existing Valencia Estates approved elevations.

The Planning Commission held the public hearing on February 11, 2015, and following public comment, asked the applicant to provide additional information for review and additional consideration at the meeting two weeks later. An excerpt of the relevant information from the action summary is attached.

In response to resident comments, the applicant has added a fifteen foot conservation easement buffer to be augmented with woodland replacement plantings along the south and west property lines adjacent to the existing residential developments. The revised concept plan is attached. The applicant has also requested to modify the usual building setbacks along the west and south property line to provide a minimum of 50 foot setback from the rear property line. Combined with the 15 foot easement that is shown, the proposed homes would be a minimum of 65 feet from the shared property line with the existing homes to the south and west.

The Planning Commission considered the matter again on February 25, 2015 heard additional public comment, and recommended approval of the proposed PRO concept plan and corresponding ordinance deviations subject to a number of conditions. An excerpt of the relevant information from the action summary is attached.

One of the conditions was the review of the most recent concept plan (including the fifteen foot conservation easement buffer) by the City's environmental consultants, ECT. Review letters are attached to this memo and were sent to the applicant on March 24, 2015. The wetland review noted an additional 0.02 acres of wetland impacts and an additional 0.039 acres of wetland buffer impacts with the updated concept plan. The woodland review noted the existing trees and understory will be preserved within the proposed fifteen foot conservation easement buffer and over 100 fewer woodland replacement credits for tree removals are required as a result of the update concept plan. Additionally, the number of woodland replacement trees to be provided on site has increased by 139 credits. The updated woodland and wetland plans are attached as reference.

The applicant has also submitted a supplemental letter (dated March 30, 2015 and attached) summarizing and addressing the concerns of the residents and the Planning Commission. Also included (and attached) was a Hydrogeological Evaluation which demonstrates the proposed development is not expected to have any negative impacts on nearby wells and septic fields. Engineering staff has reviewed the report and concurs with the findings noting any dewatering would require a plan to be approved by the Engineering Division before dewatering activities commence. The applicant has stated, "The proposed development activity indicates only a small portion of the sanitary sewer installation may require a minimal amount of dewatering. More importantly, our professional engineers are confident that the minimal dewatering required will not have any negative impacts to the nearby drinking water well sites."

Following the Planning Commission action, there was discussion by the neighbors, and an inquiry to the City, about the possibility of the adjacent property owners filing a "protest petition" against the rezoning before it goes to a vote of Council. Under the Zoning Enabling Act, there can be a referendum on a rezoning after that legislative action occurs; a successful referendum would "un-do" a rezoning. But there is also a procedure for the filing of a protest petition before the rezoning occurs. MCL 125.3404 states:

125.3403 Amendment to zoning ordinance; filing of protest petition; vote.

Sec. 403.

(1) An amendment to a zoning ordinance by a city or village is subject to a protest petition as required by this subsection. If a protest petition is filed, approval of the amendment to the zoning ordinance shall require a 2/3 vote of the legislative body, unless a larger vote, not to exceed a 3/4 vote, is required by ordinance or charter. The protest petition shall be presented to the legislative body of the city or village before final legislative action on the amendment and shall be signed by 1 or more of the following:

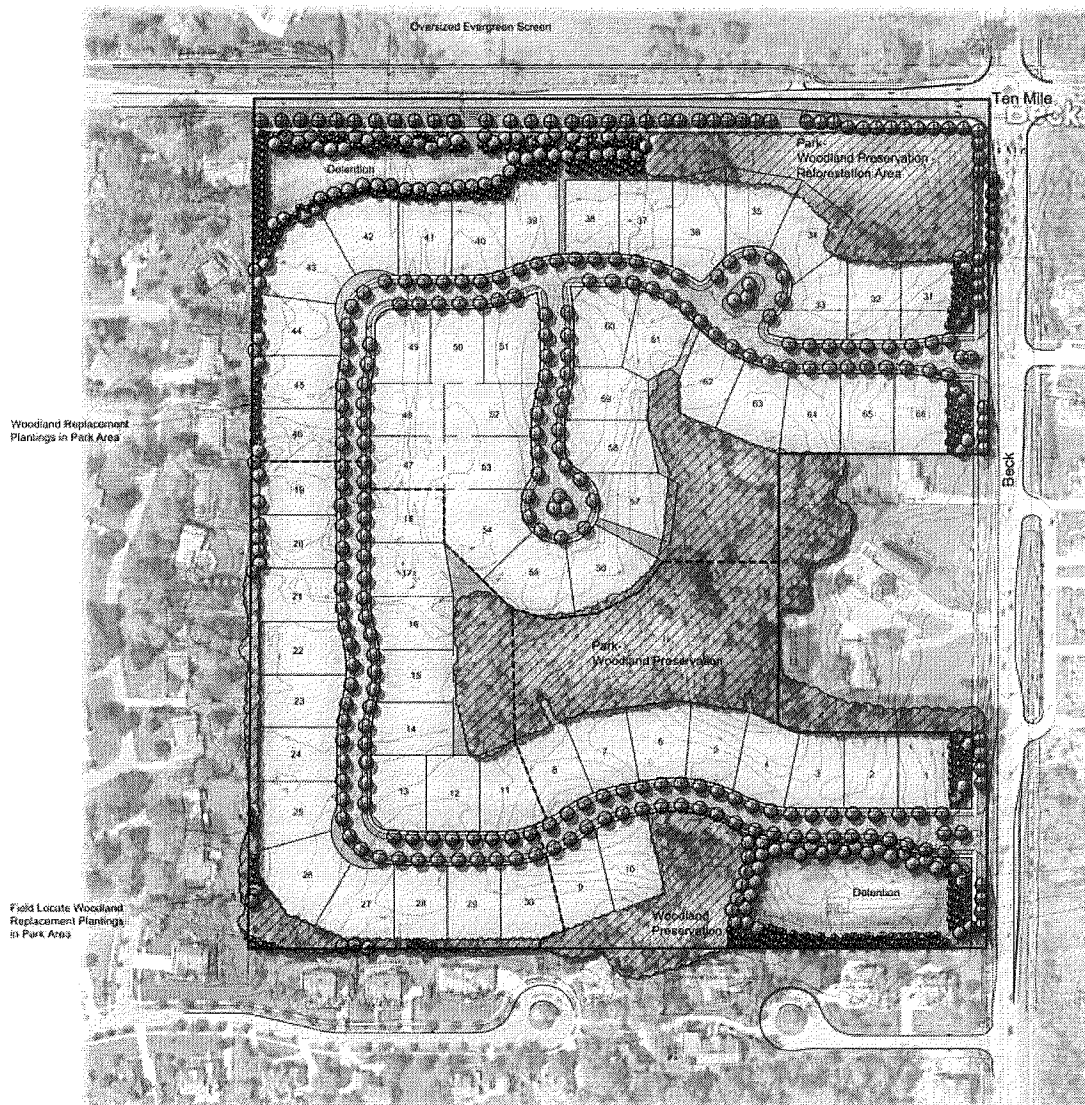
(a) The owners of at least 20% of the area of land included in the proposed change.

(b) The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.

(2) Publicly owned land shall be excluded in calculating the 20% land area requirement under subsection (1).

The City Clerk received the petition on March 24, 2015, and is reviewing it to see if it meets the requirements above. If it does, an approval by the City Council would require 5 affirmative votes of Council.

Staff expects to send this matter forward to the City Council for their consideration at an upcoming meeting.



Woodland Replacement Plantings in Park Area

Field Locate Woodland Replacement Plantings in Park Area

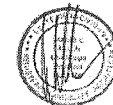
Proposed Street Trees

Street Tree Summary

Street Trees	61 Trees
Total Lots 70-105	5 Lots
Total Lots 105-140	4 Lots
Corner Lots	145 Trees (61+4) + 2 Trees + (5+3)
Trees Required	200 Trees (Extra 64 Trees to be Counted Towards Woodland Replacement)
Trees Provided	
Sheet Lawn	
Total Street Footage	2,323 LF
Trees Required	96 Trees (2,323 / 24)
Trees Provided	66 Trees
Woodland Replacement	
Replacement Required	1,964 Trees
Replacement Provided	620 Trees
Trees to be Paid into Fund	1,364 Trees

See Sheet L-2 for Entry
 Proposed Street Lawn Trees
 Oversized Evergreens /
 Woodland Replacement Trees

Seal:



Title:
Landscape Plan

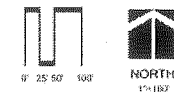
Project:
**Valencia Estates South
 Novl, Michigan**

Prepared for:
 Pinacade Homes
 28900 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision:	Issued:
5/20/2014	May 1, 2014
Revised	August 18, 2014
Revised	November 14, 2014
Revised	December 12, 2014
Revised	February 18, 2015

Job Number:
 14-071

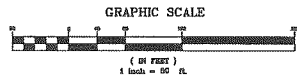
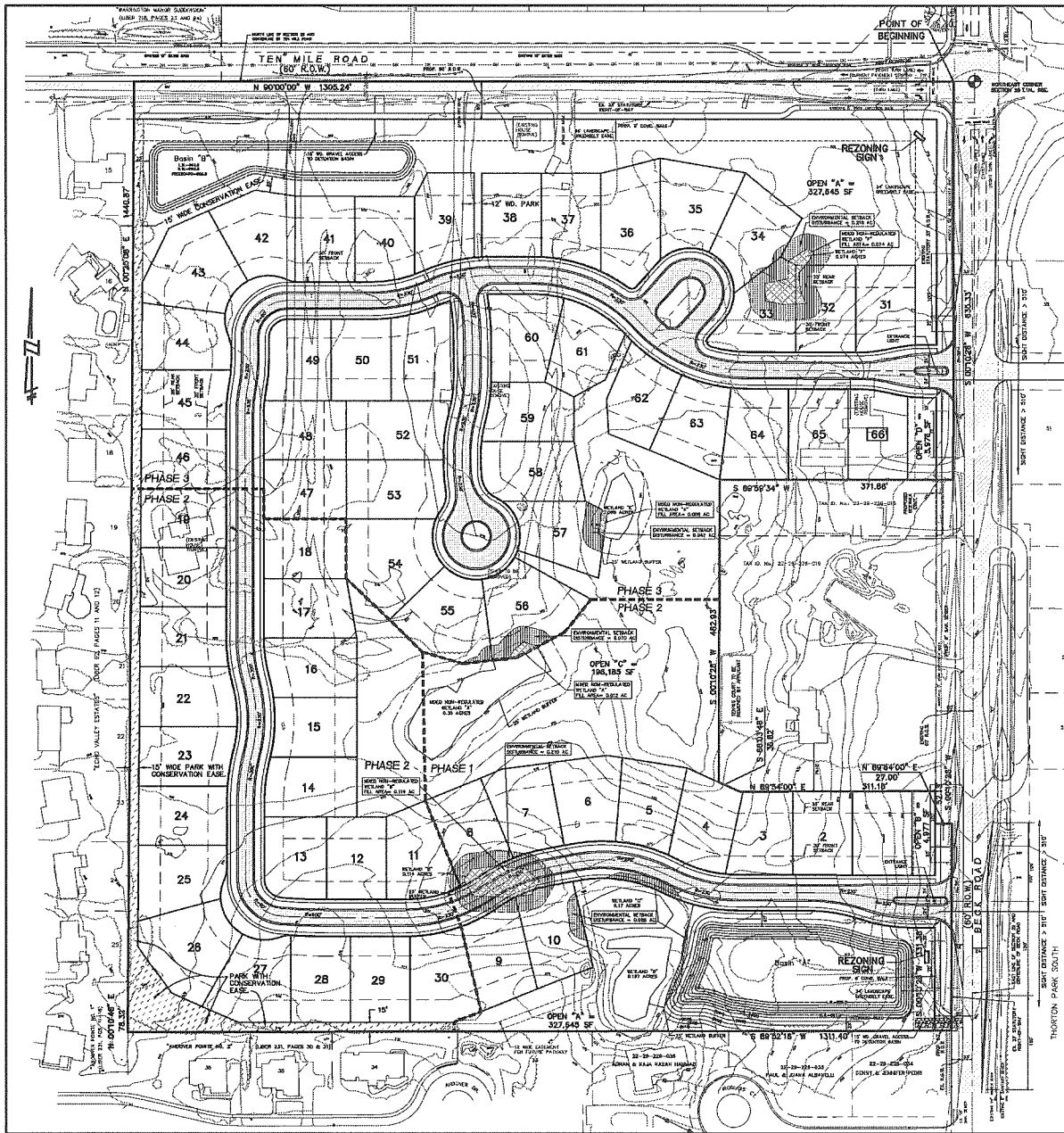
Drawn By: Checked By:
 JCA JCA



Sheet No. _____

L-1





WETLAND IMPACT

WETLAND NON REGULATED WETLAND	AREA (AC)	WETLAND IMPACT AREA (AC)	25' WETLAND BUFFER DISTANCE (AC)
A	0.300	0.012	0.070
B	0.116	0.114	0.210
C	0.179	0	0.008
D	0.197	0	0.019
E	0.098	0.098	0.042
F	0.074	0.074	0.015
TOTAL	1.061	0.298	0.822

SITE DATA
 PROPOSED ONE-FAMILY RESIDENTIAL SITE CONDOMINIUM
 CURRENT ZONING: "R-1"
 MAXIMUM DENSITY = 1.65 DU/NET ACRE
 AREA GROSS = 41.312 ACRES
 AREA NET = EXCLUDING STATUTORY R.O.W. ON TEN MILE ROAD (33') = 40.323 ACRES
 MAXIMUM DENSITY = 1.65 DU/ALAC X 40.323 ACRES = 66.53 UNITS
 PROPOSED NUMBER OF UNITS: 66 UNITS

TOTAL OPEN SPACE (GROSS)
 OPEN SPACE "A" = 327,845 SQ.FT. / 7.52 AC.
 OPEN SPACE "B" = 4,977 SQ.FT. / 0.11 AC.
 OPEN SPACE "C" = 128,188 SQ.FT. / 2.93 AC.
 OPEN SPACE "D" = 5,878 SQ.FT. / 0.14 AC.

TOTAL OPEN SPACE = 507,594 SQ.FT. / 12.27 ACRES = 28.70% OF SITE

PROPOSED DESIGN CRITERIA
 (CONSISTENT "R-3 ZONING")
 MINIMUM LOT SIZE = 12,000 SQ.FT.
 MINIMUM LOT WIDTH = 80.00 FEET
 FRONT SETBACK = 30 FEET
 REAR SETBACK = 35 FEET
 SIDE YARD SETBACK = 10 FEET (MINIMUM)
 SIDE YARD SETBACK = 30 FEET (AGGREGATE)

LEGEND

EXISTING	PROPOSED	PAVEMENT (ASPHALT)
SIDE WALK (CONCRETE)	CONCRETE CURB AND GUTTER	STORM SEWER
SANITARY SEWER	WATER MAIN	MANHOLE
CATCH BASIN W/STREAM GUARD	CURB INLET W/SALT SAC	D&G SECTION
GATE VALVE	HYDRANT	FLOOD PLAIN
CONTOURS	SPOT ELEVATION	

VALENCIA ESTATES SOUTH
 SECTION 29, TOWN 1 NORTH, RANGE 6 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

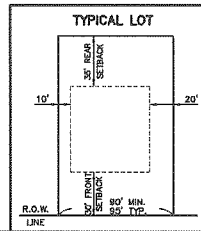
REVISIONS

NO.	DATE	DESCRIPTION

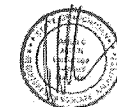
DATE: 08-16-14 PREPARED BY: J.L. FOR NUMBER: 14-008
 CHECKED BY: C.A. LEONARDI DRAWN BY: J.L. FOR
PLANNED REZONING OVERLAY (PRO) OPTION "A" PLAN

SEIBER, KRAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MARGENTHE • SUITE 10 • MORTONVILLE, MICHIGAN • 48187
 PHONE: 248.208.2331 FAX: 248.208.2339

SHEET 1



Seal:



Title:

Landscape Plan

Project:

Valencia Estates South
 Novi, Michigan

Prepared for:

Pinnacle Homes
 2850 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision:

Revision	Issued:
Submittal	May 1, 2013
Revised	August 16, 2014
Revised	November 14, 2014
Revised	December 12, 2014
Revised	February 15, 2015

Job Number:

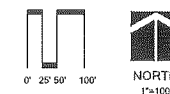
14-023

Drawn By:

JCA

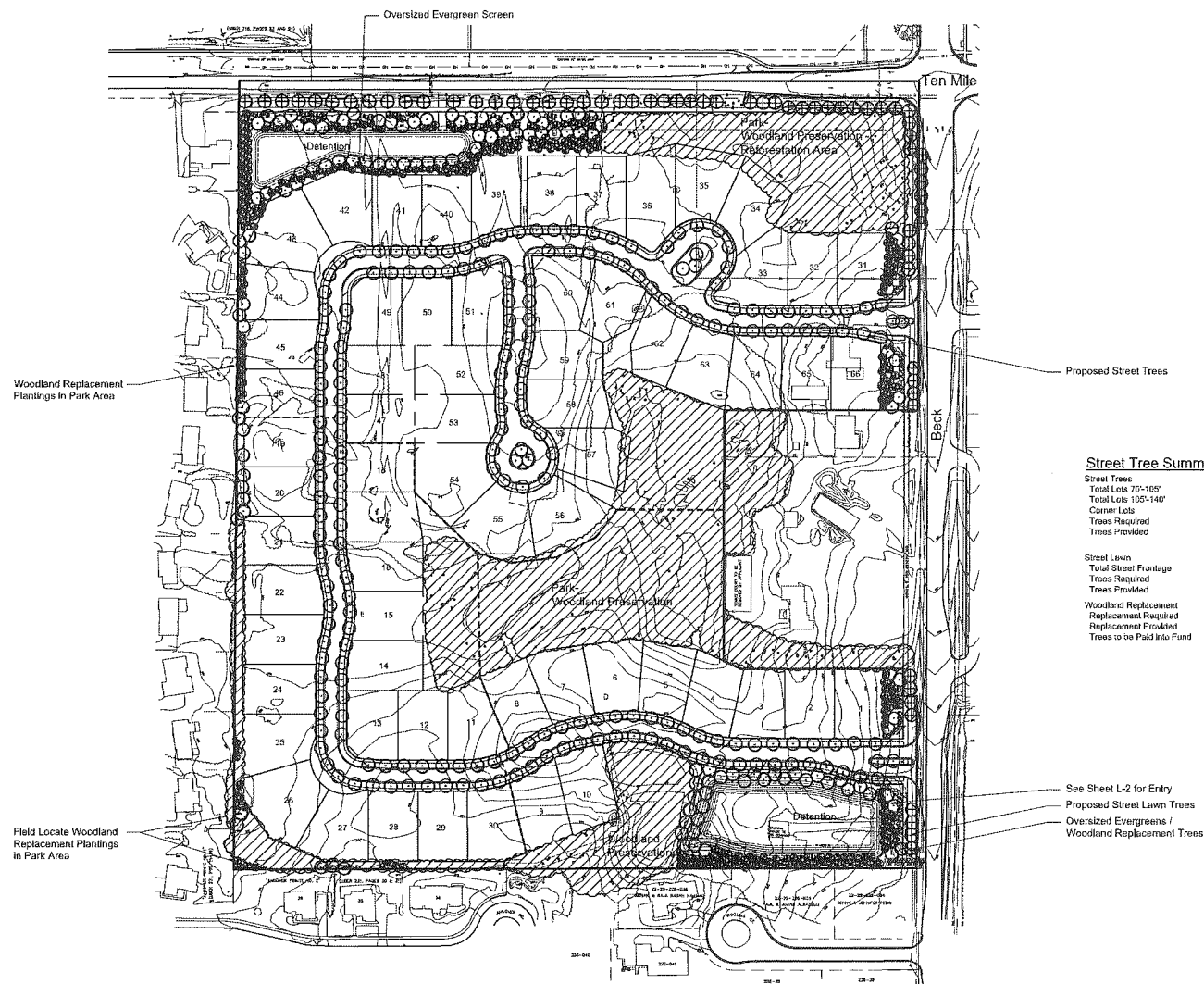
Checked By:

JCA



Sheet No.

