



## CITY of NOVI CITY COUNCIL

[www.cityofnovi.org](http://www.cityofnovi.org)

**Agenda Item 2**  
**October 22, 2007**

**SUBJECT:** Consideration of the request of Triangle MainStreet, LLC, for Phasing Plan approval for SP06-38B, a mixed-use development on 20 acres of vacant land on the north and south sides of Main Street. Preliminary site Plan approval was previously granted by the City Council, and the applicant now seeks approval of the phasing plan only. The subject property is located in Section 23, south of Grand River Avenue, east of Novi Road, along the north and south side of Main Street.

**SUBMITTING DEPARTMENT:** Community Development - Planning *Burb*

**CITY MANAGER APPROVAL:** *PWA for CTP*

### **BACKGROUND INFORMATION:**

The applicant is proposing a phasing plan for the Main Street development. The Preliminary Site Plan for this development was previously reviewed and approved. The Final Site Plan Review for Phase 1 is currently underway. Approval of a Phasing Plan will facilitate the future development of the site in discrete phases and will allow the city to insure that each phase is finalized as the project progresses to the subsequent phases. Phasing of the project was discussed previously, but the plan showing the extent of each phase was not submitted until recently. A summary of the development is as follows.

The applicant is proposing to construct a mixed-use development on the vacant land to the north and south of Main Street. The development will consist of 401 dwelling units, 70,000 square feet of medical office space, 50,000 square feet of general office space, 88,000 square feet of retail space, and 30,000 square feet of restaurant space, along with a 400+ space parking garage.

The applicant appeared before the Planning Commission and the City Council a number of times to secure appropriate approvals for the proposed development. The City Council approved the Preliminary Site Plan on November 13, 2006. The approval of the Phasing Plan is the last approval needed before the applicant can move on to the Final Site Plan Review and construction of separate phases. Each phase hereafter will be reviewed administratively for Final Site Plan approval, but will be brought before the appropriate governing body, be it City Council, Planning Commission and/or the Zoning Board of Appeals, for major discrepancies from the approved Preliminary Site Plan or any waivers or variances that are needed for construction of each phase.

The previously submitted and approved Preliminary Site Plan included a phasing sheet that identified Phase 1 of the project and left all other areas marked as "Areas for Future Development." A condition of approval of the Preliminary Site Plan was that the applicant would revise the "Areas for Future Development" and indicate not only Phase 1, but all phases that would be associated with the project. The proposed Phasing Plan is attached and can be described as follows.

- Phase 1: The roads and utilities north of Main Street, the medical office building, which includes a small amount of restaurant and retail space (Building #800), and the parking garage (Building #700).
- Phase 2: The one story retail building (Building #400) at the northeast corner of Sixth Gate and Main Street.
- Phase 3: The five story office/retail building (Building #500) at the northwest corner of Sixth Gate and Main Street.
- Phase 4: The three story office/retail building (Building #600) at the northwest corner of Union Street and Main Street.

- Phase 5: The roads and utilities between Main Street and the future Division Street, retail/residential building (Building #900) at the southwest corner of Main Street and Union Street, and the proposed park at the southeast corner of Depot Street and Division Street.
- Phase 6: The five story retail/residential building (Building #1000) at the southwest corner of Sixth Gate and Division Street.
- Phase 7: The five story retail/residential building at the southeast corner of Sixth Gate and Division Street, and the portion of Sixth Gate between Main Street and Division Street.
- Phase 8: The roads and utilities south of Division Street, five and one-half story residential building (Building #1200A and Building #1200B) on the southeast corner of Division Street and Sixth Gate.
- Phase 9: The five story residential building (Building #1300) on the southwest corner of Division Street and Sixth Gate.
- Phase 10: The five story residential building (Building #1400A and Building #1400B) on the east side of Sixth Gate.

The Planning, Engineering, Landscape, Traffic, Wetland and Fire review letters all recommended approval of the Phasing Plan with some minor items to be addressed at the time of Stamping Set submittal. The proposed Phasing Plan was brought before the Planning Commission on October 10, 2007 and the Planning Commission recommended approval to the City Council. An excerpt of the draft Planning Commission meeting minutes is attached, along with a color graphic depicting the proposed phases.

**RECOMMENDED ACTION:** Approval of the request of Triangle MainStreet, LLC, for Phasing Plan approval of SP06-38B, a mixed use development on 20 acres of vacant land on the north and south sides of Main Street.

	1	2	Y	N
<b>Mayor Landry</b>				
<b>Mayor Pro Tem Capello</b>				
<b>Council Member Gatt</b>				
<b>Council Member Margolis</b>				

	1	2	Y	N
<b>Council Member Mutch</b>				
<b>Council Member Nagy</b>				
<b>Council Member Paul</b>				

**PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

September 28, 2007

### Planning Review

MainStreet Novi Phasing Plan

SP #06-38B

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#### **Petitioner**

Triangle Development (Dave Nona)

#### **Review Type**

Final Site Plan – Phase 1

#### **Property Characteristics**

- Site Location: South of Grand River Avenue, east of Novi Road, along the north and south sides of Main Street
- Site Zoning: TC-1, Town Center
- Adjoining Zoning: North and West: TC-1; South: I-2, General Industrial; East: RM-2, High Density, Mid Rise Multiple Family
- Adjoining Uses: North: Retail buildings fronting onto Grand River Avenue, West: Retail buildings fronting onto Novi Road; South: Industrial buildings along Trans-X Drive; East: Main Street Village apartments
- School District: Novi Community School District
- Site Size: 20 acres
- Plan Date: 08/21/07

#### **Project Summary**

The applicant is proposing to construct a mixed-use development on the vacant land to the north and south of the existing Main Street. The development will consist of 401 dwelling units, 70,000 square feet of medical office space, 50,000 square feet of general office space, 88,000 square feet of retail space, and 30,000 square feet of restaurant space, along with a 400+ space parking garage. Because of the size of the project, development will be phased.

