

# CITY of NOVI CITY COUNCIL

Agenda Item 1  
January 7, 2008

**SUBJECT:** Consideration of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to RM-2, High-Density, Mid-Rise, Multiple-Family Residential, or some lesser residential designation, and favorable consideration of the PRO Concept Plan. The subject property is 115.89 acres.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *Baugh*

**CITY MANAGER APPROVAL:** *[Signature]*

**BACKGROUND INFORMATION:** The petitioner is requesting consideration of a Planned Rezoning Overlay (PRO), in conjunction with rezoning request 18.676. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As part of the PRO, the underlying zoning is changed, in this case to RM-2 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and the applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. After final approval of the PRO plan and agreement, the applicant will submit for Preliminary and Final Site Plan under the typical 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 PRO concept plan expires, the zoning reverts back and the agreement becomes void.

The parcels in question are located on the south side of 12 Mile Road, between Wixom Road and Napier Road in Section 18 of the City of Novi. The property totals 115.89 acres and the applicant is proposing to rezone all or portions of four parcels. The current zoning of the parcels is I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage. The parcels and their existing zoning are identified in the attached maps.

The applicant is proposing this rezoning to facilitate the construction of a 230 unit duplex residential development (Nicoleena Estates) and a Catholic girl's high school (St. Catherine of Siena) along with an associated convent and Catholic Educational Research Center on the site in the future. Currently, some portions of the proposed site are zoned I-1, which does not permit the proposed uses. In addition, the existing residential zoning (RA and R-1) of other portions of the development does not permit the proposed density. A school is a Special Land Use in the RM-2 district.

As part of the PRO, the applicant is required to provide a public benefit that would demonstrate more than just the usual benefits associated with standard rezoning and development of the property. The developer has agreed to pave Twelve Mile Road along the property to be rezoned and along the north-south link where connection to the existing pavement will be made. This would include any and all stormwater drainage to facilitate the road system. Cross sections for the proposed pavement have been included in the attached packet. For additional items listed as public benefits and for the PRO conditions, please see the attached information provided by the applicant and the Plan Review Center reports.

This matter was brought before the Planning Commission for their comment on November 7<sup>th</sup>, 2007. Due to some unforeseen circumstances regarding the public hearing notification, the public

hearing was postponed until the November 28<sup>th</sup>, 2007 meeting. However, the applicant still wished to gather the preliminary comments of the Planning Commissioners at the November 7<sup>th</sup>, 2007 meeting. Relevant minutes are attached.

This matter was brought before the Planning Commission for a public hearing and their recommendation on November 28<sup>th</sup>, 2007. At that time, the Planning Commission made a positive recommendation to rezone the property with the PRO to the R-4, One-Family Residential District with the applicant meeting the density standards of the R-4 District (3.33 units per acre) and that duplexes be allowed as a deviation from the ordinance standards for a one-family district. The proposed density of Nicoleena Estates is presently 3.6 units per acre. The applicant would have to reduce the proposed Nicoleena Estates by 18 units to obtain a density of 3.33 units per acre. The school, convent and research center would all be permitted in the R-4 District.

The Master Plan for Land Use review recently conducted by the Community Development Department, the Planning Commission and the planning consultant team studied the subject properties in depth. The final recommendation endorsed by the Planning Commission at the December 12<sup>th</sup>, 2007 meeting was for R-4 density on the west part of the subject property and "educational facility" on the east part of the subject property. ("Educational facility" is a land use designation on the Future Land Use map but is not a Zoning District. Educational facilities are permitted as a special land use in all of the residential zoning districts.) This option was consistent with the Planning Commission recommendation made for the rezoning and PRO request two weeks earlier.

The Community Development Department suggests that the City Council consider four options: the applicant's original request for RM-2, High-Density, Mid-Rise, Multiple-Family Residential zoning (maintaining the current proposed density of 3.6 units per acre); the staff's recommendation for RT, Two Family Residential (or any lesser Single Family Residential designation); the Planning Commission's recommendation for the R-4, One-Family Residential zoning with the necessary ordinance deviations and revising the concept plan to accommodate the maximum density of 3.3 units per acre; or the applicant's *revised* request as presented in the letter dated December 19, 2007.

The applicant's *revised* request indicates that the applicant seeks rezoning of 51.89 acres to RM-2 (for the property proposed to be developed with St. Catherine's of Siena), and rezoning of the remaining 64 acres to RT (for the property proposed to be developed with Nicoleena Estates), with the necessary provisions of the Planned Rezoning Overlay. A copy of the December 19 letter is attached.

A summary of the four options for consideration by the City Council is as follows:

Option 1 (Developer's): Approval of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP 07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to RM-2, High-Density, Mid-Rise, Multiple-Family Residential and consideration of the PRO Concept Plan.

Option 2 (Planning Commission): Approval of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP 07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to R-4, One-Family Residential and consideration of the PRO Concept Plan subject to the applicant adjusting the density of the proposed Nicoleena Estates to 3.3 units per acre and duplexes being permitted as a deviation from the Ordinance.

Option 3 (Staff): Approval of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP 07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to RT, Two Family Residential, or any of the Single Family Residential zoning designations, and consideration of the PRO Concept Plan.

Option 4 (Revised Developer's): Approval of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP 07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to RM-2, High-Density, Mid-Rise, Multiple-Family Residential for the easterly 51.89 acres (Parcels 3 and 4 on applicant's exhibit), and RT, Two Family Residential for the westerly 64.00 acres (Parcel 5 on the applicant's exhibit) and consideration of the PRO Concept Plan.

The proposed Rezoning with PRO agreement will come back before City Council at a subsequent meeting for final approval of the draft agreement and zoning, reflecting the decision of the Council at the January 7<sup>th</sup>, 2008 meeting.

**RECOMMENDED ACTION:** Approval of Zoning Map Amendment 18.676 with Planned Rezoning Overlay (PRO) SP 07-33A from the applicant, Lakeside Oakland Development, to rezone property located south of Twelve Mile Road, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage to RT, Two Family Residential and favorable consideration of the PRO Concept Plan. The subject property is 115.89 acres.

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

	1	2	Y	N
<b>Council Member Margolis</b>				
<b>Council Member Mutch</b>				
<b>Council Member Staudt</b>				

**LETTER FROM APPLICANT  
DECEMBER 19, 2007  
(REVISED REQUEST)**

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December 19, 2007

Mayor David B. Landry  
And Members of the Novi  
City Council  
45175 W. Ten Mile Road  
Novi, MI 48375

RE: St. Catherine of Sienna Academy/Nicoleena Estates Planned Rezoning Overlay  
SP No. 07-33/Rezoning 18.676

Dear Mayor Landry and Members of the Novi City Council:

On behalf of my client, Lakeside Oakland Development, LLC, its owner, Frank Pellerito and on behalf of the Dominican Sisters of Mary, Mother of the Eucharist, it is my pleasure to submit to you the following information to assist you in making a decision for approval of the requested rezoning with the limitations provided by the Planned Rezoning Overlay Contract. Please note that we have modified the rezoning request based upon the positive recommendation received from the Planning Commission and based upon discussions with the City Attorneys office.

**SUMMARY OF REASONS FOR REZONING**  
**WITH A PRO OVERLAY**

In accordance with the requirements of Zoning Ordinance Section 3402, it is acknowledged that the City and the Applicant will benefit if a Site Plan, along with conditions and limitations that may be relied upon by the City, can be proposed as part of a Petition for Rezoning. The Applicant has simultaneously filed such an Application for Change of Zoning. The Applicant is seeking a site specific use as authorized by MCL 125.584 (b) so as to accomplish, among other things, the objectives of the Zoning Ordinance through a land development project review process based upon the Application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.

Currently, Lakeside Oakland Development, LLC owns approximately 140.46 acres as shown on the attached drawing. That map identifies five parcels that are owned by the Applicant.

- Parcel 1 consists of 15.36 acres and is currently zoned B-2. It is not part of the current rezoning but is shown for other purposes mentioned later.
- Parcel 2 totals 16.90 acres and is identified as Parcel 22-18-200-020. This parcel is split by two different Zoning Districts. There are 9.21 acres in the B-2 Zoning District which is not being sought to be rezoned. The remaining 7.69 acres is currently zoned I-1 and that is part of the rezoning-PRO request to be rezoned from I-1 to RM-2.
- Parcel 3 consists of 39.20 acres identified as Parcel 22-18-200-017. 39.09 acres are currently zoned as I-1 and 0.11 acres is currently zoned R-1. The entire acreage is sought to be rezoned to RM-2 with the PRO Overlay.
- Parcel 4, identified as Parcel No. 22-16-100-005 consists of five acres and is currently zoned RA. This property is also owned by the Applicant and is sought to be rezoned to RM-2 with the PRO Overlay.
- Parcel 5 contains 64.00 acres. Currently 23.68 acres are zoned as RA and 40.32 acres are zoned as R-1. This is Parcel No. 22-18-100-006. This acreage is also owned by the Applicant and is being proposed to be rezoned to RT-2 with the PRO Overlay. Please note that the original proposal to rezone this 64.00 acres to RM-2 is being modified to a zoning of less density, RT.

The Applicant does not own the parcel south of Twelve Mile identified as 22-18-100-004 which is currently zoned RA. The owners of this property who have been advised of this rezoning are in favor of the rezoning request.

The purpose of the rezoning is to allow Lakeside Oakland Development, LLC to make an appropriate donation to the Dominican Sisters of Mary, Mother of the Eucharist, so that they may construct upon 51.89 acres, St. Catherine of Sienna Academy, which is a Catholic girls high school for 700-750 students. Also on this property there will be constructed a convent for the housing of approximately 10 sisters who will be teachers at the high school, there will be constructed a Catholic Educational Research Center and there will also be the construction of the usual athletic fields for high school use which will not be lighted.

Additionally, the high school property will also serve as the coordinated area of district wide wetland mitigation plan and to establish a district wide storm drainage plan. Lakeside Oakland Development, LLC is having concurrent engineering performed so that Parcel 1 and the B-2 portion of Parcel 2 will be granted appropriate easements by the high school property so that wetland mitigation required by improvements to Parcel 1 and 2 can be made on the high school property and an overall storm drainage plan for Parcels 1 and 2 can also be coordinated on the high school property.

The residential portion of the project will be developed on Parcel 5, Parcel No. 22-18-100-006 consisting of 64 acres. It is to be rezoned to RT; however, as shown

by the PRO Concept Plan, the residential component represents the construction of 115 duplexes totaling 230 units. This results in a residential density of approximately 3.6 units per acre which is less than the 4.8 units per acre set forth in the RT Zoning District. The Applicant has submitted a parallel plan meeting the requirements of the RT Zoning District to establish that we are proposing less than that which could be built under the straight RT Zoning District designation. In fact, the condominium development is closer to the R-4 residential density which is 3.3 units per acre with lot frontages of 80 feet.

As part of the PRO conditions, the Applicant is agreeing to the location, size, height of the buildings, structures and improvements, as well as the setbacks, landscaping, buffers, design and architecture. The Applicant is committed to the preservation of the woodlands and other open space which it will commit to the requirements of the conservation easement. The Applicant is preserving the natural resources and features, including facilities to address drainage and water quality for not only the area to be rezoned but also for adjacent property owned by the Applicant.

The Applicant will commit itself the additional following requirements.

- The Applicant will construct and pave Twelve Mile Road along the east, west-northerly boundary of the property to be rezoned.
- The Applicant will construct the north-south link of Twelve Mile Road from its northern property line to the point where connection to the existing pavement will be made.
- The Applicant will attempt to obtain any necessary easement from the property, which it does not own, which lies immediately west of the high school site as needed.
- The Applicant will also construct the sidewalk on the south side of Twelve Mile Road from the east boundary to the west boundary of the property to be rezoned.
- The Applicant will construct necessary drainage to facilitate the road system.
- The Applicant will be coordinating the facilities to address the overall drainage and water quality within the District, including the property to be rezoned and the adjacent commercially zoned property owned by the Applicant.
- Wetland mitigation for wetland impacts from the residential, educational and adjacent commercial property will be constructed on the school property simultaneously so as to minimize future construction impacts and create a large natural area to include both wetland and forested upland habitats. This area will also serve as an animal habitat and link to adjacent habitat areas.
- The construction of the St. Catherine of Siena Academy parochial girls high school will serve as another cultural resource to the residents of the City who attend the school and who will have the opportunity to participate in many of the

theatre, drama and music events which will occur at the school as well as being able to become involved in the athletic activities provided by the school. The City will benefit by having a quality educational facility located next to Catholic Central High School, the presence of which can already be seen to benefit the City. Quality education, either public or parochial, is always seen as an overall benefit to a community.

- Also of significance for its cultural resource is the location of the Catholic Educational Research Center. This building will offer modern facilities for educational seminars and conferences to be held for Catholic educational leaders. It will have the capability for remote visual hookups for a speaker who is making a presentation from another part of the country directly to those in attendance within the Center. This building will have a serving kitchen to handle outside catering being brought into the Center to feed those in attendance. The building will also be made available to the City for scheduled senior citizen programming and for other city associations that require a meeting area. This building has the potential of placing Novi in the center of Catholic educational research for the entire Midwestern United States.

The Applicant proposes that the integration of the proposed land development project will result in an enhancement of the project area as compared to the existing zoning and such enhancement is not likely to be achieved without the use of the Planned Rezoning Overlay procedure. A phasing plan is attached as Exhibit A. The Planned Rezoning Overlay will allow for the coordinated development of a Catholic girl's educational facility adjacent to a Catholic boy's educational facility, a duplex residential development with less density than the Court approved residential development to the west and the mobile home park to the south, and a wetland mitigation and storm water management program.

This opportunity to achieve the coordinated development of over 100 acres of property will benefit the interests and welfare of the Novi community. A high quality girls' Catholic education facility will be provided for the City of Novi and surrounding communities, a residential community of lower density than the adjoining developments will be provided, significant improvements to the City's physical and cultural infrastructure will be built upon, and the preservation and mitigation of the areas natural features will be protected and enhanced.



The Applicant respectfully requests the approval of the rezoning of 51.89 acres to RM-2 and of 64.00 acres to RT with the protections of the PRO Overlay. I look forward to reviewing this project with you at your Council meeting of January 7, 2008.

Respectfully submitted,

COOPER, SHIFMAN, GABE,  
QUINN & SEYMOUR

Matthew C. Quinn

MCQ/kw

cc: Frank Pellerito  
Mike Dewan  
Tom Ryan  
Andrew Wozniak

EXHIBIT A

**PHASING PLAN FOR ST. CATHERINE OF SIENNA ACADEMY  
AND NICOLEENA ESTATES**

Phase 1

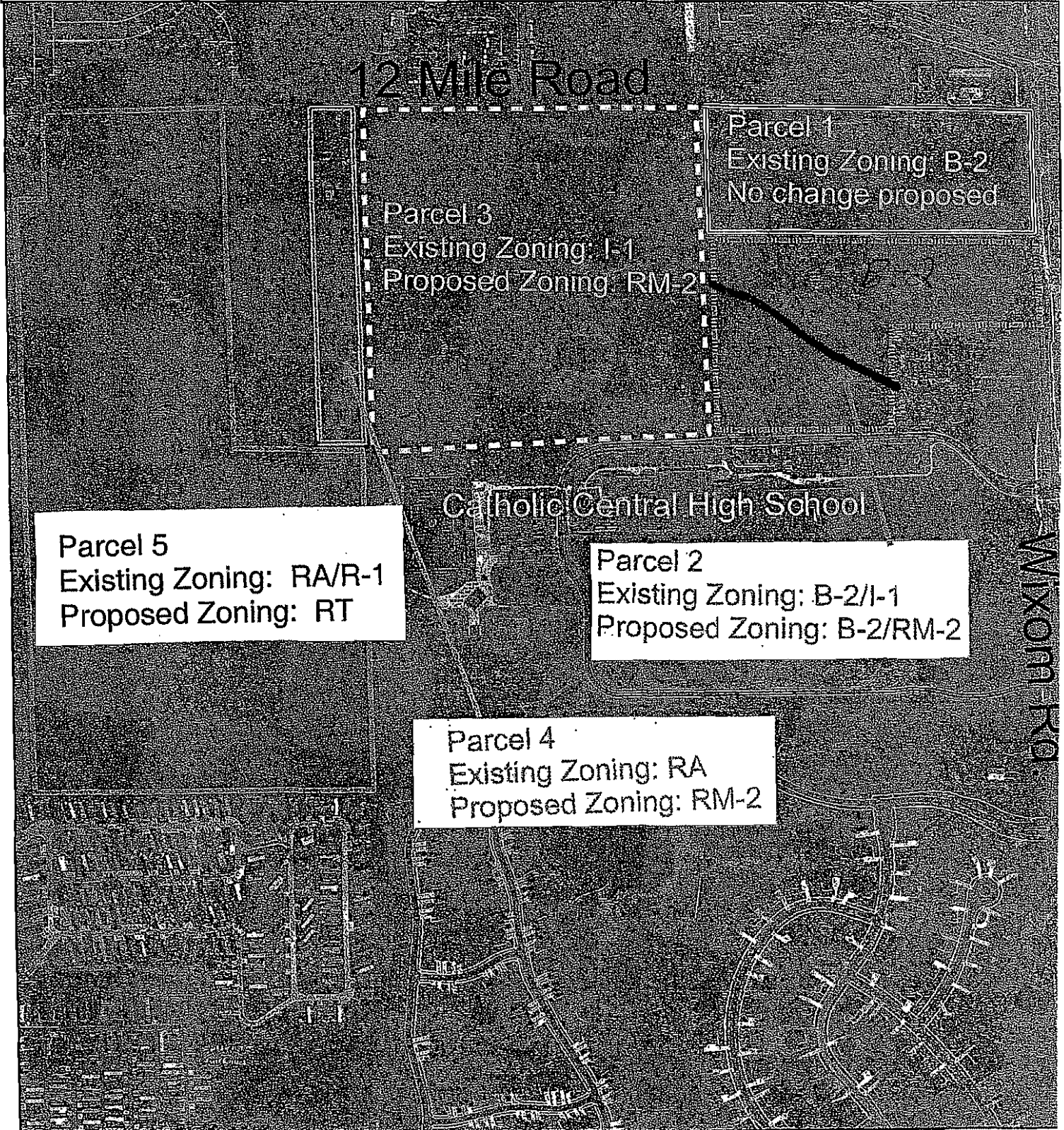
The following improvements will be constructed within the terms of the Planned Rezoning Overlay Agreement as Phase 1:

1. Twelve Mile Road will be paved from the east edge of the property line to the westerly edge of the property line in varying widths of two lanes and three lanes as shown on the submitted exhibit.
2. Academy Drive will be constructed south of Twelve Mile to the tangent line of the east-west link road. This link road will be constructed from that point to its connection with the driveway at Catholic Central High School.
3. The sidewalk will be constructed on the south side of Twelve Mile Road from the east property line to the west property line on the south side of Twelve Mile Road.
4. All wetland mitigation as approved by the MDEQ and the City of Novi will be completed along with the required tree removal, grading and stabilization.
5. Storm sewer within the High School property will be constructed along with the storm sewer beginning at the southwest corner of the High School property through Nicoleena Estates along with the construction of the sedimentation basin, the detention basin and the outlet therefrom.
6. The water main will be extended throughout the St. Catherine property and will connect along the south side of Twelve Mile Road to the Knightsbridge Gate water main. Further, the water main connection will be made to the Catholic Central property just west of the link road.
7. The sanitary sewer system will be constructed within the St. Catherine property and connected to the lift station as indicated on the attached phasing plan.
8. The buildings within St. Catherine property will be constructed in phases:
  - Phase 1 a. The High School, parking lots and athletic facilities.
  - Phase 1 b. The convent.
  - Phase 1 c. Catholic Research Education Center

## Phase 2

1. This Phase consists of the construction of Nicoleena Estates. This Phase is expected to begin within five years and begin by June 1, 2013.
  2. The acceleration and deceleration lanes at the entrance of Nicoleena Estates.
  3. The balance of Academy Drive from the tangent from the east-west link road south to the Nicoleena Estates Condominium property.
  4. The required water main system throughout the residential development.
  5. The required sewer system throughout the residential development.
  6. The required storm sewer throughout the residential development.
  7. All other unbuilt utilities from Phase 1 that are necessary to complete and connect to the Phase 1 completed utilities.
  8. The balance of the retention basin.
  9. The roadway throughout the residential development.
  10. Construction of the condominiums.
-

**St. Catherine of Siena Academy & Nicoleena Estates**  
**Zoning Changes by Parcel**  
 Map Created: July 25, 2007



Parcel 1  
 Existing Zoning: B-2  
 No change proposed

Parcel 3  
 Existing Zoning: I-1  
 Proposed Zoning: RM-2

Parcel 5  
 Existing Zoning: RA/R-1  
 Proposed Zoning: RT

Parcel 2  
 Existing Zoning: B-2/I-1  
 Proposed Zoning: B-2/RM-2

Parcel 4  
 Existing Zoning: RA  
 Proposed Zoning: RM-2

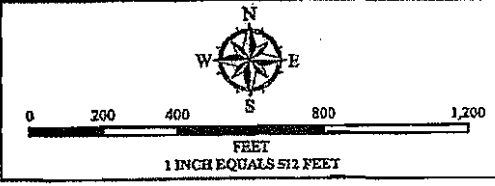
Catholic Central High School

12 Mile Road

Wixom Road

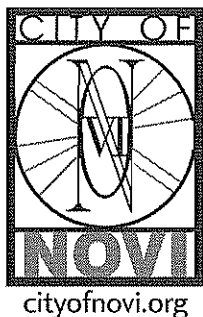


**CITY OF NOVI**  
 COMMUNITY DEVELOPMENT DEPARTMENT  
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 MAP AUTHOR: KRISTEN KAPELANSKI



**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 13 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

**PLANNING COMMISSION MINUTES  
EXCERPT NOVEMBER 28, 2007**



## PLANNING COMMISSION

CITY OF NOVI  
Regular Meeting

St. Catherine of Siena PRO, SP07-33 and Zoning Map Amendment 18.676 Excerpt

**Wednesday, November 28, 2007 | 7 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:** Members John Avdoulos, Brian Burke, Victor Cassis, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Andrew Gutman (Excused)

**Also Present:** Steve Rumble, Community Development Director; Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Dr. John Freeland, Environmental Consultant; Kristin Kolb, City Attorney

### AUDIENCE PARTICIPATION

Chair Cassis opened the floor for public comment:

- John Savoy, Sienna Associates Broker: Stated that Novi is a magnificent community. The fabulous school system makes it easier for him to sell businesses on moving their business to Novi. St. Catherine's Academy will bring so much to this community.

### PUBLIC HEARINGS

#### **ST. CATHERINE OF SIENA ACADEMY & NICOLEENA ESTATES ZONING MAP AMENDMENT 18.676 WITH PLANNED REZONING OVERLAY, SP07-33A**

The Public Hearing was opened on the request of Lakeside Oakland Development, LLC, for Planning Commission's recommendation to City Council for a rezoning in conjunction with a Planned Rezoning Overlay of property in Section 18, south of Twelve Mile, west of Wixom Road, from I-1, Light Industrial, R-1, One-Family Residential and R-A, Residential Acreage, to RM-2, High Density, Mid-Rise, Multiple-Family Residential. The subject property is approximately 115.89 acres and the Applicant is proposing to construct an approximately 120,000 square-foot private girls' school, a 9,250 square-foot educational facility, a 7,200 square-foot convent and a 230-unit duplex condominium.

Planner Kristen Kapelanski described the rezoning request. North of the site in Wixom are vacant parcels, the Leisure Cooperative complex (8.15 density), Wixom Meadows Condominiums (8.9 density) and Meadow Wood Park Apartments (9.7 density). To the west is Knights Bridge Gate (5.4 density). To the south are Catholic Central, Island Lake (1.0 density), and Old Dutch Farms (6.1 density). To the east are Cadillac Asphalt and vacant parcels. Further east is Novi Promenade. The surrounding sites are zoned IRO, RC-1 and B-3 to the north, B-2 and I-2 to the east, MH and R-1 to the south, and OS-2 developed as Single Family Residential is to the west.

