



# CITY of NOVI CITY COUNCIL

**Agenda Item 1**  
**January 28, 2019**

**SUBJECT:** Approval at the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High Density Multiple Family Residential) subject to the related Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property is located in Sections 10 and 11, on both the west and east sides of Old Novi Road, south of Thirteen Mile Road and totals approximately 3.15 acres.

**SUBMITTING DEPARTMENT:** Community Development Department – Planning *Bau's*

**CITY MANAGER APPROVAL:** *FA*

**BACKGROUND INFORMATION:**

The petitioner is requesting to rezone a 3.15-acre parcel of property on the west and east side of Old Novi Road south of Thirteen Mile Road from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High-Density Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of 20 single-family, for-sale residential homes in a manner consistent with the City's Master Plan. City Council granted tentative approval of the request on December 3, 2018.

As the City Council discussed at the meeting in December, the Draft PRO Agreement includes language that shall be included in the Master Deed to notify any future home owners, indicating and acknowledging that the residents of the new homes have no lake access or lake use rights with respect to Walled Lake and shall have no right of access to or use of the lake that differs from the rights of other members of the public.

Also as discussed at the December City Council meeting, the Draft PRO Agreement includes language regarding the developer providing screening fences and/or landscaping adjacent to existing residential lots. The PRO Agreement indicates that evergreen trees shall be installed to a sufficient height as a buffer to any proposed two two-story residence to be built on units 1 through 7 when adjacent to an existing dwelling. The required height of such trees at the time of planting shall be determined by the City at the time of final site plan review.

The applicant has offered to provide a memorialization plaque would give passers-by historical information about Cornelius Austin's place in Novi history. Clarification regarding the type of signage that will be installed by the developer has been included in the Draft PRO Agreement to insure that the proposed sign will be consistent with the historical markers that have been placed in nearby Pavilion Shore Park.

### **Ordinance Deviations Requested**

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."*

The following deviations from the standards of the Zoning Ordinance are included in the Draft PRO Agreement pursuant to §3402.D.1.c of the City's Zoning Ordinance:

- a. Planning Deviations for Single-Family (R-4 standards), Section 3.1.5.D of the Zoning Ordinance, because the type of development recommended by the Master Plan would not be achieved with the required standards and many of the deviations are similar to the existing homes in the area:
  - i. Reduction of minimum lot area by 4,604 square feet (10,000 square feet required, 5,396 square feet provided);
  - ii. Reduction of minimum lot frontage by up to 29 feet (80 feet required, 51 to 65 feet provided);
  - iii. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 to 20 feet);
  - iv. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet);
  - v. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 to 23 feet);
  - vi. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet);
  - vii. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet);
  - viii. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided); and
- b. City Council variance from Sec. 11-94(a)(2) of the Code of Ordinances for deviation for the width of storm sewer easements (10 feet requested, 20 feet required);
- c. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 10 feet on the west side of Old Novi Road to create more usable area in the right-of-way while ensuring pedestrian safety;
- d. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 9 feet on the east side of Old Novi Road and adjacent to the on street parking spaces, to create more usable area in the right-of-way and provide sidewalk adjacent to the on-street parking spaces;
- e. Traffic deviation from Sec. 11-216 of the Code of Ordinances for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;

- f. Landscape deviation from Sec. 5.5.3.B.ii and iii of the Zoning Ordinance for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required, 0 feet provided) with alternative screening with fence/wall and/or landscaping to be provided (as noted in the PRO Conditions, 3.J, above);
- g. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of the Zoning Ordinance for street trees located in front yards of single-family homes on Wainwright and Linhart, rather than within the right-of-way due to the presence of utilities;
- h. For the landscaping and decorative fences located within the right-of-way:
  - i. A landscape waiver for the location of greenbelt trees within the right-of-way;
  - ii. A use easement or license agreement, or other agreement in a form and manner as determined by the City Attorney, for use of a portion of the right-of-way on the west and east side of Old Novi Road as a yard area to be maintained by the homeowners with the Association providing back-up maintenance.

**Public Benefit under PRO Ordinance**

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The following are the benefits provided with the original concept plan that remain:

1. Redevelopment Potential of Property: Development of an otherwise undevelopable property under current zoning regulations. There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely. Variances for setbacks and lot sizes would be expected for any residential development due to the shape and depth of the lots, which would make it difficult to design in compliance with the regulations. Removing vacant and non-conforming buildings can be considered as a public benefit, although one of the buildings within the road right-of-way has historic significance. See attached memo on the Cornelius Austin home.
2. Fulfilling the Master Plan's Redevelopment Strategy: Meeting the intent of the City's Pavilion Shore Village planning area. Staff acknowledges that the proposed development aims to fulfill the redevelopment vision laid out in the Master Plan. The Master Plan talks about a mix of uses in the area, however, and this plan addresses the housing uses. There are existing commercial uses in the area, but the result is not necessarily a cohesive development that ties the uses together and expands the commercial options available to the local community. The applicant's position that additional residents and investment in the area could drive development interest is valid, and the single family uses are appropriate in the proposed area. The surrounding community has also strongly voiced a desire for only single family homes in the proposed areas, with any additional commercial uses to be located closer to the Old Novi Road/Thirteen Mile intersection.

3. Public Parking: Public parking spaces along Old Novi Road for overflow park parking. Ten on-street parking spaces are proposed along the east side of Old Novi Road. These would be available for the general public including local residents, customers of local businesses, and visitors of the Pavilion Shore Park. The Master Plan does recommend on-street parking along Old Novi Road, so the spaces could be counted as a benefit to the public.
4. Historical Marker: The proposed project will necessitate the demolition of the historic Austin House at 2205 Old Novi Road. The applicant has indicated a willingness to allow documentation of the home prior to demolition. In addition, a memorialization plaque would be provided to give passers-by historical information about the site's place in Novi history. Many people who live in Novi today would never know the significance of the home at 2205 Old Novi Road, or about the man who was one of the early white settlers of the area and a veteran of the War of 1812. Although the home would be lost, the proposed signage could be a cultural benefit to the community to expand awareness of the role Cornelius Austin played in Novi's history.
5. Providing Alternative Housing: Housing options for residents that are currently underserved. Single family homes at the price point proposed by the applicant do not specifically address the underserved market of the area. The applicant has stated the proposed homes will start around \$350,000. The most recent data available (2016) shows the median home value in Novi is \$266,000 (American Community Survey). Thirty percent of homes in Novi fall within the range of \$300-499,000, which is the largest segment of home values. The 2016 median income level in Novi was \$86,193. At this income level, many home affordability calculators would suggest homes valued at \$300-350,000 would be considered affordable at today's mortgage interest rates. Staff agrees that there is a demand for the proposed type of housing within the City. The homes are set in a walkable context, and are smaller than many of the homes being built in Novi in recent years. They may fill the need for a more affordable option for those looking to buy a newer home in the area.

### **City Council Action**

Because the attached draft PRO Agreement is consistent with the rezoning with PRO requested, and tentatively approved by the City Council at the December 3, 2018 meeting, the City Council is now asked to consider the actual text of the Planned Rezoning Overlay Agreement and give final approval of the agreement, the PRO Concept Plan and the rezoning. Following Council's final approval, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures.

### **RECOMMENDED ACTION:**

Final approval of the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone property in Section 10 and 11, located on the west and east side of Old Novi Road south of Thirteen Mile Road from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High-Density Multiple-Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and subject to the conditions listed in the staff and consultant review letters, and with any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City



Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement. This motion is made for the following reasons:

- a. The proposed plan meets several objectives of the Master Plan, as noted in the review letter, including:
  - i. *The Pavilion Shore Village area is identified in the Master Plan for redevelopment with a vision for a cohesive mixed-use village that complements the surrounding neighborhood. (Bringing additional residents and investment into the area could drive development interest in the other areas of Pavilion Shore Village, and the community has strongly expressed single family uses are preferred on these parcels).*
  - ii. *Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities (Pedestrian improvements are proposed along Old Novi Road including building a segment of planned sidewalk on the east side of the road, which includes a bench seating area with landscaping).*
  - iii. *Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. (The homes are set in a walkable context with sidewalks leading to the nearby parks.)*
  - iv. *Provide a wide range of quality housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. (The homes include characteristics of the "missing middle" housing option with medium density, well-designed units with smaller footprints that will appeal to many types of demographic groups, and are set in a walkable context.)*
- b. The proposed detention pond provides improved management of storm water in an area not currently detained.
- c. The redevelopment of this site provides an update to the visual aesthetic in a unique area of the City with underutilized parcels.
- d. The redevelopment of the subject parcels will remove non-conforming structures from the Right-of-Way.
- e. The proposed single-family homes are consistent with the character of the surrounding residential neighborhoods.
- f. The topography and parcel configuration are such that single family home development under the existing zoning would not be possible without similar variances for lot depth, lot area, lot coverage and setbacks.
- g. The density proposed is within the density recommended in the Master Plan.
- h. Submittal of a Concept Plan and any resulting PRO Agreement provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would likely not be offered under standard development options.

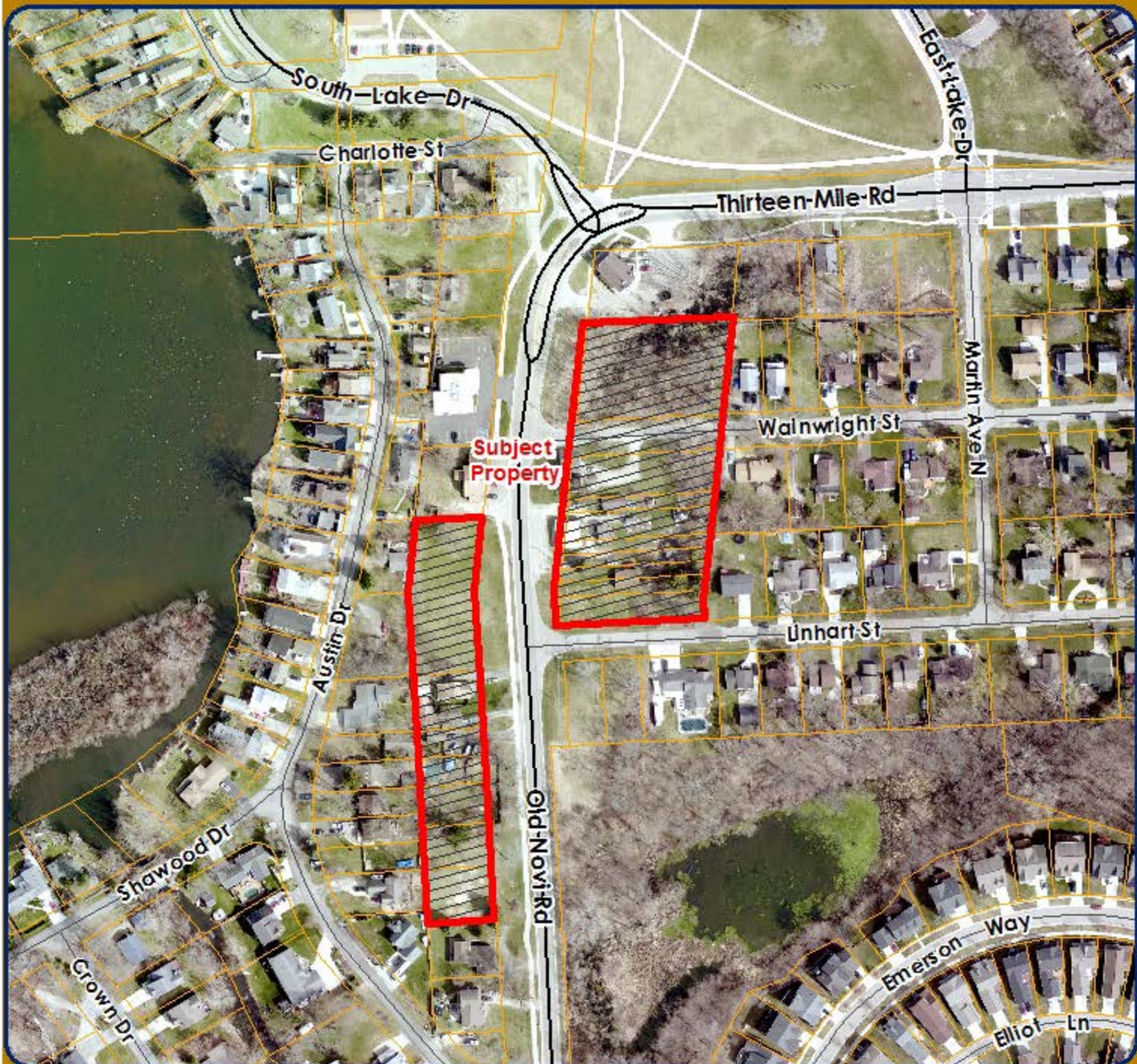
MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# LAKEVIEW: JSP18-16

## LOCATION



**LEGEND**

 Subject Property




**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Lindsay Bell  
Date: 09/20/2018  
Project: LAKEVIEW JSP18-16  
Version #: 1

0 45 90 180 270 Feet  
1 inch = 208 feet

**MAP INTERPRETATION NOTICE**

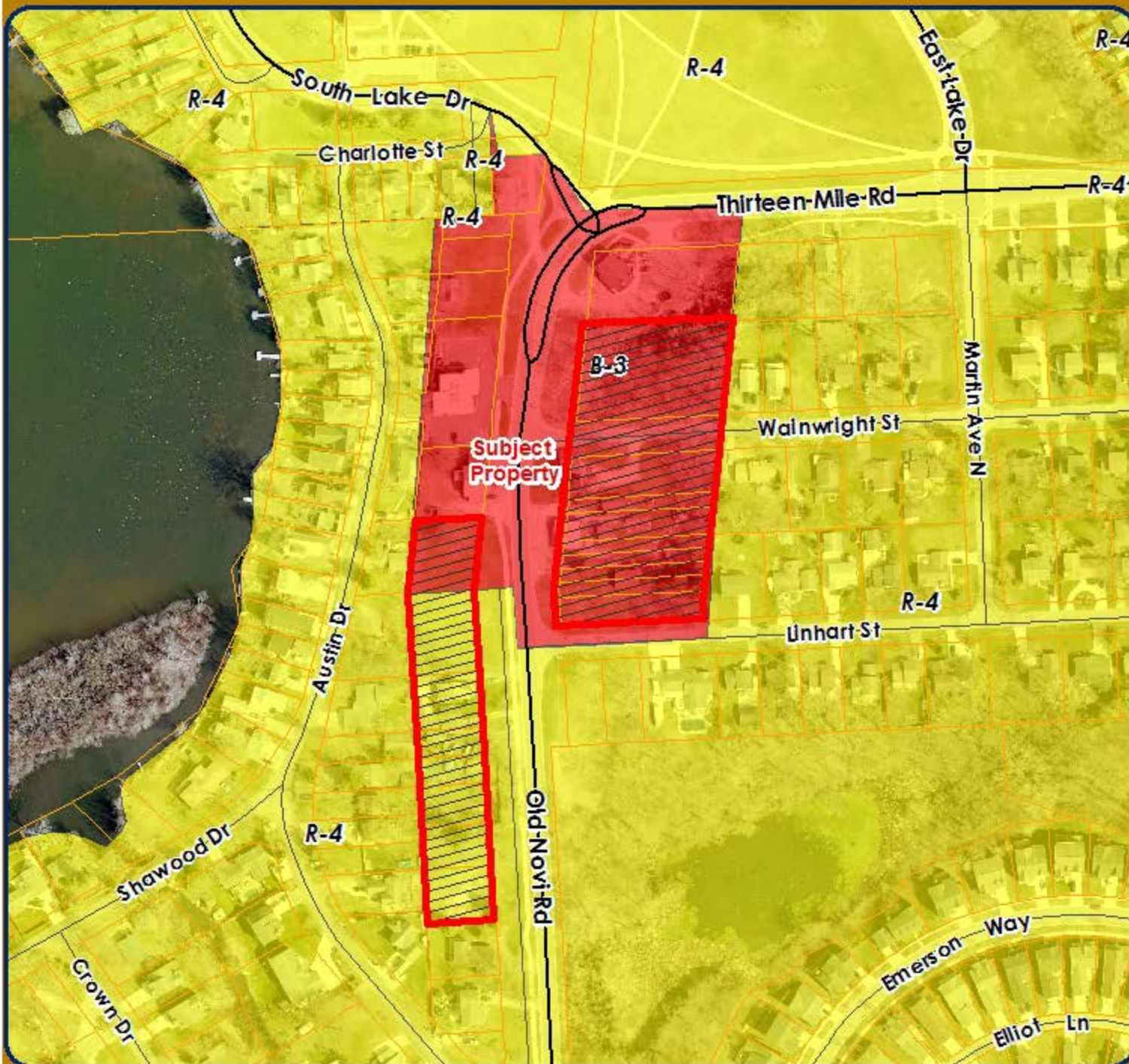
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# LAKEVIEW: JSP18-16

## ZONING



### LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- B-3: General Business District
- Subject Property



### City of Novi

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# LAKEVIEW: JSP18-16

## LOCATION



**LEGEND**

- Single Family
- PUD
- PD1
- Pavillion Shore Village
- Public Park
- Private Park
- Subject Property

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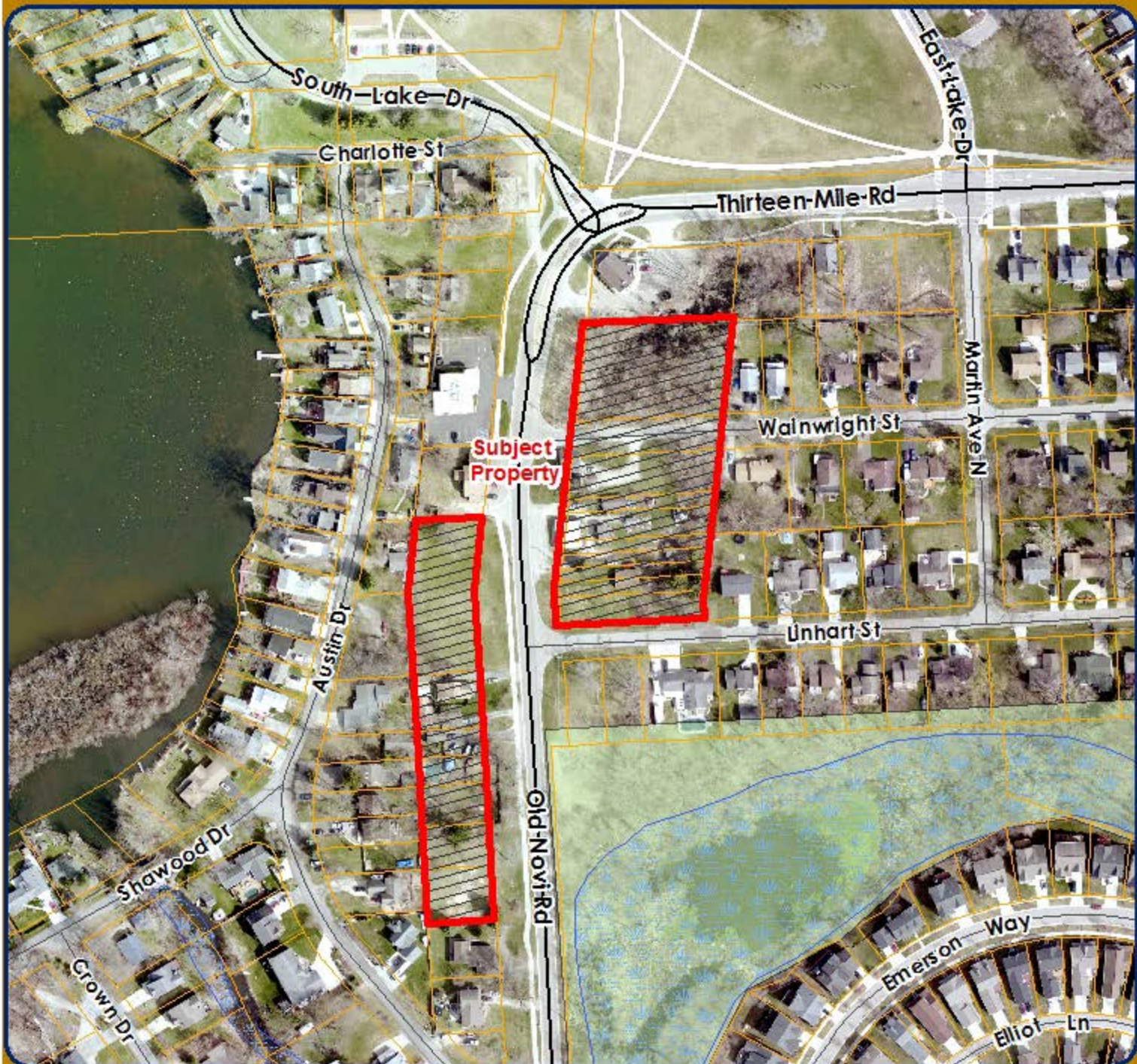
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# LAKEVIEW: JSP18-16

## NATURAL FEATURES



**LEGEND**

- WETLANDS
- WOODLANDS
- Subject Property



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DRAFT PRO AGREEMENT

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**PLANNED REZONING OVERLAY (PRO) AGREEMENT**  
**LAKEVIEW**

**AGREEMENT**, by and between **Robertson Lakeview, LLC**, a Michigan limited liability company, whose address is 6905 Telegraph Rd Ste. 200, Bloomfield Hills, MI 48301 (referred to as "**Developer**"); and the **CITY OF NOVI**, 45175 Ten Mile Road, Novi, MI 48375-3024 ("**City**").

**RECITATIONS:**

- A. Developer is the prospective purchaser and developer of a 3.15-acre parcel of property on the west and east side of Old Novi Road south of Thirteen Mile Road, herein known as the "Land" described on **Exhibit A**, attached and incorporated herein.
- B. The Land is currently owned by Mark Robbins (22-10-231-021, 22-10-231-006, 22-10-231-020, 22-10-231-025, 22-10-231-026, and 22-10-231-027), Carl Helwig Trust (22-11-101-002), and Real Value LLC (22-11-103-001, 22-11-103-002, 22-11-103-020, 22-11-103-005, 22-11-103-006, 22-11-103-007, 22-11-103-008, and 22-11-103-009), (the "Owners"). The Owners have consented to Developer's application for rezoning and to the terms and conditions of this Agreement and its recording at the Oakland County Register of Deeds.
- C. For purposes of the development of 20 single-family, for-sale residential homes at an overall density of 6.4 dwelling units per acre, Developer petitioned the City for an amendment of the Zoning Ordinance, as amended, so as to reclassify the Land from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High-Density Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The R-4 and B-3 classifications shall be referred to as the "**Existing classification**" and RM-2 shall be referred to as the "**Proposed Classification.**"
- D. The Proposed Classification would provide Developer with certain material development options not available under the Existing Classification and would be a distinct and material benefit and advantage to Developer.
- E. The City has reviewed and approved Developer's proposed petition to amend the zoning district classification of the Land from the Existing Classification to the Proposed Classification under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance; has reviewed Developer's proposed PRO Plan (including building façade, elevations, and design), attached hereto and incorporated herein as **Exhibit B** (the "PRO Plan"), which is a conceptual or illustrative plan for the potential development of the Land under the Proposed Classification, and not an approval to construct the proposed

improvements as shown; and has further reviewed both the proposed deviations from the strict terms of the City's land use ordinances and regulations and the proposed PRO Conditions offered or accepted by Developer and has determined that the proposed Conditions constitute an overall public benefit that outweighs the deviations, and that if the deviations were not granted, the denial would prohibit an enhancement of the development that would be in the public interest, and that approving the deviations would be consistent with the City Master Plan and compatible with the surrounding area.

- F. The City desires to ensure that all of the Land that is depicted on the PRO Plan is developed and/or re-developed in accordance with, and used for the purposes permitted by, the approved PRO Plan, the related documents and undertakings of Developer, and all applicable laws, ordinances, regulations, and standards. Developer desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to re-develop the Land in accordance with the approved PRO Plan. Set forth herein are the terms and conditions of the agreement between the City and Developer, which such agreement is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
  
- G. In proposing the Proposed Classification to the City, Developer has expressed a firm and unalterable intent that Developer will develop and use the Land in conformance with the following undertakings by Developer, as well as the following forbearances by Developer (such undertakings and forbearances hereafter referred to as the "Undertakings"):
  - 1. **Uses Permitted.** Developer shall develop and use the Land solely for a single-family detached residential condominium development not to exceed 20 dwelling units, at a maximum density of 6.4 dwelling units per acre, to the extent permitted under the Proposed Classification (the "Development"). Units may be combined, thereby reducing the overall dwelling units permitted to less than 20-units, provided that the dwelling proposed within the combined units is still in scale with the other dwellings in the Development and meet with the requirements of applicable City ordinances and the PRO Plan. Developer shall be responsible for all necessary and required site improvements for utilities (water, sewer, storm water). Developer shall forbear from developing and/or using the Land in any manner other than as authorized and/or limited by this Agreement.
  
  - 2. **Compliance with Applicable Laws and Regulations.** Developer shall develop the Land in accordance with all applicable laws, ordinances, and regulations, including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized herein, and all storm water and soil erosion requirements and measures throughout the site during the design and construction phases of the Development, and during the subsequent use of the Land as contemplated in this Agreement.

Some deviations from the provisions of the City's ordinances, rules, or regulations are depicted in the PRO Plan and are approved by virtue of this Agreement; however, except as to such specific deviations enumerated herein, Developer's right to develop the 20-unit residential Development under the

requirements of the Proposed Classification shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable laws, ordinances, and regulations, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval, except as expressly provided in this Agreement. Architectural standards shall be subject to and in accordance with all applicable laws and ordinances; provided, however, that the architectural elevations and facades of the buildings as shown on the plans shall be the minimum standard for dwellings to be built, and any deviations from the elevations and facades depicted shall result in an equivalent or better product, as determined by the City's façade consultant.

3. **PRO Conditions.** The following conditions shall apply to the Land and/or be undertaken by Developer unless otherwise specified herein:
  - a. The use of the Land will be for single-family dwellings the standards spelled out in this Agreement and shown in the PRO Plan, including but not limited to the minimum architectural and façade standards depicted in the PRO Plan.
  - b. The maximum number of single-family units/dwellings shall be 20.
  - c. The maximum density of the development shall be 6.4 Dwelling Units Per Acre (DUA).
  - d. Developer shall establish a single condominium association for the development. The Master Deed and Bylaws for the condominium shall: prescribe the responsibilities of the homeowners association; set forth the manner, method, and timing of transferal of maintenance responsibilities for common areas and facilities to the association; provide a feasible method of funding maintenance activities, such as annual dues and/or assessments; and reserve rights to the City to enforce or undertake maintenance related to the common areas after notice and opportunity to cure is first provided to the association.

Developer shall be responsible for maintenance of open space areas, wetlands area, and storm drain improvements until Developer assigns and the association accepts such responsibilities to the association to be organized.

The restrictions and obligations set forth in the Master Deed and Bylaws shall be binding upon the owner(s) and the Land and shall run with the land described in this Agreement as the "Land." Each reference to "owner(s)" in this Section shall include the following: Developer, so long as Developer maintains any ownership interest in any portion of the Land and the Land has not been fully developed in accordance with the PRO Documents; and thereafter the Homeowners' Association established for the development.



The Master Deed and Bylaws shall include provisions obligating the Association to maintain and preserve the required landscaping (including required screening and street trees), open areas, storm drainage facilities and easements, wetlands, and any other private common elements and improvements for or within the development in good working order and appearance at all times and in accordance with the PRO Documents. The Master Deed shall also require the owners to maintain the screening fences within the development and all improvements within the use easement or license agreement, referenced below to be entered into with respect to the Old Novi Road right-of-way. The Master Deed may place the initial obligation for such maintenance of the individual owner(s), but the ultimate responsibility shall be the Association's, and the City's enforcement rights shall be against the Association.

References to the requirements and regulations applicable to the Land under the PRO Plan, PRO Conditions, and this Agreement shall also be included within the Master Deed for the development in a manner reviewed and approved by the City Attorney and Director of Community Development, including the City's enforcement rights as provided herein. The Master Deed and Bylaws shall be recorded at the Oakland County Register of Deeds at all times as a condition of this PRO.

- e. Developer, at the time of final site plan submittal, shall execute a use easement, right-of-way permit, or license agreement, in a form and manner determined by the City Attorney's Office, extending 15 feet into the Old Novi Road Right-of-Way for the parcels along the west side of the road for the purpose of providing front yard space for the dwellings, including landscaping features and decorative fences to be maintained by the homeowners with the Association having a right to undertake the work if an owner fails to do so, established in the Master Deed. Developer shall comply with all reasonable conditions set forth in the easement, license, or right-of-way permit, as required by the Engineering Division.
- f. Developer shall execute, at the time of final site plan submittal, a use easement, right-of-way permit, or license agreement, in a form and manner determined by the City Attorney's Office, extending 5 feet into the Old Novi Road Right-of-Way for parcels 11 and 18 along the east side of the road for the purpose of providing side yard space for the homes, including landscaping features to be maintained by the Homeowners' Association established in the Master Deed. Developer shall comply with all reasonable conditions set forth in the easement, license, or right-of-way permit as required by the Engineering Division.
- g. Developer, at the time of final site plan submittal, shall execute a use easement, right-of-way permit, or license agreement, in a form and manner determined by the City Attorney's Office, for the encroachment of the stormwater detention pond buffer into the Old Novi Road right-of-way, with a deviation granted for a reduction of up to 5 feet of the required 25 foot

stormwater pond buffer on the north, south, and east sides of the detention basin. Engineering Staff may at the time of Preliminary Site Plan review, allow further encroachment into the buffer if it determines that no adverse impact will occur. Developer shall comply with all reasonable conditions set forth in the easement, license, or right-of-way permit as required by the Engineering Division. Developer's rights and obligations therein will terminate when assigned to the homeowners' association.

- h. The wetland area on the northeast corner of the site shall be impacted only as permitted by MDEQ and City Wetland Permit, and the Master Deed shall provide for a conservation easement such that the wetlands, after having been mitigated, will not be disturbed.
- i. Developer shall provide screening fences and/or landscaping on all portions of the Land adjacent to existing residential lots, as shown on the detail provided on Sheet L5, or comparable fences to be approved by the City's Landscape Architect. Additionally, evergreen trees, to be installed to a sufficient height as a buffer to any proposed two-story residence to be built on units 1 through 7 to be located on the Land adjacent to an existing dwelling. The required height of such trees at the time of planting shall be determined by the City at the time of final site plan review. The fences shall be installed within 8 months of issuance of a grading permit for the Development.
- j. In lieu of the required berm between commercial and residential uses, Developer shall provide alternate screening on both sides of Old Novi Road in the form of a fence or wall and/or landscaping to be approved by the City's landscape architect at the time of final site plan approval. Consideration shall be given to limiting noise and visual impacts for the residents, as well as impacts to wetlands and buffer areas. The screening shall be installed within 8 months of issuance of a grading permit for the Development.
- k. All lots/units shall have front entry attached garages, which will be set back a minimum of 5 feet from the porch.
- l. Developer shall provide 10 on-street parking spaces along the east side of Old Novi Road, as shown on the PRO Plan.
- m. The sidewalk adjacent to the on-street parking spaces on the east side of Old Novi Road shall be 8-foot wide to accommodate encroachment of opening vehicle doors.
- n. Developer shall provide a 20-foot wide water main easement and 10-foot wide storm sewer easement to replace the 50-foot wide utility easement currently located within the previously-vacated Erma Street. The City will vacate the utility easement being replaced before the commencement of the Development.

- o. City Council does not object to the Zoning Board of Appeals granting variances for the two lots fronting on Austin Drive that will be altered dimensionally when portions of the lots are combined and split to create new lots in the proposed development.
  - p. Developer shall work with the City to design and erect an historical marker denoting the site of Cornelius Austin's home and significance to the local history, in a size and scale similar to those in nearby Pavilion Shore Park. The City shall have the final determination as to the design and location of the marker, and Developer shall bear the full cost of fabricating and installing the sign in a manner approved by the City. The marker shall be installed following commencement of the Development as soon as reasonably practical without interfering with development and building within the area where the marker is to be located.
  - q. Developer shall provide the pedestrian elements along the east side of Old Novi Road, including a seating feature and landscaping, as shown on the PRO Plan (but not the bike repair station which is replaced with Developer installing the historic marker reference in sub-paragraph P above).
  - r. Developer shall include a provision in the Master Deed, in language acceptable to the City, indicating and acknowledging that the Land has no lake access or lake use rights with respect to Walled Lake by virtue of any adjacency or proximity to the lake or by virtue of any property rights theory such as dedication or easement. The Land and its occupants shall have no right of access to or use of the lake that differs from the rights (if any) of other members of the public.
  - s. Developer shall comply with the conditions listed in the staff and consultant review letters.
4. **Performance Guarantees.** The City shall require Developer to provide reasonable performance and financial guarantees for the completion of improvements, including, without limitation, right-of-way improvements, water mains, sanitary sewers, storm drains, and landscaping and tree-planting activities. Such financial guarantees may include cash deposits or letters of credit as allowed by the current provisions of the City's Code of Ordinances as determined by the City, or surety bonds if permitted by the City in its discretion. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations.
5. **City Authority.** Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Land and the Development in a manner consistent with the PRO Plan and this Agreement.

***NOW, THEREFORE, IT IS AGREED AS FOLLOWS:***

1. **Developer Obligations.** Upon the proposed classification becoming final following entry into this Agreement:
  - a. The Land shall be developed only in accordance with the Undertakings, the PRO Plan, the PRO Conditions, the City of Novi Zoning Ordinance (as amended), the City of Novi Code of Ordinances (as amended), and this Agreement (which together may be referred to as the “PRO Documents”);
  - b. Developer shall act in conformance with the Undertakings;
  - c. Developer shall forbear from acting in a manner inconsistent with the Undertakings; and
  - d. Developer shall commence and complete all actions necessary to carry out all of the Undertakings and the PRO Conditions and shall at all times comply with this Agreement.
  
2. **Authorized Deviations.** The following deviations from the standards of the Zoning Ordinance are hereby authorized pursuant to §3402.D.1.c of the City’s Zoning Ordinance.
  - a. Planning Deviations for Single-Family (R-4 standards), Section 3.1.5.D of the Zoning Ordinance, because the type of development recommended by the Master Plan would not be achieved with the required standards and many of the deviations are similar to the existing homes in the area:
    - i. Reduction of minimum lot area by 4,604 square feet (10,000 square feet required, 5,396 square feet provided);
    - ii. Reduction of minimum lot frontage by up to 29 feet (80 feet required, 51 to 65 feet provided);
    - iii. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 to 20 feet);
    - iv. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet);
    - v. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 to 23 feet);
    - vi. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet);
    - vii. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet);
    - viii. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided); and
  - b. City Council variance from Sec. 11-94(a)(2) of the Code of Ordinances for deviation for the width of storm sewer easements (10 feet requested, 20 feet required);
  - c. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 10 feet on the west side of Old Novi Road to create more usable area in the right-of-way while ensuring pedestrian safety;

- d. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 9 feet on the east side of Old Novi Road and adjacent to the on street parking spaces, to create more usable area in the right-of-way and provide sidewalk adjacent to the on-street parking spaces;
  - e. Traffic deviation from Sec. 11-216 of the Code of Ordinances for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;
  - f. Landscape deviation from Sec. 5.5.3.B.ii and iii of the Zoning Ordinance for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required, 0 feet provided) with alternative screening with fence/wall and/or landscaping to be provided (as noted in the PRO Conditions, 3.J, above);
  - g. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of the Zoning Ordinance for street trees located in front yards of single-family homes on Wainwright and Linhart, rather than within the right-of-way due to the presence of utilities;
  - h. For the landscaping and decorative fences located within the right-of-way:
    - i. A landscape waiver for the location of greenbelt trees within the right-of-way;
    - ii. A use easement, right-of-way permit, or license agreement, or other agreement in a form and manner as determined by the City Attorney, for use of a portion of the right-of-way on the west and east side of Old Novi Road as a yard area to be maintained by the Association; provided that the Association may require the individual owners to conduct such maintenance in the first instance, with the Association being ultimately responsible to the City under the Master Deed.
3. **Revocation of Rights.** In the event Developer attempts to or proceeds with actions to complete improvement of the Land in any manner other than as a 20-unit single-family detached residential development, as shown on **Exhibit B**, the City shall be authorized to revoke all outstanding building permits and certificates of occupancy issued for such building and use.
4. **Modifications; Required Amendments.** Minor modifications to the approved PRO Plan can be approved administratively if the Zoning Ordinance would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate from the general intent of the PRO Plan, and (iii) result in reduced impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the preliminary site plans for individual units, with regard to parking-related, landscaping-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.



**5. General Provisions:**

- a. Except with respect to appeals from the applicable standards of the City's Sign Ordinance, and the two lots fronting on Austin Drive as set forth above, the Zoning Board of Appeals (ZBA) shall have no jurisdiction over the Land or the application of this Agreement until after site plan approval and construction of the Development as approved therein. In no event shall the ZBA be permitted to vary any terms or conditions of this Agreement.
- b. Except as may be specifically modified by this Agreement, the City Code and all applicable regulations of the City shall apply to the Land. Any substantial violation of the City Code by Developer and/or any successor owners or occupants with respect to the Land shall be deemed a breach of this Agreement, as well as a violation of the City Code.
- c. A breach of this Agreement shall constitute a nuisance *per se*, which shall be abated. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, or any other provisions of this Agreement, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance *per se*. In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.
- d. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment, an application shall be made to the City's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.
- e. Both parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.
- f. The Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.

- g. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- h. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.
- i. This Agreement shall run with the land described herein as the Land and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City within 30 days of the last signature below. The parties acknowledge that the Land is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Developer " in this Agreement shall also include all heirs, successors, and assigns of Developer, and all future owners of any parcels created by the proposed land division.
- j. Developer has negotiated with the City the terms of the PRO Plan, PRO Conditions, and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer and the City. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PRO Plan and PRO Agreement, and Developer shall not be permitted in the future to claim that the effect of the PRO Plan and PRO Agreement results in an unreasonable limitation upon uses of all or a portion of the Land, or claim that enforcement of the PRO Plan and PRO Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Land. Developer and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the Undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which Undertakings and obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Land in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Land under the PRO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

- k. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained final site plan or engineering approvals for the Project. Developer acknowledges that the Planning Commission and Engineering staff/consultants may impose additional conditions other than those contained in this Agreement during site plan and engineering reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PRO Plan and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement and shall be enforceable against Developer.
- l. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the City.
- m. The Recitations contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement. Headings are descriptive only.
- n. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- o. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- p. Where there is a question with regard to applicable regulations for a particular aspect of the Development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PRO Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the Amended PRO Plan and does not change or eliminate any development right authorized by the PRO Plan. In the event of a conflict or inconsistency between two or more provisions of the PRO Plan (including notes thereto) and/or this Agreement, or between such documents and applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.
- q. Both parties acknowledge and agree that they have had the opportunity to have the PRO Plan, PRO Conditions, and this Agreement, reviewed by legal counsel.

r. This Agreement may be signed in counterparts.

{Signatures begin on following page}

**DEVELOPER**

**Robertson Lakeview, LLC**, a Michigan limited liability company

**Robertson Brothers, Co**, a Michigan corporation, Manager

By: \_\_\_\_\_

STATE OF MICHIGAN )  
 ) ss  
COUNTY OF OAKLAND )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_ of Robertson Brothers, Co, a Michigan corporation, Manager of Robertson Lakeview, LLC, a Michigan limited liability company, on behalf of the corporation and company.

\_\_\_\_\_  
, Notary Public  
County  
Acting in \_\_\_\_\_ County  
My commission expires:





**CONSENT TO AGREEMENT**

The undersigned Property Owner, Mark Robbins, whose address is \_\_\_\_\_, joins in and consents to the execution and recording at the Oakland County Register of Deeds of the foregoing Agreement and agrees to be bound by, and the Property shall be subject to, the terms of the foregoing Agreement.

Dated: \_\_\_\_\_, 2019 \_\_\_\_\_  
BY:

STATE OF MICHIGAN    )  
                                  ) ss  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_, who states that he/she has signed this document of his/her own free will.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

**CONSENT TO AGREEMENT**

The undersigned Property Owner, Real Value LLC, whose address is \_\_\_\_\_, joins in and consents to the execution and recording at the Oakland County Register of Deeds of the foregoing Agreement and agrees to be bound by, and the Property shall be subject to, the terms of the foregoing Agreement.

Dated: \_\_\_\_\_, 2019 \_\_\_\_\_  
BY:

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_, who states that he/she has signed this document of his/her own free will.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

**CONSENT TO AGREEMENT**

The undersigned Property Owner, Carl Helwig Trust, whose address is \_\_\_\_\_, joins in and consents to the execution and recording at the Oakland County Register of Deeds of the foregoing Agreement and agrees to be bound by, and the Property shall be subject to, the terms of the foregoing Agreement.

Dated: \_\_\_\_\_, 2019

\_\_\_\_\_  
BY: TRUSTEE

STATE OF MICHIGAN    )  
                                  ) ss  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_, who states that he/she has signed this document of his/her own free will.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Dated: \_\_\_\_\_, 2019

\_\_\_\_\_  
BY: TRUSTEE

STATE OF MICHIGAN    )  
                                  ) ss  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_, who states that he/she has signed this document of his/her own free will.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Dated: \_\_\_\_\_, 2019

\_\_\_\_\_  
BY: TRUSTEE

STATE OF MICHIGAN    )  
                                  ) ss  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me appeared \_\_\_\_\_, who states that he/she has signed this document of his/her own free will.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by:

Elizabeth Kudla Saarela  
Johnson, Rosati, Schultz & Joppich  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331-5627

When recorded return to:  
Cortney Hanson, Clerk  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

## EXHIBIT A

LEGAL DESCRIPTION - PARCEL A -

AS SURVEYED

LAND SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 33 THROUGH 36, EXCEPT THE WEST 22.68 FEET THEREOF AND ALL OF LOTS 19 THROUGH 46, BOTH INCLUSIVE, ALSO 1/2 OF VACATED ERMA STREET ADJACENT TO LOT 19, OF SHAWOOD WALLED LAKE HEIGHTS SUBDIVISION, PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 46 OF PLATS, PAGE 48, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 46, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD NOVI ROAD (120' WIDE); THENCE S.89°57'30"W. 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE N.00°00'00"W. 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 37; THENCE N.89°57'30"E. 22.68 FEET; THENCE N.00°00'00"W. 80.00 FEET; THENCE S.89°57'30"W. 22.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE N.00°00'00"W. 203.95 FEET; THENCE N.09°23'48"E. 102.01 FEET TO A POINT ON THE CENTERLINE OF VACATED ERMA STREET (50' WIDE); THENCE N.89°42'23"E. 100.00 FEET ALONG SAID CENTERLINE OF VACATED ERMA STREET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID OLD NOVI ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: 1) S.09°23'48"W. 102.01 FEET AND 2) S.00°00'00"E. 484.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,658.30 SQ. FT. OR 1.301 ACRES

TAX ID NUMBER: 22-10-231-021, 22-10-231-006, 22-10-231-020, 22-10-231-025, 22-10-231-026 AND 22-10-231-027

LEGAL DESCRIPTION - PARCEL B -

AS SURVEYED

LAND SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 89 THROUGH 100, ALSO 1/2 OF VACATED ALLEY ADJACENT THERETO, OF HOWELL'S WALLED LAKE SUBDIVISION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 42 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 89, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD NOVI ROAD (120' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WAINWRIGHT STREET (50' WIDE); THENCE S.89°51'55"E. 210.12 FEET TO A POINT ON THE CENTERLINE OF VACATED ALLEY (20' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE OF VACATED ALLEY: 1) S.08°51'30"W. 207.78 FEET AND 2) S.00°36'17"E. 38.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINHART STREET (50' WIDE); THENCE N.89°51'55"W. 207.65 FEET ALONG THE NORTH LINE OF SAID LINHART STREET TO THE SOUTHWEST CORNER OF SAID LOT 100, ALSO BEING A PONT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD NOVI ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE: 1) N.00°36'17"W. 53.45 FEET AND 2) N.08°51'30"E. 192.78 FEET TO THE POINT OF BEGINNING.