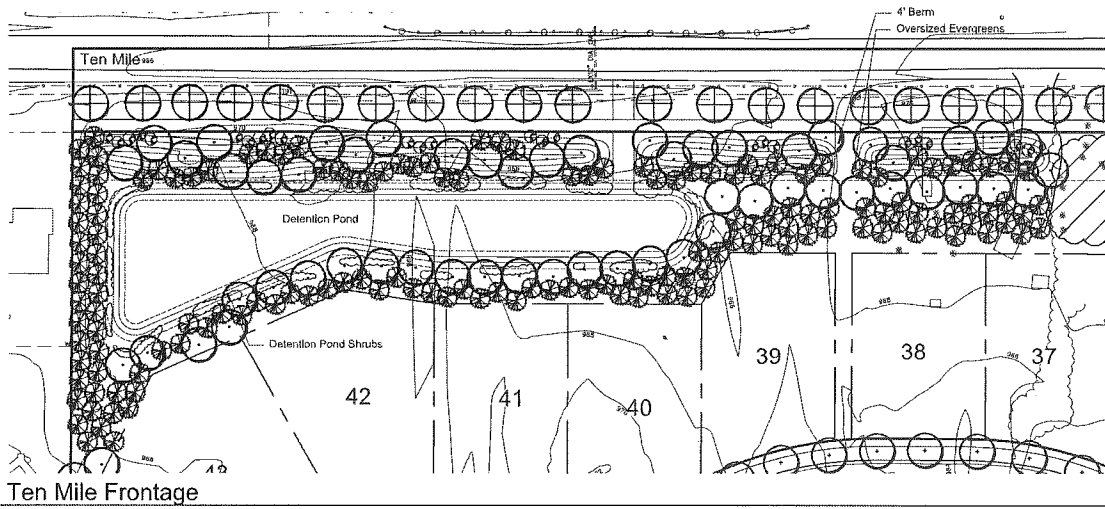
L-1



Street Tree Summary

Street Trees	
Total Lots 70'-105'	61 Lots
Total Lots 105'-140'	5 Lots
Corner Lots	4 Lots
Trees Required	145 Trees (51+4) + 2 Trees + (5 x 3)
Trees Provided	200 Trees (Extra 64 Trees to be Counted Towards Woodland Replacement)
Street Lawn	
Total Street Frontage	2,323 LF
Trees Required	65 Trees (2,323 / 35)
Trees Provided	65 Trees
Woodland Replacement	
Replacement Required	1,584 Trees
Replacement Provided	620 Trees
Trees to be Paid into Fund	1,364 Trees

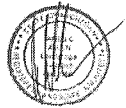




Landscape Summary

Greenbelt Plantings	
Total Street Frontage	2,323 Lf.
Less Preservation Areas	831 Lf.
Net Frontage	1,492 Lf.
Canopy Trees Required	43 Trees (1,492 / 35)
Canopy Trees Provided	43 Trees
Sub-Canopy Trees Required	75 Trees (1,492 / 20)
Sub-Canopy Trees Provided	75 Trees
Detention Pond Plantings	
High-Water Elevation	1,913 Lf.
Required Planting	1,340 Lf. (70%)
Planting Provided	1,454 Lf. (76%)

Seal:



Title:

Entry Plan

Project:

**Valencia Estates South
 Novi, Michigan**

Prepared for:

Pinnacle Homes
 28506 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision:

Submittal
 Revised
 Revised
 Revised

Issued:

May 1, 2014
 August 18, 2014
 December 12, 2014
 February 18, 2015

Job Number:

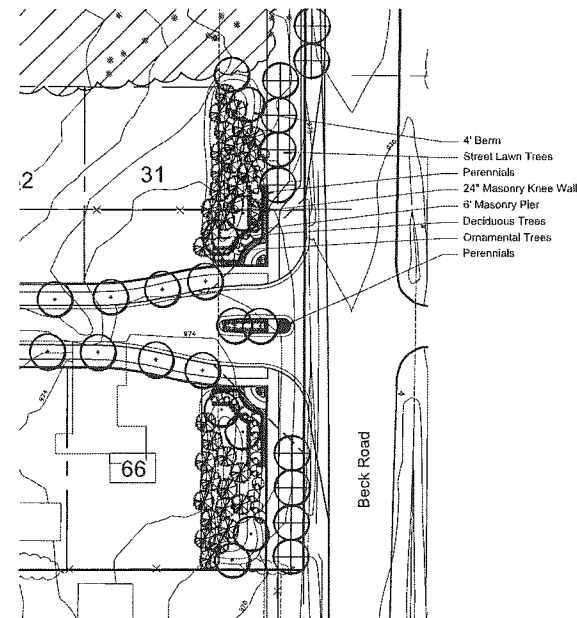
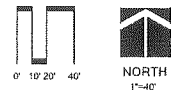
14-073

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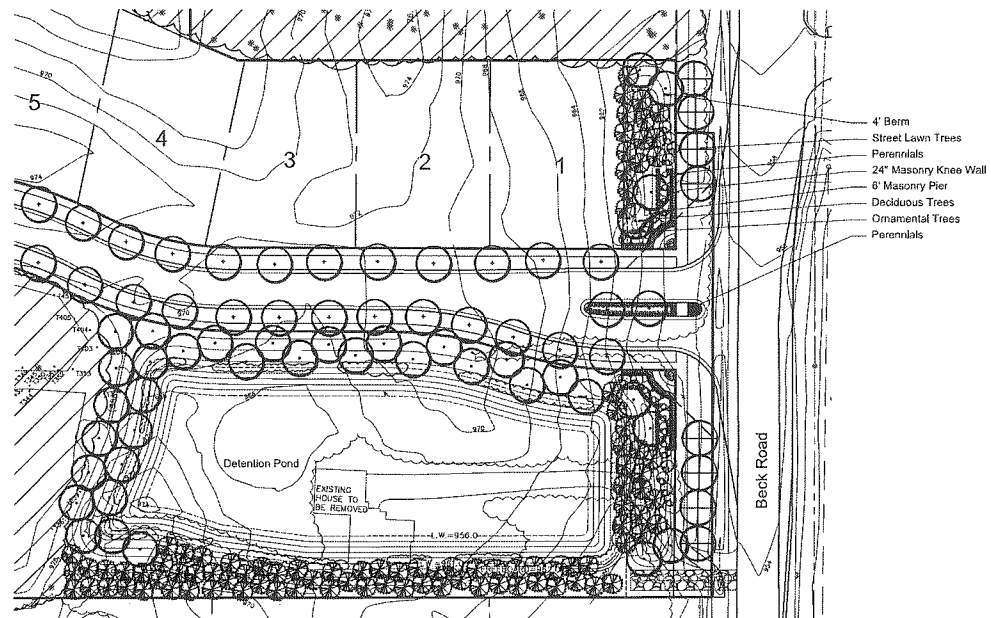
jca

Checked By:

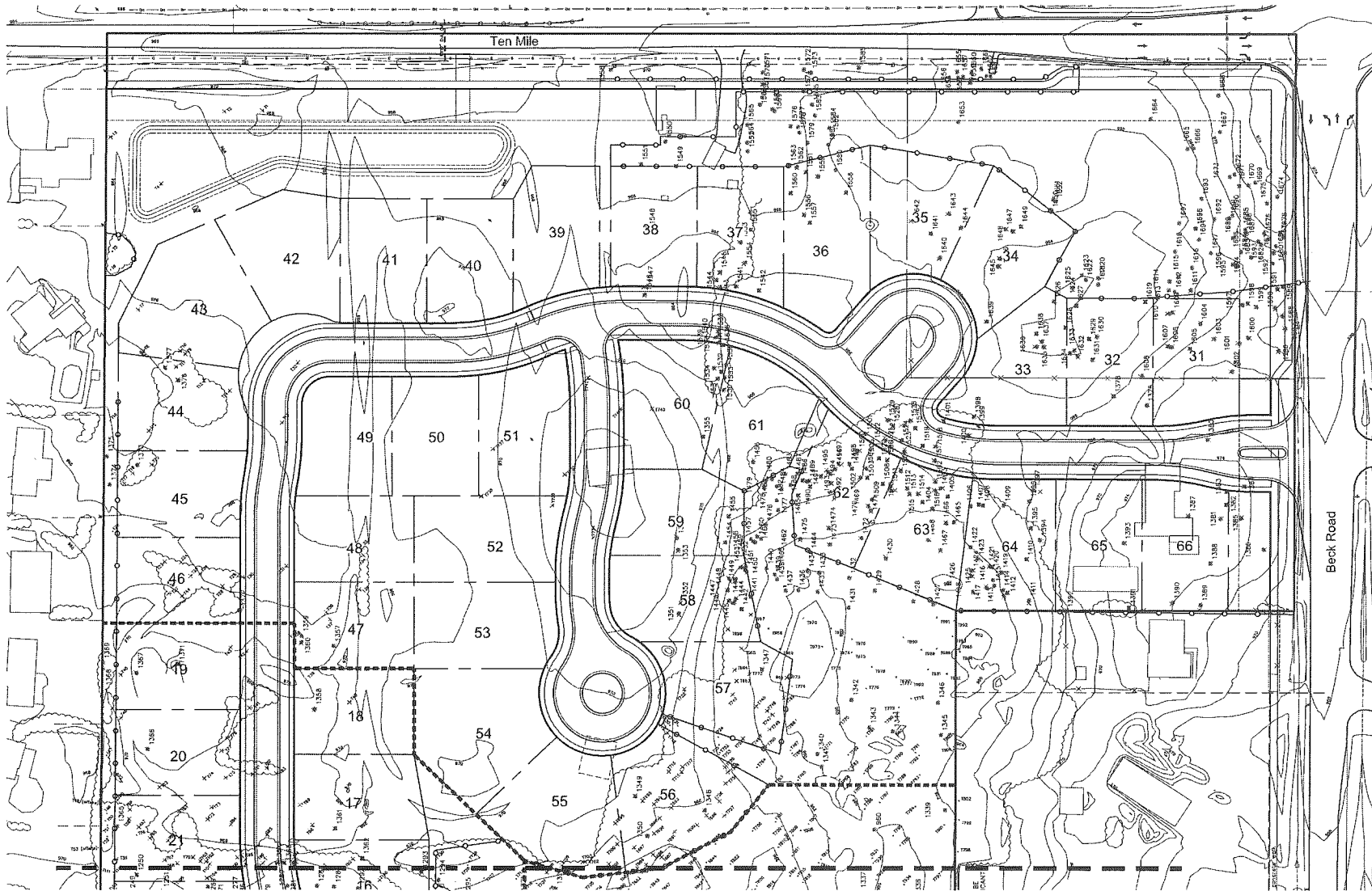
jca



Beck Road Entry - North



Beck Road Entry - South

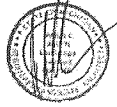


Matches Sheet L-4

Tree Protection Fencing

Key
 X Denotes Removed
 Tree Survey Performed by Mika's Tree Surgeons

Seal: _____



Title:
Woodland Plan

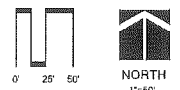
Project:
**Valencia Estates South
 Novi, Michigan**

Prepared for:
 Penelope Morris
 28500 Orchard Lake Road, Suite 209
 Farmington Hills, MI 48334

Revision:	Issued:
Revised	May 1, 2014
Revised	August 18, 2014
Revised	November 14, 2014
Revised	December 12, 2014
Revised	February 16, 2015

Job Number:
 14-023

Drawn By: _____ Checked By: _____
 jra jra



Sheet No. _____



Seal: _____



Title: **Woodland Plan**

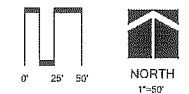
Project: **Valencia Estates South
 Novi, Michigan**

Prepared for:
 Pinnacle Homes
 28800 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision:	Issued:
Submittal	May 1, 2014
Revised	August 18, 2014
Revised	November 14, 2014
Revised	December 12, 2014
Revised	February 18, 2015

Job Number:
 14-023

Drawn By: Jca **Checked By:** Jca



Sheet No. _____

L-4



226-040

Key
 x Denotes Removed
 Tree Survey Performed by Mike's Tree Surgeons

Woodland Summary

Total Trees	1,570 Trees	
Regulated Trees Removed	1,025 Trees	
Regulated Trees Preserved	545 Trees	
Replacement Required		
Trees 8" - 11"	407 trees x 1=	407 Trees
Trees 11" - 20"	365 trees x 2=	730 Trees
Trees 20" - 30"	63 trees x 3=	189 Trees
Trees 30" -	20 trees x 4=	80 Trees
Multi-Stemmed Trees		578 Trees
Total Replacement Required		1,984 Trees



March 30, 2015



Kristen Kapelanski, AICP, Planner
CITY OF NOVI
45175 W. Ten Mile Road,
Novi, Michigan 48375

RE: Valencia Estates South – Supplemental Response
Conceptual Planned Rezoning Overlay (PRO)

Dear Kristen,

Per your request, we offer the following supplemental information and comments on our proposed Valencia Estates South residential development. We understand the neighboring residents are not desirous of additional new homes and neighbors moving into the community. Change is stressful to all people. In that light, we would like to take this opportunity to respond to the two primary concerns that have been raised from the adjacent homeowners.

Specifically, the neighbors have concern over impacts to their existing individual wells and septic field systems. They also have a strong desire for an increased buffer from the new proposed home sites. To those concerns we offer the following;

1. Impacts to Neighboring well & septic fields

Although, the final design of the development has not been completed, we have requested our design engineer and geotechnical engineer confirm the potential impact to the adjacent wells and septic fields. Attached is a letter summarizing our professional engineer's findings. Briefly, the finding indicates the following;

- The proposed development activity indicates only a small portion of the sanitary sewer installation may require a minimal amount of dewatering. More importantly, our professional engineers are confident that the minimal dewatering required will not have any negative impacts to the nearby drinking water well sites.
- Based on typical design and construction practices proposed for the subdivision, our professional engineers anticipate no adverse impacts to the adjacent septic field systems.

2. Provide increased buffer to existing homes

The existing neighbors would like an increased setback to their property. In our original neighborhood meeting, the neighbors expressed a strong desire to have the new homes setback from their property line further than typically required in R-1 zoning. Pinnacle Homes proposed to accommodate that request, and prepared a layout plan and modified housing product to provide an increased rear yard setback of fifty feet (50'). Notably, the existing homes and R-1 zoning provide for just 35' setbacks from rear yards.

After discussion with the Planning Commission, Pinnacle Homes agreed to further modify their land plan to provide an additional fifteen feet (15') preservation buffer along the westerly and southerly property line of the project. This plan modification will result in less setback from the Ten Mile Road corridor, and reduced park land in the central development area. The new plan proposes a home setback of **sixty five feet (65') from the neighboring property**, and was unanimously approved by the Planning Commission. The new setback is almost double the distance from existing home setbacks to our property.

Further, Pinnacle Homes is also proposing to supplement the 15' preservation easement with Woodland Replacement trees, as deemed appropriate. We feel this generous buffer and Woodland preservation effort is a substantial benefit to the immediately adjacent residents.

Finally, we would like to re-iterate our position on the primary benefits this single-family residential PRO project will have on the Novi community.

- *Primary Intersection preservation* - This project is proposed to provide significant preservation to the southwest corner of Beck & Ten Mile Road. This prime intersection has been viewed for years as prime location for a small commercial development. Approval of this project will ensure and preserve this intersection as a woodland preservation area, and eliminate the potential for future commercial proposals on the corner. Moreover, the intersection will remain forested and natural, to be enjoyed by the community at large, as they transverse to and from their daily commutes within the city.
- *Ten Mile corridor preservation* – This project is proposing significant housing setbacks from the Ten Mile corridor, and eliminating two driveway access points. The corridor will have an open natural feel and provide expanded use for both vehicular and pedestrian traffic.
- *Expansive neighboring setback buffer* - The proposed PRO will be providing a housing setback of 65' to the neighboring property, as part of the project proposal. That setback is nearly double the existing home setbacks in the area. In addition, 15' of the setback area will be established in a preservation area, and be denoted for woodland preservation and future protection.
- *Significant parkland preservation* – The PRO process is designed to provide a creative approach to the land planning process. The city PRO requirements for the project limit the plan density to the R-1 zoning level, and encourage preservation of significant open space areas. Specifically, the proposed plan has significant open spaces areas, totaling 11.65 acres, and a significant central woodland park totaling 4.5 acres. The proposed land plan will provide the city residents and local habitat protected parkland for decades to come.

- *Pathway & Utility extensions* – The project is proposed to connect pathways along both roadway corridors (Ten Mile & Beck road) in addition to providing pathway connections to the north and south properties internal to the plan. This assumes easements will be provided by others. Moreover, this project is extending public water and sanitary sewer studs to the southwest property line for future extension by the existing neighbors. We understand many of the existing wells and septic fields are old and may eventually fail. The utility extensions provided will best position the neighboring communities for a future connection to public services.

This letter of additional information is in addition to all the prior information and documents we have provided over the last eleven (11) months. We are proud of the final plan presented and feel we have proposed a very desirable residential neighborhood for the City of Novi community.

We look forward to presenting our plan to the City Council, at your earliest possible date. Should you have any further questions for me our design team, please don't hesitate to contact me.

Sincerely,
ATWELL, LLC

William W. Anderson

William W. Anderson, PE
Vice President

Attach.

XC: Howard Fingeroot, Pinnacle Homes
Pat Keast, Seiber Keast Engineering

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

March 27, 2015

Pinnacle Homes
1668 Telegraph Road
Suite 200
Bloomfield Hills, Michigan 48302

Attention: Howard Fingerroot

Job No. 15-064

Subject: Hydrogeological Evaluation
Dewatering Requirements
Valencia Estates South
Section 29, City of Novi, Oakland County, Michigan

Gentlemen:

As requested we have reviewed the available geotechnical and hydrogeological information for the site in order to anticipate any impacts to adjacent well and septic systems. Our findings are presented below and these indicate that some dewatering will be necessary for sanitary sewer installation along the south property line. Some nearby off-site individual water wells that have been constructed at very shallow depths need to be monitored to ensure that no negative impacts from dewatering will result. No impacts to septic fields are anticipated.

Site Location and Description

The site is situated in the northeast quarter of Section 29, Township 1 North, Range 8 East, City of Novi, Oakland County, Michigan. More specifically, the site is located on the southwest corner of 10 Mile Road and Beck Road. The approximate site location is indicated on the accompanying Figure 1 which is a reproduction of portions of the Salem Quadrangle USGS topographic map.

The site and nearby areas are depicted as having ground surface elevations which range from above Elevation 970' to below Elevation 960' with the lowest ground levels near 9 Mile Road and Beck Road which range from about Elevation 950' to below Elevation 930'. A number of marshy areas are shown with a large area to the west and southwest of the site. An open water area is indicated near the center of Section 29 which appears to be below Elevation 960'.

Existing subdivisions are located to the immediate west and immediate south of the site. The residences in those subdivisions are served by individual water wells and septic fields.

The northern portion of the site was previously cleared and has been maintained as residential property with wooded and marshy areas in the southern portions of the site.

It is understood that the site will involve development of sixty six (66) single family residential lots. This will include installation of underground utilities and excavation of basements.

Local Groundwater Conditions

In January 2014, McDowell & Associates performed six (6) soil test borings at the site, designated 1 through 6. The approximate boring locations are indicated on the accompanying Figure 2. Descriptions of the subsurface conditions encountered by each boring are provided on the Log of Soil Boring sheets which accompany this report. Groundwater levels observed in the borings are reported in the lower left corner of each boring log.

Boring 1 was drilled from a surface elevation of 967.4' to a depth of fifteen feet zero inches (15'0") which corresponds to Elevation 952.4'. No groundwater was encountered at Boring 1.

Boring 2 was drilled from a surface elevation of 972.4' to a depth of twenty feet zero inches (20'0") which corresponds to Elevation 952.4'. No groundwater was encountered at Boring 2.

Boring 3 was drilled from a surface elevation of 969.0' to a depth of fifteen feet zero inches (15'0") which corresponds to Elevation 954.0'. No groundwater was encountered at Boring 3.

Boring 4 was drilled from a surface elevation of about 965.6' to a depth of nineteen feet six inches (19'6") which corresponds to Elevation 946.1'. Groundwater was encountered at a depth of four feet zero inches (4'0") which corresponds to Elevation 961.6'. This boring was done in a marshy area and this groundwater is perched or trapped in the marshy area which is underlain by clay and silt soils. Groundwater was also encountered at a depth of seventeen feet six inches (17'6") which corresponds to Elevation 948.1'. This elevation is also the depth of the top of a water bearing silty sand layer. On completion of the boring, water rose in the borehole to a depth of ten feet six inches (10'6") which corresponds to Elevation 955.1'. This is believed to be a result of downward drainage from the marshy area in the borehole.

Boring 5 was drilled from a surface elevation of about 969.8' to depth of twenty five feet zero inches (25'0") which corresponds to Elevation 944.8'. Groundwater was encountered at a depth of nineteen feet ten inches (19'10") which corresponds to Elevation 950.0'. This groundwater was found in a small sand seam within a silty clay layer. Groundwater was also encountered at a depth of twenty one feet five inches (21'5") which corresponds to Elevation 948.4'. On completion, groundwater was again found at Elevation 948.4'. This groundwater is in a water bearing silty sand layer.

Boring 6 was drilled from a surface elevation of 968.3' to a depth of twenty five feet six inches (25'6") which corresponds to Elevation 942.8'. Groundwater was encountered at a depth of nineteen feet six inches (19'6") which corresponds to Elevation 948.8'. This groundwater is in a water bearing silty sand layer. On completion, groundwater was found at a depth of twenty one feet two inches (21'2") which corresponds to Elevation 947.1'. This groundwater is in the same silty sand layer.

Based on the above data, it appears that the groundwater table is at about Elevation 947' to Elevation

949'. The shallower groundwater occurrences found in the borings appear to be trapped or perched water above clay soils or in surface marshy areas which are also underlain by clay soils. The clay soils restrict downward migration of water. Therefore, the shallower groundwater observations are not related to the deeper water table.

Proposed Underground Utilities and Basements

A preliminary "Approximate Invert Elevation Plan" dated 3-5-15 by Seiber, Keast Engineering, LLC was reviewed. A reduced copy accompanies this report as Figure 3.

Figure 3 depicts the approximate locations and invert (bottom) elevations for the sanitary sewers, storm sewers, and storm water management Basins "A" in the northwest of the site and "B" in the southeast of the site.

Most of the sanitary and storm sewer inverts would be in the range of Elevation 956' to Elevation 960'. These are above the water table levels of Elevation 947' to Elevation 949' and would not require formal dewatering. Only minor dewatering, with contractor trash pumps, is anticipated where perched or trapped water is encountered and this would not impact the water table at the site.

However, it appears that the sanitary sewer inverts along Lots 26 through 30, 9, 10, and the south boulevard entrance off of Beck Road and the required sanitary sewer stub along Beck Road would be at Elevations 942' to Elevation 949'. Those invert elevations are below the water table and may require dewatering for their successful installation. This area is indicated on Figure 3 and is discussed further later in this report.

Basements are expected to be excavated to depths of about six feet (6') to ten feet (10') below the proposed finished ground surface. This includes their footing excavations. These excavations would be too shallow to encounter the water table at Elevation 947' to Elevation 949'.

Nearby Water Wells

Water Well and Pump Records obtained from the Michigan Department of Environmental Quality (MDEQ) were reviewed for Section 29, City of Novi, Oakland County, Michigan. The records were downloaded from the MDEQ Scanned Well Records website. It is not known if these represent all water wells in Section 29.

A total of one hundred seventy seven (177) well logs were reviewed. Some of the logs were either duplicates or were reports of pump maintenance. The review showed well completion depths ranging from thirty feet (30') to three hundred forty feet (340') below the ground surface. All of the wells were completed in glacial drift, as opposed to bedrock.