The subject parcel is mostly shown as a Special Planning Project Area on the current Master Plan for Land Use. It is currently under review via the City's Master Plan Review process. The Wixom properties are master planned for Multiple Family Residential, Community Business and Industrial/Office/Research. Community Commercial is master planned to the east, Single Family Residential is master planned to the west, and Mobile Home, Single Family Residential and an Educational Facility are master planned to the south.

The wetlands are concentrated in the northeast portion of the property where the school is proposed. There are woodlands concentrated near the edges. The Staff does not support the RM-2 request because the proposed density for Nicoleena Estates (3.6) is far below the density permitted in the RM-2 District. The Applicant could rezone the site to R-T and achieve the density they are proposing. The City is currently reviewing the Master Plan and will determine what density is appropriate for the area. The suggested 3.6 density is a drastic change from what is currently allowed on the property. The Community Development Department recommends the Applicant amend his proposal to ask for R-1 through R-4 zoning, or R-T zoning. The Applicant reduced the density on his plan by sixteen units once he met with the Master Plan and Zoning Committee. The Traffic Consultant has

requested additional Traffic Study information. The impacts are considered to be minimal.

The Applicant will have to include a passing lane or a left-turn only lane down Twelve Mile, pursuant to the standards set forth by Oakland County. The left-turn lane is recommended.

The Engineering Review did not reveal any issues with utility demand, but there may be an issue with stormwater routing and potential flooding of the nearby wetlands. Easements from adjacent properties will be required. The Landscape Review recommended that the Applicant adhere to the Ordinances. A Non-minor Wetland Permit, an MDEQ Permit and a Buffer Encroachment letter will be required. If the plan is approved, the Applicant should consider placing his woodland replacements in an area that would buffer Nicoleena Estates from Knights Bridge Gate. The Fire Department Review noted minor items to be addressed at the time of Preliminary Site Plan submittal.

Ms. Kapelanski said major conditions of the Applicant's proposed PRO include a limited use of permissible uses and density. The Applicant will pave Twelve Mile along the boundaries of the project. Any deviations from the Zoning Ordinance would also be included in the PRO Agreement.

Matthew Quinn represented the Applicant. He introduced Mr. and Mrs. Frank Pellerito (Lakeside Oakland Development Company), Mike Dewan (St. Catherine's developer), the Dominican Sisters of Mary Mother of the Eucharist, Father Richard Elmer of Catholic Central, Tom Ryan (school attorney), John Argenta (architect), Andy Wozniak (engineer), Woody Held (wetland consultant), Rich Hodak (landscape consultant), Dr. William Taylor (traffic consultant), Greg Kruetzer (construction consultant), and Jeff Hamilton (construction management consultant).

Mr. Quinn said that conceivably, the land is currently zoned such that 612,000 industrial square footage could be built. The RM-2 request is limited by the PRO contract. The development of this site would be limited to the plan as shown to the Planning Commission.

Mr. Quinn described the Industrial-user relocation plans known as "The Grand Plan" (with a Meijer) and "The Junior Grand Plan" from the 1990s. Either of these plans would have designated the subject property for Industrial users, relocating some from the downtown Novi area, e.g., Fendt Concrete and Stricker Paint. The plans required a super majority vote from City Council to pass; the vote was 4-3. The Paragon property owners fought to bring a mobile home park to their site; the result is the consent judgment that allowed the development of Knights Bridge Gate. This subdivision and the existing mobile home park were both designed without a buffer area adjacent to the subject site; Mr. Quinn said this would be addressed with their proposal.

Mr. Quinn said that everyone supports the St. Catherine Academy for 700-750 young female students. There will also be a convent for ten nuns and a Catholic Educational Research Center. Father Elmer introduced Sister Thomas Augustin, the designated principal of the new girl's school. Sr. Thomas spoke briefly on her Dominican congregation. She said that St. Catherine's would complement Catholic Central. She looked forward to becoming part of the Novi community.

Mr. Dewan described the educational resource center. He said that this affluent community has a responsibility to those less fortunate, and this educational resource center is one such effort. He described the financial arrangement that the school and Mr. Pellerito will have, whereby the school will repay him for the land and he will donate that money to the cause.

Mr. Quinn said the educational resource center will be technologically advanced and will allow for teleconferencing and other opportunities. The Novi seniors, community groups and homeowner associations will be invited to use this building.

Mr. Quinn described how the east side of the school property will be used for wetland mitigation. It will create a habitat link for the wildlife.

Mr. Quinn said that spillover parking for Catholic Central football games will now be able to park at St. Catherine's. The site plan design includes a cross-access drive so that parents of both boys and girls will be able to drop off

their children at either school without having to go back out onto the busy roadways.

Mr. Ryan said that zoning in the area is a hodge-podge of classifications. This plan has to work amongst all the various uses that are already in the ground. Mr. Ryan said that the density of the plan meets the needs of the City as they have been expressed. If the RM designation satisfies one party's needs without hurting the other party, the Planning Commission should not focus on the designation, but should instead focus on the lower density that would be limited by the PRO Agreement. The school property is currently zoned Light Industrial but Michigan's times of being a manufacturing giant have changed. This site is now proposed for an educational and information-based use.

Mr. Quinn showed an aerial of the site and how the different projects laid out. He did not believe that many trees were being affected by the plan – there are only three basic stands of trees on the site. The trees along Twelve Mile will mostly be saved. The mobile home park trees are being preserved. The 300-foot common boundary with Island Lake will be maintained with trees. The trees in the center are not quality woodlands, but 75% is still being saved. Mr. Quinn showed on the plan how Knights Bridge Gate and the mobile home park did nothing to enhance their boundary woodlands.

Mr. Quinn readdressed the density issues. He noted that the Island Lake density nearest this site is about three units per acre. Nicoleena Estates is proposed at 3.6 density. Overall, the density of this Pellerito land is 2.08. This is also the last property in the area to develop. Mr. Quinn maintained that the design fits into the area very nicely. Mr. Quinn said the owners of the undeveloped piece in the middle of the subject property supports this plan and will probably come in someday to ask for a similar density for their site. Mr. Quinn said that the density on the one piece allows for the donation of the school piece; the whole plan works together. There was once a plan proposed with 258 units, but now the plan density has been reduced based on comments made at the Master Plan and Zoning Committee meeting some months ago. Now the street system is more interesting. A road has been added for secondary access. The duplex units will sell for \$250,000-\$300,000. Nicoleena Estates may not be built for another two to five years. It will be driven by the economy; no one in Michigan's economy is building spec houses.

Mr. Quinn said that St. Catherine's is 65% open space, with another 10% open space on the sport fields. Nicoleena Estates has been designed with 70% open space. There is no open space in the mobile home park or Knights Bridge Gate. Mr. Quinn said this proposal is a credit to the consultants and engineers who designed such an open plan.

Mr. Quinn said the utilities are available. The rezoning reduces in half the sewer needs. Twelve Mile will be paved. The Applicant's traffic consultant has been working on the plan and understands that a third lane must be added to Twelve Mile. The Applicant will negotiate the length of this lane, but will propose building it from his east property line to the entrance to the subdivision to the west; the City can pick up the rest of the distance. The Applicant will address the drainage problem. The sidewalk will be extended the entire length of the site along Twelve Mile.

Mr. Quinn said this is a good plan – placing a school next to a school, as opposed to Light Industrial being placed next to a school. Also, a school placed adjacent to Residential is better than Light Industrial against Residential.

Chair Cassis opened the floor for public comment:

- Mark Marucci, Maybury Park Drive: Thought the plan was fantastic. He is a Catholic Central alumnus.
- Shirley Powser, Helper: Wixom resident stating that she and her Leisure Coop neighbors are 100% behind the project.
- Jennifer Bishop, Sloan: On behalf of her Knights Bridge Gate subdivision, they do not find the school to be necessarily a negative, but they do have a problem with Nicoleena Estates. They were concerned about the density. She said the 50-foot buffer is nothing, and in the winter she and her neighbors will be able to look into the neighbors' homes. She was concerned about traffic increases.
- Jeff Zuma, Shoreline: Supported the development. He thought it was a good fit. He saw a similarity between the Island Lake Multiple Family Residential and the proposed density of Nicoleena.
- Olympio Migueli Francisco Antonucci: Supported the project.
- Jim Klein, Helper: Concerned that the RM-2 designation can yield taller buildings. He didn't want high-rise



buildings.

- Jim Barnas, Brighton: Felt there was a sense of urgency relating to the building of the school. September 2009 will come very quickly.
- Alberto Sandoval, Wixom: Currently drives his daughters to Plymouth for Catholic schooling and supports St. Catherine's being built in Novi.
- Emma Aiello, Wixom: She fought against the 1990 Industrial Grand Plan but supports the school proposal.
- Jennifer Ledbetter, Sloan: Said the community supports the high school. She hoped the proposal will include a buffer between this proposed site and her Island Lake home. She also wanted to ensure that taller buildings were not approved for this site.
- Paul Erickson, Island Lake: Supported the project but was concerned about the infrastructure. There are east-west avenues but Beck Road is the only paved north-south road that goes all the way through. Beck Road is overloaded. He encouraged pressure being placed on the County to get Napier Road paved.
- Joe Dolzo, Sandstone: Stated that education opportunities do improve the housing market. Novi has outstanding public schools, and Catholic Central and hopefully St. Catherine will also provide this community with an educational appeal.

Chair Cassis asked Member Meyer to read the public hearing responses. City Attorney Kristin Kolb said that the actual letters will become part of the public record, so for this meeting each letter was acknowledged by the writer's name and position:

*Approve:*

- J. Tilleo
- Mark Moriset
- Father Richard Elmer
- Michael Stanford
- Norman Keber
- Virginia Panackia
- Barbara Felice
- Florence Lesnau
- Sharon Morgan
- Cleo Snyder
- Geraldine Forte
- Janet Scheets
- Nancy Pelto
- Patricia Ruck
- Diana LaFaive
- John Mulligan
- Joseph Shell
- Lahni Andrews
- Muriel Chabot
- Paul Fisher
- Elizabeth Nicastrì
- Allie Fayz
- Robert Valente

*Object:*

- Charles Liu
- Thomas Robb
- Catherine Tyler
- Norman Lingnau
- Dawn Carol
- Janet Lingnau
- Kurt Hesse
- Brandon Finkel
- Carmela Langley
- Joseph Klassa

- Brad Rabe and Julie Rabe
- Fermin Fernandes and Geovana Pamatz
- Lisa Antonio
- Thomas Hutchins
- Robert Worges and Karen Worges
- Doug Drobnis and Brina Drobnis
- Kurt Best
- Linda Douglas
- Melissa Fleming
- Tom Valade
- Sophie Kocoves
- Nathaniel Diegel
- Scott Tyler
- Jodi Markle
- Debra Grzeskowiak
- Melanie Dunn and Dan Martin
- Melvin Cherry and Lynn Cherry
- Kurt Hesse
- Jennifer Faust
- Maria Muzzin
- Dan Lenzi

Member Meyer said the general concerns were traffic and density. Chair Cassis closed the Public Hearing and called for a short break.

Member Avdoulos understood the emotional content of this review – attending Catholic Central has become a male tradition for families and now the same opportunity is going to become available for women. Member Avdoulos explained that the subject area was listed as a special planning area on the Master Plan in 2004 because it is a remaining piece surrounded by various zonings. The Master Plan and Zoning Committee and the Planning Commission have carefully reviewed this plan and ultimately the Planning Commission will send a recommendation to City Council. The Planning Commission will also review and approve any Preliminary Site Plan associated with an approved PRO plan. He was grateful that so many people came to the meeting to show support for the project, especially those from neighboring Wixom.

Member Avdoulos liked the citing of the school. He thought the design provided a buffer and allows for open space. The school is adjacent to a road that is not heavily traveled. Member Avdoulos wished to address the density issue associated with Nicoleena Estates.

Member Avdoulos noted that the existing zonings are R-1, R-A and I-1. Placing the school on this site (R-A and R-1) is not a difficult choice, and the design provides interconnectivity and spillover parking spaces. The R-A and R-1 would yield densities of .8 and 1.65 respectively, and Nicoleena is designed at 3.6. This quadruples the R-A density and doubles the R-1. Common sense tells Member Avdoulos that the RM-2 request goes well beyond the current zoning. The R-4 zoning allows 3.3 density. Staff even suggested that the Planning Commission consider R-T, which is 4.8 density. Member Avdoulos felt more comfortable with recommending the R-4 because it does everything planning-wise that the Applicant wants to achieve with Nicoleena Estates and St. Catherine's. It may reduce the duplex count down to 215 or 216. The RM-2 request, if being sought for any reason(s) other than for planning considerations, e.g., economic or political reasons, does not come into the purview of the Planning Commission. The RM-2 request, if approved, could set a precedent for future requests whereby developers are asking for big density changes.

Member Avdoulos thought that previous PRO requests were more in-line with the original zoning of the site, or those proposals more accurately reflected the zoning designation request. Member Avdoulos wants to send a positive recommendation to City Council; the trick is to have the right nomenclature in place.

Member Avdoulos said there are several areas within the City that are currently under Master Plan review, this site

being one of them. The decisions that are made must be in line with this Master Plan review or it won't look well nor will it be the right thing to do.

Member Avdoulos concluded that there is great pride associated with Catholic Central, and while schools get tax breaks, the City gains a lot by their presence. There is great respect for that institution and St. Catherine's will only enhance it. The entire proposal will be an enhancement to this area. While the request for RM-2 is really a matter of semantics, Member Avdoulos felt he had to take the middle ground, and R-4 would be his recommendation.

Member Meyer thanked Mr. Quinn for his eloquent delivery of the historical background of the subject property. In 1989 the Wall Street Journal chose Novi as a top-twenty school district out of 17,600 systems. He said that St. Catherine's is about to join some very good company. Member Meyer did not have to be convinced about the virtue or goodness that will come to this community with St. Catherine's. He encouraged the Applicant and his entourage to remain true to the mission: Make the commitment and do everything that can be done to ensure that the young women know there is a true dedication.

Member Lynch wanted to make this project happen because everyone wants the school. He agreed that the Nicoleena density was the remaining issue. He also thought that the R-4 designation was acceptable. Member Lynch was previously concerned about the traffic issues, though he conceded that his earlier concerns were probably unfounded - Twelve Mile will be paved, and that is the entrance road for the school. There won't be much traffic that goes on to Wixom. He felt that the school attendees would be coming from the west. His personal experience tells him that the paving of Twelve Mile will actually improve the local homeowners' property values and they will also find that the change is an improvement.

Member Wrobel was excited for the St. Catherine's addition to the City. The concern is the density of Nicoleena Estates. Member Wrobel could live with an R-4 designation, and he hopes this is acceptable because he wants the plan to go through.

Member Pehrson confirmed that the City road standards would apply to Twelve Mile and will be reviewed thoroughly at the time of Preliminary Site Plan submittal. Ms. Kapelanski added that the Applicant and City will have to determine how to satisfy the County's requirement for passing lanes or the left-hand turn lane. Member Pehrson asked Traffic Consultant Steve Dearing to comment. He responded that the decision will determine how the movements in and out of the school and subdivision are handled, hopefully with the least amount of impact on the through-traffic.

Mr. Dearing suggested a three-lane section be designed across the frontage of the property. Another design option would be to accordion the road by providing stand-alone left-turn treatments. The improvement could be accomplished entirely in front of this property's frontage, and can be made independent of any change to the balance of Twelve Mile heading west to Napier, which is not the responsibility of this Applicant. It would be nice though, if Wixom and Novi could address the entire stretch of the road, making use of economies of scale, and get the entire road done at once. The minimum standards set by Oakland County call for passing lanes. They recognize that center left-turn lanes are a superior design, in terms of safety; it's just hard for them to require the enhanced solution. There is a cost premium associated with center lanes. Passing lanes have minimal tapers and represent less cost. There will be signage alerting the drivers about gravel-to-pavement transitions, and signage about merging. Twelve Mile is not really a through out, so Mr. Dearing wouldn't expect traffic other than the local residents or school attendees. The fundamental obligation is to provide a safe road. Any additional pavement that is added to this plan would just make the road safer. He explained that there must be a legal transfer of responsibility regarding the jurisdiction of the road (from Wixom to Novi).

Member Pehrson thought the presentation of the goals and objectives of the plan was spot-on. Member Pehrson sought assistance from the City Attorney regarding the language for a motion. He asked whether the Applicant had any recourse, if they aren't granted exactly what they want. Ms. Kolb said that if the City Council's approval was for R-4 and the Applicant didn't like it, they could withdraw their application. Otherwise they would have to explore the appeals process. The Applicant can still present their RM-2 request to City Council even if the Planning Commission recommendation is for R-4.

Mr. Quinn sought clarification – the R-4 zoning would yield Single Family Residential; he requested that the term

used be "R-4 density." Ms. Kapelanski said that the deviations from R-4 could be written into the PRO Agreement. Deputy Director of Community Development Barbara McBeth agreed, since it is the R-T District which allows the duplexing of units.

Moved by Member Pehrson, seconded by Member Wrobel:

**In the matter of Zoning Map Amendment 18.676 and Planned Rezoning Overlay SP07-33A for St. Catherine of Siena and Nicoleena Estates, motion to recommend approval to the City Council to rezone the subject property from I-1 (Light Industrial), R-A (Residential Acreage) and R-1 (Single-Family Residential) to R-4 (One Family Residential), for the purpose of allowing a density of 3.3 units per acre with a maximum of 215 units with a PRO deviation for the duplexes being permitted in that zoning classification, subject to the Applicant's compliance with all the conditions listed in the Staff and Consultant review letters, for the reasons that the plan is in compliance with the Zoning Ordinance and the Master Plan.**

### DISCUSSION

Member Avdoulos asked Environmental Consultant John Freeland about the stormwater management comment in one of his review letters. He did not want a future problem with a wooded wetland being adversely affected by this plan. Dr. Freeland responded that his concern was the discharge into the one wetland is potentially a violation of an existing conservation easement. In other areas pretreated discharge has been allowed into wetland areas, but Dr. Freeland needs clarification on whether this is permissible in this case. Dr. Freeland was also concerned because the Knights Bridge Gate wetland at issue is connected to a larger wooded wetland along Napier. There are two culverts that travel under Napier that take the water further west. It appears to Dr. Freeland that the culverts are blocked, which is adding more water to the wooded wetland. If more water is being sent west, will this exacerbate the problem, and should improvements be made to those culverts?

Member Avdoulos said these areas are sensitive and he wanted to make sure that care was given to this issue. Dr. Freeland added that there is a lot of work to do on this, and the impacts to the system will have to be justified. The language of the Wetland Ordinance requires the Applicant to minimize and avoid the best wetlands on a site. To a large extent the Applicant has done that. They have preserved the east-side complex. Most of the wetland and woodland impacts are associated with Nicoleena Estates. Phase 1 - 79 regulated trees are proposed to be impacted, which requires 114 replacement trees. Phase 2 impacts 362 trees, which translate into 482 replacements. Dr. Freeland said the number of trees affected by this plan is not unprecedented; he just wished to make the numbers known to the Planning Commission.

Chair Cassis said that the tree replacement at Catholic Central was a hot topic in the City. He would like to hear a commitment from this Applicant regarding their tree replacement. Landscape Architect David Beschke stated that there were many replacement trees required with the Catholic Central plan, and some were planted elsewhere in the City via payment into the tree fund. Dr. Freeland said that the replacement plan would be more relevant at the time of Preliminary Site Plan review. He would also encourage the Applicant to place the replacements back on this site. He would also like to see a minimization of the impact. Chair Cassis agreed that it would be nice to add a tree buffer between Nicoleena and Knights Bridge Gate.

Member Avdoulos noted that the design team has been very sensitive to the environmental issues associated with this site. The open space design will be a benefit to everyone. The impacts to the environment have become very evident to him throughout the Master Plan review process.

**Member Wrobel asked that the maximum unit count of 215 be removed from the motion. Member Pehrson agreed.**

Member Burke agreed that everyone would like to see this project succeed. He thanked Member Avdoulos for his ability to address outstanding site plan issues at the Planning Commission table. Member Burke supported the plan.

Chair Cassis thanked the Pelleritos and Mr. Bowman for their contributions to this community. This is an acknowledgement of the hard work put into this project. He agreed with the comment that with every blessing

comes a responsibility. This City has been blessed. Chair Cassis said that everyone is passionate about this plan, and everyone's needs will be met, including the neighbors'.

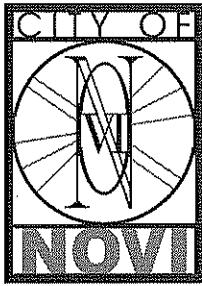
Chair Cassis thought that the RM-2 designation would not be as harmonious to the area as would Member Avdoulos' suggestion of the R-4 designation. Chair Cassis could support the motion. He thanked the sisters for their attendance.

Ms. McBeth complimented the Planning Commission and the Master Plan and Zoning Committee for all of the hard work they have put into this review. Ms. McBeth wished to add that Wixom has jurisdiction over Twelve Mile, and she wanted to make sure that the Planning Commission understood that this is another item that will have to be resolved.

**ROLL CALL VOTE ON ST. CATHERINE OF SIENA AND NICOLEENA ESTATES, ZONING MAP AMENDMENT 18.676 AND SP07-33, RECOMMENDATION FOR APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER WROBEL:**

**In the matter of Zoning Map Amendment 18.676 and Planned Rezoning Overlay SP07-33A for St. Catherine of Siena and Nicoleena Estates, motion to recommend approval to the City Council to rezone the subject property from I-1 (Light Industrial), R-A (Residential Acreage) and R-1 (Single-Family Residential) to R-4 (One Family Residential ), for the purpose of allowing a density of 3.3 units per acre with a PRO deviation for the duplexes being permitted in that zoning classification, subject to the Applicant's compliance with all the conditions listed in the Staff and Consultant review letters, for the reasons that the plan is in compliance with the Zoning Ordinance and the Master Plan. *Motion carried 7-0.***

**PLANNING COMMISSION MINUTES  
EXCERPT NOVEMBER 7, 2007**



# PLANNING COMMISSION

## CITY OF NOVI Regular Meeting

Wednesday, November 7, 2007 | 7 PM  
Council Chambers | Novi Civic Center | 45175 W. Ten Mile  
(248) 347-0475

cityofnovi.org

### CALL TO ORDER

The meeting was called to order at 7:07 PM.

### ROLL CALL

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

**Also Present:** Steve Rumble, Community Development Director; Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Al Hall, Façade Consultant; Kristin Kolb, City Attorney

### PLEDGE OF ALLEGIANCE

Deputy Director of Community Development Barbara McBeth led the meeting in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Moved by Member Avdoulos, seconded by Member Pehrson:

### VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

**Motion to approve the November 17, 2007 Agenda. Motion carried 8-0.**

### AUDIENCE PARTICIPATION

Chair Cassis opened the floor for public comment:

- John Perreca, Island Lake Arbors Condominium Association President: Represented 138 condo owners. They oppose the rezoning for St. Catherine's, because it would affect their property values and add to the vehicular congestion.
- Allison Dolan, Glenwood: Thanked the City for the Vision Fair. She was opposed to any rezoning or density increase in the southwest quadrant. She did not think any more strip malls were needed.
- Tom Farley, Pebble Ridge Estates Homeowners Association resident: Opposed to the rezoning, and he was disappointed in the communication regarding the Master Plan review.
- Mike Hanson, Greenwood Oaks: Objected to Master Plan revisions for the southwest quadrant. He did not think that commercial needed to be added to the southwest quadrant.
- Ray Bunio, Dinser Road: Was happy to hear the comments made at the Master Plan study session prior to the Planning Commission meeting. He acknowledged receipt of the survey materials in the mail. Deputy Director of Community Development Barbara McBeth explained that some of the Vision Fair postcards were not mailed and so the City mailed the surveys to those homeowners to give them an opportunity to comment on the Master Plan review. The tabulations will be updated. Chair Cassis reminded the audience that they can also access this information through the website.
- Kurt Hesse, Reeds Point Drive: Opposed the rezoning of the three areas. The property values in the area are deteriorating and more densely-built homes would exacerbate the problem. He brought in a petition signed by his neighbors protesting any changes, and they would like evergreens planted along the road to attenuate the traffic noise.
- Bruce Miller, Nantucket Drive: Moved here for the rural nature of the southwest quadrant. He thanked the Planning Commission for their position on maintaining this atmosphere.
- Ryan Bishop, Sloan Street: Opposed to the Nicoleena Estates rezoning request because of the woodlands that would be torn down. The wildlife will be displaced. There are no plans for a pool amenity at Nicoleena and he is afraid that those residents will come to Knights Bridge Gate. He is concerned about widening Twelve Mile. The area is too congested.