- Phase 1: The roads and utilities north of Main Street, the medical office building, which includes a small amount of restaurant and retail space (Building #800), and the parking garage (Building #700).
- Phase 2: The one story retail building (Building #400) at the northeast corner of Sixth Gate and Main Street.
- Phase 3: The five story office/retail building (Building #500) at the northwest corner of Sixth Gate and Main Street.
- Phase 4: The three story office/retail building (Building #600) at the northwest corner of Union Street and Main Street.
- Phase 5: The roads and utilities between Main Street and the future Division Street, retail/residential building (Building #900) at the southwest corner of Main Street and

Union Street, and the proposed park at the southeast corner of Depot Street and Division Street.

- Phase 6: The five story retail/residential building (Building #1000) at the southwest corner of Sixth Gate and Division Street.
- Phase 7: The five story retail/residential building at the southeast corner of Sixth Gate and Division Street, and the portion of Sixth Gate between Main Street and Division Street.
- Phase 8: The roads and utilities south of Division Street, five and one-half story residential building (Building #1200A and Building #1200B) on the southeast corner of Division Street and Sixth Gate.
- Phase 9: The five story residential building (Building #1300) on the southwest corner of Division Street and Sixth Gate.
- Phase 10: The five story residential building (Building #1400A and Building #1400B) on the east side of Sixth Gate.

### **Recommendation**

The Phasing Plan of the MainStreet Development is **recommended for approval**. It appears as if components, such as the proposed park are grouped with appropriate buildings so that ordinance requirements will be met with each phase. Any changes in the proposed phasing will need to be reviewed by the Community Development Department. Each phase will still require site plan review and approval. The Phasing Plan will proceed to Planning Commission for a recommendation to City Council for ultimate approval.

### **Review Standards**

This project was reviewed for compliance with the City of Novi Zoning Ordinance, Article 16 (Town Center), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other areas of the ordinance, as noted.

### **Roadway Names**

The applicant petitioned the City Council for approval of the proposed roadway names for Phase 1, changing Paul Bunyan to Memorial Street and Sixth Gate to City Gate. Both of these requests were denied. **The plans should be corrected to show the existing street names, which will presently remain.**

### **Dedication of Additional Right-of-Way**

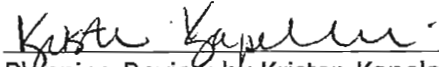
The applicant has indicated they are willing to dedicate additional right-of-way along Paul Bunyan to the City. This will be done to ensure that the on-street parking spaces are not spilt b by the existing right-of-way line. The dedication will be brought before Council for acceptance at a future Council meeting. **The plans should show the proposed right-of-way line for Paul Bunyan.**

### **Stamping Set Approval**

Once the applicant has received final approval from City Council, Stamping Sets (incorporating all of the comments in the staff and consultant review letters and any conditions imposed by City Council) should be submitted. The applicant should submit **12 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of the stamping sets.

**Response Letter**

The applicant is asked to provide a response letter to the Community Development Department, responding to all issues raised in each review letter, at the time of Stamping Set submittal. Please contact the Community Development Department with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (*Letters needed: Planning, Engineering, Landscaping, Wetlands, Woodlands, Traffic, Façade, and Fire*)



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Planning Review by Kristen Kapelanski (248) 347-0586

## WETLANDS REVIEW





**Environmental Consulting & Technology, Inc.**

October 1, 2007

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

Re: Main Street Novi (SP# 06-38B)  
Wetland Review of the Phasing Plan

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Main Street Novi Phasing Plan (Plan) prepared by Summa Engineering & Associates, Inc. and McKenna Associates, Inc. dated August 21, 2007. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

The project consists of mixed-use development on the vacant land to the north and south of the existing Main Street. The development will consist of 401 dwelling units, 70,000 square feet of medical office space, 50,000 square feet of general office space, 88,000 square feet of retail space, and 30,000 square feet of restaurant space, along with a 400+ space parking garage. Phase 1 would include the medical office building and parking garage, while subsequent phases would add other buildings along Main Street and other side streets, to be constructed by the Applicant. The property is located on the east side of Novi Road between Trans X Drive and Grand River Avenue. The overall project appears to consist of a total of ten (10) phases.

Correspondence from McKenna Associates, Inc. dated August 30, 2007 states that the only wetland work will be in Phase V (as shown on Sheet G-1).

Previous site plan reviews (Preliminary Wetland Plan, WL-1) appeared to propose 1,143 cubic yards of wetland fill and 12,635 cubic yards of fill within an existing pond (total fill of 13,778 cubic yards). The quantity of wetland area impact, however, was not previously provided and still does not appear to be specifically provided on the Plan.

**We recommend Conditional Approval of the Phasing Plan at this time.** Please consider the following comments for incorporation into any subsequent site plan submittals:

**Conditions Pertaining to the Plan**

1. The Applicant should clearly show and label any wetland and 25-foot natural features setback (buffer) boundaries on all future plan submittals. The 25-foot wetland buffer boundary does not appear to be shown on the Plan. Please review and revise as necessary.
2. Proposed wetland and buffer impacts, both area and volume, need to be shown and labeled on the Plan. In addition, the overall on-site wetland area should be provided on the Plan (both permanent and temporary). Please review and revise as necessary.
3. It appears as if the Plan proposes to fill Wetland A for the purpose of constructing proposed streets, walks and parking and a community amphitheatre. As noted above, the wetland impacts appear to be proposed during Phase 5 of the development. ECT is not necessarily opposed to this. Please note that it is the Applicant's responsibility to make sure that the MDEQ Wetland Permit remains up-to-date.