## EXHIBIT A

CONTAINING: 51,155.02 SQ. FT. OR 1.174 ACRES

TAX ID NUMBERS: 22-11-103-001, 22-11-103-002, 22-11-103-020, 22-11-103-005, 22-11-103-006, 22-11-103-007, 22-11-103-008 AND 22-11-103-009

LEGAL DESCRIPTION - PARCEL B -

AS SURVEYED

LAND SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 89 THROUGH 100, ALSO 1/2 OF VACATED ALLEY ADJACENT THERETO, OF HOWELL'S WALLED LAKE SUBDIVISION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 42 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 89, ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD NOVI ROAD (120' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WAINWRIGHT STREET (50' WIDE); THENCE S.89°51'55"E. 210.12 FEET TO A POINT ON THE CENTERLINE OF VACATED ALLEY (20' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE OF VACATED ALLEY: 1) S.08°51'30"W. 207.78 FEET AND 2) S.00°36'17"E. 38.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINHART STREET (50' WIDE); THENCE N.89°51'55"W. 207.65 FEET ALONG THE NORTH LINE OF SAID LINHART STREET TO THE SOUTHWEST CORNER OF SAID LOT 100, ALSO BEING A PONT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD NOVI ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE: 1) N.00°36'17"W. 53.45 FEET AND 2) N.08°51'30"E. 192.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 51,155.02 SQ. FT. OR 1.174 ACRES

TAX ID NUMBERS: 22-11-103-001, 22-11-103-002, 22-11-103-020, 22-11-103-005, 22-11-103-006, 22-11-103-007, 22-11-103-008 AND 22-11-103-009

# EXHIBIT B

## City of Novi, Oakland County, Michigan

### SITE PLAN PACKAGE DOCUMENTS

#### Single Family Residential Project

#### Prepared For Robertson Brothers Co.

PART OF THE NE 1/4 OF SECTION 10  
AND PART OF THE NW 1/4 OF SECTION 11  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

#### SHEET INDEX

- |         |   |
|---------|---|
| SP0     | Cover Sheet   |
| SP1     | PRO Concept Plan - West                                       |
| SP2     | PRO Concept Plan - East                                       |
| SP3     | Rezoning Plan   |
| SP4     | Preliminary Grading & Utility Plan - West                     |
| SP5     | Preliminary Grading & Utility Plan - East                     |
| SP6     | Preliminary Grading & Utility Plan - East                     |
| SP7     | Storm Water Management Plan (SWMP)                            |
| SP8-SP9 | ALTA/NSPS Land Title / Topographic /<br>Tree / Wetland Survey |
| SP10    | Survey Legal Descriptions & Tree List Plan                    |
| SP11    | Soil Boring Location Plan/ Soil Boring Log                    |
| L-1     | Overall Landscape Plan  |
| L-2     | Detention Pond Landscape Plan                                 |
| L-3     | Tree Preservation Plan East                                   |
| L-4     | Tree Preservation Plan West                                   |
| L-5     | Old Novi Rd. Enlargement/ Details                             |
| L-6     | Landscape Details and Notes                                   |

#### Owner / Developer

ROBERTSON BROTHERS CO.  
6905 TELEGRAPH ROAD  
SUITE 200  
BLOOMFIELD HILLS, MI 48301  
CONTACT:  
MR. TIM LOUGHRIN  
PH: 248-282-1428  
FAX: 248-282-1423

#### Civil Engineer

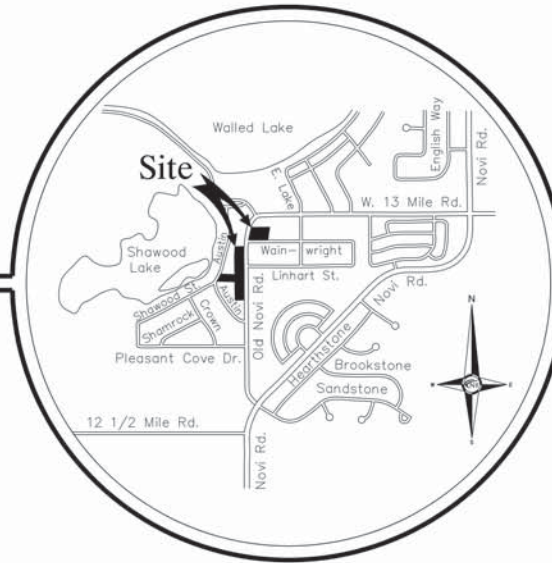
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVENUE  
PONTIAC, MI 48342  
CONTACT:  
MR. BRAD W. BRICKEL, P.E.  
248-332-7931 PHONE  
248-332-8257 FAX

#### Architect

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.  
2445 FRANKLIN ROAD  
BLOOMFIELD HILLS, MI 48302  
CONTACT:  
248.334.5000 PHONE

#### Landscape Architect

LAND DESIGN STUDIO  
18161 W. THIRTEEN MILE RD., SUITE B-4  
SOUTHFIELD, MI 48076  
CONTACT:  
MR. TAD KREAR  
248.594.3220 PHONE  
248.230.4168 FAX



#### LEGAL DESCRIPTION - PARCEL A - AS SURVEYED

LAND SITUED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
LOTS 22 THROUGH 26, EXCEPT THE WEST 22.88 FEET THEREOF AND ALL OF LOTS 19 THROUGH 21, BOTH INCLUSIVE, ALSO 1/2 OF VACATED ALLEY ADJACENT THEREIN, HORNELLS WALLED LAKE SUBDIVISION, PART OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER AS OF PLATS, PAGE 45, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD NOVIA ROAD (107 FEET WIDE); THENCE EAST 207° 30' 00" TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTH 87° 28' 00" TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 2° 30' 00" TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 89° 00' 00" TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 89° 00' 00" TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE WEST 228.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 89° 00' 00" TO A POINT ON THE CENTERLINE OF VACATED BRAD STREET (207 FEET WIDE); THENCE WEST 228.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD NOVIA ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: (1) SOUTH 87° 30' 00" TO THE POINT OF BEGINNING.  
CONTAINING 96,658.30 SQ. FT. OR 1.907 ACRES

TAX ID NUMBERS: 22-10-231-001, 22-10-231-002, 22-10-231-003, 22-10-231-004, 22-10-231-005, 22-10-231-006, 22-10-231-007, 22-10-231-008, 22-10-231-009

#### LEGAL DESCRIPTION - PARCEL B - AS SURVEYED

LAND SITUED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
LOTS 88 THROUGH 100, ALSO 1/2 OF VACATED ALLEY ADJACENT THEREIN, HORNELLS WALLED LAKE SUBDIVISION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER AS OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 100; ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD NOVIA ROAD (107 FEET WIDE) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF WAINWRIGHT STREET (50 FEET WIDE); THENCE SOUTH 2° 30' 00" TO A POINT ON THE CENTERLINE OF VACATED ALLEY (107 FEET WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE OF VACATED ALLEY: (1) SOUTH 87° 30' 00" TO THE POINT OF BEGINNING; THENCE WEST 221.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINHART STREET (50 FEET WIDE); THENCE NORTH 87° 30' 00" TO THE SOUTHWEST CORNER OF SAID LOT 100; ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD NOVIA ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY LINE: (1) SOUTH 87° 30' 00" TO THE POINT OF BEGINNING; THENCE WEST 165.78 FEET TO THE POINT OF BEGINNING.  
CONTAINING 91,105.02 SQ. FT. OR 1.174 ACRES

TAX ID NUMBERS: 22-11-103-001, 22-11-103-002, 22-11-103-003, 22-11-103-004, 22-11-103-005, 22-11-103-006, 22-11-103-007, 22-11-103-008, 22-11-103-009

#### LEGAL DESCRIPTION - PARCEL C - AS SURVEYED

LAND SITUED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
LOTS 36 THROUGH 42, BOTH INCLUSIVE, INCLUDING 1/2 OF THE VACATED ALLEY ADJACENT THEREIN, HORNELLS WALLED LAKE SUBDIVISION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER AS OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 42; ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD NOVIA ROAD (107 FEET WIDE) AND THE NORTHWEST RIGHT-OF-WAY LINE OF WAINWRIGHT STREET (50 FEET WIDE); THENCE NORTH 2° 30' 00" TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 87° 30' 00" TO A POINT ON THE CENTERLINE OF VACATED ALLEY (107 FEET WIDE); THENCE WEST 165.78 FEET ALONG THE CENTERLINE OF SAID VACATED ALLEY TO A POINT ON THE WESTERLY LINE OF SAID WAINWRIGHT STREET; THENCE NORTH 87° 30' 00" TO A POINT ON THE WESTERLY LINE OF SAID VACATED ALLEY TO THE POINT OF BEGINNING.  
CONTAINING 25,782.81 SQ. FT. OR 0.584 ACRES

TAX ID NUMBERS: 22-11-101-001

Project Name  
**Lakeview**



REVISIONS:	
03-23-18	ISSUED FOR SITE PLAN REVIEW
05-25-18	ISSUED FOR SITE PLAN REVIEW
08-07-18	REVISED PER CITY REVIEW
11-06-18	REVISED PER CITY REVIEW
11-13-18	REVISED PER CITY REVIEW



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
  
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL: (248) 332-7931  
FAX: (248) 332-8257



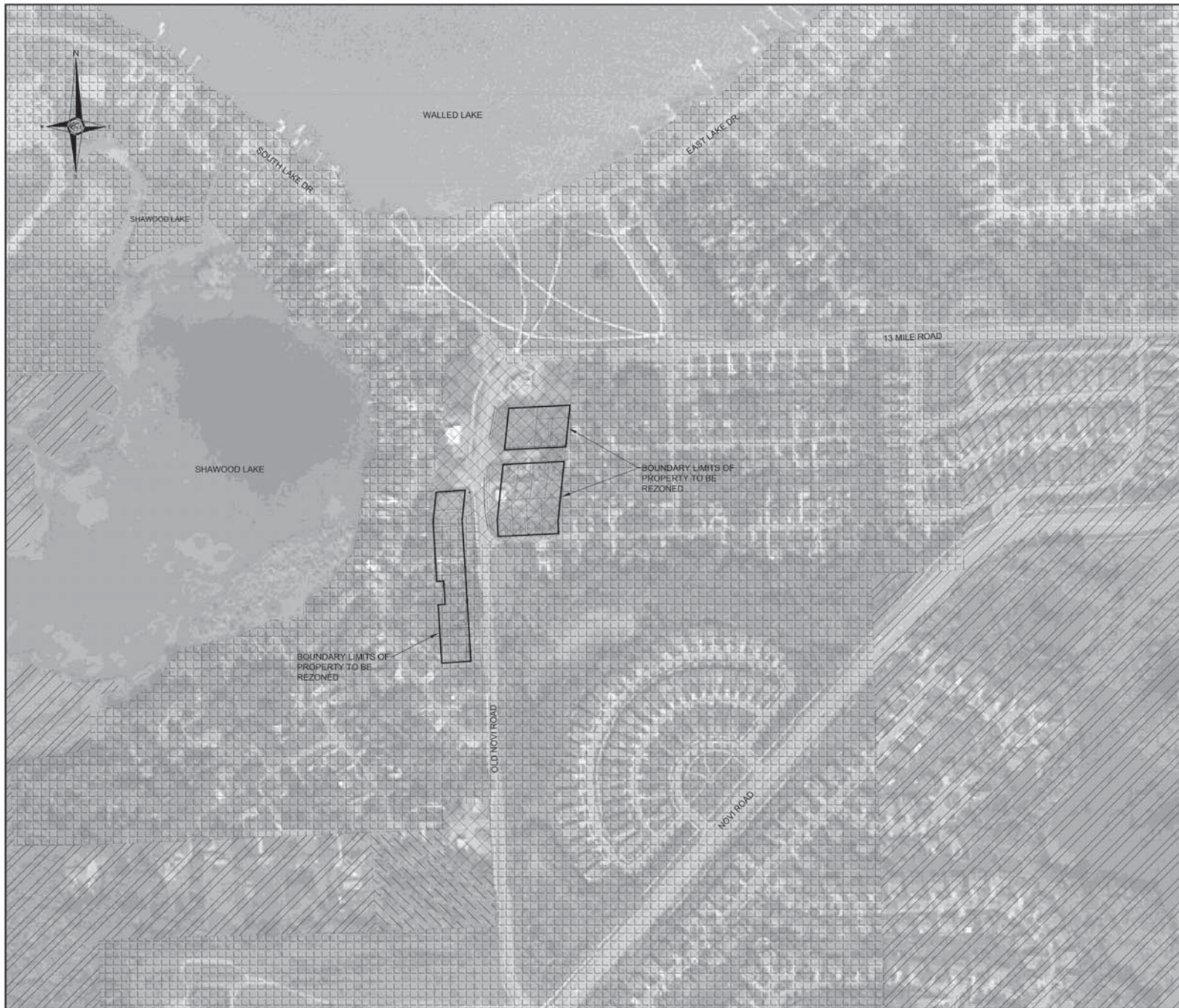












**ZONING LEGEND**

	ZONED R-4 ONE-FAMILY RESIDENTIAL
	ZONED B-3 GENERAL BUSINESS
	ZONED R-1 ONE-FAMILY RESIDENTIAL
	ZONED R-A RESIDENTIAL ACREAGE
	PLANNED REZONING OVERLAY ZONED RMA-2 HIGH DENSITY MULTIFAMILY RESIDENTIAL

**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL: (248) 332-7931  
 FAX: (248) 332-8237



PROJECT  
 Lakeview  
 Single-Family Development

CLIENT  
 Robertson Brothers Homes  
 6905 Telegraph Road,  
 Suite 200  
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
 248.282.1428 - Phone  
 248.282.1432 - Fax

PROJECT LOCATION  
 Part of the NE 1/4  
 of Section 10 and Part of the  
 NW 1/4 of Section 11  
 T.1N., R.8E.  
 City of Novi,  
 Oakland County, Michigan

SHEET  
 Rezoning Plan



REVISIONS

10-23-17	PRE-APPLICATION MEETING
03-23-18	ISSUED TO CLIENT
05-23-18	ISSUED FOR SITE PLAN REVIEW
08-07-18	REVISED FOR CITY REVIEW
08-17-18	REVISED FOR CITY REVIEW
11-08-18	REVISED FOR CITY REVIEW
11-13-18	REVISED FOR CITY REVIEW

DRAWN BY:  
 R. Johnson

DESIGNED BY:  
 B. Brickel

APPROVED BY:  
 B. Brickel

DATE:  
 September 2017

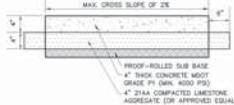
SCALE: 1" = 150'

NFE JOB NO. SHEET NO.  
**J955 SP3**

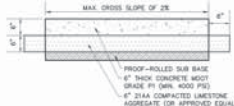


**GENERAL PAVING NOTES**

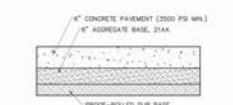
PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:  
**CONCRETE:** PORTLAND CEMENT TYPE I/A (SAR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF 500 LBS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI AND A SLUMP OF 3" TO 3 1/2" IN 8" RIGS.  
**ASPHALT:** BASE COURSE - MOST BETHWALK MIXTURE NO. 1100, 2.5% SURFACE COURSE - MOST BETHWALK MIXTURE NO. 1100, 2.5% ASPHALT CEMENT PENETRATION GRADE 80-100 (SUN COAT) - MOST 50-70 EMULSION AT 1.0% RATIO PER SQUARE YARD, MINIMUM 3 INCH LIFE.  
 PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.  
 ALL CONCRETE PAVEMENT (DRIVEWAYS, CURBS & GUTTERS, ETC.) SHALL BE SPRAY GULCH WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.  
 ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POLYMER BUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER FINISHING OPERATION. FEDERAL SPECIFICATION 704.24.  
 ALL WEAR SURFACES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.  
 ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 4" CONCRETE CURB BUILT IN PLACE. STANDARD RAMP SLOPES TO PUBLIC ACT NO. 6, 1945, SHALL BE INSTALLED AS INDICATED ON THE PLANS.  
 CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY HIGHWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED FORM HAS BEEN SECURED FROM THE AFFECTING AGENCIES.  
 FOR ANY WORK WHERE THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LAISEZ PASSEZ FOR ALL PROPOSITIONS.  
 EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.  
 EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL SIDEWALKS.  
 SIDEWALK RAMP SLOPES TO PUBLIC ACT NO. 6, 1945, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRED FREE PARKING AREAS AS INDICATED ON THE PLANS.  
 ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND FINISH MATERIALS.  
 FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



**4" CONCRETE SIDEWALK SECTION**  
N.T.S.



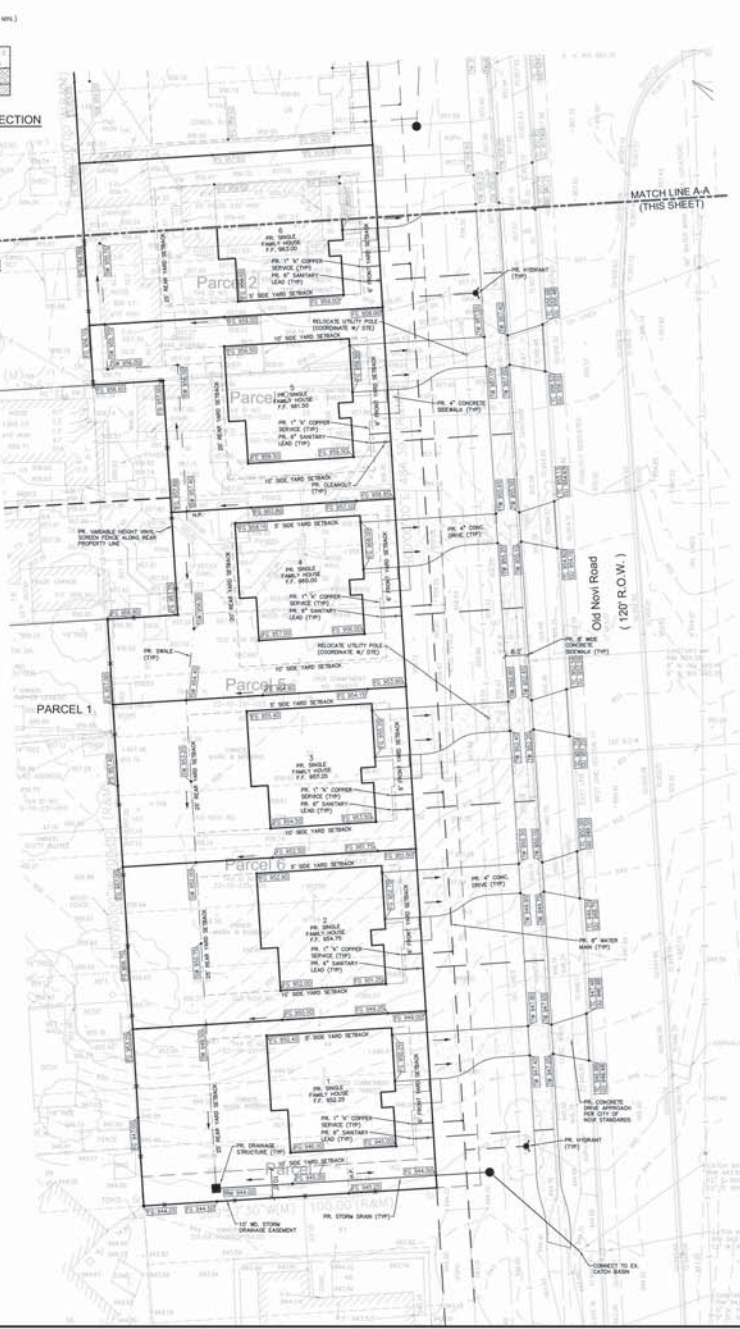
**6" CONCRETE SIDEWALK R.O.W. SECTION**  
N.T.S.



**CONCRETE DRIVEWAY/R.O.W. SECTION**  
N.T.S.



**CONCRETE PAVEMENT SECTION**  
N.T.S.



**BUILDING DEPT. NOTE**  
 ALL ACCESSIBLE ROUTES INCLUDING RAMPS, SLOPES, COUNTERS, CURBS, ETC. FOR THE PARKING LOT IN ADDITION THE RAMP SLOPES IN THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 402 (SCANS 4011)  
 MAX RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33%  
 MAX RAMP CURB MAX SURFACE SHALL NOT EXCEED 1:50 OR 2%  
 MAX CROSS SLOPE WALK SURFACE SHALL NOT EXCEED 1:48 OR 2.08%



**LIGHTING NOTE:**  
 ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND (TYP).  
 NO FLASHING LIGHT SHALL BE PERMITTED.  
**STRIPING NOTE:**  
 PAVEMENT MARKING SPECIFICATIONS ARE REQUIRED PER THE MAINTENANCE AND CITY POLICY. UNDESIGNATED PARKING SPACES MUST BE STRIPED IN WHITE. BARRED-FREE SPACES AND ACCESS AGLES MUST BE STRIPED IN BLUE. AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) MUST BE MARKED IN WHITE. ALSO, WHERE A BARRED-FREE SPACE ADJUTS AN UNDESIGNATED SPACE, THE TWO SPACES MUST BE SEPARATED BY ALTERNATING BLUE AND WHITE STRIPES.  
**CURB NOTE:**  
 ALL LOCATIONS WHERE PARKING SPACES ARE PERPENDICULAR TO CURBS/RAILS THE MAX ELEVATION OF THE CURB/PARK IS 4".  
**ADA NOTE:**  
 NO MORE THAN FETTERIAL OBSTACLE SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING.  
 ALL SIDE GRADING SHALL BE A MAXIMUM OF 1:4 OR 25% PER CITY OF NOVI REQUIREMENTS.  
 ALL SPACES SHALL BE A MINIMUM OF 20' RELEASE OR REMOVE FRIED OBJECTS PRIOR TO EXCAVATION.  
 ALL DIMENSIONS ARE TO THE OUTSIDE BUILDING WALL FACE OF CURB OR TO THE FACE OF SIDEWALK/RAILS EXCEPT WHERE NOTED. THE WIDTH OF END PARKING SPACES ARE REFERENCED TO THE BACK OF CURB WHERE END PARKING SPACES ARE NOT INDICATED ON THE PLAN, THE SPACE SHALL BE THE WIDTH OF A TYPICAL SPACE DIMENSIONED TO THE FACE OF CURB AND (2) FEET FOR A STANDARD PARKING SPACE AND EIGHT (8) FEET FOR A BARRED FREE SPACE.  
 IF DEMATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEMATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

**PAVING LEGEND**  
 [Symbol] PROPOSED CONCRETE PAVEMENT  
 [Symbol] PROPOSED ASPHALT PAVEMENT

**LEGEND**  
 [Symbol] EXISTING SANITARY SEWER  
 [Symbol] SAN CLEAN OUT  
 [Symbol] GATE VALVE  
 [Symbol] EXISTING WATER MAIN  
 [Symbol] EXISTING STORM SEWER  
 [Symbol] EX. R. V. CATCH BASIN  
 [Symbol] EXISTING BARRIED CABLES  
 [Symbol] OVERHEAD LINES  
 [Symbol] LIGHT POLE  
 [Symbol] SIGN  
 [Symbol] EXISTING GAS MAIN  
 [Symbol] PR. SANITARY SEWER  
 [Symbol] PR. WATER MAIN  
 [Symbol] PR. STORM SEWER  
 [Symbol] PR. R. V. CATCH BASIN  
 [Symbol] PROPOSED LIGHT POLE



**CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS**

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL: (248) 332-7931  
 FAX: (248) 332-8237



**PROJECT**  
 Lakeview  
 Single-Family Development

**CLIENT**  
 Robertson Brothers Homes  
 6905 Telegraph Road,  
 Suite 200  
 Bloomfield Hills, MI 48301

**Contact:** Tim Loughrin  
 248.282.1428 - Phone  
 248.282.1432 - Fax

**PROJECT LOCATION**  
 Part of the NE 1/4  
 of Section 10 and Part of the  
 NW 1/4 of Section 11  
 T.1N., R.8E.,  
 City of Novi,  
 Oakland County, Michigan

**SHEET**  
 Preliminary Grading &  
 Utility Plan - West



**REVISIONS**  
 10-23-17 PRE-APPLICATION MEETING  
 03-23-18 ISSUED TO CLIENT  
 05-25-18 ISSUED FOR SITE PLAN REVIEW  
 06-07-18 REVISED FOR CITY REVIEW  
 08-17-18 REVISED FOR CITY REVIEW  
 11-08-18 REVISED FOR CITY REVIEW  
 11-13-18 REVISED FOR CITY REVIEW

**DRAWN BY:**  
 R. Johnson  
**DESIGNED BY:**  
 B. Brickel  
**APPROVED BY:**  
 B. Brickel

**DATE:**  
 September 2017  
**SCALE:** 1" = 20'  
 0 10 20 30 40  
**NFE JOB NO:** J955 **SHEET NO:** SP4



**CAUTION!!**  
6" GAS MAIN

**BENCHMARK**

**CAUTION!!**  
2" GAS MAIN



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STATE OF MICHIGAN  
BRAD R. BRICKEL  
DISENER  
54071  
Professional Seal  
Drew Brickett

PROJECT  
Lakeview  
Single-Family Development

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
248.282.1428 - Phone  
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PROJECT LOCATION  
Part of the NE 1/4  
of Section 10 and Part of the  
NW 1/4 of Section 11  
T.1N., R.8E.,  
City of Novi,  
Oakland County, Michigan

SHEET  
Preliminary Grading &  
Utility Plan - East



REVISIONS

10-23-17 PRE-APPLICATION MEETING
03-23-18 ISSUED TO CLIENT
06-20-18 REVISED FOR SITE PLAN REVIEW
08-07-18 REVISED FOR CITY REVIEW
08-17-18 REVISED FOR CITY REVIEW
11-08-18 REVISED FOR CITY REVIEW
11-13-18 REVISED FOR CITY REVIEW

DRAWN BY:  
R. Johnson  
DESIGNED BY:  
B. Brickel  
APPROVED BY:  
B. Brickel

DATE:  
September 2017  
SCALE: 1" = 20'  
SHEET NO.  
J955 SP5

**LIGHTING NOTE:**  
ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND (TYP).  
NO FLASHING LIGHT SHALL BE PERMITTED.

**STRIPING NOTE:**  
PARKING MARKING SPECIFICATIONS ARE REQUIRED. FOR THE MAINTAINED AND CITY POLICY UNDESIGNATED PARKING SPACES MUST BE STRIPPED IN WHITE. BARRIERS-FREE SPACES AND ACCESS AISLES MUST BE STRIPPED IN BLUE AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) MUST BE MARKED IN WHITE. ALSO, WHERE A BARRIERS-FREE SPACE ADJUTS AN UNDESIGNATED SPACE, THE TWO SPACES MUST BE SEPARATED BY PAINTING BLUE AND WHITE STRIPS.

**CURB NOTE:**  
ALL LOCATIONS WHERE PARKING SPACES ARE PERPENDICULAR TO CURBSHAWK THE MAX ELEVATION OF THE CURB/PAVE IS 4".

**ADA NOTE:**  
NO MORE THAN ONE (1) PERCENT OBSTACLE SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING.

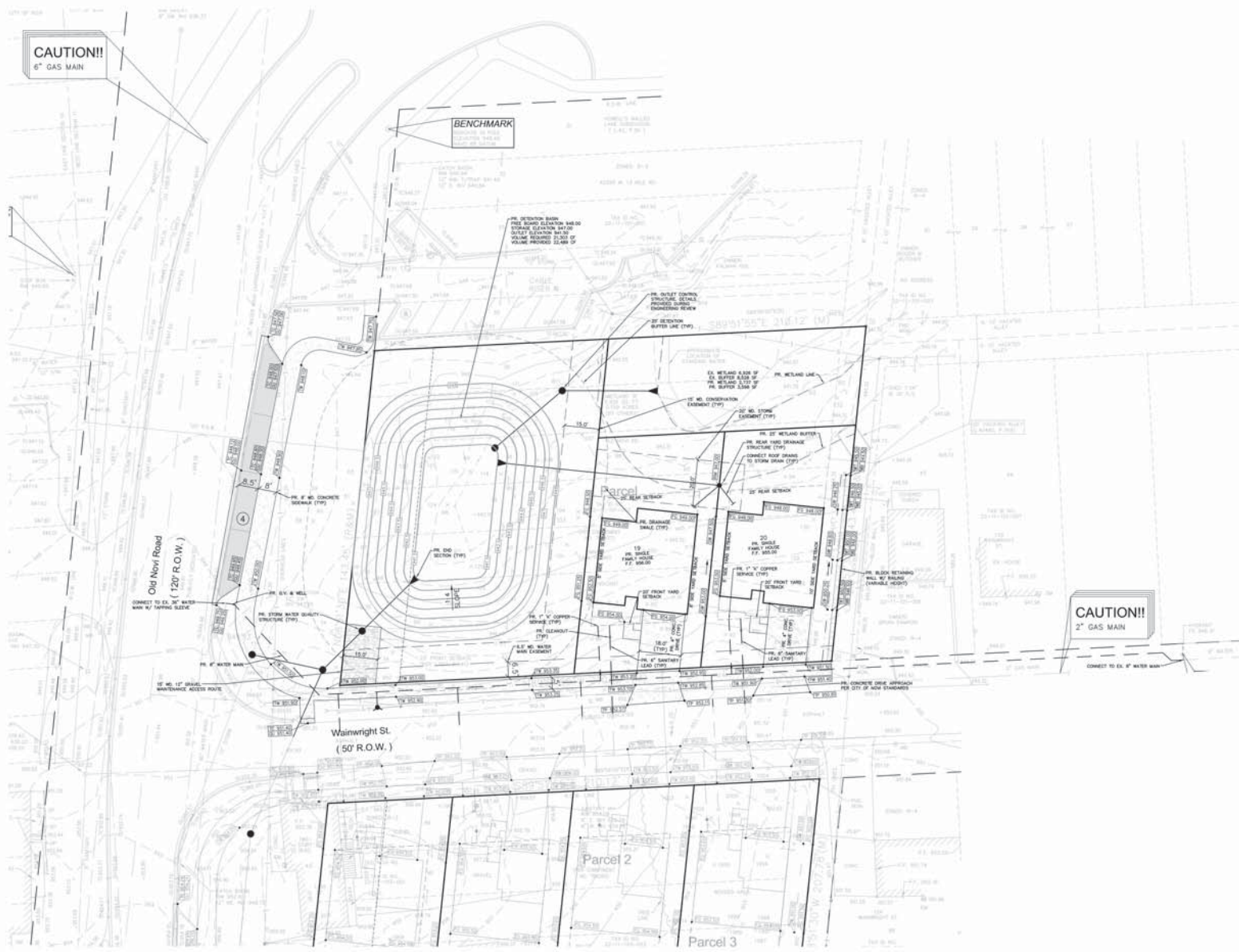
**NOTES:**  
ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS (TYP).  
ALL SITE GRADING SHALL BE A MAXIMUM OF 1:4 OR 20% PER CITY OF NOVI REQUIREMENTS.  
ALL SWALES SHALL BE A MINIMUM OF 2%.  
RELOCATE OR REMOVE FRIED OBJECTS PRIOR TO EXCAVATION.  
ALL UNDESIGNATED AREAS TO THE OUTSIDE BUILDING WALL, FACE OF CURB, OR TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED, THE WIDTH OF EXISTING PARKING SPACES AND REFERRED TO THE BACK OF CURB. WHERE EXISTING PARKING SPACES ARE NOT DESIGNATED ON THE PLAN, THE SPACE SHALL BE THE WIDTH OF A TYPICAL SPACE DIVISION TO THE FACE OF CURB (16' FEET FOR A STANDARD PARKING SPACE AND EIGHT (8) FEET FOR A BARRIERS FREE SPACE.  
IF DEMATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEMATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	EXISTING SANITARY SEWER
	SAN CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BARRIERS CABLES
	EXISTING BARRIERS CABLES
	EXISTING BARRIERS CABLES
	EXISTING BARRIERS CABLES
	EXISTING BARRIERS CABLES
	EXISTING BARRIERS CABLES
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE







**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
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PROJECT  
 Lakeview  
 Single-Family Development

CLIENT  
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 6905 Telegraph Road,  
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Contact: Tim Loughrin  
 248.282.1428 - Phone  
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PROJECT LOCATION  
 Part of the NE 1/4  
 of Section 10 and Part of the  
 NW 1/4 of Section 11  
 T.1N., R.8E.  
 City of Novi,  
 Oakland County, Michigan

SHEET  
 Preliminary Grading &  
 Utility Plan - East



**LIGHTING NOTE:**

ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND (TYP).  
 NO FLASHING LIGHT SHALL BE PERMITTED.

**STRIPING NOTE:**

PAVEMENT MARKING SPECIFICATIONS ARE REQUIRED. PER THE MAINT AND CITY POLICY, UNDESIGNATED PARKING SPACES MUST BE STRIPED IN WHITE. BARRIER-FREE SPACES AND ACCESS AISLES MUST BE STRIPED IN BLUE. AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) MUST BE MARKED IN WHITE. ALSO, WHERE A BARRIER-FREE SPACE ABUTS AN UNDESIGNATED SPACE, THE TWO SPACES MUST BE SEPARATED BY PAINTING BLUE AND WHITE STRIPES.

**CURB NOTE:**

ALL LOCATIONS WHERE PARKING SPACES ARE PERPENDICULAR TO CURB/WALK THE MAX ELEVATION OF THE CURB/WALK IS 4".

**ADA NOTE:**

NO MORE THAN THREE THEORETICAL OBSTACLE SHALL BE ALLOWED AT EACH TRANSITION BETWEEN THE SIDEWALK RAMP AND THE PARKING.

**NOTES:**

ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS (TYP).  
 ALL SITE GRADING SHALL BE A MAXIMUM OF 1:4 OR 20% FOR CITY OF NOVI REQUIREMENTS.  
 ALL SWALES SHALL BE A MINIMUM OF 8%  
 RELOCATE OR REMOVE FIXED OBJECTS PRIOR TO EXCAVATION.  
 ALL DIMENSIONS ARE TO THE OUTSIDE BUILDING WALL FACE OF CURB, UP TO THE FACE OF SIDEWALK UNLESS OTHERWISE NOTED. THE WIDTH OF END PARKING SPACES ARE REFERENCED TO THE BACK OF CURB, WHERE END PARKING SPACES ARE NOT DIMENSIONED ON THE PLAN, THE SPACE SHALL BE THE WIDTH OF A TYPICAL SPACE DIMENSIONED TO THE FACE OF CURB, MINUS (5) FEET FOR A STANDARD PARKING SPACE AND (8) FEET FOR A BARRIER FREE SPACE.  
 IF GRADIENTS IS AVOIDABLE OR DISCONTINUED DURING CONSTRUCTION, A WATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

**LEGEND**

	EXISTING SANITARY SEWER
	SAN CLEAN OUT
	SITE VALVE
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	E. K. K. CATCH BASIN
	EXISTING BARRIED CABLES
	DOWNDRO LINES
	LIGHT POLE
	SUN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. V. CATCH BASIN
	PROPOSED LIGHT POLE

**REVISIONS**

10-23-17	PRE-APPLICATION MEETING
03-23-18	ISSUED TO CLIENT
06-20-18	ISSUED FOR SITE PLAN REVIEW
08-07-18	REVISION FOR CITY REVIEW
08-17-18	REVISION FOR CITY REVIEW
11-08-18	REVISION FOR CITY REVIEW
11-13-18	REVISION FOR CITY REVIEW

DRAWN BY:  
 R. Johnson

DESIGNED BY:  
 B. Brickel

APPROVED BY:  
 B. Brickel

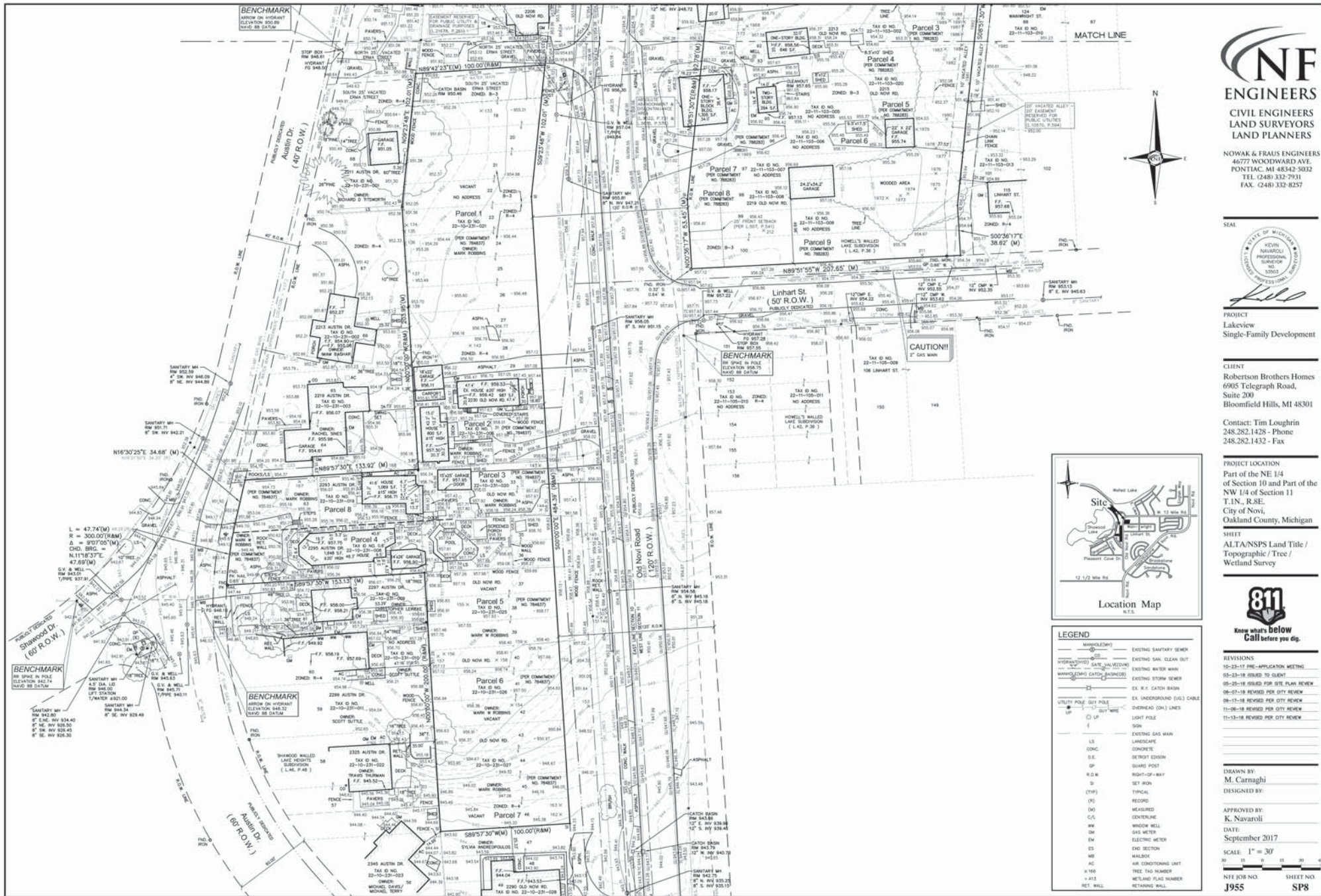
DATE:  
 September 2017

SCALE: 1" = 20'

NFE JOB NO. **J955** SHEET NO. **SP6**







# NF ENGINEERS

CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL: (248) 332-7931  
FAX: (248) 332-8237



PROJECT  
Lakeview  
Single-Family Development

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
248.282.1428 - Phone  
248.282.1432 - Fax

PROJECT LOCATION  
Part of the NE 1/4  
of Section 10 and Part of the  
NW 1/4 of Section 11  
T.1N., R.8E.,  
City of Novi,  
Oakland County, Michigan

SHEET  
ALTA/NSPS Land Title /  
Topographic / Tree /  
Wetland Survey



Know what's below  
Call before you dig.

REVISIONS

10-22-17	PRE-APPLICATION MEETING
03-23-18	ISSUED TO CLIENT
05-25-18	ISSUED FOR SITE PLAN REVIEW
06-07-18	REVISION FOR CITY REVIEW
08-17-18	REVISION FOR CITY REVIEW
11-08-18	REVISION FOR CITY REVIEW
11-13-18	REVISION FOR CITY REVIEW

DRAWN BY:  
M. Carnaghi

DESIGNED BY:  
K. Navaroli

DATE:  
September 2017

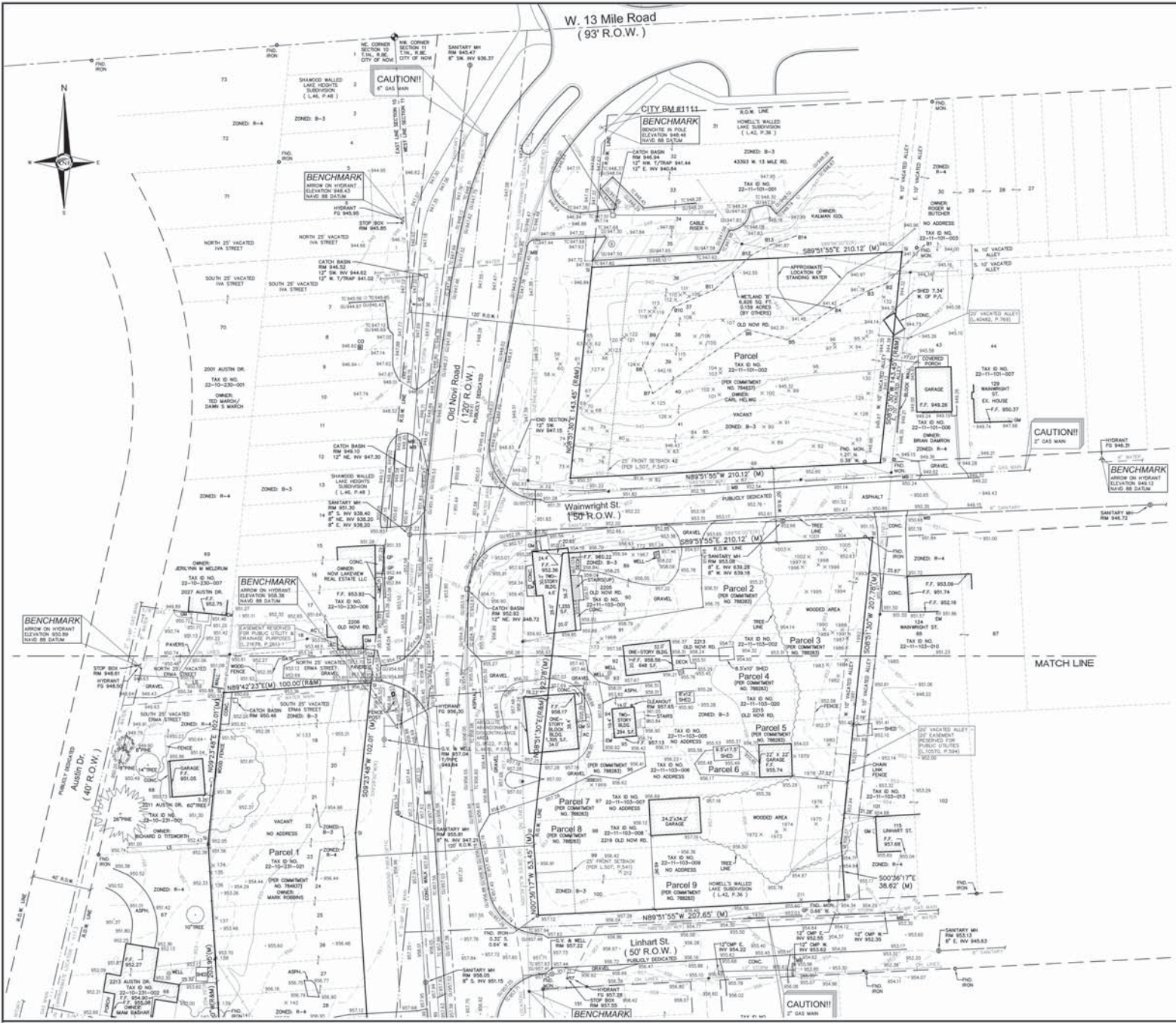
SCALE: 1" = 30'  
30 15 0 15 30 45  
NFE JOB NO. SHEET NO.  
J955 SP8



LEGEND

MANHOLE (MH)	EXISTING SANITARY SEWER
10-22-17 PRE-APPLICATION MEETING	EXISTING SAN. CLEAN OUT
03-23-18 ISSUED TO CLIENT	GATE VALVE/BOX
05-25-18 ISSUED FOR SITE PLAN REVIEW	EXISTING WATER MAIN
06-07-18 REVISION FOR CITY REVIEW	EXISTING STORM SEWER
08-17-18 REVISION FOR CITY REVIEW	EX. R.I. CATCH BASIN
11-08-18 REVISION FOR CITY REVIEW	EX UNDERGROUND (UL) CABLE
11-13-18 REVISION FOR CITY REVIEW	OVERHEAD (OH) LINES
	UTILITY POLE
	OUT POLE
	UP
	DOWN
	EXISTING GAS MAIN
LS	LANDSCAPE
CONC	CONCRETE
DET	DETENTION EXHON
GP	GUARD POST
R.O.W.	RIGHT-OF-WAY
S	SET IRON
(TYP)	TYPICAL
RE	RECORD
CG	CEASED
CA	CENTERLINE
WW	WOODEN WELL
SM	SAS WELER
EM	ELECTRIC METER
ES	END SECTION
MA	MAILBOX
AC	AIR CONDITIONING UNIT
X160	TREE TAG NUMBER
X163	WETLAND FLAG NUMBER
RET. WALL	RETAINING WALL





**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8237



PROJECT  
 Lakeview  
 Single-Family Development

CLIENT  
 Robertson Brothers Homes  
 6905 Telegraph Road,  
 Suite 200  
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin  
 248.282.1428 - Phone  
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PROJECT LOCATION  
 Part of the NE 1/4  
 of Section 10 and Part of the  
 NW 1/4 of Section 11  
 T. 1N., R. 8E,  
 City of Novi,  
 Oakland County, Michigan

SHEET  
 ALTA/NSPS Land Title /  
 Topographic / Tree /  
 Wetland Survey



Know what's below  
 Call before you dig.

**BENCHMARK NOTE**

CITY BENCHMARK #1114, 7' ON NORTH BOLT LIGHT POLE BASE LOCATED AT THE INTERSECTION OF 13 MILE ROAD AND NOW ROAD, 8 FEET SOUTHWEST OF BACK OF CURB AND ACCESS FROM SOUTH LAKE DRIVE.

**LEGEND**

MANHOLE(S)	EXISTING SANITARY SEWER
PROPOSED MANHOLE(S)	EXISTING SAN. CLEAN OUT
PROPOSED GARBAGE BIN(S)	EXISTING WATER MAIN
EXISTING GARBAGE BIN(S)	EXISTING STORM SEWER
EXISTING GARBAGE BIN(S)	EX. R. I. CATCH BASIN
EXISTING GARBAGE BIN(S)	EX. UNDERGROUND (U.L.) CABLE
UTILITY POLE (GUY POLE)	LIGHT POLE
UTILITY POLE (GUY POLE)	SON
UTILITY POLE (GUY POLE)	EXISTING GAS MAIN
UTILITY POLE (GUY POLE)	LANDSCAPE
UTILITY POLE (GUY POLE)	CONCRETE
UTILITY POLE (GUY POLE)	DETROIT EDITION
UTILITY POLE (GUY POLE)	GUARD POST
UTILITY POLE (GUY POLE)	RIGHT-OF-WAY
UTILITY POLE (GUY POLE)	SET IRON
UTILITY POLE (GUY POLE)	TYPICAL
UTILITY POLE (GUY POLE)	RECORD
UTILITY POLE (GUY POLE)	RECORD
UTILITY POLE (GUY POLE)	MEASURED
UTILITY POLE (GUY POLE)	CENTERLINE
UTILITY POLE (GUY POLE)	WOODEN WELL
UTILITY POLE (GUY POLE)	GAS METER
UTILITY POLE (GUY POLE)	ELECTRIC METER
UTILITY POLE (GUY POLE)	END SECTION
UTILITY POLE (GUY POLE)	WALKWAY
UTILITY POLE (GUY POLE)	AIR CONDITIONING UNIT
UTILITY POLE (GUY POLE)	TREE TAG NUMBER
UTILITY POLE (GUY POLE)	WETLAND FLAG NUMBER
UTILITY POLE (GUY POLE)	RET. WALL

DRAWN BY  
 M. Carnaghi

DESIGNED BY  
 G. Navaroli

APPROVED BY  
 K. Navaroli

DATE  
 September 2017

SCALE: 1" = 30'  
 SHEET NO. J955 SP9



Table with columns: Parcel #, Address, Area, Use, and Status. Contains detailed zoning information for various parcels in the area.

Table with columns: Parcel #, Area, Use, and Status. Continuation of zoning information for various parcels.

SITE DATA - PER COMMITMENT NO. 784833. Includes zoning information for parcels 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213.

LEGAL DESCRIPTION - PER TITLE COMMITMENT NO. 784833 (PARCELS 1 - 8). Land situated in the County of Oakland, State of Michigan, including parcels 192 through 209.

LEGAL DESCRIPTION - PER COMMITMENT NO. 784833 (PARCELS 9 - 18). Land situated in the County of Oakland, State of Michigan, including parcels 210 through 227.

LEGAL DESCRIPTION - PER COMMITMENT NO. 784833 (PARCELS 19 - 28). Land situated in the County of Oakland, State of Michigan, including parcels 228 through 235.

SITE DATA - PER COMMITMENT NO. 782823. Includes zoning information for parcels 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGAL DESCRIPTION - PER TITLE COMMITMENT NO. 782823 (PARCELS 2-9). Land situated in the County of Oakland, State of Michigan, including parcels 236 through 244.

LEGAL DESCRIPTION - PER TITLE COMMITMENT NO. 782823 (PARCELS 10-19). Land situated in the County of Oakland, State of Michigan, including parcels 245 through 253.

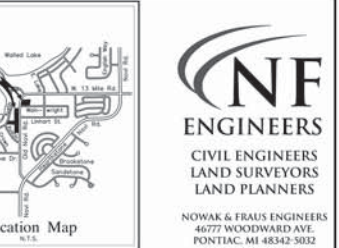
LEGAL DESCRIPTION - PER TITLE COMMITMENT NO. 782823 (PARCELS 20-28). Land situated in the County of Oakland, State of Michigan, including parcels 254 through 262.

SITE DATA - PER COMMITMENT NO. 784837. Includes zoning information for parcels 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGAL DESCRIPTION - PER TITLE COMMITMENT NO. 784837 (PARCEL - TAX ID NO. 22-11-101-002). Land situated in the County of Oakland, State of Michigan, including parcel 263.

LEGAL DESCRIPTION - PARCEL A - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 264 through 272.

LEGAL DESCRIPTION - PARCEL B - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 273 through 281.



CERTIFICATE OF SURVEY. I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Michigan, do hereby certify that the above information is a true and correct representation of the facts as shown to me by the owner of the land described herein.

LEGAL DESCRIPTION - PARCEL A - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 282 through 290.

LEGAL DESCRIPTION - PARCEL B - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 291 through 299.

LEGAL DESCRIPTION - PARCEL C - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 300 through 308.

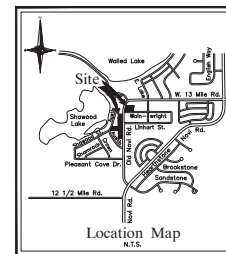
LEGAL DESCRIPTION - PARCEL D (REMAINDER PARCEL) - AS SURVEYED. Land situated in the County of Oakland, State of Michigan, including parcels 309 through 317.

UTILITY NOTES. UTILITIES LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.

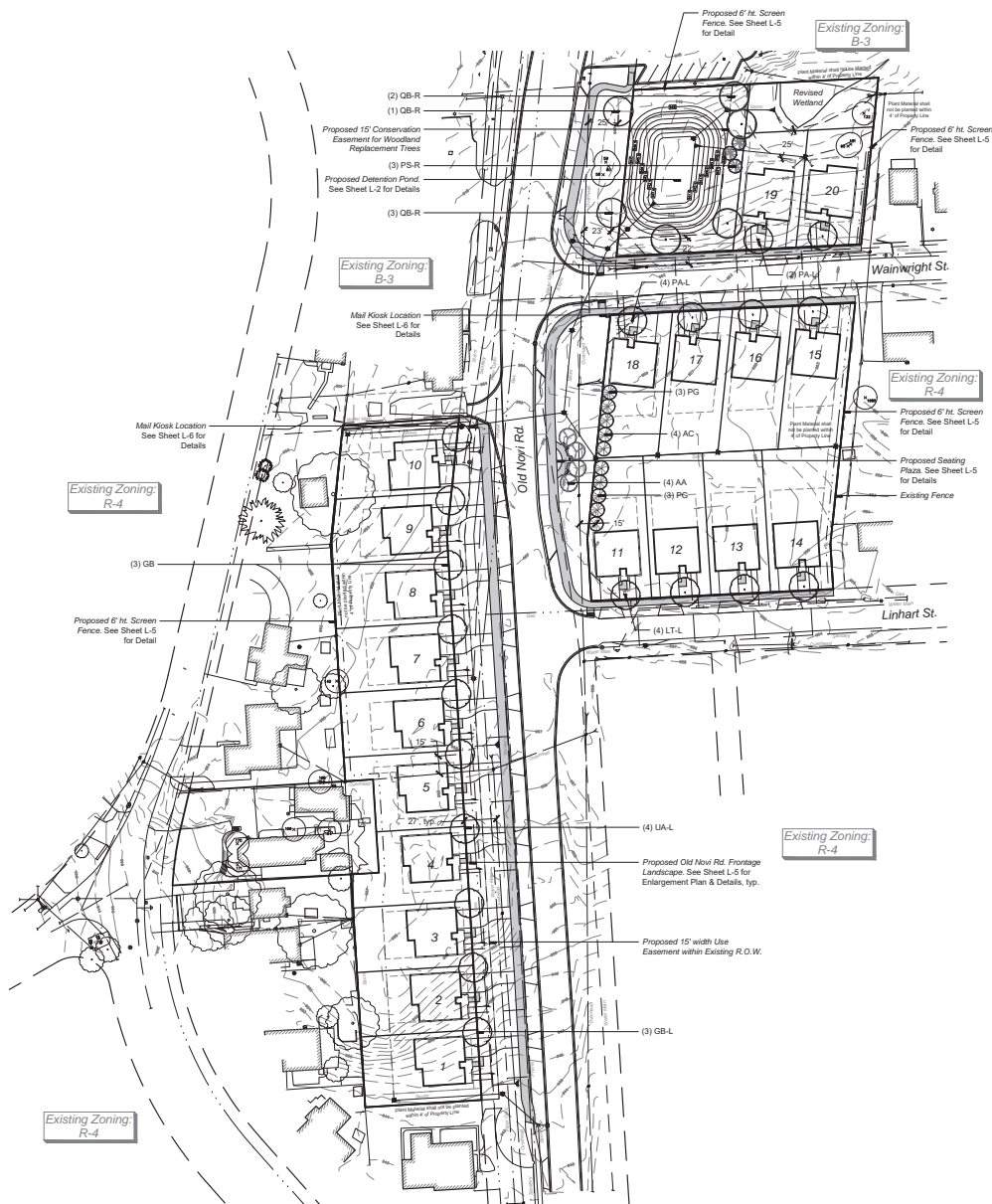
Advertisement for NF ENGINEERS, CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS. Includes contact information for NOWAK & FRAUS ENGINEERS, 4677 WOODWARD AVE, PONTIAC, MI 48342-5032. Also includes a circular logo for the State of Michigan Professional Engineers.