- David Hildreth, Nottingham, Pebble Ridge Estates Homeowners Association President: Opposed to rezoning in the southwest quadrant. He didn't think the area would support commercial. He felt that the City overlooked his subdivision with the mailings. Deputy Director of Community Development Barbara McBeth explained that the St. Catherine's/Nicoleena Estates and the Tahoe Substation Public Hearing notices were sent to the adjacent residents and those within 300 feet, but the Novi News reversed the maps in the publication and therefore the City will renotify the residents and hold the Public Hearing on November 28, 2007.
- Dennis Ringvelski, Nantucket Drive: Recommended that the 300-foot notification requirement be reconsidered for a greater distance, because people further than 300 feet will be affected by a project's noise, lights, etc. City Attorney Kristen Kolb said that the 300 feet requirement comes from the State zoning act.
- Brenda McCloskey, Greenwich Drive: Recommended that the notification requirement should be a one-mile radius. Deputy Director of Community Development Barbara McBeth encouraged people to review the Planning Commission Agendas on the City's website, and noted that even the packet material is available to review.
- David Cooper, Knights Bridge Gate: Concerned about the 300-foot radius of the Public Hearing notices.
- Carol Ringvelski, Nantucket: Stated that the Citizens for Responsible Development, CRD, was in place years ago to protect the corners at Beck Road and Ten Mile. She wished to keep commercial along the Grand River corridor.
- Rob Shalhoub, Old Dutch Trailer Park: Felt that the City did a terrible job of notifying people about the Vision Fair.

#### **CORRESPONDENCE**

The Public Hearing correspondence received for St. Catherine's/Nicoleena Estates will be read on November 28, 2007.

#### **MATTERS FOR CONSIDERATION**

##### **1. ST. CATHERINE OF SIENA ACADEMY & NICOLEENA ESTATES ZONING MAP AMENDMENT 18.676 WITH PLANNED REZONING OVERLAY, SP07-33A**

Consideration of the request of Lakeside Oakland Development LLC, for Planning Commission's recommendation to City Council for rezoning in conjunction with a Planned Rezoning Overlay of property in Section 18, south of Twelve Mile, west of Wixom Road from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage, to RM-2, High Density, Mid-Rise, Multiple-Family Residential. The subject property is approximately 115.89 acres. The Applicant is proposing to construct a 120,000 square-foot private girls' school, a 9,250 square-foot educational facility, a 7,200 square-foot convent, a 1,400 square-foot concession stand and a 230-unit duplex condominium.

Planner Kristen Kapelanski said that the rezoning request covers 115 acres and was submitted in conjunction with a Planned Rezoning Overlay. The request is for the property to be zoned RM-2; the Master Plan designation is Special Planning Project Area #2 and is open for review during the City's current Master Plan review. In Wixom to the north are vacant land, a co-op, a condo and an apartment complex, zoned IRO, RC-1 and B-3 and master planned for Multiple Family Residential, Community Business and Industrial/Office/Research. To the west is Knights Bridge Gate, zoned OS-2 but developed according to a consent judgment, and master planned for Single Family Residential. To the south are Catholic Central, Island Lake and Old Dutch Farms, zoned R-A, R-1 and MH and master planned for Single Family Residential, Educational Facility and Mobile Home. To the East are Cadillac Asphalt and vacant land, zoned I-2 and B-2 and master planned for Community Commercial. There are wetlands on the site, mainly in the northeast portion. There are woodlands but they concentrated near the edges.

Staff does not support the rezoning request for several reasons. The proposed 3.6 density is well below the RM-2 density and the Staff would like the Applicant to consider the R-T designation, or any of the Single Family Residential designations. The traffic study was insufficient. The Engineering Review did not find any utility issues associated with the proposed rezoning. The Landscape Review indicated that the Applicant should submit additional information at Preliminary Site Plan submittal should the plan move forward. There may be a problem with the stormwater routing and flooding. Additional study would be required. Easements from the neighboring properties will be required. The Wetland Review indicates that a non-minor use wetland permit, MDEQ permit and a buffer encroachment letter will be required. The Woodland Review and the Traffic Review both indicate that additional information will be necessary at the time of Preliminary Site Plan submittal. The Fire Department Review will also look for additional information.



Major conditions of the PRO can include a limited list of permissible uses and density, the paving of Twelve Mile, and other deviations from the Ordinance.

The Public Hearing notice was published incorrectly and therefore the Public Hearing will be held at the next meeting. Ms. Kapelanski asked the Planning Commission to ask questions of the Applicant tonight so that he can be ready to answer them at the Public Hearing.

Matt Quinn addressed the Planning Commission for the developer, Mr. Frank Pellerito. He has owned this site for 15 years. Mike Dewan was available to talk about St. Catherine's. Others who are connected to this project include Sr. Mary Samuel of the Dominican Sisters of Mary, Mother of the Eucharist; Fr. Richard Elmer from Catholic Central; attorney Tom Ryan; architect John Argenta; engineers Andy Wozniak and Julian Wargo; woodland consultant Woody Held; landscape architect Rich Hodak; MSU traffic consultant Dr. William Taylor; construction consultant Greg Kruetzer; and construction manager David Hamilton.

Mr. Quinn said this quadrant includes the "Grand Plan" land. In 1990 this quadrant was zoned for Heavy Industrial. Fendt Concrete, Stricker Paint and the other adverse uses in downtown were going to be relocated to this land. The Paragon property owners, now Knights Bridge Gate, filed a motion against the Grand Plan. The City Council vote failed; it was 4-3 and it had to be at minimum, 5-2. A junior Grand Plan, other Heavy Industrial users and Meijer's are all projects that have been considered for this land.

Mr. Quinn showed the limits of Mr. Pellerito's land. He said that the land was under review during the last Master Plan review as well and, at that time, they were working on some plans for the site so they asked the Planning Commission not to put an industrial designation on the site. They are seeking the RM-2 designation to facilitate some aspect of the high school land acquisition.

Mr. Quinn said that Knights Bridge Gate is developed at 5.4 units per acre. The mobile home park is built at eight units per acre. The adjacent Island Lake land is built to a density of three. Nicoleena Estates is proposed at 3.6 density.

The girls' school sits on 51.89 acres and will accommodate 700-750 students. The athletic fields are not lit. There will be a convent for ten nuns.

Father Elmer told the audience that four sisters left their larger Dominican duty and formed a smaller community where life would be like the olden days. They wear their habits at all times. Prayer and the Eucharist are the most important parts of their day. The sisters are an inspiration. They are young – they average age is about 25. They now have about 83 nuns. This is an excellent teaching community. Their mother house is in Ann Arbor.

There will be a Catholic research education building on the site as well. It will share the parking in the front. Its function will be for on-site meetings and technological meetings. Mr. Dewan said that Cardinal Maida wanted a catholic school in the northwest area of the archdiocese. Catholic Central came, and now it is time to address the call for a girls' school. The education building and the tech center will allow catholic schools to meet with others throughout the United States who can help them with their educational programs.

Mr. Quinn said that the Novi seniors and Novi Parks and Recreation would be working with St. Catherine's on renting this facility for meetings. It could be used by community groups.

The girls' site is 65% open space. The existing wetland and woodland areas were shown on the plan, as were the mitigation areas. There is an overall drainage plan. The Catholic Central overflow parking can now go on St. Catherine's.

Mr. Pellerito will pave the rest of Twelve Mile from the east to the west boundaries of the site. They will continue the two-lane road and provide the accel and decel lanes. Twelve Mile is under the jurisdiction of Wixom, and St. Catherine's will work with whomever to make these improvements. A sidewalk will be added along the entire length of Twelve Mile.

Nicoleena Estates is on 64 acres. There is a heavily wooded area along the boundary of Island Lakes. The

proposal has been reduced from 258 to 230 units. The duplex frontages are eighty feet. The R-T density is 4.8, so this is better than the duplex density. This density is less than all of the densities adjacent to Nicoleena. The open space is 70% of this site. The buffering along the east has been saved. On the south, the entire wooded area has also been saved. There are 180 feet between the closest house and the edge of the boundary. There are 330 feet between the closest home and the boundary near Island Lake. There are plantings proposed in the area of Knights Bridge Gate. Additional information will be provided at the time of Preliminary Site Plan submittal. The closest house to that boundary is fifty feet; the next two are sixty feet; the next two are 110 feet. There is a preserved woodland area. The detention basins will go in the southeast area. The homes in that area are 215 feet from the boundary.

Mr. Pellerito anticipates selling Nicoleena Estates to an actual builder or developer. He anticipates the price of these homes will be about \$250,000-\$300,000. No construction would take place for two to five years based on the economy. Each unit would be about 1,500 square feet. Any woodlands removed will be replaced.

Mr. Quinn said their Traffic Consultant has turned in a supplemental traffic study. They have determined that the intersection at Grand River and Wixom is already an east-west failure during peak hours, but all cars make it through the cycle in the north-south directions. In 2008 the I-96/Wixom interchange will be improved, and the Grand River/Wixom Road interchange will also be improved. This new interchange will be designed to handle future traffic. The Catholic Central traffic light clears all cars through its cycle, including the northbound turning left. The Applicant's traffic survey supposes that an additional 65 cars will turn at this light, which is based on 29% of Catholic Central's population coming from southerly cities. 5% of the students come from South Lyon, and they may use Grand River, Ten Mile or Napier Road. The remaining traffic would come from the expressway or Grand River. The AM peak will be most affected. The PM girls' school peak is minimal and will occur before the 5-6 PM traffic peak.

Member Burke said that he hasn't heard any objections to the high school, but people have objected to the Nicoleena density. He asked about the donation of land being tied to the RM-2 designation. Mr. Quinn explained that the plan is one big plan, one big value, one big idea. The value of the high school property is substantial and is currently zoned Light Industrial, which has a significant value. Mr. Pellerito is giving up the Industrial zoning, but is seeking the RM-2 designation because that will affect, on an appraisal basis, the future value of the property.

Member Wrobel was concerned about the Twelve Mile traffic and he would like more information available about the traffic impacts to that road for the Public Hearing. Mr. Quinn said there are two entrances to Nicoleena Estates; but Member Wrobel was still concerned because of the proximity of those two entrances to one another. He appreciated that the Applicant has redesigned the residential component. It is now more palatable.

Member Meyer appreciated the open space on the plan. He appreciated learning more about the density of residential properties in the area. He was concerned about the word "greed" that seems to be emanating from the comments. He asked Mr. Quinn to comment. Mr. Quinn responded that this is an unusual business decision because the property is being donated. If this were pure business, this would never happen. Mr. Pellerito is in the business of making money, but in this instance, he is comingling business and benevolence together. One cannot put a true value on what he is losing, nor what benefit he is receiving. He is a business person, and the 3.6 density is a business decision. Anything less than that does not yield a profit. He asked others to look around at the neighboring densities; those were business decisions made to make more money.

Father Elmer said the educational center could be summed up in two words: research and resource. The best minds in Catholic education will be able to get together and discuss, e.g., how to keep Catholic education affordable, how to keep a Catholic identity, curriculum issues, discipline, etc. This building will be source for educators to come to get their campaigns underway.

Member Meyer confirmed that Catholic Central overflow parking would be allowed at St. Catherine's. Based on the comments made to Member Meyer at the Vision Fair, he asked Catholic Central to be more assertive in asking its afterschool activity participants to be quieter outside, deferring to the possibility that neighboring homeowners may have already retired for the evening. Father Elmer responded that the announcers have already been asked to turn down their volume.

Member Lynch has not heard any complaints about the high school, though approving this plan means the City is

losing Industrial tax-base. Member Lynch thought that good education outweighs the lost tax. There will be by-products from the traffic for other Novi businesses.

Member Lynch thought that Napier Road would become more active once Twelve Mile is paved. He thought the school traffic would mostly come from the south and southwest, because there are girls' school options already in place to the east. Napier Road is the path of least resistance.

Member Lynch would like the actual densities of the neighboring sites determined. He thought that Knights Bridge Gate had a 4.7 density, not 5.4 (348 units on 74.5 acres). Member Lynch said that Island Lake has 784 units on 901 acres, which is .87 units per acre. He thought that the manufactured home park is at eight or less than eight. The average density in the area is 1.49, according to Member Lynch's calculations. He appreciated that the Applicant has gone from proposing 248 to 230, but he thought this was still three times more than what the area is already developed.

Member Lynch said that the PRO requires a community benefit. He thought that allowing seniors to use the education building was similar to Oak Pointe. Twelve Mile being paved and the City taking ownership of the road means that the maintenance of this road becomes the responsibility of the Novi taxpayers. Does Twelve Mile benefit the City? It only benefits that piece of the world. The Applicant has listed the construction of the drainage system to facilitate the road system; this is already expected of all developments. The sidewalk is already required. The coordination of the drainage system is already expected. Wetland mitigation areas are expected. Member Lynch thought that the Wixom/Grand River was already saturated and if more is added the intersection will become gridlock. Is the City ready for this? Member Lynch did not know.

Member Lynch said that citizens look at the Master Plan as a commitment. He wondered what message was being sent if the City changes the zoning in this area. He thought the school was a wonderful addition but he hated seeing the school plan tied to the housing. Member Lynch thought that the school was a great addition but didn't want to see it get rejected because of the high density housing.

Member Avdoulos explained that the Master Plan and Zoning Committee met previously with the Applicant to discuss this plan. Member Avdoulos thought it was more palatable to put a school on this site than to put an Industrial user on this site. This provides for an excellent educational park in an area of the City that is accessible from the expressways. It buffers some residential areas. It is not as high of a use as what an Industrial building could be. The value of education outweighs the loss of tax revenue. The layout of the site is optimal, so that the Twelve Mile fronting building creates a buffer between the schools, and the athletic area is surrounded by 60-70% open space.

Member Avdoulos thought the educators chosen to come here is phenomenal. He thought Novi was blessed for this choice as well as for Mr. Pellerito being in a position to make such an offer.

Member Avdoulos thought that the traffic issue that was brought up at the Vision Fair probably resulted from people seeing all the duplexes on the plan and that generated the concern. The Vision Fair results will be posted on line, and many of the traffic items were also identified by the Planning Commission.

Member Avdoulos said this plan will increase the density from what is now just an open field. The proposed zoning, RM-2, can yield densities of 31.1, 20.7 and 15.6 for one-, two- and three-bedroom units, respectively. The Applicant is proposing 3.6 units per acre. The residentially-zoned densities are currently at .8 units per acre, 1.65 units per acre, etc. The proposed 3.6 density is close to the 3.3 units allowed in R-4, which also allows eighty-foot frontages. The height requirement and setbacks are the same. This zoning made more sense to him. His recommendation to City Council would likely be to consider the R-4 zoning. This would yield about 215 units rather than 230. This would save a bit more of the woodlands. Ariana Court could be eliminated which would create a greater buffer near Knights Bridge Gate. The RM-2 designation, as described in the Planning Review, does not make sense when compared to the density that the Applicant is proposing. The R-T zoning is an alternative zoning but it allows a 4.8 density. He was glad that the Applicant listened to the previous comments and resubmitted a plan that has undulating roads and more open spaces.

Member Avdoulos asked whether the detention basin on the proposal could be modified and made smaller in an effort to save more of the natural features. Civil Engineer Ben Croy responded that the Applicant could look at

pervious pavement, though there isn't a standard in place for using this on the road system, especially in light of the Michigan winters. It is used more for parking lots. The Applicant could look at vegetated swales and bio-retention, and those types of alternatives. This proposal will still yield a significant detention area regardless.

Member Avdoulos said this is a unique situation in that a plan is being reviewed at the same time as the Master Plan review. Based on sound planning principles, Member Avdoulos would prefer to move up the residential-zone scale rather than a zoning that seems to pick and choose. R-4 also allows religious institutions so there is some flexibility in this zoning classification.

Member Avdoulos said that the final recommendation to City Council will take into account the comments made throughout the Master Plan review which includes the comments from the citizens. The underlying property now is I-1, R-A and R-1, and he just didn't see where recommending RM-2 made sense to him at the moment.

Member Gutman almost wished that the two parts of this proposal were not linked. He hates to see properties leave the tax rolls, but he thought it was a nice project. He didn't see how the residential portion of the plan could be built in this economy, though he understood that economics was not within the Planning Commission's purview. The citizens are always stating that density is an issue, and therefore he would like to see the density of the residential portion be greatly reduced.

Chair Cassis thought that the plan should go together in a logical and compatible way. Chair Cassis told Mr. Pellerito that the housing component should be designed for families with children; these people will send their children to the surrounding schools. This could address both the density and traffic concerns, and the plan's effect on the City's infrastructure. Economically speaking, Mr. Pellerito will not lose much money if he builds one big home instead of two smaller duplexes. Mr. Quinn said that other things must be considered. Chair Cassis said that four-bedroom homes can be designed at 1,800 square feet; they don't have to be 5,000 square feet. Chair Cassis cited Taft Knolls as a newer subdivision of smaller-sized homes. Chair Cassis said the duplex design is a concern to the neighbors; it is seen as a design that diminishes their own home values.

Chair Cassis said that the Planning Commission is encouraged by the design and they would like to reach a compromise that would be acceptable to all. Mr. Quinn responded that he was pleased he had the opportunity to give a review of the plan at this meeting, prior to the Public Hearing. Chair Cassis was glad that the Applicant has saved wetlands and woodlands. He was pleased with the proposal for another parochial school; this is great for the community. What Catholic Central has already done for this community is so positive. The addition of a girls' school guided by spiritual sisters will be wonderful.

Transcribed by Jane L. Schimpf, November 20, 2007  
Date Approved:

\_\_\_\_\_  
Angela Pawlowski, Planning Assistant      Date

**PLANNING REVIEW  
FOR REZONING 18.676 AND PLANNED  
REZONING OVERLAY**



## PLAN REVIEW CENTER REPORT

October 8, 2007

### Planning Review

St. Catherine of Siena & Nicoleena Estates  
Planned Rezoning Overlay - Revised  
SP# 07-33A/Rezoning 18.676

#### Petitioner

Lakeside Oakland Development, LLC (Frank Pellerito)

#### Review Type

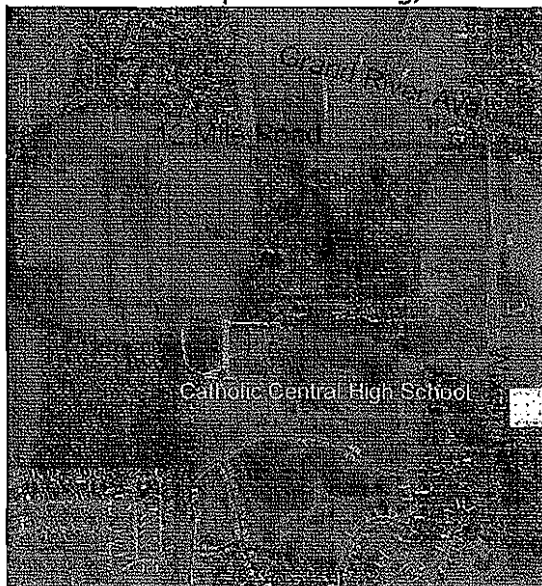
Proposed Rezoning from I-1 (Light Industrial), RA (Residential Acreage) and R-1 (One-Family Residential) to RM-2 (High Density, Mid-Rise Multiple-Family Residential) with a Planned Rezoning Overlay

#### Property Characteristics

- Site Location: West side of 12 Mile Road, west of Wixom Road, east of the Napier Road
- Site Zoning: B-2, Community Business; I-1, Light Industrial; RA, Residential Acreage; R-1, One-Family Residential
- Adjoining Zoning: North (City of Wixom): IRO, Industrial Research Office, RC-1, Multiple Family Residential, B-3, General Business; East: B-3, General Business, I-1, Light Industrial, I-2, General Industrial; South: MH, Mobile Home; West: OS-2, Planned Office Service
- Site Use(s): Agricultural Production (~65% of the site), Vacant (~35%)
- Adjoining Uses: North: Vacant, Leisure Co-operative Housing, Wixom Meadows Condominiums, Meadowood Park Apartments (City of Wixom); West: Knightsbridge Gate; South: Catholic Central, Old Dutch Farms Mobile Home Park; East: Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development, Varsity Lincoln
- Proposed Use: St. Catherine of Siena Academy, Associated Convent and Catholic Educational Research Center & Nicoleena Estates Condominiums
- Site Size: 115.89 acres
- Plan Date: 09-17-07

#### Project Summary

The petitioner is requesting comment on a proposed rezoning with a Planned Rezoning Overlay. The PRO acts as a zoning map amendment, creating a



"floating district" with a conceptual plan attached to the rezoning of the parcel. PRO requests require a 15-day public hearing notice for the Planning Commission, which offers a recommendation to the City Council, who can grant the final approval of the PRO. As a part of the PRO, the underlying zoning is changed, in this case to RM-2 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. After final approval of the PRO plan and agreement, the applicant will submit for Preliminary and Final Site Plan under the typical 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 parcel in question is located on the south side of 12 Mile Road, between Wixom Road and Napier Road in Section 18 of the City of Novi. The property totals 115.89 acres. The current zoning of the property varies by parcel. The applicant has identified five parcels that will be included in the development. The attached map identifies each parcel and indicates the existing zoning. The applicant has indicated that the rezoning is being proposed to facilitate the construction of a residential development (Nicoleena Estates) and a Catholic girl's high school (St. Catherine of Siena) along with an associated convent and Catholic Educational Research Center on the site in the future. Currently, some portions of the proposed site are zoned I-1, which does not permit the proposed uses. In addition, the residential zoning (RA and R-1) of other portions of the development does not permit the proposed density. A school is a Special Land Use in the RM-2 district.

The applicant appeared before the Master Plan and Zoning Committee on August 29<sup>th</sup>, 2007 and resubmitted a revised concept plan for review shortly thereafter. As part of the revised concept plan, the density of the proposed Nicoleena Estates was reduced by 16 units resulting in a density reduction from 3.8 units per acre to 3.6 units per acre. The applicant also made some modifications to the plan incorporating comments from the first round of reviews and provided additional information requested by specific disciplines.

### **Recommendation**

Staff **does not recommend approval** of the proposed Zoning Map Amendment and Planned Rezoning Overlay, which would rezone the property from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage, to RM-2, High Density, Mid-Rise, Multiple-Family Residential. Approval is not recommended for the following reasons.

- The density of the proposed rezoning is far above what is necessary to permit the proposed development. The applicant could achieve the same density with a rezoning to RT with a Planned Rezoning Overlay. The girl's high school and associated structures would also be permitted in the RT district.

The City of Novi is currently in the process of enlisting the help of outside consultants to further study the subject properties and the density of and types of development that would be appropriate for the area. The requested residential density is far beyond what is currently recommended on the site, RA and R-1 densities, with a maximum of 0.8 units per acre and 1.65 units per acre, which would result in a development of approximately 155 dwelling units. The suggested density of 3.6 units per acre (230 dwelling units are proposed) would be a drastic change from what is currently allowed on the subject properties. Please see the attached map showing the densities of surrounding residential developments. The applicant should consider amending the proposal to request an R-1 through R-4 or, at a maximum, additional limitations

on the density as a part of the RT zoning with a Planned Rezoning Overlay. The applicant has met the requirements of Article 34 and the concept plan and Planned Rezoning Overlay Agreement conform to the PRO ordinance. Should the applicant receive a recommendation from the Planning Commission and the approval of the City Council, he may proceed to Preliminary Site Plan submittal.