Considering well depths and the reported depths of their confining layers, fifty six (56) well logs provided information that suggest that they are in the same aquifer which would have dewatering for the proposed sanitary sewer section along the southern end of the site. Seven (7) of those well logs were duplicates, so a net of forty nine (49) well logs suggest that they are in the same aquifer which

would have dewatering. Seventeen (17) of the well locations are along Andover Drive/Lane and Edinborough Lane which parallel the south property line of the site. Sixteen (16) of the well locations are in Echo Valley Estates which is adjacent to the west property line of the site. The remaining well locations are scattered in Section 29.

Based on the well logs for some off-site locations along, or near, the south property line of the site it appears that the aquifer with the shallow wells is about ten feet (10') to eighteen feet (18') thick.

Potential Off-Site Impacts and Dewatering Considerations

From the preceding sections of this report, it may be seen that only a small portion of the site will need dewatering and this is for the proposed sanitary sewer in the south of the site (see Figure 3). Further, it is anticipated that groundwater levels will become lower than indicated by the soil borings during the summer months since groundwater levels usually fluctuate seasonally with their lowest levels happening in the drier summer months. Therefore, some of the indicated dewatering area, particularly at the southwest corner of the site may not be necessary.

It will be necessary to limit dewatering impacts to the shallow aquifer in order to protect the nearby shallow drinking water wells discussed earlier in this report. **It is our professional opinion that a dewatering plan can be designed and installed which will limit impacts to the aquifer and prevent impacts to the nearby drinking water well sites.** On a preliminary basis, it is estimated that drawdowns due to dewatering could extend up to about twenty feet (20') to eighty feet (80') away from the dewatering locations. For the sanitary sewer installations within the property limits, this indicates that there will not be noticeable impacts to the aquifer at off-site locations. However, careful consideration must be given to the area along Beck Road with the required sanitary sewer stub. Additionally, since any dewatering will occur at relatively large depths below the ground surface, no impacts will occur to existing nearby septic fields. **It is also our professional opinion that no contamination of the drinking water aquifer would occur from the septic fields as a result of the dewatering activities.**

The City of Novi Code of Ordinances, Section 11-37, Subsections (h) and (i) require that a written dewatering plan must be submitted to the City of Novi and will require their approval. This dewatering plan must include installation and monitoring of monitoring wells along the property lines to act as sentinels of off-site impacts to the aquifer. The City of Novi has authority to halt dewatering activities if off-site impacts develop.

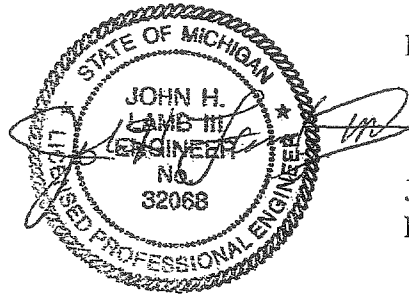
It is expected that both McDowell & Associates personnel and City of Novi representatives will be present on-site during dewatering and related construction activities. These parties will be able to provide the necessary third-party observations and monitoring, including readings from the monitoring wells.

Closure

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES



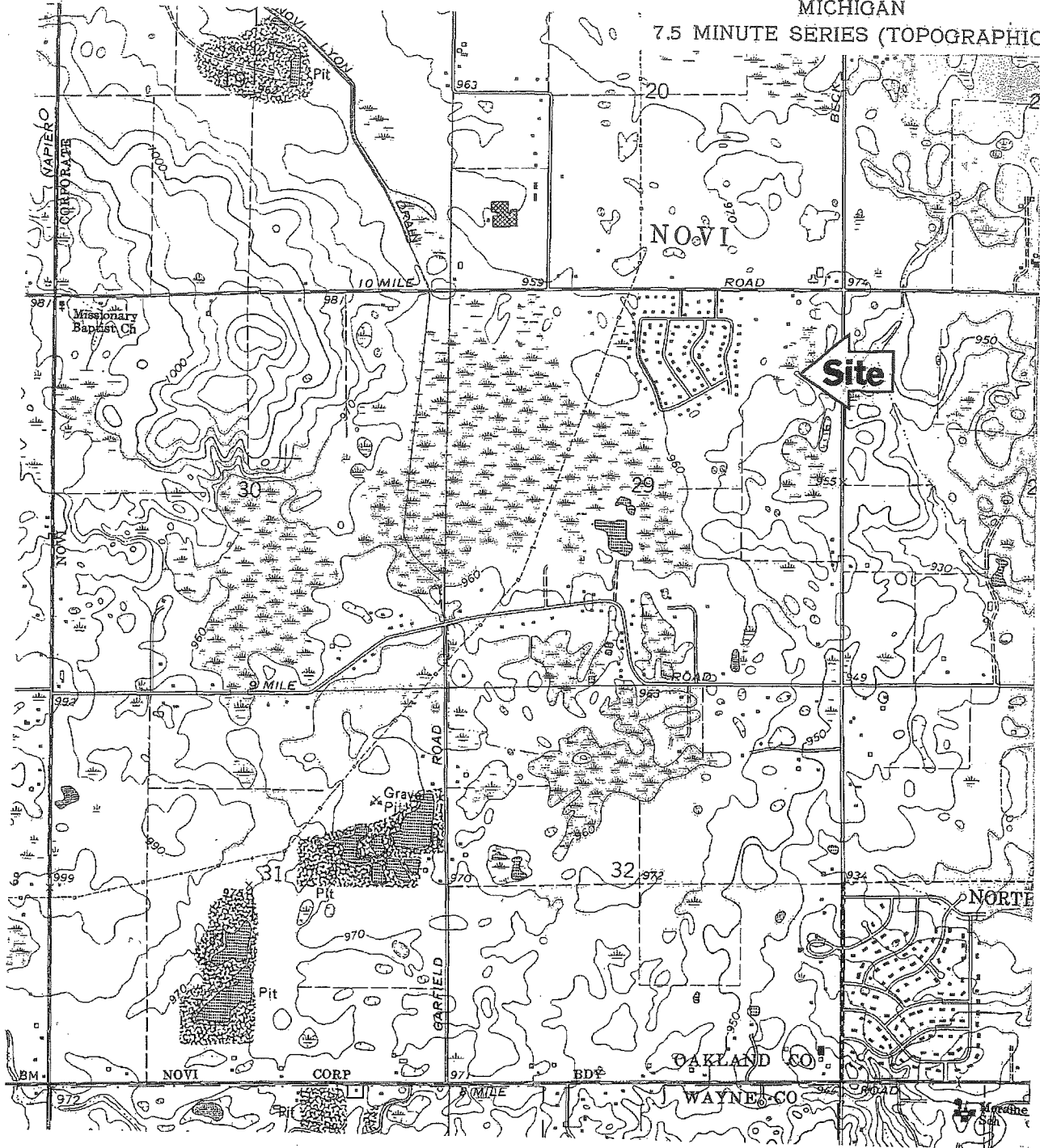
John H. Lamb, III, P.E.
Manager of Geotechnical Engineering
and Hydrogeological Services

JHL/

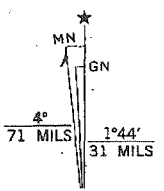
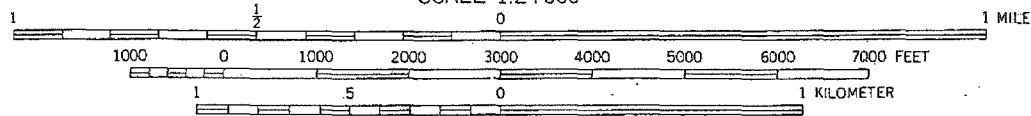
- Attachments:
- Figure 1 – Site Location
 - Figure 2 – Soil Boring Location Plan
 - Figure 3 – Approximate Invert Elevation Plan
 - Log of Soil Boring Sheets (6pp)
 - Resume of John H. Lamb, III, P.E. (3pp)

SALEM QUADRANGLE
MICHIGAN

7.5 MINUTE SERIES (TOPOGRAPHIC)



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

FIGURE 1 - SITE LOCATION

MFA Job 15-064

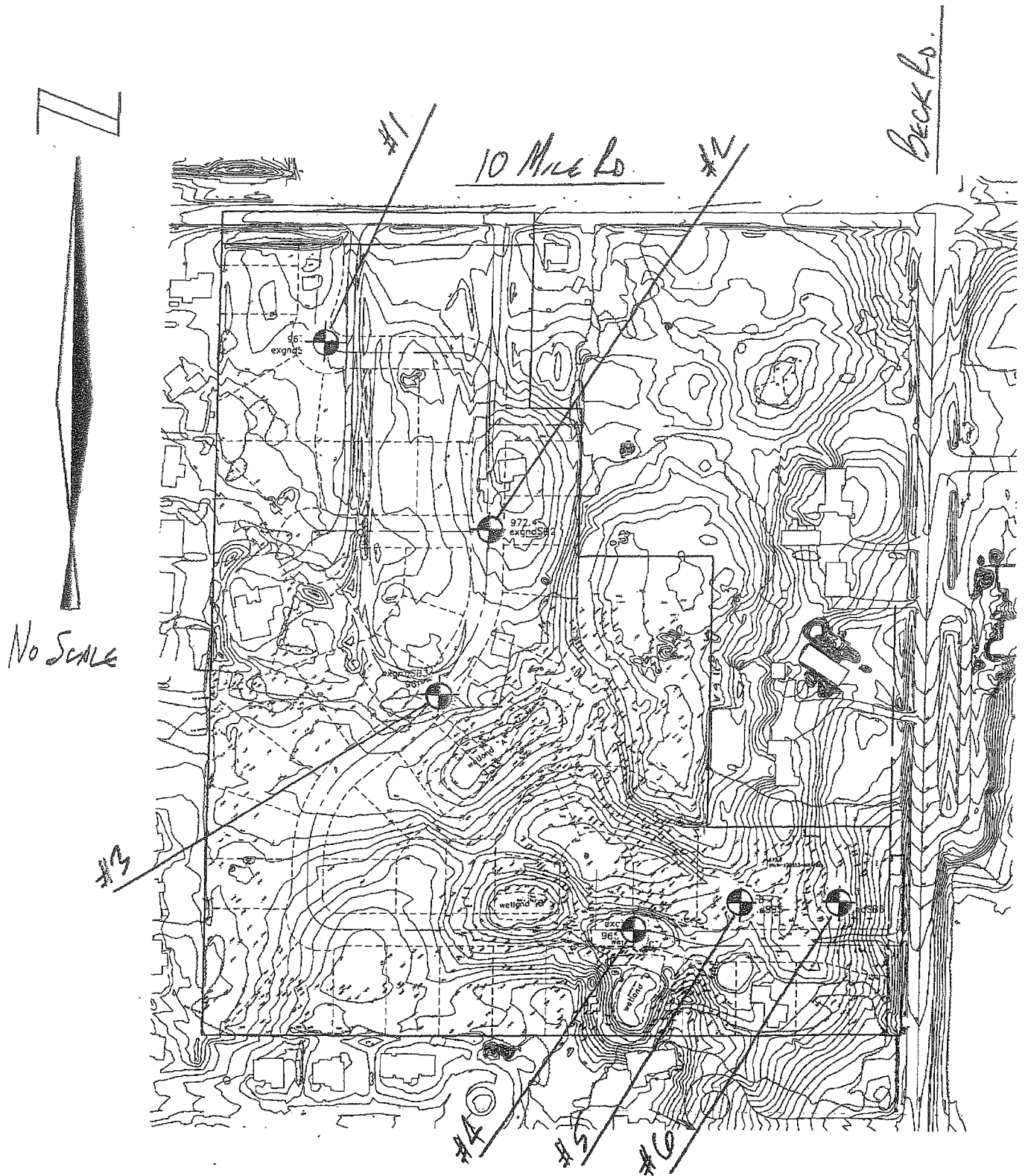


FIGURE 2. - Soil Boring Location Plan

#13-389
 15-064

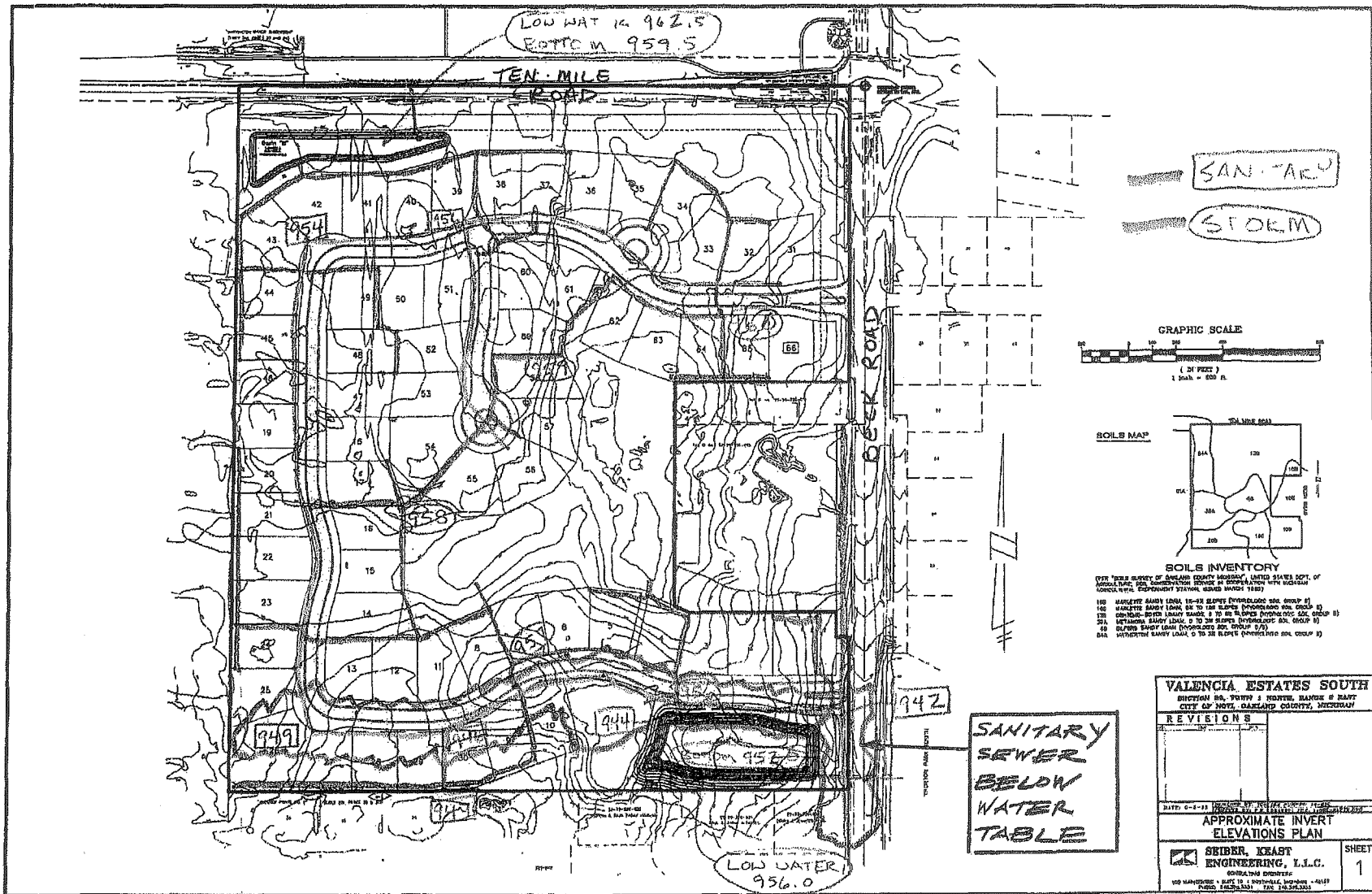


FIGURE 3 - APPROX. INVERT ELEVATIONS PLAN
(BY SEIBER, KEAST ENG'G, LLC)

M&A JOB 15-064



McDOWELL & ASSOCIATES
 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 1

PROJECT Soils Investigation

LOCATION 30.4-Acre Subdivision
Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 967.4 DATE 1/15/2014

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist dark brown sandy TOPSOIL						
A	2		1'7"	5					
SS	3		Stiff moist brown sandy CLAY with fine sand seams	5	14.5	132	*	(3000)	
	4			6					
B	5		4'3"	4					
SS	6		Compact moist brown fine to medium SAND with traces of silt and gravel and some stones and clayey sand seams	6	12.2				
	7			10					
C	8		6'8"	8					
SS	9		Very stiff moist brown silty CLAY with clayey sand seams	11					
	10			13					
D	11		9'6"	11					
SS	12		Extremely stiff moist blue silty CLAY with sand and pebbles and occasional stones	27					
	13			-					
	14		12'3"						
	15		Extremely compact moist brown SILT						
E	16		14'3"	16					
SS	17		Extremely compact moist brown SAND with stones	23					
	18		15'0"	--					
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPUT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:
 * Calibrated Penetrometer
 Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT FT. INS.
 G.W. ENCOUNTERED AT FT. INS.
 G.W. AFTER COMPLETION None FT. INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES



McDOWELL & ASSOCIATES
 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 2

PROJECT Soils Investigation

LOCATION 30.4-Acre Subdivision
Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 972.4 DATE 1/15/2014

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'3" Moist dark brown sandy TOPSOIL						
A	2		Compact moist brown clayey gravelly SAND with clay seams	3	9.0				
SS	3			4					
	4			4					
B	5		Compact moist brown silty fine SAND with trace of gravel, occasional stones and clayey sand seams	2	17.3				
SS	6			3					
	7			4					
C	8		Very stiff moist brown silty CLAY with clayey sand seams	9	13.8	144			
SS	9			10					
	10			11				*	(6000)
D	11		Very stiff moist blue silty CLAY with sand and pebbles and occasional stones	10	22.3				
SS	12			10					
	13			12					
	14		Extremely compact moist brown SILT with trace of sand						
E	15			19					
SS	16			12					
	17		Extremely compact moist brown SAND with stones	13					
	18								
	19								
F	20		20'0"	21					
SS	21			23					
	22			-					
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:
 * Calibrated Penetrometer
 Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT	FT.	INS.
G.W. ENCOUNTERED AT	FT.	INS.
G.W. AFTER COMPLETION	None	INS.
G.W. AFTER	HRS.	FT.
G.W. VOLUMES		INS.



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 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 3

PROJECT Soils Investigation
30.4 Acre Subdivision

LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 969.0 DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural WL P.C.F.	Dry Den WL P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist dark brown sandy TOPSOIL						
A	2		Compact moist brown clayey fine to medium SAND with trace of gravel and clay seams	3	11.9				
SS	3	4							
	6	6							
	4		Stiff moist brown silty CLAY with sand and pebbles						
B	5			3	14.3	135			
SS	6			5					
	6		6				*	(3000)	
	7		Compact moist brown fine SAND	7					
C	8			9					
SS	8			6					
	9		Compact moist brown SAND with stones						
D	10			7					
SS	10			8					
	11		Compact moist brown clayey SILT						
	12			9					
	12			6					
	13		Extremely compact moist brown fine SAND						
	14			8					
E	15			22					
SS	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30"; Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT	FT.	INS.
G.W. ENCOUNTERED AT	FT.	INS.
G.W. AFTER COMPLETION	FT.	INS.
G.W. AFTER	HRS.	FT.
G.W. VOLUMES'	none	INS.



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 Geotechnical, Environmental, & Hydrogeologic Services
 21355 Hatcher Avenue • Ferndale, MI 48220
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL
 BORING NO. 4

PROJECT Soils Investigation
30.4 Acre Subdivision
 LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 965.6+ DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1								
A	2		Extremely soft moist to wet black clayey PEAT with wet fine sand seams	1/9"	268.2				
SS	3			--					
	4			1/9"					
B	5		5'1"	1/12"	18.5	131	*	(2000)	
SS	6			--					
	7			3/6"					
C	8		Firm moist blue silty CLAY with trace of vegetation and occasional sand seams	2	13.4	137		1300	
SS	9			3					
	10			3					
D	11		10'0"	3					
SS	12			3					
	13			5					
E	14		12'0"	12					
SS	15			16					
	16			--					
	17		17'6"						
	18								
	19								
F	20		19'6"	26					
SS	21			--					
	22			--					
	23								
	24								
	25								

Note:
 Boring offset 16' southeast due to trees and brush. Surface elevation about the same as staked location.

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:
 * Calibrated Penetrometer
 Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30"; Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 4 FT. 0 INS.
 G.W. ENCOUNTERED AT 17 FT. 6 INS.
 G.W. AFTER COMPLETION 10 FT. 6 INS.
 G.W. AFTER HRS. FT. INS.
 G.W. VOLUMES' medium to heavy



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 21355 Hatcher Avenue • Ferndale, MI 48220
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LOG OF SOIL
 BORING NO. 5

PROJECT Soils Investigation
30.4 Acre Subdivision
 LOCATION Beck and Ten Mile Roads

JOB NO. 13-389

SURFACE ELEV. 969.8+ DATE 1-14-14

Novi, Michigan

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
			Moist dark brown sandy clayey TOPSOIL						
	1		0'8"						
A	2	[Diagonal Hatching]	Stiff moist brown silty CLAY with sand and pebbles	4					
SS	3			5	18.4	130	*	(3500)	
	4			5					
B	5	[Diagonal Hatching]	3'8"	9					
SS	6			17					
	7			--					
	8		Extremely stiff moist brown silty CLAY with sand and pebbles						
C	9	[Diagonal Hatching]	9'6"	12					
SS	10			15					
	11			--					
	12		Extremely compact moist brown silty fine SAND with trace of gravel and occasional stones						
D	13	[Stippled]	14'6"	9					
SS	14			14	4.3				
	15			16					
	16								
E	17	[Diagonal Hatching]	19'6"	13					
SS	18			19					
	19			--					
	20		Extremely stiff moist brown silty CLAY with sand and pebbles and occasional silt and sand seams						
F	21	[Diagonal Hatching]	21'3"	14					
SS	22			9					
	23			9					
	24		Extremely compact wet brown silty fine to medium SAND with trace of gravel and clay seams						
	25		Notes: 1. Boring offset 6' southwest of staked location due to trees and brush. 2. Installed 1 1/2" diameter PVC piezometer in boring with screen bottom at 22' and 1' stick up.						
G		[Stippled]	25'0"	14					
SS				21	14.1				
				--					

TYPE OF SAMPLE
 D. - DISTURBED
 U.L. - UNDIST. LINER
 S.T. - SHELBY TUBE
 S.S. - SPLIT SPOON
 R.C. - ROCK CORE
 () - PENETROMETER

REMARKS:

* Calibrated Penetrometer

Standard Penetration Test - Driving 2" OD Sampler 1' With
 140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 19 FT. 10 INS.
 G.W. ENCOUNTERED AT 21 FT. 5 INS.
 G.W. AFTER COMPLETION
 G.W. AFTER 1 1/2 HRS. 21 FT. 5 INS.
 G.W. VOLUMES' heavy

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection
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www.mcdowasc.com

JOHN H. LAMB, III, P.E.