2200 Commonwealth  
Boulevard, Ste 300  
Ann Arbor, MI  
48105

(734)  
769-3004

FAX (734)  
769-3164



Main Street Novi  
Wetland Review of the Phasing Plan (SP#06-38B)  
October 1, 2007  
Page 2

4. In addition to wetland impacts, permanent impacts to the entire wetland setback appear to be unavoidable as a result of the proposed construction. The City of Novi regulates a 25-foot wide Natural features setback (buffer) surrounding wetlands and watercourses. This buffer needs to be shown on the Plan. In addition, the Applicant shall indicate (label) and quantify the area and volume impacts to the wetland setback (both permanent and temporary).
5. At this point, it does not appear as if the necessary detailed wetland mitigation plan information has been included on the Plan. The Applicant will need to submit a detailed mitigation plan and cost estimate.

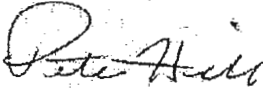
**Necessary Permits**

An MDEQ Wetland Permit, City of Novi Wetland Permit and Authorization to Encroach the 25-Foot Natural Features Setback will be necessary for this project.

Thank you for the opportunity to review these plans and if you have any questions, please feel free to contact us.

Respectfully,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Peter F. Hill, P.E.  
Associate Engineer

cc: Angela Pawlowski  
Kristen Kapelanski

## LANDSCAPING REVIEW



## PLAN REVIEW CENTER REPORT

October 1, 2007

### Final Landscape Review

Main Street Novi – Phasing Plan

06-38B

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#### Petitioner

Triangle Main Street LLC

#### Review Type

Phasing Plan - Landscape

#### Property Characteristics

- Site Location: Novi Road
- Zoning: TC-1 – Town Center
- Site Use(s): Medical Office / Parking – Phasing Plan
- Plan Date: 8/23/07

#### Recommendation

**Approval of 06-38B Phasing Plan for the Landscape at Main Street Novi is recommended.** Phasing for the project landscape has been reviewed and commented upon in previous reviews. The overall project received Preliminary Site Plan Approval with contingencies and necessary waivers to allow the applicant to install all landscape materials required. However, due to the nature of the project, the applicant was also granted the right to install the landscape materials for each phase on alternate locations of the site. The applicant has adequately included notes on the current plans, and will continue to do so on subsequent phased plans, to assure that all landscape materials will be included by close of the last phase.

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 landscape requirements, see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.

A handwritten signature in black ink, appearing to read 'DRB'.

Reviewed by: David R. Beschke, RLA

## TRAFFIC REVIEW

October 1, 2007

Ms. Barbara E. McBeth  
Deputy Director Community Development  
45175 West Ten Mile Road  
Novi, MI 48375-3024



**Re: Main Street Novi – Phasing Plan**  
SP No. 06-38B  
OHM Job No. 163-07-0481

As requested, we have reviewed the phasing plan for the proposed Main Street Novi development. The plans were prepared by Summa Engineering & Associates, Inc. and were submitted August 21, 2007. At this time, we offer the following comments:

**OHM RECOMMENDATION**

At this time, we recommend approval of the phasing plan.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "Stephen B. Dearing".

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Stephen B. Dearing, P.E., PTOE.  
Manager of Traffic Engineering

A handwritten signature in black ink, appearing to read "Anita S. Katkar".

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Anita S. Katkar, P.E.  
Traffic Project Engineer

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# ENGINEERING REVIEW





## PLAN REVIEW CENTER REPORT

October 1, 2007

**Engineering Review**  
Main Street Novi Phasing Plan  
SP #06-38B

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### **Petitioner**

Triangle Development

### **Review Type**

Phasing Plan

### **Property Characteristics**

- Site Location: Northeast corner of Main Street and Novi Road.
- Site Size: 20 acres
- Plan Date: September 5, 2007

### **Project Summary**

- Proposed phasing plan (10 phases) for the Main Street Novi development. Only Phase 1 is currently under review.
- Phase 1 consists of a 4-story Retail/Medical building (#800), a 4-story Parking Garage (#700) and associated utilities and paving. Improvements are also proposed to Paul Bunyan and the existing portion of Sixth Gate.

### **Recommendation**

**Approval of the Phasing Plan is recommended.**

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.

cc: Rob Hayes, City Engineer  
Kristen Kapalanski, Planning Dept

**FIRE REVIEW**



www.cityofnovi.org

# Novi Fire Department

42975 Grand River Avenue  
Novi, MI 48375

248.349.2162

fax 248.349.1724

October 2, 2007

TO: Barbara McBeth, Deputy Director  
Community Development, City of Novi

RE: Main Street Novi, SP06-38B, Phasing Plan, Final Site Plan  
Fire Department Review

Dear Ms. McBeth,

The above phasing plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file

**APPLICANT RESPONSE LETTER**

October 3, 2007

Ms. Kristen Kapelanski, Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375



**RE: Response Letter – Novi Main Street  
Phase I, SP# 06-38B**

Ms. Kapelanski:

As requested, we are providing a response letter to your Plan review Center report dated September 28, 2007.

Roadway Names:

We will update the plan set to include the revised road names as requested by City Council in the meeting held post-submission.

Dedication of Additional Right-of-Way:

We will update the plans to include the revised ROW location as determined at the City Council meeting held post-submission.

235 East Main Street  
Suite 105  
Northville, MI 48167  
TEL 248-596-0920  
FAX 248-596-0930

We trust we have adequately addressed all review comments generated for this project and therefore request approval. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

**McKENNA ASSOCIATES, INCORPORATED**

Courtney R. P. Miller, RLA, ASLA  
Principle Landscape Architect

151 South Rose Street  
Suite 920  
Kalamazoo, MI 49007  
TEL 269-382-4443  
FAX 269-382-4540

30 East Mulberry Street  
Suite A  
Lebanon, OH 45036  
TEL 513-934-2345  
FAX 513-934-2809

10 West Streetsboro Street  
Suite 204  
Hudson, OH 44236  
TEL 330-528-3342  
FAX 330-342-5699

TOLLFREE 888-226-4326  
WEB www.mcka.com

# PHASING PLAN





**Summa**  
 Engineering  
 & Associates, Inc.  
 30095 Northwestern Highway  
 Suite 300, Novi, MI 48334  
 P: 248.932.4060  
 F: 248.932.4063  
 summa@summaeng.com