**Master Plan for Land Use**

The Master Plan for Land Use currently identifies the majority of the property as a Special Planning Project Area. This essentially means that this area was left open for further study and the Master Plan does not currently designate a future land use for the property. Presently, the Planning Commission has opened certain sections of the Master Plan for review. The project area is currently being reviewed by the Master Plan and Zoning Committee for Recommendation to the Planning Commission concerning the future land use of the site. A small portion of the project area is identified in the Future Land Use Map as Community Commercial. However, considering the overall size of the development and the fact that the designation line splits an existing parcel, the portion designated as Community Commercial can be considered negligible. The previous Master Plan, adopted in 1999, identified office and light industrial uses for the subject properties.

**Existing Zoning and Land Use**

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

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

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Site	B-2, Community Business; I-1, Light Industrial; RA, Residential Acreage, R-1 One-Family Residential	Agricultural production (~65%), vacant land	Special Planning Project Area (small amount of Community Commercial)
North Parcels	City of Wixom - IRO, Industrial Research Office, RC-1, Multiple Family Residential, B-3, General Business,	City of Wixom - Leisure Co-operative Housing, Vacant, Wixom Meadows Condominiums, Meadowood Park Apartments	Multi-Family, Community Business, Industrial Research Office
Eastern Parcels	B-3, General Business, I-1, Light Industrial, I-2, General Industrial	Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development, Varsity Lincoln	Community Commercial
Southern Parcels	R-1, One-Family Residential	Catholic Central High School, Old Dutch Farms Mobile Home Park	Educational Facility, Mobile Home Park
Western Parcels	OS-2, Planned Office Service	Knightsbridge Gate	Single Family



**Compatibility with Surrounding Land Use**

The surrounding land uses are shown on the above chart. The compatibility of the requested RM-2 zoning with the zoning and uses on the adjacent properties should be considered when examining the proposed rezoning with PRO.

Directly to the north of the subject property is the City of Wixom. The properties to the **north** are zoned IRO (Industrial Research Office), RC-1 (Multiple Family Residential) and B-3 (General Business). The parcels to the north are currently mostly residential with some vacant land in between. The Leisure Co-operative Housing, Wixom Meadows Condominiums, and Meadowood Park Apartments would be similarly impacted by the proposed development. The City of Wixom has indicated that the three aforementioned properties are developed with an average density of 9 units per acre. Additional traffic and noise would be the most noticeable impact to these existing multiple-family developments. Although the proposed density of Nicoleena Estates is less than what currently exists in the neighboring properties of the City of Wixom, the proposed development would add a considerable amount of new residents to the area, as well as increased traffic from the proposed high school and associated uses. For additional information regarding traffic concerns, please see the Traffic Study submitted by the applicant and the attached review letters from the City's Traffic Consultant.

The properties to the **east** of the subject property, Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development and Varsity Lincoln. The proposed RM-2 rezoning with PRO would not negatively impact the properties to the east. Cadillac Asphalt and Paving would most likely be minimally impacted. Depending on the types of services they offer, they may see a slight increase in business as new residents in the area use their services. Sam's Real Estate will also be only minimally impacted. The Novi Promenade Shopping Development will see an increased customer base in the area and will be positively impacted as the new residents and students frequent their businesses. The Varsity Lincoln car dealership will be minimally impacted as car dealerships are "regional-type" businesses that serve communities as opposed to local neighborhoods. Although there will be an increase in traffic as a result of the proposed development, this should not negatively affect the existing commercial businesses.

The properties to the **south** of the subject property are Catholic Central High School and Old Dutch Farms Mobile Home Park. The proposed St. Catherine of Siena girl's Catholic high school will compliment the existing boy's Catholic high school. The two uses will blend together to create a seamless transition from one educational facility to the next. The applicant has indicated that there is a possibility that the two schools may work together to collectively share some of the sports facilities each has to offer and use the neighboring school as a resource for both educational and extra-curricular activities. Old Dutch Farms Mobile Home Park is currently developed at a density of 8 units per acre. Some residents may object to the loss of open space that will occur as a result of this development and the noise typically associated with a high school. Traffic impacts will also be a concern.

The properties to the **west** of the subject property comprise Knightsbridge Gate residential development. The proposed rezoning with a PRO will likely have both positive and negative effects on the adjacent residential development, which is developed with a density of 5.4 units per acre. Impacts to Knightsbridge Gate will be similar to those impacts described for the adjacent residential properties in the City of Wixom and the adjacent Mobile Home Park.

The development of St. Catherine of Siena and Nicoleena Estates Condominiums would add traffic and noise to the area. A Traffic Impact Study has been submitted by the applicant. However, this study does not adequately quantify the proposed impacts or address all the traffic concerns on the surrounding road network. For additional information, please see the Traffic Impact Study review letter prepared by the City's traffic consultant. The noise from the high school would not significantly alter the noise levels in the area as a high school already exists on the neighboring site. The proposed high school and residential development would add a large amount of new residents and "daytime" visitors associated with the high school to the area which would significantly alter the character of the existing neighborhood.

**Comparison of Zoning Districts**

The following table provides a comparison of the current and proposed zoning classifications. One alternative has been provided at this time, the RT, Two-Family Residential district. The RT district would be the only other logical district that would be permit the density shown on the concept plan and permit the high school, convent, and educational center. The RM-2 district requested by the applicant would permit the uses and density indicated on the concept plan. However, the density permitted in the RM-2 district is far above what the applicant is suggesting. For purposes of comparison, the existing zoning of the site is listed as RA. In actuality, some portions of the site are zoned I-1 and R-1. This was not listed as it would not permit both the residential density and institutional uses proposed by the applicant.

	<b>RA Zoning (Existing)</b>	<b>RM-2 Zoning (Proposed)</b>	<b>RT Zoning (Alternative)</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>1. One-family dwellings.</li> <li>2. Farms and greenhouses subject to the standards in Section 301.</li> <li>3. Publicly owned and operated parks, parkways and outdoor recreational facilities.</li> <li>4. Cemeteries which lawfully occupied land at the time of the adoption of this ordinance.</li> <li>5. <b>Public, parochial and other private elementary schools offering courses in general education and</b></li> </ol>	<ol style="list-style-type: none"> <li>1. <b>All uses permitted and as regulated in the RM-1 Low-Density, Low-Rise Multiple-Family district.</b></li> <li>2. Multiple-family dwellings.</li> <li>3. Accessory buildings and uses customarily incident to any of the above permitted uses.</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>All uses permitted and as regulated in the One-Family Residential districts.</b></li> <li>2. <b>Two-family dwellings (site built).</b></li> <li>3. Shared elderly housing as defined by Section 201 and subject to the requirements in this section.</li> <li>4. Accessory buildings and uses customarily incident to any of the above permitted uses.</li> </ol>

	<b>RA Zoning (Existing)</b>	<b>RM-2 Zoning (Proposed)</b>	<b>RT Zoning (Alternative)</b>
	<p><b>not operated for profit and not including dormitories.</b></p> <p>6. Home occupations, as set forth in Section 201 of this ordinance.</p> <p>7. Accessory buildings and uses customarily incidental to any of the above uses.</p> <p>8. Family day care homes, as regulated pursuant to MCL 125.583b, provided the licensee shall occupy the dwelling as a residence.</p>		
Special Land Uses	<p>1. The raising of nursery plant materials provided no such stock or any related material shall be sold on the premises.</p> <p>2. Dairies when operated as an integral part of a dairy farm, with no retail commercial sales to customers on the premises.</p> <p>3. The keeping and raising of livestock subject to the requirements of Section 401.7 of this Ordinance.</p> <p>4. All principal uses permitted subject</p>	<p>1. Retail commercial services and office uses (subject to specific conditions).</p>	<p>There are no Special Land Uses in the RT district.</p>

	<b>RA Zoning (Existing)</b>	<b>RM-2 Zoning (Proposed)</b>	<b>RT Zoning (Alternative)</b>
	<p>to special conditions and regulated in Section 402 of this ordinance.</p> <p>5. To promote the City's heritage, historical buildings in residential districts may be occupied by limited nonresidential uses so as to encourage their preservation as historical landmarks. Subject to the conditions in Section 302 of the ordinance.</p>		
Maximum Density (Dwelling Units/Net Site Area)	0.8 (Dwelling Units/Net Site Area)	<p>1 bedroom = 31.1 dwelling units/gross acre</p> <p>2 bedroom = 20.7 dwelling units/gross acre</p> <p>3 bedroom = 15.6 dwelling units/gross acre</p>	4.8 (Dwelling Units/Net Site Area)
Building Height	2.5 stories or 35 feet	5 stories or 65 feet	2.5 stories or 35 feet
Building Setbacks (Residential Development)	<p>Front: 45 feet</p> <p>Sides: 20 feet</p> <p>Rear: 50 feet</p>	<p>Front: 30 feet</p> <p>Sides: 10 feet</p> <p>Rear: 35 feet</p>	<p>Front: 30 feet</p> <p>Sides: 10 feet</p> <p>Rear: 35 feet</p>
Building Setbacks (School Development)	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>

**Infrastructure Concerns**

An initial engineering review was done to analyze the information that has been provided thus far. The City's engineering staff noted that the concept plan proposed would not have a discernible impact on the public utilities when compared to the existing zoning and that

additional detail would be required at the time of site plan submittal. An easement will be required for the both stormwater management and the sanitary sewer and there are some concerns regarding the capacity of the wetlands on the Knightsbridge Gate Development with regard to the stormwater management plan proposed. Additional information can be found in the attached review letter. A full scale engineering review will take place during the course of the Site Plan Review process.

A Traffic Impact Study was required for this rezoning with PRO request. The conclusion of the study is as follows, "The analysis...indicates that the proposed development of a girl's high school and the adjoining residential development alone would have a minor impact on the operation of the intersection (Grand River Ave. and Wixom Road)." The City's traffic consultant also reviewed the Traffic Impact Study, concept plan and rezoning request. The traffic consultant noted that the Traffic Impact Study appears to be lacking and noted a number of concerns with the data evaluation and projected impacts. Additional information can be found in the attached review letters.

The City's Fire Marshall also did an initial review of the proposed plan. He noted that the applicant will be required to provide additional details regarding fire hydrant placement and that secondary access to the Catholic Educational Center will be required.. For additional information, please see the Fire Department's review letter.

### **Natural Features**

There are some regulated woodlands and wetlands on the site, mostly grouped on the high school site with some regulated woodlands bordering the residential portion of the development. The applicant has proposed mitigation on-site and wishes to also mitigate at this time for any future impacts to the commercially zoned property to the east. The revised concept plan appears to reduce some woodland impacts and impact a small wetland (Wetland Q) that was not previously impacted. Overall, with regards to the woodlands and wetlands on site, the changes in the concept plan are positive, but fairly minor. Therefore, additional woodland and wetland reviews were not performed. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed in detail during the site plan submittal for any project on the property. Please see the attached woodland and wetland review letters from the original concept plan submittal for additional information.

### **Development Potential**

Development of a portion of the project area under the current 46.9 acres of I-1 zoning could result in a moderately sized office or industrial establishment of approximately 612,000 square feet depending on the parking requirements of the particular use.

Development of a portion of the project area under the current 30.5 acres of RA zoning could result in a housing development of approximately 25 houses, depending on the specific plans of a developer and the size of the proposed houses.

Development of a portion of the project area under the current 40.6 acres of R-1 zoning could result in a housing development of approximately 67 houses, depending on the specific plans of a developer and the size of the proposed houses.

The development of a multiple family housing project under the proposed 115.89 acres of RM-2 zoning could result in a large scale, multi-story housing facility. However, the Planned Rezoning

Overlay, if approved, would hold the applicant to the proposed plan, meaning a large scale multi-family development would not be permitted per the conditions of the Planned Rezoning Overlay and approved concept plan.

### **Major Conditions of Planned Rezoning Overlay Agreement**

The Planned Rezoning Overlay process involves a PRO 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). 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's conceptual plan has been reviewed and the following are items shown on the plan by the applicant and interpreted by the Plan Review Center as conditions they are willing to attach to the PRO.

1. 12 Mile Road will be paved along the boundaries of the proposed property.
2. Limitation of uses and density.

### **Ordinance Deviations**

Under Section 3402.D.1.c, deviations from the strict application of the Zoning Ordinance may be permitted by the City Council in the PRO agreement. These deviations must be accompanied by a finding by the 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."* For each such deviation, City Council should make the above finding if they choose to include the items in the PRO agreement. The following are areas where the current concept plan does not appear to meet ordinance requirements. The applicant should include a list of ordinance deviations as part of the proposed PRO agreement.

#### **Building Height**

Section 2400 of the Zoning Ordinance lists the maximum height for each district. Under the standards of the ordinance, the maximum building height permitted in the R-1 through R-4 district is 35 feet. The applicant has indicated that all buildings, except the auditorium portion of the proposed school will be less than 35 feet in height. The auditorium at its highest point will be approximately 50 feet in height. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

#### **Barrier Free Spaces**

The Barrier Free Code indicates that one barrier free van accessible space should be provided for any parking area having one to twenty-five spaces. Six spaces are shown for the proposed convent, three in the garage of the convent and three in the driveway. However, none of these spaces are barrier free. One barrier free van accessible space should be provided. **The applicant should indicate whether this space will be provided on the response letter.**

#### **Major and Minor Drives**

Currently, a private street is shown adjacent to the tennis courts and practice field and

ending at 12 Mile Road. Five foot sidewalks are required along private drives. A sidewalk is proposed adjacent to this drive and ending at the tennis courts. Per the ordinance, this sidewalk should extend up to 12 Mile Road. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to allow this.**

#### **Items for Further Review and Discussion**

There are a variety of other items inherent in the review of any proposed development. At the time of Preliminary Site Plan, further detail will be provided, allowing for a more detailed review of the proposed development. After this detailed review, added concerns with the site layout may be identified and additional variances may be uncovered, based on the actual product being proposed. This would require amendments to be made to the PRO Agreement, should the PRO be approved. **The applicant should address these items at this time, in order to avoid delays later in the project.**

#### **Number of Parking Spaces**

From a parking perspective, there is no specific standard in the Zoning Ordinance for a convent type use. The applicant has indicated that the residents of the convent will share three cars and the proposed three-car garage will house these vehicles with three additional spaces in the driveway for any visitors. The Planning Division feels that this parking arrangement will be sufficient to meet the parking needs of the convent. **The Planning Commission is asked to make a finding under Section 2505.10 that the amount of parking provided is adequate for the use being proposed. By recommending the proposed plan for approval, the Planning Commission would effectively approve the proposed convent parking.**

#### **Lighting**

A photometric plan is required at the time of Preliminary Site Plan submittal due to the site being adjacent to a residentially zoned property.

#### **Landscape Standards**

The applicant should review Section 2509 of the Zoning Ordinance to ensure they meet the landscape requirements. Once a formal submittal has occurred, the City's Landscape Architect will review the concept plan for deficiencies.

#### **Public Benefit Under PRO Ordinance**

At this time, the applicant has identified several items of public benefit. These are called out in the Community Impact Statement and the Supplemental Letter (dated September 14, 2007) submitted by the applicant. These items should be weighed against the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- 12 Mile Road will be paved along the east, west-northerly boundaries of the subject property.
- The applicant will construct the north-south link of 12 Mile Road from its northern property line to the point where connection to the existing pavement will be made.
- The applicant will construct the sidewalk on the south side of 12 Mile Road from the east boundary to the west boundary of the subject property. (This would be associated with the typical development of the property.)
- The applicant will construct the necessary drainage to facilitate the road system.

- The applicant will be coordinating the facilities to address the overall drainage and water quality within the district, including the property to be rezoned and the adjacent commercially zoned property owned by the applicant. (This would be associated with the typical development of the property.)
- Wetland mitigation for the wetland impacts from the residential, educational and adjacent commercial property will be constructed on the Academy property simultaneously so as to minimize future construction impacts and create a large natural area to include both wetland and forested upland habitats. (Wetland mitigation would be required per the Ordinance, although it wouldn't have to necessarily be on site.)
- The construction of the St. Catherine of Siena Academy girls high school will serve as another cultural resource to the residents of the City who attend the school and who will have the opportunity to participate in many of the theater, drama and music events as well as being able to become involved in the athletic activities at the school. (This would normally be associated with the construction of any school throughout the City.)
- The City will benefit by having a quality educational facility. (This would normally be associated with the construction of any school throughout the City.)
- The Catholic Educational Research Center will be made available to the City for scheduled senior citizen programming and for other city associations that require a meeting area.
- The impact of the proposed high school and the residential development will not be the cause of the needed improvements at Wixom Road and Grand River Avenue.
- The proposed land development project will result in an enhancement of the project area as compared to the existing zoning.
- A conservation easement will be placed over remaining and created woodlands and wetlands.

For additional information on the proposed public benefits, please see the Community Impact Statement and the Supplemental Letter (dated September 14, 2007) provided by the applicant.

**Applicant Burden under PRO Ordinance**

The Planned Rezoning Overlay ordinance requires the applicant to make certain showings under the PRO ordinance that requirements and standards are met. The applicant should be prepared to discuss these items, especially in part a, 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 3402.D.2 states the following:

- 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.*
- 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.*

• **Submittal Requirements**

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The rezoning sign should be erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. This sign should be erected no later than 15 days prior to the scheduled public hearing.
- A traffic impact study has been submitted.
- A community impact statement has been submitted.

*Kristen Kapelanski*

Report by Planner Kristen Kapelanski (248) 347-0586

# St. Catherine of Siena Academy & Nicoleena Estates

## Surrounding Residential Densities

Map Created: August 8, 2007

Meadowood Park Apartments,  
Wixom Meadows Condominium,  
Leisure Co-operative Housing  
Density = 9 units/1 acre  
(City of Wixom)

12 Mile Road

Subject Property

Knightsbridge  
Cafe  
Density =  
5.4 units/1 acre

Catholic Central  
High School

Wixom Rd.

Island Lake  
Density =  
1 unit/1 acre

Old Dutch  
Farms Mobile  
Home Park  
Density =  
8.0 units/1 acre



**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.CINOVIMLUS  
MAP AUTHOR: KRISTEN KAPELANSKI



**MAP INTERPRETATION NOTICE**  
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# St. Catherine of Siena Academy & Nicoleena Estates

## Zoning Changes by Parcel

Map Created: July 25, 2007

12 Mile Road

Parcel 1  
Existing Zoning: B-2  
No change proposed

Parcel 3  
Existing Zoning: I-1  
Proposed Zoning: RM-2

Parcel 5  
Existing Zoning: RA/R-1  
Proposed Zoning: RM-2

Catholic Central High School

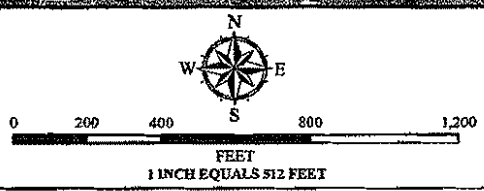
Parcel 2  
Existing Zoning: B-2/I-1  
Proposed Zoning: B-2/RM-2

Parcel 4  
Existing Zoning: RA  
Proposed Zoning: RM-2

Wixom Rd.



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
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**Planning Review Summary Chart**

St. Catherine of Siena and Nicoleena Estates

Rezoning 18.676 with Planned Rezoning Overlay – Revised Concept

SP# 07-33A

October 8, 2007

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Special Planning Project Area	No change	N/A	
Zoning	B-2, I-1, RA, R-1	RM-2, B-2 (no change)	N/A	See attached review letter.
Permitted Uses	See section Article 7 of the Zoning Ordinance	St. Catherine of Siena girl's high school, Convent, Catholic Education Center, Nicoleena Estates		See attached review letter.
Building Height (Sec. 2400)	35 feet	Elevations not provided.	Yes/No	Applicant has indicated that all buildings (excluding the school building) will be less than 35 feet.  <b>The proposed school building, at its highest point, will be approximately 50 feet.</b>
<b>Building Setbacks – High School, Convent, Education Center (Sec. 2400)</b>				
Front (North)	75 feet or the height of the main building, whichever is greater	75 feet +	Yes	
Interior Side (East)		75 feet +	Yes	
Interior Side (West)		Approx. 84 feet	Yes	
Rear (South)		80+	Yes	
	No more than 30% of setback shall be used for parking, maneuvering lanes, loading and dumpster.		Yes	
<b>Building Setbacks – Nicoleena Estates (Sec. 2400)</b>				
Front (North)	30 feet	75 feet +	Yes	
Interior Side (East)	10 feet	Approx. 48 feet	Yes	
Interior Side (west)	10 feet	Approx. 44 feet	Yes	
Rear (South)	35 feet	75 feet +	Yes	
Minimum lot width (Sec. 2400)	50 feet	Approx. 100 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Minimum floor area per unit (Sec. 2400)	750 square feet	No information provided.	Yes	
Maximum percent of lot area covered (Sec. 2400)	25% of lot area can be covered by all buildings		Yes	
Maximum Density (dwelling units/net site area) (Sec. 2400)	4.6	3.6	Yes	
Public Utilities	All public utilities must be available		Yes	
<b>Parking Setbacks – Section 2400</b>				
Front (North)	20 feet	100 feet +	Yes	
Interior Side (East)	20 feet	100 feet +	Yes	
Interior Side (West)	20 feet	100 feet +	Yes	
Rear (South)	20 feet	100 feet +	Yes	
Number of Parking Spaces (Sec. 2505)	<p><b>High School:</b> 1 parking space for each teacher, administrator, or other day employee 60 employees = 60 parking spaces required</p> <p>1 parking space for every 4 students over driving age, or the requirements of the auditorium, whichever is greater Auditorium capacity of 500 with 1 space/3.4 seats required 500 occupants/3.4 = 147 spaces</p> <p>60 + 147 = <b>207 parking spaces required</b></p> <p><b>Convent:</b> Applicant has indicated that 3 vehicles will be shared by convent residents.</p>	<p>250 spaces provided</p> <p>6 spaces provided</p>	Yes	The Planning Division feels the proposed 6 spaces will be sufficient to meet the parking needs of the convent. See review letter for additional information.