McDowell & Associates
21355 Hatcher Avenue
Ferndale, Michigan 48220
Tel: (248) 399-2066

PROFESSIONAL REGISTRATION

Licensed Professional Engineer: State of Michigan #32068
Certified Underground Storage Tank Professional: State of Michigan #312

PROFESSIONAL EXPERIENCE

Over thirty five years of geotechnical, hydrogeological/hydrological, and geoenvironmental engineering experience involving hundreds of projects in nine states. These include: commercial and residential developments, industrial and power generation plants, fiber optic cable lines, transmission towers, highway and railroad bridge construction, pile and caisson foundations, pipeline construction, shallow foundations in difficult soils, slope stability analyses, temporary and permanent earth bracing systems, and above ground storage tanks.

Hydrogeological/hydrological experience includes: construction dewatering, groundwater monitoring and modelling, retention basin analyses and design, seepage analyses, freshwater wetland creation/mitigation/restoration, inland lake and pond creation, community and residential water supply wells, on-site treated sanitary wastewater disposal, irrigation systems, and wellhead protection areas.

Geoenvironmental experience includes: Phase 1 and 2 Environmental Site Assessments, underground storage tank and contamination remediations, contaminant plume delineation, contaminant transport evaluations, groundwater capture systems, hazardous and solid waste landfills, and lagoons.

Management experience includes: operations management, business administration and development, marketing, direct and indirect supervision of technical staff and project coordination.

EDUCATION

Wayne State University – Detroit, Michigan
Bachelor of Science in Civil Engineering – 1979
Graduate Studies in Geotechnical Engineering – 1980 to 1984

PROFESSIONAL ACTIVITIES

American Society of Civil Engineers – Member
Chairman of the Geotechnical Committee 1990 – 1991
ASCE Southeastern Michigan Branch
National Ground Water Association
Michigan Ground Water Association
Michigan Rural Water Association

EMPLOYMENT HISTORY

July 1989 – *McDowell & Associates, Ferndale, Michigan*
Present Manager of Geotechnical Engineering and Hydrogeological Services
Senior Geotechnical/Environmental Engineer and Hydrogeologist

January 1985 – *Professional Service Industries, Inc.*
July 1989 Division Manager, Geotechnical Senior Author and Branch Radiation
Safety Officer

1985 to 1987 Michigan Testing Engineers Division, Detroit, MI
1987 to 1988 Walker Laboratories Division, Charlotte, NC
1988 to 1989 A&H/Flood Engineering Division, Chicago, IL

November 1984 – *Neyer Tiseo & Hindo, Ltd., Farmington Hills, Michigan*
January 1985 Soils Engineer

March 1983 – *Sargent and Lundy Engineers, Chicago, Illinois*
June 1984 Structural Engineer

September 1980 – *Wayne State University, Detroit, Michigan*
April 1983 Graduate Assistant, Manager of Graduate Soil Mechanics Laboratory,
Instructor and Geotechnical Consultant

May 1980 – *Soil and Materials Engineers, Livonia, Michigan*
September 1980 Field Engineer

April 1979 – *McDowell & Associates, Ferndale, Michigan*
May 1980 Soils Engineer

HONORS

Chi Epsilon (National Civil Engineering) – President 1977-78
Wayne State University Chapter

Tau Beta Pi (National Engineering)
Wayne State University Chapter

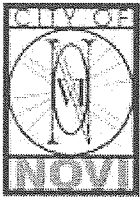
Triangle Fraternity – Vice President 1975-76

McBeth, Barb

From: Kapelanski, Kristen
Sent: Friday, May 08, 2015 2:54 PM
To: Council Members
Cc: Auger, Peter E.; Boulard, Charles; McBeth, Barb
Subject: Valencia South - Additional Information
Attachments: Valencia South woodland plan.pdf; JSP 13-75 Valencia South Existing Utilities and Off-Site Improvements.pdf

Staff has received some additional questions and requests for information on Valencia South. Attached please find a map showing the existing utilities in the area and proposed off-site improvements along with the existing tree survey for the site. Lastly, the off-week packet that was forwarded to Council only addressed staff plan reviews on the main concerns of the residents thus far. For a full packet of review letters, please see the Valencia South packet from the February 11, 2015 Planning Commission meeting available [here](#). For supplemental information and additional applicant response, please see the Valencia South packet from the February 25, 2015 Planning Commission meeting available [here](#).

Have a nice weekend!



Kristen Kapelanski, AICP | Planner
City of Novi | 45175 W. Ten Mile Road | Novi, MI 48375 USA
t: 248.347.0586 f: 248.735.5633

cityofnovi.org | InvestNovi.org

cityofnovi.org



Seal: _____



Title: **Woodland Plan**

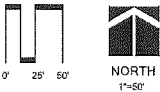
Project: **Valencia Estates South
 Novi, Michigan**

Prepared for:
 Pinnacle Homes
 28860 Orchard Lake Road, Suite 200
 Farmington Hills, MI 48334

Revision: _____ Issued: _____
 Submitted: May 1, 2014
 Revised: August 18, 2014
 Revised: November 14, 2014
 Revoked: December 12, 2014

Job Number: _____
 14-003

Drawn By: _____ Checked By: _____
 jps jps



Sheet No. _____

L-4

226-040

Key
 x Denotes Removed
 Tree Survey Performed by Mike's Tree Surgeons

Woodland Summary

Total Trees:	1,570 Trees
Regulated Trees Removed:	1,053 Trees
Regulated Trees Preserved:	477 Trees
Replacement Required	
Trees 8" - 11"	429 Trees
Trees 11" - 20"	390 Trees x 2"
Trees 20" - 30"	87 Trees x 3"
Trees 30" +	19 Trees x 4"
Multi-Stemmed Trees:	656 Trees
Total Replacement Required:	2,102 Trees



Valencia South JSP13-75

Existing Utilities & Off-Site Improvements



Map Legend

Subject Property

— Watermain

== Sanitary Sewer



City of Novi

Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kristen Kapelanski
Date: 05-08-15
Project: JSP13-75 Valencia South
Version #: 1.0

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.

**REZONING PROTEST PETITION
(WITHIN 100 FEET OF REZONING REQUEST)**

194

Rezoning Protest Petition

Case #: Z- JSP-13-0075

CITY OF NOVI CITY CLERK'S OFFICE

2015 MAR 24 P 2:40 2015 MAR Statement of Opposition:

We, the undersigned property owners, hereby protest the proposed Rezoning from the R-1 zoning district(s) to the R-3 zoning district(s) Rezoning case identified above, applicant name Pinnacle Homes Valencina South

The Rezoning is scheduled for action by the City Council on TBD (date)

The reason(s) for this protest is/are: against Protected Woodlands ordinance + Novi Masterplan for Section #29 - SW corner of 10 mile + Bevil

Print Name (clearly): Bruce Flaherty Date: 3-8-15 Description or Parcel # of Parcel(s) Owned: Lot # 36 ANDOVER POINTE II Signature: [Signature] Address: 48048 ANDOVER DR. NOVI MI 48374

Print Name (clearly): Marie Flaherty Date: 3-8-15 Description or Parcel # of Parcel(s) Owned: Lot # 36 ANDOVER POINTE II Signature: [Signature] Address: 48048 ANDOVER DR. NOVI MI 48374

Print Name (clearly): Leandra Edwards Date: 3/8/15 Description or Parcel # of Parcel(s) Owned: ECHO VALLEY LOT #20 Signature: [Signature] Address: 23880 FOREST PARK DR, NOVI MI 48374

Print Name (clearly): Janice Krupic Date: 3-8-15 Description or Parcel # of Parcel(s) Owned: LOT #2 Signature: [Signature] Address: 48076 Andover Dr. Novi MI 48374

Print Name (clearly): James N. McGuire Date: 3-8-15 Description or Parcel # of Parcel(s) Owned: LOT 35 Signature: [Signature] Address: 48028 ANDOVER DR Novi MI 48374

Print Name (clearly): Lucy McGuire Date: 3-8-15 Description or Parcel # of Parcel(s) Owned: Lot 35 Signature: [Signature] Address: 48028 Andover Drive

Rezoning Protest Petition

Case #: Z- JSP-13-0075

Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the R-1 zoning district(s) to the R-3 zoning district(s) Rezoning case identified above, applicant name Pinnacle Homes
Pinnacle Homes

The Rezoning is scheduled for action by the City Council on Feb 1 (date)

The reason(s) for this protest is/are: _____

Print Name (clearly): Debra Nikutta Date: 3-8-15
Description or Parcel # of Parcel(s) Owned: 23714 Forest Park Dr E. Novi, mi. 48374-3410
Signature: Debra D. Nikutta #25
Address: 23714 Forest Park Dr. E. Novi, mi 48374-3410

Print Name (clearly): Kevin J. Nikutta Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: Echo Valley - Forest Park Dr. #25
Signature: Kevin J. Nikutta
Address: 23714 Forest Park Dr. E, Novi, Mi 48374-3410

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the R-1 zoning district(s) to the R-3 zoning district(s) Rezoning case identified above, applicant name Dinnacle Homes
Valencia South

The Rezoning is scheduled for action by the City Council on Feb (date)

The reason(s) for this protest is/are: _____

Print Name (clearly): Michelle Brower Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: #34
Signature: Michelle Brower
Address: 47992 Andover, Novi, MI 48374

Print Name (clearly): Chris Brower Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: 34
Signature: Chris Brower
Address: 47992 Andover, Novi, MI 48374

Print Name (clearly): STACEY ROSE Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: ECHO VALLEY #18 50-22-29-206-008
Signature: Stacey Rose
Address: 23940 FOREST PARK DR. E., Novi, MI 48374

Print Name (clearly): KATHY ROSE Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: ECHO VALLEY #18 50-22-29-206-008
Signature: Kathy Rose
Address: 23940 FOREST PARK DR. E., Novi, MI 48374

Print Name (clearly): GERALD T. HARRIS Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: Echo Valley Lot #19
Signature: Gerald T. Harris
Address: 23918 FOREST PARK DR E. Novi MI 48374

Print Name (clearly): Susan Harris Date: _____
Description or Parcel # of Parcel(s) Owned: Echo Valley Lot #19
Signature: Susan Harris
Address: 23918 Forest Park DR E. Novi, MI 48374

Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the R-1 zoning district(s) to the R-3 zoning district(s)
Rezoning case identified above, applicant name Pinnacle Homes
Valencia South

The Rezoning is scheduled for action by the City Council on Feb (date)

The reason(s) for this protest is/are: _____

Print Name (clearly): SALLY IRENE MCINNES Date: 3-8-15
Description or Parcel # of Parcel(s) Owned: LOT 22
Signature: Sally Irene McInnes
Address: 23836 Forest Park Nove 48374

Print Name (clearly): William F. McInnes Date: 3/8/15
Description or Parcel # of Parcel(s) Owned: Lot 22
Signature: William F. McInnes
Address: 23836 Forest Park Nove 48374

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

Print Name (clearly): _____ Date: _____
Description or Parcel # of Parcel(s) Owned: _____
Signature: _____
Address: _____

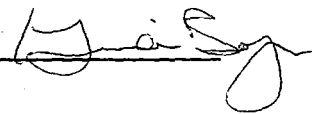
**LETTERS OBJECTING TO THE REQUEST
(OR WITH REMAINING CONCERNS)
RECEIVED AFTER THE PLANNING COMMISSION
PUBLIC HEARING**


CITY OF NOVI
CITY CLERK'S OFFICE

2015 APR 28 A 10:12

I/We are homeowners in Arden Glen Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

Hinda Babich  22541 Arden Glen Ct - Novi, MI
Printed Name/Signature Address 48374

Michael Babich  22541 Arden Glen Ct - Novi, MI
Printed Name/Signature Address 48374

Latencia South
protest not win
100'

CITY OF NOVI
CITY CLERK'S OFFICE

2015 MAR 24 P 2:40

I/We are homeowners in Greenwood Oak Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Mark Barsamian

Mark Barsamian

Printed Name/Signature

Linda Barsamian

Linda Barsamian

Printed Name/Signature

47602 Greenwich Dr

Address

47602 Greenwich Dr.

Address

I/We are homeowners in ECHO VALLEY Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT** in favor of the Rezoning SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

JEROME D. COHN
Jerome D. Cohn 23843 LYNWOOD
Printed Name/Signature Address

NANCY M. COHN
Nancy M. Cohn 23843 LYNWOOD
Printed Name/Signature Address

PLEASE STICK TO THE
NOVI MASTER PLAN! THANKS.

RECEIVED
APR 07 2015
CITY OF NOVI
COMMUNITY DEVELOPMENT

I/We are homeowners in Echo Valley Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT** in favor of the Rezoning SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Leandra Edwards 23880 Forest Park Dr E
Printed Name/Signature Leandra Edwards Address

Printed Name/Signature Address

2015 APR -6 P 2:39
CITY OF NOVA
CITY CLERK'S OFFICE

I/We are homeowners in Broadmoor Park Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

David Fontanive
Printed Name/Signature

23588 Broadmoor Park Ln.
Address

Printed Name/Signature

Address

6 of 6

Robert Over
Smith

I/We are homeowners in Broadmoor Park Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

Karen Gibbons/Karen Milbone

Printed Name/Signature

23545 Argyle St, Novi

Address

Chris Schwede/Christopher W Schwede

Printed Name/Signature

23545 Argyle Novi

Address

February 27, 2015

Novi City Council
45175 Ten Mile Road
Novi MI 48375

CITY OF NOVI
CITY CLERK'S OFFICE

Re: Valencia South Rezoning Request

2015 MAR -3 A 11: 43

Dear Councilpersons:

My name is Gerald T. Harris and I reside at 23918 Forest Park Dr E in Echo Valley Estates Subdivision. My property is directly adjacent to the property assembled by the developer that is currently being referred to as Valencia South. This development is South of Ten Mile and West of Beck Road. It is and has been zoned as R-1. The developer is requesting a rezoning of the assembled parcels from the R-1 to R-3 PRO. This item is scheduled as part of your March 9, 2015 Council Agenda.

This correspondence is intended to advise you of my objection to this rezoning based upon the factors that I and many of my neighbors have expressed to the developer, the Planning Department and Planning Commission and to Members of City Council.

Specifically, I expect this to be included along with any other resident response seeking to protest this rezoning under Section 125.3403 of the Michigan Zoning Enabling Act (Excerpt), Act 110 of 2006, Sec. 403 (1) (b)

125.3403 Amendment to zoning ordinance filing of protest petition; vote.
Sec. 403

- (1) An amendment to a zoning ordinance by a city or village is subject to a protest petition as required by this subsection. If a protest petition is filed, approval of the amendment to the zoning ordinance shall require a 2/3 vote by the legislative body, unless a larger vote, not to exceed a ¾ vote, is required by ordinance or charter. The protest petition shall be presented to the legislative body of the city or village before final legislative action on the amendment and shall be signed by 1 or more of the following:
 - (a) The owners of at least 20% of the area of land included in the proposed change.
 - (b) The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.
- (2) Publicly owned land shall be excluded in calculating the 20% land area requirement under subsection (1).

History: 2006, Act 110, Eff. July 1, 2006

Please advise if any additional information or procedural steps are required of me for this to be considered as part of the resident petition protest.

Sincerely,



Gerald T. Harris
23918 Forest Park Dr E
Novi, MI 48374
248.349.6805

CITY OF NOVI
CITY CLERK'S OFFICE

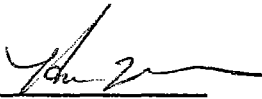
2015 APR 16 A 7 12

I/We are homeowners in Broadmoor Park Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

Jyung Kim
Printed Name/Signature

23321 Arroyo St Novi MI 48374
Address

Hwa Kim 
Printed Name/Signature

23321 Arroyo St Novi MI 48374
Address

3/25/15

I/We are homeowners in Greenwood Oaks Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Teresa La Ross
Teresa La Ross
Printed Name/Signature

24425 Nantucket Drive
Address

Printed Name/Signature

Address

596

Yakencore
Smith

CITY OF NOVI
CITY CLERK'S OFFICE

2015 JUN 8 10:30 AM
HERE'S HOW YOU CAN HELP!!

- Complete and Return the attached ½ sheet in the mail, drop off to the Civic Center or email to Marti Anderson sasnak1703@yahoo.com.
- Call our Mayor or City Council Members at 248-347-0460
- Email your questions or concerns to your Mayor and City Council Members www.cityofnovi.org/Government/Mayor-And-Council/Mayor-Gatt.aspx
- Talk to your neighbors.
- Attend the City Council meeting date June 8th:

I/We are homeowners in ECHO VALLEY Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are NO NO NO NOT in favor of the Rezoning.

Printed Name

FRANK R. MALLON

Address

23947 LYNWOOD

Signature

Frank R. Mallon

I/We are homeowners in Greenwood Oak Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

FRED E NEAL *Fred Neal*
Printed Name/Signature

47626 Greenwich Dr.
Address

Catherine Neal
Printed Name/Signature

47626 Greenwich Dr.
Address

RECEIVED

MAR 30 2015

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

I/We are homeowners in Broadmoor Park Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

David L. Nelson

Printed Name/Signature

David L. Nelson

23546 Broadmoor Park Lane

Address

Printed Name/Signature

Address

3 of 6

Valencia
South

4 of 6

Valencia
South

I/We are homeowners in BROADMORE PK. Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO

Please accept this document indicating we are NOT in favor of the Rezoning (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

John Nicholas
Printed Name/Signature

45350 BAKER ST NW
Address

John Nicholas
Printed Name/Signature

45350 BAKER ST NW
Address

I/We are homeowners in ECNO VALLEY Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

CITY OF NOWI
CITY CLERK'S OFFICE
2015 APR -7 P 3:20

CLARICE ROKK, Clarice Rokk
Printed Name/Signature

48251 RUSHWOOD
Address

Printed Name/Signature

Address

I/We are homeowners in LOT 6 OF ANDOVER POINTE Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

CITY OF NOWI
CITY CLERK'S OFFICE
2015 APR -7 P 3:21

Please accept this document indicating we are **NOT in favor of the Rezoning** (SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO).

CLARICE ROKK, Clarice Rokk
Printed Name/Signature

48251 RUSHWOOD
Address

Printed Name/Signature

Address

McBeth, Barb

From: Stacey Rose <[REDACTED]>
Sent: Wednesday, May 27, 2015 8:51 AM
To: McBeth, Barb
Subject: Echo Valley Position on Valencia South

Dear Barb,

Following is the email I sent to council that I mentioned yesterday. I will continue to follow up with you regarding revised plans.

I am on the Echo Valley Civic Association Board of Directors representing the 104 homes in the Echo Valley subdivision and have been asked to represent Echo Valley in presenting our concerns about the proposed development. I also live adjacent to the proposed development at 23940 Forest Park Drive.

First let me clarify a few things regarding our position. We expect the land to be developed. We recognize the Developers right to develop his land. We recognize that the proposed plan has merits. Risks to wells and septics are a concern to many of our residents and we ask for every protection possible but this will be the case with any development of this land.

We recognize that the R3 with PRO provides a unique opportunity to shape the development and obtain benefits that would otherwise not be possible. As a condition of the PRO, a much more substantial conservation easement between the proposed development and neighboring subdivisions would allow us to support this development. Our rationale for a much larger conservation easement is as follows:

It mitigates the impact of the concentration of R3 density next to our subdivisions and homes by allowing taller and deeper screening within the conservation easement.

The proposed 15' conservation easement is simply way too narrow. It will not support trees of substantial size especially adjacent to the power lines along the East side of Echo Valley.

A larger conservation easement is more consistent with the Master Plan in maintaining lower density between the subdivisions and better isolating the R3 exception.

It allows more space for existing trees to remain or replacement trees to be planted / transplanted.

A wider conservation easement better supports the long established and planned wildlife corridor across the city.

It is more of a shared benefit still fully benefiting the proposed development.

If I can provide further clarification or help in any way please do not hesitate to contact me. I am happy to talk by phone or meet in person. We hope these concerns are addressed as the process moves forward.

Sincerely,

Stacey Rose, Echo Valley Board Member representing Echo Valley
23940 Forest Park Drive

I/We are homeowners in Echo Valley Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are NOT in favor of the Rezoning SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

DAVID SCHROEDER
Printed Name/Signature

23750 HEARTWOOD Novi, MI.
Address

Gala Schroeder
Printed Name/Signature

23750 HEARTWOOD, NOVI
Address

Gala Schroeder

I/We are homeowners in Echo valley Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

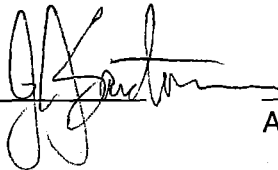
Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.


Suzanne E. Weaver Suzanne E. Weaver 23851 Heartwood (10 Mile/Beck area)
Printed Name/Signature Address

ROBERT B. WEAVER Robert B. Weaver 23851 HEARTWOOD Novi
Printed Name/Signature Address

We are homeowners in Greenwood Oaks Subdivision and wish to express our concern over the Proposed Rezoning for the SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

Please accept this document indicating we are **NOT in favor of the Rezoning** SW corner of 10 Mile/Beck Road from R-1 to R-3 PRO.

JOSEPH V SANCTORUM  24451 NANTUCKET DR
Printed Name/Signature Address


Carol A. Sanctorum  24451 Nantucket Drive
Printed Name/Signature Address

2015 MAR/26 P 2:06
CITY OF NOVI
CITY CLERK'S OFFICE

have been planted in Valencia North).