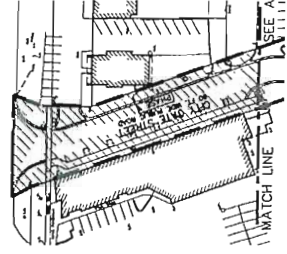
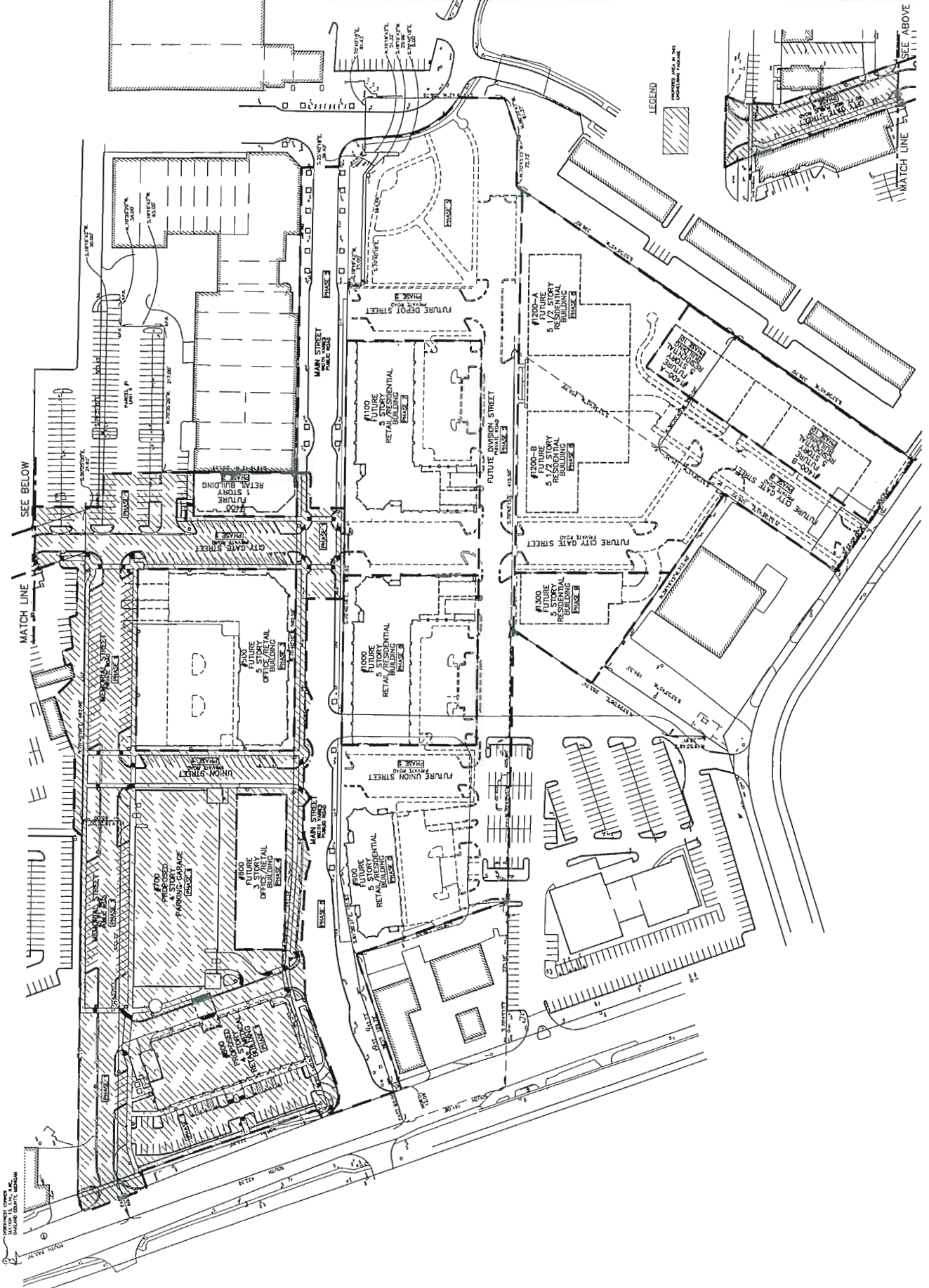
**NOTICE**  
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 Copyright year: 2025

**Client:**  
 TRIANGLE  
 MAIN STREET L.L.C.  
 20405 THIRTIEN HALE ROAD  
 TROY, MI 48063  
 248.932.9333

**Project:**  
 NOVI MAIN STREET  
 MAIN STREET  
 MAIN STREET  
 OAKLAND COUNTY



**Prepared by:** B. DOMINSON  
**Checked by:** K. HEDWIG  
**Reviewed by:** S. HEDWIG  
**Project No.:** #BD7-101  
**Overall Site #:** PHASING PLAN  
**Scale:** 1" = 60'  
**Date:** 07/2017