Item	Required	Proposed	Meets Requirements?	Comments
	<p><b><u>Catholic Education Center:</u></b> 1 parking space for every 3 people</p> <p>Occupancy of 196 people</p> <p>196 people/3 = <b>65 spaces required</b></p> <p><b><u>Nicoleena Estates:</u></b> 2 parking spaces for each dwelling 230 dwellings x 2 = <b>460 parking spaces required</b></p>	<p>41 spaces provided</p> <p>460 spaces provided</p>		<p>Although adequate parking is not available immediately adjacent to the proposed Catholic Education Center, the Planning Division feels that parking elsewhere on the site will fulfill any additional parking needs the Catholic Education Center may have.</p>
<p>Parking Space Dimensions (Sec. 2506)</p>	<p>90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area</p>	<p>Spaces sized and measured appropriately throughout the site</p>	<p>Yes</p>	<p>In locations where spaces are not 19 feet deep, a four inch curb should be indicated.</p>
<p>Barrier Free Spaces (Barrier Free Code)</p>	<p><b><u>High School:</u></b> 6 barrier free spaces required (1 van accessible)</p> <p><b><u>Convent:</u></b> 1 van accessible barrier free space required</p> <p><b><u>Catholic Education Center:</u></b> 3 van barrier free spaces required (1 van accessible)</p>	<p>6 spaces (2 van accessible) provided</p> <p>0 barrier free spaces provided</p> <p>4 barrier free spaces provided (2 van accessible)</p>	<p>Yes/No?</p>	<p><b>See review letter for further discussion of this item</b></p>
<p>Barrier Free Space Dimensions (Barrier Free Code)</p>	<p>8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible</p>	<p>Spaces sized appropriately</p>	<p>Yes</p>	
<p>Barrier Free Signs (Barrier Free Design Graphics Manual)</p>	<p>One barrier free sign is required per space</p>	<p>No signs shown.</p>	<p>No</p>	<p>The applicant has indicated that one barrier free sign will be shown for each space at the time of Preliminary Site Plan</p>

Item	Required	Proposed	Meets Requirements?	Comments
				submittal.
<b>Accessory Buildings (Sec. 2503.1)</b>				
	Accessory buildings shall not be erected in any required front yard or exterior side yard.	Accessory buildings located in rear yard and side yard of property.	Yes	
	The total floor area of all accessory buildings shall not occupy more than 25% of any required rear yard.	Accessory buildings less than 25 % of required rear yard.	Yes	
	Each accessory building shall meet all setback requirements for the zoning district in which it is proposed.	Accessory buildings set back appropriately.	Yes	
	A detached accessory building shall not be located closer than 10 feet to any main building and 6 feet to any interior side lot or rear lot line.	Accessory buildings set back appropriately.	Yes	
Accessory Structures (Sec. 2503.2)				Accessory Structures such as flagpoles and dumpsters will require review and approval from the Community Development Department.
	Each accessory structure shall meet all setback requirements for the zoning district in which it is proposed.	Accessory structures set back appropriately.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Lighting (Section 2511)	Photometric plan required at the time of Preliminary Site Plan due to site being adjacent to residentially zoned property		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276 (b))	A 5' wide sidewalk shall be constructed along 12 Mile Road required by the City of Novi's Pedestrian and Bicycle Master Plan.	5' sidewalk proposed along 12 Mile Road.	Yes	
Residential Sidewalks (Sec. 2400)	5' sidewalk required along all residential streets	5' sidewalk proposed along residential streets and private drives. Sidewalk along drive south of 12 Mile and adjacent to the proposed school, tennis courts and practice field terminates at the tennis courts and does not extend to 12 Mile Road.	No	<b>The proposed sidewalk should extend to 12 Mile Road. See review letter for additional information.</b>
Major and Minor Drives (Sec. 2514)	All uses and developments shall include a public road network or private drive network.	Road network proposed.	Yes	
	There shall be a private "major" drive.	Drive shown on the far western portion of the property on 12 Mile Road.	Yes	
	Where on-street parking is proposed it shall be limited to one side of a minor drive and the drive shall be a minimum of 28 feet wide.	Approx. 28 feet	Yes	



**ENGINEERING REVIEW  
FOR PLANNED REZONING OVERLAY**



## PLAN REVIEW CENTER REPORT

October 10, 2007

### Engineering Review

St. Catherine of Siena and Nicoleena Estates  
SP #07-33A

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#### Petitioner

Lakeside Oakland Development, LLC

#### Review Type

Concept Site Plan (Second Submittal)

#### Property Characteristics

- Site Location: South side of 12 Mile Rd, between Napier and Wixom Road.
- Site Size: 115.89 acres
- Date Received: September 2007

#### Project Summary

- Phase 1 includes construction of a school complex (St. Catherine of Siena Academy), athletic facilities, and associated parking. Site access for the school would be provided by two drive approaches on 12 Mile Rd and one connection to Catholic Central High School to the south. Future Phase 2 includes construction of a 230 unit condominium development (Nicoleena Estates). Site access for the residential development would be provided by an additional drive approach on 12 Mile Rd along with a connection to 12 Mile through Phase 1.
- Water service would be provided by extending the 12-inch water main at the Knightsbridge Gate development along the south side of the 12 Mile frontage of this development. A connection would also be provided to the Catholic Central development creating a looped system between Napier and Wixom Roads.
- Sanitary sewer service would be provided by a connection to an existing sewer within the Catholic Central development as well as a proposed connection to Knightsbridge Gate through a stub. Two on-site pump stations are being proposed to serve the development. Nicoleena Estates is proposing a lift station connecting to Knightsbridge Gate stub and St. Catherine's is proposing a lift station to connect to Catholic Central's sanitary system. The private sanitary sewer on Catholic Central's property will require dedication to the City. Further analysis of the sanitary system is required.
- Storm water for the majority of Phase 1 would be collected and routed to a large sedimentation basin and then discharged into the on-site wetland. Since the wetland flows northward across 12 Mile into the City of Wixom, and drainage concerns have been noted in this area, further information will be required addressing any potential

drainage issues. Storm water for Phase II would be routed to a storm water management basin consisting of a forebay and detention basin. This basin would discharge west into the wetland system on the Knightsbridge Gate property. A drainage easement will most likely be required for this discharge.

**Comments:**

Because of the nature and scale of this concept plan a complete engineering review could not be conducted. Any items shown on the plan that are not in conformance with Chapters 11 and 12 shall be addressed prior to approval and may require a variance from City Council. Approval of the concept plan does not imply approval of non conforming items unless specifically addressed and approved.

**General**

1. The plans shall indicate any improvements proposed to 12 Mile (i.e. paving, drainage ditches, etc.). Detailed information is not required at this time.
2. The City of Wixom shall be notified of the proposed development as Wixom will require various submittals throughout the approval process. 12 Mile Road is currently under the jurisdiction of the City of Wixom, and will require a right-of-way permit for the proposed improvements.
3. Indicate whether the streets proposed within the development are proposed to be public or private.
4. A 5-foot separation distance shall be provided between the sidewalk and back of curb along the main drive within the school complex.
5. Provide a note on the plans that *all* work shall conform to the current City of Novi standards and specifications.

**Water Main**

6. A pressure reducing valve may be required because the proposed water main route would cross pressure districts. Further analysis of the system will be required.

**Sanitary Sewer**

7. The existing sanitary stub from Knightsbridge Gate shall only be extended for gravity sewer service. No additional flow via force main shall be permitted.
8. As previously discussed, a new design proposing a single pump station shall be proposed for this development.
9. A sanitary sewer easement will be required over the portion of existing private sanitary sewer within the Catholic Central High School site accepting flow from the proposed development, and shall be accepted by the City as public sewer. This off-site sewer easement must be executed by both parties **prior to final approval of the plans**. A draft of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
10. The capacity of the downstream infrastructure shall be studied to determine the impact of the flows being proposed for this development. Further detail will be required to verify adequate capacity exists in the sanitary sewer district serving this

development, or if improvements are necessary (see attached Brian Coburn memo dated 7/31/2007 for further information).

11. The sanitary sewer system shall be designed to accommodate future flows from Parcel 22-18-100-004, located on 12 Mile.

Storm Sewer

12. It appears that the current storm water design flow for Nicoleena Estates is based on an available flow rate of 20 cfs through the 18-inch culvert. Based on the information available it does not appear that this culvert alone has a capacity of 20 cfs. Further calculations will be required supporting the capacity of this culvert and the 12-inch culvert to the north. If the capacity is less than originally assumed, the discharge rate from the proposed storm water basin may require further reduction.

Storm Water Management Plan

13. All storm water management plans shall conform to the new Engineering Design Manual for the City of Novi. The latest revision was made September 24, 2007.
14. As discussed, there is an 18-inch CMP culvert and a 12-inch CMP culvert crossing Napier along the frontage of the Knightsbridge Gate development. Field observation has revealed that both culverts are currently blocked with soil/debris and do not currently pass any drainage. To allow the existing wetland to properly drain these culverts shall be repaired or replaced. According to the City's wetland consultant the wetland currently has increased water levels that may be harming the forested wetland east of Napier. No further discharge to this wetland can be permitted until the downstream drainage route can be reestablished, assuming this would lower the water level in the wetland to proper levels.
15. The storm water discharge from Nicoleena Estates to the existing wetland within the Knightsbridge Gate development is not conveyed by means of a watercourse, and therefore will require an easement to permit the drainage. **This easement must be executed by both parties prior to final approval of the plans.** Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
16. The drainage route downstream of the 18-inch and 12-inch culverts shall be shown on the plans. Any cross-sections or other information shall be provided for reference.
17. The wetland system on the northeastern portion of the property drains north across 12 Mile into Wixom. Since this wetland is proposed to be used for storm water storage, the downstream impacts due to the additional flow shall be addressed. Drainage concerns have been noted in this area.
18. The storm water discharge from the school complex to the existing wetland north of Twelve Mile does not appear to be conveyed by means of a watercourse for the entire route to the storm water basin further north, and therefore will require an easement to permit the drainage. If a watercourse does exist, evidence must be presented to support its existence (i.e. a defined channel having bed and banks). **If required, this easement must be executed by both parties prior to final approval of the plans.** Drafts of the easement shall be submitted at the time of

- the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
19. The calculations provided show that the storm water elevations on-site will only increase slightly during a 100-year storm event. The affect on any off-site connecting wetlands due to the additional drainage shall also be addressed. Provide an analysis of the off-site wetland systems accepting discharge from the site. The analysis shall include the 100-year storm water elevations within the wetlands for pre- and post-development conditions.
  20. The new runoff coefficient values located in Section 2.1.1 of the new Engineering Design Manual shall be used for this development. The new coefficients will result in an increase in the required storage volume.
  21. Storm water conveyed from the softball fields shall be pre-treated prior to discharge into wetland K 1-48. Consider designing bioretention (Section 2.8 of the new Engineering Design Manual) or a vegetated swale (Section 2.9.3) as an alternative for the proposed grassed waterway. Design guidelines can be found in the new Engineering Design Manual (located on the city website).
  22. Storm water from the proposed varsity field and track shall be pre-treated prior to discharge into wetland M-5. Again, consider using bioretention or a vegetated swale.
  23. The proposed spillway on the east side of the drive approximately 300 feet north of the connection to the Catholic Central site shall pre-treat storm water prior to discharge into Wetland M-2.
  24. Sediment basins are required to hold a first flush volume calculated by the formula  $V_{ff}=1815 \times A \times C$ . The current formula used in the proposed calculations results in a larger volume, which would be acceptable to the City.
  25. A 25-foot vegetated buffer shall be provided around the perimeter of the Phase 2 storm water basin. This buffer shall not encroach onto adjacent lots.
  26. Access to each storm water basin, including the school complex sedimentation basin and wetland outlet control structure, shall be provided for maintenance access in accordance with Section 11-123 (c)(8) of the Design and Construction Standards. This access shall not encroach onto adjacent residential lots.
  27. Provide a sheet or sheets entitled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance. This plan must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

**The following must be submitted at the time of Final Site Plan submittal (following Preliminary Site Plan submittal):**

28. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
29. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

**The following must be submitted at the time of Stamping Set submittal:**

30. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
31. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
32. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
33. An executed copy of any required off-site utility easements, including the Catholic Central sanitary segments, must be submitted to the Community Development Department.
34. An executed copy of the drainage easement on the Knightsbridge Gate property must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

35. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
36. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size.
37. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

**Engineering Review of Concept Site Plan**

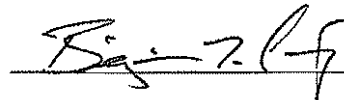
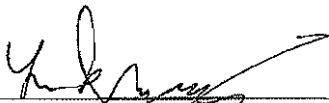
St. Catherine of Siena Academy and Nicoleena Estates Condominium  
SP# 07-0033

October 10, 2007

Page 6 of 6

38. A permit for work within the right-of-way of Beck Road must be obtained from the City of Wixom. Please contact the City of Wixom at 248-624-0141 directly with any questions. The applicant must forward a copy of this permit to the City.
39. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
40. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
41. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
42. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
43. An incomplete site work performance guarantee for Phase I (non-residential) will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
44. An incomplete site work performance guarantee for Phase II (residential) equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
45. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
46. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Benjamin Croy, PE at (248) 735-5635 or Lindon Ivezaj at (248) 735-5694 with any questions or concerns.



cc: Rob Hayes, City Engineer  
Kristen Kapalanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

**ENGINEERING REVIEW  
FOR REZONING 18.676**





## MEMORANDUM

To: Rob Hayes, P.E., City Engineer  
Barb McBeth, AICP; Planning Director

From: Brian Coburn, P.E., Civil Engineer *B/C*

Re: **Review of PRO Impact on Public Utilities  
St. Catherine of Siena Academy and Nicoleena Estates**

Date: July 31, 2007

\*\*\*\*\*

The Engineering Division has reviewed the Planned Rezoning Overlay (PRO) proposed for St. Catherine of Siena Academy and Nicoleena Estates. The request consists of approximately 115 acres located south of 12 Mile Road and west of Wixom Road in Section 18. The applicant is requesting a PRO to construct a high school consisting of approximately 700 students, a convent with 20 sleeping rooms, a 10,000 square foot educational facility, and a concession stand on 51.89 acres. The applicant is also proposing a 246 unit condominium on 64 acres.

### Utility Demands

Because this is a PRO request, the analysis will be based on the concept plan that has been provided and not the proposed zoning. The existing zoning of the parcels is a mix of RA, R-1 and I-1 and would typically yield between 150 and 430 residential equivalent units (REUs) for a warehouse use in the I-1 district or a factory use in the I-1 district, respectively. An REU equates to the utility demand from one single family home. The master plan designates these parcels as a special planning area which does not define a specific use; therefore, the existing zoning was used to determine sanitary sewer capacity. If the parcels were to receive a traditional rezoning to RM-2, it would result in approximately 3,100 REUs. Based on the concept plan provided with the application, we estimate a demand of approximately 285 REUs will result from the proposed development.

### Water System

Water service is currently available from the existing water main constructed with Knightsbridge Gate and the water main constructed with Catholic Central. A water main stub to the east of the site for eventual connection to Wixom Road would be recommended on a potential site plan. Additionally, there will need to be a pressure study to determine the location of a pressure reducing valve to isolate Knightsbridge Gate and Catholic Central from the Island Lake Pressure District, which operates using a booster pump. The City's water model indicates that the development of the PRO concept plan would decrease pressures by approximately 3 pounds per square inches (psi), but would not have a negative impact on the overall system if looped properly.

### Sanitary Sewer

The project is located within the Lannys Sanitary Sewer District. As you know, we are currently undertaking a project to increase the capacity of the Lannys district with the addition of a diversion chamber, pumping station and bypass forcemain along the Beck Road and I-96 corridors. The design of the Lannys bypass project was based on the Master Plan for Land Use that was adopted in 2004.

Based on the topography of the site, the sanitary sewer flow could be discharged easterly or westerly from the site. Any flow that is discharged to the west impacts three existing pump stations (Knightsbridge Gate, Napier Road, and Wixom Road) along with the proposed Lannys Bypass Pump Station. The flow to the east would impact only the Lannys Bypass Pump Station. Therefore, we support the applicant's proposed plan to construct a new pump station to direct all sanitary flows to the east. We can estimate based on the information provided that the PRO concept plan could result in an increased peak sanitary sewer discharge of 0.25 cubic feet per second (cfs) over the anticipated flows assuming a warehouse/office use in the I-1 district, or a decrease of 0.1 cfs in flow assuming a factory use in the I-1 district. If the PRO request is approved by the City Council, we would require the applicant to provide a sanitary sewer basis of design. Additionally, the applicant would be required to study the existing capacity of the downstream infrastructure to determine the impact, if any, of the flows being requested under the PRO.

#### Summary

The concept plan included in the PRO application does not have a marked impact on the public utilities when compared to the existing zoning, which could otherwise yield double the number of REUs for the site depending on the I-1 building use proposed.

cc: Ben Croy, P.E.; Civil Engineer

**TRAFFIC REVIEW  
FOR PLANNED REZONING OVERLAY**

October 5, 2007.

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



**Re: St. Catherine of Siena & Nicoleena Estates – Concept Plan – 2<sup>nd</sup> Review**  
SP No. 07-33A  
OHM Job No. 163-07-322

As requested, we have reviewed the revised concept plan for St. Catherine of Siena and Nicoleena Estates Condominiums. The plans were prepared by Zeimet – Wozniak & Associates, Inc. and are dated September 17, 2007.

#### **OHM RECOMMENDATION**

At this time, we recommend approval of the concept plan, subject to the following corrections be made prior to next stage submittal.

#### **DEVELOPMENT BACKGROUND**

- The site is currently zoned as RA (Residential Acreage), R-1 (One-Family Residential), and I-1 (Light Industrial).
- The applicant is proposing the rezoning of the property to RM2 (High Density Multiple Family).
- The property contains approximately 115.89 acres.
- The applicant is proposing condominiums on 64 acres and a catholic girls' school on 51.89 acres of the property.
- The TIS was submitted for the proposed development.

#### **ROADWAY NETWORK**

The development is located west of Wixom Road on the South side of 12 Mile Road. Wixom Road is functionally classified as a minor arterial with a posted speed of 35 mph. and is under the jurisdiction of the City of Novi. 12 Mile Road is considered a non-residential collector with a posted speed limit of 25 mph, and falls within the jurisdiction of the City of Novi. The developer has proposed three (3) access points on 12 Mile Road.

#### **SITE PLAN CORRECTIONS**

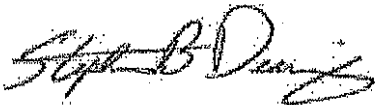
1. Geometry:
  - For the southbound school entrance drive, south of southern end of the boulevard, we strongly believe that the horizontal curve should be flattened to avoid the danger of the southbound vehicles drifting to the left of the center of the road.
  - At least 50' tangents should be provided between the reverse curves.
  - The horizontal curve at Kristen Court south of Units 102 and 103 should be modified so that it intersects the north-south stretch of Kristen Court at close to 90 degrees.
2. 12 Mile Road Improvements: The plans provide a right turn taper and acceleration taper at the site driveways on Twelve Mile Road. The traffic impact study performed for this development states that majority of the school and condominium traffic will come from the east. Therefore, the site drives will experience extensive eastbound left turns. Hence, we believe that a center left turn lane on 12 Mile Road would be more beneficial for such traffic to make left turns without blocking the

eastbound through traffic and for the storage of left turning vehicles. We also strongly recommend that such improved 3-lane section of 12 Mile Road should be extended from Nicoleena Drive to the beginning of the north-south segment of 12 Mile Road.

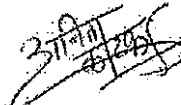
3. Sidewalk: We strongly recommend that the sidewalk on the east of the Siena Drive should be extended to the 12 Mile Road for improved pedestrian accessibility.
4. Traffic Control on Nicoleena Estates local Streets: The traffic control signs should be installed on the local minor drives based on the "Safe Approach Speed" calculations to enforce the stopping or yielding for the local major drives.
5. ADA Compliance:
  - The ADA compliant sidewalk ramps must be provided where the sidewalk crosses the roadway.
  - Each barrier free parking stall southwest of catholic educational center should be provided with the standard R7-8 sign (RESERVED PARKING), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional sign R7-9a (mod) (VAN ACCESSIBLE) should be provided at van accessible stalls.
  - The type of ADA ramps should be clearly noted on the plans.
  - A copy of the MDOT Standard Plans for Sidewalk Ramps (R-28-F) should be included in the plan set.
6. Parking Stalls: Width of the parking stalls adjacent to the turnaround areas should be 9' from the face of the curb. Such typical should be clearly labeled on the plan.
7. Sign Code Call-outs: The sign codes compliant to the MMUTCD shall be noted on the plans along with the signs.
8. Sign Quantity Table: A traffic sign quantity table should be shown the plans. The table should include a brief description, sign code, dimensions, and quantity for each sign.
9. Loading Area and Dumpster: The location of loading area and dumpster should be clearly noted on the plans.
10. Traffic Circulation Plan: The traffic circulation plan for the school buses and the passenger vehicles dropping-off the pupil, in terms of the number of vehicles, the path taken by such vehicles, and the drop-off area should be included in the site plans.

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

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



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



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

**TRAFFIC REVIEW  
FOR REZONING 18.676  
TRAFFIC IMPACT STUDY**

October 5, 2007

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



**Re: St. Catherine of Siena & Nicoleena Estates – Traffic Impact Study – 2<sup>nd</sup> Review**  
OHM Job No. 163-07-326

As requested, we have reviewed the re-submitted Traffic Impact Study (TIS) for St. Catherine of Siena and Nicoleena Estates Condominiums. The TIS was prepared by William C. Taylor, PhD., PE. and is dated September 2007.

**OHM RECOMMENDATION**

At the time of the review of re-submitted TIS, we discovered that it was re-submitted without revision per the review comments from the earlier review. On September 13, 2007, we had received an e-mail from the author of the TIS, Mr. William Taylor, stating that he would be modifying the study report as appropriate and had requested more information. The requested information was provided to Mr. Taylor on September 14, 2007. Hence, we are awaiting the revised TIS based on the review comments from the earlier review and the communication between Mr. Taylor and us thereafter.

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".

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

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

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

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**LANDSCAPING REVIEW  
FOR PLANNED REZONING OVERLAY**





## **PLAN REVIEW CENTER REPORT**

October 8, 2007

### **Rezoning and PRO Landscape Review**

07-33 St. Catherine of Sienna  
and Nicolenna Estates

---

#### **Review Type**

Rezoning and PRO Landscape Plan

#### **Property Characteristics**

- Site Location: Wixom Road / Twelve Mile
- Site Zoning: R-1, RA, I-1 (Proposed PRO)
- Site Use(s): Residential / Educational
- Plan Date: 9/17/07

#### **Recommendation**

**Staff currently has no principal issues with the Rezoning and PRO Application for St. Catherine of Siena Academy and Nicoleena Estates.** No Landscape Plan has been submitted at this stage of the approval process. As the project enters the Preliminary Site Plan Approval phase, all requirements of the Landscape Ordinance must be met.

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.

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

Reviewed by: David R. Beschke, RLA

**WETLAND REVIEW FOR  
PLANNED REZONING OVERLAY**



Environmental Consulting & Technology, Inc.

August 8, 2007

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

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)  
Wetland Review of the Concept Plan

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed the proposed St. Catherine of Siena Academy and Nicoleena Estates Concept Plan (Plan) and the corresponding documentation (Rezoning and PRO Application) prepared by Zeimet Wozniak & Associates, CDPA Architects and Grissim, Metz, Andriese Associates dated July 11, 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.

**Existing Conditions and Proposed Impacts**

The proposed project will construct a Catholic high school for girls, a convent for the housing of approximately ten sisters, a Catholic Educational Research Center, athletic fields and 123 duplexes (246 units) for the Nicoleena Estates Condominiums. The Plan proposes two (2) phases of development on the site. Phase 1 shall include the construction of the St. Catherine of Siena Academy, convent, Catholic Educational Center, varsity field and track, two (2) practice fields, tennis courts, two (2) softball fields as well as five (5) proposed wetland mitigation areas. Phase 2 consists of the construction of the Nicoleena Estates Condominiums (123 duplexes; 246 units). In addition, the Plan proposes an on-site storm water sedimentation basin (Phase 1) and an on-site sedimentation basin/detention basin (Phase 2). The Plan currently proposes a total of 6.13 acres of proposed wetland mitigation (5 areas; M-1 through M-5). This proposed project is located south of Twelve Mile Road and west of Wixom Road in Section 18.

The project site currently consists of five (5) project parcels. A total of twenty-three (23) wetland areas have been identified and surveyed within these parcels (Wetlands A through W, delineated by King & MacGregor Environmental, Inc.). Approximately thirteen (13) acres of wetland are located on the proposed project site. The project proposes impacts to several of these wetland areas. A total of 4.55 acres of wetland impact are proposed on the Plan. The following table summarizes the existing wetland areas and the proposed wetland impacts:

2200 Commonwealth  
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48105

(734)  
789-8004

FAX (734)  
769-3164

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Table 1. Wetland characteristics and proposed impacts.