- This parcel and ALL surrounding subdivisions are zoned R1 in the Novi Master Plan. Our R1 lots are larger and more spacious and have to be built around the terrain of the property (minimum 21,780 sq.ft) vs. R3 lots (minimum 12,000 sq.ft.). Lot sizes of proposed plan will be significantly smaller than Valencia North development (N/W corner of Beck/10). Valencia North development has 38 homes on 24 acres compared to proposed Valencia South development of 66 homes on 41 buildable acres.
- The rezoning, with proposed development, will lower property values of existing surrounding homes.
- In addition to clearing most of the trees, builder is also proposing "moving" multiple wetland areas.

HERE'S HOW YOU CAN HELP!!

- Complete and Return the attached ½ sheet in the mail, drop off to the Civic Center or email to: sasnak1703@yahoo.com.
 - Call our Mayor or City Council Members at 248-347-0460
 - Email your questions or concerns to your Mayor and City Council Members www.cityofnovi.org/Government/Mayor-And-Council/Mayor-Gatt.aspx
 - Talk to your neighbors.
 - Attend the City Council meeting date TBD
- 

**LETTERS OF SUPPORT
RECEIVED AFTER THE PLANNING COMMISSION
PUBLIC HEARING**

McBeth, Barb

From: Shawn Bakewell <[REDACTED]>
Sent: Thursday, June 04, 2015 8:35 AM
To: McBeth, Barb
Subject: Valencia South

Jackie Anglin-Bakewell
42750 Grand River Ave.
Novi, MI. 48375

Dear Barbara,

We are writing in regards to the proposed Valencia Estates South at Ten Mile and Beck Roads. We learned about this proposed project by way of the article in the Novi News regarding controversial proposed development. As residents of Novi, we are quite surprised that the surrounding homeowners continue to object to the project.

From our reading of the article, it appears the density that the developer is proposing is the same as permitted in the current zoning and that the rezoning was to allow the City to protect itself. It appears those protections include expanded rear yard setbacks along the neighboring subdivisions with a preservation area that will have trees planted in it, large open space area within the development with preserved trees and wetlands for the residents to enjoy, as well as a large open space area on the corner of Ten Mile and Beck roads to keep the corner natural.

Seems like a fair deal, and we support the project

Jackie-Anglin Bakewell
[REDACTED]
[REDACTED]

Sent from my iPhone

Dear Mayor and Council Members,

June 17, 2015

We are writing this letter in support of the development at Beck and 10 Mile Roads which includes our home and property.

We have owned homes in Novi since 1986 and have watched the rather amazing growth occur around us with some degree of pride. As tax payers in the city we have participated in supporting a great school system and city services. It is no surprise others want to move to Novi. In 1986 Mike started his group medical practice and this past year retired from the practice of medicine being entirely in the City of Novi. We have been active in our Church and Mike continues to participate in Novi CERT.

Frankly, because of health issues, Mike has found it necessary to retire and we find ourselves needing to downsize (sell our home). Our children are out of the home and it is time for us to move on.

Because our 6 acres has been part of the proposed development from its inception we have been aware of the lengthy and expensive process the developers have undertaken. From our perspective, the developers have made all reasonable allowances to meet the needs and concerns of our neighbors. Despite these allowances/changes offered by the developer we understand there are still some of our neighbors who oppose the development. While we have great respect for our neighbors we do not understand the few left who oppose this development.

At this point, our evaluation of the proposed plan is that it makes sense for the vast majority of our neighbors, the city, ourselves and the developers. In fact, I think it could be a model for our city. We are impressed with the setbacks, preservation of green space, and willingness of the developer to go far beyond what I think is even reasonable. We've been here quite a few years, and plans for this space have come and gone. This is clearly the best plan we have ever seen for this space...bar none!

Regards,

Dr's Michael and Denise Balon

McBeth, Barb

From: Colleen Bergin [REDACTED]
Sent: Thursday, June 11, 2015 3:54 PM
To: McBeth, Barb
Subject: Valencia Estates South

As one of the home owners of the Valencia Estates South development, we give our full support of this development. We feel that economics should proceed over POLITICS.

Sincerely,

Houston Taylor
Colleen Bergin
47665 W Ten Mile Rd
Novi,MI

McBeth, Barb

From: McBeth, Barb
Sent: Tuesday, June 16, 2015 8:46 AM
To: McBeth, Barb
Subject: FW: [SPAM-GFI] - Novi City Council Meeting June 22

On Jun 12, 2015, at 1:24 PM, Patricia Heath <[REDACTED]> wrote:

Mr. Mayor and Council Members,

Frank Bauss and I (Pati Heath) reside at 23445 Beck Road. We have lived here more than 15 years.

We have been silent concerning the zoning change of our property and the surrounding properties for the new development.

We felt that in time a healthy compromise would be reached and pretty much everyone would remember that every house: yours, ours, EVERY single house built changes the surrounding environment ! Unfortunately that is not happening and although we have written a letter in support of the project, attended a meeting and watched another on our computer we now must speak up.

We believe the proposed changes are the right thing to do and are extremely generous to our neighbors houses affected by the development. These neighbors who have enjoyed our land "free-range" since they built their homes next to our property.

We don't understand what happened to old fashioned common courtesy. When Iroquois Ct. and Andover Pointe No. 2 were being developed with seven (7) houses that are 35' off our property line, what if we had come out and objected to the development. Said we don't want people in our backyard. What if after Frank developed Edinborough, and Andover Pointe 1 was being planned with smaller lots and smaller houses, what if we had objected to Andover Pointe saying we don't want smaller lots behind us. INSTEAD Frank embraced the young builders and not only had no objection but shared his expertise and even allowed their advertisement for their development to stand on his property at no charge. The answer is maybe they wouldn't be living here today and Novi wouldn't be the wonderful Community that it is.

When the Albenelli's moved into their house their porch was less than 30' from our existing home, again instead of complaining we met, shook hands and decided TOGETHER to purchase and plant several large trees to allow each of us some privacy (to this day I still cut through the trees to visit). The Albenellis' moved in the Fall of 1999. The trees were planted Memorial Weekend 2000.

We are thoroughly perplexed that today neighbors have forgotten manners !

Attached our photos of our tree project.

Thank you,

Frank Bauss and Pati Heath
[REDACTED]

Please have this letter read and photos presented at the meeting on June 22, 2015 if we are unable to attend. My

father is gravely ill (age 91) and much of my time is spent in California helping my mother (also 91) with arrangements. If we are able to attend the meeting I will speak on our behalf . Thanks, Pati

McBeth, Barb

From: Franchi, Rod <[REDACTED]>
Sent: Tuesday, June 16, 2015 10:46 PM
To: McBeth, Barb
Subject: Valencia South

Dear Ms. McBeth:

I am providing feedback about the proposed development on the corner of Beck Road and 10 Mile Road.

Having been a teacher at Novi High School for 19 years, I have come to know how important growth has been for the district and to the city. Our school system has been strongest at the time when growth was strong. That meant expanded budgets for more teachers, more sports teams, more extracurricular activities, more field trips--really more of everything that supports our students' education.

This would also be a great outcome for the city as well: it would continue growing and changing, bringing in new residents and expand the city's tax base.

Since growth is certainly part of Novi's tradition, I'm confused why there is such opposition to this development. Why now? It seems arbitrary to accept new developments year after year--including the ones the opposition is from--and now decide that the Valencia South project is unacceptable.

Thank you!

Rod Franchi
Social Studies Teacher & Content Area Leader
AP US History Consultant
Novi High School
@apushvault

"Make no little plans; they have no magic to stir men's blood." Daniel Burnham

McBeth, Barb

From: Kimberly Hamelin [REDACTED]
Sent: Tuesday, June 16, 2015 1:19 PM
To: McBeth, Barb
Subject: Valencia Estates

I fully support the proposed Valencia Estates South at Ten Mile and Beck Roads project. My neighbor told me about this proposal and as a resident of Novi, I am surprised that neighboring homeowners continue to object to this project. It looks like what the developer is planning is the same as permitted in the current zoning and that the rezoning was to allow the City to protect itself.

Thank you!

Kimberly Hamelin
[REDACTED]
[REDACTED]

McBeth, Barb

From: Kim Lochkos <[REDACTED]>
Sent: Thursday, June 04, 2015 10:28 AM
To: Kapelanski, Kristen; McBeth, Barb

Dear Mr. Mayor and City Council,

I am writing you today to ask you for your help to approve the Valencia Estates South Development. We are one of the landowners hoping to sell our property along 10 mile road and it has come to our attention that there is a small group of residents that are trying to block the development. We don't understand why they want to block what will be a first class subdivision. We worked very closely with the developers to ensure that this development would enhance the City of Novi. We have reviewed the plans and we know that this will enhance Novi's stature, further increase the property values, and add significant tax dollars to enhance the city.

I would also like to let you know that my husband and I have very deep roots in Novi, we are not outsiders. My husband and I both grew up in Novi. We first met at Novi High School and we were both classmates of Council Member Mutch. My mother is a Novi resident, in the Echo Valley subdivision, and my in-laws still live in Meadowbrook Glens (down the street from where Council Member Mutch grew up). We also have many friends who still call Novi home. In fact, my father and grandparents moved to Novi over 60 years ago in the early 1950's, well before the construction of any subdivision in Novi. My grandparents were so happy to see Novi grow up around them over the years, which enabled their business to flourish and provided the City of Novi the tax dollars to build one of the most desired places to live in the Detroit metro area.

The land that we are hoping to sell was owned by my late father. We have been trying to sell the land since his death 5 years ago and we were so pleased to have this land be part of such a nice development. I know he would have been pleased as well. He loved this city, and wanted the best for Novi. Shortly after his death we honored him and the city by donating two benches in his name to the Novi Library. We really do care about Novi, it was and is a huge part of our lives.

Let me close with this question. What if my grandparents were like this small group of close-minded citizens and decided to block every new deployment in Novi up to this point? They and all of you would most likely never have the chance to call this great community home. So let's give a new set of families the opportunity to build a life in this great city as my husband, my family and I were so fortunate to have. We ask for your support for the Valencia Estates and my family and friends in Novi and I will offer our support to you as well. I know that you all believe that this is good for the City of Novi. Thanks for listening.

Sincerely,

Kim (Anglin) Lochkos

June 12, 2015

Dear Mr. Mayor,

I am writing you today in support of the Valencia Estates South Development. I am one of the landowners trying to sell my property along Beck road. My son-in-law and I have been communicating with the developers to make sure that their plans would be beneficial not only to them as developers but the City too. We have seen their plans and we believe the proposed plans will enhance the corner of Ten and Beck, which I care deeply about, as well as increase surrounding property values and add more tax dollars for the city.

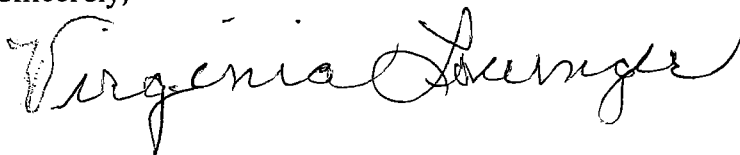
My late husband and I have lived in this house for over 30 years ... we raised our children here ... we care a great deal about the City of Novi.

I have been trying to sell my house and property for many years now. Almost everyone who has approached us to buy our land has wanted it for uses other than residential. I have not pursued these users because based on what I have seen denied on the other corners at Ten and Beck, I have known it would not be supported. This is the first developer that has approached us to develop our land residentially, and not only residentially, but with a plan that preserves a lot of the features of the surrounding properties and ours that I love. I am so pleased to have this land be part of such a nice development. I know my late husband would have been pleased as well.

I ask for your support for the Valencia Estates. If this plan is not approved, and I have to again try and sell our land, I am afraid I may have no choice but to start listening to the commercial developers if this quality developer/builder cannot get a residential plan approved.

My family and friends in Novi and the surrounding areas also offer our support to you as well.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Louinger". The signature is written in black ink and is positioned above the printed name.

Virginia Louinger

ASPEN GROUP/BECK, L.L.C.
P.O. Box 2416
Birmingham, Michigan 48012-2416

June 18, 2015

Mayor Bob Gatt
Novi City Council Members
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

RE: Proposed Valencia Estates South PRO

Dear Mayor Gatt and Council Members:

My name is Richard Rosin and I am the Manager of Aspen Group/Beck, L.L.C. Our company is the owner of the 4-acre parcel of vacant land located directly at the southwest corner of Ten Mile and Beck Roads. We purchased our property in 1998 from Max Sheldon (a long-time commercial developer who was responsible for helping bring Twelve Oak Mall to Novi). At the same time we acquired this property, another company I managed purchased the 24-acre parcel located at the northwest corner of Ten Mile and Beck Roads from Mr. Sheldon.

When Max reluctantly sold us these properties toward the end of his long and distinguished career, he asked us to honor his vision and continue to pursue commercial uses at these corners. For almost thirteen years we tried to honor his request on both corners, however, each time we offered up a proposal, it was quickly shot down by staff, the planning commission and most of all, the neighbors. Each time we were shot down, we quietly packed up our bags, respected what the people wanted, and walked away until the next proposed user came along.

Not once, in thirteen years, did someone approach us to buy one of the corners, particularly the 4-acre southwest corner, to use it for residential purposes (other than for a senior facility). On the southwest corner alone we have been denied rezoning requests for another day care center, a senior facility, a bank/office building, and a medical building.

About five years ago, Pinnacle Homes, a well-respected local developer and homebuilder, approached us about selling them the 24-acre corner to develop a subdivision. This was the first developer whose vision for our property was something other than commercial, and we were pleased to give them the opportunity. After an almost two year process, the result was Valencia Estates, a 38-unit subdivision that has been overwhelmingly received by home buyers, despite its lack of significant natural features other than the land that was preserved on the corner.

With Valencia Estates under way, and our 4-acre property zoned to be used for four separate homes with four separate driveways out to Ten Mile and Beck Roads, which are two City designated "major-thoroughfares", and no other way to use our property for residential purposes, my partners and I began reaching out to our surrounding neighbors to see if they would consider assembling our lands to allow a developer to pursue a residential development on the over 40 acres. Despite reluctance from some neighbors who felt their land still had

commercial value, we were able to assemble nine separate owners, several of whom have lived in their homes for over 50 years and who collectively total almost 400 years of ownership and tax payments among themselves.

Unlike the northwest corner, this land contains large stands of woodlands and city-regulated wetlands. Once the land was assembled, we brought back in Pinnacle Homes, who was again eager to develop this wonderful land residentially, and they have spent the better part of the last two years working closely with the City's staff and consultants, as well as the surrounding neighbors, and eventually the City's Planning Commission to come up with a plan that we believe is a win-win for everyone . . . the owners, the developers, the surrounding neighbors, and most importantly, the City.

Almost 30% of the site is preserved open space, which include sprawling woodlands and protected wetlands. Of our 4-acre parcel, one acre is being dedicated to the City for ROW and another 2.4 acres are being preserved as open space on the hard corner, with additional trees being planted to enhance this open space. In addition, the proposed plan provides for enlarged setbacks for the surrounding neighbors (almost twice as large as current zoning allows, which includes 30 feet of conservation easement and additional tree plantings), increased buffers along the two major roads, and a fabulous 4-acre useable, park in the center of the property.

This plan has the full support of the City's staff and consultants, was strongly supported by the Planning Commission, and is also supported by a good number of surrounding neighbors and other residents around the City, despite the vociferous disapproval of a handful of disgruntled neighbors whose loud voices stand in the way of an excellent project.

I am asking you to approve this rezoning request and proposed site plan not just because it may be good for our company, because it is what is good for the City of Novi, because it is the right thing to do. A denial of this plan would be an injustice to not only the property owners, but the rest of the citizens of Novi that would lose out on millions of dollars in taxes and fees, preservation of open space and natural features, and an otherwise perfect example of present-day, open-space preservation development and use of the PRO option.

Respectfully,

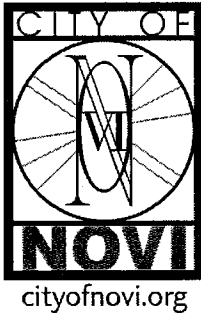
Aspen Group/Beck, L.L.C.



Richard D. Rosin, Manager

Cc. Ms. Barb McBeth, City Community Development Department

Minutes from Planning Commission Meetings
February 11, 2015
February 25, 2015



Excerpt from PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

FEBRUARY 11, 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 or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Giacometti, Member Greco, Chair Pehrson, Member Zuchlewski

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Sri Komaragiri, Planner; Jeremy Miller, Engineer; Gary Dovre, City Attorney; Matt Carner, Environmental Consultant; Pete Hill, Environmental Consultant; Maureen Peters, Traffic Engineer Consultant; Matt Klowan, Traffic Engineer Consultant.

2. Valencia South JSP13-0075 with Rezoning 18.706

Public hearing of the request of Beck South LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 41.31 acres.

Planner Kristen Kapelanski stated that the applicant is proposing a rezoning with PRO to develop 66 single-family homes on a 41 acre site at the southwest corner of Beck Road and Ten Mile Road. The parcels are currently made up of single-family homes and vacant land. Land to the north of the proposed project across Ten Mile Road is under construction for the development of single-family homes very similar to this proposal. Existing single-family developments can be found to the south and west and vacant land, single-family homes and a church are located to the east. The subject property is zoned R-1, One-Family Residential with R-1 zoning surrounding the site with the exception of the property to the north, which is zoned R-3 with a Planned Rezoning Overlay. The future land use map indicates single-family uses for the subject property and the surrounding properties along with a private park designation to the east. There are significant amounts of natural features on the site. Impacts to natural features have been minimized to the extent practical. Permits for wetland and woodland impacts would be required at the time of site plan review and approval. The City's environmental consultant is here this evening to address any natural features concerns. The applicant is proposing 66 single-family homes with 28% open space resulting in a density of 1.65 units per acre, consistent with the R-1 zoning district provisions. Proposed lot sizes and widths are consistent with the standards provided in the R-3 district, hence the proposed rezoning.

Planning staff has recommended approval of the proposed rezoning to R-3 with a PRO as the plan meets the intended master plan density and the objective to maintain low density development and natural features preservation patterns in this area of the City. A PRO requires

the applicant propose a public benefit that is above and beyond the activities that would occur as a result of the normal development of the property. The applicant has proposed the following benefits: housing style and size upgrade as demonstrated by the included renderings and similar to what is being constructed to the north; increased frontage open space, 28% open space on the site, dedication of rights-of-way and an off-site sidewalk connection along Beck Road. The applicant has also offered to preserve the remaining on-site natural features with a conservation easement. Ordinance deviations have been requested by the applicant for inclusion in the PRO Agreement for the following items: Lack of berm along the church property line, lack of paved eyebrows and missing pathway connections to Ten Mile Road and to the adjacent Andover Pointe No. 2. Staff supports the waiver of the berm surrounding the church property and the lack of paved eyebrows. Staff does not support the missing pathway connections for the reasons noted in the engineering review letter. The applicant has proposed a creative solution in response to the concerns of residents in the adjacent developments to the west and south for an increased rear yard setback for the proposed homes. The sketch shows an altered building footprint that would increase the rear yard setback but require a five foot deviation for the front yard setback and the aggregate setback of the two side yards. This would only apply to those lots bordering the existing residential developments. Staff supports these deviations. All reviews recommend approval of the concept plan noting items to be addressed on the Preliminary Site Plan submittal. The Planning Commission is asked to make a recommendation on the proposed rezoning with PRO this evening.

Chair Pehrson asked the applicant to come to the front and address the board.

Howard Fingerroot, managing partner with Pinnacle Homes stood before the board. He stated that he wanted to do a review of what they were proposing at Valencia South. The process was started in May of last year and they have had discussions with neighbors and listened to what they had to say. He thinks they have been able to put together a very nice plan. By way of background, Pinnacle Homes has built four communities, making this project the fifth since 2009. In 2009 they bought a project called Provincial Glades. It was a 70 unit development and they completed the development along with the last 67 homes. A few years later they did a smaller project on Eight Mile called Normandy Hills. It was started by another company and they came in, finished the development and built about 12 homes. Two years ago, they started Andelina Ridge at Napier Road and Twelve Mile Road, which is currently under construction. They paved Twelve Mile in front of their site and put together a nice landscape package including the entry way and walls which is being well received. Across the street from the proposed Valencia South is Valencia Estates which was 38 home sites. They have a lot of experience in the City of Novi, they work well with the staff and have lived up to all of the requests and obligations they have made. Before discussing Valencia South, he brought some elevations of homes to show the board to give them an idea of what these homes would look like. The samples are upgraded in elevation, size and materials and range from approximately 2,800 to 4,000 square feet. These are homes they have built in Novi over the last few years with a variety of elevations. He stated that Novi has an ordinance called Similar-Dissimilar which no other city has. When builders come to Novi, it is difficult because you have to look through the entire neighborhood. He appreciates it because it has resulted in them doing a variety of elevations which they have also been able to use in other communities. Ultimately, it has been a positive process. The samples he brought with him today will be used to a limited degree in the Valencia South development. He also brought pictures with him of other homes they have built in Novi.

The plan for Valencia South is to build 66 luxury home sites as a PRO. The PRO is a good way to develop this site. There are two boulevard entrances off Beck Road with sidewalks throughout, open space (approximately 28%) and a park in the middle. From a planning and environmental

perspective, they feel the open space is a good benefit. They have increased the greenbelt primarily along Ten Mile Road and there is a lot of landscaping to make it appealing for the traffic driving back and forth. On the north corner, they took away the concern of having it rezoned, which is also an added benefit. They bought the corner and 70% of it will be left untouched, or they will have additional trees planted in that area so it will be nice for the community. In regards to the rear yard setback, they met last summer with the neighbors. They requested that the homes be pushed back further from theirs. The rear yard setback required is 35 feet and they requested it to be 50 feet. Mr. Fingerroot provided a photo slide to show the potential changes they were going to make to provide a larger rear yard and be able to accommodate the neighbors. The other issue to be addressed is the two paths which were not shown in the site plan. One of the paths would go to the property to the south where there is an existing home, which he was not sure if it would be beneficial to anyone, but if the board wants them to install it they will. The second path goes to the north to Ten Mile Road and goes between two homes. He prefers not to put paths between homes because the people that buy those homes typically do not like people walking within 10 or 15 feet of their house. Again, if the board would like them to install it, they will.