Part of the NE 1/4 of Section 10  
and Part of the NW 1/4 of Section 11  
T.1N., R.8E., City of Novi, Oakland  
County, Michigan



## Landscape Requirements

- Northeast Parcel**  
Single Family Street Trees:  
- Required: 1 Canopy Tree or Large Evergreen per Lot  
- Required: 2 Trees  
- Provided: 2 Trees
- Southeast Parcel**  
Single Family Street Trees:  
- Required: 1 Canopy Tree or Large Evergreen per Lot  
- Required: 8 Trees  
- Provided: 8 Trees
- West Parcel**  
Single Family Street Trees:  
- Required: 1 Canopy Tree or Large Evergreen per Lot  
- Required: 10 Trees  
- Provided: 10 Trees

\*Note: The required Single Family Street Trees are located within the front yards of the proposed lots due to conflicts with existing utilities, overhead lines, and concern for the health of the tree. It is understood that the City of Novi will not be responsible for maintaining these trees.

## Tree Legend

- Single Family Lot Canopy Tree
- Woodland Replacement Deciduous Tree
- Woodland Replacement Evergreen Tree
- Proposed Canopy Tree, in addition to required Trees
- Proposed Subcanopy Tree, in addition to required Trees
- Proposed Evergreen Tree, in addition to required Trees
- Existing Tree To Remain

## Landscape Deviations Requested

- No screening berm between the B-3 district and the residential properties to the south, on both sides of Old Novi Road. A 6' height vinyl screen fence is proposed in lieu of the required berm. See Sheet L-5 for Fence Detail and Sheet L-7 for Screening Sections.
- Street trees of single family homes, on all project parcels, are located in the proposed front yards, not the R.O.W.
- Landscape proposed within the R.O.W. is located within a proposed 15' width Use Easement along the west side of Old Novi Rd.

## General Notes

- A Site Visit was conducted on November 2, 2018, and it was determined that no *Phragmites australis* exists on site.

## Plant Schedule (This Sheet)

Trees		botanical name	common name	size	spacing	root	notes	price	total
<b>Single Family Lot Trees</b>									
GB-L	6	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	3' cal.	per plans	888	male only	\$ 400.00	\$ 2,400.00
LT-L	4	<i>Lindendron tulipifera</i>	Tulip Tree	3' cal.	per plans	888		\$ 400.00	\$ 1,600.00
PA-L	6	<i>Platanus acerifolia</i> 'Exclamation'	Exclamation Londone Planetree	3' cal.	per plans	888		\$ 400.00	\$ 2,400.00
UA-L	4	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	3' cal.	per plans	888		\$ 400.00	\$ 1,600.00
<b>Woodland Replacement Trees</b>									
PS-R	3	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	per plans	888		\$ 325.00	\$ 975.00
QB-R	6	<i>Quercus bicolor</i>	Swamp White Oak	3' cal.	per plans	888		\$ 400.00	\$ 2,400.00
<b>Trees in Addition to Requirements</b>									
AA	4	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5' cal.	per plans	888		\$ 250.00	\$ 1,000.00
AC	4	<i>Abies concolor</i>	White Fir	8' ht.	per plans	888		\$ 325.00	\$ 1,300.00
PG	6	<i>Picea glauca</i>	White Spruce	8' ht.	per plans	888		\$ 325.00	\$ 1,950.00
Sod	4831	Square Yards						\$ 6.00	\$ 28,986.00
								<b>Total:</b>	<b>\$ 45,611.00</b>

## Species Diversity Table (This Sheet)

botanical name	common name	qty.	Genus %	Species %
<i>Amelanchier arborea</i>	Downy Serviceberry	4	9%	9%
<i>Abies concolor</i>	White Fir	4	9%	9%
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	6	14%	14%
<i>Lindendron tulipifera</i>	Tulip Tree	4	9%	9%
<i>Platanus acerifolia</i> 'Exclamation'	Exclamation Londone Planetree	6	14%	14%
<i>Picea glauca</i>	White Spruce	6	14%	14%
<i>Pinus strobus</i>	Eastern White Pine	3	7%	7%
<i>Quercus bicolor</i>	Swamp White Oak	6	14%	14%
<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	4	9%	9%
<b>Totals:</b>		<b>43</b>	<b>100%</b>	<b>100%</b>



sheet title:

**Overall Landscape Plan**

project title:

**Lakeview**

City of Novi, MI

prepared by:

Robertson Brothers Homes  
6905 Telegraph Rd., Suite 200  
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17009

date:

05.25.2018

drawn by:

EMJ

checked by:

WTK

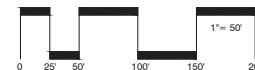
revisions:

08.07.2018 Per Municipal Review

11.13.2018 Per Municipal Review



Know what's below.  
Call before you dig.



sheet no.

**L-1**





sheet title:  
**Detention Pond Landscape Plan**

project title:  
**Lakeview**

City of Novi, MI

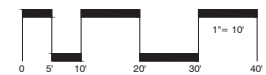
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Bloomfield Hills, MI 48301

Phone: 248.644.3460

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revisions:  
11.13.2018 Per Municipal Review



**Edge Zone - Stormwater Seed Mix**

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
<b>Permanent Grasses/Sedges/Rubus:</b>				
<i>Bolboschoenus flavistylis</i>	River Bulrush	0.25	27500	0.16
<i>Carex crinitata</i>	Crested Cut Sedge	2.00	59000	2.71
<i>Carex lurida</i>	Botchbrush Sedge	3.00	12000	0.83
<i>Carex subspicua</i>	Brown Fox Sedge	6.00	12500	17.22
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50	4375	1.36
<i>Glycine striata</i>	Fowl Manna Grass	1.25	12500	3.59
<i>Juncus effusus</i>	Common Rush	2.00	28100	12.90
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	94500	2.17
<i>Panicum virgatum</i>	Switch Grass	2.00	28356	1.30
<i>Schoenoplectus tabernaemontani</i>	Spartan Bulrush	3.00	37813	2.6
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	187500	8.61
<i>Scirpus cyperinus</i>	Wool Grass	1.00	55250	12.91
	<b>Total</b>	<b>37.00</b>		<b>66.19</b>
<b>Temporary Cover:</b>				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
	<b>Total</b>	<b>460.00</b>		<b>99.72</b>
<b>Forbs &amp; Shrubs:</b>				
<i>Ailanthus</i> spp.	Water Plantain (Varic)	4.25	70175	6.85
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50	4540	0.16
<i>Bidens</i> spp.	Bidens (Various Mix)	2.00	14175	0.65
<i>Helenium autumnale</i>	Sneezeweed	2.00	14175	6.51
<i>Iris virginica</i>	Blue Flag	4.00	1400	0.13
<i>Lycopus americanus</i>	Common Water Hore	0.25	23500	1.35
<i>Mentula incana</i>	Monkey Flower	1.00	28250	6.51
<i>Oligoneuron rodolfei</i>	Rodde's Goldenrod	0.50	94500	1.08
<i>Pentstemon sedoides</i>	Ditch Stonecrop	0.50	30603	0.41
<i>Protopnum</i> spp.	Prickweed (Various M)	4.50	4063	0.37
<i>Rubackia submontana</i>	Sweet Black-Eyed Sl.	1.00	46000	1.06
<i>Rudbeckia hirta</i>	Black-Eyed Susan	1.50	33000	1.14
<i>Spargelia anglica</i>	Common Anemone	1.00	56700	1.30
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Symphoricarpos roseo-anglicae</i>	New England Aster	1.50	78000	2.62
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00	13500	0.62
	<b>Total</b>	<b>28.00</b>		<b>30.78</b>

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.75	1,346,897	30.78	37.74%
Grasses	2.31	2,883,281	66.19	69.26%
Total Natives	4.06	4,230,178	96.97	100.00%
Cover	28.75	4,343,800	99.72	
<b>Totals</b>	<b>32.81</b>	<b>8,573,978</b>	<b>196.69</b>	

**Detention Pond Landscape Requirements**

- Required: Clustered large, native shrubs to cover 70%-75% of basin rim at the high water elevation
- Length of Rim: 214.90 LF - 230.25 LF
- Required: 214.90 LF - 230.25 LF
- Provided: 216 LF
- Required: At least 3 different native shrub species with minimum mature height of 5' or greater
- Provided: 3 native shrub species that meet the parameters
- Required: Sides and bottom of basin to be planted with mix of native grasses, sedges, and wildflowers
- Provided: 2 native seed mixes. See Seed Mix Details this Sheet

**Detention Pond Seeding Summary**

Edge Zone - Elev. 941.00'-946.00' (Varies per Landscape Bed)

Seeding Area:	4,775 s.f.
Application Rate:	34.75 lbs./Ac.
Required Quantity:	3.81 lbs. of Stormwater Seed Mix

Notes:  
- Install 3"-6" of Topsoil or Wetland Mulch prior to seeding  
- Use Seed Mat

Upland Zone - 946.00'-948.00' (Varies per Landscape Bed)

Seeding Area:	802 s.f.
Application Rate:	38.67 lbs./Ac.
Required Quantity:	0.72 lbs. of Low-Profile Prairie Seed Mix

Notes:  
- Install 3"-6" of Topsoil or Wetland Mulch prior to seeding  
- Use Seed Mat

Seed Mixes available from Cardno JFNew  
- www.camornativelandnursery.com  
- (574) 586-2412  
All Seed shall be protected with mulch blanket

**Upland Zone - Low-profile Prairie Seed Mix**

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
<b>Permanent Grasses:</b>				
<i>Bouteloua curtipendula</i>	Side Oats Grama	16.00	9375	3.44
<i>Carex spp.</i>	Prairie Carex Mix	4.00	33422	3.07
<i>Elymus canadensis</i>	Canada Wild Rye	32.00	4208	3.13
<i>Koeleria gracillima</i>	June Grass	1.00	15000	3.44
<i>Panicum virgatum</i>	Switch Grass	1.00	28356	0.65
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00	8900	7.37
	<b>Total</b>	<b>96.00</b>		<b>21.01</b>
<b>Temporary Cover:</b>				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
	<b>Total</b>	<b>460.00</b>		<b>99.72</b>

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.30	2,042,698	46.89	69.06%
Grasses	5.63	915,100	21.01	30.94%
Total Natives	9.93	2,957,798	67.90	100.00%
Cover	28.75	4,343,800	99.72	
<b>Totals</b>	<b>38.67</b>	<b>7,301,598</b>	<b>167.62</b>	

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.30	2,042,698	46.89	69.06%
Grasses	5.63	915,100	21.01	30.94%
Total Natives	9.93	2,957,798	67.90	100.00%
Cover	28.75	4,343,800	99.72	
<b>Totals</b>	<b>38.67</b>	<b>7,301,598</b>	<b>167.62</b>	

**Native Seeding Maintenance**

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.

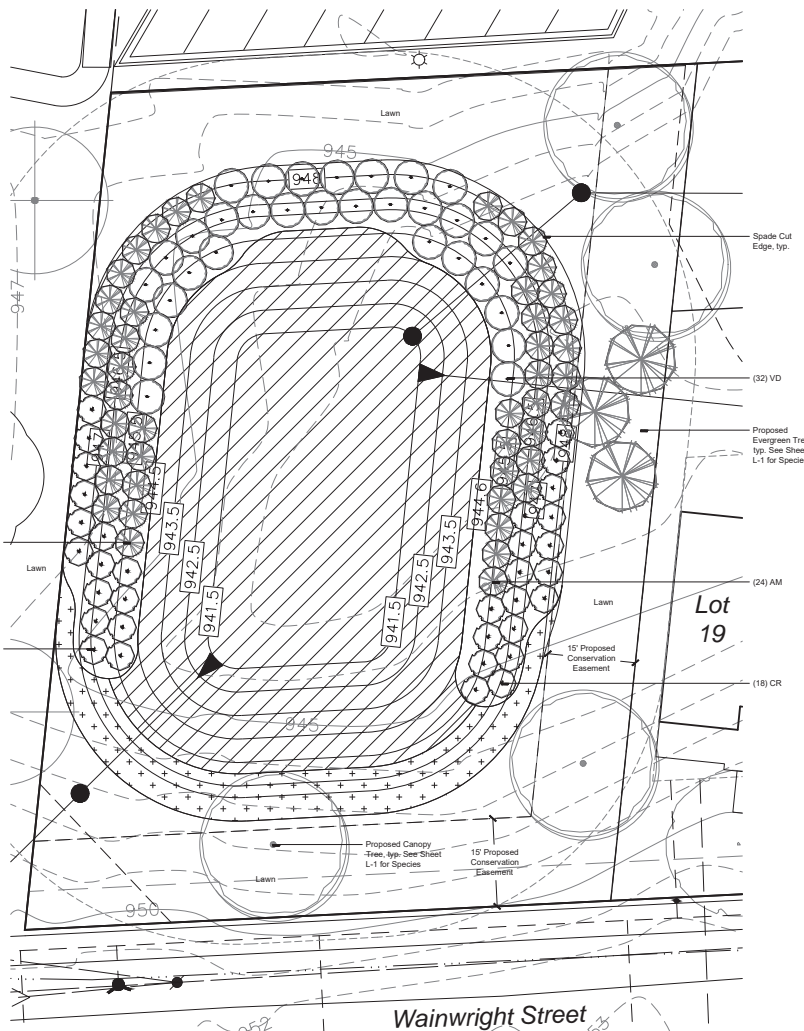
During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.

**Detention Pond Summary**

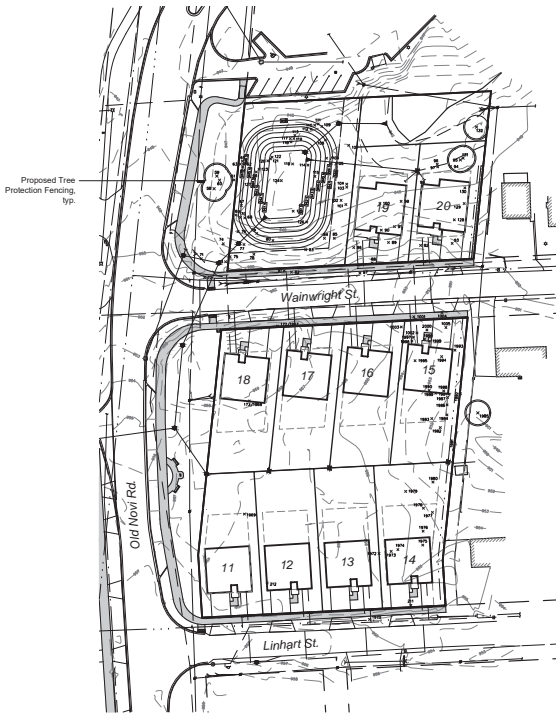
Detention Pond Elevations  
Bank Full: 947.00'  
Free Board: 948.00'



**Plant Schedule (This Sheet)**

Shrubs	sym	qty.	botanical name	common name	size	spacing	root	price	total
AM	44		<i>Aronia melanocarpa</i>	Black Chokeberry	36" ht.	5' o.c.	cont.	\$ 50.00	\$ 2,200.00
CR	33		<i>Cornus racemosa</i>	Gray Dogwood	36" ht.	5' o.c.	cont.	\$ 50.00	\$ 1,650.00
VD	32		<i>Viburnum dentatum</i>	Arrowwood/Viburnum	36" ht.	6' o.c.	cont.	\$ 50.00	\$ 1,600.00
									<b>Total: \$ 5,450.00</b>

Tree Survey (East Side of Old Novi Road)



Tree #	Botanical Name	Common Name	Save/Remove	Di.	Type	Other Di.	Condition	Comments	
58	Populus deltoides	Eastern Cottonwood	Save	9	Twin	3	Good	Being choked by vines	
59	Populus deltoides	Eastern Cottonwood	Save	13	Twin	11	Good	Being choked by vines	
60	Populus deltoides	Eastern Cottonwood	Save	9			Good	Being choked by vines	
61	Populus deltoides	Eastern Cottonwood	Remove	4	Twin	11	Fair	Weak trunk union, included bark, some decay bag.	
62	Ulmus pumila	Siberian Elm	Remove	11			Fair	Elm leaf beetle	
63	Populus deltoides	Eastern Cottonwood	Remove	14	Twin	6	Good		
64	Acer saccharinum	Silver Maple	Remove	8	Twin	5	Good		
65	Ulmus pumila	Siberian Elm	Remove	15			Fair	Elm leaf beetle	
66	Ulmus pumila	Siberian Elm	Remove	16			Fair	Elm leaf beetle	
67	Populus deltoides	Eastern Cottonwood	Remove	28			Good		
68	Populus deltoides	Eastern Cottonwood	Remove	10			Poor	In-rolled trunk seam, wood exposed, decay	
69	Ulmus americana	American Elm	Remove	11			Good		
70	Populus deltoides	Eastern Cottonwood	Remove	10			Good		
71	Malus spp.	Crabapple spp.	Remove	8			Good		
72	Ulmus pumila	Siberian Elm	Remove	10			Fair	Elm leaf beetle	
73	Acer negundo	Boxelder	Remove	8	Twin	6	Poor	Excessive trunk lean, poor structure	
74	Acer saccharinum	Silver Maple	Remove	9			Dead	Less than 15% canopy	
75	Acer platanoides	Norway Maple	Remove	9			Good		
76	Juglans nigra	Black Walnut	Remove	14			Good		
77	Acer platanoides	Norway Maple	Remove	8			Good		
78	Acer platanoides	Norway Maple	Remove	8			Good		
79	Ulmus pumila	Siberian Elm	Remove	12			Fair	Elm leaf beetle	
80	Acer negundo	Boxelder	Remove	12	Twin	10	Poor	Trunk hollow detected	
81	Acer negundo	Boxelder	Remove	9			Fair	Some basal trunk decay	
82	Ulmus pumila	Siberian Elm	Remove	13			Fair		
83	Ulmus pumila	Siberian Elm	Remove	14			Poor		
84	Acer saccharinum	Sugar Maple	Remove	13			Good	Elm leaf beetle, poor structure	
85	Acer saccharinum	Sugar Maple	Remove	14			Good		
86	Acer negundo	Boxelder	Remove	9	Multiple		Poor	Poor structure, stump sprouts	
87	Juglans nigra	Black Walnut	Remove	10			Good		
88	Juglans nigra	Black Walnut	Remove	18			Good		
89	Acer negundo	Boxelder	Remove	12			Fair	Poor structure	
90	Acer negundo	Boxelder	Remove	10			Poor	Large in-rolled trunk seam with extensive decay	
91	Juglans nigra	Black Walnut	Remove	12			Good		
92	Juglans nigra	Black Walnut	Remove	20			Good		
93	Juglans nigra	Black Walnut	Remove	28			Good		
94	Acer saccharinum	Silver Maple	Remove	32	Twin	12	Good		
95	Acer saccharinum	Silver Maple	Save	26			Good		
96	Acer negundo	Boxelder	Remove	10			Poor	Excessive trunk lean	
97	Acer negundo	Boxelder	Remove	13			Poor	Excessive trunk lean	
98	Juglans nigra	Black Walnut	Remove	15			Good		
99	Populus deltoides	Eastern Cottonwood	Remove	14			Poor	Extensive trunk decay	
100	Acer negundo	Boxelder	Remove	20			Good		
101	Acer negundo	Boxelder	Remove	8			Good		
102	Acer negundo	Boxelder	Remove	18			Poor	Excessive trunk lean, large bow in trunk	
103	Juglans nigra	Black Walnut	Remove	8			Good		
104	Acer saccharinum	Silver Maple	Remove	8			Good		
105	Acer saccharinum	Silver Maple	Remove	9			Good		
106	Acer saccharinum	Silver Maple	Remove	14			Good		
107	Acer saccharinum	Silver Maple	Remove	9			Good		
108	Acer saccharinum	Silver Maple	Remove	14			Good		
109	Acer negundo	Boxelder	Remove	12	Twin	9	Good		
110	Acer negundo	Boxelder	Remove	12			Fair	Poor structure, numerous bows in trunk	
111	Acer negundo	Boxelder	Remove	10			Good		
112	Acer negundo	Boxelder	Remove	13			Fair		
113	Acer negundo	Boxelder	Remove	13			Poor	Extensive trunk decay	
114	Acer saccharinum	Silver Maple	Remove	24			Good		
115	Acer saccharinum	Silver Maple	Remove	9			Good		
116	Acer negundo	Boxelder	Remove	12	Multiple	6, 4	Poor	Extensive trunk decay	
117	Acer negundo	Boxelder	Remove	9			Poor	Poor structure, large bow in trunk	
118	Acer negundo	Boxelder	Remove	10	Multiple	13, 5	Poor	Excessive trunk lean	
119	Ulmus pumila	Siberian Elm	Remove	12	Twin	9	Fair	Elm leaf beetles	
120	Ulmus pumila	Siberian Elm	Remove	18			Fair	Elm leaf beetles	
121	Ulmus pumila	Siberian Elm	Remove	13	Twin	12	Fair	Elm leaf beetles	
122	Acer saccharinum	Silver Maple	Remove	9			Good		
123	Acer saccharinum	Silver Maple	Remove	8			Good		
124	Acer saccharinum	Silver Maple	Remove	14	Multiple		Poor	Trunk hollow detected	
125	Juglans nigra	Black Walnut	Remove	9			Good		
126	Fraxinus pennsylvanica	Green Ash	Remove	8			Poor	Emerald Ash Borer (EAB)	
127	Acer negundo	Boxelder	Remove	8			Poor	Excessive trunk lean	
128	Acer negundo	Boxelder	Remove	11			Poor	Trunk hollow detected	
129	Acer negundo	Boxelder	Remove	12			Poor	Large in-rolled trunk seam with extensive decay	
130	Acer negundo	Boxelder	Remove	18	Twin	18	Poor	Large in-rolled trunk seam with extensive decay	
131	Acer saccharinum	Silver Maple	Save	36			Good		
132	Acer saccharinum	Silver Maple	Save	13			Good		
1867	172	Acer negundo	Boxelder	Remove	26	twin	22	poor	rot
1868	173	Acer negundo	Boxelder	Remove	34			poor	rot
1896	174	Acer negundo	Boxelder	Remove	8			poor	suppression
1003	175	Acer negundo	Boxelder	Remove	10			poor	lean, suppression
1897	176	Ulmus pumila	Siberian Elm	Remove	16			poor	rot
1002	177	Populus deltoides	Eastern Cottonwood	Remove	16	Twin	11	poor	rot
2000	178	Populus deltoides	Eastern Cottonwood	Remove	9			poor	rot
1898	180	Populus deltoides	Eastern Cottonwood	Remove	12			fair	competition
1899	181	Ulmus pumila	Siberian Elm	Remove	12			poor	lean, competition
1005	182	Acer negundo	Boxelder	Remove	11			poor	lean, rot
1893	183	Acer negundo	Boxelder	Remove	8			poor	dieback, suppression
1001	184	Acer negundo	Boxelder	Remove	8			poor	lean
1892	184	Acer negundo	Boxelder	Remove	10			poor	dieback
1004	185	Fraxinus pennsylvanica	Green Ash	Remove	8			poor	insect
1894	185	Acer negundo	Boxelder	Remove	12			poor	rot
1895	185	Picea glauca	White Spruce	Save	11			good	
1886	186	Acer negundo	Boxelder	Remove	10			poor	competition, suppression
1888	187	Acer negundo	Boxelder	Remove	9			fair	lean, competition
1887	188	Acer negundo	Boxelder	Remove	12			poor	lean, competition
1891	189	Acer negundo	Boxelder	Remove	9			poor	dieback
1890	189	too small	Boxelder	Remove	14	twin	11	poor	broken top
1899	191	Acer negundo	Boxelder	Remove	14	twin	13	poor	dead top
1895	193	Acer negundo	Boxelder	Remove	36			poor	rot
1864	194	Acer negundo	Boxelder	Remove	13			poor	lean, suppression
1883	195	Acer negundo	Boxelder	Remove	9			poor	lean, suppression
186	196	too small	Boxelder	Remove	16			poor	vines, lean
1882	197	Acer negundo	Boxelder	Remove	10			Fair	vines, lean
1880	199	Picea abies	Norway Spruce	Remove	6			Fair	vines
1879	200	Acer negundo	Boxelder	Remove	9	Twin	4	poor	vines, lean
1878	202	White Spruce	White Spruce	Remove	14			poor	vines, lack of crown
1877	203	Acer negundo	Boxelder	Remove	9			poor	lean, vines
1876	204	Pinus sylvestris	Scotch Pine	Remove	19			poor	vines, lack of crown
1875	205	Picea abies	Norway Spruce	Remove	23			fair	vines, lack of crown
1874	206	Picea abies	Norway Spruce	Remove	14			fair	lack of crown
1873	207	Picea abies	Norway Spruce	Remove	24			fair	thin crown
1872	208	Acer negundo	Boxelder	Remove	16			fair	lean
209	209	dead							
1870	210	Populus deltoides	Eastern Cottonwood	Remove	16			good	
1871	211	Ulmus pumila	Siberian Elm	Remove	20	Multiple	18, 16, 12	poor	rot
1869	213	Picea pungens	Colorado Blue Spruce	Remove	19			fair	thin crown

Tree Calculations

- Total Trees: 114
- Trees being Saved: 7
- Trees being Removed: 107

Required Replacements:

- Based on their size, the following trees require replacements
- Tree 1955/193: 36" Box Elder
- Required: 4 Tree Credits
- Provided: 4.5 Tree Credits
- 3 Evergreen Trees (8' ht.) at 1.5 Credit each
- \*See Sheet L-1 for Replacement Locations and Species

Tree Preservation Plan - East

project title:

Lakeview

City of Novi, MI

prepared for:

Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number: date:

17009 05.25.2018

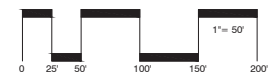
drawn by: checked by:

EMJ WTK

revisions:

08.07.2018 Per Municipal Review

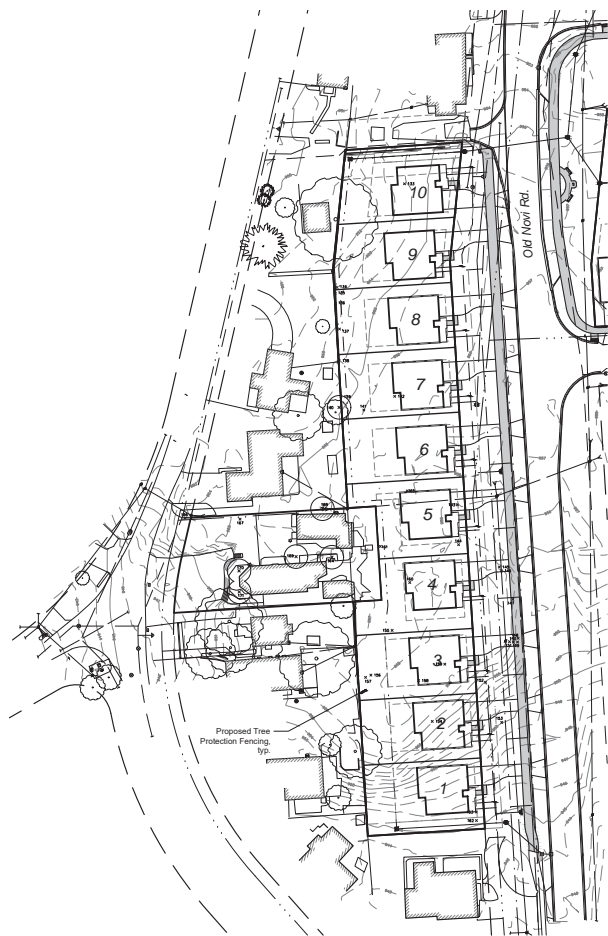
11.13.2018 Per Municipal Review



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**LEGEND**



**Tree Survey (West Side of Old Novi Road)**

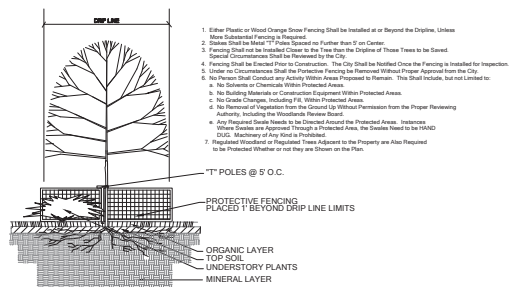
Tree #	Botanical Name	Common Name	Save/Remove	Dia.	Type	Other Dia.	Condition	Comments
133	Acer negundo	Boxelder	Remove	20	Twin	15	Good	
134	Acer negundo	Boxelder	Remove	12			Poor	Excessive trunk lean, growing into fence
135	Ulmus pumila	Siberian Elm	Remove	8			Poor	Growing into fence
136	Acer negundo	Boxelder	Remove	8			Poor	Growing into fence
137	Ulmus pumila	Siberian Elm	Remove	12			Poor	Growing into fence
138	Ulmus americana	American Elm	Remove	13			Poor	Growing into fence
139	Monus alba	White Mulberry	Remove	12			Poor	Growing into fence
140	Ulmus pumila	Siberian Elm	Save	9			Poor	Growing into fence
141	Juglans nigra	Black Walnut	Remove	13			Good	
142	Juglans nigra	Black Walnut	Remove	10			Good	
143	Ulmus pumila	Siberian Elm	Remove	12	Twin	10	Fair	Some slimbe flux, elm leaf beetles
144	Prunus serotina	Black Cherry	Remove	14			Good	
145	Ulmus pumila	Siberian Elm	Remove	16	Multiple	13, 22	Fair	
146	Ulmus pumila	Siberian Elm	Remove	14	Twin	10	Fair	
147	Ulmus pumila	Siberian Elm	Remove	16	Multiple	14, 6	Poor	Excessive trunk lean, poor structure
148	Ulmus pumila	Siberian Elm	Remove	11	Twin	7	Fair	
149	Ulmus pumila	Siberian Elm	Remove	10			Fair	Poor structure
150	Ulmus pumila	Siberian Elm	Remove	14	Twin	9	Fair	
151	Ulmus pumila	Siberian Elm	Remove	18			Fair	
152	Acer negundo	Boxelder	Remove	15	Multiple	13, 9	Poor	20% dead
153	Ulmus pumila	Siberian Elm	Remove	22			Fair	
154	Malus spp.	Crabapple spp.	Remove	11			Fair	
155	Acer saccharinum	Silver Maple	Remove	32			Good	
156	Acer saccharinum	Silver Maple	Remove	28	Twin	18	Good	
157	Acer saccharinum	Silver Maple	Remove	44			Good	
158	Pinus strobus	Eastern White Pine	Remove	28			Good	
159	Monus alba	White Mulberry	Remove	12			Good	
160	Gleditsia triacanthos	Honeylocust	Remove	16	Twin	9	Good	
161	Acer negundo	Boxelder	Remove	36			Poor	
162	Picea glauca	White Spruce	Remove	13			Fair	Unidentified needle disease
163	Picea glauca	White Spruce	Remove	15			Fair	Unidentified needle disease
164	Monus alba	White Mulberry	Save	11	Multiple	10, 8, 6, 4	Fair	
165	Ulmus americana	American Elm	Remove	12	Multiple		Fair	
166	Ulmus americana	American Elm	Remove	18	Multiple	16, 15	Good	
167	Ulmus americana	Norway Maple	Remove	10			Good	
168	Acer negundo	Boxelder	Save	14			Poor	Basal trunk decay, 50% of tree is missing
169	Picea glauca	White Spruce	Save	18			Good	
170	Acer saccharum	Sugar Maple	Save	28			Good	
171	Picea pungens	Colorado Blue Spruce	Save	17			Good	

**Tree Calculations**

- Total Trees: 39
- Trees being Saved: 5
- Trees being Removed: 33

**Required Replacements:**

- Based on their size, the following trees require replacements
- Tree 161: 36" Box Elder
- Required: 4 Tree Credits
- Provided: 4 Tree Credits
- 4 Deciduous Trees (2.5" cal.) at 1 Credit each
- \*See Sheet L-1 for Replacement Locations and Species

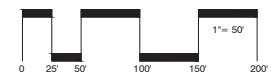


**Tree Protection Detail**

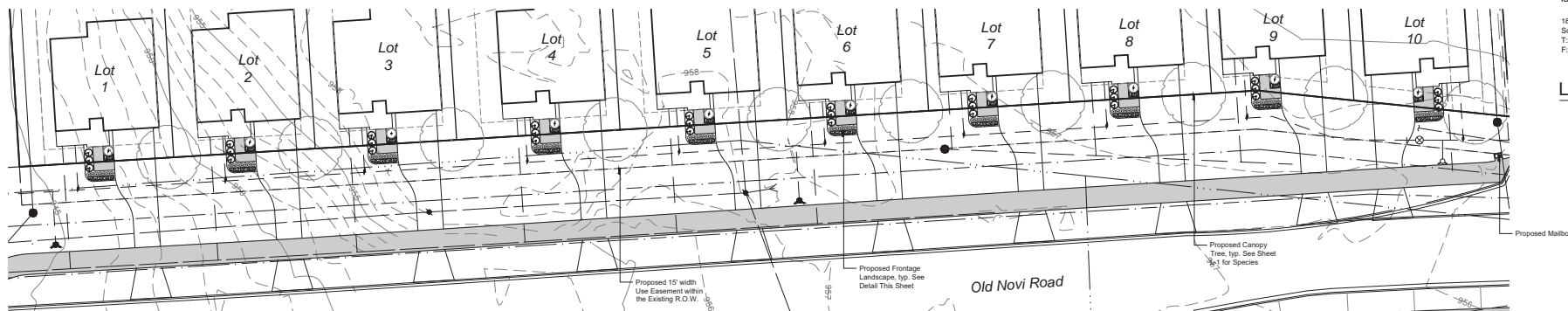
Scale: NTS



revisions:	
08.07.2018	Per Municipal Review
11.13.2018	Per Municipal Review
<b>Call before you dig.</b>	



**LEGEND**

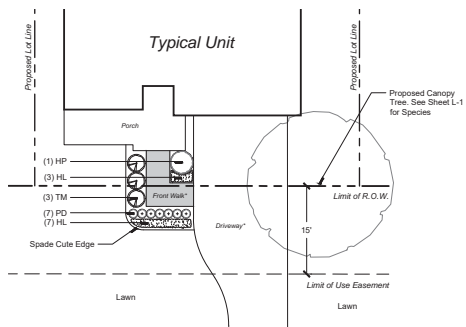


Scale: 1" = 20'

**Old Novi Road Frontage Landscape Enlargement Plan**

**Old Novi Rd. Frontage Plant Schedule**

Shrubs									
sym	qty	botanical name	common name	size	spacing	root	price	total	
HP	10	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea	#3	per plans	cont.	\$ 50.00	\$ 500.00	
TM	30	<i>Toxus x media</i> 'Densiformis'	Dense Yew	24"-30"	36" o.c.	B&B	\$ 50.00	\$ 1,500.00	
Ornamental Grasses, Perennials & Bulbs									
sym	qty	botanical name	common name	size	spacing	root	price	total	
HL	100	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.	\$ 15.00	\$ 1,500.00	
PD	70	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1	18" o.c.	cont.	\$ 15.00	\$ 1,050.00	
Mulch	13.5	4" Depth Shredded Hardwood Bark Mulch					\$ 35.00	\$ 472.50	
<b>Total</b>								<b>\$3,472.50</b>	



**Typical Old Novi Rd. Frontage Detail**

Scale: 1" = 10'



\*Note: Driveway and Home Access Walk may be inverted. See Enlargement Plan this Sheet for individual lot situations.

Landscape located in the R.O.W. shall be maintained by HOA

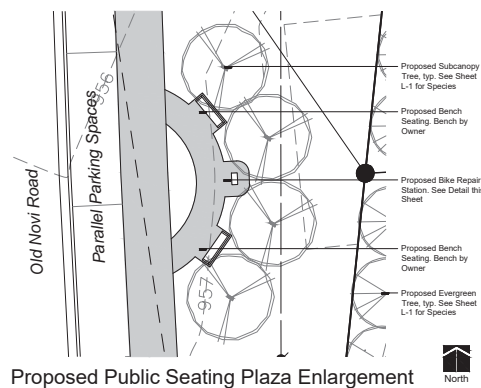


**6' ht. Screen Fence Detail**

NTS

Available From: Anchor Fence & Supply Co.  
20343 Plymouth Rd.  
Redford, MI 48239  
www.anchorfenceonline.com

Model: Chesterfield CertaGrain Arbor Blend  
\*Note: This specific product is conceptual and a final screen fence product & detail shall be determined for Final Site Plan approval



**Proposed Public Seating Plaza Enlargement**



Scale: 1" = 10'

- Proposed Subcanopy Tree, typ. See Sheet L-1 for Species
- Proposed Bench Seating, Bench by Owner
- Proposed Bike Repair Station. See Detail This Sheet
- Proposed Bench Seating, Bench by Owner
- Proposed Evergreen Tree, typ. See Sheet L-1 for Species



**Bike Repair Station Detail**

NTS

Manufacturer: Duo-Gar Industries, Inc.  
4042 Koppernick Rd.  
Canton, MI 48187  
734.207.9700

Model Number: BBR501B  
Color: Various Powdercoat Options Available  
Quantity: 1

sheet title:  
**Old Novi Rd. Enlargement / Details**

project title:  
**Lakeview**

City of Novi, MI  
prepared for:  
Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301

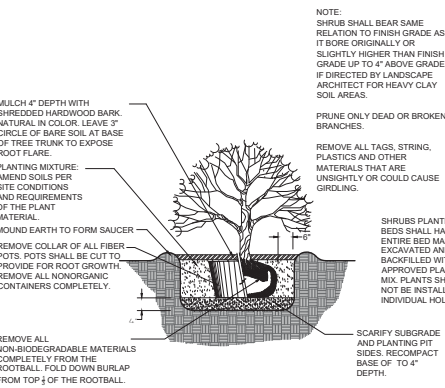
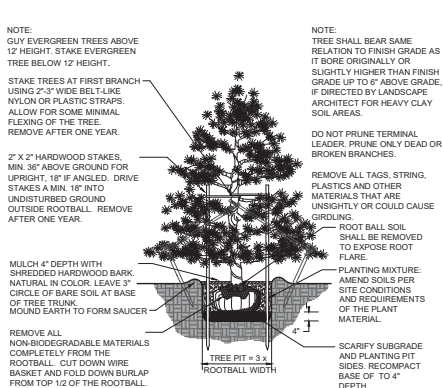
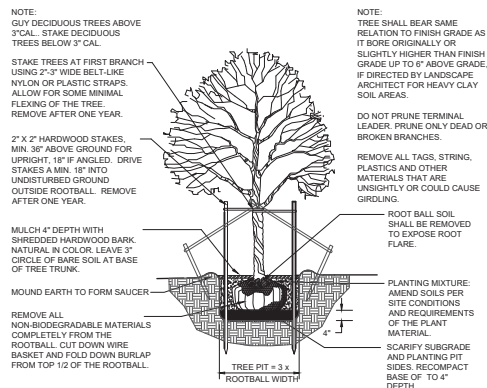
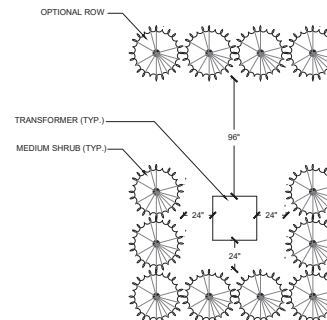
Phone: 248.644.3460  
job number: 17009  
date: 05.25.2018

drawn by: EMJ  
checked by: WTK

revisions:  
08.07.2018 Per Municipal Review  
11.13.2018 Per Municipal Review



**LEGEND**



**DECIDUOUS TREE PLANTING DETAIL**

Not to scale

**EVERGREEN TREE PLANTING DETAIL**

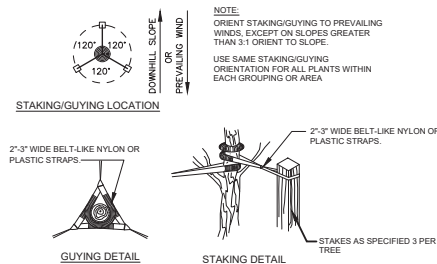
Not to scale

**SHRUB PLANTING DETAIL**

NOT TO SCALE

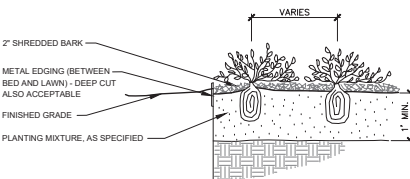
**TRANSFORMER SCREENING DETAIL**

Not to scale



**TREE STAKING DETAIL**

Not to scale



**PERENNIAL PLANTING DETAIL**

Not to scale

**Landscape Notes**

- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 compost.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 4". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plans and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or soil (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preem" or equal, shall be applied uniformly to all planting beds prior to mulching.
- All lawn areas to be irrigated.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded
- All Trees shall be located a minimum of 10' away from utility structures, 15' from overhead lines, and 5' away from underground utility lines.
- Plant materials shall not be planted within 4' of any property line
- All snow plowed from driveways will remain on the associated lots
- All utility boxes shall be screened according to Ordinance requirements

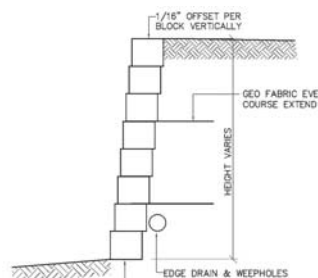
**CITY OF NOVI NOTES**

- All proposed plants shall be Upper Midwest / Great Lakes grown.
- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Any failing plant material shall be replaced within 3 months from the time the failure was noticed.
- There shall be a minimum one cultivation in June, July and August for the 2-year warranty period.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 9' away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their installation.

**NOTES**

THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SUMMER/FALL OF 2019.  
THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.  
PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.



**SECTION THROUGH RETAINING WALL**  
N.T.S.



**Decorative Mailbox - 12 Gang CBU**

Manufacturer: Salisbury Industries  
1010 E. 62nd St.  
Los Angeles, CA 90001  
www.mailboxes.com  
Model: Regency Decorative CBU  
#3312  
Black  
Quantity: 2 Total



**Landscape Details and Notes**

sheet title:

**Lakeview**

City of Novi, MI

prepared for:

Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17009

date:

05.25.2018

drawn by:

EMJ

checked by:

WTK

revisions:

08/07/2018 Per Municipal Review

11.13.2018 Per Municipal Review



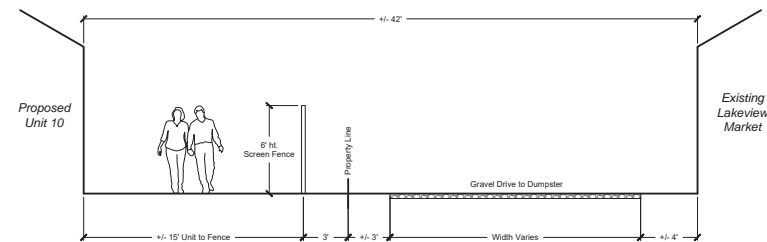
Know what's below.  
Call before you dig.

sheet no.



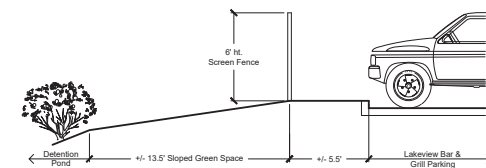
Section Key Plan

Scale: 1" = 100'



Commercial Buffer Section A-A'

Scale: 2" = 1"



Commercial Buffer Section B-B'

Scale: 2" = 1"



sheet title:

Alternate Screening Sections

project title:

Lakeview

City of Novi, MI

prepared for:

Robertson Brothers Homes  
 6905 Telegraph Rd. - Suite 200  
 Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17009

date:

11.13.2018

drawn by:

EMJ

checked by:

WTK

revisions:




Know what's below.  
 Call before you dig.

sheet no.

L-7



# *The Concord*

## Elevations

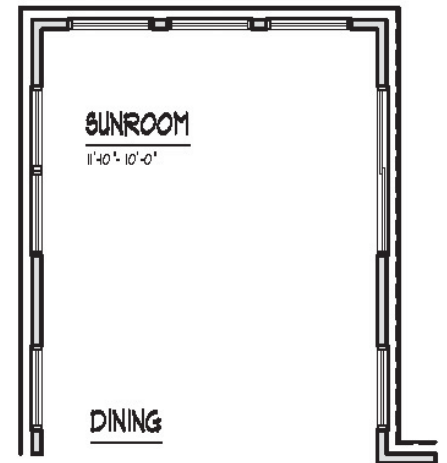
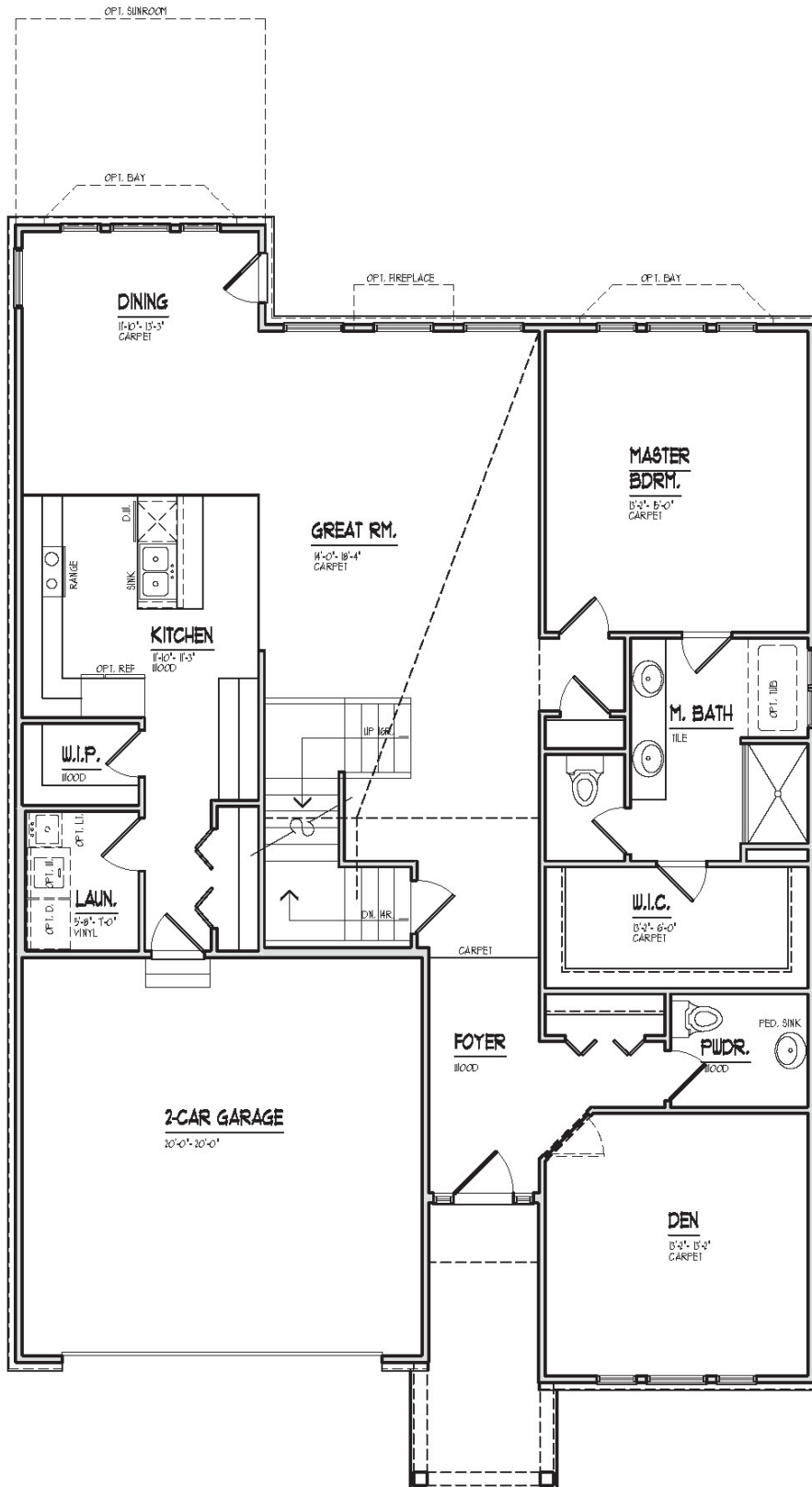


All information herein was accurate at the time of publication.  
We reserve the right to make changes in price, specification, or materials, or to change or  
discontinue models without notice or obligation



# The Concord

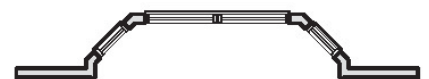
2,297 sqft.