SEE BELOW  
 MATCH LINE  
 MATCH LINE  
 SEE ABOVE

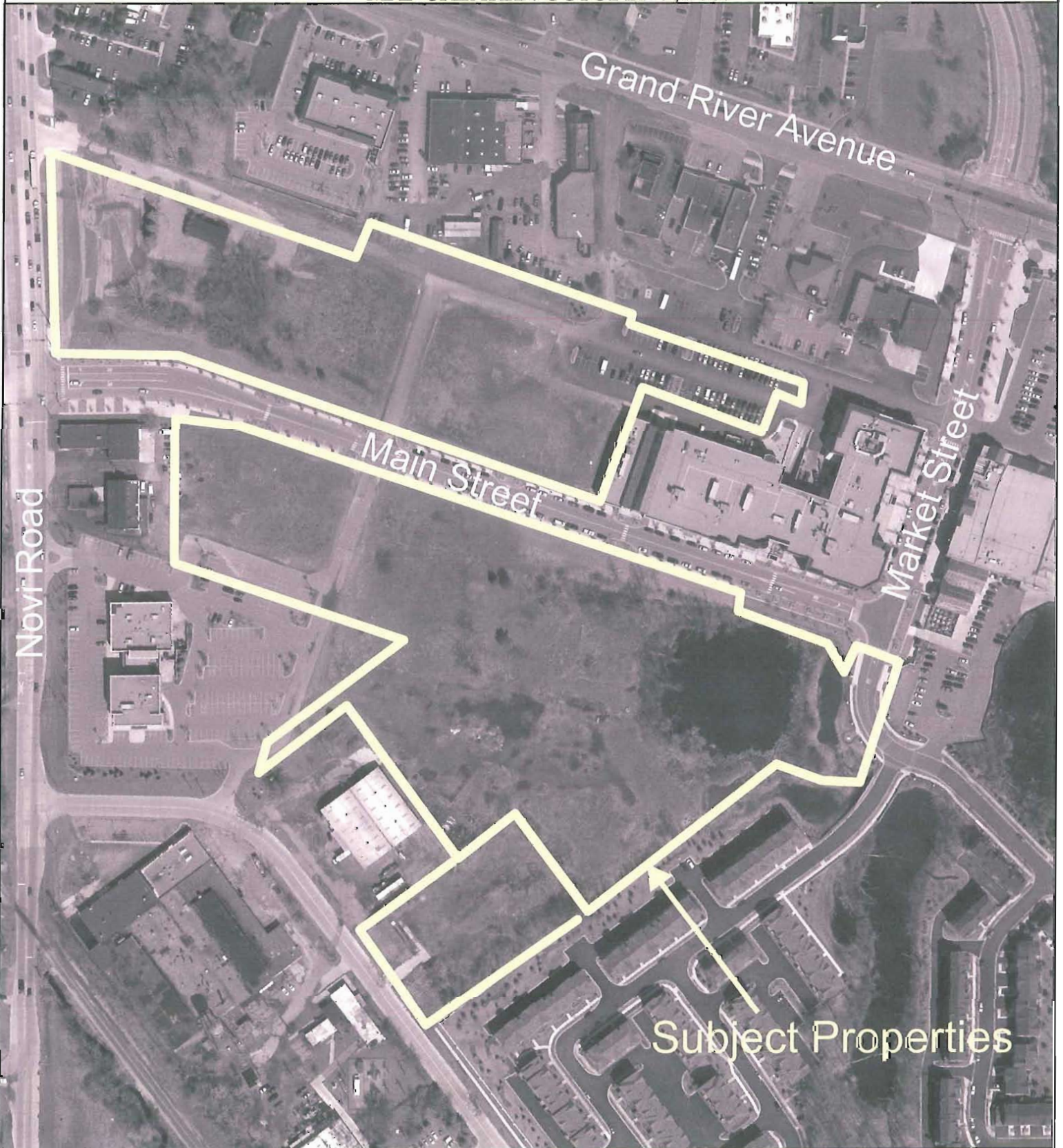
**MAPS**  
**LOCATION**  
**ZONING**  
**FUTURE LAND USE**  
**WETLANDS**



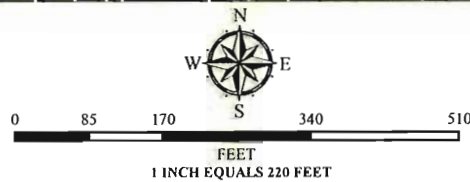
# MainStreet Novi - Phasing Plan SP 06-38B

Location

MAP CREATED: OCTOBER 3, 2007



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CI.NOVI.MI.US  
MAP AUTHOR: KRISTEN KAPELANSKI



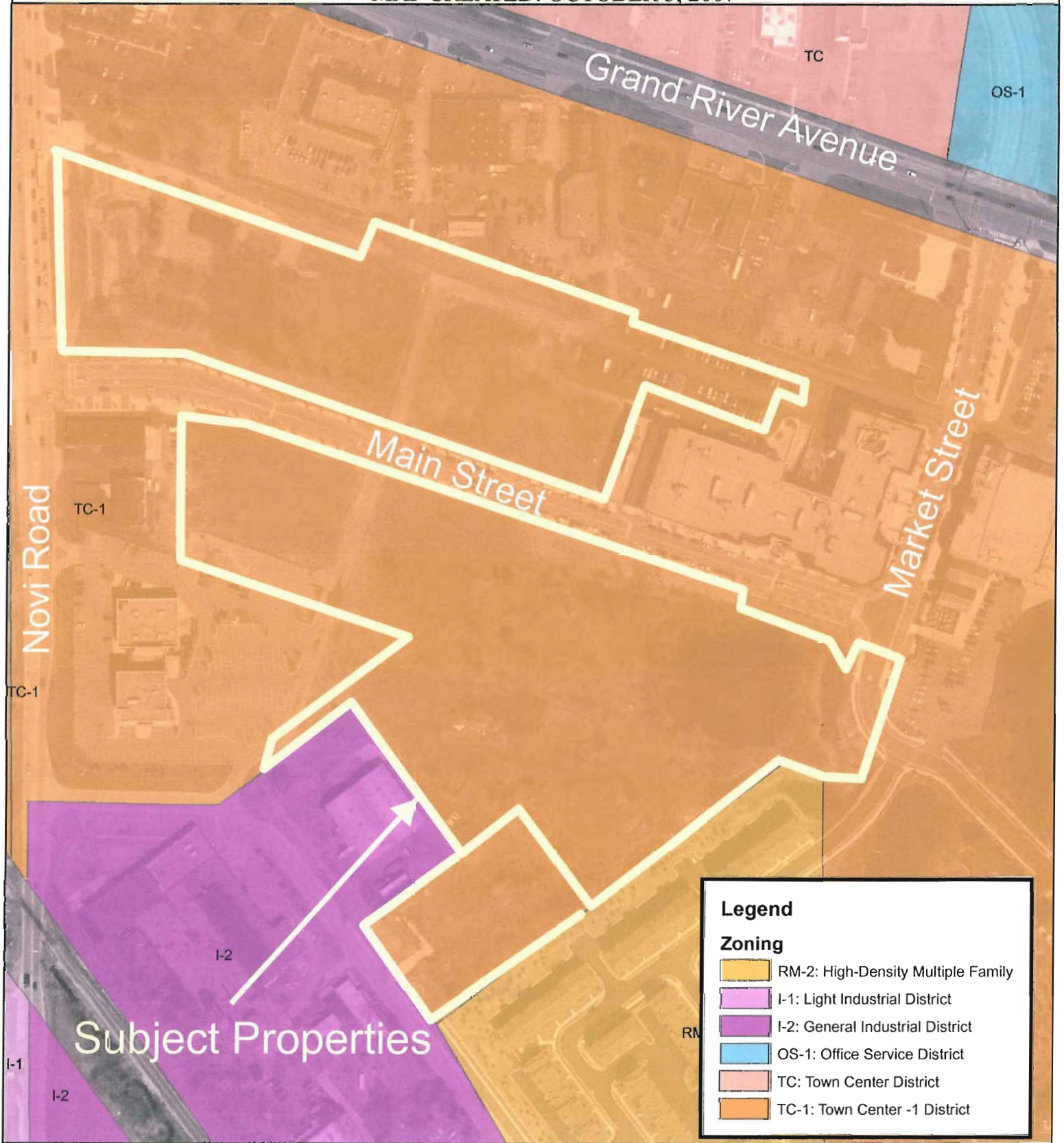
**MAP INTERPRETATION NOTICE**  
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# MainStreet Novi - Phasing Plan SP 06-38B