Wetland ID	Regulatory Status	Total Area (acre)	Proposed Impact Area (acre)
A	City Regulated	0.73	0.73
B	MDEQ (> 5 acres)/ City Regulated	5.35	0.01
C	City Regulated	0.04	0.04
D	City Regulated	0.76	0.76
E	City Regulated	2.21	2.21
F	City Regulated	0.04	0.04
G	City Regulated	0.49	0.49
H	City Regulated	0.11	0.00
I	City Regulated	0.10	0.10
J	City Regulated	0.93	0.00
K	City Regulated	1.59	0.00
L	City Regulated	0.07	0.00
M	City Regulated	0.05	0.00
N	City Regulated	0.14	0.00
O	City Regulated	0.14	0.00
P	City Regulated	0.003	0.00
Q	City Regulated	0.06	0.06
R	City Regulated	0.05	0.00
S	City Regulated	0.01	0.00
T	City Regulated	0.07	0.07
U	City Regulated	0.04	0.04
V	City Regulated	0.01	0.00
W	City Regulated	0.02	0.00
<b>TOTAL</b>		<b>13.013</b>	<b>4.55</b>

The project proposes impacts to Wetlands A, G and limited impacts to Wetland B on the Phase 1 portion of the project. Wetland A will be filled for the purpose of constructing the St. Catherine of Siena Academy. Wetland G will be filled for the purpose of constructing the athletic fields and track. The limited impact to Wetland B is for the purpose of constructing a boardwalk along the south side of Twelve Mile Road. *Because this wetland is greater than five (5) acres in size, any impacts to this wetland will require a permit from the MDEQ.*

Several wetland impacts are proposed for Phase 2 of the project (Nicoléena Estates Condominiums). The filling of Wetland I is proposed for the construction of Siena Drive and Unit 102. The filling of Wetland Q is proposed for the construction of proposed Units 48 and 49.

Additional impacts to "Off-Site" Wetlands C, D, E, F, T and U are also proposed on the Plan. The Plan proposes the complete filling of each of these six (6) wetlands. The

purpose of these proposed wetland fills is currently not clear as there does not appear to be a Site Plan provided for this portion of the property (Parcel 1 and the portion of Parcel 2 zoned B-2). It is the Applicant's responsibility to clarify the necessity of these impacts.

In addition to wetland impacts, the Plan also appears to propose impacts to the 25-foot natural features setback (wetland buffer) of most of the impacted wetlands listed above. The Plan does not currently specify/quantify the proposed wetland buffer impacts. The proposed wetland buffer impact quantities (both proposed area and proposed volume of cut or fill) should be added to the Preliminary Site Plan.

**Recommendations**

***ECT currently recommends Conditional Approval of the Concept Plan contingent on the clarification of the following comments in the Preliminary Site Plan submittal:***

1. ECT will conduct a wetland boundary verification at the time of Preliminary Site Plan submittal for the proposed project site to assess current wetland conditions and verify the wetland boundaries. ECT will complete an essentially assessment at that time in order to verify the functions of each wetland and the associated regulatory status of each wetland.
2. It is the Applicant's responsibility to provide an alternatives analysis describing why the proposed wetland/wetland buffer impacts are unavoidable. This is especially true for the "Off-Site" Wetlands listed on the Plan (Wetlands C, D, E, F, T and U). ***ECT will need to see a site plan that illustrates the proposed development on Parcel 1 and Parcel 2 (portion zoned B-2) prior to approving the impacts to Wetlands C, D, E, F, T and U.***
3. The Plan currently proposes a total of 6.13 acres of proposed wetland mitigation (5 areas; M-1 through M-5). A more detailed Wetland Mitigation Plan shall be submitted with the next plan submittal. This Plan shall include a mitigation cost estimate that outlines the quantities and types of proposed planting materials associated with the wetland mitigation areas as well as an associated cost estimate for the wetland mitigation material and construction costs. In addition, please provide clarification on how the wetland mitigation acreage of 6.13 was determined.
4. As stated in item #2 above, it is the Applicant's responsibility to further explain the necessity of the proposed filling of 3.16 acres of "Off-Site" wetland (Wetlands C, D, E, F, T and U). The current Plan does not include a proposed Site Plan for this parcel, however, the Plan calls for the complete filling of these six (6) wetlands. The need for these wetland impacts is currently unclear. As stated above, ECT will need to review a site plan that illustrates the proposed development on Parcel 1 and Parcel 2 (portion zoned B-2) prior to approving impacts to Wetlands C, D, E, F, T and U.
5. As proposed, the Plan will require a City of Novi Non-Minor Use Wetland Permit for the proposed wetland fills, an MDEQ Wetland Permit (for the construction of the proposed boardwalk through state-regulated Wetland B along Twelve Mile Road) and an *Authorization to Encroach the 25-Foot Natural Features Setback* for the associated impacts to the wetland buffers.
6. It is the Applicant's responsibility to provide correspondence with/from the MDEQ regarding the application for a wetland use permit for the project. The supporting

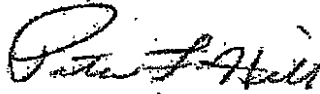
*St. Catherine of Siena Academy and Nicoletta Estates (SP#07-33)*  
*Wetland Review of the Concept Plan*  
*August 8, 2007*  
*Page 4*

documentation states that the wetlands permit application will be included with the Preliminary Site Plan Submittal. Please provide a copy of any MDEQ wetland permit application or issued MDEQ wetland permit to the City and to our office for review.

If you have any questions, please contact us.

Respectfully Submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Peter F. Hill, P.E.  
Associate Engineer

cc: Angela Pawlowski  
Kristen Kapelanski

**WOODLAND REVIEW FOR  
PLANNED REZONING OVERLAY**



Environmental Consulting & Technology, Inc.

August 16, 2007

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

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)  
Wetland Boundary Verification

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed wetland boundaries in the field with the Applicant's consultant (Mr. Woody Held of King & MacGregor Environmental) at the proposed St. Catherine of Siena Academy and Nicoleena Estates project site near the corner of 12-Mile Road and Napier Road. This letter is a summary of our findings and recommendations.

Wetland Inventory and Boundary Update

The Concept Plan shows twenty-three (23) wetland areas mapped at the site on five (5) parcels. Following our field verification, three more small wetland areas were added and another wetland boundary (Wetland T) was significantly expanded. These revisions have been surveyed and shown on an updated Wetland Plan prepared by Zeimet Wozniak and dated July 19, 2007. Over thirteen (13) acres of wetland are located on the proposed project site and the Applicant is proposing to fill about five (5) acres of it.

Regulatory Status

The site contains a wide range of wetland quality, and, for the most part, the proposed project would avoid the highest quality wetland complexes, which include forested, emergent, and open water wetland habitat. At least some of the wetlands on the site are most likely MDEQ-regulated and would require an MDEQ permit for proposed impacts. The Applicant's consultant has asked the City to consider Wetlands A, I, T, and X as "nonessential" and not require mitigation to fill them. While we agree that Wetlands I, T, and X appear to have very limited wetland value, Wetland A appears to have a significant stormwater storage function that would need to be addressed in the site plan. ECT recommends that the City not make a final determination of regulatory status and essentiality until the MDEQ has determined what it will regulate.

Additional Concerns

In ECT's Concept Review letter dated August 8, 2007, we listed six (6) concerns that the Applicant needs to address in its next submittal. As a result of further investigation, we add two more concerns:

2200 Commonwealth  
Boulevard, Ste 300  
Ann Arbor, MI  
48105

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*St. Catherine of Siena Academy and Nicoleena Estates (SP#07-33)*  
*Wetland Boundary Review*  
*August 16, 2007*  
*Page 2*

1. The Plan proposes to discharge stormwater into a wetland that extends onto the Knightsbridge Gate property west of the Nicoleena Estates property. According to ECT's records, this wetland was placed into a Conservation Easement (CE) per final site plan requirements for Knightsbridge. The addition of a stormwater outlet to this wetland likely violates the Conservation Easement. Even if it does not, we are concerned with the prospect of adding additional stormwater to a high-quality forested wetland complex within the Knightsbridge Gate Development. We believe the risk of drowning many trees is high. ECT recommends that an alternative means of stormwater management be developed for the Nicoleena Estates property.
2. ECT also understands that Wetland B, a large (5.35-acres) wetland complex would be used for stormwater discharge. This wetland does contain some mature trees along its perimeter, however it appears to have considerable non-forested freeboard available for water storage. This wetland is connected via a small (16-inch?) culvert under 12-Mile Road that appears in disrepair and may be partially plugged. ECT recommends the Applicant coordinate with us and the City's Engineers to determine drainage characteristics of the property north of 12-Mile Road and what the stormwater discharge from the proposed project would mean to downstream properties and residents.

If you have any questions, please contact us.

Respectfully Submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



John A. Freeland, Ph.D., PWS  
Environmental Scientist

cc: Angela Pawlowski  
Kristen Kapelanski



Environmental Consulting & Technology, Inc.

August 8, 2007

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

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)  
Woodland Review of the Concept Plan

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed the proposed St. Catherine of Siena Academy and Nicoleena Estates Concept Plan (Plan) prepared by Zeimet Wozniak & Associates, CDPA Architects and Grissim, Metz, Andriese Associates dated July 11, 2007. The plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed project will construct a Catholic girls high school, a convent for the housing of approximately ten sisters, a Catholic Educational Research Center, athletic fields and 123 duplexes (246 units) for the Nicoleena Estates Condominiums. The Plan proposes two (2) phases of development on the site. Phase 1 will include the construction of the St. Catherine of Siena Academy, convent, Catholic Educational Center, varsity field and track, two (2) practice fields, tennis courts, two (2) softball fields as well as five (5) proposed wetland mitigation areas. Phase 2 will include the construction of the Nicoleena Estates Condominiums (123 duplexes; 246 units). This proposed project is located south of Twelve Mile Road and west of Wixom Road in Section 18.

After reviewing the City of Novi Official Woodlands Map, it appears as if the property does contain several regulated woodland areas across several different areas of the site (see Woodland Map on the following page). The preliminary site information provided by the Applicant states that there are 20 acres of Regulated Woodlands located on the project site.

#### Proposed Woodland Impacts

The Overall Natural Features Impact Summary Plan (Sheet L-1.0) states that 441 total trees are to be removed requiring 596 replacement trees. Phase 1 requires the removal of 79 trees for a subtotal of 114 required replacement trees. Phase 2 requires the removal of 362 trees for a subtotal of 482 required replacement trees. As stated above, the project total for proposed tree removals is 441 total trees requiring 596 replacement trees. The proposed Plan calls for the following impacts to on-site regulated trees:

#### Site Plan Compliance with Ordinance Chapter 37 Standards

The Plan appears to generally comply with the Site Plan standards. Soils are mapped on the site, drainage patterns are estimated, and tree protection fence is shown for some areas.

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Ann Arbor, MI  
48105

(734)  
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FAX (734)  
769-3164



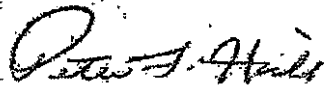
St. Catherine of Siena Academy and Nicoletta Estates (SP#07-33)  
Woodland Review of the Concept Plan  
August 8, 2007  
Page 3

**and any impacts to Regulated Woodlands located on this portion of the proposed project.**

If you have any questions regarding the contents of this letter, please contact us.

Respectfully Submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Peter F. Hill, P.E.  
Associate Engineer

cc: Angela Pawlowski  
Kristen Kapelanski

**FIRE REVIEW  
FOR PLANNED REZONING OVERLAY**



www.cityofnovi.org

# Novi Fire Department

42975 Grand River Avenue  
Novi, MI 48375

248.349.2162 fax 248.349.1724

October 8, 2007

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

RE: St. Catherine of Siena Academy and Nicoleena Estates, SP 07-33A  
Revised Conceptual / PRO  
2<sup>nd</sup> Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following items still to be addressed.

Phase I; St. Catherine of Sienna Academy:

1. Additional access is required to the Educational Center. All parts of the building are to be within 150' of a fire apparatus access drive. The rear of this building does not meet this criteria.

***The applicants reply indicates the use of a 20' wide "grasscrete" pavers in order to obtain access to this building. City code does not allow grass pavers to be utilized in this manner. This access drive shall be paved and capable of supporting 35 tons.***

2. Fire hydrant placement has not been provided. Hydrant spacing is to be 300' apart maximum and may be reduced to 500' spacing if buildings are equipped with automatic fire sprinkler systems. No part of a building is to be more than 300' from a hydrant.

***The hydrants are shown on a 1" = 100' scale plan. This plan scale is too small to provide a proper evaluation of the hydrant spacing. An engineering scale of greater detail and larger scale shall be provided.***

3. **Complete:** Additional details shall be provided for the accesses to the Catholic Central property and to the residential property to the southwest.

Phase II; Nicoleena Estates:

1. Fire hydrant placement has not been provided. Hydrant spacing is to be 500' maximum.

***The hydrants are shown on a 1" = 100' scale plan. This plan scale is too small to provide a proper evaluation of the hydrant spacing. An engineering scale of greater detail and larger scale shall be provided.***

2. The proposed street names are subject to approval by the Street and Project Naming Committee.

***The applicant has indicated the names will be presented to the Street Naming Committee.***

Sincerely,

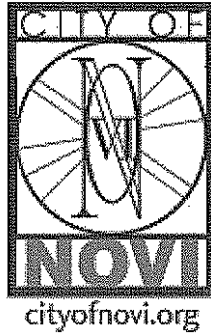
A handwritten signature in black ink, appearing to read "M. Evans", written in a cursive style.

Michael W. Evans  
Fire Marshal

cc: file

**MEMO REGARDING SURROUNDING DENSITIES**





## MEMORANDUM

TO: Members of the Planning Commission

THRU: Barbara McBeth, AICP  
Deputy Director of Community Development

FROM: Kristen Kapelanski, Planner

DATE: November 19, 2007

SUBJECT: Zoning Map Amendment 18.676, Site Plan 07-33A: St. Catherine of Siena and Nicoleena Estates – Surrounding Residential Densities

---

In order to provide the Planning Commission with the most comprehensive information, the Plan Review Center completed a brief study of the actual residential densities surrounding the proposed St. Catherine of Siena and Nicoleena Estates. Following is a brief description of the densities of the surrounding developments in both the City of Novi and the City of Wixom.

### **Knightsbridge Gate**

Knightsbridge Gate is located just west of the proposed Nicoleena Estates. It has an actual density of **5.4 units per acre**. This was originally calculated at the time of the site plan review and approval of the project. When densities are calculated, wetland areas are not included as part of the overall acreage of the subject property.

### **Old Dutch Farms Mobile Home Park**

Old Dutch Farms Mobile Home Park is located just south of the proposed Nicoleena Estates. According to City of Novi assessing records, the site is approved for 293 mobile home pads which equals a density of **6.1 units per acre**. The Novi Meadows Trailer Park, which is just south of the Old Dutch Farms Mobile Home Park, has a density of 5.8 units per acre.

### **Island Lake**

Island Lake development is located southeast of the proposed development. It has an actual density of **1 unit per acre**. This is a rather large development (approximately

900 acres) and the density calculation takes into account the entire development, not just those houses closest to the subject property.

**Meadowood Park Apartments**

The Meadowood Park Apartments are located in the City of Wixom, on the north side of 12 Mile Road. As determined by consulting the City of Wixom Assessing Department, the site has an actual density of **9.7 units per acre**.

**Wixom Meadows Condominiums**

Wixom Meadows Condominiums are located in the City of Wixom, on the north side of 12 Mile Road. As determined by consulting the City of Wixom Assessing Department, the site has an actual density of **8.9 units per acre**.

**Leisure Co-operative Housing**

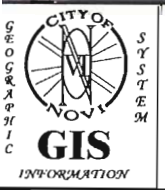
Leisure Co-operative Housing is located on the north side of 12 Mile Road in the City of Wixom, closer to Wixom Road. As determined by consulting the City of Wixom Assessing Department, the Co-op Housing has an actual density of **8.15 units per acre**.

It should be noted that on the north side of 12 Mile Road in the City of Wixom there are also some vacant properties intermixed with the three developments noted above. Densities were not calculated for the Catholic Central High School site, the Cadillac Asphalt and Paving site or the vacant property just east of the proposed development since no residential development exists nor is any proposed on these sites.

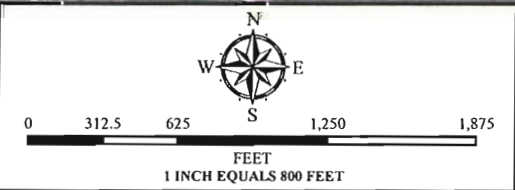
# St. Catherine of Siena Academy & Nicoleena Estates

Actual Surrounding Residential Densities

Map Revised: November 19, 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**  
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.

**APPLICANT'S  
RESPONSE LETTER**



**Z EIMET W OZNIAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375  
(248) 442-1101 • Fax (248) 442-1241  
www.zeimetwozniak.com

October 26, 2007

Ms. Kristen Kapelanski  
City of Novi  
Planning Department  
45175 West Ten Mile Road  
Novi, Michigan 48375

Re: Concept Site Plan for  
St. Catherine of Siena Academy & Nicoleena Estates  
SP #07-33A

Dear Ms. Kapelanski:

In response to your planning review comments outlined in your correspondence dated October 8, 2007, we offer the following:

Zoning and Land Use

We believe that the proposed zoning and land use is reasonable and compatible with the surrounding properties and, when completed, will complement this portion of the City.

Infrastructure

We believe that the City's concerns will be satisfactorily addressed during the course of the Preliminary Site Plan review process.

Natural Features

We believe that the project is designed to be sensitive to the existing natural features and has minimized the impacts to the woodlands and wetlands. We look forward to working with your consultants during the site plan submittal to discuss this in greater detail.

PRO Agreement

This will be addressed by the applicant's attorney.

Ordinance Deviations

1. We will request that the building height deviation be incorporated in the PRO Agreement.
2. We are proposing that visitors to the convent in need of barrier-free parking use the spaces in the adjacent parking lot.
3. The sidewalk shall be extended to Twelve Mile Road.

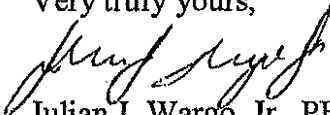
Additional Items

We would prefer to address these items in this manner:

1. We believe that the proposed parking count for the convent is appropriate and turn to the Planning Commission for guidance.
2. A photometric plan will be submitted with the Preliminary Site Plan.
3. A landscaping plan will be submitted with the Preliminary Site Plan.

We look forward to presenting this project to the Planning commission and explaining its benefits at the earliest opportunity.

Very truly yours,

  
Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter13w

Stacy E. Peterson, AIA  
John P. Argenta, AIA  
Najim N. Saymuah, AIA

October 26, 2007

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

Attention: Ms. Kristen Kapelanski  
Planning Department

Re: St. Catherine of Siena and  
Nicoleena Estates Planned Rezoning Overlay  
SP#07-33A / Rezoning 18.676  
Architect's Project No. 05-070

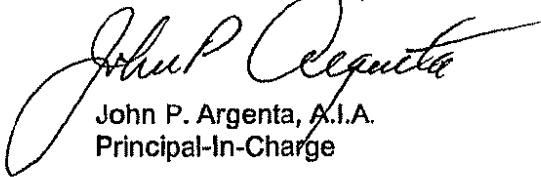
Dear Ms. Kapelanski:

For clarification, the footprint of the new school building is approximately 120,000 square feet. The height of the school building will not exceed 35 feet except for the 2,900 square foot fly loft portion of the auditorium which will not exceed 50 feet. The fly loft area of 2,900 square feet is only 2.5% of the entire building footprint.

If you have any further questions, please call.

Sincerely,

CDPA ARCHITECTS, INC.



John P. Argenta, A.I.A.  
Principal-In-Charge

JPA/lm

pc: File

**Z EIMET W OZNIAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375  
(248) 442-1101 • Fax (248) 442-1241  
www.zeimetwozniak.com

October 27, 2007

Mr. Brian Coburn, PE  
City of Novi  
Engineering Department  
45175 West Ten Mile Road  
Novi, Michigan 48375

Re: St. Catherine of Siena Academy &  
Nicoleena Estates  
Planned Rezoning Overlay  
SP #07-33 / Rezoning 18.676

Dear Mr. Coburn:

In response to your review of the proposed PRO's impact on public utilities dated July 31, 2007, we offer the following:

Utility Demands

The revised layout for Nicoleena Estates now yields a total of 230 condominiums for a demand of 184 REUs.

The proposed Academy shall serve a student body of approximately 750 girls for a demand of 20 REUs.

Therefore, we estimate the total demand to be 213 REUs, which is still less than the 3,100 REUs that would result if the parcels were developed under a traditional zoning of RM-2.

Water System

The proposed watermain system through the PRO shall be looped to the existing watermain in Knightsbridge Gate and Catholic Central High School. A pressure reducing valve shall be installed where needed. We shall work with you to determine its location.



Sanitary Sewer

the PRO shall direct its sewage via a single pump station easterly to the existing sanitary sewer in Catholic Central high School.

A detailed study shall be provided at the time of final preliminary site plan application that will demonstrate the available capacity of the downstream infrastructure.

Franchise Utilities

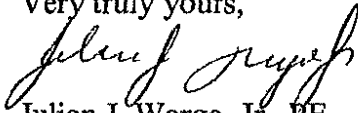
Previously we furnished you with "letters of availability" from DTE and Consumers Energy for your use.

Summary

We believe that development of the revised proposed PRO will not have a marked impact on the existing public utilities when compared to the traditional rezoning or existing zoning.

Thank you for your consideration.

Very truly yours,

  
Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter5w

Western Wayne Service Center  
8001 Haggerty Rd.  
Belleville Rd. Mi 48111

## Detroit Edison



### “LETTER FOR AVAILABILITY OF ELECTRIC SERVICE”

June 26, 2007

40024 Grand River Ave. Suite 100  
Novi, Michigan 48375

**RE: Novi Development 12 Mile & Wixom Rd.**

To Whom It May Concern:

Your inquiry regarding a statement of availability of electric service for the above named project has been received.

The Detroit Edison Company maintains electric distribution facilities in the general area in question and will provide electric service, subject to the rule of the Michigan Public Service Commission in effect at that time.

Sincerely,

*Bleu R. Carter*

Bleu R. Carter  
Senior Support Specialist  
Western Wayne Service Center





A CMS Energy Company

11801 Farmington Rd.  
P.O. Box 510684  
Livonia, MI 48151-6684

Fax: (734) 513-6266

June 28, 2007

Zeimet Wozniak & Associates  
Attn: Earl Miller  
40024 Grand River Ave, Ste. 100  
Novi, MI 48375

Fax: 248-442-1241

#### AVAILABILITY OF NATURAL GAS

RE: Proposed Rezoning, Parcels 1-5 (Job No. 97228), City of Novi, Section 18  
Location: Between 13 Mile Rd, Woodard Ave, and Coolidge Highway

At the present time, Consumers Power Company has adequate natural gas supplies available to serve the above-referenced project. Your request will be subject to any restrictions and/or limitations that may be imposed by regulatory or other governmental authorities, which would preclude the supplying of the natural gas, and our Standard Rules and Regulations under our Customer Attachment Program.

Our gas main facilities, however, may not be located adjacent to the parcels in question and a financial contribution may be required in order to serve the project. If you need specifics on existing gas main locations, please contact Map Request at 877-240-9602.

Paula Shetlon  
Customer Energy Specialist  
734-513-6257

avallabltr

**Z EIMET W OZNIAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375  
(248) 442-1101 • Fax (248) 442-1241  
www.zeimetwozniak.com

October 26, 2007

Mr. Ben Croy, PE  
City of Novi  
Plan Review Center  
45175 West Ten Mile Road  
Novi, Michigan 48375

Re: Concept Site Plan for  
St. Catherine of Siena Academy & Nicoleena Estates  
SP #07-33A

Dear Mr. Croy:

In response to your comments dated October 10, 2007, we offer the following:

General

1. Paving and drainage improvements to Twelve Mile Road will be shown on future submittals.
2. The City of Wixom has been informed about the proposed development. The first of what we expect to be several meetings was held on October 21, 2007.
3. All proposed streets within the development are private. This is so noted on Sheet C-1.0 (re: Note # 4 under "Site Notes").
4. For ease of plowing in the winter, a five-foot separation between the curb and walk is NOT provided.
5. This note appears on Sheet C-1.0 (re: Note #17 under "Site Notes").

Watermain

6. Further analysis of the water main system shall be performed with preparation of the Preliminary Site Plan to determine the location of the pressure reducing valve. See Note #18 under "Site Notes" on Sheet C-1.0.