OPT. SUNROOM



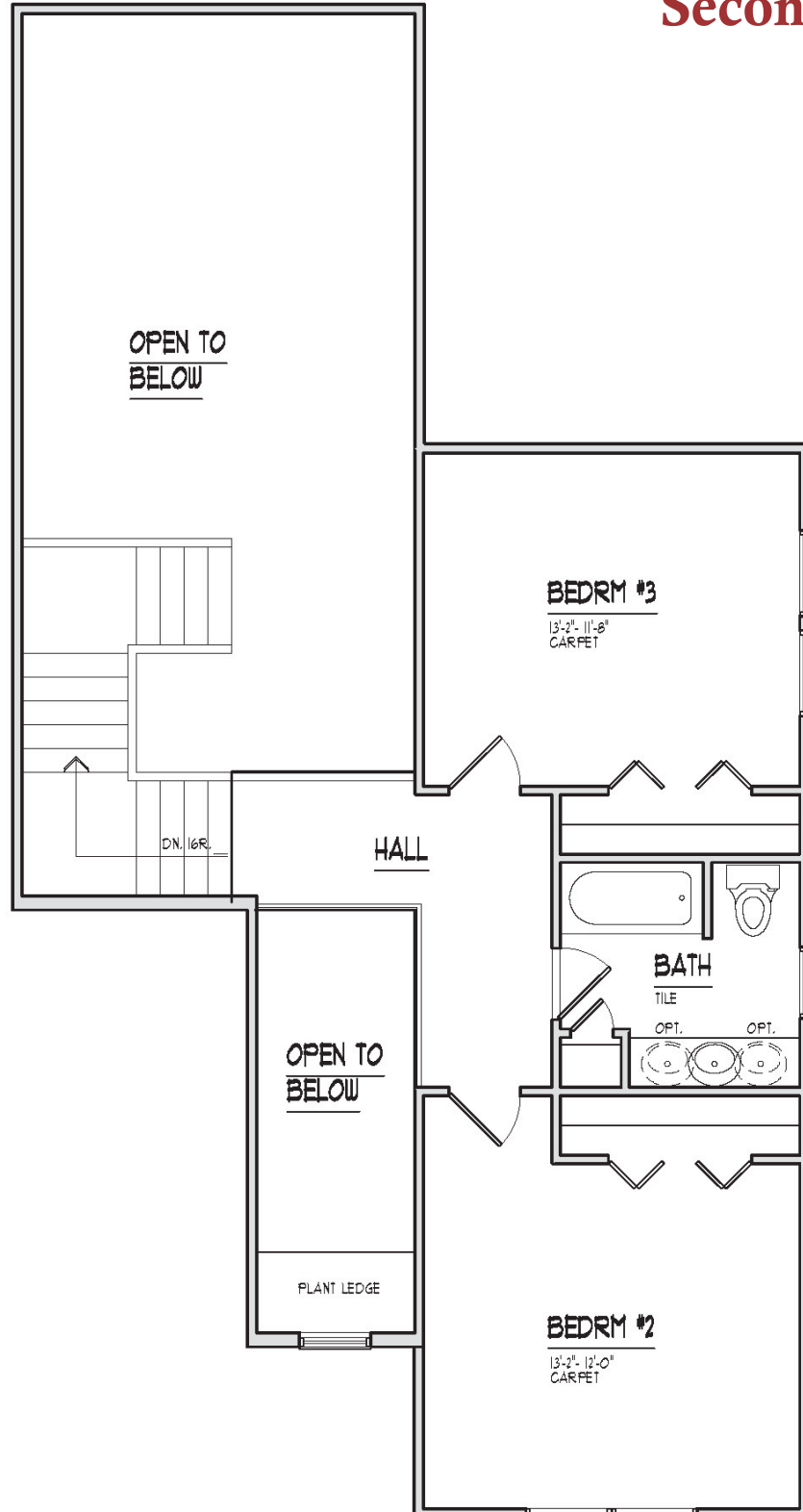
OPT. FIREPLACE



OPT. BAY

# *The Concord*

## **Second Floor**



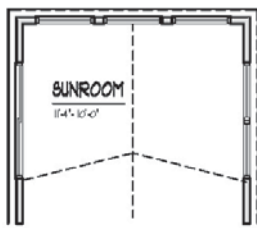
# *The Richmond* Elevations



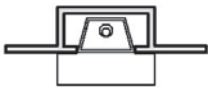
All information herein was accurate at the time of publication.  
We reserve the right to make changes in price, specification, or materials, or to change or  
discontinue models without notice or obligation

# The Richmond

1,716 sqft.



OPT. SUNROOM



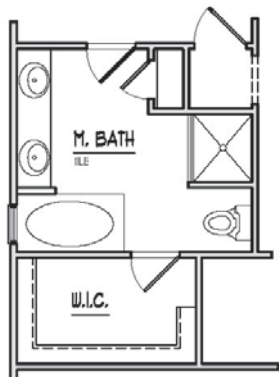
OPT. FIREPLACE



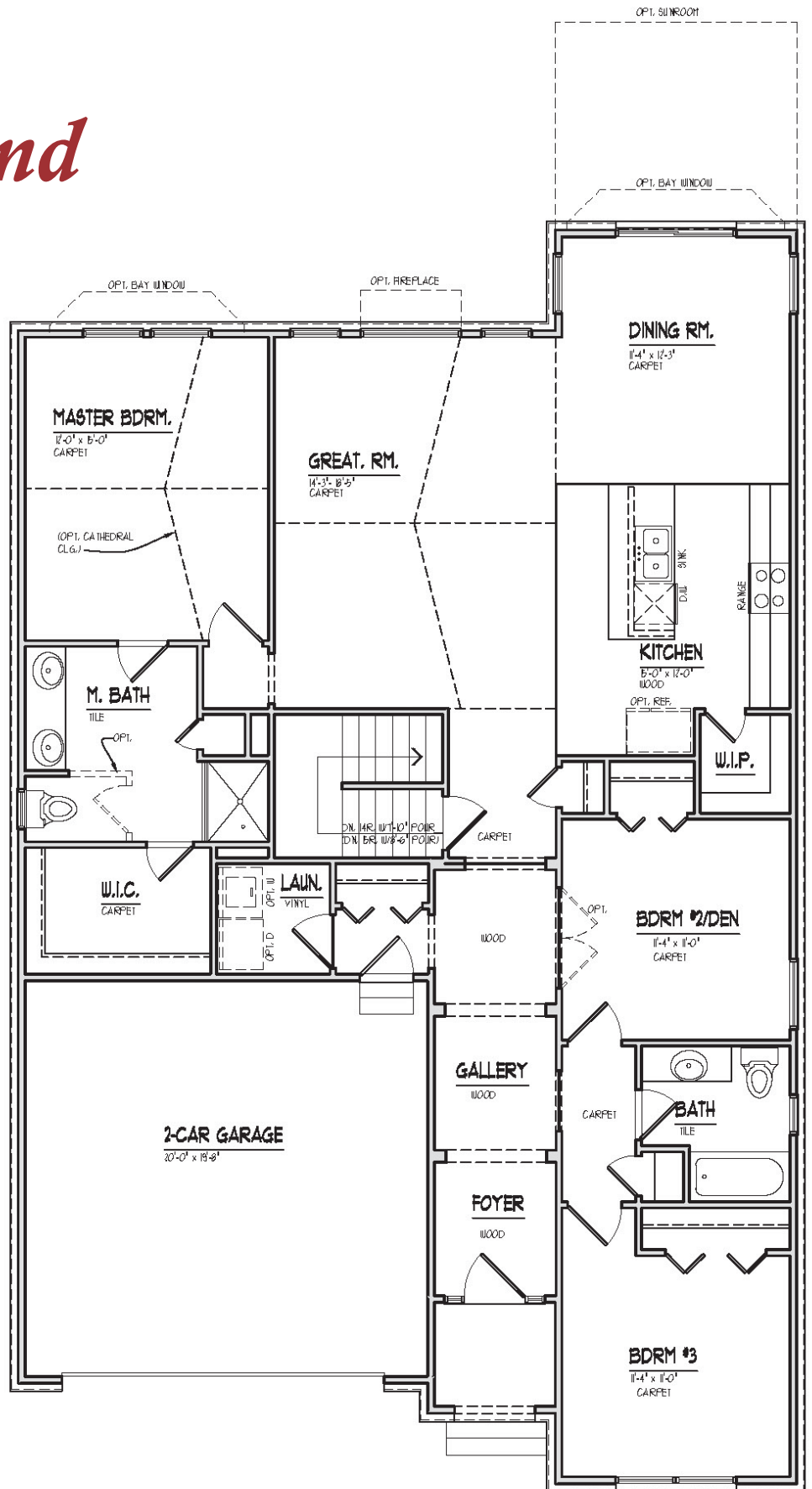
OPT. MASTER BDRM. BAY



OPT. DINING RM. BAY



MASTER BATH OPTION #1







# *The Charleston*

## Elevations



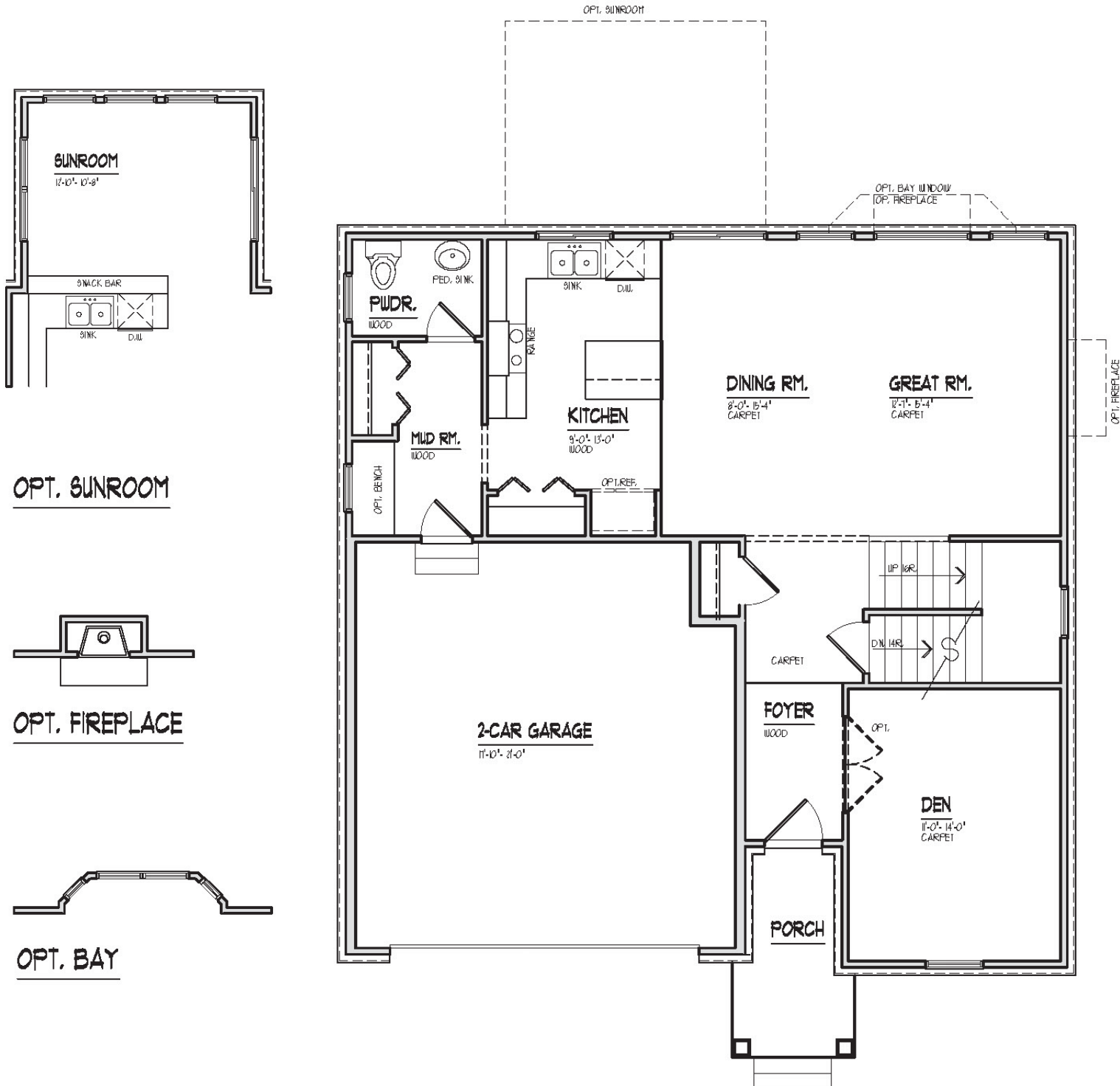
All information herein was accurate at the time of publication.  
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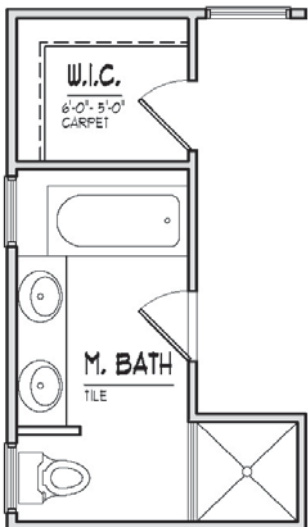
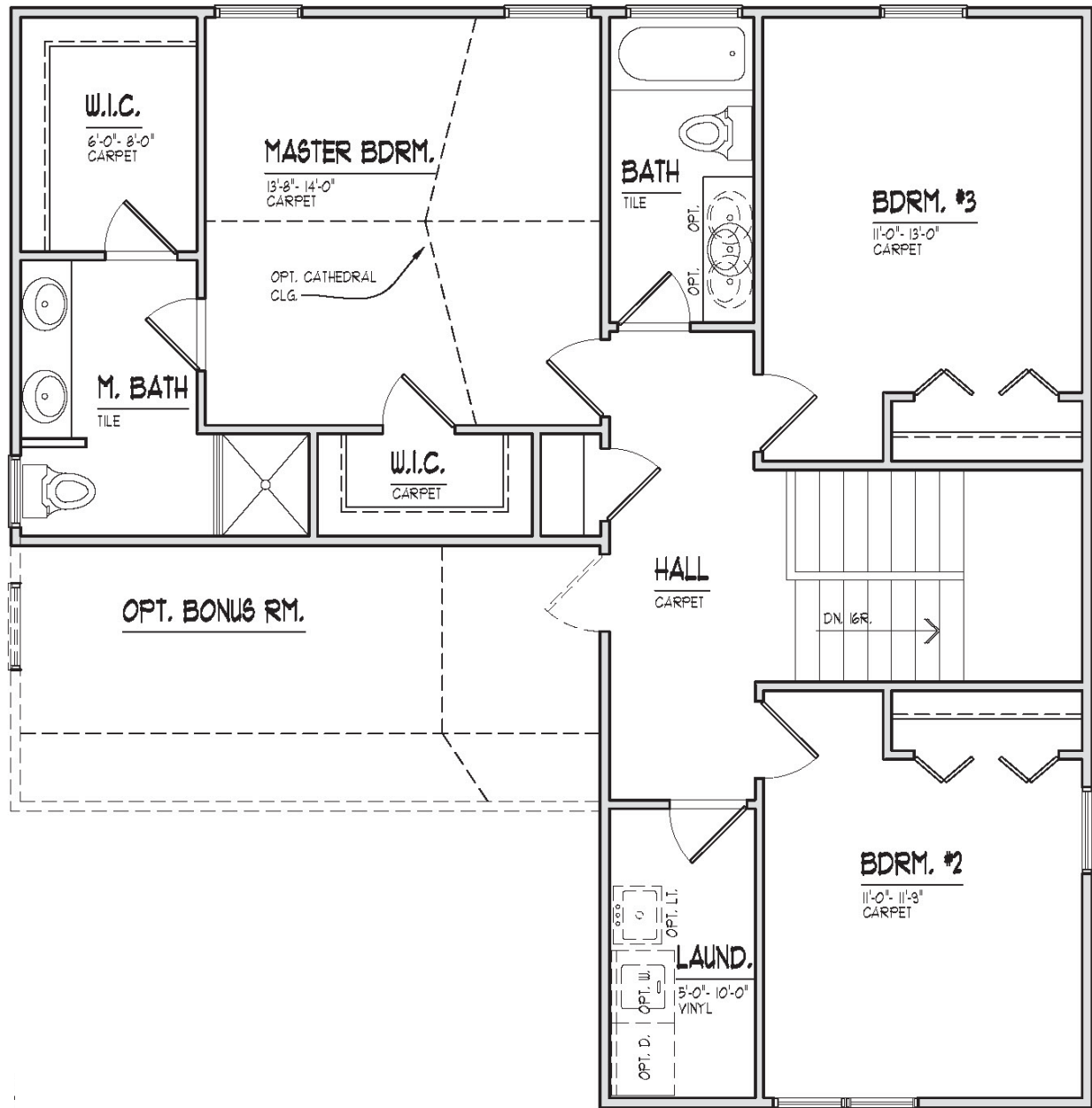
## The Charleston

1,881 sqft.



# The Charleston

## Second Floor



M. BATH OPTION



# *The Yorktown*

## Elevations



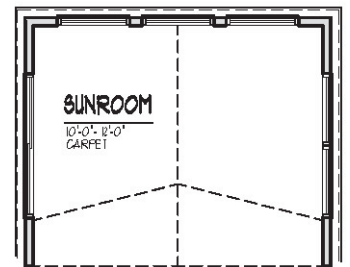
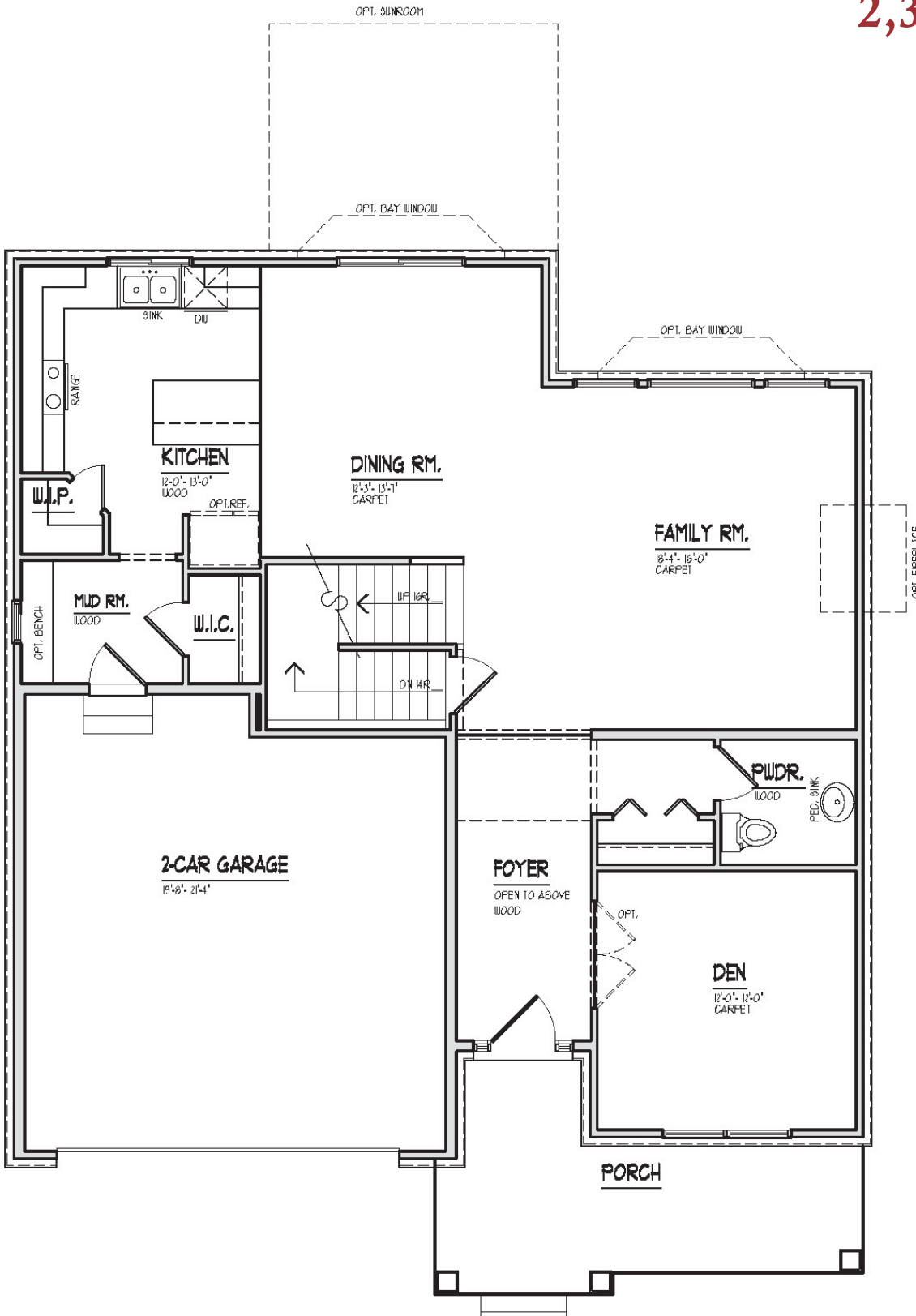
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discontinue models without notice or obligation



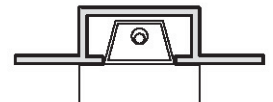


# The Yorktown

2,377 sqft.



OPT. SUNROOM



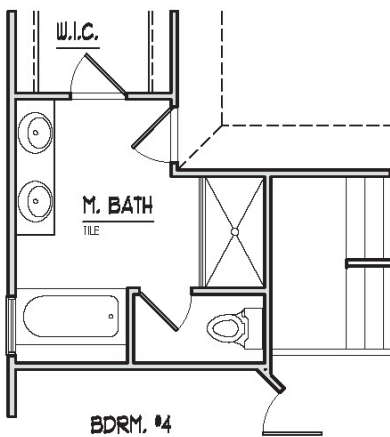
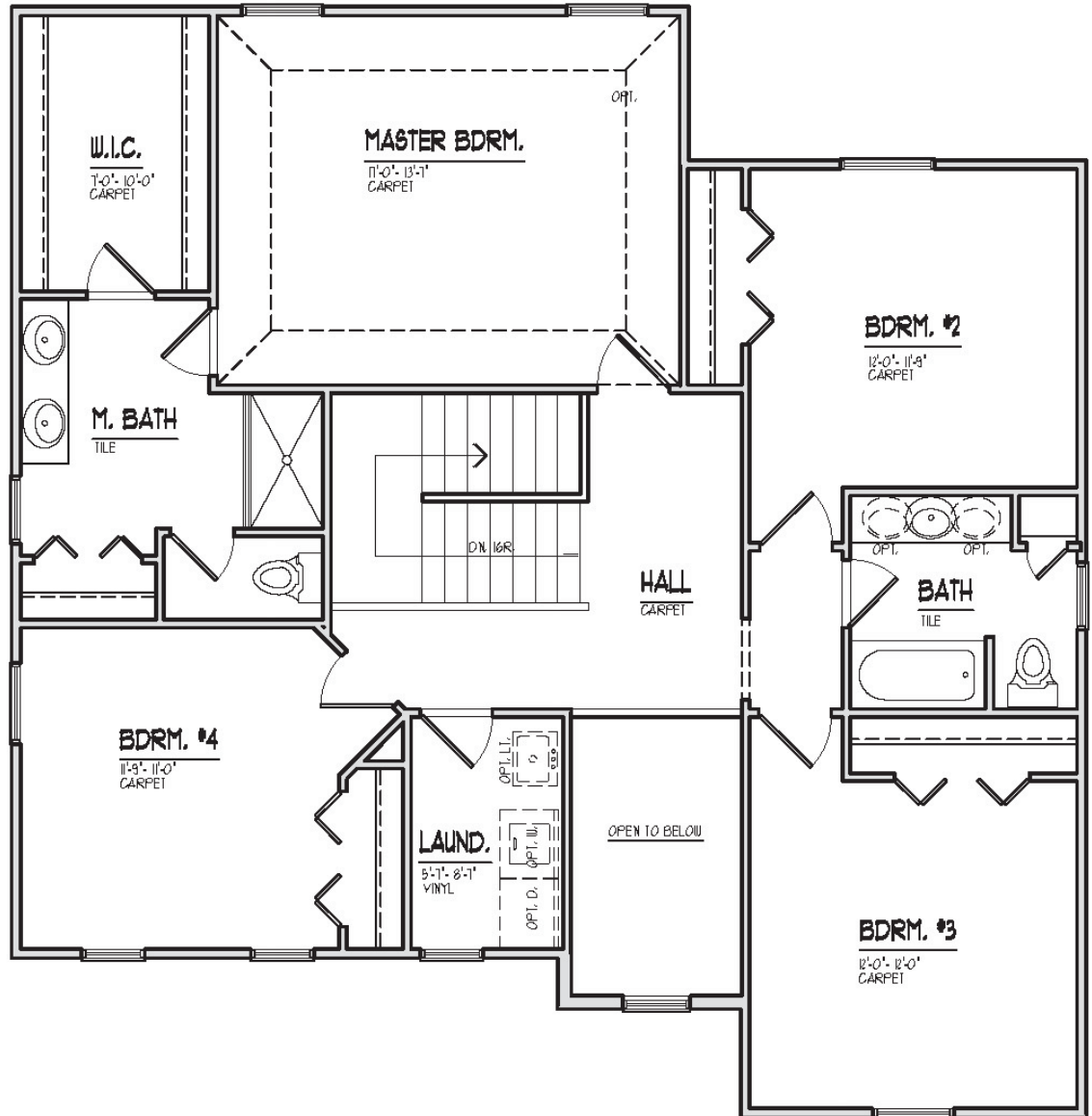
OPT. FIREPLACE



OPT. BAY

# The Yorktown

## Second Floor



OPT. MASTER BATH

SCALE 1/8" = 1'-0"

CITY COUNCIL MINUTES

Excerpts: DECEMBER 3, 2018

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**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 3, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

**AUDIENCE COMMENT:**

Mike Duchesneau, 1191 S. Lake Rd., mentioned that Light Up the Night was fantastic. They did a wonderful job. He said he appreciated the questions that were on the National Citizen Survey regarding Novi Beck Road widening. He said he was in support of the Robertson Brothers proposal. His main concern was traffic and the direction of development. He said they have made nothing but improvements. He was happy about the way they worked with residents and staff. He felt that his concerns were addressed. He supports the concept plan as presented tonight.

Rachel Sines, 2219 Austin Dr., Novi thanked them for listening and the revised plan. They've incorporated much of what she's asked for. It was a vast improvement. She stated it was not perfect there are still issues with privacy. She purchased her home with a 1- story house behind her. Personally she would like to see nothing other than 1- story homes on the west side. She said that would satisfy a number of issues such as; housing types for the aging in place, and privacy to existing neighbors. Of the ten homes proposed on the west side, only four back up to residents who didn't sell their property to Robinson Brothers. She believed a good compromise to having ten houses instead of nine that are permitted was to limit those lots to one story buildings. She said she didn't know if that can be done, if it isn't she would like some reassurance from Robertson Brothers that they will try to steer anyone to that is looking to build the 1- story homes to Lot 6 or the others. With a 1- story home behind her she would be 100% on board. As far as her issue that she brought up about the development south of her with fencing and driveway, she has been assured that they will be neighborly.

Gary Zack, 359 S. Lake Rd., Novi said he also appreciated Robertson Brothers' effort to work with neighbors and address their concerns. He felt the current proposal is much better than the original of 70 townhomes in this small area. He said he still had a few concerns with the current proposal and that it is still high density. He said that it looks like it will have a cookie cutter look. He would like lower density, especially on the west side where homes closely about the existing neighborhood. He was concerned about the façade and pushes for lower density with a variety of home types. He felt that we need to be careful approving high density when the road network is limited.

Julie said she was the owner of Lake View Market Liquor Store on Old Novi Road. She was happy with new houses coming to the area, but not happy about the 8 foot wall they want to build between the store and houses. She said she would like flowers or bushes or trees between instead of a wall. That doesn't look nice for the area. She said she would like something better than a wall. It will slow business because the wall will be high. They've been there 10 years.

**MATTERS FOR COUNCIL ACTION**

1. Consideration for tentative approval of the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone from R-4

(One-Family Residential) and B-3 (General Business) to RM-2 (High Density Multiple Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property is located in Sections 10 and 11, on both the west and east side of Old Novi Road south of Thirteen Mile Road and totals approximately 3.15 acres. The City Council reviewed the request at the October 22, 2018 Council meeting and postponed action to allow the applicant time to review the Council's comments. The applicant has submitted a revised plan that eliminated one unit and is now proposing a development with 20 single-family detached homes for an overall density of 6.4 dwelling units per acre.

City Manager Auger said that he heard about how much this plan has changed and how staff helped everyone come together. Robertson Brothers went ahead of program and contacted residents with private meetings before the City received any plans. He said that's not heard of. He said that it kind of confused people on staff because they heard about a project before it was submitted. He applauded Robertson Brothers for reaching out with the residents early and often to get their input. He believed it has changed this project entirely.

Tim Loughrin, Robertson Brothers Homes said they had a constructive meeting on October 22, 2018. He said they addressed all of the concerns and many neighbors are pleased. He stated they are prepared to move forward and need resolution tonight. He gave an update on the proposal and noted that they have reduced an additional lot on the west side. That brings it to a total of 20 lots. There will be 10 on each side. They did change to all front entry garages. That enabled them to reduce the storm pond. This allows for greater vegetative buffers. They did add fencing along the perimeter of the site. He said that an 8-foot wall is not what they want to do, so they can discuss that. They reconfigured lots north of Wainwright. They moved the wetland out of those two lots. He stated the HOA would maintain all of that. They are prepared to add formal recognition of the Cornelius Austin Homestead. They were offering conservation easements for the woodland replacement trees, in addition to the wetlands relocated the western sidewalk closer to roadway, but there is still a 12-foot separation, he thought it was a happy medium. He said they provided a draft of the use easements for the oversized ROW to the City Attorney for review. The change with the front entrance garage homes has led to several benefits. It removes the headlight issue onto neighboring properties. It also removes the rear garages. It permits for better storm conveyance. Most of the homes are not as deep and allowed for greater separation to rear property lines. They are offering a plan for first floor master bedroom. They are offering the ranch home and 1.5 stories. No homes are over 2 stories tall. They eliminated the deviation for driveways width. This will provide for a lower price point. This will also allow for the smaller colonial called the Charleston. He felt it was an important factor to address out of control affordability. They are seeing this everywhere. Affordability is a major issue. This helps bring the price point down which is very important. He stated that they originally started down a path of proposing a medium density development with about 70 townhomes. There have been many challenges to make the lots work for single family homes. This is not a quiet residential street. He said

that the City has addressed the desire to bring many more residents to the area. They have been juggling with these two opposing forces. There are significant challenges to this project based on the physical geometry of this site. This is why a PRO is necessary in order to build a project that blends with the existing housing style. This is an appropriate land use as clearly demonstrated and conveyed by several meetings with the property owners, the Master Plan and Zoning Committee, and the Planning Commission. They feel the plan as proposed would be in the best interest of the City as it addresses most of the concerns with the neighboring properties while still meeting the intent of the Pavilion Shore Village Overlay and the Master Plan density regulations. He said the plan will clear several dilapidated buildings and stabilize home prices and improve the area. In closing, he highlighted several benefits to the project overall. He stated that it is a development to an otherwise undevelopable property under current zoning regulations, and the elimination of potential incompatible B-3 land uses with existing homes. It is a development of a unique site configuration with significant development challenges. It meets the intent of the City's Pavilion Shore Village plan as well as meeting the maximum density requirements of the Master Plan. He said they are including ADA sidewalks to provide the neighborhood access to the park. It will include public parking spaces on Old Novi Road which would be for overflow parking. He stated that they really didn't need that anymore since they do not have the townhomes, but they have kept that on the plan because it is a nice public benefit. There will be landscaping amenity improvements to the oversized ROW that provides new housing options for residents that are currently underserved. He said that it speaks to the affordability that he talked about earlier. It will include the elimination of several nonconforming buildings and uses that are in disrepair. It provides for storm detention that has no structured storm and accommodations of roadway storm water flow. Lastly it is quality architecture and design that will provide a catalyst for more retail amenities in the Pavilion Shore Village area. He said he was available to answer questions.

Mayor Gatt asked about wall near the neighboring property. Mr. Loughrin said the buyer of Lot 10 will know what the condition of that lot is. He said there is not much activity going on in the back. He thought it wasn't necessary to do an 8-foot wall there. He said they could extend the 6-foot wall instead or they can put some landscaping and screening. There is a storm line that is just to the south of the property line, it is hard to put evergreen trees in there, but they can buffer it a different way. Mayor Gatt said he was not in favor of big walls and if we can do something that it would make it prettier, still serve the same purpose, and not hamper the business he would prefer that.

Member Breen thanked the company for working with the residents. She said some residents had concerns about flooding in their yards. It appears that the storm water will go into the retention pond on Wainwright and may address some of it. She wondered what was being done to guarantee that the homeowner who lives downhill does not get flooded. Mr. Loughlin said the property is unique that this is a break where it basically goes downhill. He said they are going to be required to accommodate all of their stormflow. The Engineering Department has looked at the plans and at this point they are comfortable giving them preliminary approval. He said they have to meet all County requirements, all City requirements, and they have a professional



engineer designing this. There will be storm structures in the back of these properties to convey the water out and across Old Novi Road and then up to the storm. He said that the residents in certain areas of concern will be conveyed and go into a structure on Lot 1 and it will be conveyed out to another structure and tie into the existing storm water system. Everything will be accommodated; they are not allowed to have any offside flows on neighboring properties. Member Breen stated that we already have a big development to the south and another big development at the corner of 13 Mile and Novi Road. In such a small area that's a lot of construction. She wondered when they anticipate construction starting and ending. Mr. Loughrin said from their standpoint they need to move forward with approvals. They have a couple more steps to go and then final engineering which is a 4 month review. Their estimation is they would start construction on some of the site improvements in late spring, early summer. This would not have as much construction as typical developments because they have some existing streets to work off. That will be a plus. There will be twenty homes under construction at any given time. They do not build them all at once. Everything they build is for sale. A buyer selects their home, their lot, their elevation, their colors, it is specified to what they want to build. That can happen at any time. He stated it is hard to tell how long, but hopefully can start building in late spring of 2019. Member Breen wondered if there was an estimate for the 20 homes. Mr. Loughrin estimated 18 a year, possibly a year and half. He believed it would finish the end of 2020. Member Breen said she likes the short timeframe. She was also concerned about construction traffic. Member Breen stated that she looked at the traffic study and it will be sufficient for the area now. She is concerned about all of the things happening at the same time. Mr. Loughrin said he didn't want to downplay the fact there will not be any construction traffic. He said they will work with the City to establish a construction traffic route. He said obviously they don't want them down Wainwright or Linhart. Member Breen said they heard from the owner of the store and she agreed that the 8-foot wall was not appropriate. She wanted to see them work with the owners of Lakeview and make sure that everyone was happy. Mr. Loughrin agreed. Member Breen brought up the height concerns. One thing that is unique about that area is some peaks and valleys. She said one thing that is missing is facilities that will allow for people to age in place. Is there a way to guarantee that the houses on the west side do not exceed height of the houses on Austin or limit to single story. Possibly the east side units can be whatever people want. She wondered if that would be something they would consider. Mr. Loughrin said the only place where people can select the 1 story and 1.5 stories would be on the ten lots on the west side. He said they really struggle with forcing buyers to buy a certain house. One of the things that people look to Robertson Brothers for is because they have that choice. One of the concerns that they have with the single story is that it is only 1750 square feet, but it is very expensive to build. They will lose their affordability; it will be much larger than the larger colonial. From an affordability standpoint, and from an option and choice standpoint, Robertson Brothers don't see that as a valid option for a successful project. They want to keep the cost low. From an affordability standpoint they want to have the options higher for the homebuyer. He can see a lot of those being selected on the west side, we can certainly work very well on making sure we can steer buyers the right direction. He said he heard that loud and clear and was willing to work with their sales staff on that, but he did not see all ten lots

on the west side of the street being 1 story, they cannot do that. Member Breen said she appreciated their willingness to work with everyone. She asked about the Cornelius Austin House. It appears that a majority of that house actually sits in the ROW. She wondered how much of that home encroaches upon Lot 18 in the plan. Mr. Loughrin said her point is valid, more than half of it is on the ROW. He said it does infringe onto Lot 18 as well. Member Breen said that we don't have a lot of historical homes in Novi. There are some developments that have been able to work around historical points. She wondered if it was feasible to try to preserve this home, rather than destroy it. She wondered if there was any way we could save this home. Mr. Loughrin believed the house extends on more than half of the ROW and it infringes onto Lot 18. Member Breen said there is quite a bit of density in there that is another concern that she has had along with everyone else. She said we are still dealing with a development that is two times what the current density is. She wondered if there was any way to maneuver any of this to accommodate the preservation of this historic home. Mr. Loughrin said to be frank, no, they are looking to move forward with the plans that they have. He said from the density standpoint and again meets the needs of the Master Plan and the neighborhood; this is the plan to move forward with. He said he did appreciate the significance of the house, he doesn't know the full history of it. He said he read the staff report. Their title company looked into it and they didn't find the same information. He doesn't know what that information was. He said he would like the opportunity once they move forward to have a little bit more research done some that they can put up some memorialization plaques; he said they would work with the City on something like that. He said they are at the point with the project that they cannot lose any more units. Member Breen said they have learned a lot from this development. The amount of consideration the developer has put into working with the neighbors is greatly commendable. It also goes to show that by the time a development comes along it gets to Planning Commission or City Council, so much time and money has been put into the project. She said as far as the Master Plan the City took extraordinary measures to solicit community input and yet for this particular area the changes that were proposed for Pavilion Shore Village came after public input session. She said she did appreciate there are 1-story homes that will help people allow people to age in place, however the price point for some of these homes are above average. She said these are some of the issues; she put her comments on the record.

Mayor Pro Tem Staudt said this was a long process, but a successful conclusion may come that evening. He wondered if there is there any access to Walled Lake as a result of this development, and could they prohibit that occurring in the future. City Attorney Schultz didn't believe there was access to Walled Lake. Mayor Pro Tem Staudt wondered if there was something they could put in the PRO that prohibits an acquisition of a lot that would allow them to put a dock on Walled Lake. City Attorney Schultz said sure, it's a two- step process. If it proceeds forward there will be an agreement drafted. Mr. Loughrin said he was willing to add that stipulation, because it was never in plan. Mayor Pro Tem Staudt said we face this on a regular basis. He would like to prohibit it from happening at the beginning.

**CM 18-12-192            Moved by Staudt, seconded by Gatt; MOTION CARRIED: 5-2**

Tentative indication that Council may approve the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone property in Section 10 and 11, located on the west and east side of Old Novi Road south of Thirteen Mile Road from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High-Density Multiple-Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare a proposed PRO Agreement with the following considerations:

**PART 1**

1. The PRO Agreement shall contain the following Ordinance deviations, for which the City Council makes the finding, for the reasons stated, 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* (which is hereby granted):
  - a. Planning Deviations for Single-Family (R-4 standards), Section 3.1.5.D of the Zoning Ordinance, *because the type of development recommended by the Master Plan would not be achieved with the required standards and many of the deviations are similar to the existing homes in the area:*
    - i. Reduction of minimum lot area by 4,536 square feet (10,000 square feet required, 5464 square feet provided);
    - ii. Reduction of minimum lot frontage by up to 29 feet (80 feet required, 51 to 65 feet provided);
    - iii. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 to 10 feet);
    - iv. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet);
    - v. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 to 23 feet);
    - vi. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet);



- vii. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet);
  - viii. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided); and
- 
- b. City Council variance from Sec. 11-94(a)(2) of the Code of Ordinances for deviation for the width of storm sewer easements (10 feet requested, 20 feet required);
  - c. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 10 feet on the west side of Old Novi Road, *to create more usable area in the wide the Right of Way while ensuring pedestrian safety;*
  - d. Engineering deviation from Chapter 7.4.2(C)(3) of Engineering Design Manual for the distance between the sidewalk and curb to a minimum of 9 feet on the east side of Old Novi Road, *to create more usable area in the wide the right-of-way and provide sidewalk adjacent to the on-street parking spaces;*
  - e. Traffic deviation from Sec. 11-216 of the Code of Ordinances for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;
  - f. Landscape deviation from Sec. 5.5.3.B.ii and iii of the Zoning Ordinance for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required, 0 feet provided) with alternative screening with fence/wall and/or landscaping to be provided;
  - g. Landscape deviation from Sec. 5.5.3.E.i.c and 5.5.3.E.ii of the Zoning Ordinance for street trees located in front yards of single-family homes on Wainwright and Linhart, *rather than within the right-of-way due to the presence of utilities;*
  - h. Landscape deviation from Sec 5.5.3.E.ii of the Zoning Ordinance for subcanopy trees used as street trees due to the presence of overhead power lines on Old Novi Road;
  - i. Landscaping and decorative fences are proposed within the Right of Way, which requires:

- i. A landscape waiver for the location of greenbelt trees within the right of way;
- ii. A license agreement, or other agreement as determined by the City Attorney, for use of a portion of the right-of-way on the west and east side of Old Novi Road as a yard area to be maintained by the Homeowner Association;
- iii. The right-of-way width in this area is 120 feet, which creates the opportunity to grant these exceptions.

PART 2

2. The following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. A homeowner's association shall be established as part of the development and the City shall review the Master Deed and Bylaws prior to recordation. A separate maintenance agreement to be assigned to the homeowner's association is proposed to meet the intent of this provision.
- b. The use of the property will be for single-family homes meeting the standards spelled out in the development agreement and shown in the Concept Plan.
- c. The maximum number of single-family units shall be 20.
- d. The maximum density of the development shall be 6.4 DUA.
- e. Use easement or license agreement extending 15 feet into the Old Novi Road ROW for the parcels along the west side of the road. The use easement would be used as front yard space for the homes, including landscaping features and decorative fences to be maintained by the home owners' association established in a Master Deed.
- f. Use easement or license agreement extending 5 feet into the Old Novi Road ROW for the parcels 11 and 18 along the east side of the road. The use easement would be used as side yard space for the homes, including landscaping features and decorative fences to be maintained by the home owners' association established in a Master Deed.
- g. Use easement for the stormwater detention pond buffer located in the Old Novi Road ROW, with a

deviation granted for up to 5 feet of the required 25 foot stormwater pond buffer on the north, south and east sides of the detention basin, with additional review by Engineering Staff at the time of Preliminary Site Plan submittal to further extend the buffer, if feasible.

- h. The small wetland area on the northeast corner of the site shall be impacted only as permitted by MDEQ and City Wetland Permit, and the applicant has indicated that the Master Deed for Lakeview will provide for a conservation easement such that the remaining wetlands will not be disturbed.
- i. Screening fences and/or landscaping shall be provided adjacent to all existing residential lots.
- j. On both sides of Old Novi Road, in lieu of the required berm separating the residential uses from the non-residential uses to the north, the applicant shall provide alternate screening in the form of a fence or wall and/or landscaping to be approved by the City's landscape architect. Consideration shall be given to limiting noise and visual impacts for the residents, as well as impacts to wetlands and buffer areas.
- k. All lots shall have front entry attached garages, which will be set back a minimum of 5 feet from the porch.
- l. The applicant shall provide 10 on-street parking spaces along the east side of Old Novi Road, as recommended by the Master Plan.
- m. Adjacent to the on-street parking spaces, the sidewalk on the east side of Old Novi Road shall be 8-foot wide to accommodate encroachment of opening vehicle doors.
- n. City consideration of abandoning the 50-foot utility easement within the previously vacated Erma Street, with a 20-foot water main easement and 10-foot storm sewer easement.
- o. City Council does not object to the Zoning Board of Appeals granting variances for the two lots fronting on Austin Drive that will be altered dimensionally when portions of the lots are combined and split to create new lots in the proposed development.
- p. The applicant shall work with the City to design and erect an historical marker denoting the site of Cornelius Austin's home and significance to the local history.
- q. Applicant complying with the conditions listed in the staff and consultant review letters.



**PART 3**

**3. This motion is made for the following reasons:**

- a. The proposed plan meets several objectives of the Master Plan, as noted in the review letter, including:
  - i. *The Pavilion Shore Village area is identified in the Master Plan for redevelopment with a vision for a cohesive mixed-use village that complements the surrounding neighborhood. (Bringing additional residents and investment into the area could drive development interest in the other areas of Pavilion Shore Village, and the community has strongly expressed single family uses are preferred on these parcels).*
  - ii. *Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities (Pedestrian improvements are proposed along Old Novi Road including building a segment of planned sidewalk on the east side of the road, which includes a bench seating area with landscaping).*
  - iii. *Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. (The homes are set in a walkable context with sidewalks leading to the nearby parks.)*
  - iv. *Provide a wide range of quality housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. (The homes include characteristics of the "missing middle" housing option with medium density, well-designed units with smaller footprints that will appeal to many types of demographic groups, and are set in a walkable context.)*
- b. The proposed detention pond provides improved management of storm water in an area not currently detained.

- c. **The redevelopment of this site provides an update to the visual aesthetic in a unique area of the City with underutilized parcels.**
- d. **The redevelopment of the subject parcels will remove non-conforming structures from the Right-of-Way.**
- e. **The proposed single-family homes are consistent with the character of the surrounding residential neighborhoods.**
- f. **The topography and parcel configuration are such that single family home development under the existing zoning would not be possible without similar variances for lot depth, lot area, lot coverage and setbacks.**
- g. **The density proposed is within the density recommended in the Master Plan.**
- h. **Submittal of a Concept Plan and any resulting PRO Agreement provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would likely not be offered under standard development options.**
- i. **This tentative approval does not guarantee final PRO Plan approval or approval of a PRO Agreement.**

Mayor Gatt wondered about the wall and if there was something we can do and make the wall lower or go away. City Attorney Schultz said it is an issue that will be addressed in the PRO agreement.

Member Casey said the PRO is calling for a HOA and within that is the requirement to maintain the fence. She didn't want residents coming to Council in the future trying to figure out who is responsible for maintaining the fence. Mr. Loughrin said yes and no, because these are not condominiums. If we were to build the townhomes, the HOA would be responsible for every part of landscape or any fencing. In this case the HOA would be responsible for any fencing that is required along some of the common areas and landscaping, but the fences in back are private property once they are sold and developed would be the responsibility of homeowners. He said the HOA can get involved in the 15 foot use easement that he talked about earlier, but not on the private property itself. City Attorney Schultz stated that it is a PRO and we can pay attention to the requirement by somebody that the fence be maintained and that the City has enforcement rights. Member Casey commended Mr. Loughrin because he has gotten to a place where Council is starting to hear positive feedback from the residents who are directly impacted. She was glad to hear Member Breen ask the questions about the storm water retention. She said she drove the area again, she said she saw a lot of standing water along the corner of Austin Drive and Old Novi Road. She will be very happy to see when this development gets built and how it will clear that up. Member Casey stated she didn't like to direct developers, and she appreciated

everything that he has done. However, driving through the neighborhood she can appreciate all of the concerns of the residents who are going to be abutting the property. Member Casey suggested a compromise to him if he would be willing to have this written into the PRO to provide evergreen screening to a sufficient height where a 2-story home is being built. She is not trying to restrict what type of house, but she is trying to meet in the middle for those particular lots. Mr. Loughrin said it is a PRO and he understood the request, he didn't think it would be a problem with a 2-story. In some cases he would like to limit it to the west side, if we could limit it to some of the existing neighbors outside the sellers they are working with. Member Casey thanked Mr. Loughrin for his flexibility, she really appreciated it.

Member Markham thanked Mr. Loughrin for being there that evening. She really didn't have any questions. She commented that as Novi continues to build out we will face this more and more. We are going to try to build in areas that will abut long standing residential areas. She said we learned some things with this development and also with a development that came earlier this year. We went back and forth with the residents and they had a lot of input with the development and it changed quite a bit to accommodate. She stated that both of the cases and in particular with this case, we have come to what she thought was an agreement that is a good compromise where everybody can live with it. This is a place where there are a lot of great improvement and density reduction that has taken place on the part of the developer. The residents have been very accommodating and patient in dealing with the developer making sure the concerns that were the important concerns were the ones that got dealt with. The ones with the areas where the residents said we will have to live with that happened as well. We have talked about changing the PRO process. She would like to see us especially in these areas where we are going to have to be more creative with how we design these developments. We are going to have to institutionalize talking to the resident communities that surround them earlier in the process. There is a lot that she likes about this development now that it has really come down to a size that we can live with. She said she would be in support of the development. She also wanted to remind folks that the density is higher than what was originally planned is within the recommendations of the Master Plan which suggested 22 units in this area and we ended up with 20. She thought this was fair. She would be supporting the development.