## Zoning

MAP CREATED: OCTOBER 3, 2007



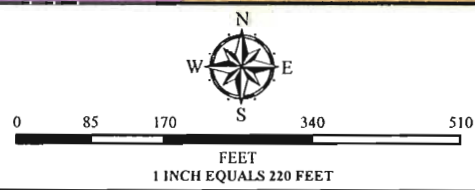
**Legend**

**Zoning**

- RM-2: High-Density Multiple Family
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- TC: Town Center District
- TC-1: Town Center -1 District



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
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NOVI, MI 48375-3024  
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WWW.CI.NOVI.MI.US  
MAP AUTHOR: KRISTEN KAPELANSKI



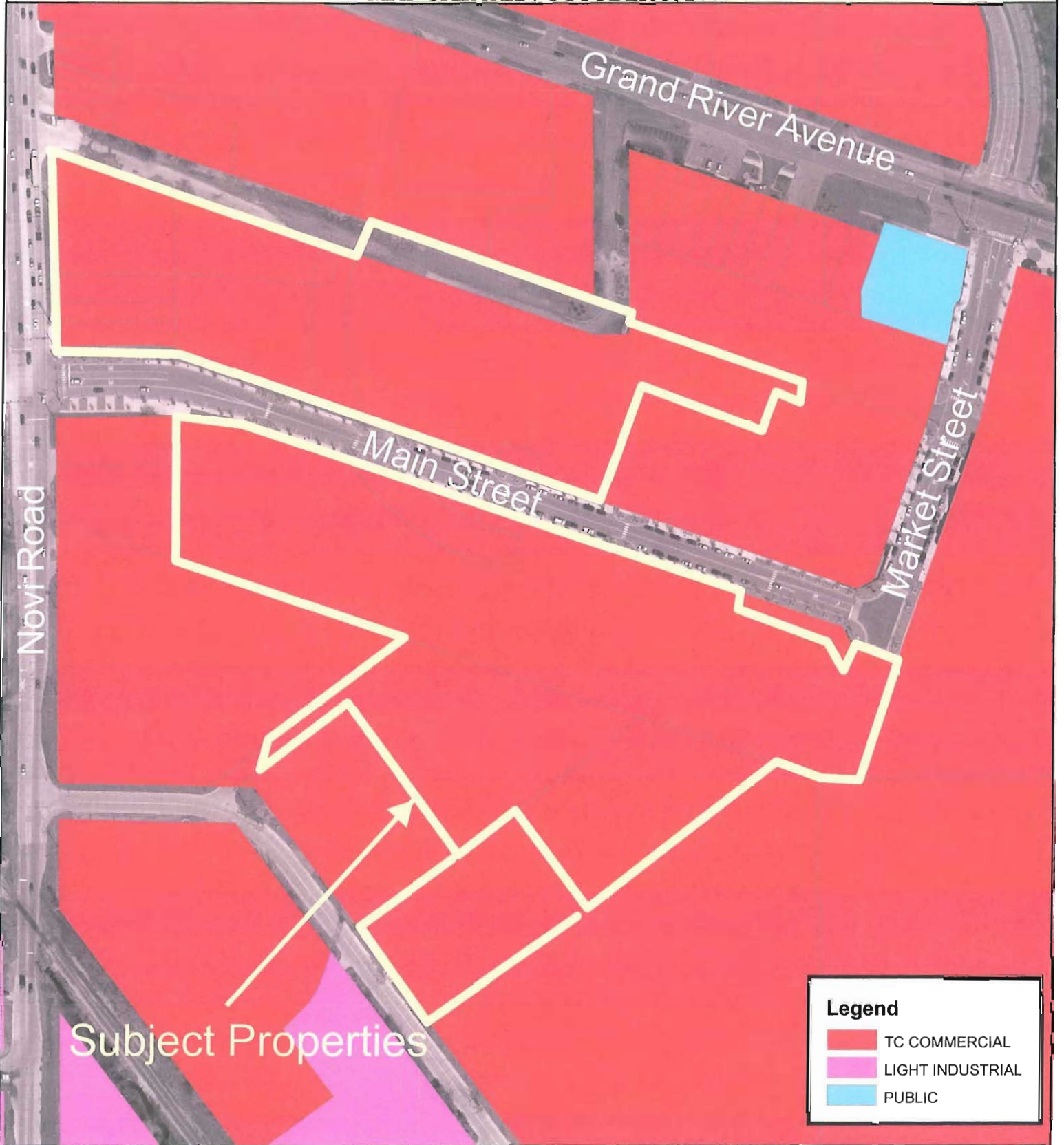
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# MainStreet Novi - Phasing Plan SP 06-38B