Sanitary Sewer

7. The proposed sanitary sewer shall be redesigned so that it does not discharge to the existing sanitary sewer at Knightsbridge Gate per the originally-proposed layout.
8. The proposed sanitary sewer has been redesigned so that a single pump station that discharges to the existing sanitary sewer at CCHS.
9. CCHS has agreed to grant this easement. A draft of the agreement shall be submitted at the time of PSP review.
10. An analysis of the downstream infrastructure shall be performed with the preparation with the Preliminary Site Plan to determine what, if any, improvements are needed.
11. A stub has been provided to Parcel 22-18-100-004.

#### Storm Sewer

12. An analysis of the culverts shall be performed with the preparation with the Preliminary Site Plan to determine the appropriate discharge rate from the proposed storm water basins in Nicoleena Estates.

#### Storm Water Management

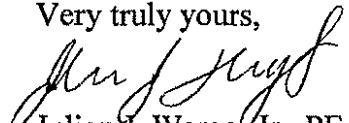
13. The storm water management plans shall reflect the latest design standards.
14. We agree that the existing wetland situation should be addressed and that the existing culverts should be repaired or replaced. We believe that this task, however, falls upon the developers of Knightsbridge Gate. The task described appears on the approved plans and either was not done or was not done correctly. Is the City still holding onto the bond for this development?
15. We shall pursue this easement immediately.
16. The downstream drainage route shall be depicted on future submittals.
17. We shall work with the City Engineer from the City of Wixom to address potential impacts to the downstream.
18. We shall pursue this easement immediately.
19. Any analysis of the offsite wetlands shall be performed with the preparation of the Preliminary Site Plan to determine the pre- and post-development conditions based upon the 100-year storm event.
20. The new runoff coefficients shall be used in the calculations.
21. A vegetative swale has been incorporated into the design.
22. A vegetative swale has been incorporated into the design.
23. A vegetative swale has been incorporated into the design.
24. The proposed sediment basins are sized to meet the City's requirements. The additional storage has been provided to allow for construction tolerances during grading operations.
25. The 25-foot buffer zone is delineated on Sheet C-2.2.
26. A hard-surfaced road has been provided to permit access for maintenance of the sediment basins and outlet control structures.
27. The sheets entitled "Stormwater Management Analysis" shall be revised and incorporated into sheets entitled "Storm Water Management Plan" and shall

include the information that is required. They shall be submitted at the time of Preliminary Site Plan review.

28-46. These items shall be addressed at the appropriate times.

Thank you for your consideration.

Very truly yours,



Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter11w

LAW OFFICES  
**COOPER, SHIFMAN, GABE, QUINN & SEYMOUR**  
1026 WEST ELEVEN MILE ROAD -- ROYAL OAK -- MICHIGAN 48067-2451

CHARLES Y. COOPER  
ARNOLD J. SHIFMAN  
CHARLES H. GABE  
MATTHEW C. QUINN  
PHILIP H. SEYMOUR  
KELLI A. ELDRED  
SCOTT R. BAKER

TELEPHONE (248) 399-9703 -- FACSIMILE (248) 399-1711

EMAIL: [quinn@coopershifman.com](mailto:quinn@coopershifman.com)

NOVI OFFICE  
26200 TOWN CENTER DRIVE  
SUITE 145  
P.O. BOX 352  
NOVI, MICHIGAN 48375-0352  
TELEPHONE (248) 349-8050

ST. CATHERINE OF SIENA ACADEMY  
&  
NICOLEENA ESTATES CONDOMINIUM  
CITY OF NOVI

TRAFFIC STUDY

October 26, 2007

William C. Taylor, PhD., PE prepared a traffic study dated May 2007 for St. Catherine of Siena Academy and Nicoleena Estates Condominium. The City Traffic Consultants reviewed the Traffic Study for the Conceptual Site Plan. Dr. Taylor has been asked to revise his Traffic Study based upon the reduction in the condominium units from 246 to 230, to contact the City's Traffic Consultants to discuss the concerns raised in the review letters and he will revise and resubmit a Traffic Study at or prior to the public hearing to be held on the rezoning and PRO applications.

Further, please find attached the most recent traffic study dated October 2007 which was also drafted by William C. Taylor, PhD, PE.

Respectfully submitted,

Matthew C. Quinn  
Project Attorney

# **Z EIMET W OZNIAK** & ASSOCIATES

Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375

(248) 442-1101 • Fax (248) 442-1241

www.zeimetwozniak.com

October 26, 2007

Mr. Stephen Dearing, PE  
OHM  
3000 Plymouth Road  
Livonia, Michigan 48150

Re: St. Catherine of Siena Academy & Nicoleena Estates  
SP #07-33A

Dear Mr. Dearing:

In response to your second review of the concept plan for this project dated October 5, 2007, we offer the following:

1. General

- The geometry of the southbound school entrance drive shall be revised.
- Fifty-foot tangents shall NOT be provided between the reverse curves. We believe that the geometry is responsible to the site's natural features and is appropriate for the layout of the streets. We have driven similar layouts from projects in Novi, such as Lenox Park, and concerns such as speed and setting have never been issues.
- Kristen Court shall be revised.

2. 12 Mile Road Improvements

- The final layout and cross-section to be used is still under study. Further input from the City of Novi and the City of Wixom is being sought.

3. Sidewalk

- The sidewalk along Siena Drive shall be extended to 12 Mile Road.

4. Traffic Control in Nicoleena Estates' Local Streets

- A "Traffic Control Sign" plan shall be prepared to meet this requirement..

5. ADA Compliance



- ADA-compliant ramps shall be provided.
- All parking shall be marked and signed.
- ADA ramps shall be appropriately noted on the plans.
- MDOT ramp details shall be included on the plans.

6. Parking Stalls

- The parking stalls shall be dimensioned to provide at least .9 feet from the face of curb.

7. Sign Code Call Outs

- All signs shall be coded to current MMUTCD standards.

8. Sign Quantity Table

- A traffic sign quantity table shall be included on the plans..

9. Loading Area and Dumpster

- The loading area within the school's maintenance yard shall be fully detailed.

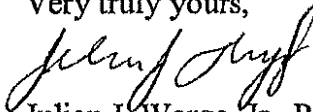
10. Traffic Circulation Plan

- A traffic circulation plan shall be prepared.

The above shall be addressed at the time of Preliminary Site Plan review.

Thank you for your consideration.

Very truly yours,

  
Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter12w

Landscape Architecture Civil Engineering  
800 East Cady St. Northville, MI 48167  
www.gma-la.com  
248.347.7010 FAX 248.347.7005

GRISSIM  
METZ ASSOCIATES  
ANDRIESE

October 26, 2007

Kristen Kapelanski, City Planner  
Community Development Department  
City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375

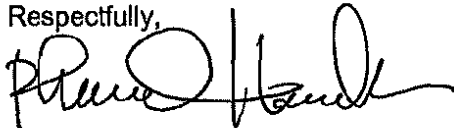
Re: **St. Catherine of Siena Academy &  
Nicoleena Estates Condominium**  
Novi, Michigan

Dear Kristen:

This letter is in response to the Woodland Review letter of August 8, 2007. A revised Natural Features Impact plan and Tree Survey booklet is being reissued under the Rezoning and PRO Application resubmission based upon the revised Nicoleena Estates site plan. This site plan reduces the number of trees being removed along the west side of the site.

This submission is for Conceptual Site Plan only, a landscape plan reflecting required tree replacements has not been provided at this time. Upon approval of the Conceptual Site Plan a landscape plan will be submitted for Preliminary Landscape Submission which will include required replacement trees and all pertinent information relative to these trees.

Respectfully,



Richard G. Houdek, ASLA  
Partner

RGH/cs



improvements but this clean out has not yet occurred. The project engineers for the applicant have done some preliminary evaluation of the potential hydrologic changes from the proposed development to the Knightsbridge Gate wetland. For example, the bank full storm in the undeveloped condition contributes runoff within several hours sufficient to cover the wetland with one inch of water. The same storm event in the developed condition would contribute storm water discharge sufficient to cover the wetland with five inches of water but over a 48 hour time period. If the culverts under Wixom Road are cleaned out and the previously existing outlets from the wetland re-established, we believe the additional volume of water would have little chance of drowning the trees.

Storm water management for the St. Catherine of Siena Academy is anticipated to include storage in a 0.73 acre sedimentation basin, wetland mitigation areas M-1, M-2 and M-3, as well as Wetland B. Engineering evaluations associated with Preliminary Site Plan submittal will include quantities of water to be stored and length of storage. In coordination with City of Novi engineering staff, an evaluation will also be made of the downstream conditions north of 12 Mile Road and how the storm water discharge may affect downstream properties and residents.

We appreciate your time and efforts related to these projects. Please feel free to call me or contact me via email at [wheld@king-macgregor.com](mailto:wheld@king-macgregor.com) if you have any questions or need additional information.

Sincerely,

  
**King & MacGregor Environmental, Inc.**  
Woody L. Held

Cc: Frank Pellerito (Lakeside Oakland Development, LLC)  
Mike Dewan (Degue, LLC)  
Andy Wozniak (Zeimet Wozniak)



Landscape Architecture Civil Engineering  
300 East Cady St. Northville, MI 48167  
www.gma-la.com  
248.347.7010 FAX 248.347.7005

GRISSIM  
METZ ASSOCIATES  
ANDRIESE

October 26, 2007

Mr. Peter Hill  
ECT  
2200 Commonwealth  
Ann Arbor, Michigan 48105

**Re: St. Catherine of Siena Academy &  
Nicoleena Estates Condominium  
Novi, Michigan**

Dear Peter:

This letter is in response to the Woodland Review letter of August 8, 2007. A revised Natural Features Impact Plan and Tree Survey booklet will be reissued based upon the revised Nicoleena Estates site plan. This site plan reduces the number of trees being removed along the west side of the site.

This submission is for Conceptual Site Plan only, a landscape plan reflecting required tree replacements has not been provided at this time. Upon approval of the Conceptual Site Plan a landscape plan will be submitted for Preliminary Landscape Submission which will include required replacement trees and all pertinent information relative to these trees.

Respectfully,



Richard G. Houdek, ASLA  
Partner

RGH/cs

**Z EIMET W OZNIAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375  
(248) 442-1101 • Fax (248) 442-1241  
www.zeimetwozniak.com

October 27, 2007

Mr. Michael W. Evans, Fire Marshal  
Novi Fire Department  
42975 Grand River Avenue  
Novi, Michigan 48375

Re: St. Catherine of Siena Academy &  
Nicoleena Estates  
Rezoning & PRO  
SP #07-33

Dear Mr. Evans:

In response to your review of the Conceptual Site Plan dated October 8, 2007, we offer the following:

Phase I – St. Catherine of Siena Academy

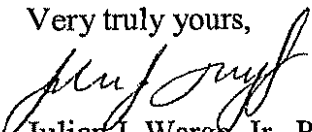
1. Additional paved access to the Catholic Educational Center capable of supporting 35 tons will be provided.
2. Fire hydrants will be depicted on 50 scale plans to facilitate your review. In as much as the school, convent, and education center are to be sprinklered, a hydrant spacing of 500 feet has been followed. All buildings are within 300 feet of a hydrant.

Phase II – Nicoleena Estates

1. Fire hydrants will be depicted on 50 scale plans to facilitate your review. A hydrant spacing of 500 feet has been followed.
2. Street names shall be submitted to the Street and Project Naming Committee for approval. Additional correspondence is attached.

Thank you for your consideration.

Very truly yours,

  
Julian J. Wargo, Jr., PE

JJW/bf  
enclosure

z:\06103Letter10w

**MASTER PLAN AND ZONING COMMITTEE  
MINUTES - EXCERPT AUGUST 29, 2007  
(DISCUSSION OF PROPOSED REZONING)**



## MASTER PLAN AND ZONING COMMITTEE

City of Novi Planning Commission  
August 29, 2007 at 7:00 PM  
Novi Civic Center – Conference Room A  
45175 W. Ten Mile, Novi, MI 48375  
(248) 347-0475

### ROLL CALL

**Present:** Members John Avdoulos, Victor Cassis (7:59 PM), Michael Lynch, Wayne Wrobel  
**Staff Support:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Beth Kudla, City Attorney  
**Audience:** Father Elmer, Catholic Central; Matt Quinn, Tom Ryan, Andy Wozniak, Mike Dewan, St. Catherine of Siena

### APPROVAL OF AGENDA

Member Avdoulos chaired the meeting. A Master Plan update was added to the Agenda.

Moved by Member Wrobel, seconded by Member Lynch:

**VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER LYNCH:**

**Motion to approve the Agenda as amended. Motion carried 3-0.**

### AUDIENCE PARTICIPATION

No one from the audience wished to speak.

### MATTERS FOR DISCUSSION

#### 1. Saint Catherine's of Siena and Nicoleena Estates

Request for Discussion to provide comments, suggestions and questions regarding the rezoning of five parcels totaling 115, 89 acres located on the south side of Twelve Mile between Napier and Wixom Roads in Section 18 from I-1, Light Industrial, R-A, Residential Acreage and R-1, One-Family Residential to RM-2, High Density, Mid-Rise Multiple Family Residential with a PRO.

Planner Mark Spencer said that this request represents most of the area in the Master Plan Special Planning Project Area 2. The PRO includes a girls' catholic high school and 246 duplex homes. There are natural features on the eastern portion of the site, and the Applicant proposes to fill in some of the wetlands and save the area's woodlands. Wetland mitigation will be added to the area. Maps were provided to the Committee for review. They were provided a site plan of the proposal. There is a sizable piece of land that is not part of the proposal.

This request for RM-2 is somewhat unique; the density is less than what would be provided for in the R-T District. Staff provided a comparison of districts for the Committee to consider, and R-T was provided as an alternate for their consideration. Densities in the area include Knightsbridge Gate (5.4) to the west, Old Dutch Farms (8.0) to the southwest, and Island Lake's overall density is somewhere between .8 and 1.0. Catholic Central is in the general area, and north of Twelve Mile is Wixom Meadows Apartments and condos with a density of about 9.

The site plan issues will be discussed at the Planning Commission. The traffic study provided was inadequate and the City's consultant has provided the Applicant with items to correct.

Deputy Director of Community Development Barbara McBeth said that the Special Planning designation on the Master Plan occurred in 2004. This is now under review. A consultant team will assist the City in the review of this area.

Member Avdoulos remembered that an active adult community was once reviewed for this site but the plan never came forward. There is a change to the character of the area, going north from Ten Mile to this Twelve Mile location where the traffic and density become more evident.



Mr. Matthew Quinn addressed the Committee. Mr. Pellerito is the owner of the property. The eastern portion is for the school for 750 women. The access is from Twelve Mile, and a secondary access comes through Catholic Central. Also proposed are a convent, athletic fields and a catholic educational research center. The western part of the property is planned for 246 duplexes. The Applicant does not control the interior section but those owners are aware of this plan and they are not opposed. Mr. Quinn stated the PRO has been applied for. The density proposed is 3.8 which is less than the 4.8 provided by R-T zoning.

The wetland plan is to fill some areas and mitigate for them in other areas. This is a "district-wide" wetland plan that he felt was a coordinated effort that would benefit the area. Mr. Pellerito has agreed to pave Twelve Mile and connect it to Wixom's pavement as part of the PRO. Wixom has control of Twelve Mile but they are working with this City to assume the future jurisdiction and maintenance of this road. Twelve Mile drainage is being designed; the area drains north and that presents problems.

Mr. Quinn felt that no one objected to the high school. He felt that the standing objection to the plan is the density. He said that 246 units spread across the entire site would yield an approximate density of 2. The RM-2 designation gives Mr. Pellerito a value to his donation that makes it worthwhile. The difference between RM-2 and R-T to him is roughly 4:1. Mr. Quinn asked what difference it made to the City what the underlying zoning district was in light of the fact that the PRO controls the development of the site. Mr. Quinn said that the site would never develop as R-A or R-1 because the increased density of the surrounding developments would preclude that possibility – no one would want a large-lot home backing up to highly-dense properties. Buffers are being preserved. This project is less dense than everything else in the area. He did not consider the Island Lake density because he felt that there was only a 100-foot adjacency, thereby making it less of a factor in this review. Conditional approval was offered by the various disciplines, except that Traffic wants a revised study and Planning wants the underlying zoning to be R-T.

Member Wrobel confirmed that the Twelve Mile design would be three lanes. Member Wrobel thought the traffic impact would be substantial. School trips would be about 300-350 in the morning and 246 duplexes would yield about 500 trips in the morning. The Applicant said that by revising their traffic study they would address this. There will be some impact at Grand River and Wixom Road but it is not prohibitive. There is also a plan to redo that intersection. Member Wrobel was concerned about the Twelve Mile traffic. The Applicant maintained that his traffic consultant did not feel the impact was truly noteworthy.

Member Wrobel appreciated that the density is less than what RM-2 would provide, but he thought the plan had no character.

Member Lynch said that *many* people don't care about living near high density *housing* as the Applicant had suggested; *several* Island Lake residents live next to the *manufactured mobile* home park. He also felt that the Island Lake density should in fact be included in the Applicant's presentation to Planning Commission. He thought the school was a wonderful idea – it increases the quality of life in the City. He felt the opposition would be to the density and lack of character of the housing component.

Member Lynch had an ethical problem with the statements made by the Applicant regarding the donation of the land being tied to the value of the property; he maintained that it lacked the spirit intended by the concept of donating.

Member Lynch was concerned that if Novi takes on the Twelve Mile jurisdiction it would increase the City's financial exposure.

Member Lynch said perhaps *adding* a community *clubhouse and* swimming pool would make the site more appealing. The density may be reasonable but the design does seem a bit jammed; he would prefer to review the revised traffic study before taking a position.

Mr. Mike Dewan said the idea for a girls' school was his. There were no strings attached to the Catholic Central donation. Mr. Pellerito is a very smart and good man who, at eighty years old, wishes to build a

better community in this area. Mr. Dewan wished to get the highest and best value for the land for Mr. Pellerito because he is doing such a marvelous thing. In reviewing the site with Clay Pearson, Steve Rumble and Barbara McBeth, they discussed what the project really did for the community. Removing the school property from the City's tax base must somehow provide for the community in other ways.

Mr. Dewan said when they designed the site, they hoped to enhance and enlarge the natural buffer. The wildlife is incredible. Deer are well fed and can't be hunted in this area. There should be merit to the idea that an industrially-zoned property will now be a wildlife corridor for years and years to come. The smaller pockets of unregulated wetlands will be captured and the one section will be expanded to make it a high-quality property. That is truly a benefit. He noted that when Catholic Central was being developed the City routinely sent others to the campus to see how well they were caring for the natural features on that site. This theme is being carried over to this site.

Mr. Dewan said they had to search for an order of nuns to represent the school; an Ann Arbor order was chosen and they will provide ten habited sisters to staff the school. This in itself was a difficult feat. This is a young order – the average age is 28. These women are vibrant and joyful. They do not want this school to be anything less than what is Catholic Central. Father Elmer ensured this request was always considered during the design of this facility – to ensure that this is a great educational environment.

Mr. Dewan said he believed the dictate came from the City Manager's office, that the entire area should be resolved with this proposal. Mr. Dewan said that they were so far into the process that they could not involve the independent piece, but they have kept that property owner apprised of their pursuit every step of the way.

Mr. Dewan said that the traffic study was prepared by the same Michigan State gentleman who prepared Catholic Central's study. He recalled that the Catholic Central study was reviewed again and again. He promised he would get the requested information back to the City. He said that the improvements proposed for Twelve Mile – paving, sidewalks, accel and decel lanes – all improve the safety of the road. The chosen speed limit will also help regulate the flow of traffic. He said that it did not matter to them whether Wixom or Novi controlled Twelve Mile, and he did not know if Wixom had seen their plans yet.

Mr. Dewan concluded that the area was indeed being improved by this project. The road was being improved. The wildlife corridor and natural features were being improved and preserved.

The Committee discussed the manner in which the land donation has thus far been presented as a value to the contributor. Member Lynch also added that another great benefit is the fact another quality educational facility is coming to Novi. He asked that the Island Lake density be added to the Applicant's next presentation when the adjacent densities are discussed.

Mr. Dewan thought that another benefit of this proposal is that its design provides for senior living, and this allows the aging Novi citizenry to downsize and still maintain their Novi residency. Further, the placement of this school in this area exposes today's youth to a natural environment that will teach them to be good stewards of the land. They will be close to a hospital where they can volunteer. If this housing development does in fact attract seniors, this potential alliance is also of great benefit to the young women to attend this school.

Member Lynch addressed Mr. Dewan's comment regarding senior living and his assertion that this size of home would not accommodate, for instance, his family of four. Member Lynch thought it might be of benefit to consider this site specifically for senior living. This could reduce traffic problems. He again encouraged some type of recreational center so that the community is somewhat self contained. Duplexes are nice for seniors and he again stated that senior living might be a good sell.

Member Lynch confirmed that the PRO is for both elements of the plan.

The Committee discussed the duplexes would be similar to what is being built at Lenox Park, and the cost is under \$300,000, maybe close to the mid-twos. A comment was made that Lenox Park duplexes are currently selling in spite of the housing market slowdown.

Member Avdoulos thought the introduction of a girls' school in conjunction with the boys' school makes sense. The concern is with the residential component. Those sixty acres are currently zoned R-A and R-1. This would yield a density closer to 2. If the design didn't cover the entire land – all the way to the borders – it would be better – the site would flow better with the natural features of the site. He thought it was a contradiction, that the Applicant would tout their preservation of natural features and then propose a very dense development with no openness. The cookie-cutter design needs relief.

Member Avdoulos stated that he was not opposed to the proposed density based on the adjacencies, but he did think however, that the layout is not comfortable. Catholic Central has a nice flow. The girls' school has a nice flow. Island Lake has a nice flow. There are options which provide relief to setbacks in exchange for open areas that have been used in PRO plans in the past.

Member Avdoulos thought the residential project should not have a rigid feel. He thought the review should place the emphasis on the density, the openness and the rigidity of the design. He was not worried about Twelve Mile and the fact that it isn't paved. Some of it will become paved and have turn lanes. The traffic associated with the school will have specific timeframes. The natural feature items are being addressed. He acknowledged that the Island Lake residents may be interested in the progress of the site plan, because they are stakeholders in the area. He believed that Catholic Central has benefited the City, and the thought this plan would do the same.

Deputy Director of Community Development Barbara McBeth said that pre-application comments included a discussion of the west-side residential. This Applicant did make modifications to their plan. This plan increases the density from R-A, past R-1, almost to the R-T levels. There is a wooded area on the westerly portion of the site that could be used or enhanced in some way to buffer the development. The Applicant did not see that request as being feasible. The driveways near Twelve Mile were modified. The Staff believes there are too many homes proposed for the piece of property.

Ms. McBeth explained that the Ordinance does not provide for a gated community; the Applicant would have to seek permission from City Council.

Chair Cassis said that the financial arrangement with the Pellerito family need not be discussed with the Planning Commission because it is not an indicator that the Planning Commission considers. He recommended that the Applicant modify the residential aspect of the plan. Chair Cassis felt that in general a homeowner wants spaciousness around his home and he didn't know whether the Applicant could find customers who would like this tight arrangement. The Applicant should provide more privacy. The project will increase the need for public services and these factors enter into the judgment of determining how much can be allowed in this City.

Father Elmer said that the interchange of students between the two schools has not been discussed. Catholic Central supports St. Catherine's but it is not meant to be a girls' Catholic Central. The sisters feel likewise. However, there will be an auditorium at the girls' school, which there isn't at the boys' school, so it is logical to assume there would be an interchange of sorts in that regard. He also felt that parents with children at both schools would travel the connector roads to drop their children off. Member Wrobel was concerned that people familiar with the route would use it as a perceived shortcut through the area.

Mr. Quinn asked whether there was a concern that the PRO overlay request is based on a rezoning to RM-2. Member Avdoulos thought the RM-2 designation was being used for setbacks. Planner Mark Spencer said that when duplexes are proposed, the plan typically meets the requirements of the R-T District and that is what he thought the plan was reviewed against.