Member Mutch commented about the masonry wall. He wondered if they had originally proposed a 6 foot vinyl fence along the north side of that lot. Mr. Loughrin said he wasn't sure if they had proposed any screening at the beginning. It came up that they wanted screening so they proposed the 6 foot vinyl fence to match what they were doing at the rear of the properties. He said with the last review, the landscape reviewer had mentioned they wanted an 8 foot masonry wall which they certainly don't want to do. That is where that came from, they didn't suggest anything originally. Member Mutch said that he indicated that there was a challenge in the kind of landscaping that can go in there because of the storm drainage. Mr. Loughrin said yes there is. Essentially they are putting in the storm and hitting a storm structure and coming across a few feet off of a property line. He said they can plant Arborvitae to

get some of the height and we can put them close together which is probably what we would normally do. He said that they have two easements there, a water easement and a storm easement. He was hesitant to put a fence and in particular the 8 foot masonry wall where there are utility easements. He said that was another reason why they didn't want to do that. Member Mutch said this is an area where the City has a 50 foot easement and they are requesting us to vacate 25 feet in that area that is being incorporated. Mr. Loughrin said yes. Member Mutch said even with the 25 feet it wouldn't accommodate a fence and some plantings. Mr. Loughrin said it was a good question with where that easement comes through. He said the issue was there is an existing waterline and we needed to reduce that easement because 50 feet is just too wide to fit that house in. He said he didn't know where that 50 foot easement lies, but to answer the question, yes, to have a 20 foot easement from that north property line we couldn't put that house there. Member Mutch wondered if he had heard there was interest in having something other than what was proposed that was recommended by staff. He said he wasn't looking for an 8 foot wall, but the flip side of that is that a house next to a party store or market is a wonderful amenity, but they need a buffer there. Mr. Loughrin stated that they have to sell the house too, so they have a vested interest in doing something there. He was fully on board with working with staff on some type of screening. Member Mutch thought staff was flexible on that. He wondered if they purchased the two lots on the west side that jet into the proposal. Mr. Loughrin said yes, they will purchase those two lots. The issue is that they will have to get a lot split to make the new rear lot line for both. Member Mutch wanted him to explain the configuration of that. Essentially right now the lot access all the way to Old Novi Road so it is a double frontage lot. They are proposing making an access off of Austin just like every other home along Austin. The other lot does not go all the way to Old Novi Road, it goes a little bit and there is a pool back there that they will be removing. The only structure that they will have to move is a garage. They will be putting a driveway extension in the front of the lot and reconfiguring the lot. Member Mutch said one of them doesn't have a garage; does the property to the south not have a garage? Mr. Loughrin said it has parking at the front. Member Mutch said Member Casey talked about the issue of the fencing along the rear property lines. He said his perspective was that they were essentially presenting this as a subdivision; from a PRO perspective this is a rezoning from RM-2, his perspective was that it triggers a different treatment of elements such as landscaping. He felt those are built into the site plan. He said there is going to be a duty to maintain those elements just as if it was an apartment complex and he wondered how that would be written into the PRO. Mr. Schutlz indicated that there is some ability for the City to have something more than just the basic, but they would have the ability to enforce. Member Mutch said looking at the development as a general concept for this area he thought overall he was okay with how it was presented. One of the challenges he has with the PRO proposals is assuring they strike the proper balance between the public benefit and private benefit. The private benefit was pretty clear; the developer is getting the opportunity to add 20 home sites on his property. We are granting a significant number of variances to allow that to happen. The density of the Master Plan did outline the opportunity to put in 22 homes; it is still double what the existing zoning was. If you wanted to go out and build today you could build twice as many units that were permitted under R-4 zoning. He said we



would be allowing them to increase the nonconformity of those two houses on Austin where today they are closer to conforming to the existing zoning ordinances. We are allowing you to make those more nonconforming and to treat those in a way that we would not otherwise. He said the big precedent setting one for him is the use easement and agreement for public ROW along Old Novi Road. He said it was expanded; it previously was just on the west side of the road. Conceptually he was onboard with the idea of vacating portions of this ROW, but the reason for that was he believed was using that property should have ownership of it and pay taxes on it. Instead, what we are going to give you and the future property owners is a right to use that property in perpetuity subject to the use agreement without having to pay taxes on it and it is public property. He said he can't ever recall the City Council agreeing to that level of use of public property in that fashion. He said that was the list of private benefits. The flip side was two park benches in the public ROW, ten parking spaces along Old Novi Road which will probably get some use on occasionally. He said he would probably be ok with what we came forward with, but he said his big hang-up is with the Cornelius Austin House. The historical nature of the house that it is one of the oldest, if not the oldest, it is still maintained in its historical integrity, you can still tell what it was when it was originally built. Member Mutch said it was connected to a resident that was a veteran of the War of 1812 and who moved to Michigan when it was still a territory, not even a state. He said if we look at the north end of Novi, we have pretty much lost all of the historic elements of that portion of town. We don't have the Walled Lake Casino, nothing associated with Pavilion Shore when it was an amusement park and recreational center. We do have Lakeshore Park which is a historical precedent. We have a handful of houses that are still around, but none that are as old or have the significance that this does. When he looked at this proposal he agreed it was a challenge, it is a small amount of property that they are trying to get in 20 lots, and simply taking a lot out upsets that whole balance. He said we have had other developments in town where the developers have worked with the City to preserve historic structures. One that he was familiar with was a development on 9 Mile Road just west of Haggerty Road on the north side there is a beautiful old house with a nice stone foundation to it that was slated to be demolished. Instead, the developer worked with the City to figure out how they could preserve that house and yet allow the remainder of the property to be developed which happened. From his perspective, he asked him if this is a dollar and cents perspective, is it about this lot that you can't give up and we are going to lose this home because of that, or are you open to a conversation that works with the City. He wanted to know how we can preserve this house and its history while allowing them to move forward in having a successful development. Mr. Loughrin pointed out that he felt they are giving a lot more as far as a public benefit. He said the wetland exists there because of the fact that the City has done nothing as far as storm improvements in that area. He said they are going to fix that situation. That is a cost; they are losing two lots there simply because they have to put that in. He would love not having to put a pond in; he would like it to tie right into the storm. That is a significant cost and it takes away quite a bit to the project. They have added a lot of fencing, if we came in with single family homes one at a time the City wouldn't require that. They adjusted the front setbacks so they could pull them further away from the residents to the west and frankly that is why they are asking for the use easements so we

can pull those homes as far away from the existing homes. As far as getting any tax benefits, the City is not getting any money or tax revenue on those lots right now. Adding it to these lots will probably not significantly increase the assessed value of those homes. We are removing the house that was mentioned, but other blighted properties as well. He thought that was a benefit. He said the parking spaces are an expense and they are for additional overflow for the park. He felt that is a huge public benefit. He mentioned an 8 foot ADA sidewalk to get to the park, there is no sidewalk to get to the park right now. He said he could keep coming up with these; we do have a lot of public benefits as part of this plan. He mentioned that the Village Overlay does call for significant density in this area. We have lost a lot of units. We have lost 50 units. He said that means nothing to you, but the goalposts keep getting moved every time he looks around. The City has never designated that this home was a historical property that had to be saved. He has seen no records, it wasn't on the title work, and the City never mentioned it until recently. The fact that it is slated for a historical significance, it has been added on to and again there has been no effort to save that house. He said it is very late in the process and they do need to move forward. He did hear their concerns and he fully appreciated it. They certainly want to be good stewards and have some memorialization of that which they are fully willing to work with the City on that. He said they need to move forward, or move on to the next site. Member Mutch said he appreciated that, but he thought City Council has made it pretty clear from the initial discussion in terms of what the potential was for this property and what City Council is willing to accept. He said that Member Breen touched on the fact that one of the challenges of the current PRO process because it creates unrealistic expectations for folks interested in doing development, and likewise the Master Plan was clear not talking strictly residential townhouse development. Mr. Loughrin agreed with that. Member Mutch said he didn't want to quibble over numbers. He said between now and when this is approved he is going to look at ways to preserve this house because he thought it was important to the history of our City. He felt there was a lot staff missed along the way. He said if we want to be honest about it, there was no reason for City Council to have to ask you to move lots out of wetlands. That should have been done. There was no reason for City Council to be the ones to request the separation of the sidewalk from the roadway, that should have been done. He said it was unfortunate that City Council had to do the heavy lifting, but that is what they are up there to do. He said Member Breen thought he was being referenced in the report on historic homes in Novi. He clarified that and said that was not him that was his mother. He said that anybody that knows his mother knows how much she loves history and amongst the things that she was instrumental in doing was saving the Sally Thornton House that was slated for demolition, and helping to preserve the historic church on Grand River Avenue and is now on Beck Road. He said he bought his 1926 home in Novi which is the love of history that they both share. He said it is also a commitment to this community that they both share. He will be having conversations about how we can make that happen because he is not ready to write off that house tonight.

**Roll call votes on CM 18-12-192**

**Yeas: Casey, Markham, Verma, Gatt, Staudt,  
Nays: Mutch, Breen**

## PLANNING REVIEW

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## PLAN REVIEW CENTER REPORT

November 26, 2018

### Planning Review

Lakeview

JSP18-16 with Rezoning 18.723

#### PETITIONER

Robertson Brothers Homes

#### REVIEW TYPE

Rezoning Request from B-3 (General Business) and R-4 (One Family Residential) to RM-2 (High Density, Mid-Rise Multi-Family Residential) with a Planned Rezoning Overlay (PRO)

#### PROPERTY CHARACTERISTICS

<b>Section</b>	10 and 11	
<b>Site Location</b>	East & West of Old Novi; South of Thirteen Mile Road; Parcel Id's: 22-10-231-021, -006, -020, -025, -026, -027; 22-11-101-002; 22-11-103-001, -002, -005, -006, -007, -008, -009, -020 and part of 22-10-131-008	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	B-3 General Business and R-4 One Family Residential	
<b>Adjoining Zoning</b>	North	B-3 General Business
	East	R-4 One Family Residential
	West	R-4 One Family Residential
	South	R-4 One Family Residential
<b>Current Site Use</b>	Vacant Land/Single Family Homes/Vacant Businesses	
<b>Adjoining Uses</b>	North	Convenience Store/Restaurant
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residences
<b>Site Size</b>	3.13 Acres	
<b>Plan Date</b>	November 13, 2018	

#### PROJECT SUMMARY

The petitioner is requesting a Zoning Map amendment for 3.15 acres of property east and west of Old Novi Road and south of Thirteen Mile Road (Section 10 and 11) from B-3 (General Business) and R-4 (One Family Residential) to RM-2 (High Density, Mid-Rise Multi-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 20-unit single-family residential development that would be in line with the redevelopment goals for the Pavilion Shore Village area envisioned in the City's Master Plan. Ordinance standards to implement the plan have not yet been developed, so the applicant has chosen to use the PRO option.

The applicant has proposed a 20-unit single-family for-sale residential development with frontage and access to Old Novi Road, Linhart and Wainwright. The PRO Concept Plan shows 10 homes on the east side of Old Novi Road with driveways off Linhart Street and Wainwright Street. Ten single family homes are proposed to front on the west side of Old Novi Road. Each single family home has a two-car front-entry attached garage. The previous version of the plan had detached garages in the rear yards of most of the homes. The change reduces the impervious surface created by the development, allows more room for drainage, and also allows larger backyard areas.



The concept plan also includes pedestrian walks along Old Novi Road to connect the existing and proposed homes to the Pavilion Shore Park to the north on Walled Lake. A detention pond on the north side of Wainwright Street, east of Old Novi Road, would still manage stormwater for the project. With the reduction in impervious surface area, the pond has been reduced in size from the previous concept plan, which allows a greater amount of the required 25-foot vegetated buffer around the pond to be maintained.

The project area is currently partially developed and undeveloped land. It proposes to split portions of two lots fronting on Austin Drive to allow the preservation two homes while connecting the development along Old Novi Road. Two existing homes and accessory structures on the west side of Old Novi Road would be demolished. On the east side of Old Novi Road, four homes and one business as well as accessory structures would be demolished. The removal of the buildings would resolve a number of existing nonconformities including setback deficiencies, and buildings located within the right of way.

### PROJECT REVIEW HISTORY

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The applicant submitted for Pre-Application Meetings on two different occasions, which were held on November 9, 2017 and April 13, 2018. In response to feedback received from staff and meetings the applicant held with community members, the applicant revised their plans to reduce the density and design of the proposed development. Originally the plans showed 70 townhome units with a density of 18 DUA, which was reduced to 32 townhomes and 6 single family homes for an overall density of 12 DUA. The applicant submitted a PRO concept plan in May that further reduced the proposal to 14 townhomes and 17 single family homes. That concept plan went to the Planning Commission's Master Plan & Zoning Committee for informal review on June 27, 2018. Following that meeting, the applicant again revised the plan based on feedback from staff, committee members and concerned residents and submitted a revised Concept plan which proposed 21 single family homes. That plan received a recommendation for approval from the Planning Commission. The Concept Plan was presented at City Council on October 22, 2018. The proposal was postponed at that meeting pending suggested improvements and additional information by the applicant.

The applicant now proposes a Concept Plan with 20 single family homes – 10 on each side of Old Novi Road.

### PRO Option

Consistent with Section 503 of the Michigan Zoning Enabling Act (MZEA), the PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from B-3 and R-4 to RM-2) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

### RECOMMENDATION

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The density requested by the applicant is supported by the Master Plan, which recommends a residential density not to exceed 7.3 dwelling units per acre (DUA) for this area. The applicant's proposal is under this density at 6.4 DUA overall, which fits within the RM-2 District in terms of density for 3-bedroom units. Approval of the ***PRO Concept plan is recommended for approval, provided the review comments are sufficiently addressed in the PRO Agreement.***

**COMPARISON OF ZONING DISTRICTS**

The following table provides a comparison of the current (B-3 and R-4) and proposed (R-4 and RM-1) zoning classifications. The applicant is requesting a change of use from General Business and One Family Residential uses to High Density Multi-Family Residential. The types of uses allowed in these districts are entirely different from each other, although the proposed use would still be single family detached dwellings which are still subject to the same standards and regulations as the existing R-4 zoning. The proposed use would be somewhat higher density than the existing zoning.

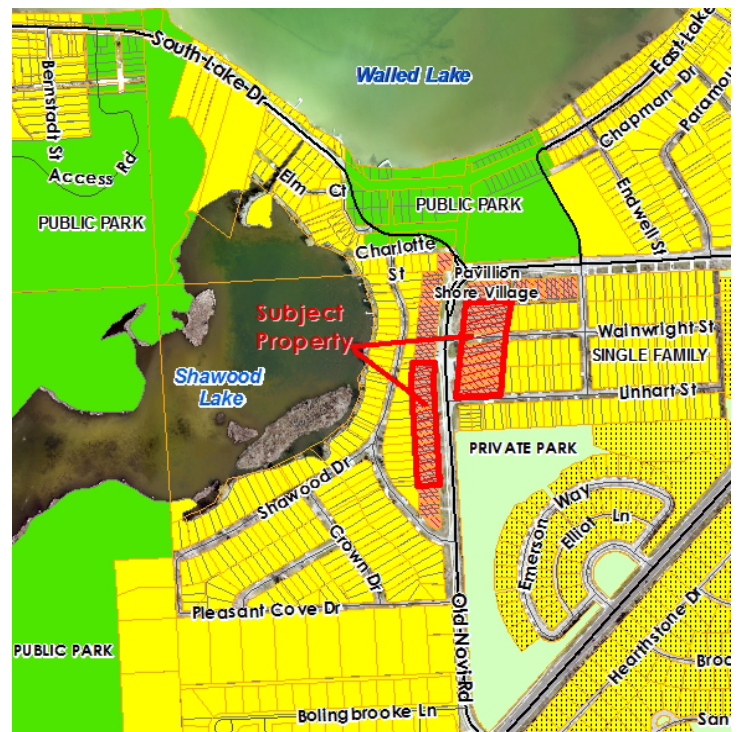
	<b>B-3 Zoning (Existing)</b>	<b>R-4 Zoning (Existing)</b>	<b>RM-2 Zoning, *One-Family Detached Dwellings subject to R-4 Standards (Proposed)</b>
<b>Principal Permitted Uses</b>	See attached copy of Section 3.1.12.B	See attached copy of Section 3.1.5.B	See attached copy of Section 3.1.7.B Single-Family Development, as proposed, is a permitted use
<b>Special Land Uses</b>	See attached copy of Section 3.1.12.C	See attached copy of Section 3.1.5.C	See attached copy of Section 3.1.7.C
<b>Minimum Lot Size</b>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	10,000 sq ft (80 ft lot width)	*10,000 sq ft (80 ft lot width)
<b>Maximum Lot Coverage</b>		25%	*25%
<b>Building Height</b>	30 feet	2.5 stories or 35 feet whichever is less	*2.5 stories or 35 feet whichever is less
<b>Building Setbacks</b>	Front: 30 feet Side: 15 feet Rear: 20 feet	Front: 30 feet Side: 25 feet total two sides, 10 ft min each Rear: 35 feet	*Front: 30 feet Side: 25 feet total two sides, 10 ft min each Rear: 35 feet
<b>Usable Open Space</b>	Not Applicable	Not Applicable	*Not Applicable
<b>Minimum Square Footage</b>	Not Applicable	1000 sq ft	*1000 sq ft

**COMPATIBILITY WITH SURROUNDING LAND USE**

The surrounding land uses are shown in the below chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	B-3 and R-4	Vacant lots, Vacant commercial buildings, One Single Family Home	Pavilion Shore Village

<b>Eastern Parcels</b>	R-4 One Family Residential	Howell's Walled Lake (Single family residential development)	Single Family Residential (uses consistent with R Zoning Districts)
<b>Western Parcels</b>	R-4 One Family Residential	Shawood Walled Lake Heights (Single family residential development)	Single Family Residential (uses consistent with R Zoning Districts)
<b>Northern Parcels</b>	B-3 General Business	Convenience store, Veterinary Office, Lakeview Bar & Grill	Pavilion Shore Village
<b>Southern Parcels</b>	R-4 One Family Residential	Single Family homes, Vacant land	Pavilion Shore Village (West), Single Family Residential (East)



**Zoning Map**

**Future Land Use Map**

The subject parcels are currently zoned B-3 (General Business) and R-4. Many of the lots are currently vacant, others have existing nonconforming buildings. There are 5 single family homes, a vacant business, and several accessory structures. Some of the existing buildings are located within the Old Novi Road right of way. This includes the historic home of Cornelius Austin at 2205 Old Novi Road, which will be discussed in a separate memo and shared with City Council.

The Lakeview Grocery convenience store is located on the property directly **north** of the subject property on the west side of Old Novi Road. On the east side of Old Novi Road the Lakeview Bar & Grill is located directly north of the subject area. The future uses for these properties are unlikely to change, but they do fall within the Pavilion Shore Village designation on the Future Land Use Map.

The property to the **south** on the west side of Old Novi Road is developed with single family homes. The property to the south on the east side of Old Novi Road is currently vacant and could be developed with single family homes.

The property to the **west** of the subject properties is an existing single family neighborhood known as Shawood Walled Lake Heights. Many of the residents of the neighborhood have objected to previous versions of the proposed development including building heights, traffic and stormwater impacts. There has been less opposition to the project now that the townhomes have been eliminated.

The property to the **east** of the subject properties is an existing single family community of Howell's Walled Lake. Many of the residents of the neighborhood have objected to previous versions of the proposed development including building heights, parking, and wetland impacts. There has been less opposition to the project now that the townhomes have been eliminated.

Impacts to the surrounding properties as a result of the proposal would be expected as part of the construction of any development on the subject property and could include construction noise and additional traffic. The loss of a portion of the wetland area and trees on the property would present an aesthetic change but that would also happen with development under the current zoning. In the area currently zoned for B-3 General Business, uses with greater impacts (including traffic, utility and environmental) would be permitted by-right under current zoning than what is being proposed in the PRO Concept Plan. For instance fueling stations, restaurants, professional and medical offices, as well as retail businesses and service uses are permitted in the B-3 district.

#### **DEVELOPMENT POTENTIAL AND DENSITY PROPOSED**

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The site plan proposes a development of 20 single family units with a density of 6.4 DUA, which is below the maximum density allowed for three bedroom units under RM-2 zoning (up to 15.6 DUA allowed). The master plan designation imagines the Pavilion Shore Village area to be developed with a mix of housing and commercial uses. Development under the current B-3 and R-4 zoning could result in the construction of a number of different retail or commercial uses as well as single family homes, however site constraints have limited the interest of developers in this area for some time. Development under the proposed RM-2 zoning without a PRO option could result in up to 49 three-bedroom units, based on the acreage provided.

The existing and proposed uses are much more similar to one another than the possible uses under the current zoning for the B-3 area. Staff analyzed the impacts of the proposed rezoning in the following sections.

The applicant submitted a narrative that assesses and supports their request for change of use. However, staff suggests the applicant consider the comments made under the review concerns section below.

#### **REVIEW CONCERNS**

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1. **Compatibility with the Surroundings:** Existing land use patterns reflect a concentration of single family homes in this area of the City, with a few existing community-serving commercial uses to the north of the subject property on Old Novi Road and 13 Mile Road. The RM-2 District would not be strictly compatible with the single family residential and commercial uses here on its own, but if the request is approved by the City Council, development would be restricted by the terms of the PRO Agreement developed with the applicant to include the PRO Concept Plan. RM-2 zoning would allow the density of single-family homes proposed by the applicant that are similar to the existing community. Overall density as well as number and type of units would be conditions within the PRO Agreement. In addition, because the PRO Agreement is between the City and the Applicant, a new owner could not assume the agreement, and therefore the zoning classification, through purchase.



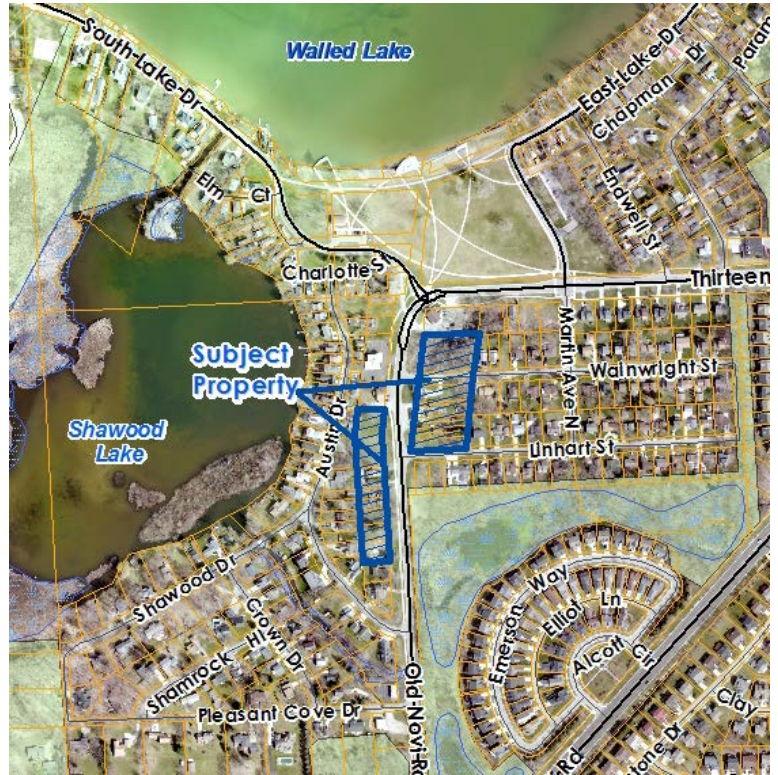
2. **Design and Layout Concerns:** The proposed layout plans a moderately dense development that is in keeping with the surrounding community of single family homes. The applicant has revised the layout to address many of the previous concerns, which results in a residential development that is more compatible with the existing neighborhoods. However, the following concerns are still valid:
  - a. Erma Street, on the north side of the proposed development west of Old Novi Road, was previously vacated. However, the City Council motion from June 5, 2000 shows that the City reserved an easement over the width of the vacated area for utilities, so this area is not buildable at this time. There is an existing water main within the easement area. **The applicant has requested that the City vacate the existing 50-foot easement as part of the PRO process. The Concept Plan shows a new 5-foot utility easement over the water main on lot 10. However, a 20-foot easement centered over the main is required.**
  - b. Proposed Parcels D and E (SP1) contain existing homes and are not proposed to be rezoned to RM-2, but the lot dimensions will be altered by the platting of the proposed development. The rear setback of parcel E will be reduced and the lot area will be less than the 10,000 square feet required in the R-4 district. Parcel D will gain additional rear yard setback and area, but will not conform to the R-4 district requirements. **Because the owners of these parcels will not be signatories to the PRO Agreement, the deviations from the lot dimension requirements of the Zoning Ordinance cannot be approved by the PRO Agreement. The owner of those lots will need to go to the Zoning Board of Appeals to receive approval for the variances.**
4. **Right of Way Agreement:** The applicant is proposing partial use within the existing right of way for fences and landscape features on the west side of Old Novi Road. A license agreement or another type of agreement will be needed. Further discussion with the City Attorney's Office is needed to determine the best way to address this question. **The applicant has provided a draft "Use Agreement" to be made part of the PRO Agreement if the Concept Plan is approved.**
5. **Wetlands:** The site contains a wetland, approximately 0.159 acre (6,926 sf), along the northeastern portion of the property. The Concept plan shows a "proposed" wetland area to be 0.06 acre (2,737 square feet). The City's threshold for the requirement of wetland mitigation is 0.25-acre, so mitigation is not likely to be required. However a City of Novi wetland permit, and additional permits from the Michigan Department of Environmental Quality, may also be required for impacts to the wetland. Please refer to the wetland review letter for additional information. **The applicant has revised the plans such that the lots do not extend into the wetland area. Portions of the 25-foot buffer areas are still included on two of the lots.**
6. **Woodlands:** The proposed site does not contain areas noted as City Regulated Woodlands, but does contain 3 trees that are 36 inches diameter at breast height (DBH), which are regulated. The Woodland Review letter indicates that the regulated woodland trees on the site are proposed to be removed, and will require 8 replacement credits. The applicant is encouraged to consider preserving Tree #131. The plans propose woodland replacement credits would be fulfilled by planting 4 downy serviceberry trees and 8 white spruce. **The revised plans now include a 15-foot woodland conservation easement on the east side of the detention pond to protect the replacement plantings.**
7. **Facades:** Under the PRO Ordinance, the architectural design is evaluated against meeting and exceeding the ordinance requirements. As currently proposed, the designs do not qualify as an enhanced feature of the development. Given the reduced front setback of the homes, the front facades warrant additional detail. At a minimum, this would include well defined entrances, full-width front porches, non-box cornices, gable brackets, header trellises, and multiple front-facing gables.

8. **Landscaping:** Landscape review has identified one major deviation from the ordinance requirements, and 2 more minor deviations. While the minor deviations are supported by staff, the major item cannot be supported.
9. **Fire:** All fire issues have been adequately addressed at this time.
10. **Mailboxes:** Further consideration of the mailbox types and locations is needed. This does not have to be a condition within the PRO agreement and can be worked out during Preliminary Site Plan review in partnership with the U.S. Postal Service.

## MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and parcels to the north as Pavilion Shore Village, which is called out as a Redevelopment Site. "It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake." Properties to the west and east are designated for single family uses.

Specific to the style of housing envisioned in Pavilion Shore Village, the Master Plan states: "Given the proximity to the lake and residential nature of the area, housing is envisioned in either two- to three-story mixed-use buildings oriented to W. Thirteen Mile and Old Novi Roads or as one-story 'cottage court' style homes. Smaller, market-rate housing units, either for sale or rent will offer unique housing for young professionals and empty-nesters."



Adopted by the Planning Commission in July of 2017, the 2016 Master Plan calls for "the creation of a simple form-based district that defines building forms and architectural elements should be considered to encourage redevelopment of this area as envisioned." The City has not yet created this new zoning district, and the applicant desires to move forward, which necessitates adapting an existing zoning district to the site through the use of the Planned Rezoning Overlay option.

The proposal would partly follow objectives listed in the Master Plan for Land Use including the following. If additional information is provided per staff's comments, the proposal would have the ability to meet the full intent of the objectives:

### 1. Infrastructure

- a. Objective: Provide and maintain adequate water and sewer service for the City's needs.
- b. Objective: Provide and maintain adequate transportation facilities for the City's needs.  
Address vehicular and non-motorized transportation facilities.

**Staff Comment:** Public water main exists in Old Novi Road and Austin Drive, and within the former Erma Street easement. Public sanitary sewer exists in Old Novi Road. On-site detention is proposed for storm water management. The proposed concept plan indicates pedestrian improvements along Old Novi Road including building a missing segment of planned sidewalk on the east side of

the road. The 2016 Master Plan recommends prioritizing connections with nearby parks in the implementation of the Non-Motorized Plan in this area.

## 2. Quality and Variety of Housing

- a. Objective: Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments.
- b. Objective: Maintain safe neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods
- c. Objective: Maintain existing housing stock and related infrastructure.
- d. Objective: Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

**Staff Comment:** Per the applicant's previous narrative letter, the proposed homes are geared towards millennials and active adults looking to enjoy what the Pavilion Shore Park area has to offer along with a quality school district. The housing type is said to serve the demand for the "missing middle" option that 2016 Master Plan aims to encourage. Missing middle characteristics include homes set in a walkable context, medium density, smaller, well-designed units, smaller footprints and blended densities. The applicant also states the housing plans offered are smaller and therefore more affordable for would-be home buyers.

## 3. Community Identity

- a. Objective: Pavilion Shore Village. Develop a cohesive mixed-use village that complements the surrounding neighborhood.
- b. Objective: Maintain quality architecture and design throughout the City. Set high standards and promote good examples for use of public property through the City's actions.
- c. Objective: Create a stronger cultural presence and identity for the City by working with the Novi Historical Commission and other groups to preserve historic structures and creating gathering places for residents and community activity.
- d. Objective: Ensure compatibility between residential and non-residential developments.

**Staff Comment:** In their narrative, the applicant indicates that quality architecture and design is one of the benefits to the public proposed, which will provide a catalyst for more retail amenities in the Pavilion Shore Village area. The façade review suggests that it does not currently meet the higher standard for an enhancement to the project area than required by the ordinance. The applicant has proposed allowing documentation of the historic structure that will be demolished, as well as placing a memorial plaque in the area.

## 4. Environmental Stewardship

- a. Objective: Protect and maintain the City's woodlands, wetlands, water features, and open space.
- b. Objective: Increase recreational opportunities in the City.
- c. Objective: Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices.

**Staff Comment:** The applicant does propose wetland impacts in order to accommodate the stormwater detention pond. The project narrative indicates the remaining wetland area will be preserved in a conservation easement and maintained by the homeowners association to be established. Woodland replacement trees would be planted and also protected by a conservation easement. Nearby recreational opportunities would be better accessed by the sidewalks proposed in the Concept Plan.

## **MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT**

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The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the driveways and lots, and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits. At this time, staff can identify some conditions to be included in the agreement if the current design moves forward.

1. A homeowner's association shall be established as part of the development and the City shall review the Master Deed and Bylaws prior to recordation. A separate maintenance agreement to be assigned to the homeowner's association is proposed to meet the intent of this provision.
2. The use of the property will be for single-family homes meeting the standards spelled out in the development agreement and shown in the Concept Plan.
3. The maximum number of single-family units shall be 20.
4. The maximum density of the development shall be 6.4 DUA.
5. Use easement or license agreement extending 15 feet into the Old Novi Road ROW for the parcels along the west side of the road. The use easement would be used as front yard space for the homes, including landscaping features and decorative fences to be maintained by the home owners' association established in a Master Deed.
6. Use easement or license agreement extending 5 feet into the Old Novi Road ROW for the parcels 11 and 18 along the east side of the road. The use easement would be used as side yard space for the homes, including landscaping features and decorative fences to be maintained by the home owners' association established in a Master Deed.
7. The small wetland area on the northeast corner of the site shall be impacted only as permitted by MDEQ and City Wetland Permit, and the applicant has indicated that the Master Deed for Lakeview will provide for a conservation easement such that the remaining wetlands will not be disturbed.
8. Screening fences and/or landscaping shall be provided adjacent to all existing residential lots.
9. On both sides of Old Novi Road, in lieu of the required berm separating the residential uses from the non-residential uses to the north, the applicant shall provide alternate screening in the form of a fence or wall and/or landscaping to be approved by the City's landscape architect. Consideration shall be given to limiting noise and visual impacts for the residents, as well as impacts to wetlands and buffer areas.
10. All lots shall have front entry attached garages, which will be set back a minimum of 5 feet from the porch.
11. The applicant shall provide 10 on-street parking spaces along the east side of Old Novi Road, as recommended by the Master Plan.



12. Adjacent to the on-street parking spaces, the sidewalk on the east side of Old Novi Road shall be 8-feet wide to accommodate encroachment of opening vehicle doors.
13. The city shall abandon the 50-foot utility easement within the previously vacated Erma Street, but shall require a 20-foot water main easement and 10-foot storm water easement centered over the structures.
14. The applicant shall work with the City to design and erect an historical marker denoting the site of Cornelius Austin's home and significance to the local history.
15. Applicant complying with the conditions listed in the staff and consultant review letters.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. The conditions listed above are more limiting in use and density than what would be allowed under the RM-2 zoning district. They also require the developer to provide greater amenities than would be required by a typical single family home, such as the stormwater management pond and the screening fences adjacent to existing homes. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.* **The applicant should submit a list of conditions that they are seeking to include with the PRO agreement. The applicant's narrative does not specifically list any such PRO conditions at this time.**

#### **ORDINANCE DEVIATIONS**

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

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan.

The applicant has submitted a narrative describing some, but not all, of the deviations present in the proposed plans. **The applicant is asked to revise the list based on staff's comments provided in this letter and the other review letters. The applicant is asked to be specific about the deviations requested in a response letter and provide a justification to explain how if each deviation "...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."**

1. Planning Deviations for Single-Family (R-4 standards):

- a. Reduction of minimum lot area by 4,604 square feet (10,000 sf required, 5,396 to 7,139 sf provided)
  - b. Reduction of minimum lot frontage by up to 29 feet (80 ft required, 51 ft to 65 ft provided)
  - c. Reduction of the minimum required building front yard setback by up to 24 feet (Required 30 feet, provided 6 feet to 10 feet)
  - d. Reduction of the minimum required building side yard setback by 5 feet (Required 10 feet, provided 5 feet)
  - e. Reduction of the minimum required building side yard total setback by up to 12 feet (Required 25 feet, provided 13 feet to 23 feet)
  - f. Reduction of the minimum required building rear yard setback by 15 feet (Required 35 feet, provided 20 feet)
  - g. Reduction of the minimum required exterior side yard building setback by 25 feet (Required 30 feet, provided 5 feet) for lots 11 and 18
  - h. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided)
2. Engineering DCS Deviations:
    - a. Width of storm sewer easements (20 feet required, 10 feet provided).
  3. Traffic Deviations:
    - a. Driveway width of 10' rather than the standard 16'
  4. Landscape Deviations:
    - a. No screening berm is provided between the B-3 district and the residential properties to the south (6-8 foot tall landscaped berm is required) on both sides of Old Novi Road. The applicant has proposed a 6-foot vinyl opaque fence in lieu of the berms due to the narrow room available.
    - b. Street trees are located in front yards of single family homes on Wainright and Linhart, not the ROW.
    - c. Subcanopy trees used as street trees.
    - d. Landscaping in addition to street trees is proposed within right-of-way.

**Staff Comment:** Refer to other review letters for more details on additional information being requested. Further deviations may be identified once more clarification is provided.

#### **APPLICANT BURDEN UNDER PRO ORDINANCE**

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following*

*recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

#### **IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS**

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

The following are the benefits detailed by the applicant with the concept plan:

1. Redevelopment Potential of Property: Development of an otherwise undevelopable property under current zoning regulations. **There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely. Variances for setbacks and lot sizes would be expected for any residential development due to the shape and depth of the lots, which would make it difficult to design in compliance with the regulations. Removing vacant and nonconforming buildings can be considered as a public benefit, although one of the buildings within the road right-of-way has historic significance. See attached memo on the Cornelius Austin home.**
2. Fulfilling the Master Plan's Redevelopment Strategy: Meeting the intent of the City's Pavilion Shore Village planning area. **Staff acknowledges that the proposed development aims to fulfill the redevelopment vision laid out in the Master Plan. The Master Plan talks about a mix of uses in the area, however, and this plan addresses the housing uses. There are existing commercial uses in the area, but the result is not necessarily a cohesive development that ties the uses together and expands the commercial options available to the local community. The applicant's position that additional residents and investment in the area could drive development interest is valid, and the single family uses are appropriate in the proposed area. The surrounding community has also strongly voiced a desire for only single family homes in the proposed areas, with any additional commercial uses to be located closer to the Old Novi Road/Thirteen Mile intersection.**
3. Public Parking: Public parking spaces along Old Novi Road for overflow park parking. **Ten on-street parking spaces are proposed along the east side of Old Novi Road. These would be available for the general public including local residents, customers of local businesses, and visitors of the Pavilion Shore Park. The Master Plan does recommend on-street parking along Old Novi Road, so the spaces could be counted as a benefit to the public.**
4. Stormwater Management: Detention of storm water in an area that has been previously unmanaged. **Additional information is needed delineating the areas where storm water will be captured and discharged to verify whether the entire area of development will be detained and treated. The storm water system design, calculations, details and maintenance must be included in a Storm Water Management Plan as stated in the ordinance. These details are typically worked out in the Site Plan approval process. All developments would be expected to comply with these requirements, so this cannot be counted as a benefit to the community.**

5. Historical Marker: The proposed project will necessitate the demolition of the historic Austin House at 2205 Old Novi Road. The applicant has indicated a willingness to allow documentation of the home prior to demolition. In addition, a memorialization plaque would be provided to give passers-by historical information about the site's place in Novi history. **Many people who live in Novi today would never know the significance of the home at 2205 Old Novi Road, or about the man who was one of the early white settlers of the area and a veteran of the War of 1812. Although the home would be lost, the proposed signage could be a cultural benefit to the community to expand awareness of the roll Cornelius Austin played in Novi's history.**
  
6. Providing Alternative Housing: Housing options for residents that are currently underserved. **Single family homes at the price point proposed by the applicant do not specifically address the underserved market of the area. The applicant has stated the proposed homes will start around \$350,000. The most recent data available (2016) shows the median home value in Novi is \$266,000 (American Community Survey). Thirty percent of homes in Novi fall within the range of \$300-499,000, which is the largest segment of home values. The 2016 median income level in Novi was \$86,193. At this income level, many home affordability calculators would suggest homes valued at \$300-350,000 would be considered affordable at today's mortgage interest rates. Staff agrees that there is a demand for the proposed type of housing within the City. The homes are set in a walkable context, and are smaller than many of the homes being built in Novi in recent years. They may fill the need for a more affordable option for those looking to buy a newer home in the area.**
  
7. Enhanced Architectural Design: Quality architecture and design that will provide a catalyst for more retail amenities in the Pavilion Shore Village area. **The single family elevations provided lack the architectural features that would achieve a higher standard than would otherwise be required in a development. Unless the architectural designs are modified to enhance the architectural details, the facades do not represent a benefit to the public.**
  
8. Pedestrian Enhancement on Old Novi Road: Inclusion of ADA accessible sidewalks to provide for neighborhood access to the Pavilion Shore Park. **The applicant would be required to provide accessible sidewalks in any site plan review or rezoning process. The proposal does include a seating feature and landscaping along the sidewalk to enhance the pedestrian experience, which are not a requirement of the ordinance. The applicant has also widened the sidewalk to 8 feet along portions of the east side of the road.**

#### SUMMARY OF OTHER REVIEWS:

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All reviewers are recommending approval of the PRO Concept Plan.

- a. Engineering Review (dated 11-14-18): **Engineering recommends approval of the Concept plan and Concept Stormwater Management Plan**, with additional items to be addressed during detailed design review.
- b. Landscape Review (dated 11-19-18): Landscape review has identified three deviations that may be required. Staff supports two of them, and encourages the applicant to make revisions to address the other one. Refer to review letter for more comments. **Landscape recommends approval.**
- c. Wetland Review (dated 11-16-18): A City of Novi Wetland Non-Minor Use Permit and an authorization to encroach into 25 foot buffer setback are required for this site plan at the time of Preliminary Site Plan review. Additional information is needed in a revised Concept Plan submittal. **Wetland consultant recommends approval.**



- d. Woodland Review (dated 8-27-18): A City of Novi woodland permit is required for the proposed plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Concept Plan submittal. **Woodlands is recommending approval. No new review was completed due to the nature of the changes made to the plan.**
- e. Traffic Review (dated 8-29-18): A few deviations are identified in the letter. Additional comments are to be addressed in subsequent submittals. **Traffic recommends approval. No new review was completed due to the nature of the changes made to the plan.**
- f. Traffic Impact Study Review (dated 9-21-18): The applicant provided a Rezoning Traffic Impact Study, which was approved by AECOM under the condition that supplemental information be provided.
- g. Facade Review (dated 11-26-18): The PRO ordinance requires that the approval of an application shall result in an enhancement of the project area compared to existing zoning, which would be unlikely to be achieved if it were not a Planned Rezoning Overlay. **Staff recommends that the applicant make changes to the architectural designs in order to bring the buildings up to the ordinance standards and provide additional design details in order to be considered an enhancement.** See façade review letter for additional details.
- h. Fire Review (dated 8-14-18): Fire recommends approval. *No new review was completed due to the nature of the changes made to the plan.*

#### **NEXT STEP: CITY COUNCIL CONSIDERATION**

**All reviews are now recommending approval of the Concept Plan.** The PRO Concept Plan is scheduled to go before City Council for reconsideration December 3, 2018 based on applicant's request. **Staff reserves the right to make additional comments based on additional information received throughout the process.**

1. Concept Plan submittal in PDF format. *(This has been provided)*
2. A response letter addressing ALL the comments from ALL the review letters and **a request for deviations as you see fit based on the reviews.**
3. A color rendering of the Site Plan, if any to be used for presentation purposes. *(This has been provided)*

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell – Planner

Attachments: Planning Review Chart  
Section 3.1.5.B – R-4 Permitted Uses  
Section 3.1.5.C – R-4 Special Land Uses  
Section 3.1.8.B – RM-2 Permitted Uses  
Section 3.1.8.C – RM-2 Special Land Uses  
Section 3.1.12.B – B-3 Permitted Uses  
Section 3.1.12.C – B-3 Special Land Uses



## PLANNING REVIEW CHART

**Review Date:** November 26, 2018  
**Review Type:** Planned Rezoning Overlay - Revised Concept Plan  
**Project Name:** JSP 18-16 Lakeview (18.723)  
**Plan Date:** November 13, 2018  
**Prepared by:** Lindsay Bell, Planner  
**E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission Public hearing for the PRO Concept Plan. Underlined items need to be addressed on the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Pavilion Shore Village; Residential density of 7.3 du/ac	20 unit single family residential development (6.4du/ac) with PRO overlay	Yes	
<b>Area Study</b>	Pavilion Shore Village Redevelopment Area: 2-3 story homes and mixed use buildings, cottage court style homes	1.5-2 story single family homes	Yes	
<b>Zoning</b> <i>(Effective December 25, 2013)</i>	B-3 General Business and R-4 One-Family Residential	RM-2 (High Density Multi-family Res) with PRO	<b>No</b>	<b>City Council approval PRO Concept Plan – City Council approval PRO agreement – Site Plan or Plat normal approval process</b>
<b>Uses Permitted</b> (Sec 3.1.5.B & C) (Sec 3.1.12.B & C)	B-3: Retail, office, restaurants etc R-4: One family resid. Sec. 3.1.12.B. - Principal Uses Permitted. Sec. 3.1.12.C. – Special Land Uses Permitted.	Single Family Residential	Yes	<b>Rezoning to RM-2 District would allow single-family residential with density proposed; R-4 standards and regulations would still apply to one-family detached dwellings</b>
<b>Phasing</b>		The applicant indicated only 1 phase	Yes	
<b>Planned Rezoning Overlay Document Requirements (SDM: <u>Site development Manual</u>)</b>				
<b>Written Statement</b> <i>(Site Development Manual)</i>	Potential development under the proposed zoning and current zoning	Information provided	Yes	<b>Refer to applicant response letter to PC</b>
<i>The statement should describe the following</i>	Identified benefit(s) of the development	Public benefits are identified in the narrative	Yes	<b>Refer to review letter for staff comments on the proposed benefits</b>
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Zoning deviations are listed in the narrative, but not the conditions	Yes	<b>Refer to review letter for Staff suggestions for conditions and list of deviations</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Sign Location Plan</b> (Page 23,SDM)	Installed within 15 days prior to public hearing Located along all road frontages	Provided – signs have been posted	Yes	
<b>Traffic Impact Study</b> (Site development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Required, not provided	Yes	
<b>Community Impact Statement</b> (Sec. 2.2)	<ul style="list-style-type: none"> <li>- Over 30 acres for permitted non-residential projects</li> <li>- Over 10 acres in size for a special land use</li> <li>- All residential projects with more than 150 units</li> <li>- A mixed-use development, staff shall determine</li> </ul>	Applicant has provided a CIS	Yes	
<b>The RM-2 District determines density, but R-4 Standards and Regulations apply to Single Family Dwellings</b>				
<b>Height, bulk, density and area limitations (Sec 3.1.8.D)</b>				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Old Novi Road, Linhart and Wainwright	Yes	
<b>Minimum Zoning Lot Size</b> for each Unit: in Acres (Sec 3.1.5)	R-4 Required Conditions Lot Size: 10,000 sf  Lot frontage: 80 ft	Single Family: 5,464-7,139 sf	<b>No</b>	<b><u>Deviation: 4,604 sf</u></b>
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet (Sec 3.1.5)		Single Family: 51-65 feet	<b>No</b>	<b><u>Deviation: 29 feet</u></b>
<b>Open Space Area</b> (Sec 3.1.8.D)	200 sf of Minimum usable open space per dwelling unit for MF developments	Not required for single family	NA	
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	SF: 25%	SF: 45%	<b>No</b>	<b><u>Deviation: 20%</u></b>
<b>Building Height</b> (Sec. 3.1.5.D)	SF: 2.5 stories/35'	SF: 2.5 stories/35 feet	Yes	
<b>Minimum Floor Area per Unit</b> (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	NA	<b>No Multiple Family Units proposed</b>
	1 bedroom	500 sq. ft.	NA	
	2 bedroom	750 sq. ft.	NA	
	3 bedroom	900 sq. ft.	NA	
	4 bedroom	1,000 sq. ft.	NA	
<b>Maximum Dwelling</b>	Efficiency	Max 5%	Not proposed	

Item	Required Code	Proposed	Meets Code	Comments
<b>Unit Density/Net Site Area</b> (Sec. 3.1.8.D)	1 bedroom	31.1 du/ac Max 20%	Not proposed	Yes
	2 bedroom	20.7 du/ac	Not Proposed	
	3+ bedroom	15.6 du/ac	20 units 6.4 DUA on 3.15 acres  Total site area: 3.15 Acres Wetlands: 0.159 Acres Net Site Area: 3.0 Acres	
<b>Residential Building Setbacks R-4 (Sec 3.1.5.D)</b>				
Front	30 ft.	6 ft.	No	<u>Deviations requested for all setbacks</u>
Rear	35 ft.	20 ft.	No	
Side	10 ft. one side 25 ft total two sides	5 ft. one side 13 ft. total two sides	No	
<b>Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2</b>				
Front	50 ft.		NA	
Rear	20 ft.		NA	
Side	20 ft.		NA	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Area Requirements</b> (Sec 3.6.2.A)	No irregularly shaped flag lots	Not proposed	Yes	
<b>Building Setbacks</b> (Sec 3.6.2.B)	Setback for buildings other than single or two-family residential		NA	
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	30 ft Required, 5' proposed	No	<u>Exterior side yard setback applies to 2 lots (11 and 18) on the east side of Old Novi Rd. Deviation of 25' requested</u>
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking is allowed in front yard		NA	
<b>Distance between buildings</b> (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater		NA	
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist on northeast corner of the site. Buffer maintained but contained on 2 single family lots	Yes	<b>Quantify area of impact and describe mitigation. See ECT letter for further comments.</b>



Item	Required Code	Proposed	Meets Code	Comments
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lots are not proposed	NA	
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None required	NA	
<b>RM-1 and RM-2 Required Conditions (Sec 3.8)&amp; (Sec 3.10)</b>				
<b>Total number of rooms</b> (Sec. 3.8.1)	For building less than four stories: Total No. of rooms < Net site area in SF/2000  40,671 SF/2000 = 20.33	Not applicable since only single family homes are proposed.	NA	
<b>Public Utilities</b> (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	
<b>Maximum Number of Units</b> (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units	Not Proposed	NA	
	1 bedroom units < 20 percent of the units	Not Proposed	NA	
	Balance should be at least 2 bedroom units	All are 3 bedroom units	NA	
<b>Room Count per Dwelling Unit Size</b> (Sec. 3.8.1.C) <i>*An extra room such as den count towards an extra room</i>	<b>Dwelling Unit Size</b>	<b>Room Count *</b>	Not applicable	NA
	Efficiency	1		
	1 bedroom	2		
	2 bedroom	3		
	3+ bedroom	4		
<b>Setback along natural shore line</b> (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA	
<b>Structure frontage</b> (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	All structures front on public streets	Yes	
<b>Maximum length of the buildings</b> (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.		NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Modification of maximum length</b> (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if	Not applicable	NA	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
<b>Building Orientation</b> (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Not applicable	NA	
<b>Yard setback restrictions</b> (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	Not applicable	NA	
<b>Off-Street Parking or related drives</b> (Sec. 3.8.2.F)  Off-street parking and related drives shall be...	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	Not applicable	NA	
	No closer than 8 ft. for other walls or		NA	
	No closer than 20 ft. from ROW and property line		NA	
<b>Pedestrian Connectivity</b> (Sec. 3.8.2.G)	5 feet concrete sidewalks and convenient pedestrian access.	Provided	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	The plan proposes sidewalks on both sides of Old Novi Road connecting to existing sidewalk and Pavilion Shore Park to the north	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	All sidewalks shall comply with barrier free design standards	ADA accessible walks proposed	Yes	<b>Add a note to the plan to verify conformance.</b> Further review by the Building Department will take place prior to issuance of building permits
<b>Minimum Distance between the buildings</b> (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6	Not applicable	NA	
<b>Minimum Distance between the buildings</b> (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Not applicable	NA	
<b>Number of Parking Spaces</b> Residential, Single-family (Sec.5.2.12.A)	Two (2) for each dwelling unit  <b>For 20 units * 2 = 40 spaces</b>	Garage Spaces: 40 <b>TOTAL PROVIDED: 40</b>	Yes	<b>10 additional on-street parking spaces provided for public use</b>
<b>Single Family Parking Configuration</b> (Sec. 5.2.4)	Required off-street parking for single- and two family dwellings may be provided in a stacking configuration in a driveway or garage or combination thereof.	Garage and driveway parking proposed	Yes	
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>		Residential area	NA	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces			

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.			
<b>Minimum number of Bicycle Parking</b> <i>(Sec. 5.16.1)</i>	One (1) space for each five (5) dwelling units	Not required for single family homes	NA	
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	No farther than 120 ft. from the entrance being served	Not applicable	NA	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk			
<b>Bicycle Parking Lot layout</b> <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Not applicable	NA	
<b>Accessory and Roof top Structures</b>				
<b>Accessory Buildings (Detached Garages)</b> <i>Sec 4.19.1</i>	<ul style="list-style-type: none"> <li>- Total floor area less than 25% of required rear yard</li> <li>- Not exceed 850 sf</li> <li>- Side entry garages are encouraged</li> <li>- Not located closer than 10 feet from main building</li> <li>- Not closer than 6 ft from interior or rear lot line</li> </ul>	No detached garages proposed in this submittal	NA	
<b>Dumpster</b> <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from</li> </ul>	Individual Refuse pick up is being proposed for this residential development	NA	<b>Contact DPS regarding refuse pick up.</b>



Item	Required Code	Proposed	Meets Code	Comments
	property line. - Away from Barrier free Spaces			
<b>Dumpster Enclosure</b> <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not proposed	NA	
<b>Roof top equipment and wall mounted utility equipment</b> <i>Sec. 4.19.2.E.ii</i>	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not Applicable	NA	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not Applicable	NA	
<b>Sidewalks and Other Requirements</b>				
<b>Non-Motorized Plan</b>	Proposed Off-Road Trails and Neighborhood Connector Pathways.  Major sidewalk/pathway planned along the east side of ONR; Already existing on west side of Old Novi Road	Pathways along both sides of Old Novi Road proposed	Yes	
<b>Sidewalks</b> <i>(Subdivision Ordinance: Sec. 4.05)</i>	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed along all public streets	Yes	
<b>Public Sidewalks</b> <i>(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	A 5 foot sidewalk is required along Old Novi Road	Sidewalks existing and proposed – 6-8 feet wide	Yes	
<b>Entryway lighting</b> <i>Sec. 5.7.3.N.</i>	One street light is required per residential development entrance.	No new street lighting proposed; front porch lights will be provided	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Code and Other Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to sidewalks	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied, if known)</li> </ul>	No permanent jobs created, however building an average SF home creates 2.97 jobs	NA	
<b>Other Permits and Approvals</b>				
<b>Development/ Business Sign</b>  (City Code Sec 28.3)  Sign permit applications may be reviewed an part of Preliminary Site Plan or separately for Building Office review.	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way.  Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape.  Maximum height of the sign shall be 5 ft.	None indicated	No	Provide tentative location of signs, if any, to identify any conflicts with landscape, utilities, and corner clearances.
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	No new street names proposed. "Lakeview" must be approved by the committee.	No	Contact Hannah Smith at 248.347.0579 for more details on approval of development name

Item	Required Code	Proposed	Meets Code	Comments
<b>Property Split</b>	Assessing Department for approval of lot splits/combinations may be required.			<u>Property combination and splits will be required.</u>
<b>Other Legal Requirements</b>				
<b>PRO Agreement (Sec. 7.13.2.D(3))</b>	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, which shall incorporate the PRO Concept Plan and set forth the PRO Conditions imposed		NA	<u>PRO Agreement shall be approved by Novi City Council after the Concept Plan is tentatively approved</u>
<b>Master Deed/Covenants and Restrictions</b>	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	<u>A Master Deed draft shall be submitted prior to Stamping Set approval.</u>
<b>Conservation easements</b>	Conservation easements may be required for wetland impacts	Not applicable at this moment	NA	<u>The following documents will be required during Site Plan review process after the Concept PRO approval:</u> <b>Wetland Conservation Easement; Woodland Conservation Easement</b>

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

**ENGINEERING REVIEW**

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# PLAN REVIEW CENTER REPORT

11/14/2018

## Engineering Review

Lakeview  
JSP18-0016

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### Applicant

ROBERTSON BROTHERS COMPANY

### Review Type

PRO revised Concept Plan

### Property Characteristics

- Site Location: West of Old Novi Road, east of Austin Drive, and East of Old Novi Road, south of Thirteen Mile Road
- Site Size: 1.8 acres west of Old Novi Road, 1.34 acres east of Old Novi Road
- Plan Date: 11/13/18
- Design Engineer: Nowak & Fraus Engineers

### Project Summary

- A development of single family homes with addition of pathways and on-street parking on Old Novi Road.
- Public water main exists in Old Novi Road and in Austin Drive.
- Public sanitary sewer exists in Old Novi Road.
- On-site detention is required for storm water management.