Future Land Use

MAP CREATED: OCTOBER 3, 2007



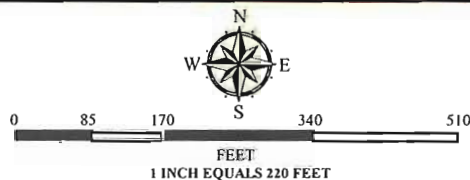
### Legend

- TC COMMERCIAL
- LIGHT INDUSTRIAL
- PUBLIC

Subject Properties



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
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MAP AUTHOR: KRISTEN KAPELANSKI



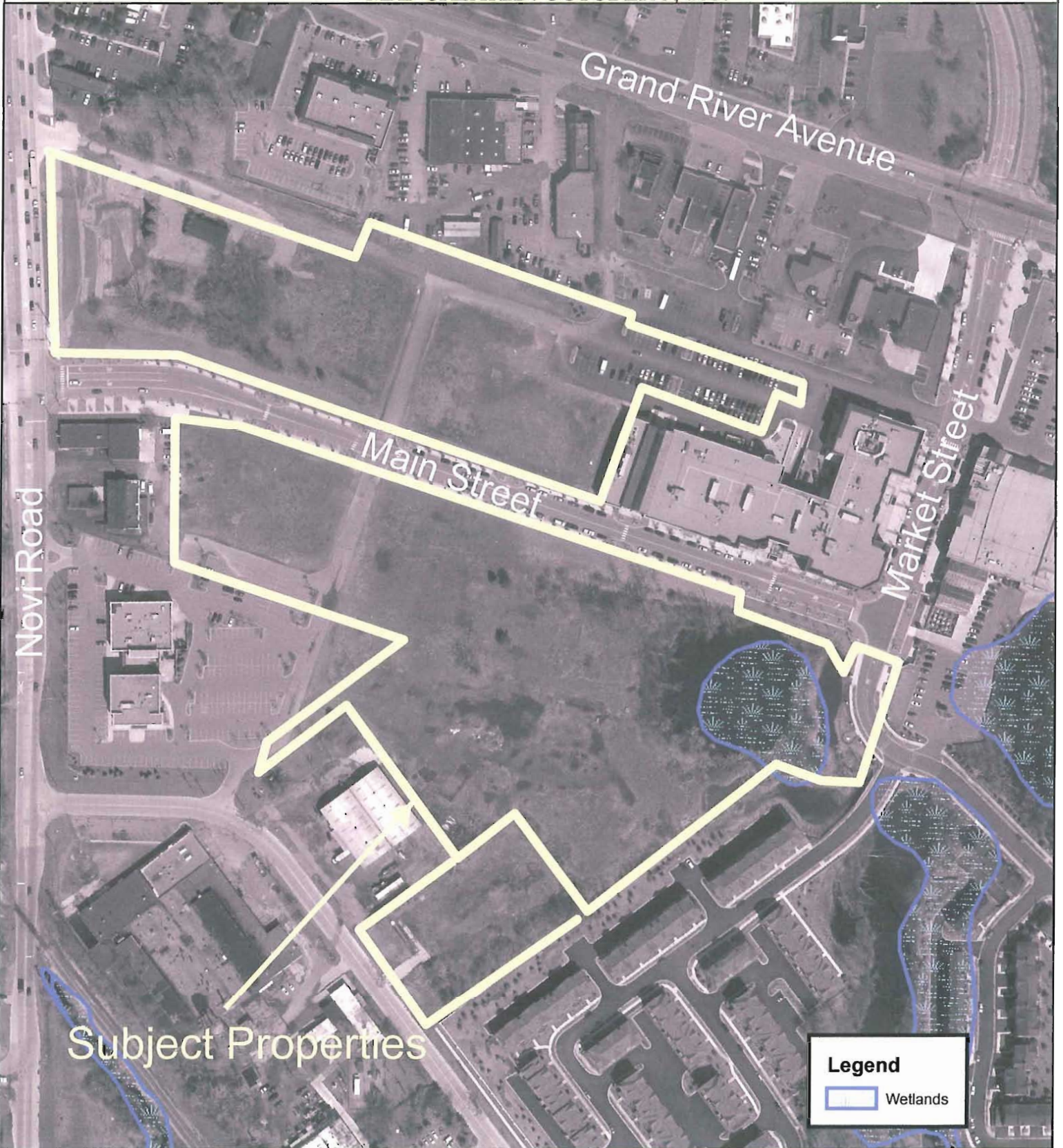
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# MainStreet Novi - Phasing Plan SP 06-38B

## Wetlands

MAP CREATED: OCTOBER 3, 2007

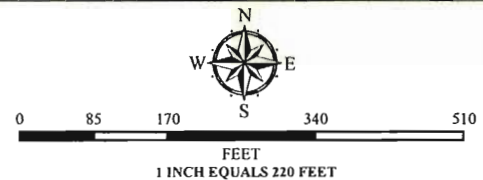


Subject Properties

**Legend**  
[Blue Outline] Wetlands



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
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45175 W. TEN MILE ROAD  
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(248) 347-3279  
WWW.CI.NOVI.MI.US  
MAP AUTHOR: KRISTEN KAPELANSKI



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**EXCERPT DRAFT PLANNING COMMISSION  
MEETING MINUTES OCTOBER 10, 2007**