Chair Pehrson opened the case to public hearing and asked anyone that wished to speak to address the board.

John Kuenzel, 23819 Heartwood, President of the Echo Valley Homeowners Association stood before the board. He is concerned about another community being developed next to them. He listed who would be affected and who would gain from Valencia South. Even with a 50' rear setback, the new homes would be very close to their properties and the space would be denuded of trees and wildlife. He is requesting a conservation easement bordering the neighboring subdivisions to be a part of the new development plan. If this easement is not a requirement for the design, the association will be challenging the proposed zoning change request from R-1 to R-3.

Gerald Harris, 23918 Forest Park Drive East, expressed his feelings against the proposal. This is the fourth attempt to make this development. He agrees that they wanted a greater rear setback behind the new homes and the attempt to accommodate from the developer is the only one that they will receive. He does not believe that that developer is complying with R-1 zoning requirements. In addition, there will be 2100 trees removed and only 481 trees will be replaced, resulting in a 78% loss. He is concerned about the loss of the specimen trees which are not accounted for in the tree replacement.

Michelle Brower, 47992 Andover Drive, stated that her house would be where the first path described would end if one was to be required. If Valencia South were already built when they were purchasing a home last summer, they would not have purchased the home that they did because they wanted a home in a less dense area. She feels that selling their home in the future will make it less marketable if R-3 zoned homes are surrounding their R-1 zoned home.

Chris Brower, 47992 Andover Drive, stated that he is against the rezoning. It is not consistent with the look and feel of the surrounding area and does not feel it is in the public's best interest. With all the trees that would be removed to build the development, only 20% will be replaced. Based on the location of their home, there will be three homes built adjacent to his home, equivalent to his lot.

Jimmy McGuire, 48028 Andover Drive, stated that he has objections to the proposal. He does not think that he and the others in his community would gain anything from the rezoning. The

only benefit the city would gain is the tax revenue. He likes the existing wooded buffer which is part of the reason why he chose to purchase a home on Andover Drive 20 years ago.

Bruce Flaherty, 48048 Andover Drive, stated that prior to purchasing his home, he spoke to someone at the city and asked about the possibility of the land going up for rezoning, and was told that it was R-1 and would stay R-1 based on the amount of existing wetlands and woodlands. The community and residents will not benefit and the impact on their property taxes will be substantial.

Marti Anderson, 48360 Burntwood Court, President of Andover Pointe No. 1, was present to represent Andover Pointe No. 1 and No. 2. She has a lot of wooded area behind her home which was a major reason as to why she purchased it. If there was a preserve, she thinks that people will be more receptive. Out of the 39 residents in Andover Pointe 1 and 2, 18 people reached out to her regarding the rezoning stating they wanted to fight it. Traffic is a problem at 10 Mile Road and Beck Road and at Grand River Avenue and Beck Road. They are also concerned about the water table rising since they have wells and septic systems.

Stacey Rose, 23940 Forest Park Drive, says that he has a ranch home and having an R-3 dense subdivision behind him will cause these large homes to be looking down onto his yard. He is strongly against the rezoning.

Chair Pehrson asked the board if there was any correspondence.

Member Greco stated that there is a lot of correspondence. He will read them in two groups, those in support and those that object to the rezoning. He started with those in support of the rezoning.

Reverend Timothy S. White of Oakland Baptist Church, 23893 Beck Road, thinks the addition to more homes and families to the area will bring good change to the community. Jacqueline Bakewell, 42750 Grand River Ave, is happy to see that the number of units proposed is what is permitted under R-1 zoning. If there is no additional impact on traffic and utilities she thinks it will be a positive development. Dan and Mona Poinsett, 23937 Beck Road, are in support because it is the exact same number of units allowed under R-1 zoning. The large open space at the corner of 10 Mile Road and Beck Road will be a good asset. Patricia Heath, 23445 Beck Road, thinks it will be beneficial to Novi. Kimberly Lochos, 42750 Grand River Ave, is in support. She likes the open spaces left at the corner of Ten Mile Road and Beck Road. Dr. Michael and Denise Balon, 47825 W Ten Mile Road, is in support of the development which includes their home and the six acres. They have reviewed the site plan and think the development is a good idea for the area. Krishna Baddam, 24266 Warrington Court, is in support. Jerry and Margo Smith, 23962 Forest Park Drive, are in support if the developer adheres to the 50 foot setback to the west four lots 43-46. Virginia A. Klaserner, 23973 Beck Road, thinks the development would be good for the city. Houston J. Taylor, 47665 W Ten Mile Road, is in support because of the same number of units, reduced lot size and because Novi will get more tax dollars.

Member Greco read the letters from those that are opposed to the development.

- William F. and Sally McInnes, 23830 Forest Park Drive, think the builder is interested in acquiring the R-3 zoning to allow a greater number of homes on smaller lots.
- Patricia Dominick, 47940 Cedarwood Drive, thinks the land should stay zoned R-1 as planned.
- Jeffrey Almoney, 47955 Andover Drive, thinks too many trees will be removed and the boundaries shown overlap Andover Drive properties. He says they need more green

- space and wetlands need to be preserved.
- Denise Edwards, 23880 Forest Park Drive, says there is already too much congestion. Traffic will be even worse with 66 more residents.
 - Wonho Son, 47552 Valencia Circle, says there is already too much traffic at Beck Road.
 - Thomas Jones, 47991 Andover Drive, says that the development only benefits Valencia South. There will be a decrease in property values for surrounding homes along with a loss of green space, environmental issues and an increase in traffic.
 - Charles and Bonnie Threet, 47911 W Ten Mile Road, are in objection due to congestion and traffic accidents which are already a problem.
 - John Nicholson, 47350 Baker Street, objects because traffic is already a problem. He does not want to see a decrease in wildlife.
 - Maria Muzzin, 23966 Heartwood Drive, says that large homes backing up to her property will cause loss of property and loss of quality of life.
 - James and Lucy McGuire stated that the development will decrease property values, increase traffic, loss of privacy, loss of greenspace, impact wildlife and environmental issues. Andover Pointe 1 and 2 were told by builders that nothing could ever be built on that property due to drainage issues.
 - George Mahan, 47961 Cedarwood Court, thinks there will be too many homes in a small area and it will obstruct the nature of the landscape growth.
 - Gerald & Susan Harris, think the change and rezoning is excessive. They have issues with the tree removal and replacement proposal. The proposed public open spaces would not be public or open for the citizens.
 - Michelle Brower wrote that the proposed development is inconsistent with the city plan, there will be a loss of trees and increased traffic congestion. There was also a letter submitted from
 - Chris and Michelle Brower outlining the statements they made at the meeting.
 - Stacey & Kathy Rose, 23940 Forest Park Drive, state that the R-1 density around their home was a considered when they purchased their home. The proposed 50 foot setbacks do little to ease the change in density and the large homes would tower over the smaller homes of Echo Valley Subdivision.
 - Debra Nikutta objects because of the increase in traffic and potential drainage issues.
 - Barry Buha, 48035 Andover Drive, thinks that the number of homes proposed is too dense for the property and will result in a loss of privacy.
 - Stacey Gleeson, 23819 Forest Park Drive, thinks the area is already too crowded, the roads are congested, wildlife will be impacted and zoning does not conform for that area.
 - Kevin Nikutta, 23714 Forest Park Drive, believes the increased density will cause more traffic, reduced privacy and potential drainage issues. The development will be out of character with the surrounding area.
 - Bruce and Mary Flaherty, 48048 Andover Drive, believe there will be an impact on the environment and there is no benefit to the community.
 - Marti Anderson, 48360 Burntwood Court, does not believe the development will benefit the current residents and there are concerns on the impact of the wildlife.
 - Bruce Bergeson at 48299 Burntwood Court, Laura Yokie at 47700 Edinborough Lane, Robert Gasparotto at 48320 Burntwood Court, Dan Brudzynski at 47699 Edinborough, Harry Nutile at 48227 Andover Drive and Kelly Esper at 48051 Andover Drive, are all in objection because there is no benefit to the abutting subdivisions and they are concerned about environmental issues, wildlife impact, water table change, increased traffic, loss of privacy and greenspace.
 - Mr. and Mrs. Krupic at 48076 Andover Drive, state that the 50 foot setback does not provide privacy and believes it will impact their septic system and existing well, along

- with increased traffic, loss of wildlife and other listed concerns.
- Daniel Carlson, 48340 Burntwood Court, thinks the area of interest is already over-developed.
 - Tim Ruffing at 23733 Heartwood Drive wrote that he was in objection.
 - Mr. Kuenzel is objecting because the open spaces are not a natural transition between the new development and existing subdivisions, and it will cause more traffic problems, a loss of privacy and many other issues. He would like to see a conservation easement between the proposed and existing subdivisions along with the 50 foot rear setback requirement.
 - Kristen Pietraz, 48380 Burntwood Court, does not see any benefit to the current abutting subdivisions. There will be an impact on wildlife, environmental and drainage issues, decreased property values and loss of privacy.

Chair Pehrson closed the public participation and opened the discussion to the Planning Commission.

Member Baratta asked City Attorney Dove if the public benefit for change of zoning needs to exclusively benefit the neighbors or the city as a whole.

Attorney Dove stated that a public benefit means the city in general, it is not exclusive to the neighbors.

Member Baratta asked Engineer Jeremy Miller if they have looked at water hookups, water table reduction and impact on septic systems in their studies.

Engineer Miller stated that it has not been reviewed entirely but the project would be connecting to the city water main and sanitary and it provides stubs to connect to in the future.

Member Baratta asked if the elevation has been reviewed in comparison to the elevation of surrounding neighborhoods.

Engineer Miller stated that it was detailed on the plans.

Member Baratta asked if someone could confirm that the density allowed in R-1 and R-3 is the same.

Planner Kapalanski stated that the proposal is consistent with R-1 zoning which is 1.65 units per acre. If it were an R-3 zoning district, more would be allowed, which is about 2.7 units per acre.

Member Baratta inquired about the drawing the developer brought in proposing elevations and a smaller garage and asked if it is consistent with city codes.

Planner Kapalanski stated that they would need the reduced setback for the front yard and side yards, otherwise it looks consistent.

Member Greco asked the petitioner if they considered installing an easement or tree line between the properties that abut the subdivision.

Mr. Fingerroot stated that the city has a strict tree ordinance. They are cutting down a lot of trees and will be replacing as many as possible on site. For those they cannot replace on site they can replace off-site or put towards a tree fund. They could put a conservation easement in the rear

yard and plant some of the replacement trees in that easement. His concern was whether a conservation easement could be in someone's yard and what would happen if the homeowner were to cut one of the trees down. Another option would be to create the conservation easement and put it in favor of the homeowners association which would make them enforce the trees not to be cut down.

Member Greco stated he thought it would make more sense to have the homeowners association enforce it.

Mr. Fingerroot stated his engineer says there are a lot of drainage considerations. If trees were to be placed in a conservation easement, they may not be placed every 15 feet because of the topography and where the storm sewer is located.

Member Greco asked the staff that with the increased setback from the neighboring properties, if it was left R-1 and someone was coming in with an R-1 project, would it be safe to say that a bigger home on a bigger lot with smaller setbacks, could be imposed on the existing subdivisions?

Planner Kapalanski confirmed that the R-1 district does not require a 50 foot rear yard setback, only 35 feet is required. She also stated that in regards to side entry garages, they are encouraged by the ordinance but are not required.

Member Greco asked the staff if they reviewed and considered the pathways the developer was willing to install and whether it was a requirement. He is generally in favor of pathways but was unsure about the proposed pathways for this particular project.

Engineer Miller stated that a pathway ordinance passed in December 2014 to encourage more pathways and connections to existing and future city facilities and between neighborhoods.

Member Anthony asked the environmental consultants if someone were to come in with an R-1 development for this area, if the state has a process for the wetlands to become buildable.

Matt Carmer, ECT Consultant, stated that the wetlands are not regulated by the State of Michigan due to their small size, but they are regulated under the Novi ordinance.

Member Anthony said that this is a key point that he wanted everyone to be aware of. He stated that more wetland areas and green space will be preserved with the proposed configuration. The corner space that residents were concerned about becoming commercial would no longer be an issue. He asked the applicant if the 50 foot setback would apply to both the southern and western lots along with confirming the tree replacement program being for both the southern and western lots.

The applicant confirmed that the setback and tree replacement program would apply to both sets of lots.

Member Anthony expressed his support on the pathways being installed. The City of Novi is working to continue to create a non-motorized work plan, which ties the communities together and makes it a walkable, bicycle ride-able community. This is beneficial to raising young families.

Chair Pehrson asked the developer if he considered what the plan would look like if it were developed R-1.

Mr. Fingeroot stated that he thinks there would be lots that would back up to Ten Mile Road and the buffering would be different. With larger homes built in an R-1 district there would be a greater impact on the trees. The plan to rezone to R-3 is more environmentally sensitive. It would not affect the neighbors much differently.

Chair Pehrson asked the applicant if the smaller side setbacks may generate a more dense appearance to the neighborhood.

The applicant stated he did not think it would. He believes it would appear denser if the homes were built 65 feet wide as opposed to the proposed 55 feet wide.

Chair Pehrson asked the other board members if they could require the smaller homes to be in a certain area of the subdivision instead of mixed in with the larger homes.

The applicant explained that there would be no visual change if a 2,800 square foot home were next to a 4,000 square foot home because of how they maximize the width of the house.

Chair Pehrson stated that density is the main concern. Echo Valley has a density of 1.94. The proposed subdivision would have a density of 1.6. Looking across the street, there are homes abutting Ten Mile Road. He asked the applicant if he looked at the configuration to possibly mirror what already exists on Ten Mile Road. Homes would be moved to the north and further away from Andover Pointe. He also asked if he had considered removing the first three lots facing Beck Road and moving everything to the east furthering the buffer between the west and the south.

The applicant said they could not move the homes further east without changing the density.

Chair Pehrson stated that he understands that the developer wants to install as many homes as possible on the land. No matter what they decide, there is going to be someone that is not happy with the decision since it is interfering with the existing open land but the board is trying to re-plan the proposed development to make it accessible and comply with the public's requests. He asked the board if the Planning Commission were to suggest a conservation easement be added, do they prepare language to put in front of City Council or table a motion to allow the applicant to consider what was discussed in regards to the conservation easement and pathways?

Attorney Dovre confirmed that the Planning Commission can make recommendations for City Council or they could postpone consideration.

Chair Pehrson stated that he is in favor of the motion for the rezoning because the density is consistent with the best case scenario. He is asking the maker of the motion to consider a review of the configuration of the lots to potentially remove the three lots adjacent to Beck Road and consider moving everything to the north to mirror what is existing on the southeast side of the street. In regards to the number of trees being removed, he would like to see a sufficient number of trees be replaced on the property or elsewhere in the city.

Planning Director McBeth stated that the wetland and woodland permit are reviewed in more detail at the time of preliminary site plan. If this goes to City Council and it is approved, it will go for an agreement then back to Planning Commission for the woodland and wetland permits.

Chair Pehrson stated that in regards to the paths, he wants staff to sit down with the applicant and determine what the best resolution is.

Mr. Fingerroot commented that he has reviewed the condition of the road pattern with staff multiple times. It is a complicated process and he believes they have come up with what they feel is the best road pattern taking the woodlands, wetlands and the geometry of the roads into account.

Chair Pehrson stated he doesn't know what the solution is or if this is the final product, but he wants them to review it as many more times as needed to see if they happen to think of additional ideas and to make sure nothing has been missed.

Member Baratta said when he originally saw the proposal, he initially thought the homes were close to the existing homes. He is concerned about the septic systems, wells and sewer systems and is interested in the idea of the buffer and tree lines being installed. He would like to see what the plan and engineering study would look like, along with the impact it would have on the adjacent properties before he would be prepared to make a motion.

Moved by Member Baratta and seconded by Member Zuchiewski:

In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to postpone consideration until the February 25, 2015 Planning Commission Meeting agenda in order for the applicant to consider and provide details on the following items:

- a. **Elevation and drainage as they relate to adjacent properties;**
- b. **Impacts on adjacent properties' septic systems and wells;**
- c. **Applicant consideration of the creation of a conservation easement area bordering the existing developments to the south and west to be planted with woodland replacement plantings;**
- d. **Applicant consideration or further detail provided on the ability of the neighboring developments to the south and west to connect into the City sewer and water systems.**

Mr. Fingerroot stated that in regards to the septic, they are connecting to city water and sewer. It will not affect the resident's wells or septic field when developing 200 feet away. He will be able to make the next meeting to go over the additional details.

Chair Pehrson asked the board if they had any additional comments or questions.

Member Giacometti asked for verification on the specific details that will be discussed at the next meeting.

Chair Pehrson stated that it relates to the neighbors and the buffer, the conservation easement and the trees installed.

Member Giacometti stated that he is not in agreement to table to motion since he is prepared to make a motion.

ROLL CALL VOTE TO POSTPONE CONSIDERATION UNTIL THE FEBRUARY 25, 2015 MEETING APPROVAL MOTION MADE BY MEMBER BARATTA AND SECONDED BY MEMBER ZUCHIEWSKI:

In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to postpone consideration until the February 25, 2015 Planning Commission Meeting agenda in order for the applicant to consider and provide details on the following items:

- e. Elevation and drainage as they relate to adjacent properties;**
- f. Impacts on adjacent properties' septic systems and wells;**
- g. Applicant consideration of the creation of a conservation easement area bordering the existing developments to the south and west to be planted with woodland replacement plantings;**
- h. Applicant consideration or further detail provided on the ability of the neighboring developments to the south and west to connect into the City sewer and water systems.**

Motion carried 5-1.



Excerpt from **PLANNING COMMISSION MINUTES**

CITY OF NOVI

Regular Meeting

FEBRUARY 25, 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 or about 7:00 PM.

ROLL CALL

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

Absent: Member Anthony (excused), Member Lynch (excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Kristen Kapelanski, Planner; Jeremy Miller, Engineer; Brian Coburn, Engineering Manager; Rick Meader, Landscape Architect; Gary Dovre, City Attorney.

AUDIENCE PARTICIPATION

George from the Edinborough Subdivision stood before the board. He stated that a group of residents from multiple subdivisions were present and wanted to present their concerns. They are looking for a solution for the proposed zoning change for Valencia South. One of their concerns is that the developer claims there is no visual difference between an R-1 and R-3 plan although there are 40% more homes in an R-3 zoning district. They are also concerned about the density calculation used by the developers since there will be similar sized homes on significantly smaller lots. The residents think the proposal will benefit the future homeowners more than the existing residents and would like to know what will happen with the value of the existing homes around the proposed subdivision. Another concern is the water table and the residents existing wells.

Michelle Brower, 47992 Andover Drive, owns the home directly bordering the proposed development to the south. Even though the developer states that there will be no visual difference and the residents will not feel a difference, the residents seem to disagree. They thought it would be better if they used some photos to help illustrate their point. They drove around some other subdivisions in Novi built by Pinnacle that were zoned R-3. The first group of pictures is of Andelina Ridge. The homes are tightly spaced together in the front, back and sides and there are few trees and greenery. Next they went to Valencia North which they have been told would be similar to the proposed Valencia South. It seems to look similar to Andelina Ridge with homes built close together and few trees. The photos the developer brought to the previous meeting of the proposed Valencia South were lush with greenery, but in reality, this is not what is seen. In regards to the Similar-Dissimilar ordinance, if the zoning is changed, the residents feel it will introduce dissimilar homes and land use to their existing homes. The area will be more crowded which is not what they anticipated when they originally purchased their home and the new subdivision will reduce the marketability and value of the existing homes as opposed to if an R-1 zoned subdivision was built.

Greg Struble, 49470 Edinborough Lane, is a new resident. He was looking at a photo slide

showing Michelle Brower's lot and the three proposed lots bordering it in Valencia South. He is in support of the development but wants to see it built as R-1 zoning. He believes the zoning change is to support the developer to make more money by allowing him to build more homes at the expense of the existing homeowners in the surrounding area. He pointed out the side yard setbacks of Andover Pointe and Echo Valley showing the distance between the homes. The residents enjoy the wildlife that take advantage of the space and walk through their properties and they are concerned this will no longer be the case if homes are built closer together. Looking at the overlay proposed by the developer, in Valencia North there are 38 homes proposed to be built and in Valencia South there are 40 counted. The easement on the west and south borders are only 15 feet and there is not enough room to build a tree cover or conservation easement. Initially, the new subdivision will be completely dissimilar from what is existing and will provide a different feel and reduced home values for the surrounding residents. The benefit will be to the new homeowners and the builder.

Hemesh Shah, 48132 Andover Drive, stated that he purchased his home due to the large backyard and look of the neighborhood and he feels the proposed development will take that away. The homes look like they will be much smaller than those of the surrounding area and he is concerned it will lower property values of the surrounding homes. He is concerned about the water table changes and how it will affect his septic system. He is opposed to the zoning change.

Kristen Pietraz, 48380 Burntwood Court, is opposed to the zoning change and is concerned about the negative effect the noise and pollution from building a new subdivision would have on her family. She is concerned about air quality, added traffic and the large trees that will be removed.

Janice Krupic, 48076 Andover Drive, is concerned about the wells. Most of the homes in the Echo Valley, Edinborough and Andover Pointe are on well and septic. A lot of the wells are over 50 years old and some have needed to be re-drilled over the years. Earth and tree removal can cause damage to the wells or cause them to go dry and he discussed examples of where this has happened. Water studies and water samples need to be done to avoid further issues.

Paul Victor was present to read a testimonial from a resident (Kathy Teranicha) that was not able to attend the meeting regarding issues that were faced during the construction of Island Lake. They dealt with issues pertaining to their wells becoming dry during the construction due to the contractor de-watering or draining the water table to lay sewer and water pipes. They had to deal with loud noises and shaking of their home during the construction as well. The end result was them having to drill another well which led to some landscape replacement which was very costly and inconvenient. Several other homeowners had to re-drill their wells and others had issues with poor water quality.