### Recommendation

**The Concept site plan and Concept Storm Water Management can be recommended for approval with items to addressed during detailed design.**

### Comments:

The Concept Plan meets the general requirement of Chapter 11 of the Code of Ordinances. The Concept Storm Water Management Plan requires some revision to meet the Storm Water Management Ordinance and the Engineering Design Manual. Runoff from the entire development must be captured and detained prior to discharge to the adjacent wetlands.

**Additional Comments (regarding PRO Concept deviations):**

1. Storm sewer is required to have a minimum 20-foot wide easement centered over the utility. A 10-foot wide storm sewer easement has been shown on the plans. This variance is supported by the Engineering Division.

**Additional Comments (to be addressed with future submittals):**

**General**

2. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
3. A right-of-way permit for work within Old Novi Road, Linhart Street, Wainwright Street, and any City easement must be obtained from the City of Novi.
4. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the printed Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).
5. The plan set must be tied in to at least one city established benchmark. The information shown on the plans for City Benchmark number 1111 does not match with the City's inventory of survey benchmarks. Refer to City land records maps <http://cityofnovi.org/Community/Map-Gallery.aspx>
6. A portion of the development is proposed within the area of vacated Erma Street right-of-way. The applicant would need to formally request abandoning the easement which is reserved for public utilities and drainage purposes. At a minimum, a 20-foot water main easement would be required along the existing water main, or any relocated water main; and a 20-foot storm sewer easement would also be required.
7. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

**Water Main**

8. Show 20-foot wide easements or portion thereof centered on proposed water main where it is located on private property or less than 10 feet within R.O.W.
9. Hydrant leads exceeding 25 feet in length must be 8 inch.

**Sanitary Sewer**

10. Revise the sanitary sewer basis of design using 3.2 people per REU, based on current City standards.

Storm Sewer

11. An easement is required over the storm sewer accepting and conveying off-site drainage. Refer to comment 1.
12. A minimum cover depth of 3 feet shall be maintained over all storm sewers.
13. Provide a drainage area map and all storm sewer sizing calculations.

Storm Water Management Plan

14. The SWMP 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. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
  - a. Provide drainage area map indicating ultimate location(s) of discharge for the entire development. All runoff from developed areas must be captured and treated for storm water quality and quantity control in accordance with the Ordinance.
  - b. Provide additional information regarding overflow route northeast of the open water.
15. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity and higher flows shall be bypassed.
16. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping. Provide cross section and details for access route to both pre-treatment and outlet control structures.
17. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
18. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots or property.

Paving & Grading

19. Driveway depth in the R.O.W., including crossing sidewalks shall be 6-inch.
20. Provide minimum swale slope of 2.0% along the side and rear property lines.
21. Building permits may be required from the Building Department for the construction of retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall).

22. Refer to Figure IX.5 of the Design and Construction Standards for standard residential driveway dimensions. The standard width is 16 feet. An administrative variance can be considered for driveway widths within the allowable range shown in Figure IX.5.

Off-Site Easements

23. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. Drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
  - a. Temporary construction permits surrounding the site appear to be necessary.
  - b. The proposed water main relocation within the vacated Erma Street area requires off-site water main easement.
  - c. Water main extension on Wainwright may require additional off-site easement if the water main is located less than 10 feet inside the right-of-way.

**The following must be provided at the time of Preliminary Site Plan submittal:**

24. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

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

25. 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.
26. 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).
27. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

28. 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. 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.
29. A draft copy of the easement for the water main to be constructed on the site must be submitted to the Community Development Department.
  30. 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 (if applicable).
  31. A 20-foot wide easement where storm sewer or surface drainage crosses lot boundaries must be shown on the Exhibit B drawings of the Master Deed.

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

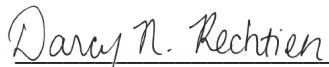
32. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
33. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. There is no fee for this permit.
34. 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.
35. A right-of-way permit for work within Old Novi Road, Linhart Street, Wainwright Street, and any City easement must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
36. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
37. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
38. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
39. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at Community Development.
40. An incomplete site work performance guarantee, equal to 1.2 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 with Community Development.

41. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at Community Development.
42. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Darcy Rechtien at (248) 735-5695 with any questions.



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Darcy N. Rechtien, P.E.

cc: George Melistas, Engineering  
Lindsay Bell, Community Development  
Ben Croy, Water and Sewer

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

November 19, 2018

## Second Revised PRO Concept Plan - Landscaping

### Review Type

Second Revised PRO Concept Plan Landscape Review

### Job #

JSP18-0016

### Property Characteristics

- Site Location: Old Novi Road and Wainright
- Site Acreage: 8.2 acres
- Site Zoning: R4 and RM-1 with PRO
- Adjacent Zoning: R4 and B-3
- Plan Date: 11/13/2017

### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as Preliminary Site Plan submittal. Underlined items need to be included in Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

### Recommendation

This project is **recommended** for approval. There is one significant deviation that the applicant would need to resolve but it could be resolved without any change in configuration of the project. The remaining issues can be resolved in preliminary and final site plans.

### **LANDSCAPE DEVIATIONS – see discussions below for details behind deviations:**

1. A 6 foot vinyl fence is proposed as screening between the residentially zoned lots south of B-3 and the businesses to the north. *This deviation is supported by staff on the east side of Old Novi Road, where the business is adjacent to the detention pond and the wetland buffers the two homes. It is not supported on the west side where an active party store and parking is immediately adjacent to the lot. An 8-foot masonry wall along Unit 10's north property line that would provide better visual and audible screening would be supported by staff.*
2. Street trees of all single family homes are located in front yards, not the ROW. *This deviation is supported by staff but some language regarding long-term maintenance and replacement of the street trees would need to be built into each home's deed.*
3. Landscaping is proposed within right-of-way. *This deviation is supported by staff, with a condition described below.*

### Ordinance Considerations

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

Provided.

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

1. Provided.
2. **Please add all existing and proposed light poles to the landscape plan.**



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

1. Tree fencing is shown around all trees to be saved.
2. **Please clearly indicate on plan views of Sheets L-3 and L-4 which trees are being removed.**
3. **Please move the 2 replacements inside of the right-of-way to positions north of the detention pond.**
4. **Please see the ECT review for a full discussion of woodland replacements.**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. Property abuts B-3 zoning/commercial properties on the north end so 6-8' landscaped berms are required at the property line.
2. A 6' vinyl fence is proposed north of the detention pond. *A landscape waiver to allow this is supported by staff.*
3. A 6' vinyl fence is also proposed north of Unit 10. *A landscape waiver for this fencing is not supported by staff as the lot is immediately adjacent to an active parking lot and party store. The proposed fence will not provide sufficient visual or audible screening. If the applicant were to propose an 8' masonry wall along the property line, the waiver would be supported by staff. Tall plantings should also be added to increase the screening height.*
4. A 6 foot vinyl fence is also proposed along all property lines facing existing homes. This fencing is not required by the ordinance, but is appreciated

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

1. As only single-family lots are proposed along existing roads, no right-of-way greenbelt is required, nor the berm or landscaping within it.
2. Some of the proposed landscaping for the fronts of all buildings and all of the sitting area on the east side of Old Novi Road is located within the Old Novi Road right-of-way. *As the entire right-of-way is not expected to ever be needed, this deviation is supported by staff, provided license agreements are provided to cover the maintenance of those areas by the homeowners or HOA.*

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

1. All 20 lots require 1 deciduous canopy tree to be planted as a street tree along the front of the house.
2. Due to existing utilities, and to provide a consistent look for the development, the single street trees are proposed in the front yard of the lots. This requires a landscape deviation. *The deviation is supported by staff if provisions in the homes' deeds are added to require the homeowners to maintain and replace the street trees as necessary, on an ongoing basis.*
3. 3 canopy trees, or 5 subcanopy trees (since there is an overhead utility line there) per lot must be provided for lots 11 and 18 along their Old Novi Road frontage. **Please provide these trees.**

Parking Lot Landscaping and Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.)

There are no parking lots included as part of this project.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No loading zone screening is required as part of this project.

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

1. Provided.
2. The diversity of species complies with the Landscape Design Manual guidelines.
3. 63% of the plant list is composed of plants native to Michigan.

Planting Notations and Details (LDM)

Provided.

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

The above-ground detention basin is landscaped as required.

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please note how this will be accomplished if an irrigation plan is not provided.
3. If an irrigation system will be used, plans for it must be provided in electronic stamping sets at the latest.

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

1. Provided.
2. **Please clearly show any retaining walls proposed on the grading plans and landscape plans.**

Snow Deposit (LDM.2.q.)

1. As all homes proposed are single family dwellings, all driveway and walk snow should remain on the homes' lots.
2. **Please add a note to this effect on the plans.**

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

1. No regulated woodlands exist on the site.
2. The trees to be saved and removed are clearly noted on the chart on L-3 and L-4, but not on the plan view. **Please show these more clearly on the plan view.**

Corner Clearance (Zoning Sec 5.9)

Provided.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART

**Review Date:** November 19, 2018  
**Project Name:** JSP18 – 0016: LAKEVIEW – 2<sup>nd</sup> Revised Concept Plan  
**Plan Date:** November 13, 2018  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.  
Underlined items need to be addressed for Final Site Plan.

### LANDSCAPE DEVIATIONS – see discussions below for details behind deviations:

1. A 6 foot vinyl fence is proposed as screening between the residentially zoned lots south of B-3 and the businesses to the north. *This deviation is supported by staff on the east side of Old Novi Road, where the business is adjacent to the detention pond and the wetland buffers the two homes. It is not supported on the west side where an active party store and parking is immediately adjacent to the lot. An 8 foot masonry wall along Unit 10's north property line that would provide better visual and audible screening would be supported by staff.*
2. Street trees of all single family homes are located in front yards, not the ROW. *This deviation is supported by staff but some language regarding long-term maintenance and replacement of the street trees would need to be built into each home's deed.*
3. Landscaping is proposed within right-of-way. *This deviation is supported by staff, with a condition described below.*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Scale: 1"=50' Details : 1"=20' & 1" = 10'	Yes	
<b>Project Information</b> (LDM 2.d.)	Name and Address	A location map is provided on Sheet L-1	Yes	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA/LLA	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes		<u>Required for Final Site Plan.</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all landscape plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	Site: R4/B-3 Proposed: PRO East, West, South: R4 North: B-3	Yes	
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>▪ Legal description or boundary line survey</li> <li>▪ Existing topography</li> </ul>	<ul style="list-style-type: none"> <li>▪ Descriptions on Cover sheet, SP10</li> <li>▪ Topographical/ Tree survey on Sheets SP8-10</li> </ul>	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>▪ Show location type and size. Label to be saved or removed.</li> <li>▪ Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tree survey on Sheets SP8-9, L-3, L-4</li> <li>▪ Tree chart on Sheet SP10, L-3, L-4</li> <li>▪ Replacement Calculations on Sheets L-3, L-4</li> <li>▪ Trees to remain are protected with tree fence</li> </ul>	Yes	<ol style="list-style-type: none"> <li>1. Please clearly show on Sheets L-3 and L-4 plan views the trees that will be removed.</li> <li>2. Please see ECT review for detailed coverage of woodlands and wetlands.</li> <li>3. Replacement trees should be planted within conservation easements outside of the right-of-way.</li> </ol>
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>▪ As determined by Soils survey of Oakland county</li> <li>▪ Show types, boundaries</li> </ul>	<ul style="list-style-type: none"> <li>▪ Types noted on Sheet SP1.</li> <li>▪ Soil boring charts on Sheet SP11</li> </ul>	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Proposed utilities included on landscape plan	Yes	<b>Please add proposed light posts to the landscape plan if there are any to help avoid conflicts with trees.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> <li>▪ Proposed spot elevations on Sheets SP-4, SP-5.</li> <li>▪ Detention pond grading shown on Sheet SP5</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	NA		1. As the proposal only includes single family homes located along existing roads, no snow deposit areas need to be shown. 2. <b>Snow plowed from the driveways must remain on the lots. Please add a note to this effect on the plans and in the Master Deed.</b>
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	<ul style="list-style-type: none"> <li>▪ Clear sight distance within parking islands</li> <li>▪ No evergreen trees</li> </ul>	No parking lot is proposed.		
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	NA		
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> (a, b. i)	<ul style="list-style-type: none"> <li>▪ A minimum of 300 SF to qualify</li> <li>▪ 6" curbs</li> <li>▪ Islands minimum width 10' BOC to BOC</li> </ul>	No parking lots are proposed		
<b>Curbs and Parking stall reduction</b> (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
<b>Contiguous space limit</b> (j)	Maximum of 15 contiguous spaces	NA		
<b>Plantings around Fire Hydrant</b> (d)	<ul style="list-style-type: none"> <li>• No plantings with matured height greater than 12' within 10 ft. of fire hydrants</li> <li>• No trees shall be planted within 5 feet of underground utility lines.</li> </ul>	It appears that all trees are at least 10 feet from hydrants and utility structures.	Yes	
<b>Landscaped area</b> (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		



Item	Required	Proposed	Meets Code	Comments
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	All driveways have required 10 foot clearance.		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>▪ Berm should be located on lot line except in conflict with utilities.</li> <li>▪ Berms should be constructed of loam with a 6" top layer of top soil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)</b>				
Berm requirements (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> <li>▪ Adjacent Zoning is B-3 on the north sides of the north multifamily and the north single family lot.</li> <li>▪ Required screening between B-3 and residential is a landscaped berm 6-8' tall with a 5' wide crest.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No berms are proposed to buffer the site from the businesses to the north.</li> <li>▪ 6 foot vinyl fences are proposed around outer limit of lots 1-10, along east side of lots 14, 15 and 20, and north of detention pond.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. If a berm is not provided, a <u>landscape deviation</u> will be required.</li> <li>2. <i>The landscape deviation for 6 foot vinyl fence north of the detention pond is supported by staff.</i></li> <li>3. <i>The landscape deviation for 6 foot vinyl fence north of unit 10 is not supported by staff as that would not provide sufficient screening from the existing business. A masonry wall with 8 feet height would be supported by staff.</i></li> <li>4. No fencing is required between the existing houses and proposed single family homes, but it is appreciated.</li> </ol>
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	None	TBD	<ol style="list-style-type: none"> <li>1. <b>Adding tall plantings along the proposed fences and wall to increase the screening, especially along the Unit 10 northern lot line should be added.</b></li> <li>2. That is not necessary along the detention pond north lot line.</li> </ol>
<b>Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)</b>				
<b>Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)</b>				

Item	Required	Proposed	Meets Code	Comments
Slope, height and width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> <li>▪ Label contour lines</li> <li>▪ Maximum 33% slope</li> <li>▪ Min. 2 feet wide crest</li> <li>▪ Min 3 feet tall, variable height in front of multi-family buildings.</li> <li>▪ Constructed of loam with 6" top layer of topsoil</li> </ul>	No berms are required in single family homes' front yards and no berm details are provided.	Yes con	
Type of Ground Cover		Sod is indicated as the groundcover in areas without other plantings	Yes	If other groundcovers will be used, please show them on the plans.
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	<ul style="list-style-type: none"> <li>• All overhead lines are clearly indicated.</li> <li>• Subcanopy trees are proposed beneath the eastern line.</li> </ul>	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A concrete block retaining wall is provided on Sheets SP2 and L-6 but it's not clear where retaining walls are proposed.	TBD	<ol style="list-style-type: none"> <li>1. Please clearly show wall(s) on grading plan and landscape plan.</li> <li>2. Please provide detail for any wall that might be proposed as screening between Unit 10 and the business north of it that may be proposed.</li> </ol>
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		TBD		<b>Detailed construction plans for walls taller than 3.5' shall be submitted for building review.</b>
<b>ROW Landscape Screening Requirements(Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	Only single family homes are proposed along existing roads so no greenbelt is required.	NA		
Min. berm crest width	No berm is required	NA		
Minimum berm height (9)	No berm is required	NA		
3' wall (4) (7)	NA	None		
<b>Canopy deciduous or large evergreen trees</b>	Only single family homes are proposed along	NA		1. While the provided canopy trees in the

Item	Required	Proposed	Meets Code	Comments
	existing roads so no greenbelt is required.			front yard are not required (except for lots 12-15, 20 and 21), they may be provided if desired. 2. They should be entirely within the lot, not on the property line.
<b>Sub-canopy deciduous trees</b>	Only single family homes are proposed along existing roads so no greenbelt is required.	NA		
<b>Street trees</b>	<ul style="list-style-type: none"> <li>▪ <u>R4: Single Family Lots: 1 tree per 35 lf</u></li> <li>▪ 20 lots * 1 tree = 20 canopy trees in front yard</li> <li>▪ Lots 11, 18 require 3 canopy trees along Old Novi Road</li> <li>▪ Where subcanopy trees are proposed near overhead wires, 1.5 subcanopy trees per canopy required must be provided.</li> </ul>	<u>Wainright/Linhart:</u> <ul style="list-style-type: none"> <li>• 1 tree per lot, planted on property of lots 11-20.</li> <li>• None proposed along Old Novi Road for Lots 11 and 18.</li> </ul> <u>Old Novi Road:</u> <ul style="list-style-type: none"> <li>• Lots 1--10: 1 canopy tree per lot, planted on property.</li> </ul>	No/Yes	<b>A landscape deviation is required to locate street trees in front yards of all lots.</b> <i>This deviation can be supported if language is added to those lots' deeds that the homeowner is responsible for the maintenance and ongoing replacement of the street tree on their yard.</i>
<b>Other landscaping in right-of-way</b>	None required	<ul style="list-style-type: none"> <li>• Flower/shrub plantings with decorative fences are proposed between the sidewalk and the lots along Novi Road.</li> <li>• A landscaped sitting area is proposed on the east side of Novi Road.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. <b>Locating the detail plantings and fences within the right-of-way is a landscape deviation.</b></li> <li>2. <i>As the right-of-way is unlikely to be needed for road expansion, and they don't create any visual hazards, this deviation is supported by staff, however the applicant would need provide a license agreement to the city for the fences and plantings within the right-of-way.</i></li> </ol>
<b>Transformers/Utility</b>	▪ A minimum of 2ft.	None shown	TBD	<b>1. When the locations</b>

Item	Required	Proposed	Meets Code	Comments
<b>boxes</b> (LDM 1.e from 1 through 5)	separation between box and the plants <ul style="list-style-type: none"> <li>▪ Ground cover below 4" is allowed up to pad.</li> <li>▪ No plant materials within 8 ft. from the doors</li> </ul>			of transformer/utility boxes are determined, add landscaping per city requirements. 2. Add note to the plan stating that all utility boxes shall be screened.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> <li>▪ Clusters of large native shrubs (min 3 ft tall) shall cover 70-75% of the basin rim area</li> <li>▪ 10" to 14" tall grass along sides of basin</li> <li>▪ Refer to wetland for basin mix</li> </ul>	Detention pond landscaping is proposed as required.	Yes	
<b>Phragmites Control</b> (Sec 5.5.6.C)	<ul style="list-style-type: none"> <li>▪ Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey.</li> <li>▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>	A note has been added indicating that no Phragmites exists on the site.	Yes	
<b>Woodland Replacements (Chapter 37 Woodlands Protection)</b>				
<b>Woodland Replacement Calculations – Required/Provided</b>	<ul style="list-style-type: none"> <li>▪ Show calculations based on existing tree chart.</li> <li>▪ Indicate boundary of regulated woodland on plan</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tree survey and chart are provided.</li> <li>▪ 4 woodland replacement evergreens are located on lot 12 and 8 replacement trees are in the street right-of-way</li> </ul>	Yes/No	1. Please see ECT review for woodlands and wetlands. 2. Please move the two oaks west of the pond to a location outside of the right-of-way and north of the detention pond, and create a conservation easement for the areas where all replacement trees are planted.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.I. & Zoning Sec 5.5.5.B)	Provide intended date	Summer 2019	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>▪ Include statement of intent to install and guarantee all materials for 2 years.</li> <li>▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	2 year maintenance note	Yes	
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.	No		<ol style="list-style-type: none"> <li>1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u></li> <li>2. <u>If xeriscaping is used, please provide information about plantings included.</u></li> </ol>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Botanical and common names	Refer to LDM suggested plant list	Yes	Yes	
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Breakdown of genus/species diversity (LDM 4)	Break down proposed plantings by genus and species	Yes	Yes	10 of 16 (63%) species used, not including seed mixes, are native to Michigan.
Type and amount of lawn		Sod	Yes	
Cost estimate (LDM 8.u)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	<u>Please add a cost estimate for mulch and seeding for the site (mulch is shown for the homes' front landscaping, but not</u>



Item	Required	Proposed	Meets Code	Comments
				<u>the rest of the site)</u>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Multi-stem Tree		Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	No	Yes	
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	Tree removals are shown on chart but are not clearly shown on plan view	No	<b>Please clearly indicate trees to be removed on Plan View of Sheets L-3 and L-4.</b>
<b>Landscape tree credit (LDM3.b.(d))</b>	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Chapter 37, LDM for more details	Yes	Yes	
<b>Plant size credit (LDM3.c.(2))</b>	NA			
<b>Prohibited plants (LDM 7.c)</b>	No plants on City Prohibited Species List may be used.	No prohibited species are used.	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	<ul style="list-style-type: none"> <li>Subcanopy trees are proposed beneath wires.</li> <li>Canopy trees proposed are sufficiently far away from the</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
		overhead lines.		
<b>Collected or Transplanted trees</b> (LDM 3.f)		NA		
<b>Nonliving Durable Material: Mulch</b> (LDM 4)	<ul style="list-style-type: none"> <li>▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>▪ Refer to section for additional information</li> </ul>	Yes	Yes	

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

## WETLAND REVIEW

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ECT Project No. 180371-0500

November 16, 2018

Ms. Barbara McBeth, AICP  
City Planner  
Community Development Department  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Lakeview (JSP18-0016)  
Wetland Review of the Revised PRO Concept Plan (PSP18-0182)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised PRO Concept Plan for the proposed Lakeview project prepared by Nowak & Fraus Engineers dated November 13, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

**ECT currently recommends approval of the Revised PRO Concept Plan for Wetlands. ECT recommends that the Applicant consider the items noted in the *Wetland Comments* section of this letter prior to the submittal of the Preliminary Site Plan.**

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.096-acre < 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Required

The proposed development is located east of Shawood Lake in Sections 10 and 11. The proposed development would be located both east and west of Old Novi Road, east of Austin Drive and north and south of Wainwright Street. Previous plan submittals included a *Wetland Delineation and Determination of Jurisdiction* report prepared by BWA Consulting dated October 3, 2017.

The Plan proposes the construction of ten (10) single-family residential houses west of Old Novi Road, and ten (10) single-family lots east of Old Novi Road. The project is divided between three (3) separate parcel areas (Parcels A, B, and C).

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Based on our review of the Plan, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) and our on-site evaluation, it appears as if the overall development site contains City-Regulated Wetlands. The BWA *Wetland Delineation and Determination of Jurisdiction* report dated October 3, 2017 notes that one (1) wetland area is present on the parcel and it has been determined that the wetland is subject to regulation by the Michigan Department of Environmental Quality (MDEQ) and the City of Novi. Permits will likely be required by the MDEQ and the City of Novi for construction activities involving this regulated wetland area. It should be noted that this existing wetland area is located on the subject parcel (Parcel C) located east of Old Novi Road and north of Wainwright Street (just south of the existing Lakeside Bar & Grill). This is the only wetland area observed on the proposed parcels being developed.

### **City of Novi Wetland Ordinance Requirements**

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

*All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city....In making the determination, the city shall find that one (1) or more of the following exist at the particular site:*

- (1) *The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) *The site represents what is identified as a locally rare or unique ecosystem.*
- (3) *The site supports plants or animals of an identified local importance.*
- (4) *The site provides groundwater recharge documented by a public agency.*
- (5) *The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) *The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) *The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) *The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) *The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*



(10) *The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

*After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).*

The on-site wetland appears to meet one or more of the essentiality criteria and is therefore likely City regulated (i.e., wildlife habitat and flood and storm water control).

### **On-Site Wetland Evaluation**

ECT reviewed the site for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance. The goal of this review was to verify the location of on-site wetland resources identified by BWA Consulting and assess their regulatory status. ECT's investigation was completed on June 19, 2018. Pink and blue wetland boundary flagging was in place at the time of this site inspection. ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. It should be noted that the applicant has provided a wetland flagging map that indicates the approximate locations of the wetland flagging/staking on site (see Figure 2, Wetland Sketch). Based on the existing vegetation and topography, it is ECT's assessment that the on-site wetlands have been accurately delineated at this time.

Although not indicated on the City of Novi's Regulated Wetland Map (see Figure 1), ECT identified one wetland area within the subject property at the time of the site inspection. This wetland was identified by BWA Consulting as Wetland B and wetland flag numbers are indicated as B-1 through B-14 (see Figure 2). The Plan notes that the on-site acreage of this wetland is 6,926 square feet (0.159-acre). The wetland area is an isolated forested/scrub-shrub wetland that contains an emergent depression. Vegetation observed within the wetland included silver maple (*Acer saccharinum*), cottonwood (*Populus deltoides*), box elder (*Acer negundo*), green ash (*Fraxinus pennsylvanica*), nodding beggar-ticks (*Bidens cernua*), and highbush cranberry (*Viburnum trilobum*). Surface water was present at the time of our inspection as well as water stained leaves which are an indicator of wetland hydrology. The applicant's wetland consultant noted that soils pits dug on-site revealed wetland (hydric) soils within the wetland area.

### **Proposed Wetland Impacts**

As noted above, the Plan indicates the presence of one (1) area of existing wetland on the subject site (Parcel 'C', east of Old Novi Road and north of Wainwright Street). The current Plan indicates a proposed wetland impact of 4,189 square feet (0.096-acre) for the purpose of constructing the proposed stormwater detention basin.

This wetland area appears to be regulated by the City of Novi and may also be regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.
- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

With regard to the 25-foot wetland setbacks, the Plan appears to propose encroachment into existing 25-foot wetland buffer area. The existing area of 25-foot wetland setback is listed as 8,528 square feet (0.196-acre) and the proposed impacts area is 4,930 square feet (0.113-acre).

**Wetland Permits & Regulatory Status**

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi **Non-Minor** Use Wetland Permit would be required for the proposed impacts. The granting or denying of a Nonresidential *Minor* Use Permit shall be the responsibility of the Community Development Department. A Nonresidential *Minor* Use Permit is for activities consisting of no more than one (1) of the following activities which have a minimal environmental effect:

- a. Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible. All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or riprapped as necessary to prevent soil erosion.
- b. Installation of a single water outfall provided that the outlet is riprapped or otherwise stabilized to prevent soil erosion.
- c. Watercourse crossings by utilities, pipelines, cables and sewer lines which meet all of the following design criteria:
  - i) The method of construction proposed is the least disturbing to the environment employable at the given site;
  - ii) The diameter of pipe, cable or encasement does not exceed twenty (20) inches;
  - iii) A minimum of thirty (30) inches of cover will be maintained between the top of the cable or pipe and the bed of the stream or other watercourse on buried crossings; and
  - iv) Any necessary backfilling will be of washed gravel.
- d. Extension of a wetland/watercourse permit previously approved by the planning commission.
- e. Replacement of a culvert of an identical length and size, and at the same elevation. If the proposed culvert is of a greater length or size than the existing culvert, or is a new culvert altogether, it must meet the conditions of subpart c., above, to qualify for a nonresidential minor use permit.
- f. Temporary impacts where the encroachment into protected areas is less than five hundred (500) feet.

The proposed impacts appear to include a storm water outfall as well as the direct impact (fill) to wetland for the proposed site development described above. Therefore, the project as proposed will require Non-Minor Use Wetland Permit that will require approval by Planning Commission.

A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that the City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. Wetland mitigation does not appear to be requirement for this proposed project.

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands as the existing wetland to be impacted is located within 500 feet of an inland lake. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

### **Wetland Comments**

The following are repeat comments from our Wetland Review of the Revised PRO Concept Plan (PSP18-0124) dated September 21, 2018. The current status of each comment follows in ***bold italics***. ECT recommends that the applicant address the items noted below in subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Based on a response letter from the applicant's engineer dated September 18, 2018, the current layout has taken the existing wetland and 25-foot wetland setback into consideration. It is noted that buildings with front-entry garages have now been provided in order to further minimize impacts to environmental features. Specifically, redesign of the proposed stormwater detention basin on Parcel C as well as Lots 20 and 21 should be considered in order to minimize wetland and wetland buffer impacts to the greatest extent practicable.

The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the

wetlands, as well as provide additional wildlife habitat. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

*“There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses”.*

***This comment has been addressed. The two lots north of Wainwright Street (i.e., Lots 19 and 20) have been revised to remove the existing, remaining wetland that was to be located in the lot’s backyards. Ownership of the wetland area will remain with the homeowner’s association (HOA) which will provide for maintenance in perpetuity through the site condominium documents.***

***It should be noted that the 25-foot wetland setback continues to be located within the boundaries of proposed Lots 19 and 20. ECT recommends that should the orientation of Lots 19 and 20 remain unchanged, the applicant provide assurance that the 25-foot wetland setback on these lots will be maintained either through a conservation easement or deed restriction, etc. Any proposed conservation easement areas should be demarcated on-site through the use of proposed easement signage and potentially other means such as boulders or decorative fencing along the setback boundaries.***

2. The applicant shall show the following information on subsequent site plans:
  - a) The area of all existing wetland areas (square feet or acres) and their boundaries;
  - b) The area of all existing 25-foot wetland buffer (square feet or acres) and their boundaries;
  - c) Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);
  - d) Area (square feet) of all wetland buffer impacts (both permanent and temporary).

Based on a response letter from the applicant’s engineer dated September 18, 2018, the information above has been calculated and will be provided on the next site plan submittal. Specifically, the existing wetland area is listed as 6,926 square feet and the existing wetland buffer area is listed as 8,528 square feet. The ‘proposed’ wetland is listed as 2,737 square feet and the ‘proposed’ wetland buffer is listed as 3,598 square feet. As such, please indicate on the Plan what the proposed wetland and wetland buffer impacts are (i.e., current wetland impact is 4,189 square feet or 0.10-acre and the current wetland buffer impact is 4,930 square feet or 0.11-acre).

***This comment has been partially addressed. The Plan continues to include the existing and proposed area quantities for the wetland and wetland buffer rather than providing the impact quantities. Please revise Plan to include the impact area quantities, as well as the quantity of proposed wetland fill (cubic yards).***

3. The Plan proposes to construct a storm water outfall to the wetland from the proposed stormwater detention basin. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in this area (i.e., square feet/acreage and cubic yards). The applicant is encouraged to locate any proposed outfall outside of the wetland and 25-foot wetland buffer boundaries in order to

provide an additional element of sediment and nutrient removal as the water outlets through a vegetated buffer as opposed to directly into the existing wetland.

***This comment still applies. The current plan notes that details associated with the proposed outlet control structure will be provided during engineering review.***

4. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

***This comment still applies.***

5. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

***This comment still applies.***

6. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. A seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of existing wetland or 25-foot wetland buffers. The applicant shall provide information for any proposed seed mixes that will be used to restore any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

***This comment still applies.***

7. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

***This comments still applies. The applicant's engineer has noted that a separate lot has been created to incorporate the entire area of existing wetland to remain. ECT continues to suggest that this area be incorporated into a legal conservation easement.***



Lakeview (JSP18-0016)  
Wetland Review of the Revised PRO Concept Plan – (PSP18-0182)  
November 16, 2018  
Page 8 of 11

**Recommendation**

ECT currently recommends approval of the Revised PRO Concept Plan for Wetlands. ECT recommends that the Applicant consider the items noted in the *Wetland Comments* section of this letter prior to the submittal of the Preliminary Site Plan.

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

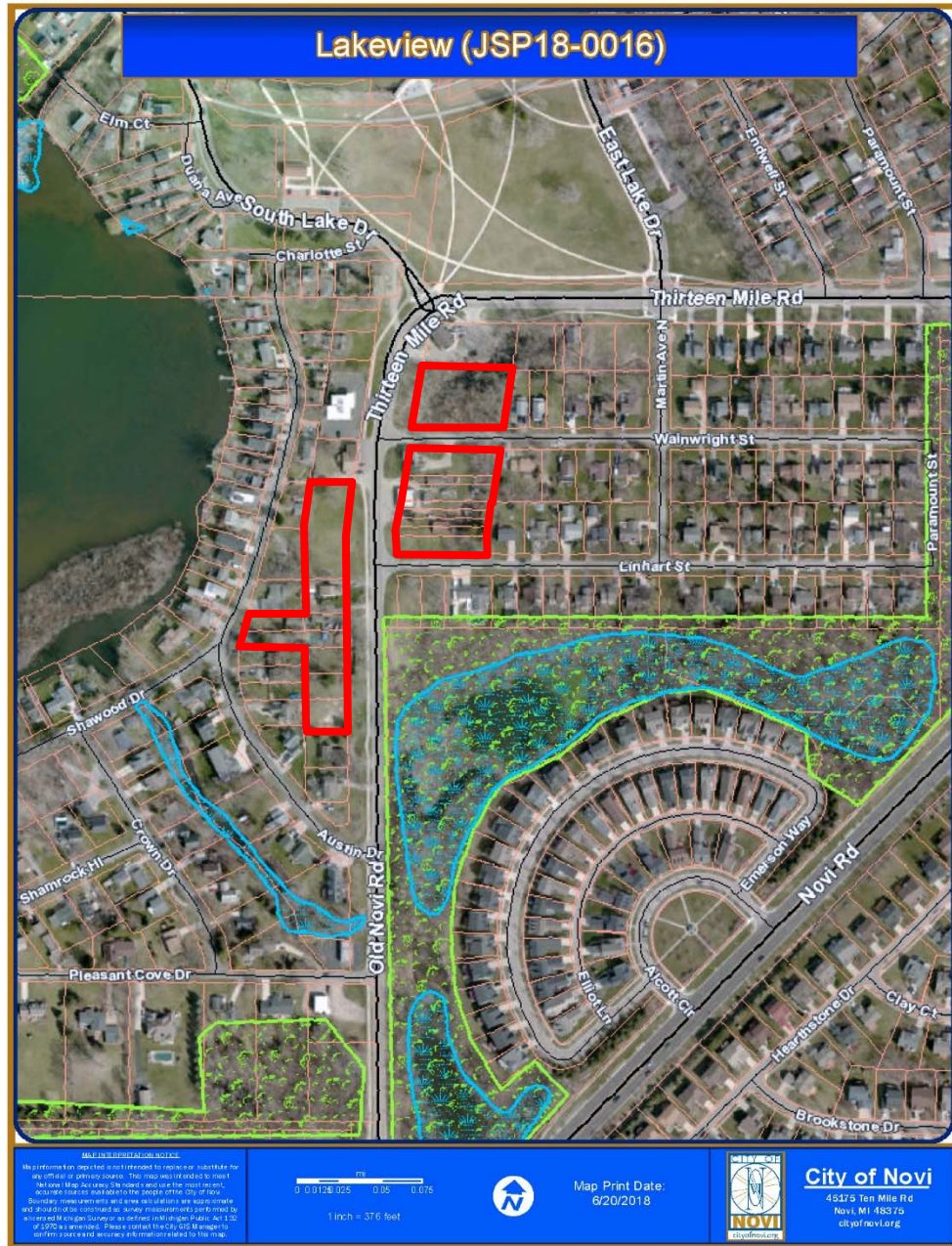
Respectfully submitted,  
**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map  
Figure 2 – Wetland Sketch (BWA Consulting)  
Site Photos



**Figure 1. City of Novi Regulated Wetland & Woodland Map** (approximate project boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.





**Figure 2. Wetland Sketch** (BWA Consulting, October 2017). Approximate location of wetland boundaries.

*Site Photos*



**Photo 1.** Looking northwest at existing wetland area. Wetland is located southeast for the existing Lakeview Bar & Grill (ECT, June 19, 2018).



**Photo 2.** Pink and blue wetland flagging tape present on-site from the September 18, 2017 wetland delineation performed by BWA (ECT, June 19, 2018).

## TRAFFIC REVIEW

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AECOM  
 27777 Franklin Road  
 Southfield  
 MI, 48034  
 USA  
 aecom.com

**Project name:**  
 JSP18-0016 Lakeview Revised PRO Concept  
 Traffic Review

**From:**  
 AECOM

**Date:**  
 September 6, 2018

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**CC:**  
 Sri Komaragiri, Lindsay Bell, George Melistas, Darcy  
 Rechten, Hannah Smith

# Memo

**Subject: JSP18-0016 Lakeview Revised PRO Concept Traffic Review**

The revised PRO concept site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. Robertson Brothers Homes is proposing a PRO rezoning for vacant parcels on Old Novi Road south of 13 Mile Road.
2. The development is planned to include:
  - a. 11 single-family detached homes on the west side of Old Novi Road
  - b. 10 single-family detached homes on the east side of Old Novi Road
3. Old Novi Road, Wainwright and Linhart Roads are under the jurisdiction of the City of Novi.
4. Summary of critical non-compliant items (may not be inclusive of all requirements contained herein):
  - a. The applicant shall provide additional dimensions for residential driveways to review compliance with in compliance with Section 11-216(e).

## TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition, as follows:

ITE Code: 210 (Single-family Detached Housing)  
 Development-specific Quantity: 21  
 Zoning Change: B3 and R-4 to PRO

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	20	15	100	No

<b>PM Peak-Hour Trips</b>	23	14	100	No
<b>Daily (One-Directional) Trips</b>	247	N/A	750	No

2. The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements. The applicant has submitted a trip generation study with the PRO Concept plan.

<b>Trip Impact Study Recommendation</b>	
<b>Type of Study:</b>	<b>Justification</b>
<b>Rezoning Traffic Impact Study (RTIS)</b>	While the trip generation estimates do not exceed the City’s requirements for a traffic impact study, <b>the PRO concept requires a RTIS to be completed.</b> The applicant has provided a trip generation study which indicated that projected trips are below the City’s threshold for a traffic impact study. The trip generation study does not meet the requirements of the RTIS and is not applicable to the current rPRO concept plan.

## EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant is proposing 21 single-family home driveways along Old Novi Road, Wainwright Street and Linhart Street.
  - a. The applicant has indicated the northernmost driveway along Old Novi Road to have a proposed width for of 10’ does not meet the City’s standard dimension of 16’; however, it is within the allowable range shown in Figure IX.5 of the City’s Ordinance.
    - i. The applicant could consider increasing the width to the standard 16’.
    - ii. The applicant should confirm that the 10’ width is the typical width and/or confirm which units it is applicable to.
    - iii. The applicant shall provide additional dimensions for the proposed residential driveway taper widths and depths, in accordance with Figure IX.5.
  - b. For homes with side entrance garages, the applicant should indicate the driveway width measured perpendicular to the garage entrance to ensure that it is a minimum of 22 feet, and in compliance with Section 11-216(e)(3).
  - c. The applicant should provide dimensions to confirm that the driveways are located at least three feet from the side lot line, as required by Section 11-216(e)(4).
2. The applicant is proposing 10 parallel parking spaces along Old Novi Road. The applicant should provide dimensions for the 8.2’ and 8.5’ wide parallel parking spaces to be 23 feet long.
3. Based on ADT and projected left and right-turning volumes, the applicant is not required to provide left- or right-turn lanes or tapers for this development, nor would additional left and right turn lanes be warranted onto Wainright Street and Linhart Street as a result of the development.

## INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. Parking Facilities

- a. The applicant has provided two parking spaces for each of the single-family detached homes via garages, which is in compliance with the Zoning Ordinance.
2. Sidewalk Requirements
  - a. The applicant is proposing eight foot wide sidewalk along the west side of Old Novi Road, which is in compliance with the Non-motorized Master Plan.
  - b. The applicant is proposing a six foot wide sidewalk along the east side of Old Novi Road north of Linhart Street, which is in compliance with the Non-motorized Master Plan.
  - c. The applicant is proposing a five foot wide sidewalk along the north and south side of Wainwright Street and along the north side of Linhart Street.
  - d. The applicant should indicate additional details with respect to sidewalk/pathway facility locations and design to ensure compliance with the City's Engineering Design Manual, Section 7.4.
  - e. All sidewalk facilities shall be designed in accordance with the Americans with Disabilities Act.
3. There are two (2) mail kiosk locations on the site plan rendering. More detail needs to be provided in regards to the kiosks and how they will operate, particularly if accessed by vehicles stopping in the adjacent roadways to gather mail. Additionally, the applicant should identify how mail delivery services will be handled from a mail delivery vehicle parking perspective.
4. The applicant should remove the "CURB NOTE" on sheet SP1, as it is no longer applicable.

## SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
  - a. The applicant has not provided signing and striping details, and should do so as early as possible on future submittals, at a minimum by the final site plan submittal.
  - b. The applicant should review existing signs along Old Novi Road, Wainwright Street and Linhart Street to ensure that signing that is in conflict with proposed driveways or site amenities are relocated.

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

Sincerely,

**AECOM**



Maureen N. Peters, PE  
Senior Traffic/ITS Engineer



Paula K. Johnson, PE  
Senior Traffic Engineer

## FAÇADE REVIEW

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November 27, 2018

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – PRO Conceptual Plan**  
**Lakeview Detached Residences, JSP18-0016**  
Façade Region: 1, Zoning District: R-4 & B-3

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the drawings provided by Robertson Brothers Homes. This project is subject to the Similar / Dissimilar Ordinance Section 3.7, and the Planned Rezoning Overlay Ordinance (PRO) Section 7.13. The percentages of materials proposed for each façade are as shown in the tables below. Materials in non-compliance are highlighted in bold.

**Similar Dissimilar Ordinance Section 3.7 (Detached Units)** – The single family units will be subject to the Similar Dissimilar Ordinance (Section 3.7). This Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec.3.7.2), and requires that homes within the larger development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1). The applicant has provided 4 models with a total of 12 front elevations. Based on our experience on similar projects we believe that compliance with the Similar / Dissimilar Ordinance can readily be achieved assuming approximately equal distribution of these models and elevations.

**Planned Rezoning Overlay Ordinance (PRO) Section 7.13 (Townhomes & Detached Units)** – The homes are subject to the PRO Ordinance. Section 7.13.2.D.ii.a requires that “Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council.....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 PRO.”



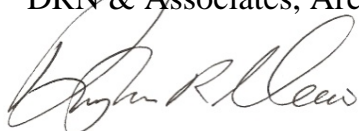
Several of the models exhibit well defined front entrances, decorative columns, and multiple gables. However, a majority of the models have brick or stone extending only to the first floor window sill line and several exhibit a general lack of architectural features. By comparison many of the homes in the nearby neotraditional neighborhood at Saratoga Circle and Camden Court have extensive architectural features such as covered front porches with decorative railings and columns, cornices with crown and dentil moldings, shutters, dormers, and other features. Given the atypical front setback of the proposed homes we believe that greater attention to detail is warranted on the front facades. This would include well defined entrance, full width front porches, non-box cornices, gable brackets, header trellises, and multiple front-facing gables would be a minimum. The average square footage of the proposed homes (2,067) is slightly below the average square footage in Saratoga Circle (2,320).

**Recommendations;** *In comparing the proposed elevations to these and other homes recently constructed in the nearby area, we find that of the 12 front elevations proposed the majority do not achieve a higher standard than would otherwise be provided in the absence of the PRO Agreement.*

It should be noted that the review of the detached units was based on conceptual renderings that lacked notations as to the proposed materials. This review is based on our understanding of the materials as depicted pictorially. In the future submittals, all materials should be clearly indicated with drawing notations. Additionally, a façade material sample board should be provided in accordance with Section 5.15.4.D of the Ordinance.

If you have any questions regarding this project please do not hesitate to call. We will be happy to discuss and make suggestions as to how compliance with the City's Ordinance may be achieved.

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a white background.

Douglas R. Necci, AIA

## FIRE REVIEW

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August 14, 2018

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Lindsay Bell-Plan Review Center  
Hannah Smith-Planning Assistant

RE: Lakeview Townes

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

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Chief of Police**  
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**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Scott R. Baetens

PSP# 18-0078

**PSP# 18-0124**

**Project Description:**

**Build 21 single family homes off of Old Novi Rd south of Thirteen Mile Rd (Linhart and Wainwright streets).**

**Comments:**

- **CORRECTED 8/14/18**-Turning radius from the east to the north and south to the structures off of Linhart and Wainwright Streets do not meet city standards. **(50' outside turning radius and 30' inside turning radius)**
- **All fire hydrants MUST** in installed and operational prior to any building construction begins.
- **CORRECTED 8/14/18**-Fire hydrants and water-main sizes need to be added to the site plans for review. Fire hydrant spacing is 300' from fire hydrant to fire hydrant **NOT** as the crow flies. Novi City Ordinance 11-68(F)(1)c.

**Recommendation:**

**Approved**

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

**PLANNING COMMISSION MINUTES  
ON JSP 18-16 WITH ZONING MAP AMENDMENT 18.723  
September 26, 2018**

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**1. LAKEVIEW JSP18-16 AND ZONING MAP AMENDMENT 18.723**

Public hearing at the request of Robertson Brothers Homes for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from R-4 (One Family Residential) and B-3 (General Business) to RM-2 (High-Density, Mid-Rise Multiple Family). The subject property is approximately 3.15 acres and is located south of 13 Mile Road on the east and west sides of Old Novi Road (Section 10 and 11). The applicant is proposing 21 single family homes and a storm water detention pond.

Planner Bell said as you just stated, the applicant is proposing 21 single family homes along Old Novi Road, south of Thirteen Mile. The surrounding properties are single family neighborhoods to the south, east, and west. There are business uses north of the area: the Lakeview Bar & Grill, a Veterinary office, and Lakeview grocery store. These areas are zoned B-3, and the surrounding residential neighborhoods are zoned R-4.

The Future Land Use Map identifies this property and parcels to the north as Pavilion Shore Village, which is called out in the Master Plan as a Redevelopment Site. To quote the Master Plan: "It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake."

The City is working with a consultant to develop Zoning Ordinance language for a new overlay or its own district to address the goals of the Master Plan based on comments received from a public workshop that was held last month. That new district or overlay has not been completed and the applicant desires to move forward. Therefore, they've applied for adapting an existing zoning district to the site through the use of the Planned Rezoning Overlay option.