## PLANNING COMMISSION

REGULAR MEETING  
MAIN STREET PHASING PLAN, SP06-38, EXCERPT  
WEDNESDAY, OCTOBER 10, 2007 7:00 PM  
COUNCIL CHAMBERS - NOVI CIVIC CENTER  
45175 W. TEN MILE, NOVI, MI 48375  
(248) 347-0475  
cityofnovi.org

### CALL TO ORDER

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

### ROLL CALL

**Present:** Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Member Michael Lynch (excused)

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; Alan Hall, Façade Consultant; Doug Necci, Façade Consultant; Kristin Kolb, City Attorney

### MATTERS FOR CONSIDERATION

#### 1. MAINSTREET PHASING PLAN, SP6-38B

Consideration of the request of Triangle Main Street, LLC, for a recommendation to City Council for Phasing Plan approval. The subject property is located in Section 23, south of Grand River Avenue, east of Novi Road, along the north and south sides of Main Street. The subject property is approximately twenty acres and the Applicant is proposing to construct a mixed-use development on the vacant land to the north and south of the existing Main Street Development.

Chair Cassis asked to be recused from the consideration of Main Street as he is an adjacent property owner.

Moved by Member Pehrson, seconded by Member Avdoulos:

### VOICE VOTE ON CASSIS RECUSAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER AVDOULOS:

**Motion to recuse Victor Cassis from the Main Street consideration. *Motion carried 6-0.***

Planner Kristen Kapelanski reminded the Planning Commission about the Main Street mixed-use development that came before them on September 27, 2006 that was later approved by City Council on November 13, 2006. This property is zoned TC-1 and master planned for Town Center Commercial. The Applicant was required to phase the plan in its entirety, not just signaling out the first phase. There are now ten phases shown on the plan. Phases 2, 3, 4, 6, 9 and 10 are buildings only. Phases 1, 5, 7 and 8 will also include roads, open space and utilities. Each plan will be reviewed as a Final Site Plan submittal. The Applicant will be required to incorporate the comments and conditions of the Preliminary Site Plan approval on the entire development. There are minor corrections needed on this plan that can be addressed on the Stamping Set.

Member Burke thought that the phasing was already set. He was anxious to see this project move forward.

Moved by Member Burke, Member Gutman:

**In the matter of Main Street Novi Phasing Plan, SP06-38B, motion to recommend approval to the City Council of the Phasing Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan for the reason that the plan is otherwise in compliance with all applicable provisions of the Zoning Ordinance.**

### DISCUSSION

Member Avdoulos commented that the plan before them only showed Phase 1. He recommended that a colored plan be submitted so that the phases could be more readily studied. Overlapped areas would become more evident. Adjacencies of the phases could be reviewed. A matrix could provide the expectations of each phase, and the Applicant could even provide the anticipated timing of each phase. That chart should be submitted with each phase, and if a phase is completed, the matrix could be updated. It is easier to delineate when color or bold

lines are used.

Courtney Miller represented the Applicant. She responded that a colored graphic will be provided to City Council.

Member Meyer asked whether the Planning Commission should be concerned about the Paul Bunyan right-of-way. Ms. Kapelanski responded that the Applicant went to City Council and asked them whether the City would like additional right-of-way dedicated so that the parking spaces weren't split in half. City Council indicated that they would like that. This isn't shown on the current plan, but the City would like the future plan to show what the future dedicated right-of-way line will be.

Member Meyer presumed that everything else was in order. Ms. Miller responded that the right-of-way issue was determined after this set of plans was submitted, so it was their intent to update the plan with the revision. It should not affect the phasing plan at all.

Member Wrobel asked whether there was a projected date for the completion of Phase 10. Ms. Miller said no. She said that Mr. Nona is already working on Phase 2, and he is anxious to work through the process as quickly as possible, but timing is dependent upon market conditions, construction timing and approvals. The intent is to progress from one phase to another as quickly as tenants are on board. Member Wrobel didn't want to see any lull between the phases, leaving the plan half-finished as it is already.

**ROLL CALL VOTE ON MAIN STREET PHASING, SP06-38, POSITIVE RECOMMENDATION MOTION MADE BY MEMBER BURKE AND SECONDED BY MEMBER GUTMAN:**

**In the matter of Main Street Novi Phasing Plan, SP06-38B, motion to recommend approval to the City Council of the Phasing Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan for the reason that the plan is otherwise in compliance with all applicable provisions of the Zoning Ordinance. *Motion carried 6-0.***

PHASING PLAN



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 NOV1 MAIN STREET

MAIN STREET  
 OAKLAND COUNTY



DESIGNED BY:  
 K. HEDRAZ  
 5. HEDRAZ  
 1" = 60'

PROJECT NO.:  
 #077-101  
 OVERALL SITE #  
 PHASING PLAN

G-1





# MainStreet Novi Phasing Chart

Phase	Description	Completion Date +/- (to be inserted at FSPA)
1	700 and 800 Buildings. Paul Bunyan, Sixth Gate, Union Street, Parking and Drive Improvement. All supporting utilities. Streetscape Elements at completed buildings only.	
2	400 Building. Streetscape Elements at building 400.	
3	500 Building. Streetscape Elements at building 500.	
4	600 Building. Streetscape Elements at building 600.	
5	900 Building. Union Street, Main Street, Depot Street, Division Street, and Parking Improvement. All supporting utilities. The Community Park. Streetscape Elements at building 900 and the Park.	
6	1000 Building. Streetscape Elements at building 1000.	
7	1100 Building. Sixth Gate Improvements. Streetscape Elements at building 1100.	
8	1200 A and B Buildings. Sixth Gate Improvements. All supporting utilities. Streetscape Elements at buildings 1200 A and B.	
9	1300 Building. Streetscape Elements at building 1300.	
10	1400 A and B Buildings. Streetscape Elements at buildings 1400 A and B.	

Date: October 16, 2007