Damon Pietraz, 48380 Burntwood Court, is opposed to the zoning change. He is highly concerned about water runoff from the new development. He has witnessed first-hand the force of water. Hydro-excavation of driveway, trees, streets, basements and home foundations are a major threat with any development on the parcel including a denser R-3 proposal. Extending setbacks is critical to allowing the natural geography to deal with the water runoff. Topography changes from developing land parcels threaten local residents existing septic fields and well systems. The developer has no proof that the ground water table from the surrounding subdivisions will not be affected.

Bonnie Jones, 47991 Andover Drive, is strongly opposed to the rezoning. The green space will be

lost and there are multiple benefits to keeping it, including an increase in property values, recreational use, screening, privacy and noise reduction to name a few. The fifteen foot conservation easement is the minimum needed for any substantial sized tree to survive the impact of the construction and the damage of the root zone. Leaving the tree line along Ten Mile Road and pushing the homes back into the subdivision does not seem to be the best solution.

Steve Barnes, 48300 Burntwood Court, has similar concerns to the other residents. He feels the developer should be able to maintain a tree buffer to allow for filtration and noise between the developments as they have in other areas of the city. Rezoning is not necessary because the cost would result in removing almost the entire woodland area. In the last five years, there has been in excess of 100 million dollars in real estate purchased in the R-1 zoned areas. When surrounding subdivisions were built, they were able to leave the existing woodlands alone and install septic fields, utilities and wells for each property. The large size of the lots allows the subdivision to maintain the integrity of the zoning.

Dan Patterson, resident of Andover Pointe, stated that only ten letters were received by the city in support of the zoning change and eight of them were from sellers who would profit from the development. There were 31 letters received by the city in opposition of the rezoning. He is concerned that not all of the residents were properly notified since one of the residents living right next to the development did not receive notice. He questioned what the public benefit from the rezoning would be. He is also concerned about the existing residents' sewers and wells, along with the look and style of the garages that have been re-positioned and would like to see a larger green space be required.

Bruce Flaherty, 48048 Andover Drive, has reviewed the zoning standards and would like the zoning to remain the same. To comply with the existing law, the developer would have to remove lots 1, 31 and 66 and move the entire layout east, as well as remove lots 14 and 19 and move the entire layout north. This would change the amount of homes to be built from 66 to 61 and the square footage of each lot would increase and meet the current requirements. He created a layout of what this would look like and presented a drawing for the board. It created a buffer to the surrounding homes providing 90 feet of wooded land. The builder would not have to change the garage layout and the residents in the surrounding area would be much happier.

Colleen McClorey, 48188 Andover Drive, is concerned about the rezoning. She is concerned about the residents having to hook up to city water which she does not believe is financially an option. She and other residents are not interested in the change and want to keep their wells. The benefit is only to the developer and not to the residents. She would like to see some bond and financial requirements placed on the developer to pay for their potential loss.

Stacey Rose, 23940 Forest Park Drive, is speaking as a member and on behalf of the Echo Valley Board of Directors. The fifteen foot conservation easement is not enough of a barrier between the existing and proposed subdivisions. Tall houses on concentrated smaller lots would look down over their smaller homes and decrease property values. Residents of the Echo Valley subdivision enjoy the large open backyards and the new development would take that away from them. He believes the developer should remove some of the proposed lots and alter the layout so a larger screen area can be installed. Wells and septic fields are also a concern and he would like to see them protected during and after construction.

Barry Buha, 48035 Andover Drive, is opposed to the zoning change and has concerns similar to the other residents. His biggest concern is the well, septic and maintaining quality water. He

believes the city needs to financially require that the existing resident's wells be protected in the case that something happens to them.

Linda Struble, 47490 Edinborough Lane, paid a premium when she purchased her home for the additional space between her home and the neighbors including the wooded area. She does not believe that having green space is enough and wants to see something greater. The developer is the only one that will benefit and rezoning is not necessary. Many existing residents will be affected in a negative way.

Marti Anderson, 48360 Burntwood Court, has spoken with every homeowner in her subdivision and each one of them is opposed to the rezoning. Most of them feel that the city does not care about the existing homeowners. The developer claims that their wells will not be affected, but history has not shown this to be true. The proposal brings more negatives to the table than positives.

Chris Brower, 47992 Andover Drive, feels that his home would be the most dramatically impacted since there will be three homes built adjacent to his lot. He also did not receive notification from the city regarding the rezoning. There will be a visual difference to the proposed lots compared to what currently exists.

Reverend James McGuire, 48028 Andover Drive, is opposed to the rezoning. Existing property values will be harmed and the plan should be denied. All the surrounding subdivisions are on wells and septic fields and as seen in the Island Lake development, many were affected. The developer should have to post a bond in case their wells dry up. If the developer is positive their wells will not be affected, they should not have a problem posting one. The plan does not serve the highest good of all involved and does more harm that positive. The wooded buffer is a home to much wildlife and there is a lot of value to that area.

Laray Anderson, 48360 Burntwood Court, thinks the developer should have to post a bond pertaining to the wells.

No one else wished to speak and Chair Pehrson closed the audience participation.

CORRESPONDENCE

Member Greco stated that he had some correspondence for Huntley Manor and additional correspondence for Valencia South. The response forms for Valencia South were from Jerome Ostalecki and Sharon Ostalecki, both opposing the development.

MATTERS FOR CONSIDERATION

1. Valencia South JSP13-0075 with Rezoning 18.706

Consideration of the request of Beck South LLC for Planning Commission's recommendation to City Council for rezoning of property in Section 29, on the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 41.31 acres and the applicant is proposing a 66 unit single-family development.

Planner Kapelanski stated that the applicant is proposing a rezoning with PRO to develop 66 single-family homes on a 41 acre site at the southwest corner of Beck Road and Ten Mile Road. The parcels are currently made up of single-family homes and vacant land. Land to the north of

the proposed project across Ten Mile Road is under construction for the development of single-family homes very similar to this proposal. Existing single-family developments can be found to the south and west and vacant land, single-family homes and a church are located to the east. The subject property is zoned R-1, One-Family Residential with R-1 zoning surrounding the site with the exception of the property to the north, which is zoned R-3 with a Planned Rezoning Overlay. The future land use map indicates single-family uses for the subject property and the surrounding properties along with a private park designation to the east. There are significant amounts of natural features on the site. Impacts to natural features have been minimized to the extent practical. Permits for wetland and woodland impacts would be required at the time of site plan review and approval. The City's environmental consultant, Pete Hill of ECT, is here this evening to address any natural features concerns.

The applicant is proposing 66 single-family homes with a density of 1.65 units per acre, consistent with the R-1 zoning district provisions. Proposed lot sizes and widths are consistent with the standards provided in the R-3 district, hence the proposed rezoning. This matter was previously considered by the Planning Commission and a public hearing was held on February 11th. The applicant has revised their plan in response to the comments made by the Planning Commission. Specifically, the applicant has shifted the proposed development to allow for a fifteen foot conservation easement along the west and south property lines bordering the existing residential uses. They have also provided additional information on the proposed drainage patterns and impacts on adjacent septic's and wells. Sanitary sewer and water main stubs extended to the south property line for future connection have also been highlighted. Planning staff continues to recommend approval of the proposed rezoning to R-3 with a PRO as the plan meets the intended master plan density and the objective to maintain low density development and natural features preservation patterns in this area of the City. The engineering staff has reviewed the additional information and concurs with the applicant's response regarding drainage and impacts on adjacent properties. Staff has since changed their stance on the required ordinance deviation for the missing pathway construction to Andover Pointe and supports the deviation with the applicant providing an easement. Staff continues to recommend the increased rear yard setback as shown in the applicant's sketch of an altered building footprint that would increase the rear yard setback but require a five foot deviation for the front yard setback and the aggregate setback of the two side yards. This would only apply to those lots bordering the existing residential developments. The Planning Commission is asked to make a recommendation on the proposed rezoning with PRO this evening.

Chair Pehrson asked the applicant to step forward and address the board.

Howard Fingerroot, managing partner of Pinnacle Homes, stated he is present to answer any questions that anyone may have. At the previous meeting the board requested them to consider pushing the development to the east and the north. They did in both cases and studied the concerns of the neighbors regarding the well and septic. Island Lakes of Novi was a different issue since they were by a lake and there were ground water issues. The soil borings which go down 25 feet show no water that would need to be de-watered. He believes the soils makeup at the proposed location is different than that of Island Lake.

Chair Pehrson turned the matter over to the Planning Commission for discussion.

Member Baratta told the applicant that he saw the engineering study regarding the drainage sewer hookups and his efforts on the buffer. The current zoning is R-1 and the applicant wants to have it changed to R-3 but there needs to be a public benefit. You can build the same numbers of houses on an R-1 as in R-3 zoning and would like to know more reasoning for the change.

The applicant stated that they are requesting the R-3 PRO because he believes it will make them better stewards of the land. They will be preserving close to 30% open space and their density will be lower than Echo Valley to the west of them. They have 12 homes along the western property line which is the same number of homes Echo Valley has on the east property line. In the south they have six houses that back up to the property line and Andover Pointe, and seven homes backed up to the property line. It is consistent with the surrounding zonings. Technically it is not an R-3, but an R-3 PRO which will allow them to preserve more of the natural features and keep the density to R-1 zoning.

Member Baratta asked the applicant about the 15' buffer to the west and south that was discussed at the last meeting. This buffer seems limited and he is not sure it will provide the existing residents the look, feel and screening they want for their backyards. He would like to know if there is any more room to add depth to the conservation easement.

The applicant stated that when they had met with the neighbors, they asked for the proposed homes to be pushed further away from them. They have figured out a way to give them a 50 foot setback instead of the required 35 foot setback by changing the architecture. Based on the Chairman's request to push the subdivision to the east, they have created more space providing 65 feet from the property line to the back of the proposed homes. Typically there is not a buffer between subdivisions; it is mostly seen in Industrial zoning, so he feels it is generous of them to be providing a buffer at all.

Member Giacometti stated there had previously been discussion about a bond being required to be posted for the project to protect the sewer and septic fields. He asked the applicant if he has any objections to posting the bond for a period of time.

The applicant stated that the city requires financial guarantees that they have to post with any development. They had to post over two million dollars for each of the other subdivisions they developed; it is also part of the subdivision ordinance. If there was an indication that there was going to be some de-watering necessary like in Island Lake, he thinks it could be a request. Looking at the soil boring logs and analysis, the engineers agreed that it does not look like it will be an issue. He strongly prefers not to have to post the bond because he does not feel it makes any sense since there are no engineering facts behind the request, only the concerns of the neighbors.

Member Giacometti stated that he would make a recommendation that there would be a bond considered. He also listened to the concerns of the neighbors and read a number of the letters against the proposal. He is not convinced that changing the zoning from R-1 to R-3 is necessary since the same number of properties can fit under the R-1 zoning.

Member Greco commented that when growing up in a rural area, you will always want the wooded areas to stay, but with development and private land this cannot happen. He understands the concerns of the neighbors and what they presented to the board, but many of the concerns are the same exact concerns that would be present if an R-1 development was proposed. The reason for the PRO overlay is to give the city more control on what the city wants and to respond to issues with respect to the neighbors. The Planning Commission has dealt with this intersection on the west side on the north and the south for at least ten years, and the Planning Commission and the city have denied zoning requests every single year. When Valencia North and South were proposed, they were able to provide a plan and it was very apparent that the developer was trying to make as much money as possible. With respect to the

number of homes being built and the number of homes in the development versus what else could be developed, (including larger homes with an increased buffer, moving it to the northwest and creating a conservation easement,) these are all requests made by the city. If it were an R-1 development being proposed, all these requests could not be justified. The development looks to be viable and is acceptable to the area. Looking at the aerial view, the area is going to increase and grow. With respect to the alternative as to what could potentially be developed in this area, this proposal seems to be a good plan. It provides an additional buffer for the existing neighbors and the Planning Commission can request the City Council add a bond with respect to potential areas regarding septic; this is giving the residents more than they would get under an R-1 development.

Chair Pehrson stated that he is in complete agreement with Member Greco. They have turned down many proposals for the area over the years because it did not fit the community. The argument of Dissimilar-Similar is something that was picked up and carried forward but has no real meaning in this particular situation. You will not find the same kind of architecture that existed twenty years or so ago to meet today's modern standards and what the people in the community want. They have allowed and provided for an ordinance change with this kind of PRO so the board can hold the developer to a higher standard and put constraints around the development. If this were a conventional R-1 development, there could potentially be lot lines and easements/buffers that will be much less. They are not doing the city any good by turning down this particular rezoning request. He feels this is the right application and is appreciative of the changes the developer has been willing to make.

Member Zuchiewski questioned what control the PRO gives them over a project that they do not have in a normal development of this nature.

Attorney Dovre stated that with a PRO, it is controlled by a PRO agreement which is a binding contract that runs with the land and is the document stating the commitments of the developer. In traditional zoning with an R-1 proposal, if the lot sizes and density are conforming, there is no option but to approve it and there are not any negotiations.

Moved by Member Greco and seconded by Member Baratta:

In the matter of the request of Beck South LLC for Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to recommend approval to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay subject to environmental consultant review of the updated site layout prior to the matter proceeding to the City Council. The recommendation shall include the following ordinance deviations:

- a. Reduction in the required front yard building setback for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- b. Reduction in the required aggregate of the two side yard setbacks for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- c. Waiver of the required berm between the project property and the existing church in order to preserve existing mature vegetation;
- d. Administrative waiver to omit the required stub street connection at 1,300 ft. intervals;
- e. Design and Construction Standards waiver for the lack of paved eyebrows;
- f. Design and Construction Standards variance for the installation of the required pathway to the adjacent Andover Pointe No. 2 development with the condition that an easement is provided.

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

- a. Applicant must provide an increased rear yard setback of 50 ft. for Lots 19-30 and 43-46 consistent with the provided sketch;
- b. Applicant must provide a pathway connection to Ten Mile Road from the internal loop street as noted under Comment 1 of the engineering memo dated January 7, 2015;
- c. Applicant complying with the conditions listed in the staff and consultant review letters; and
- d. The City Council should consider a bond requirement with regard to the well and septic issues brought forward by the residents.

This motion is made because:

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

Member Giacometti stated that he agrees with most of what Member Greco has said and it is the responsibility of the Planning Commission to do what they feel is best for the city. He agrees that the new development will be more tax revenue for the city which needs to be considered. There are some aesthetic benefits including the tree line along Ten Mile Road and Beck Road. He understands that the developer can come back with something that is less attractive but is uncertain if this is what is in the best interest of the city as a whole. He is not in support of this motion.

ROLL CALL VOTE ON MOTION RECOMMENDING APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA:

In the matter of the request of Beck South LLC for Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to recommend approval to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay subject to environmental consultant review of the updated site layout prior to the matter proceeding to the City Council. The recommendation shall include the following ordinance deviations:

- g. Reduction in the required front yard building setback for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- h. Reduction in the required aggregate of the two side yard setbacks for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- i. Waiver of the required berm between the project property and the existing church in order to preserve existing mature vegetation;
- j. Administrative waiver to omit the required stub street connection at 1,300 ft. intervals;
- k. Design and Construction Standards waiver for the lack of paved eyebrows;
- l. Design and Construction Standards variance for the installation of the required pathway to the adjacent Andover Pointe No. 2 development with the condition that an easement is provided.

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

- e. Applicant must provide an increased rear yard setback of 50 ft. for Lots 19-30 and 43-46 consistent with the provided sketch;**
- f. Applicant must provide a pathway connection to Ten Mile Road from the internal loop street as noted under Comment 1 of the engineering memo dated January 7, 2015;**
- g. Applicant complying with the conditions listed in the staff and consultant review letters; and**
- h. The City Council should consider a bond requirement with regard to the well and septic issues brought forward by the residents.**

This motion is made because:

- d. The proposed development meets the intent of the Master Plan to provide single-family residential uses on the property that are consistent with and comparable to surrounding developments;**
- e. The proposed density of 1.65 units per acre matches the master planned density for the site; and**
- f. The proposed development is consistent with a listed objective for the southwest quadrant of the City, "Maintain the existing low density residential development and natural features preservation patterns;"**

Motion carried 4-1.

**SUPPLEMENTAL INFORMATION
PRESENTED TO THE PLANNING COMMISSION
FOR THE FEBURARY 25, 2015 MEETING**

SEIBER, KEAST ENGINEERING, LLC
CONSULTING ENGINEERS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad Awad

100 MAINCENTRE, SUITE 10
NORTHVILLE, MICHIGAN 48167
(248) 308-3331

February 18, 2015

Mr. Howard Fingerroot
Pinnacle Homes
1668 Telegraph Rd, Suite 200
Bloomfield Hills, Michigan 48302

Re: **VALENCIA ESTATES SOUTH**
Section 29, T 1 N, R 8 E, City of Novi

Dear Howard:

We have prepared the following responses to the City of Novi Planning Commission's request for additional details at their meeting held on February 11, 2015, related to the Valencia Estates South Planned Rezoning Overlay (PRO) Site Plan. Referring to the Planning Commission Action Summary, we offer the following:

a. *"Elevation and drainage as they relate to the adjacent properties."*

We find no negative impacts would occur to adjacent properties. We have examined the City of Novi's Stormwater Master Plan, the existing elevation differential and drainage patterns in this area and have found that, except for a few exceptions, there is not a large amount storm water draining across the property lines between the Valencia Estates South site and the adjacent properties. Where small amounts of drainage are found to drain from the adjacent properties onto the Valencia site or from the Valencia site onto adjacent properties, that drainage will be picked up and conveyed through Valencia's proposed storm sewer system to an acceptable downstream drainage outlet and will be designed in accordance with the City of Novi Engineering Standards.

b. *"Impacts on adjacent properties' septic systems and wells."*

After review of the subsurface soil reports, including ground water levels, for the proposed Valencia Estates South site and the Engineering Plans (originally prepared by our office) for Andover Pointe #1 and #2 and Iroquois Court, we find that in our opinion, there would be no impact on the adjacent properties' septic systems and wells.

c. *"Applicant consideration of the creation of a conservation easement area bordering the existing developments to the south and west to be planted with woodland replacement plantings"*

We have prepared a site layout that proposes a 15' wide conservation easement along the west and south property lines. This 15' wide strip would not be a part of any lot and would be utilized for preservation of existing trees as well as the planting of required tree

SEIBER, KEAST ENGINEERING, LLC

Mr. Howard Fingerroot
February 18, 2015
Page 2 of 2

replacements. The easement would include language to ensure that all existing and proposed trees would remain.

An alternate site plan layout captioned as "Option A" is attached that illustrates the location of this easement, as well as updated Site Data, Wetland Impacts, Open Space calculations, etc. Revised Landscape and Woodland Plans that reflect the new layout are also attached. Please note that with this option, the amount of open space has increased from 11.65 acres (28.2 %) to 12.27 acres (29.7 %) and the woodland impacts have decreased thereby reducing required tree replacements from 2101 trees to 1984 trees.

- d. *"Applicant consideration or further detail provided on the ability of the neighboring developments to the south and west to connect into the City sewer and water systems."*

Sanitary sewer and water main stubs, as shown on the original submitted PRO plans, are proposed to be extended to the south property line behind lot 30, where they would be available to provide service to adjacent properties.

Please contact the undersigned if you would like further clarification on the above responses.

Sincerely,

SEIBER KEAST ENGINEERING, LLC

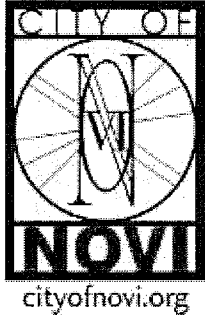
Patrick G. Keast

Patrick G. Keast, P.E.

Enclosures

Planning Memo

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR
FROM: KRISTEN KAPELANSKI, AICP, PLANNER
SUBJECT: JSP13-75 VALENCIA SOUTH – APPLICANT RESPONSE
DATE: FEBRUARY 19, 2015

The Planning Commission considered the request of Beck South LLC for Valencia South for Planning Commission's recommendation to the City Council for rezoning with a Planned Rezoning Overlay for property at the southwest corner of Beck Road and Ten Mile Road from R-1, One-Family Residential to R-3, One-Family Residential at the previous meeting on February 11, 2015. Relevant meeting minutes have been included in the updated Planning Commission packet. At that previous meeting the Planning Commission expressed concerns related to several aspects of the development and requested the applicant address those items through staff and postponed consideration of the matter to the February 25, 2015 meeting.

Specifically, the Commission asked the applicant to consider the following items as noted in the motion below. *In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to postpone consideration until the February 25, 2015 Planning Commission Meeting agenda in order for the applicant to consider and provide details on the following items:*

- a. *Elevation and drainage as they relate to adjacent properties;*
- b. *Impacts on adjacent properties' septic systems and wells;*
- c. *Applicant consideration of the creation of a conservation easement area bordering the existing developments to the south and west to be planted with woodland replacement plantings;*
- d. *Applicant consideration or further detail provided on the ability of the neighboring developments to the south and west to connect into the City sewer and water systems.*

Applicant Response

The applicant contends based on their review and the Engineering Division concurs that adjacent properties would not experience any negative impacts related to elevation and drainage as a result of the proposed development. See the applicant's response and updated Engineering review memo for additional information.

The applicant notes in their response that there would be no impact on adjacent properties' septic systems and wells. The Engineering Division has also considered this point and notes in their updated memo that the only potential impact to adjacent properties' wells would be as a result of dewatering on the site, which is not planned at this point. See the updated Engineering Division's memo for additional information.

The applicant has submitted an updated site layout showing the addition of a 15 ft. wide conservation easement area bordering the west and south property lines. Existing vegetation in this area would remain with additional woodland replacement plantings added where feasible. Staff would recommend a formal review of the updated plan be conducted by planning staff and the City's environmental consultant before the plan proceeds to the City Council.

The applicant notes in their response that, as shown on the previously submitted site layout, sanitary sewer and water main stubs have been extended to the south property line behind lot 30. This would provide a point of connection for the adjacent properties.