The applicant has held meetings with community members and with staff over the past year. Based on feedback received, the applicant has modified their proposal to reduce the density and rework the design a couple of times. Originally the plans proposed all townhomes with a density of 18 du/ac, which was later reduced to 32 townhomes and 6 single family homes for an overall density of 12 du/ac. A concept plan was submitted in May, and went before the Master Planning and Zoning Committee, largely because the density proposed by the applicant at that time (9.9 du/ac) conflicted with the residential density map in the Master Plan, which calls for 7.3 du/ac. The applicant has further scaled back their proposal to 21 single family lots, which results in an overall density of 6.67 du/ac, and is within the Master Plan guidelines.

Planner Bell said the PRO Concept Plan before you shows 10 single family homes on the east side of Old Novi Road with driveways off Linhart and Wainwright Streets. Eleven single family homes are proposed to front on the west side of Old Novi Road. Each single family home has a two-car garage, either attached or detached. The Concept Plan also includes pedestrian walks along Old Novi Road to connect the existing and proposed homes to the Pavilion Shore Park to the north on Walled Lake. A storm water detention pond is shown just south of the existing Lakeview Bar & Grill.



Rezoning to the RM-2 category requested by the applicant would accommodate the single family housing density proposed, with individual lots evaluated by R-4 standards. The applicant is requesting 6.67 dwelling units per acre, which is under the maximum density allowed with RM-2 for 3-bedroom units (maximum 15.6 DUA). A high density multi-family residential district is not the logical extension to single family residential. However, with the PRO process the conditions and requirements placed on the development could make it compatible with the existing area. Many deviations to the R-4 standards are requested due to the depth of the lots and fitting the density into the area available. The proposed layout creates a moderately dense development in order to maximize the number of units on site. However there is little room to provide transitions to the commercial uses to the north, as well as leaving little space for some elements, such as driveways.

Erma Street on the north side of the proposed development west of Old Novi Road was previously vacated. However, the City Council motion from June 5, 2000 shows that the City reserved an easement over the entire width of the vacated area, so this area is not buildable. The applicant has formally requested this 50' easement be abandoned by the City, and a new 20' easement over the proposed utility locations would be established. If the City does not agree to abandon the easement, the home on lot 11 would not be able to be built as currently shown on the plans.

The ordinance requires a 6 to 8 foot berm or wall as a buffer between residential and commercial uses. The applicant has proposed a 6 foot vinyl fence as an alternate way to provide a buffer. City staff believe a solid masonry wall would provide a more appropriate visual and noise buffer between the proposed lot on the west side of Old Novi Road and the convenience store to the north. However either a fence or wall would conflict with the easement required over the utilities in this area.

Planner Bell said a vinyl fence would be acceptable to provide at the rear lot line adjacent to the existing homes, and perhaps north of the stormwater detention basin to provide visual screening of the existing bar & grill.

The applicant has submitted public benefits being offered to meet the objective of the benefits to the public for PRO. Staff comments on those are included in the packet and addressed in the motion sheet.

Staff and consultants are recommending approval of the Concept Plan. Additional information has been provided by the applicant to address specific requests in the review letters. The proposal helps fulfill objectives contained in the Master Plan for Land use, as well as other positive outcomes, such as the following: providing an update to the visual aesthetic in a unique area of the City; removing non-conforming structures from the Right-of-Way; the proposed single family homes are consistent with the surrounding residential neighborhoods; the density proposed is within the density recommended in the Master Plan; the traffic impacts have been evaluated to be less than what would be expected if the properties were to develop under the current B-3 and R-4 zoning; submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would not be likely be offered under standard development options.

Planner Bell said although staff recommends approval of the Concept Plan to move forward, we still have unanswered questions about certain details of the plan, which will need to be worked out before Final Site Plan approval. These include: how the necessary screening on the west side of Old Novi Road can be accomplished given the need for utility easements; a full delineation of the wetland area on the rear side of Lots 20 and 21, as well as a pre- and post-construction analysis to ensure the existing and planned homes that are adjacent to the wetland area are not negatively impacted in a severe storm event; related to that are concerns with the Stormwater Management Plan details, which Darcy can further address, especially if the Commissioners have questions. Further detailed analysis would need to be reviewed to determine whether the stormwater plan will work adequately; driveways are supposed to observe a three foot setback from the property line, which does not appear to be the case on many of the proposed lots. The applicant has not requested this as a deviation, however it has been added to the motion sheet.

Tonight the Planning Commission is asked to hold the scheduled public hearing and make a recommendation for approval or denial to the City Council.

The applicant, Tim Loughrin, is here from Robertson Brothers to tell you more about their proposal. Staff and the City's consultants are also here to answer any questions you may have. Thank you.

Tim Loughrin, the Land Acquisition Manager for Robertson Brothers Homes, said thank you for being here tonight. I'm a fellow Planning Commissioner so I know that you don't get thanked too often, so thank you. I'll try to be as brief as possible, I'd much rather answer your questions.

Just quickly, the history of Robertson Brothers. It's a family owned company, professionally run organization that's been in business for about 70 years. We've actually pulled the second most permits in Oakland County to date this year. We've won HBA awards both for builder and developer of the year in the past couple of years. We have not done too much in Novi, you may have known that we did the Charneth Fen development – that was a failed condominium project that we came in and we finished it up nicely with townhomes at Twelve and a Half Mile just west of Novi Road.

I don't really want to belabor the fact, but we have worked very diligently with staff and the surrounding property owners and we're excited to bring a quality development that everybody will be proud of. The site, as Lindsay had mentioned, is just over three acres on both sides of Old Novi Road just south of Thirteen Mile. 21 single family lots, just under the 7 dwelling units per acre, I think it's 7.3 in the Master Plan, so we're under that Master Plan density designation. Homes will be ranging between 2,100 and 2,900 square feet. We are proposing a Planned Residential Option, and specifically the proposed project is unique in that it represents an opportunity to improve an area that has been identified by the City as a potential redevelopment area, as well as a site – the fact that the western parcels are only 100 feet in depth – which really requires a creative approach to development, given the nature of single family lots rather than townhomes or stacked apartments. We will be constructing a pond in large to accommodate the historic stormwater flows from the City's roadway, and an established HOA will be maintaining all of the common open space areas.

The Pavilion Shore plan identifies a need for housing in the redevelopment area specifically as cottage court style homes, which we are proposing that style. We believe the proposed use will provide for single transition from existing residential to commercial that are envisioned in the area plan to be located closer to the park and the lake. We feel this is appropriate land use, this is clearly demonstrated and conveyed from several meetings with surrounding property owners, as well as the Master Planning and Zoning Committee which was a couple of months ago.

Mr. Loughrin said we have addressed all Staff comments. We did follow up, as Lindsay had mentioned, we do realize and recognize that there will be further follow-up if we do get passed tonight as we go toward Final Site Plan. We feel the site plan as proposed will be in the best interest of the City, as it addresses most of the concerns of the neighboring properties while still meeting the intent of the Pavilion Shore Village overlay and the Master Plan provisions. Further, the plan will clean up several dilapidated buildings and stabilize home prices in an improving neighborhood.

So, in closing, there are several public benefits to the project, such as development of an otherwise undevelopable property under current zoning regulations; development of a unique site configuration with significant development challenges; meeting the intent of the City's Pavilion Shore Village planning area; meeting the maximum density requirements of the City's Masters Plan; inclusion of ADA accessible sidewalks to provide for neighborhood access to the Pavilion Shore Park; public parking spaces along Old Novi Road for overflow park parking; landscape and amenity improvements to an oversized Right-of-Way; new housing options for residents that are currently underserved; the elimination of several non-conforming buildings and uses that are in disrepair; storm detention in an area that currently has no structured storm system and a combination of road water stormwater flow; and quality architecture and design that will provide a catalyst for retail amenities in the Pavilion Shore Village area. So with that, again I want to be brief, I'm happy to answer any questions, as I'm sure they'll be many.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Rachel Sines, 2219 Austin Drive, said my house just happens to back up to this development. And first, I want to thank you all for listening to us over the past year. I know you're just as tired of hearing from us as we are of being up here. Everything we've been saying and doing has led to this moment right now.

First, I want to mention that my frustration and displeasure about the situation lies with the City of Novi and not necessarily Robertson Brothers. Back in July of 2017, the City approved changes to the Master Plan which increased the density of our area from 3.3 units per acre to 7.3 without informing or including the residents. However, Robertson Brothers was informed and involved in that process and you can see from this letter, they were asking for approval of the Master Plan. Obviously, they were playing a game that we didn't know we were involved in, and they played it well. And unfortunately for us, we were told about the game too late. As a community, we gathered signatures from over 70% of the residents living within 100 feet of Pavilion Shore Village and presented our petition against the City to the City Council. Yet, here we are today.

The City has recently held a workshop asking residents for their vision of Pavilion Shore

Village. Overwhelmingly, the vision of the community was the country cottage concept that would blend in and enhance existing neighborhoods. The same Master Plan that granted the increased density also mentioned preserving the feel of the area. Robertson Brothers originally submitted plans that had over 70 three-story units on just a little over three acres of land. With the outrage of the community, the City and Robertson listened, so we have the plan submitted tonight of 21 single-family homes. While this is much better, there are still some issues. The largest one for me is that on the west side of Parcel A is 1.3 acres, and under the 7.3 units per acre, only nine homes should be permitted. Yes, 21 homes is the correct number for each parcel if it's treated as individual, which they are. They are separated by streets and not contiguous. It is less expensive to build an above-water detention pond than the underground water system originally discussed. My neighbors and I shouldn't have to take on the burden of extra houses because it's less expensive for the developer. The City of Novi has even stated that the houses per acre in this area is five. At 7.3 units, this is already a significant increase but Robertson Brothers is suggesting 8.5 homes per acre on the west side.

I truly want to support this project and I want Robertson Brothers to do it, but it needs to be done correctly. The amount of deviations would be greatly reduced if nine houses were built instead of eleven. Put the other two houses back on Parcel C, so there will still be 21 homes. Here are some of the things that I would like to see happen. I would like to see attached, front-entry garages. This would be possible if the appropriate number of nine houses were permitted. At the very least, I would like front-entry garages at least six feet from the property line.

Ms. Sines said and most importantly, I would like to see one or one-and-a-half story houses on the west side. This would satisfy a number of issues listed in the Master Plan, such on page 8 and 10 for the aging population and young professionals, both seeking smaller homes and smaller lots; pages 40, 55, and 114, the preservation of existing neighborhoods and the way of life; and what the residents want to see as part of the results from the Pavilion Shore workshop. I would even be willing to compromise the number of homes if one or one-and-a-half stories would be ensured. This would be less invasive to the homes impacted by this development. I know that some of the neighbors support this plan and for that, I am happy. We have come a long way from 70 plus units. But as someone this directly affects because it is literally happening in my backyard, I cannot and do not support the plan as it is now.

Gary Zack, 359 South Lake Drive, said I'd like to echo several comments that the previous speaker just made from a little bit different angle. I think when you drive down Old Novi Road, this is going to be primarily what you see is what's on the west side. And it has a little bit of a look of a barracks, with a bunch of homes that are all very similar, although nice. But I'd like to see a little bit more changing it up and as the previous speaker mentioned, if the density were reduced over there then perhaps you could do that. Maybe some single story, I like the idea of single story. Most of the homes in the Shawood area, a lot of them are single story. But the one thing that is there is there's a lot of variety, so you've got some that are tall, some that aren't so tall, some that are wider lots, some that aren't so wider lots – it's not this regimented, where everything looks like a cookie cutter.

I also believe that we should look at the density separately in the separate segments, and consider that this side is getting a little overbuilt. The other concerns I have are the stormwater management, just to make sure. We've got two lakes right there, we've had

issues recently from the development going on down the street, which is not Robertson, with sediment getting into the lake and a lot of issues there. So we have to be cognizant that we have the proper control of the runoff from all the lawns and the fertilizer and all this from this area.

My last point I'd like to make is not with Robertson, it's really with the City. I don't understand why we have a system where we have to go to a density that's twice what even the Master Plan is and then reduce it with a PRO, rather than coming up from R-4 and increasing the density. It's just a little unnerving as a citizen. And I hope that the way this is written, is that this PRO and this rezoning only applies to these properties that Robertson has, not anything else in this Pavilion Shores Village area. And if something were to happen to this development and Robertson can't complete it, this is all undone so that somebody doesn't come in and build a five-story apartment building, which is what the RM-2 zoning is really there for. Now I understand the PRO and I don't know all the details of how that works, but I would rather see R-4 with an exception to say there can be more density, because then you may not miss something that you might miss like a 65-foot tall building. Thank you very much.

Michael Davis, 2345 Austin Drive, said I but up to lot number 1 there, the one that is sitting on the angle. My grade at the back of that house and to where that proposed garage sits is 12.6 foot above grade. They're above me, twelve feet above me. And they're going to cut into that hill, they're going to have to to make that livable or buildable, and my fear is flooding. You're going to flood me out. Oh no, Mr. Davis, we won't, we're engineering. Yeah well the house beside me, on the north side of me, the City allowed that to be built and they built into that hill, and it flooded me. And the City required the homeowner to put a trench down through there and he failed to do that and I flooded again. So they put a drain on Old Novi Road that drains across the street into the creek.

We're going to fight water, and I can't do it. I'm a disabled vet, 100% disabled vet and you're going to force me to sell. I built that home in '99, I've been in Novi for a long time. We followed every building code that they had and my home had to be similar dissimilar. You guys held my feet to the fire on that, and look now what you're building – the barracks as the one man alluded to. And it's no doubt they're going to build, and we know that in Novi. But that Twelve and a Half Mile, that building, the water just ran down Old Novi Road and just flooded into the radiator shop, and right in into the attorney's office there. And it's going to happen to me, beyond a doubt. And so you're going to force me either to sell at a reduced price, move – where am I going to move to? Where am I going to go at my age and 100% disabled? What am I going to do?

So I ask that you guys really take a look at the elevation and the water, the water runoff, and my god I can't get down Old Novi Road to get to CVS Pharmacy to get a prescription filled anymore. The traffic is just horrendous. And this really needs to be thought out about the traffic pattern. And Robertson Brothers has indicated that on-street parking on Old Novi Road, have you people been down Old Novi Road? You can't on-street park, there's no way in the world. A fire truck will never get down through there. If my home starts on fire and I need an ambulance to come and resuscitate me from a heart attack, they'll never get down through there. So I just ask that you guys really take a look at this configuration. Thank you.

Michel Duchesneau, 1191 South Lake Drive, said I've submitted a letter to the Planning



Commission as well as to the builder and I would like to have that as part of the record for this meeting minutes. Not to go and read it to you tonight, but I support the concept plan with one recommendation. You just heard a gentleman talk about the drainage, and my recommendation pertains to the drainage. Basically, there's many advantages to this development, it does minimize the traffic compared to other alternatives and that has been our concern, my personal concern.

And then the second item was the three-story townhouses, those are gone. That was our second biggest concern. The appearance of a townhouse would not fit in this neighborhood. This proposal does remove poorly maintained rental houses and rental buildings. It brings City water to areas that are on wells. And it does have the potential to improve the water, runoff and drainage. And since this is a Concept Plan, not a Preliminary Site Plan, I want you to consider that. If you look at the drainage plan that they have, basically for the west side of the property, going through the back half of five through eleven, water drains to the west towards the houses and the backyards on Austin, and then it goes north to divert to the retention pond. One of the variances requested by the developer is to make that five foot rear yard setback for the accessory buildings – the garages – as opposed to six that our Ordinance requires. My recommendation is that we hold them to six. However, I'm in support if that means moving all the houses east towards Old Novi Road and giving them a six foot setback to the property line as opposed to seven. I support that. It will help, especially since their drainage is a swale behind the houses, behind the garages. This is basically a swale. People tend to push snow down the driveways to the backyards toward the property line, at least that's what I would do. And I know there's an HOA that has to be incorporated as far as the maintenance of that swale in the agreement, the PRO agreement that the City has to present with them. There's also a short list of other items that might support not giving them the six foot variance.

I recognize this is a lengthy plan, the developer has met with the residents in a manner that I would hope that other developers do. They were very proactive, seeking to meet our recommendations and expectations. I'm good with 21 houses, I don't have issue with that. I may have some other recommendations, but this is a lengthy process and this is a Concept Plan, not a Preliminary Site Plan. The letter that I have that I've asked to include in the minutes basically says my one remaining area of recommendations is drainage, which you just heard the gentleman who spoke before me has an exceptionally bad condition. He is at the bottom of a hill and the houses on this side drain down the hill, he lives out in this area. This plan proposes drainage to go down the hill to a retention pond in the corner to get back to the retention pond, so those areas need to be looked at very carefully when this thing gets to Preliminary Site Plan. So basically that's the main thing that I have, and just so you know these are not off the cuff comments and particularly my letter talks about how I have looked at the reviews of the drawings many times, I've looked at the narratives, the physical site, the Master Plan, the tax records, the Novi Zoning Ordinances, the similar developments that Robertson Brothers have done in other locations, as well as presented. So I hope that you can consider my recommendation, but I do support the Concept Plan to move forward.

Letter from Michel Duchesneau, 119 South Lake Drive, to the Planning Commission:

Attn: Novi Planning Commission

Re: JSP18-0016 Lakeview Concept Plan Review – Public Hearing

I support the Lakeview concept plan with one recommendation, per the following:

As you know, many residents have expressed interest in having input on what is

developed in Pavilion Shore Village. In my opinion, the major concerns on the development direction are addressed with the concept plan.

The concept plan:

1. Minimizes the traffic increase to the hundreds of people living on South Lake, East Lake, Thirteen Mile, Wainwright, and Old Novi roads. These are all residential areas with a strong preference for single family detached homes.
2. Does not add townhomes, apartments, or commercial businesses to a traditional residential community.
3. Supports the three existing businesses with badly needed additional parking.
4. Removes poorly maintained rental houses and vacant buildings.
5. Brings city water to an area on wells.
6. Has the potential to reduce water runoff and standing water for adjacent homeowners.

Thus, I support the concept plan with one recommendation based on reviews of the drawings, narratives, physical site, master plan, tax records, Novi zoning ordinances, similar developments by Robertson Brothers, and resident input.

Novi has very stringent zoning ordinances when it comes to building setbacks. Specifically, accessory buildings (garages and sheds) require a minimum six feet setback to the property line in an R-4 district (4.19.1.G). The concept plan reduces this to five feet. I support the setback reduction for structures within the boundaries of the development. I recommend maintaining the six feet rear yard setback for the new garages to the western property line (lots 1 thru 11). Novi property owners expect a minimum ten feet side yard setback to a new house in an R-4 district and a minimum six feet setback to any garage or shed.

I also propose reducing the minimum front yard setback for the houses on lots 1 to 11 from seven feet to six feet to make up for the reduced rear yard. All houses, garages and drives can move one foot closer to Old Novi Road to compensation. Please consider this.

Maintaining the six feet minimum rear yard setback for the garages has other mutual benefits. The drainage plan has the water from the northern half of lot 5 all the way to lot 11 flowing west towards the rear yard property line and then north to a storm drain via a swale. The extra foot will allow this to be a more viable plan with fewer maintenance issues for the swale and fewer complaints from adjacent property owners.

The extra foot will allow vehicles to more easily use the driveway 'T' to turn around when side entry garages are built.

There are few places to stack snow on site and people with side entry garages will push the snow to the end of the driveway. It will sit there until the "great thaw" occurs. Hopefully the drainage design carries it north.

High voltage power lines and fiber optic cables run over the western property line of lots 6 to 11 and there may be easements or other restrictions.

Surveyors for these 1920's subdivisions made lots of mistakes and the current property line can vary significantly based on who does the surveying.

People have over the years built sheds, garages, and houses on or beyond the property lines. The Novi Land Records Map shows multiple potential conflicts for the subject property perimeter and existing accessory buildings.

Thank you,

Michel Duchesneau

Dorothy Duchesneau, 125 Henning, said Robertson has to be given credit for being up front and meeting with the residents back in February with their intention to develop and even to let the residents see what was being proposed at that time. I give them a lot of

credit for revising the first plan and even finally dropping the three-story townhomes options. Meeting with all the residents early on, with or without someone from Planning, should be a requirement for the developers in the future. It could save time, money, and effort from being wasted and this may involve making some changes in how certain plans go through the development process.

I, too, support the Concept Plan, but I have a couple little minor beefs and tweaks. I totally disagree with the side entry garages on the west side of Old Novi Road. They make absolutely no sense from a security standpoint – you're in the house, how do you know when the garage door is open? How do you know what is happening in your garage? As was said earlier, where is somebody going to push snow? Right to the end of that driveway. I understand the object is to be able to turn around the car and head nose out, but if you look at other plans and other options that Robertson has in other communities, you drive straight into the garage. No headlights for the person behind you. You have a big backyard. Yes, you can make your T-return and come back out so that you have your nose facing out. I don't know why many of Robertson's developments are nose-in garages and this one ended up being side entry. But Old Novi Road is 25 miles per hour.

My second comment is with regards to the sidewalk. According to the plans, it looks like the sidewalk is going to be totally relocated from where that sidewalk currently is along Old Novi Road. There's nothing wrong with it as close to the road as that sidewalk is now. It does not have to be set that much farther west. Give these people some front yards, move the houses a little farther east if you have to. But where the sidewalk is now is perfectly fine for a 25 mile per hour road. It doesn't need to be 30 feet away from the road. Those are my comments, thank you.

Todd Keene, 2300 Austin Drive, I've lived here for about 25 years. I also appreciate Robertson Brothers, they seem like they're doing a pretty good job and are definitely getting better with the residents. My thing is that I still think it's too dense. I think if they removed houses 15 and 16 from the east side and spread those out, and then 10 and 11 on the west side and spread that out, I think that would definitely improve things. I don't understand, as we read over the agenda for tonight, I was looking at a lot of stuff and I still don't understand the RM-2 high density. I don't understand why we can't just keep it R-4 and do variances to try to accommodate some of the stuff that's going on here.

In my neighborhood – I live in Shawood Heights subdivision – I'm just throwing a number out there but it's probably pretty close, somewhere between 70 and 80 percent of the homes in that area are on double lots. And this doesn't really fit in with our community and keeping with that style of neighborhood. So I think, like I said, if we took off 10 and 11 or persuaded Robertson Brothers to do that, and 15 and 16 and spread things out, and tried to make it less like a cookie cutter situation. But we're moving in the right direction. I'm proud of them and I'd like to support them to build something. I just hope they can get with our needs.

Jerilynn Meldrum, 2027 Austin Drive, said if you look at the illustration, I'm adjacent to 11 and flooding is my major concern. The field behind my house is elevated higher than my house and on the downslope of the hill, flooding and stormwater is a really big concern of ours. In my opinion, it's still a little bit too dense. If you look at the houses that are backing up the development, there's like three houses for six or seven houses. We do have nice yards, nice kind of like laid back country feel, which is why everyone really wanted the

country style court buildings. The majority of our homes are one level ranches, and they're modest. So for them to stack three houses for each one of our modest homes really just gives you some perspective of how tight these will be.

I agree with the people before me in saying that these driveways and the garages – I'm right on the property line so that's going to be like headlights right into my living room making that turn. And if they are pushing the snow back, it will add to the runoff that I'm already going to have to face. So thank you, Robertson Brothers, actually, for scaling it back from that first rude awakening at 57 condominiums being proposed. This is a nice concept, but it's still too dense. And it still has a long of things to factor for us existing people who have a great community, and to put this cookie cutter, high density housing into our little neat sprawling neighborhood doesn't conform. So thank you for hearing us.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission at this time. When no one else responded, he said I think we have some other correspondence.

Member Lynch said yes we do, and everything will be put into the public record. We've got letters from Michel Duchesneau, 1191 South Lake Drive, and Dorothy Duchesneau; we've got an objection from Kelly Butherford, 125 Austin; an objection from Greg Baber, 115 Linhart Street; objection from Patricia Keene, 2300 Austin Drive; objection from Todd Keene, 2300 Austin Drive; objection from Brian Damron, 129 Wainwright Street, and another from the same person; an objection from Jane Vaiciunas, 2214 Austin Drive; an objection from Daniel Kevin Toma and Kayla Melinda Toma, 2154 Austin Drive; an objection from Susan Cova, 111 Austin Drive; an objection from Michael Davis, 2345 Austin Drive; an objection from Terry Davis, 2345 Austin Drive. And a support from Mark Robbins, 2230 Old Novi Road; a support from Mark Robbins, 2293 Austin Drive; and two more from the same person.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Lynch said just briefly, I did drive out to the site and I spent some time out there. One thing that I was concerned about was right now, the drainage seems to be a prevalent issue. I think that on the east side, that section on the east side, will help because especially the person who lives next to Lot 21, it looks like everything drains down in there and it's all asphalt, so I think this may help. But it's unclear to me on the west side of Old Novi Road, and I guess for the developer – how are we going to handle the stormwater? Let me finish for a second because I looked at it and it looks like, we don't have lawns there and it's not absorbing although this may absorb some. Is the plan to slope towards Old Novi for Lots 1-11 or is there some sort of drainage strategy behind that development that it's not going to make a made condition? Because right now, it does look bad. I was out there when it was raining and I did see flooding, but it wasn't raining all that hard. But I can see how the water, especially down Austin Drive, kind of flows and then from Old Novi Road it looks like there already is an issue. My question is, is there some kind of strategy that you guys have that you're going to mitigate some of that drainage issue that we're currently having?

Mr. Loughrin said through the Chair, so I'm looking at the grading plan right now and it's similar to what the gentleman had mentioned before about the northern lots through the

back going towards the north. So we have the same proposal to have a storm drain on the west side where the property line is in structured storm pipe that would then go to a drainage structure, so a catch basin if you will, and then that would bring everything out to a catch basin right along Old Novi Road. Right now, there is nothing. So it's a combination of two things, so we will be grading what you see today – obviously we're going to need to grade and tabletop in some respects. So we will control the drainage that way. And then again everything will go down to basically the bottom corner and then out to the east to a pipe.

Member Lynch said so what you're doing, and it doesn't exist now, is putting in a drain pipe?

Mr. Loughrin said that's correct.

Member Lynch said that's going to collect the water runoff, granted you're adding some asphalt or concrete, and you have the rooftops too. It's probably a wash on drainage, what's there now to what you're going to put in there. So you're going to guide it to a drain pipe, ok.

Mr. Loughrin said and just to follow up on that, we don't just build the houses and walk away. So we don't want to have drainage issues any more than anyone else. We come and fix them anyway, so it's in our best interest to make sure we don't have any issues for homeowners, nor our neighbors. We fix that, as well. We stand by our product, we have a good reputation and we're not going to create a situation where it's just going to be a continual headache for us or homeowners.

Member Lynch said I did look at the drainage plan, my purpose was to have that on the record. Also, if you guys walk away, my understanding – to the counsel – is that once this PRO agreement is signed if this gets approved, if for some reason the developer decides they don't want to do it anymore, is it true that it all goes back to the way that it was? In other words, one of the gentleman came up and said they're worried about changing the zoning with the PRO agreement and what happens if Robertson for some reason decides to walk away? Does that nullify the PRO Agreement or does the Agreement stay with that property in perpetuity?

City Attorney Schultz said so the PRO, I believe, it's two years without development then it would expire or terminate of its own accord. But just to clarify, this is a PRO approval for this development only. So whether it expires or the parties walk away from it, nobody can come in and say they're going to just amend this agreement to do something more intense. It's just for this project, and if this project isn't built, then they have to move on to a different plan and a different approval process.

Member Lynch said ok. And I only spent about 25 minutes out there because I didn't want somebody shooting at me because I'm looking in the houses, but I was looking at the diversity of housing and I was trying to picture in my mind – if we were to leave it as General Business, does that make sense? And my opinion is no, it doesn't make sense. And I don't see how a business would survive.

And then the second question is, looking at the neighborhood, will this fit into the character of the neighborhood? And I guess my opinion is, I think it will based on the



diversity of housing in various other neighborhoods where they have anything from townhomes to million dollar homes. I think this will be a good addition, in my opinion, to this neighborhood. I wasn't out on Old Novi Road that much, but I didn't see a lot of traffic. Maybe I was there at the wrong time, but Old Novi Road looks like a nice residential area. My opinion, I've seen this in other places, is by putting residential there instead of commercial, it will calm the road and calm the traffic. I think that Thirteen Mile might be a traffic issue, but this isn't going to change that.

But overall, I like this idea better than what I've heard of the other plans. This is the first time I've had a chance to actually look at this plan and I know there are some issues that need to be ironed out, but I do see that fitting into the character of that neighborhood. I do think that based on my assessment of the engineering drawings, I think that the water problem should improve if it's built to those prints. The drain pipe goes in, I think it might not resolve all of the water problems because there's a lot of other reasons for the water problems, but I think that for the most part this will fit into that particular area. And I appreciate you working with the homeowners, it becomes very personal. It's difficult for everyone, it's difficult for the homeowners, certainly difficult for you, and I appreciate you spending the time and doing that. Based on where we were to where we are now, I think this is a pretty good plan.

Member Avdoulos said I'd like to echo the previous comments about having all of the residents involved and keeping us informed for this long, it's been a long time. When we were first hearing of this at audience participation, we had no clue what anybody was talking about. And then slowly the story became a little bit more evident and so we actually spoke to a lot of the residents and kept encouraging them to participate and keep us informed and have their voices be heard. And low and behold, here we are, this is real now. And the developer has done a great job in taking the time to meet with the residents and try to iron out as many of the concerns as possible.

Member Lynch had touched base on a few of the concerns I had, one with the flooding. And I would even be in favor of some of the adjustments that were recommended by Mr. Duchesneau about if there's some additional setbacks that can be bargained with in order to maybe alleviate some flooding concerns or drainage concerns, especially around that Lot 1. I think that would be something that we like to see, anything that would not create a hardship for the neighbors is something that I think would be really important.

The other question that was brought up and keeps being brought up is the cookie cutter façade. I saw elevations that were presented, different types of variations. If I could have our consultant, Doug, come up and maybe walk through what you've seen. It was mentioned by one of the residents, the similar dissimilar. And Novi really does take a look at that, although you can only do so much. I think some of these are taking the same plan but being a little bit more unique. But if you could walk through what you've been seeing and how the applicant has been responding to your comments, that would be helpful.

Façade Consultant Necci said the applicant submitted I think nine models with a total of 36 different front elevations, and the City Similar Dissimilar Ordinance prohibits cookie cutter type architecture. It actually requires that adjacent homes have a different front façade, it even goes so far as requiring rear façades that are visible from the main road be dissimilar as well, although that doesn't apply to this project. So essentially, adjacent homes and the second house, so two on the left and two on the right, have to be

different facades. In addition, any ones across the street have to be different. So the theory is that if you're standing in any one spot, all the homes within plain sight have to have differing façade. And that's a review that's done on every single house in Novi.

So we looked at the elevations that they had provided, those have been in the package for quite some time now. I don't know if they're all still in the package but with 36 elevations, they can meet the Similar Dissimilar Ordinance readily. There shouldn't be any issue with it whatsoever. There's always a tendency for a few models to be more popular, so that happens, but we watch over that pretty well.

Member Avdoulos said I appreciate it. The concerns with the detached garages or the garages in the rear – when I look at it, if you put a garage up front of a house and then you have a house, it actually makes the house look bigger. I think the way the houses are set and designed as in the image keeps them a little bit more downscale to sort of work with the rest of the area, being a little bit more contextual with the site and giving it more of a neighborhood character along Novi Road and the area to the east. So personally, I don't have an issue. I do understand the concern, especially the residents along the west side of Old Novi Road 1-11, where lights may be shining into their homes. That one, if Robertson Brothers could take a look at maybe offsetting the garages instead of side entry to maybe have them straight in similar to 12-16 where you can drive right in. If you could take a look at possibly doing that, although I know at the same time that it affects drainage and grading.

Mr. Loughrin said if I can answer, really the only reason why it's different than any of the other ones that we've done is really just because we figured Old Novi Road functions more as a collector street than residential, we were just concerned that there might be concern from the City's standpoint of having cars back onto that. That's the only reason – by putting it on the side orientation, you're able to back out and then go out front. So that was the sole reason. For us, frankly, it really doesn't matter too much. We will get bigger backyards, which is great. And it would reduce any kind of impacts to our neighbors. So we're okay if that's the decision, to go front-in. It's really just if there's any concern with backing out onto Old Novi, that was our only reason of doing that.

Member Avdoulos said okay, and maybe take that into consideration and walk it through with the City to see what the balance is.

Mr. Loughrin said we're also fine with the six foot rear setback, particularly if we could go six feet in the front just to justify that and make sure we have enough space. We would be okay with that.

Member Avdoulos said my concern is to have enough room to allow the grading to do what it needs to do, so if we have to sacrifice a little bit on the setbacks I have no issue with that. I think right now, that answers some my questions. I appreciate it.

Member Maday said you guys pretty much covered what I was going to ask but I just wanted to restate that with the side entry garages, I know it doesn't seem like a big deal in the grand scheme of things to a lot of us, but those few houses that are affected, it's a huge deal going in and out as many times as somebody might every day. So if you could work with the City, that would be great. I just wanted to extend my appreciation and thank you's to the citizens of the community, as well as to the developer. You guys

showed your voice and did what makes our country and the City great, and your voices were heard. I think this is going to be a great development for this area. It gets rid of some unsightly buildings and it may very well be able to bring some businesses that you local residents have been hoping for. It might draw some people that want to come in there. So I am encouraged by what I see, when I think about where we were before to where we are now and just seeing you guys happy and the developer happy and the City happy – it's a huge accomplishment. I'm just really happy with everything that has been done.

Member Greco said I just have a question for the Staff. Does the Staff have a position or has considered any issue regarding the positioning of the garages? Because that is an issue, and I know that we do have in the requirements a screening fence or landscaping should be provided along the rear lot lines of the properties on the west side of Old Novi Road, which I assume is to address that. But the headlights issue is definitely an issue, just in my experience being a lawyer dealing with other communities and with commercial and residential issues. It becomes kind of maddening for some of the individuals that are trying to watch a movie on Netflix and they keep getting lit up. So does the City have a position on that? We heard from the applicant about why they addressed it.

Planner Bell said our Traffic Consultant wasn't able to be here tonight, but I don't recall that being a major issue that they were concerned with.

Member Greco said okay, thank you. With regard to a screening fence or landscaping, what's the position of the applicant with regards to that?

Mr. Loughrin said we've already agreed to that. That was a follow up with Staff as far as the western perimeter and putting up a fence of some sort. And we're open to that, yes.

Member Greco said and that, of course, is something that needs to be kept up once it is put in, right?

Mr. Loughrin said yes.

Member Greco said thank you.

Chair Pehrson said Lindsay and Darcy, if we give up a little bit on the front yard setback and move things a little bit further to the east, is there concern for the current position shown on the rendering of the sidewalk relative to Novi Road if we move that closer?

Staff Engineer Rechten said I don't think there's any concern with it being closer to the roadway. The existing sidewalk is closer. I'm not sure exactly how it was placed where it's shown there, but I don't see any concern.

Chair Pehrson said I don't see any dimensions on it, I'm just assuming that if we go further to the east with the setback we still have the option to move the sidewalk a little bit forward and still maintain safety. Okay, great. I agree that I am in support of the proposal as it stands right now. I think we've come a long way from what we did want and what has been now worked out. I think this will be a great change to that area for the positive. I'll look for someone to make a motion.

Member Greco said I can make a motion, and I think with regard to the motion sheet concerning what we're approving today, some of the issues regarding the screening and the positioning of the garages, and the sidewalk, we can deal with at the time of site plan. So with that, I will make a motion.

Motion made by Member Greco and seconded by Member Avdoulos.

**ROLL CALL VOTE TO RECOMMEND APPROVAL OF REZONING MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of Lakeview JSP18-16 with rezoning 18.723, motion to recommend approval to the City Council to rezone the subject property from R-4 (One Family Residential) and B-3 (General Business) to RM-2 (High-Density, Mid-Rise Multiple Family) with a Planned Rezoning Overlay Concept Plan, based on the following:

1. The recommendation shall include the following ordinance deviations and additional information requested by staff for consideration by the City Council:
  - a. Planning Deviations for Single-Family (R-4 standards):
    - i. Reduction of minimum lot area by 5,000 square feet (10,000 sf required, 5,000 sf provided);
    - ii. Reduction of minimum lot frontage by 32 feet (80 ft required, 48 ft provided);
    - iii. Reduction of the minimum required building front setback by 23 feet (Required 30 feet, provided 7 feet);
    - iv. Reduction of the minimum required building principal side setback by 5 feet (Required 10 feet, provided 5 feet);
    - v. Reduction of the minimum required building side total setback by 10 feet (Required 25 feet, provided 15 feet);
    - vi. Reduction of the minimum required building rear setback by 15 feet (Required 35 feet, provided 20 feet);
    - vii. Reduction of the exterior side yard required building setback by 20 feet (Required 30 feet, provided 10 feet);
    - viii. Reduction of the side and rear yard setback for accessory buildings (Section 4.19.1.G) by 1 foot (Required 6 feet, providing 5 feet);
    - ix. Exceeding the maximum lot coverage percentage by 20% (25% allowed, 45% provided);
  - b. Engineering DCS deviation for the width of storm sewer easements (10 feet requested);
  - c. Engineering DCS deviation for the driveways less than 3 feet from the property line;
  - d. Traffic deviation for driveway width of 10 feet (16 feet standard) which is within the acceptable range and may be granted administratively;
  - e. Landscape deviation for no screening berm provided between the B-3 commercial district and the residential properties to the south on both sides of Old Novi Road (6-8 feet tall landscaped berm required) with alternative screening with fence/wall and/or landscaping to be provided;
  - f. Landscape deviation for street trees located in front yards of single family homes on Wainright and Linhart, rather than within the right-of-way due to the presence of utilities;

- g. Landscape deviation for subcanopy trees used as street trees due to the presence of overhead power lines on Old Novi Road;
  - h. Landscape deviation for fewer subcanopy trees substituted for canopy street trees than required, due to the number of driveways and the 10 foot spacing requirement from driveways;
  - i. Landscape deviation for landscaping and decorative fence proposed within the right-of-way due to the width of Old Novi Road right-of-way;
  - j. Façade waiver under Section 5.15.9 for underage of brick and overage of horizontal siding on certain elevations;
  - k. Subdivision Ordinance deviation for site condominium unit boundaries extending into wetland area for lots 20 and 21; and
  - l. Planning deviations for lots 50-22-10-231-019 and 50-22-10-231-008 (remainder of lots fronting on Austin maintaining R-4 zoning designation) as follows:
    - i. 21 foot rear setback where 35 foot is required;
    - ii. Lot area of 6,500 square feet where 10,000 sf is required;
    - iii. Lot coverage of 30% where 25% is permitted.
2. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
- a. A homeowner's association shall be established as part of the development and the City shall review the Master Deed and Bylaws prior to recordation. A separate maintenance agreement to be assigned to the homeowner's association is proposed to meet the intent of this provision.
  - b. The use of the property will be for single family homes meeting the standards spelled out in the development agreement.
  - c. The maximum number of single family units shall be 21.
  - d. The maximum density of the development shall be 6.67 DUA.
  - e. Use easement extending 15 feet into the Old Novi Road ROW for the parcels along the west side of the road. The use easement would be used as front yard space for the homes, including landscaping features and decorative fences to be maintained by the home owners association established in a Master Deed.
  - f. The small wetland area on the northeast corner of the site shall be minimally impacted only as permitted by MDEQ and City Wetland Permit, and the applicant has indicated that the Master Deed for Lakeview will provide for a conservation easement for these two properties such that the wetlands will not be disturbed.
  - g. Screening fences and/or landscaping shall be provided along the rear lot lines of the properties on the west side of Old Novi Road.
  - h. On both sides of Old Novi Road, in lieu of the required berm separating the residential uses from the non-residential uses to the north, the applicant shall provide alternate screening in the form of a fence or wall and/or landscaping to be approved by the City's landscape architect. Consideration shall be given to limiting noise and visual impacts for the residents, as well as impacts to wetlands and buffer areas.
  - i. The two lots north of Wainwright, east of Old Novi Road, shall have front entry garages due to the presence of the wetland in the rear yards that shall be preserved. The remaining 19 lots shall be constructed with detached or rear attached garages.
  - j. The applicant shall provide 10 on-street parking spaces along the east side of Old Novi Road, as recommended by the Master Plan.



- k. The city shall abandon the 50 feet of the utility easement within the previously vacated Erma Street, but shall require a 20 foot water main easement.
- l. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

1. The proposed plan meets several objectives of the Master Plan, as noted in the review letter, including:
  - a. *The Pavilion Shore Village area is identified in the Master Plan for redevelopment with a vision for a cohesive mixed use village that complements the surrounding neighborhood.* (Bringing additional residents and investment into the area could drive development interest in the other areas of Pavilion Shore Village, and the community has strongly expressed single family uses are preferred on these parcels).
  - b. *Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities* (Pedestrian improvements are proposed along Old Novi Road including building a segment of planned sidewalk on the east side of the road, which includes a bench seating area with landscaping).
  - c. *Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments.* (The homes are set in a walkable context with sidewalks leading to the nearby parks.)
  - d. *Provide a wide range of quality housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.* (The homes include characteristics of the "missing middle" housing option with medium density, well-designed units with smaller footprints that will appeal to many types of demographic groups.)
2. The proposed detention pond provides improved management of storm water in an area not currently detained.
3. The redevelopment of this site provides an update to the visual aesthetic in a unique area of the City with underutilized parcels.
4. The redevelopment of the subject parcels will remove non-conforming structures from the Right-of-Way.
5. The proposed single family homes are consistent with the surrounding residential neighborhoods.
6. The topography and parcel configuration are such that single family home development under the existing zoning would not be possible without similar variances for lot depth, lot area, lot coverage and setbacks.
7. The density proposed is within the density recommended in the Master Plan.
8. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.

*Motion carried 5-0.*

APPLICANT RESPONSE LETTERS

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CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

November 13, 2018

City of Novi  
Community Development Dept.  
45175 West Ten Mile Road  
Novi, MI 48375

Attn: Barbara McBeth  
Deputy Comm. Develop. Dir.

Re: **Lakeview**  
**JSP 18-16**  
Novi, Michigan

Dear Ms. McBeth:

Please find attached the following documentation for PRO Concept Submittal for the above referenced project.

- An NFE written response to the City of Novi Engineering review letter received from your office on September 7, 2018.

Sincerely,

**NOWAK & FRAUS ENGINEERS**

A handwritten signature in blue ink that reads 'Brad W. Brickel'.

Brad W. Brickel, P.E.  
Senior Associate

Enclosures

cc: Robertson Brothers, Mr. Tim Loughrin, (6905 Telegraph Rd., Ste. 200, Bloomfield Hills, MI 48301)  
Nowak & Fraus Engineers, Mr. Timothy L. Germain, P.E., Managing Partner  
Project Files: J955

NOWAK & FRAUS ENGINEERS

# PLAN REVIEW CENTER REPORT

## ENGINEERING REVIEW OF PRO CONCEPT

### Additional Comments (regarding PRO Concept deviations):

1. Storm sewer is required to have a minimum 20-foot wide easement centered over the utility. A 10-foot wide storm sewer easement has been shown on the plans. This variance is supported by the Engineering Division.

**We will request a 10-foot easement.**

### Additional Comments (to be addressed with future submittals):

#### General

2. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review. The site plan shall be designed in accordance with the Design and Construction Standards. (Chapter 11).

**Additional detailed engineering will be provided during the engineering process.**

3. A right-of-way permit for work within Old Novi Road, Linhart Street, Wainwright Street, and any City easement must be obtained from the City of Novi.

**This will be obtained during the engineering review.**

4. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the printed Stamping Set submittal. They can be found on the City website ([www.cityofnovi.org/DesignManual](http://www.cityofnovi.org/DesignManual)).

**The detail sheets will be provided I the final stamping set.**

5. The plan set must be tied in to at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on [www.cityofnovi.org](http://www.cityofnovi.org). Refer to Benchmark ID's 1111 and 1112 on the map and verify corresponding elevation on plan. Show and label these benchmarks on the plans.

**The plan set utilizes a city established benchmark. The ID 1111 is shown adjacent to the benchmark that was utilized.**

6. A portion of the development is proposed within the area of vacated Erma Street right-of-way. The applicant would need to formally request abandoning the easement which is reserved for public utilities and drainage purposes. At a minimum, a 20-foot water main easement would be required along the existing water main, or any relocated water main; and a 20-foot storm sewer easement would also be required.

**The vacation of the easement will be requested for the portion on the proposed development. A 20-foot wide easement would be maintained on the newly relocated water main. We would request that a 10' storm easement be required because the only storm sewer would be servicing the development.**

7. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

**This is included with the submission.**

#### Water Main

8. A tapping sleeve, valve in well is required at the tap on Old Novi Road north of Wainwright.

**A tapping sleeve will be proposed.**

9. Show 20-foot wide easements or portion thereof centered on proposed water main where it is located on private property or less than 10 feet within R.O.W.

**An additional easement has been shown on the plans where the 20-foot easement would encroach onto private property.**

10. Hydrant leads in excess of 25 feet shall be 8-inch.

**This will be provided where necessary.**

#### Sanitary Sewer

11. Provide a note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

**A note has been added to SP1 and SP2.**

12. Cleanouts must be shown at bends.

**There are no bends proposed, however a note has been added to SP1 and SP2**

13. Include a sanitary sewer basis of design on the plans.

**A sanitary basis of design has been added to SP1 and SP2 for each sanitary main being utilized.**

#### Storm Sewer

14. An easement is required over the storm sewer accepting and conveying off-site drainage. Refer to comment 1.

**An easement is provided on the revised plans.**

15. A minimum cover depth of 3 feet shall be maintained over all storm sewers.

**The minimum depth will be provided.**

16. Provide a drainage area map and all storm sewer sizing calculations.

**This will be provided on the Final Site Plan drawings.**



### Storm Water Management Plan

17. The Storm Water Management Plan (SWMP) shall comply with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual (refer to the runoff coefficients, 1V:4H allowable basin slopes, etc.).

**The plans shall comply with the Storm Water Ordinance with respect to slope and runoff coefficients. A note has been added to SP1 and SP2.**

18. The SWMP 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. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
- a. Provide drainage area map indicating ultimate location(s) of discharge for the entire development. All runoff from developed areas must be captured and treated for storm water quality and quantity control in accordance with the Ordinance.

**This will be provided during on the Final Site Plan drawings.**

- b. Provide additional information regarding overflow route northeast of the open water.

**This will be provided during the Final Site Plan drawings.**

19. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans. Provide drainage area and runoff coefficient calculation specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity and higher flows shall be bypassed.

**All required details and sizing calculations shall be provided for the pretreatment structures that comply with the City requirements.**

20. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

**The maintenance access route is proposed on SP2.**

21. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).

**These calculations shall be provided on the Final Site Plan.**

22. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).

**The runoff coefficient has been updated to utilize 0.35 for lawn areas.**

23. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots or property.

**A variance will be requested for the 25-foot vegetated buffer around the detention basin.**

### Paving & Grading

24. Driveway depth in the R.O.W., including crossing sidewalks shall be 6-inch.

NOWAK & FRAUS ENGINEERS

**The driveway depth shall be proposed as 6-inch.**

25. Provide minimum swale slope of 2.0% along-side and rear property lines.

**The minimum slopes are designed at 2%. We requested that this be reviewed on the plot plans because the type of house is unknown at this time. Detailed grading for each lot will be provided on the individual plot plan. A note has been added to SP4-SP6.**

26. Show locations of poured retaining wall and boulder retaining wall and provide detail of poured retaining wall with fence.

**This has been revised on the submitted drawings.**

27. Refer to Figure IX.5 of the Design and Construction Standards for standard residential driveway dimensions. The standard width is 16 feet. An administrative variance can be considered for driveway widths within the allowable range shown in Figure IX.5.

**The minimum width proposed is 10 feet wide on the west lots. However, the driveway widens to 16' prior to entering the garage. The houses on the east lots are in excess of 16 feet. An administrative variance will be required.**

#### Off-Site Easements

28. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. Drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
- a. Temporary construction permits surrounding the site appear to be necessary.
  - b. The proposed water main relocation within the vacated Erma Street area requires off-site water main easement.
  - c. Water main extension on Wainwright may require additional off-site easement if the water main is located less than 10 feet inside the right-of-way.

**All required easements will be submitted to the City prior to final approval.**

## ENVIRONMENTAL REVIEW OF PRO CONCEPT

### Wetlands Comments

ECT recommends that the applicant address the items noted below in subsequent site plan submittals:

1. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and 25-foot wetland setbacks have been reviewed and considered.

**The layouts provided have taken in consideration the existing wetland impact. A different product is being proposed with front entry garages in order to minimize the disruption.**

2. ECT encourages the Applicant to minimize impacts to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Specifically, resign of the proposed stormwater detention basin on Parcel C as well as Lots 20 and 21 should be considered.

**The layouts provided have taken in consideration the existing wetland impact. A different product is being proposed with front entry garages in order to minimize the disruption. The detention pond is in the most applicable location due to the site elevations and discharge point.**

The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

*"There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses".*

**A 25' buffer will be installed around the reduced wetland and will be planted per the City regulations.**

3. The Applicant shall show the following information on subsequent site plans:
  - a) The area of all existing wetland areas (square feet or acres) and their boundaries;  
**This will be shown on the revised drawings. The existing wetland is 6,926 S.F.**
  - b) The area of all existing 25-foot wetland buffer (square feet or acres) and their boundaries;  
**This will be shown on the revised drawings. The existing buffer is 8,528 S.F.**
  - c) Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);  
**This will be shown on the revised drawings. The proposed wetland is 2,737 S.F.**
  - d) Area (square feet) of all wetland buffer impacts (both permanent and temporary).  
**This will be shown on the revised drawings. The proposed buffer is 3,598 S.F.**

The information on Sheet SP2 (*PRO Concept Plan – East*) does not appear to be correct that quantifies the existing/proposed wetland buffer areas. This information notes that the existing wetland area is 1,558 square feet and the proposed wetland area is 2,737 square feet. The Plan shall clearly indicate and quantify the existing areas of wetland and wetland buffer as well as the proposed impacts.