Member Avdoulos did not think the RM-2 classification was a problem. That allows for the buildings to get a little tighter, but the plan should allow some open space and free flow. There will be a concern from Island Lake regarding the buffer zone. There is some natural vegetation in the area. He thought a nice buffer was proposed near Knightsbridge Gate.

The Applicant stated that he was looking at the woodland area to determine if there was some adjustment he could make to the plan. Mr. Quinn, representative of the Applicant, said the site is really just a big flat

farm field. Most all of the southerly trees have been preserved. The easterly trees and the Twelve Mile trees have also been preserved. The westerly trees are low-grade. Chair Cassis encouraged the Applicant to consider the preservation of those trees for the exchange of something, i.e., density. He said that the Applicant could kick his price point up \$20,000 and make the site less dense. He thought that future owners would be families with children attending the catholic schools.

Member Lynch said that the area's residents are concerned that this project will jam in the homes. They are already having problems selling their homes. Father Elmer said his school was going to address the volume of the outdoor speaker system and the parking of cars up and down the Island Lake roads. Member Lynch said that the Applicant should emphasize that the girls' school will improve the parking accommodations for Catholic Central football games.

Mr. Spencer clarified that the City would receive money for the maintenance of Twelve Mile. Any raise in taxes for road maintenance he felt would be negligible. Member Lynch maintained that Island Lake banters about the concept that they represent 18-20% of the tax base and therefore taxes are a big issue to them.

Mr. Spencer stated that the proposal may have less impact on the water infrastructure than an industrial use.

Mr. Spencer said the Applicant could consider whether designing with fourplexes would maintain greater open space. The Applicant could add meanders to the roads to add character to the site. Mr. Spencer suggested that if the future residents, are indeed families relocating near the schools, the Applicant might consider greater pedestrian connectivity. He thought the Applicant was missing an opportunity by not designing the site as such. Add sidewalks or pathways for the students to use between the schools. The natural features would be enhanced by a pathway which can be designed at a low price and people will use it.

Ms. McBeth noted that the Master Plan consultant will be reviewing this area for the City's benefit as well. She suggested the Applicant go back and look at the plans to determine whether any of these comments could be addressed in a revision, which would go back to the Planning Department for review. She did not necessarily think this Committee would review a revised set of plans.

**MAPS**

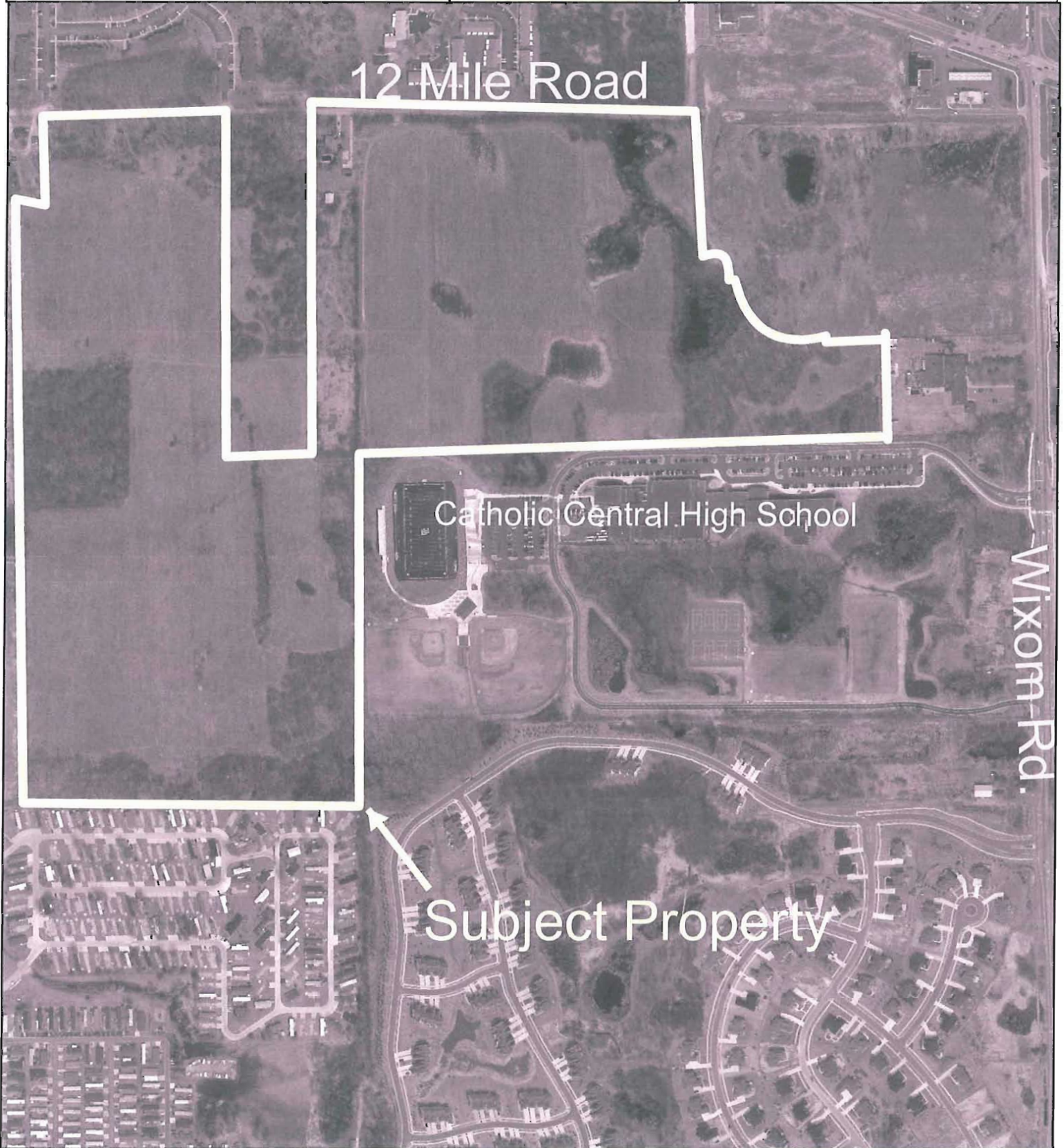
**LOCATION  
ZONING  
FUTURE LAND USE  
WETLANDS  
WOODLANDS  
ZONING CHANGES**



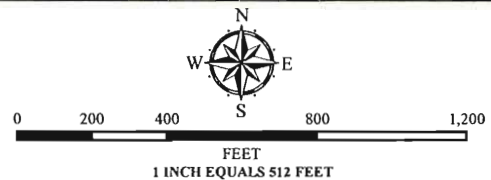
# St. Catherine of Siena Academy & Nicoleena Estates

Location

Map Created: October 29, 2007



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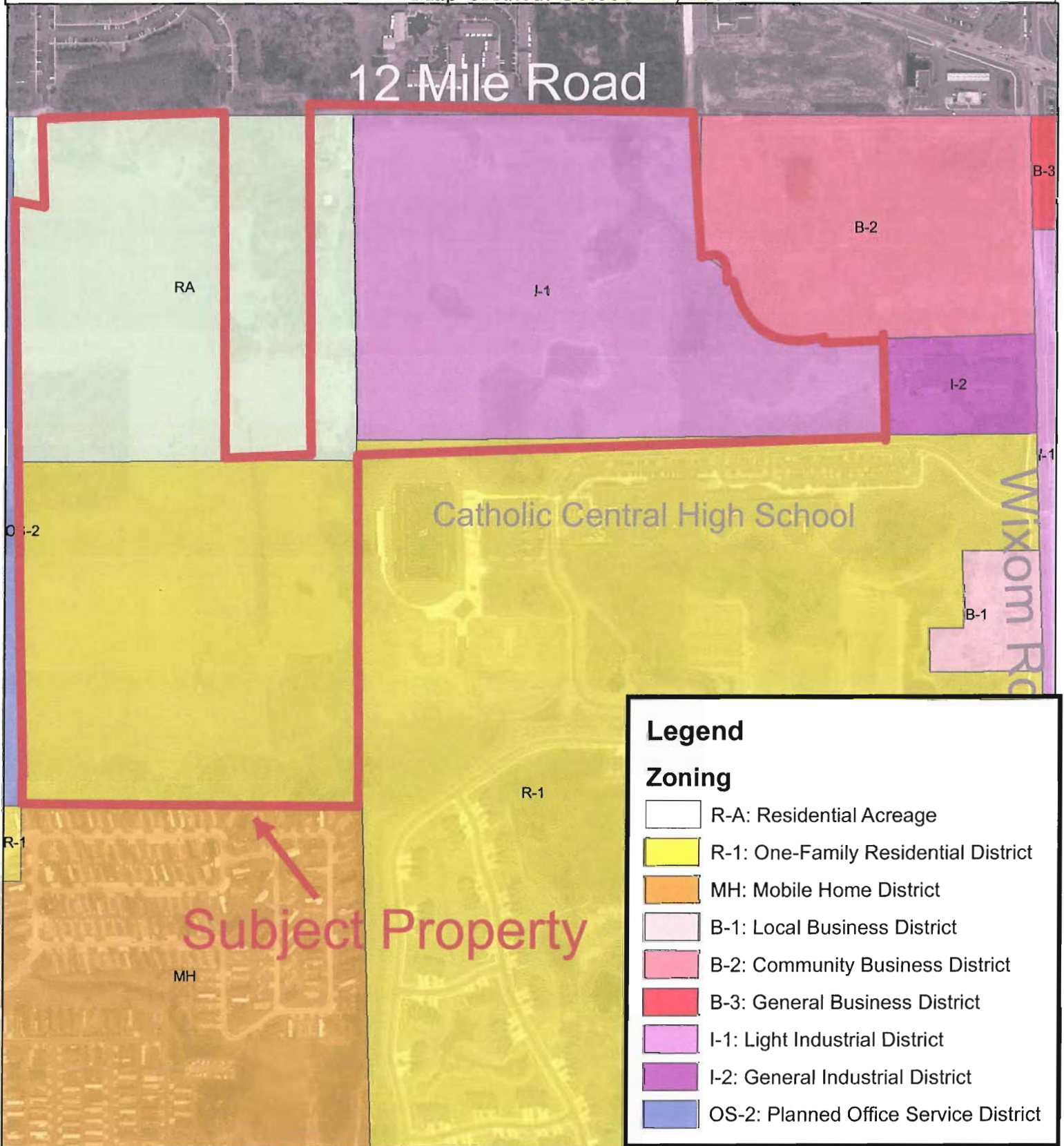
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# St. Catherine of Siena Academy & Nicoleena Estates


## Zoning

Map Created: October 29, 2007



### Legend

#### Zoning

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  MH: Mobile Home District
-  B-1: Local Business District
-  B-2: Community Business District
-  B-3: General Business District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  OS-2: Planned Office Service District

**Subject Property**



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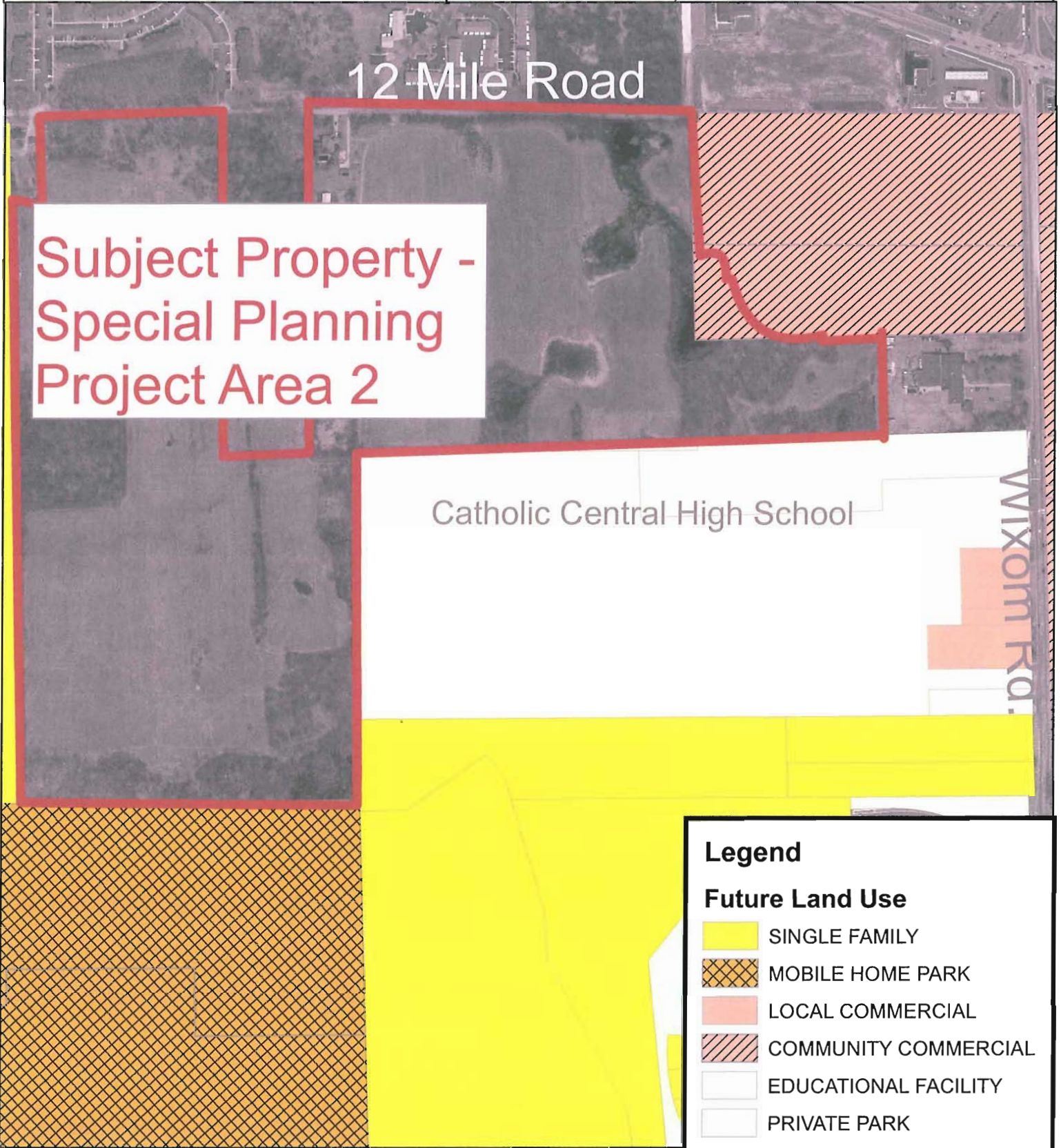
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# St. Catherine of Siena Academy & Nicoleena Estates

## Future Land Use

Map Created: October 29, 2007



**Subject Property -  
Special Planning  
Project Area 2**

12 Mile Road

Catholic Central High School

Wixom Road

### Legend

#### Future Land Use

-  SINGLE FAMILY
-  MOBILE HOME PARK
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  EDUCATIONAL FACILITY
-  PRIVATE PARK



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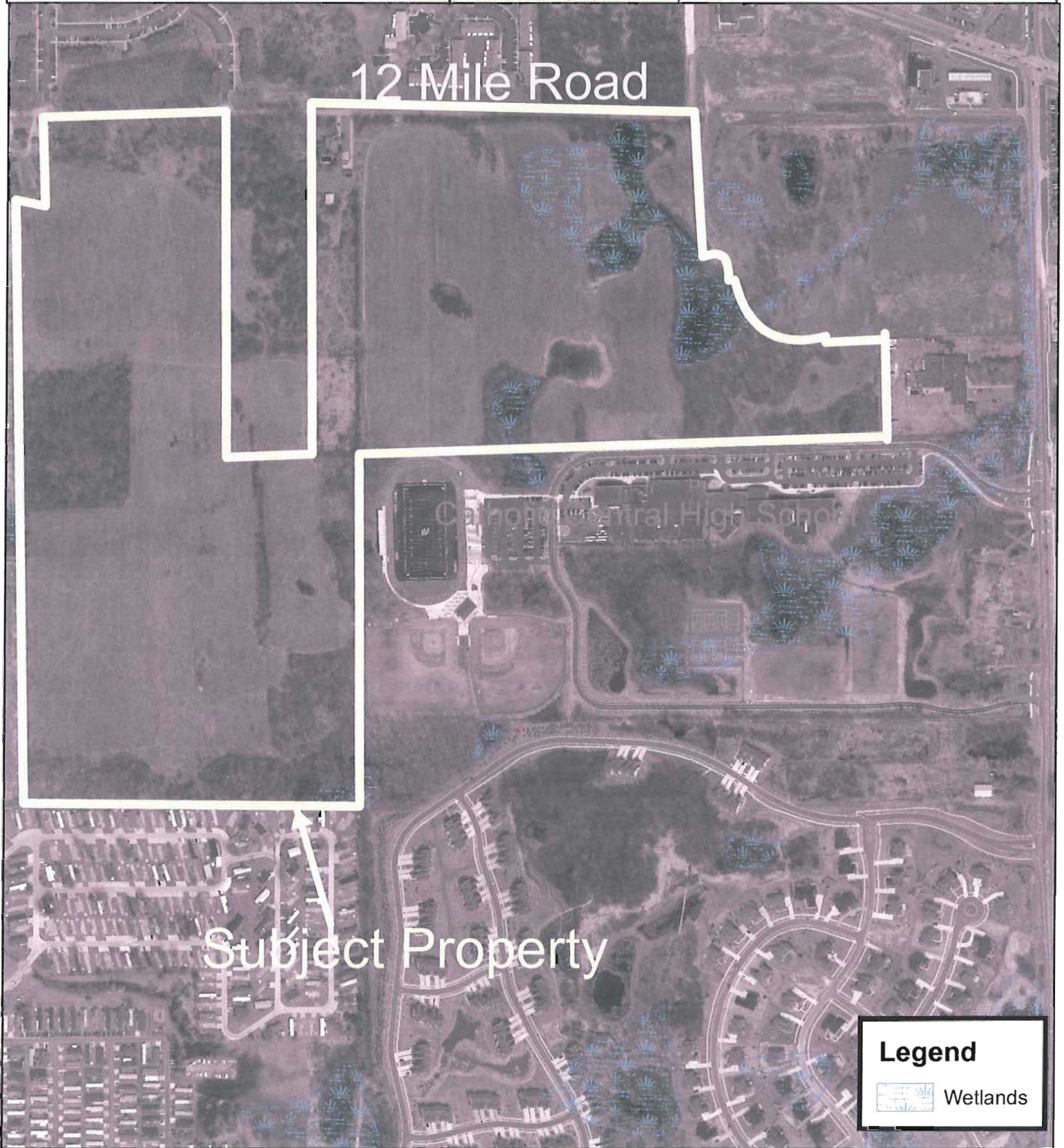


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# St. Catherine of Siena Academy & Nicoleena Estates Wetlands

Map Created: October 29, 2007

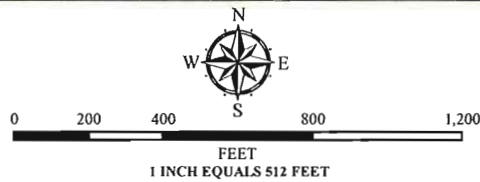


**Legend**

 Wetlands

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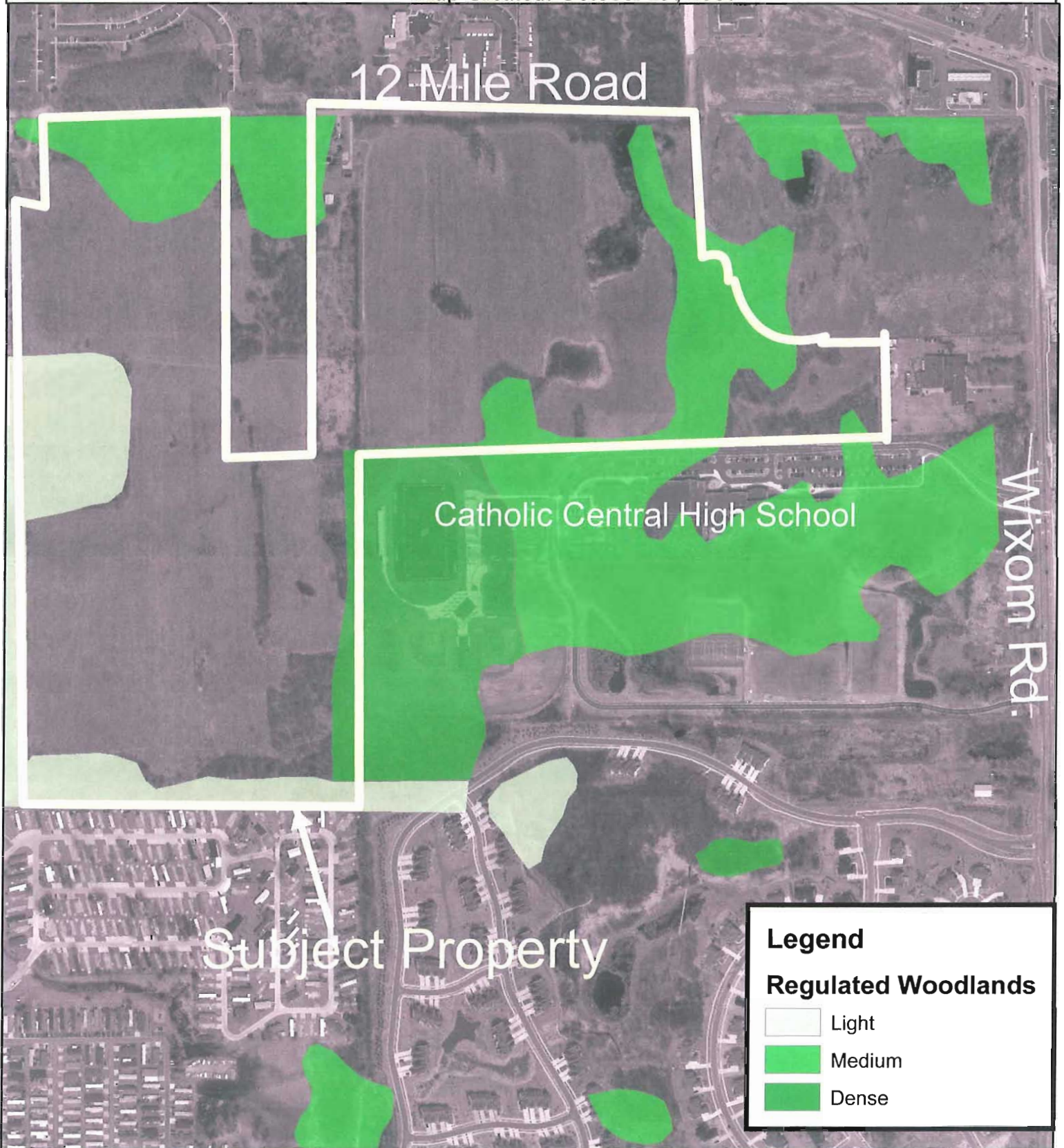


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# St. Catherine of Siena Academy & Nicoleena Estates Woodlands

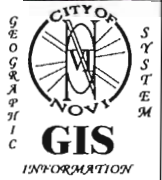
Map Created: October 29, 2007



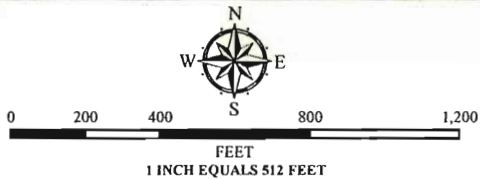
**Legend**

**Regulated Woodlands**

- Light
- Medium
- Dense



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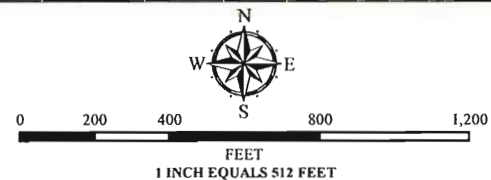
# St. Catherine of Siena Academy & Nicoleena Estates

## Zoning Changes

Map Created: November 7, 2007



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