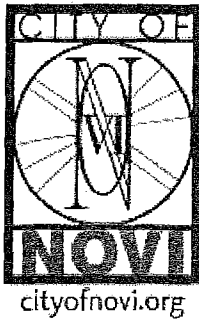
Additional Public Comment

Planning staff has continued to receive public comments related to the proposal. Comments received through February 19, 2015 have been included in the Planning Commission packet. A bulleted summary highlighting issues raised in those comments is included below.

- Residents expressed continuing concerns related to impacts to adjacent properties' wells and septic systems as most wells are less than 100 ft. deep.
- Residents express concerns related to damage from ground vibration and heavy earth moving.
- Residents noted an existing DTE power line lies within six feet of the proposed conservation easement which could result in heavy pruning of woodland replacement plantings by the utility company.
- Residents have suggested the developer be required to bond against potential damage to adjacent properties.
- Residents expressed concerns related to impacts to the existing water table.
- Residents expressed continuing concerns related to drainage impacts on adjacent properties.
- Residents requested the completion of a 'Hydrology Engineering Study'.
- Residents requested a 30 ft. vegetation buffer bordering the south and west property lines.

Engineering Memo

MEMORANDUM



TO: BARBARA MCBETH; COMMUNITY DEVELOPMENT
FROM: JEREMY MILLER, E.I.T.; STAFF ENGINEER *JM*
SUBJECT: JSP13-0075 VALENCIA ESTATES SOUTH PC UPDATE
DATE: FEBRUARY 20, 2015

This memo is to provide an updated review for the above referenced project based on the applicant's response letter to the Planning Commission comments in the meeting on February 11, 2015 and discussions since the meeting.

There were four items the Planning Commission requested more information on. The applicant has provided a response letter with additional information to address those items. The Engineering Division concurs with the applicant's assessments detailed in their response letter dated February 18, 2015. If dewatering is required, the applicant is required to submit a dewatering plan to the Engineering department for review. The review will determine if the procedures meet the ordinance requirement to protect the ground water supply for the adjacent residents.

The applicant is requesting a variance allowing them to provide an easement to Andover Pointe to the south instead of constructing the required pathway. The Engineering Division would support this variance request to allow the applicant to provide a public easement for the future construction of a pathway between Valencia South and Andover Pointe.

cc: Brian Coburn, Engineering Manager
Kristen Kapelanski, Planner

Additional Public Comment

February 18, 2014

Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

To Whom It May Concern,

In the spirit of finding a win-win solution for the proposed Valencia South development, I have been asked to write on behalf of the Echo Valley Civic Association to clearly communicate our concerns regarding our wells, septic fields and a utility easement along the eastern boundary of Echo Valley. Note that most of these issues also apply to the Andover subdivision.


All homes bordering the proposed development have well and septic systems varying in age from a few years to 40+ years. The wells are of varying depths many of which are significantly less than 100 feet deep. We are concerned about any changes to the water table caused by the proposed development that could adversely affect our wells. Such an impact could be direct in the form of dewatering or indirect in the form of changes to drainage patterns.

Septic fields are located in the back yards of each Echo Valley home. Grading must be maintained so that surface water run off can continue to flow away from the Echo Valley back yards. In addition, the impact of significant ground vibration from nearby heavy earth moving is a concern. Not only is this a concern for our septic fields but also a concern for our basements or foundations. The establishment of a conservation easement will keep some of this activity further away.

Lastly, a 6' wide utility easement runs along the Eastern boundary of Echo Valley (on Echo Valley lots) and contains aerial power lines, phone lines and cable. With regard to the power lines, the bordering conservation easement should be of adequate depth to allow reasonably sized trees to grow without being subject to the infrequent heavy pruning done by the utility company or its contractors to protect the power lines. This pattern of pruning is harsh and often results in the trees being much less visually appealing and less healthy than they otherwise would be.

What course should we follow if damage from the neighboring development were to occur? Closer access to city water and sanitary sewer would lower risk related to potential vulnerability of our well and septic systems. An appropriate bond against damage is also a possible solution. Your efforts to find a win-win solution for this development are greatly appreciated.

Sincerely,



Stacey E. Rose

Echo Valley Civic Association Board Member
23940 Forest Park Dr. East

MEMORANDUM

TO: Novi City Council and Novi Planning Commission
FROM: Residents of Andover Pointe 1 & 2 Subdivisions
SUBJECT: FACTS & CONCERNS REGARDING WELLS/WATER TABLE
DATE: February 14, 2015

This memo has been written and endorsed by concerned residents of Andover Pointe 1 & 2 regarding the proposed development plan for the Southwest corner of Ten Mile and Beck Road, specifically as it pertains to concerns around protecting our existing wells and structural homes. Further, it is intended to inform the Novi City Council of facts that they have likely not been informed of by the proposed builder, Pinnacle Homes.

FACTS :

- 1) The Novi City Council was grossly misinformed by the representative from Pinnacle Homes at last week's City Planning meeting indicating that the wells in the surrounding area are 200+ feet deep. The fact is that the *wells surrounding the proposed development are two, three and in some case four times LESS than this figure*. Some of the resident wells are near 40 years old; shallow in depth, and in most cases 100 feet and less.
- 2) Many of the residents, particularly those in Andover 1 & 2, adjacent to the proposed development were forced to have their wells redrilled shortly after moving into their homes. One home in particular, LOT 1 – Andover Pointe 1, was told by the well drillers that good water could not be found after 3 solid days of drilling. They said they would come back one more day but if water could not be found, they would tap the existing well and have to call it good. The fourth day of drilling they found water, but told the homeowners that if anything happened to the existing well, they should prepare for the likelihood that good water would not be found again.
- 3) The many residents of Andover and Echo Valley like having well and septic and would not desire to have it any other way. So when it is indicated that the residents can hook up to city water, this is not desirable for most and no one has addressed the issues of the thousands of dollars this would cost the homeowner's who are already having to incur significant impact to their existing properties and home values.
- 4) If the new development is built, as proposed, it is a fact that the water table and drainage of water in the surrounding areas will change. This is based on simple ecological factors. The more water that is pulled from the ground, the greater drain and stress on the existing water table, which in some cases (as indicated above) is already of significant concern.
- 5) By removing the amount of trees that is being proposed (2102 is the total number of trees needing to be replace), will also significantly impact the water table. As we know, many of the trees that are proposed to be removed are significant in size and therefore are water reservoirs retaining gallons/tons of water that will soon go away.

- 6) There have been recent issues within the City of Novi where resident's wells have gone dry due to the adjacent new building occurring. (Example – residents on Delmont Drive in ? sub, wells went dry due to the construction of Island Lake.) Such residents were forced to redrill new wells.
- 7) The above issues represent the "ground water" issue, but of also concern is the "standing or above ground water" that is also of concern with the proposed new development plans. Once all trees have been removed, which presumably would occur in the Spring or Summer, what is stopping the pooling of water to head toward the path of least resistance – that of the lots adjacent to new development (especially those sitting at a lower grade than what is proposed in the new development)? As the result of new development in Novi, there have been existing homes that have incurred significant flooding damage resulting in tens of thousands of dollars (example – 48380 Burntwood Court).
- 8) Septic fields are located in the backyards of existing homes adjacent to the proposed development (in Echo Valley, Andover Pointe 1 & 2). Such impact described above, can also have impact on the existing septic fields.

CONCERNS

- 1) If the current homes are directly impacted (i.e., well goes dry, well needs to be redrilled, basements or other parts of home damaged because of water issues), who is going to be liable for the incurred expenses (which could result in tens of thousands of dollars)?
- 2) When both the Novi Planning Committee and Proposed Builder were asked by the Novi City Council at last week's Planning meeting if a study had been done regarding the potential impact to existing wells/septics and overall water/drainage issues, no one seemed to be able to provide 'yes' as an answer. Given this, if a hydrology engineering study has not been done, why not?

REQUESTS

- 1) An independent/non biased hydrology engineering study is completed at the expense of the proposed builder with a report being provided to both the Novi City Council and Novi Planning Committee that is public record for the current residents to obtain a copy should they desire. Such information from the study is used to mitigate any damage to current resident homes (wells/septics/dwellings).
- 2) Any damage that current resident homes may incur as the result of the new development, as described above, be the responsibility of the new developer or the City of Novi, and the current residents are not liable to pay for such damage.
- 3) Keep and maintain 30 feet of the existing forest/wooded area abutting the existing homes, to lessen the direct impact to the existing homes as described above. (See attached proposed plan). This would enable the proposed builder to sell many lots as 'wooded/treed lots' and to charge a premium price for such lots.

We appreciate you reading this correspondence and understanding that the concerns of current residences are significant in nature and go beyond the proposed rezoning.

**SUPPLEMENTAL INFORMATION
PRESENTED TO THE PLANNING COMMISSION
FOR THE FEBURARY 11, 2015 MEETING**

Applicant Response Letter



January 14, 2015

Ms. Kristen Kapelanski, AICP
City of Novi Community Development Department
45175 W. Ten Mile Road
Novi, MI 48375

RE: Valencia Estates South PRO
JSP13-75 Rezoning 18.706 with a PRO
Response to January 2, 2015 Plan Review Center Reports and Revised Concept PRO Plan
Applicant: Beck South, LLC, a Michigan limited liability company

Dear Kristen:

What follows is Applicant's responses to the January 2, 2015 Plan Reviews of the above-referenced PRO, as it pertains to natural feature impacts and the connecting pathway requirements. With respect to the items in the Plan Reviews for which the City's staff or consultant's have requested written response or explanation, Applicant offers the following:

1) Natural Features - Woodlands. The site contains a significant number of regulated trees. If the site were developed using conventional zoning, then all of the woodlands would be impacted by right of way, detention basins, required greenbelt or inclusion in lots. In general, the entire site would be developed, no large tracts of open space would be preserved/protected, and the only areas untouched would be the City-regulated wetlands. By developing the site as proposed (reducing lot area in exchange for open space area) a significant number of regulated trees are saved. In addition, it is very costly to remove and replace trees. It behooves Applicant to save as many trees as possible as part of the development process. What is demonstrated on the Conceptual Landscape Plan is the worst-case scenario (if on every unit that was developed, every tree were removed), which at Conceptual PRO Approval, Applicant is showing so the City can understand the potential impact on regulated trees. At the time of Preliminary and Final Site Plan design and approval, and even thereafter, as each individual unit Plot Plan is prepared, Applicant will do everything reasonably possible to adjust the exact location of storm sewer lines, storm sewer swales, and utilities on each unit in order to work around regulated trees and save as many additional trees as possible.

Further, this is not the first proposed layout of the property that Applicant has considered and is the third formal Conceptual PRO Plan submittal on this project. In addition to variations that the City has seen from prior submittals and previous pre-application meetings, Applicant has internally reviewed several other layouts. The current proposed layout is designed to accomplish two major factors when it comes to the location of units and open space: (i) to leave a significant open space area toward the center of the property that would provide an accessible, useable open space for all of the residents; and (ii) to provide a larger, enhanced view shed along Ten Mile Road, culminating with a significant open space area on the hard corner of Ten Mile and Beck Roads that is much larger than and will further enhance the existing open space areas on the other three corners.

2) Natural Features - Wetlands. The property contains just 1.001 acres of wetlands that are not regulated by the MDEQ; spread over six (6) separate areas. On the current plan, four (4) of the wetland areas are not impacted at all. Of the two (2) wetland areas that are impacted, the impact totals just .0188 acres. The impacts are necessary to allow the roadway to go through the property and to allow the significant open space area at the corner of Ten Mile and Beck Roads. Avoiding this wetland would significantly impact unit relationships to the desired open space area. Once again, this is not the first layout Applicant has considered. In fact, the last layout that was reviewed by the City requested the same thing and Applicant did redesign the layout to make sure that Wetland A and Wetland E were not impacted at all, as requested by the City's consultant.

3) Major Conditions and Public Benefits of Planned Rezoning Overlay Agreement. Staff has asked Applicant to update its proposed conditions and public benefits to the PRO, which are the following:

- a) Maximum number of units shall be limited to R-1 density of sixty-six (66) units.
- b) Minimum unit width shall be ninety (90) feet and minimum square footage shall be twelve thousand (12,000) square feet.
- c) Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads.
- d) Preservation of significant open space areas within the property, including (I) a 4.54 acre area of mature trees that would otherwise be disturbed if the property were developed under conventional zoning, and which will provide a useable area for all of the residents; (II) an open space area along the entire length of Ten Mile Road culminating in an over 2 acre area on the corner of Ten Mile and Beck Roads.
- e) 28.2% of the property (11.65 acres) is open space.

Of the 11.65 acres of open space within the entire PRO, 0.813 acres are wetlands, 1.583 acres are required greenbelt areas, and 1.875 acres are detention basins, making 4.271 acres unusable. Accordingly, 63.34% of the open space within the entire PRO includes useable open space, and 36.66% of the open space contains wetlands, detention basins, and required greenbelt areas. More specifically, of the 4.54 acre Open Space "C", only .446 acres contain wetlands, therefore 90% includes useable open space and only 10% of the open space contains wetlands, with no detention basins or required greenbelt areas within.

- f) Off-site sidewalk connection along Beck Road through the future right away area fronting Parcel 22-29-226-018 to connect the sidewalks to be installed along the frontage of the proposed development with the existing sidewalk on Beck Road that fronts Parcel 22-29-226-019. However, to the extent that the City has not obtained public right-of-way or an easement, then Applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk and cost to obtain the easement by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property.
- g) Housing style upgrades consistent with the Valencia Estates approved elevations, as shown and depicted on the elevations already submitted to the City.
- h) Housing size upgrades consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
- i) Off-site sanitary sewer line extension(s) along Beck Road to provide future sanitary sewer stubs to the boundaries of Parcels 22-29-226-018 and 22-29-226-019.
- j) Dedication of public right-of-way along Ten Mile and Beck Roads.
- k) Assemblage of nine (9) separately owned parcels into one (1) cohesive, planned development that implements open space preservation, which avoids development

of the parcels separately and without coordination, and which could result in no open space preservation. In addition, the elimination of any potential uses other than single-family residential at the southwest corner of Ten Mile and Beck roads.

4) Ordinance Deviations. Staff has asked Applicant to provide a description of the ordinance deviations requested for the PRO, with justifications, which are the following:

- a) Building Setbacks. In order to satisfy the neighbors' request for 50' rear setbacks along the rear of units 19-30 and 43-46, Applicant requests deviations from the required front yard and side yard setbacks (Sec. 2400) of units 19-30 and 43-46 to: I) reduce the front yard setback from 35' to 25'; and II) reduce the aggregate of the side yard setbacks from 30' to 25' while still maintaining the minimum 10' side yard setback on either side.

Increasing the rear yard setback of these particular units to 50' in order to satisfy the request of neighboring homeowners requires modification to the front and side yard setbacks in order for Applicant to still offer the housing size and style upgrades being proposed for the development. Applicant believes these deviations are justifiable as a means of satisfying all parties' desires. Applicant has already submitted a sketch showing the proposed setbacks and home configuration described above. If approved, Applicant will incorporate the modified setbacks for units 19-30 and 43-46 on the Preliminary Site Plan submittal.

- b) Landscape Waivers. The proposed residential development of the property is adjacent to a church, which requires a 4'6" to 6' high berm within the property along the church property (Sec. 2509.3.a). Applicant is proposing a deviation from this requirement by preserving the existing mature vegetation in lieu of a berm.

Applicant believes this deviation is justifiable since it is impractical to remove existing, mature trees and vegetation, which already provide excellent buffering, to install a berm with smaller trees and vegetation.

- c) Missing Pathways.

I) Section 4.05.E of the Subdivision Ordinance (Appendix C of the City Code) requires a pathway connection from the internal loop road to Ten Mile. Applicant is requesting a deviation from this requirement.

At the time the proposed PRO was initially submitted and up through the last submittal, a pathway connection from the internal loop road to Ten Mile was not a requirement. The Ordinance amendment establishing this requirement was approved within the last thirty (30) days. Applicant would like an opportunity to discuss this deviation with the Planning Commission and thereafter the City Council, despite not having staff support. In the event such a deviation is denied, Applicant's engineer has assured that the requisite pathway can be inserted between units 38-39. However, Applicant is proposing internal pathways along the roadway system with connections to the Beck Road sidewalk system, to be constructed as part of this plan. Applicant believes a "between unit" pathway at the location requested will sustain very little usage from the community and devalue the home sites immediately adjacent to the pathway.

II) Section 11-256.d of the Design and Construction Standards requires a pathway stub to the south terminating north of the property line between lots 33 and 34 of Andover Pointe No. 2. Applicant has proposed to provide an easement through Open Space A to the property line between lots 33 and 34 of Andover

Pointe No. 2 where a pathway could be installed in the future. Applicant desires a deviation from the Design and Construction Standards from installing the pathway itself.

Again, at the time the proposed PRO was initially submitted and up through the last submittal, a pathway connection to the south was not a requirement. The Ordinance amendment establishing this requirement was approved within the last thirty (30) days. Applicant would like an opportunity to discuss this deviation with the Planning Commission and thereafter the City Council, despite not having staff support. Applicant believes that the owners within Andover Pointe No. 2, particularly the owners of lots 33 and 34 therein, will not support making their cul de sac, and their private property, a pedestrian thoroughfare. However, in the event such a deviation is denied, then at such time as the City obtains the requisite easement from the owners of lots 33 and 34 of Andover Pointe No. 2, Applicant will install the pathway or contribute money to the City's sidewalk fund for future installation of the pathway.

- d) Stub Street Administrative Waiver. Subdivision Ordinance Section 4.04.A.1.b requires stub streets to adjacent boundaries to provide access at intervals not to exceed 1,300 feet. Applicant is requesting a deviation from this requirement.

The property west and south of the proposed development is already developed with subdivisions that did not stub into the subject property for Applicant to match up with. As a result, it is impractical to stub into the back yards of adjoining neighbors.

- e) Design and Construction Standards Waiver. The two (2) eyebrow designs in the northwest and southwest quadrants of the property are not paved as required by the Subdivision Design and Construction Standards. Applicant is requesting a waiver to allow an unpaved eyebrow design.

Applicant believes in eliminating pavement and replacing it with grass when pavement is not needed.

Based on Applicants responses herein to the issues of woodlands, wetlands and missing pathways, Applicant requests the Planning Department to take the measures necessary to schedule the project for the February 11, 2015 Planning Commission meeting for public hearing. With regard to woodlands and wetlands, Applicant has already reviewed and considered many options to preserving these natural features and feels the proposed Conceptual PRO Plan is the best result of those considerations. In addition, Applicant believes that as the site is further designed and engineered it will be able to remove less regulated trees than currently proposed. Applicants current plan is the worst-case scenario. With respect to the missing pathways, Applicant understands the new ordinance and respects the Engineering Departments position, but would also like the opportunity to discuss its requested deviations with the Planning Commission and City Council.

Applicant is prepared to address all questions and comments of the staff, consultants, planning commissioners, and public at the February 11th public hearing. Should you have any questions or require additional information, please contact me at (734) 929-8919.

Best Regards,



William W. Anderson, PE.

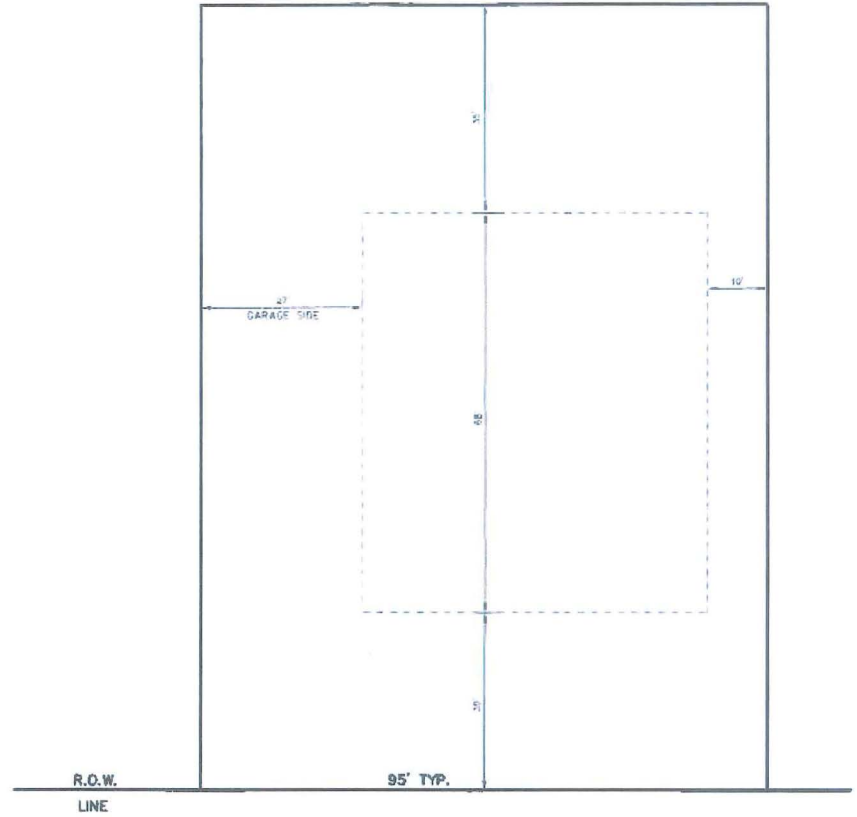
**Sketch Demonstrating the
Increased Rear Yard Setback**

VALENCIA SOUTH TYPICAL LOT LAYOUT

1"=20'



FOR LOTS 19 THRU 30 AND 43 THRU 46



FOR LOTS 1 THRU 18, LOTS 31 THRU 42
AND LOTS 47 THRU 66

Conceptual Elevations



PINNACLE HOMES



Lorino

3,500 Square Feet



Valencia Estates

www.PinnacleHomes.com

248.977.6144





PINNACLE HOMES

A



Springhaven

3,000 Square Feet

A



B



C



D



E



F



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 **PINNACLE HOMES**
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A



Santa Fe

3,520 Square Feet

A



B



C



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Muirfield

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