**The plans did incorrectly show the impacts. Please refer to the response in item 3 that outlines the corrected areas.**

4. The Plan proposes to construct a storm water outfall to the wetland from the proposed stormwater detention basin. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in this area (i.e., square feet/acreage and cubic yards). The applicant is encouraged to locate any proposed outside of the wetland and 25-foot wetland buffer boundaries in order to provide an additional element of sediment and nutrient removal as the water outlets through a vegetated buffer as opposed to directly into the existing wetland.

**The design will be modified to reduce any impacts to the wetland as much as feasible to provide the required detention.**

5. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

**Any required permits will be applied for during the Final Site Plan review process.**

6. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

**Any required permits will be confirmed during the Final Site Plan review process. If deemed necessary, all permits will be applied for at that time.**

7. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable a seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

**The revised Landscape Plans will provide the necessary information as outlined above.**

8. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

**A separate lot has been created to incorporate the entire wetland.**



November 13, 2018  
Re: Lakeview, Novi, MI

### **Summary of Landscape Revisions, per Sheet, on Submission dated November 13, 2018**

#### *Sheet L-1:*

- The Location Map and Location Address has been added to the landscape set on this sheet. This still appears on the Engineer Drawings as well.
- The requested Landscape Deviations have been updated to reflect the revised landscape plan.
- A site visit was conducted on November 2, 2018 to check for existing *Phragmites australis*. It was determined during this visit that none exists on site. The note was added on this sheet stating such.
- The Landscape Requirements have been updated to the revised number of proposed lots and proposed landscape.
- The Tree Legend has been updated to reflect the proposed landscape.
- All required Woodland Replacement Trees have been relocated to the proposed Conservation Easement around the Detention Pond.

#### *Sheet L-2:*

- The proposed Detention Pond Seeding and Landscape Plan has been updated to reflect the new size and location of the proposed pond.
- The Pond Zone seeding area has been removed as the pond will not be permanently holding water.

#### *Sheet L-3:*

- Tree Save/Remove List and calculations have been updated per the site revisions.

#### *Sheet L-4:*

- Tree Save/Remove List and calculations have been updated per the site revisions.



*Sheet L-5:*

- The Old Novi Rd. Frontage Landscape scheme has been updated to reflect the revised lot layout and relocation of the proposed public sidewalk. This will no longer include the cottage-style fence and the proposed landscape will be clustered around the proposed front walks.
- A detail has been added for the proposed 6' ht. Screen Fence that is proposed in various locations around the site (see sheet L-1 for locations).
- A proposed 15' Use Easement has been added within the R.O.W. to allow the proposed landscape within the R.O.W.

*Sheet L-6:*

- The style and quantity of mailbox has been revised to more efficiently serve the proposed community.
- A detail has been added for the proposed retaining wall. This still appears on the Engineer Drawings as well.

*Sheet L-7:*

- Sheet L-7 has been added to the set to detail the alternative screening proposed in lieu of the required berm.

**APPLICANT LETTER TO COUNCIL MEMBERS**

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November 12, 2018

Novi City Council Members  
45175 Ten Mile Road  
Novi, MI 48375

Re: Lakeview PRO Development Proposal  
Old Novi Road Properties

Honorable Council Members,

Robertson Brothers Homes is pleased to present a revised PRO Rezoning and Site Plan request for vacant properties on Old Novi Road just south of 13 Mile Road, within the newly defined Pavilion Shore Village area. At the October 22<sup>nd</sup> City Council hearing, this body provided further direction that has led to revisions to the plan, which we feel has created a better fit for the community and provided an adequate buffer between proposed and existing structures. The following changes have been made:

- One lot was eliminated from the west side of Old Novi Road. These 10 lots have now increased to an average of 5,500 square feet with a minimum lot width of 55', and overall density has been reduced to 6.4 units per acre from 6.67 units per acre.
- Due to the additional width of these lots, we are proposing to build all lots with the front-entry home product, which was previously planned for only the two lots proposed to be located north of Wainwright Street east of Old Novi Road.
- This redesign is a significant improvement and offers the following advantages:
  - o Each lot will have a much deeper back yard, providing an appropriate buffer to existing homes
  - o Rear garages are eliminated, which removes all structures from the rear setback as well as the possibility of headlights onto neighboring properties



- Grading and drainage can be designed to be more efficient due to the elimination of the rear garages
- A 5' step back from the porch to the face of the garage will be included on every plan and elevation.
- The entry price point can be reduced, as the smallest plan (Charleston) is smaller than the previous smallest offering (Princeton). This is significant as we enter a market that has simply become unaffordable for many would-be home buyers.
- There is less overall impervious surface due to the elimination of the long paved driveway to rear garages. This has also led to a reduction of the pond which in turn has increased the proposed detention buffers.
- Homebuyers will be able to enjoy their backyards due to the increased width and elimination of the rear garage and driveways.
- Homebuyers have proven, that when given an option, they prefer to have an attached garage as opposed to one that is detached.
- A ranch option (Richmond) will still be offered for sale in the project.
- The driveway for the home adjacent to the retail establishment on the northwest portion of the property has been flipped to the south side in order to reduce vehicular conflict.
- The two lots north of Wainwright have been revised to remove the portion of the reconfigured wetland that was originally designed to be in the lots' backyards. Ownership of the wetland area will remain with the homeowner's association which will provide for maintenance in perpetuity through the site condominium documents.
- Fencing is proposed adjacent to all existing neighboring residential lots.
- The sidewalk has been increased to 8' on the east side of Old Novi Road to reduce conflict with the on-street parking spaces.
- Seven additional trees have been added to the detention pond parcel as required by the City. These trees will be placed in a proposed conservation easement as shown on the plans.



- The pond has been resized based on the reduction of impervious surfaces, and the required 25' detention buffer line to what is now lot 19 has now been provided for.
- A draft use easement agreement for the 15-foot area along the west side of Old Novi Road has been included with the most recent submittal for review by the City Attorney. Due to the use of the wider home plans, a 5-foot use easement is proposed for the lots on east side of Old Novi Road as an additional protection to those homebuyers on lots 11 and 18.
- In addition to City staff, our title company and attorney have researched the history of the home located at the southeast corner of Wainwright and Old Novi Road. While the information seems to be inconclusive as to the age of the structure, Robertson is amenable to working with the City to allow documentation of the home prior to demolition, as well as replacing the proposed bike repair station to be located on the east side of Old Novi Road with a memorialization plaque.

Robertson Brothers Homes is pleased to present the Lakeview site plan for PRO consideration by the City. We believe the development will ultimately become a point of pride for responsible development in an improving area and will provide for a housing need in the community.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin', is positioned above the typed name.

**Tim Loughrin | Manager of Land Acquisition**

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

[tloughrin@robertsonhomes.com](mailto:tloughrin@robertsonhomes.com)



## Lakeview Schedule of Regulations and Modifications

	R4	Proposed Single Family	Deviations
<b>Min. Lot Area</b>	10,000 sf	5,000 sf	5,000 sf
<b>Lot Frontage</b>	80'	51'	29'
<b>Principal Building Height to Midpoint</b>	2.5 stories/35 feet	2 stories/35 feet	None
<b>Min. Building Setbacks</b>			
Front Setback	30'	6'*	23'
Side Min. Principal	10'	5'	5'
Side Total Principal	25'	13'	12'
Rear Setback Principal	35'	20'***	15'
<b>Minimum Floor Area</b>	1,000 sf	1,000 sf	In Conformance
<b>Maximum Dwelling Unit Density</b>	3.3 du/ac	6.4 du/ac	3.1 du/ac
<b>Maximum Lot Coverage Percentage</b>	25%	45%	20%
<b>Parking Requirement</b>	2 spaces per home	2 spaces per home	In Conformance

\* Lots 1-10 shall have a 6' min. front setback due to the oversized width of the Old Novi Road right-of-way requiring a use easement for the frontage. Lots 11-20 shall have a 20' min. front setback.

\*\* Lots 1-10 shall have a 25' min. rear setback with the exception of Lots 4 and 5 having a 20' min. rear setback. Lots 11-18 shall have a 35' min. rear setback. Lots 19 and 20 shall have a 25' min. rear setback.



**EXHIBIT \_\_\_\_\_**  
**TO PLANNED REZONING OVERLAY**  
**(USE RESTRICTIONS)**

Pursuant to Section \_\_\_\_\_ of the Planned Rezoning Overlay (“PRO”) to which this Exhibit is attached, the City and the Developer agree as follows:

Background:

1. Developer is the fee simple owner of the real property located in the City of Novi, Oakland County, Michigan and more particularly described in Exhibit A to the PRO (“Developer’s Parcel”) an which Developer is establishing a residential condominium development (“Condominium”).

2. Developer’s Parcel fronts on the public right-of-way commonly known as Old Novi Road.

3. In connection with establishment of residential building sites on Developer’s Parcel adjacent to Old Novi Road (“Old Novi Road Sites”), City and Developer have agreed that the Old Novi Road Sites located on the west side of Old Novi Road will benefit from a 15 foot wide easement and those on the east side of Old Novi Road will benefit from a five foot wide easement, which easements are described in Section \_\_\_\_\_ of the PRO (hereafter collectively referred to as “Easement”).

City and Developer agree that use of the Easement is subject to the conditions as follows:

A. Permitted uses of the Easement are as follows:

i. The right to install, maintain, repair and replace sidewalks within the Easement at the location depicted on the approved Site Plan for the Condominium.

ii. The right to mass grade/grade.

iii. The right to grade the units in the Condominium to allow for surface water drainage to flow from the front yards of the units into the Easement, in accordance with the engineering plans for the Condominium that are approved by the City.

iv. The right to establish perpetual easements for the installation, operation, maintenance, repair and replacement of utility easements, including without limitation, to utilize, tap, tie into, extend and enlarge all utility mains to service the Condominium, including, but not limited to, water, gas, telephone, electrical, cable television, fiber optics,

storm and sanitary sewer mains and to install a transformer(s) and/or pedestals as may be needed to service the Condominium.

v. The right to grant easements for utilities over, under and across the Easement area to appropriate governmental agencies or public utility companies, and grant any other easements that do not adversely affect the Easement, and to transfer title of utilities to governmental agencies or to utility companies. Any such grants of easement or transfers of title may be made without the consent of the City.

vi. The right to install, maintain and replace lawns and to plant trees and vegetation.

vii. The right to install, maintain, repair and replace driveways to serve the residences to be built on the Old Novi Road Sites.

B. Prohibited uses of the Easement are as follows:

i. Alteration of the topography, subject to the permitted right to grade as reserved above.

ii. Creation of roads or expansion of Old Novi Road.

iii. Construction or placement of any structure, except as provided herein.

iv. Use or storage for off-road vehicles including, but not limited to, snowmobiles, dune buggies, all-terrain vehicles, and motorcycles.

v. Placement of billboards or signage.

vi. Placement of street lights and other poles, including poles or structures used for telecommunication or cable purposes.

C. Maintenance Obligations. The owner of each individual Old Novi Road Site will be required to maintain that portion of the Easement immediately adjacent to the owner's individual Old Novi Road Site, which maintenance shall include without limitation, mowing the lawn, maintaining all landscaping therein and the sidewalk, which includes the removal of snow from the sidewalk installed for public use.

In the event an owner of an Old Novi Road site fails, to properly and adequately maintain the portion of the Easement for which it is responsible, the homeowners association established to administer the Condominium ("Association") shall have the right, and all necessary easements in furtherance thereof, (but not the obligation) to take whatever action or actions it deems desirable to undertake the maintenance obligations of the owner, all at the expense of the owner. Failure of the Association to take any such action shall not be deemed a waiver of the Association's right to take any such action at a future time. All costs incurred by the Association in performing any responsibilities

which are required, in the first instance, to be borne by an owner, shall be assessed against such owner and shall be due and payable with his monthly assessment next falling due per the Condominium documents; further, the lien for non-payment shall attach as in all cases of regular assessments under the Condominium documents, and such assessments may be enforced by the use of all means available to the Association under the Condominium documents and by law for the collection of the costs paid by the Association, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines as permitted under the documents that established the Condominium.

D. Limitation. The City cannot impose restrictions on the Easement that would in any way limit or curtail the enjoyment of the Easement by the owners of the Old Novi Road Sites.

E. Future Reduction in Width of Old Novi Road. If in the future the width of the right-of-way for Old Novi Road is reduced, the intent is that the Easement will be extinguished and the land within the Easement area will be conveyed to each of the immediately adjacent Old Novi Road Sites, respectively. Likewise, if only a portion of the land within the Easement area is part of the right-of-way reduction, then only the portion of the corresponding Easement will be extinguished and that portion of the land for the corresponding Easement area will be conveyed to each of the immediately adjacent Old Novi Road Sites, respectively.

MEMO:  
HISTORY OF CORNELIUS AUSTIN HOUSE

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**MEMORANDUM**



**TO:** PETE AUGER, CITY MANAGER  
**FROM:** LINDSAY BELL, PLANNER  
**THROUGH:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** HISTORY OF CORNELIUS AUSTIN HOME  
**DATE:** NOVEMBER 26, 2018

In the initial appearance of the Lakeview PRO Concept Plan before the City Council in October, questions were raised about the historical significance of the Cornelius Austin home, which is located within the project area, and is proposed to be demolished as a part of the development plans. Through online sources, library holdings, and the *Novi Historic and Architectural Survey* (1994), we were able to learn a bit more about Cornelius Austin and his life in Novi. Staff is pleased to present our findings in this memo, with several attachments included that provided the resource for much of the information included in this memo.

According to Henry O. Severance, who wrote *The Story of a Village Community* (1931), a history of the Walled Lake community, Walter Hewitt was the first white settler of the Village of Walled Lake in Commerce Township. He arrived from Farmington in 1825 and began the settlement. Bela Armstrong arrived in 1826, but died the following year. His widow remained in the village for many years. William Tenny arrived shortly thereafter, establishing his farm on the west side of the lake. He also became the postmaster; carrying mail on horseback between Walled Lake and Farmington. Benjamin Hance and Henry Harrington joined the Village in 1826. Two unmarried men, Mr. Prentice and Mr. King, arrived in 1830 from Maine and established a trading post.



Cornelius Austin, Veteran, War of 1812, Third Pioneer Settler in the Walled Lake Area, died April 13, 1888, 97 Years, 1 day, see, H.O. Severance, *The Story of a Village Community*, G.E. Stechert & Co., 1931

Cornelius Austin, a veteran of the War of 1812 and originally from New York, joined the other white settlers of the Village of Walled Lake in 1829. Mr. Austin later established his 160-acre farm on the south side of Walled Lake in Novi Township. Mr. Austin and his wife Clarissa Bartlett Austin, had fourteen children, although it was reported that only 4 may have survived. Mrs. Austin died in 1888 at the age of 97.



2205 Old Novi Road, photo date unknown



2205 Old Novi Road, photo taken November 20, 2018



The home Mr. Austin built in approximately 1840, which sources say still stands today at 2205 Old Novi Road, at the southeast corner of Old Novi Road and Wainwright, is a 1.5 story Greek Revival structure. Greek Revival was a dominant residential style of the time, which followed the previous log cabin structures of the earlier pioneers. The style employed New England building methods, with stone foundations and wood structures. As described by architect Dane Archer Johnson in the *Novi Historic and Architectural Survey* in 1994, the home has end gables and ornamentally detailed trim. Square pilasters adorn the corners. Later additions on the north and south have concealed much of the original elevations, including the front, which likely faced Walled Lake. The original windows and wood siding appear to have been replaced as well. Some of the architectural details appear to have been removed when vinyl siding was added. The extent of modifications to the interior of the home is unknown, but through internet research it appears that the building has been rented as three separate units for many years.

Other examples of Greek Revival homes from that time in Novi include Lincoln Place at 47133 West Nine Mile (ca 1838), the Samuel White House at 46040 West Nine Mile Road (ca 1839), the Bassett House (aka Tollgate Farm, ca 1856), and the Sally Thornton Residence (ca 1860).



Lincoln Place, 47133 West Nine Mile (ca 1838)



Samuel White House, 46040 West Nine Mile Road (ca 1839)



Bassett House (aka Tollgate Farm, ca 1856)



Sally Thornton Residence (ca 1860)





302 South Lake Drive, photo taken November 20, 2018

Another nearby home at 302 S. Lake Drive (built ca. 1890), was thought to be Cornelius Austin's last residence. This 2-story lakefront home reflects Homestead style architecture with front gable configurations, but has also been altered with additions, asbestos siding, and metal windows and storms. Mr. Austin lived in Novi until his death in 1888 at age 97. His final resting place is the Novi Cemetery south of Grand River Avenue on Novi Road.

*The Story of a Village Community* describes an Indian burial ground predating the white settler's arrival in the area on or around Mr. Austin's farm. Ojibwa and Pottawatomini tribes are thought to have both inhabited settlements in the Walled Lake area in the

early 1800s, although exactly where they lived and over what time period is not recorded. There is indication of overlap between the native and non-native settlers living in the area. One source states Mr. Austin was known to have said of the Native people, "for neighbors, you could have none better."

It is reported that several families pre-dated Mr. Austin's arrival in the township of Novi, including Erasmus Ingersoll and John Gould in 1825. Benjamin Brown, Pitts Taft, Joseph Eddy and William Yerkes soon followed with their families. A post office was established in 1827 near Walled Lake and Novi Road where it crossed the old Grand River Trail, to serve the growing community. Around the same time as Mr. Austin's arrival in Walled Lake, businesses such as a general store and taverns, were being established in "The Corners" area of Novi (near the intersections of Sections 14, 15, 22 and 23) at Grand River and Novi Road. The local Methodist Church was established in 1830. In 1834 the state legislature created the territorial road known as Pontiac Trail which further fueled growth in the area of Walled Lake.

We found no record what Mr. Austin's farm produced or whether he ever returned to his pre-war trade of iron work. In fact little information exists about Mr. Austin and his family's life in Novi beyond what has been mentioned here.

The home at 2205 Old Novi Road is not listed on the Novi Historical Commission's list of historic landmarks, nor is it on the National Register of Historic Places. The Novi Zoning Ordinance does not address the evaluation or preservation of historic resources in the rezoning or site plan review process. Chapter 17 of the City's Code of Ordinances states that "No permit for construction, alteration or demolition in an historic district or landmark shall be issued without approval of the historic district commission." It does not appear the Historic Commission would have jurisdiction to approve or deny demolition of the Austin home because it does not appear to be a designated historic landmark or within an historic district.

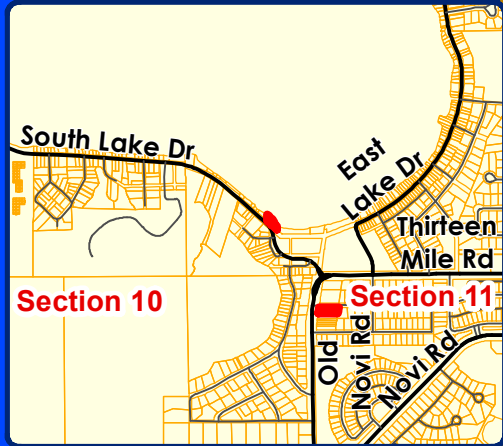
Robertson Brothers has offered to allow members of the Novi Historical Commission to do a walk-through of the Austin home for the purposes of documenting the property, if the Commission has an interest in seeing the interior of the building. The developer would also be amenable to working with the City to design and erect an interpretive historical marker in the area, which could be included in the PRO Agreement.

MAP




# WALLED LAKE AREA

## Location of Historic Homes



### LEGEND

 Historic Properties



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Lindsay Bell  
Date: 11/27/2018  
Project: LAKEVIEW JSP18-16  
Version #: 1



1 inch = 583 feet



### MAP INTERPRETATION NOTICE

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



## REFERENCE MATERIALS

4845 28 005

**THE STORY**  
OF  
**A VILLAGE COMMUNITY**

BY

**HENRY ORMAL SEVERANCE, LITT. D.**  
LIBRARIAN, UNIVERSITY OF MISSOURI

WITH AN INTRODUCTION

BY

**WALTER H. BURR,**  
PROFESSOR OF RURAL SOCIOLOGY



**NEW YORK**  
LEIPZIG LONDON PARIS  
**G. E. STECHERT & CO.**  
1 9 3 1

NOVI PUBLIC LIBRARY  
45245 WEST TEN MILE RD.  
NOVI, MICHIGAN 48050

grist mills, purchased them and then sought to unload them on the immigrants who came to locate and develop farms. When the homeseekers set out from Detroit to locate farms or to settle on them, they took one of three routes. Many went north to Birmingham, Pontiac and Flint; others left by the territorial road, later the Chicago turnpike through Ypsilanti, Saline, Coldwater and settled in the southern part of the state; others wanted farms farther north and took the road running to Farmington, Novi and Lansing. The first farms settled were those nearest Detroit and nearest Farmington and near any other village which might have been settled. Then there was a tendency of the adventurous ones to push out beyond the frontier and risk their lives on clearings miles from neighbors.

After General Hull's surrender of Detroit to the English in 1812, many of the American soldiers discharged from the Army settled in Michigan, two of whom settled at Walled Lake. Bela Armstrong came in 1826 but died the next year, but his wife remained as a citizen of the village for many years. Cornelius Austin, the other soldier, arrived with his family a few years later. Austin went from Lyon, New York, to Indiana, then came to the village. Earlier than his arrival was that of William Tenny, who a few years later, became Postmaster and carried the United States mail in his tall hat while he rode his horse from Walled Lake to Farmington Post Office and back. Benjamin Hance and Henry Harrington joined the settlement in the summer of 1826. Then Eliphat Hungerford came and planted the first apple orchard in the community in 1831. Cornelius Austin remained several years in the settlement then moved to the south side of the Lake and lived to the

age of ninety-seven years. He said in later years that for weeks at a time he had seen as many as five hundred Indians on the ground where the hotel stands and that he was a spectator of their "green corn" and other dances and orgies<sup>4</sup>).

## II

These Indians were the Pottawattomie branch of the Algonquin tribe<sup>5</sup>). The Iroquois and the Algonquin tribes were enemies. The former drove the latter west beyond Michigan to Wisconsin where Marquette found them on his visit to Green Bay in 1673.

When Captain Antoine de la Motte Cadillac was stationed at Fort Mackinac, the most important position in the western country, he concluded that the English were acquiring too much influence with the Indians, situated as they were at Fort Pitt. Shortly after 1697 the French posts were abandoned and Cadillac returned to France. He obtained a grant of Detroit with the title "Lieutenant of the King" and returned in 1701 with many colonists to found Detroit. He built a fort and established a trading post. He invited the Indians of the Algonquin tribe to settle near Detroit and trade at the post and exercised some supervision over them by placing them under the care of his missionaries and promised to protect them from their deadly enemies, the Iroquois<sup>6</sup>).

The Ottawas, Pottawattomies, and four other branches of the Algonquin tribe, responded. The Pottawattomies, in the meantime had migrated south from Green Bay and occupied northeastern Illinois, southern Michigan and northern Indiana. The Ottawas and Pottawattomies



figure, nearly six feet in height and compactly built; of dignified bearing and piercing eye, before whose lightning even a British general quailed; with the fiery eloquence of a Clay and the clear-cut logic of a Webster; abstemious in habit, charitable in thought and action, brave as a lion, but humane and generous withal — in a word, an aboriginal American knight — his life was given to his people, and he fell at last, like his father and his brothers before him, in battle with the destroyers of his nation, the champion of a lost cause and a dying race." 9)

He was more spectacular than Chief Pontiac. He and three other chiefs of lesser note, mounted on "spirited black-ponies", rode into the villages of the Pottawattomies raising a war cry against the Americans. They were undoubtedly urged on by the hostile attitude of English traders and English Posts. The Pottawattomies, with their Chief Topinabee at the head, joined the union and were defeated at the battle of Tippecanoe 10).

Tecumseh rallied his forces, kept the tribes together and made an alliance with the English against the United States. He led them into the battle of the River Raisin, the massacre of Fort Dearborn and the battle of the Thames, 1813, where the English and the Indians suffered a crushing defeat. By joining the British the Pottawattomies forfeited their rights to the lands they occupied, but General William Henry Harrison, later President of the United States, made a treaty with them in 1815 restoring their rights provided they would give their allegiance to the United States. In a later treaty, 1821, with General Lewis Cass of Michigan, both the Ottawas and the Pottawattomies ceded practically all their lands in Michigan to the United States, but they liked Michigan territory and did not vacate 11). It was during this period that the

Pottawattomies camped on the west shore of Walled Lake and held their "Green Corn" dance and other dances on the open square where the Hotel has stood for many years. The "Green Corn" dance was celebrated in the fall to express "their gratitude for bountiful harvests, the preservation of their lives and appreciation of the blessings of the expiring year" 12). Their camping ground was on the west side of the lake between Deacon William Tenny's old house and the lake shore. Two old apple trees and two pear trees marked the spot for years. They cultivated a small plat and raised corn and squash. This camping ground was on the grand Indian trail running from Grand Rapids to Walled Lake, east around the lake then off to Detroit. Occasionally a few Indians spent the winter here, but their custom was to live, during the winter, around St. Joseph, and in the spring to migrate to their hunting grounds one of which was the timberland around Walled Lake. They furnished venison, berries, moccasins and fish to the settlers in return for salt, potatoes, flour, pork and bread. Mr. Austin is reported to have said that "as neighbors none could have been better". They were inoffensive, respected the rights of the whites, and uniformly kept and redeemed their word. Their time was divided between land and se-pe (water), hunting, fishing, trapping, and their numerous canoes made in summer an ever lovely scene on the blue waters of the Lake." 13)

"Upon its shores the council fires were lit;  
Across its bosom the swift canoes did glide,  
Its placid waters oft hath mirrored back  
The stately warrior in his pride." 14)

## III

Two young unmarried men appeared at the settlement in 1830 and established a trading post where the Indians might exchange their fur, berries, venison, deer skins and the like for pork, flour and trinkets. Mr. Prentice and Mr. King came from Maine under circumstances different from other early immigrants. They were, in a sense, fugitives from justice. According to tradition, Mr. Prentice fell in love with Susan, one of Maine's fair maidens. A rival also fell in love with her. She loved them both and would not dismiss either one. The young men settled the matter by a duel one Saturday morning in a field about a mile out of town. King acted as second for Prentice. When the smoke cleared away, Prentice's rival was dead and Prentice himself was severely wounded. He and King considered it necessary to leave the state. They went west with the tide of immigration. He and King found their way to Walled Lake and opened this trading post<sup>15</sup>).

They were not unconscious of the beauties of the Indian maidens. The squaw of Chief Sheskone often came to the store with her daughters Wild Flower and Dawn, who were of marriageable age. Dawn was rightly named. She stood erect, head up, her black hair pushed straight back and fastened to a chip on the back of her head. The red paint on her cheeks gave her a ruddy appearance which harmonized with her black hair. Her black eyes sparkled with life, they were bewitching. Add to this the silver earrings and the necklace, the moccasins, trimmed with porcupine quills, the buckskin leggings, with fuzzy frills at the bottom and fastened with garters below the knees, the broadcloth skirt suspended from the hips and

extending below the knees, and over her shoulders her own red blanket. Wild Flower was equally attractive. Their charm was not so much in their dress as in their carriage. They were light and fleet of foot, alert, wary, independent. Besides, these Indians were nearly civilized. They were human, they fished and hunted with the Americans. The love flames which were extinguished in the hearts of Prentice and King broke out again. They consulted Chief Sheskone, and, not knowing his tribe, offered to buy Dawn and Wild Flower for their wives. No, not for sale. A week or two later, Dawn and Wild Flower entered the trading post carrying food for Prentice and King, the Indian method of announcing their engagement. Then followed, in accordance with Indian custom, the presents to the would-be mother-in-law and then the gifts of the Chief and his Squaw to Prentice and King, their sons-in-law<sup>16</sup>).

According to treaty agreements, the Pottawattomies vacated their hunting ground in Michigan in 1833 and took up land west of the Mississippi. Prentice and King were adopted by the Indians and went with them. They were transferred first to northwest Missouri, opposite Fort Leavenworth, then to Iowa near Council Bluffs and thirty years later to Indian territory<sup>17</sup>).

The Indian burying ground was close to their camp site on the west side of the Lake but there are no traces of it now. The Chief desired to protect it by having the sacred place enclosed with a rail fence. The Chief agreed to give Mr. Austin a horse in payment for constructing the fence but the Chief failed to produce the horse and Austin declined to build the fence<sup>18</sup>).

**NOVI  
HISTORIC AND  
ARCHITECTURAL SURVEY**

**COMPREHENSIVE REPORT  
City of Novi, Michigan**

**Dane Archer Johnson, AIA**

*On the cover: Map of Novi Township, Michigan, circa 1896*

# HISTORIC OVERVIEW

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## SETTLEMENT

The settlement and growth of Novi as a community are intricately involved with the settlement of Michigan and Oakland County. Specifically, two events precipitated settlement of the area now known as Novi. First in chronology was the survey ordered by Michigan Territorial Governor Lewis Cass in 1817, which refuted earlier indications that the inland of Michigan were uninhabitable. Second in chronology, but perhaps ranking higher in impact, was the construction and opening of the Erie Canal through New York State in 1825, which enabled travellers from the east to journey to Lake Erie and the Michigan Territory in far less time than had previously been possible.

Novi was in the path of settlement opened by these two occurrences. In relative proximity to the settlement at Detroit, but with a wealth of available agricultural land, Novi shared with much of Oakland County tremendous potential for settlers to make a good life for themselves and their families.

The first of these settlers to arrive was Erastus Ingersoll, in April, 1825, after having entered his claim to the southeast quarter of Section 24 of modern Novi Township in September 1824. He was actually beaten in filing his claim by John Gould, who claimed land in Section 36 three weeks before Ingersoll, but Gould did not arrive in the area until a month after Ingersoll.<sup>1</sup>

Where these gentlemen settled was actually at that time referred to as Farmington Township. When Oakland County was organized in 1820, the entire souther tier of townships was organized under the name of Bloomfield Township; and this included the present-day Novi and Farmington Hills, in addition to Lyon, Milford, Commerce, Southfield, Troy, Royal Oak and West Bloomfield Townships. In 1827, the newly organized Farmington Township emerged, which would still include Novi, Farmington, Lyon, Milford and Commerce.<sup>2</sup> Commerce, Milford and Lyon Townships were organized individually and separated from

Farmington in 1834.

While Ingersoll and Gould established their homesteads, they were not alone. The arrivals of families with names like Brown, Tafft, and the enormous Yerkes clan ensured survival for the small community, and necessitated establishment of a post office in the community in 1827. Known originally as West Farmington, the post office was located in the evolving center of the community, along the Walled Lake and Northville Road (now Novi Road), where it crossed the old Grand River Trail. This crossroads would remain the center of the town life well into the 1950s, when construction of the I-96 freeway dramatically altered the character of Novi.

## NATIVE AMERICANS

Prior to the white settlement of Oakland County, this land was the domain of the American Indian. The Novi area is not generally associated with Indian history, except for Walled Lake, in the northeast section of the city. Walled Lake has a long and romantic association with the Indians, and it has long been believed that they were responsible for the stone partitions that gave the lake its name. For details of this phenomenon, refer to the section of the report titled "Walled Lake."

Wilbert B. Hinsdale, in his omnibus *Archaeological Atlas of Michigan*, published in 1931, reveals a great deal of the Native American history of the Novi area. His detailed maps reveal both Indian villages and burial grounds in and around Novi. To provide clarity, modern locations can be used to pinpoint these important landmarks. Hinsdale indicates villages near the southwest corner of Walled Lake, east of the present West Road; and near the northeast corner of the lake, near what is now Fourteen Mile Road and East Lake Road.

Interviews with long-time local residents indicate that a burial ground may also have been located at the south end of the lake, on what was the site of the Walled Lake Casino and Amusement Park. This

# HISTORIC OVERVIEW

## DEVELOPMENT

The new town of Novi grew, as did many of its neighboring communities, as new residents with new skills arrived through the middle years of the nineteenth century. A blacksmith shop had been opened in West Farmington in 1829 by David Guile; and Guile would also open a sawmill in 1830, followed in 1833 by A. Clemendon Smith. Earlier, grist mills had been constructed nearby in Farmington and Northville, so the base of cottage industries to serve the community was well established by the early 1830s.

The first school was established on the farm of Pitts Tafft, now absorbed into the City of Northville, and was housed in a log building constructed in approximately 1827. In 1830, the year that Novi acquired its mysterious name, the Methodist Church was formally established; a Baptist congregation not following until 1846. There can be little question, therefore, that from the beginning the settlers of Novi were concerned about the more cerebral aspects of life.

More prosaic needs began to be met effectively when Benjamin Brown arrived in about 1830 and opened a general store at the southeast corner of Section 15; and nearby in 1835, two men, Samuel Blanchard and Ruel Sherman, each opened taverns. In approximately 1836, a third tavern was being operated by Isaac Carr in the same location.

This center of commercial and social activity quickly became known as "The Corners" or "Novi Corners." This name evolved not only because the town was located at the corner of two roads, but because it was growing at the intersection of four township sections, 14, 15, 22 and 23 (see Figure 1). Graphic evidence of this phenomenon has disappeared with the removal of Eleven Mile Road near the intersection with Grand River Avenue; this road had been the sectional road demarcating the boundary of Sections 14 and 23, and contributed to Novi possessing a physical character not dissimilar to that which lives on in New Hudson, seven miles west of Novi.

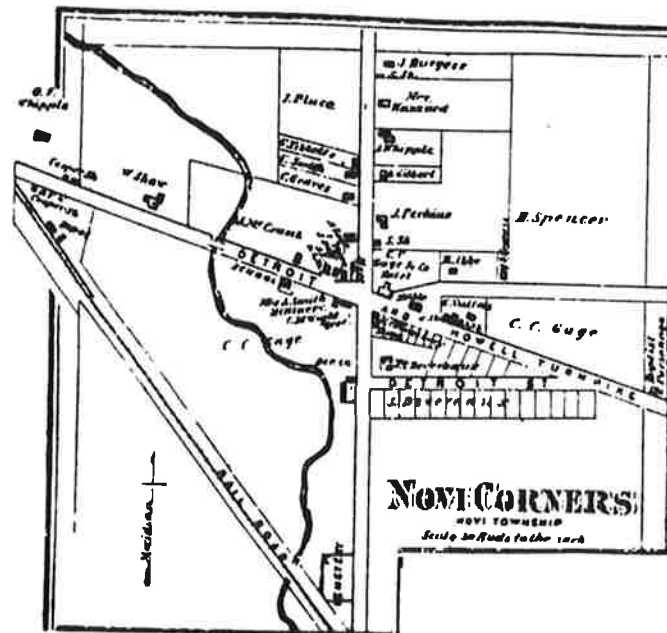


Figure 1 - Map of Novi Corners, 1896.

# HISTORIC OVERVIEW

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to it and past it. The Shiawassee and Pontiac Trails ran around the lake, and the trading post, known as the White Rock, was established at Walled Lake at an as yet undetermined location—although it is believed to have been located near the intersection of the present day Fourteen Mile Road and East Lake Drive—for obvious reasons of commerce. Local legend tells further of the Indians' celebratory "Green Corn" festivals held on open ground in what is now the village at Walled Lake. Specific dates of this phenomenon are unknown.<sup>42</sup>

By 1830, the first white settlers had arrived at Walled Lake in Novi Township. Cornelius Austin, a veteran of the War of 1812, established a farm which covered portions of sections 2,3, and 11; and built a permanent home in section 11, which is still standing at 2205 Novi Road. William Tenney arrived at approximately the same time, and established a farm which covered all the remaining land in section 3 on the west side of the lake.

In these early years, the Walled Lake area was just a part of the farming community in Novi Township. It was not until the twentieth century that the lake became a magnet for summer tourists. Summer residences began to be established at Walled Lake in the 1880s, but these were largely near the village of Walled Lake, at the north end of the lake in Commerce Township. These were also established by people who would, in the traditional manner, take up residence for the summer, since Walled Lake was still an arduous journey away from the city of Detroit, where most of the summer residents came from. It was not until the advent of the automobile and more flexible travel that the glory days of Walled Lake as a recreational destination would arrive.

This took place in the early twentieth century. The advent of the Ford Model "T" in 1909 made affordable transportation available to all, and signalled a sea change in the way Americans lived. By the 1910s, Detroiters and other southeast Michigan residents were taking weekend or day trips out of the city, and Walled Lake began to emerge as a popular destination. By the 1920s these same

people were building summer cottages around Walled Lake, primarily in Novi Township.

These cottages still shape the character of the Walled Lake area. Built primarily of wood, with occasional stone accents, and built generally in the bungalow style popular at that time, these cottages lined, and still line, narrow unpaved streets, all around the lake. Proximity to the lake was naturally the most desirable attribute of a cottage, and consequently the neighborhoods which surround the lake are quite shallow leading from the lake shore. They are all within walking distance of the lake.

Many of these cottages have been remodeled in recent years, primarily since the 1960s, when many of them began to be converted to year-round use. Consequently, the architectural character of the area is a patchwork, but many cottages remain in their original condition, and many more retain their original massing.

The culture of Walled Lake was given a tremendous boost in the years after World War I with the construction of the Walled Lake Casino in 1917. This structure was part of a collection of public bath houses and recreational facilities to serve the public. The original casino was destroyed by fire in 1922, and replaced with a steel frame structure which survived until 1965, when fire claimed it as well. In between was a rich period of music and dancing in Novi:

The most glamorous of the nation's big dance bands included the Casino on their itinerary. The Benny Goodman band, the Dorsey Brothers, Red Nichols and his Five Pennies, Glenn Miller, and Guy Lombardo—all of them made it to the shores of Walled Lake.<sup>43</sup>

Although the casino is gone, its site remains vacant and is at the center of a debate about its use which should be carefully considered by the City. Nearby, on Duana Street, are two buildings, numbers 307 and 311, which served as boarding houses for the bands performing at the casino. These buildings



# ARCHITECTURE

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## The Greek Revival

Without question, the dominant residential style of important historic buildings in Novi is the Greek Revival. The Greek Revival is the most commonly used in Michigan for the first generation of permanent houses to replace log cabins:

Pioneer families cleared land and built log structures, but these were soon superseded by Greek Revival houses employing New York and New England building methods such as coursed cobblestone and wood. Builder's guides by Asher Benjamin and Minard Lafever, which had helped shape the Greek Revival in the east, also served as sources for Michigan builders in the 1830s and 1840s.<sup>47</sup>

Indeed, this statement corresponds to the prevalence and timing of the style in Novi. Perhaps the purest Greek Revival building still extant in Novi is locally known as Lincoln Place, 47133 West Nine Mile Road, built in approximately 1838 by James Palmer. This handsome building features a symmetrical, center entrance design; the design that was at the heart of the Colonial Revival movement in America of the twentieth century. The entrance features a beautifully detailed front porch with a Palladian motif. Amusingly, this house has been named Lincoln Place because it is supposedly based on the Abraham Lincoln house in Springfield, Illinois; unlikely, since Lincoln did not build his own home until 1844, and even this would have hardly been momentous, because Lincoln was not elected president until 1861. The house bears just as much resemblance to the Solomon Sibley House in Detroit, the oldest standing house in Detroit to survive in its original condition.

Other important Greek Revival buildings in Novi

include the Samuel White House at 46040 West Nine Mile Road, in Section 28. Samuel White was a prominent Novi resident, serving four terms as the supervisor of the township, and twice as a delegate to the Michigan constitutional conventions in 1834 and 1835. White built this house in 1834, in a classic gable-front and wing configuration, with wide trim boards at the cornice which are discontinued across the gable front.

Similar in form, but much grander in scale is the Bassett House, commonly known as Tollgate Farm, on Meadowbrook Road in Section 11. Although extensively remodeled in the 1950s by its new owner, Adolph Meyer, the house still retains much of its massing and character as revealed in historic elevations. Built in 1856 by John Bassett on land purchased in 1838 by his father Samuel, of Bloomfield Township; this prominent building is also built in a gable-front and wing configuration, with wide trim boards and grandly scaled windows, many of which retain their original glass. The Bassett House was built to replace the original log cabin on the farm, and is very similar in vintage and detail to the later portions of the main house at Greenmead in Livonia. This is an example of the Greek Revival style at its most extravagant, representative of attainment of some wealth and prestige (see *Figure 6*).

Far more humble in character, but equally characteristic of the Greek Revival style, is the Cornelius Austin House at 2205 Novi Road. This house retains most of its historic character, and despite its relatively small size, it features very handsome trim details, suggesting a high level of skill applied to its construction.

Another important Greek Revival house is the Sally Thornton House, now located at 44550 Eleven Mile Road after relocation from Nine Mile and Novi

# ARCHITECTURE



Figure 6 · John Bassett Farm (Tollgate Farm), Meadowbrook Road, circa 1877.

Road, the site of the original Thornton homestead. Sally Thornton and her children were part of the Yerkes party, among the original settlers of Novi. Mrs. Thornton represents the largely unchronicled part that American women played in the settling of the west, and for this reason alone the house is important. The fact that the house is an excellent representative of its style becomes almost secondary in the context of that discussion. Unfortunately, the house has been done a disservice by its awkward, highly uncharacteristic placement at an angle in relation to Eleven Mile Road. Gratitude for its rescue from demolition cannot completely compensate for disappointment that it was not accomplished more respectfully.

Other examples of this important style which are still largely in original condition are found at 40840 Eleven Mile Road, 46481 Grand River Avenue, and 21633 Beck Road.

## The Queen Anne Style

The Queen Anne was a wildly popular style in the United States in the last decades of the nineteenth century. It is the style most frequently meant when the generic term "Victorian" is used. It is in general defined by complex architectural massing, decorated with equally complex ornamentation, most commonly crafted in wood, and often polychromed, meaning richly colored.

# LIST OF PROPERTIES

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44200 12 Mile Road	Residential	002/10	
44165 12 Mile Road	Residential	019/10	
44( ) 12 Mile Road	Residential	019/11	
44911 12 Mile Road	Residential	019/12	
44100 12 Mile Road	Residential	002/11,12,13	
( ) 12 Mile Road	Residential	002/14	demolished
40500 12 Mile Road	Residential	002/15,16,17	demolished
( ) 12 Mile Road	Residential	002/18	demolished
40255 12 Mile Road	Residential	002/19	demolished
40141 12 Mile Road	Residential	002/20	demolished
39940 12 Mile Road	Residential	002/21	
30455 Haggerty Road	Residential	002/22	
30275 Haggerty Road	Residential	002/23	
28895 Haggerty Road	Residential	002/24	
		003/2	
Haggerty Road/12 Mile Road	Residential	003/3	demolished
27629 Haggerty Road	Commercial	021/3	
27409 Haggerty Road	Commercial	021/2	
27225 Haggerty Road	Agricultural	021/1	
22375 Haggerty Road	Residential	006/6	
22279 Haggerty Road	Residential	017/1	
43443 Fonda	Residential	003/6	
43455 Fonda	Residential	021/20	
43475 Fonda	Residential	021/21	
43485 Fonda	Residential	021/22	
2205 Novi Road	Residential	003/4	Austin House
28805 Novi Road	Residential	003/5	
		019/9	
28289 Novi Road	Residential	019/7	
28301 Novi Road	Residential	019/8	
26285 Novi Road	Residential	003/7	
26203 Novi Road	Residential	003/8	
25939 Novi Road	Commercial	003/15	Frazer Staman Insurance
25869 Novi Road	Residential	003/16	
25850 Novi Road	Municipal	003/17	Old City Hall
( ) Novi Road	Cemetery	003/18	Novi Cemetery
( ) Novi Road	Residential	003/19	
25345 Novi Road	Commercial	021/6	Stricker Paint
24667 Novi Road	Residential	021/5	
24666 Novi Road	Residential	003/20	demolished
24150 Novi Road	Commercial	020/22	Erwin Farms
23875 Novi Road	Residential	003/21	
23777 Novi Road	Residential	003/22	

NR Listed \_\_\_\_\_ NR Eligible \_\_\_\_\_ Not NR Elig \_\_\_\_\_ More Info. Needed \_\_\_\_\_

Historic Name \_\_\_\_\_ USGS Map Title **Walled Lake**  
 Area Map Title **Novi Historic Survey**

Common Name \_\_\_\_\_

District Name **Lake District**

Street and Number **Southeast corner,**  
 Block Number \_\_\_\_\_  
 Sub-unit \_\_\_\_\_

Municipal Unit **City of Novi**  
 County **Oakland**

Original Usage **Commercial**  
 Present Use **Commercial**

Ownership **Private**



Photography: Neg. No. **1:6**  
 Date **July 1993**  
 View: **South**

36 CFR 61 Y \_\_\_ Y/FV \_\_\_ N \_\_\_  
 Survey/Date **City of Novi, Novi Histori**  
 Surveyor **Dane Archer Johnson, AI**  
 Recorder/Date **Dane Archer Johnson, AI**

NR \_\_\_ SR \_\_\_ NHL \_\_\_ CF \_\_\_ G \_\_\_ TR \_\_\_ ER \_\_\_ WF \_\_\_ SF \_\_\_

NR Listed \_\_\_\_\_ NR Eligible \_\_\_\_\_ Not NR Elig \_\_\_\_\_ More Info. Needed \_\_\_\_\_

Historic Name **Austin House** USGS Map Title **Walled Lake**  
 Area Map Title **Novi Historic Survey**

Common Name **Austin House**

District Name **Lake District**

Street and Number **2205 Novi Road**  
 Block Number \_\_\_\_\_  
 Sub-unit \_\_\_\_\_

Municipal Unit **City of Novi**  
 County **Oakland**

Original Usage **Residential**  
 Present Use **Residential**

Ownership **Private**



Photography: Neg. No. **3:4**  
 Date **September**  
 View: **East**

36 CFR 61 Y \_\_\_ Y/FV \_\_\_ N \_\_\_  
 Survey/Date **City of Novi, Novi Historic**  
 Surveyor **Dane Archer Johnson, AI**  
 Recorder/Date **Dane Archer Johnson, AI/SEPTEMBER 1993**

NR \_\_\_ SR \_\_\_ NHL \_\_\_ CF \_\_\_ G \_\_\_ TR \_\_\_ ER \_\_\_ WF \_\_\_ SF \_\_\_

#### Description

1-story commercial building with many anachronisms. Long-standing bar/nightclub with many modifications over the years. Main (north) facade features twin hipped towers rising to second floor height. Exterior materials almost entirely anachronistic, with T-1-11 wood siding and aluminum siding. Windows on main facade undergoing replacement; results not determined at this time.

#### Significance

Date of Construction ca. 1920

Architect/Builder

Context(s): 2, 7

Part of the rich social life of the lake area starting in the 1920s.

#### Bibliographic References

Refer to Bibliography in Survey Report

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#### Description

1-1/2 story Greek Revival house with end gable massing. Wide trim boards discontinuous across gable end. Square pilasters punctuate corners. Largely original materials; including wood siding and trim, stone foundation. Largely original fenestration with anachronistic metal storm windows. Multiple additions, at north and south. North addition conceals what was likely original front elevation, facing nearby Walled Lake.

#### Significance

Date of Construction ca. 1840

Architect/Builder

Context(s): 2, 7

Built by Cornelius Austin, one of the earliest settlers around Walled Lake. Austin originally settled in the village of Walled Lake about 1830, and moved to the south shore of the lake several years later. Austin was a veteran of the War of 1812, and remained in Novi until his death at the age of 97.

#### Bibliographic References

Refer to Bibliography in Survey Report

Historic Name Austin Residence  
 Common Name Godlewski Residence  
 District Name Lake District  
 Street and Number 302 S. Lake Drive  
 Block Number  
 Sub-unit  
 Municipal Unit City of Novi  
 County Oakland  
 Original Usage Residential  
 Present Use Residential  
 Ownership Private

USGS Map Title Walled Lake  
 Area Map Title Novi Historic Survey



Photography: Neg. No. 11:13  
 Date September  
 View: Northeast  
 36 CFR 61 Y \_\_\_ Y/FV \_\_\_ N \_\_\_  
 Survey/Date City of Novi, Novi Historic  
 Surveyor Dane Archer Johnson, AIA  
 Recorder/Date Dane Archer Johnson, AIA

NR \_\_\_ SR \_\_\_ NHL \_\_\_ CF \_\_\_ G \_\_\_ TR \_\_\_ ER \_\_\_ WF \_\_\_ SF \_\_\_

NR Listed \_\_\_ NR Eligible \_\_\_ Not NR Elig \_\_\_ More Info. Needed \_\_\_

Historic Name  
 Common Name Landt Residence  
 District Name Lake District  
 Street and Number 339 S. Lake Drive  
 Block Number  
 Sub-unit  
 Municipal Unit City of Novi  
 County Oakland  
 Original Usage Residential  
 Present Use Residential  
 Ownership Private

USGS Map Title Walled Lake  
 Area Map Title Novi Historic Survey



Photography: Neg. No. 11:16  
 Date September  
 View: Southwest  
 36 CFR 61 Y \_\_\_ Y/FV \_\_\_ N \_\_\_  
 Survey/Date City of Novi, Novi Historic  
 Surveyor Dane Archer Johnson, AIA  
 Recorder/Date Dane Archer Johnson, AIA/September 1999

NR \_\_\_ SR \_\_\_ NHL \_\_\_ CF \_\_\_ G \_\_\_ TR \_\_\_ ER \_\_\_ WF \_\_\_ SF \_\_\_



2-story Homestead style residence with front gable configuration. Anachronistic additions at street and lake sides. Anachronistic asbestos siding. Some original fenestration is intact on sides; remainder replaced with anachronistic metal windows and storms.

**Significance**

Date of Construction ca. 1890

Architect/Builder

Context(s): 2, 10

Believed to be the last residence of Cornelius Austin--one of the earliest settlers in the Walled Lake area--in the late nineteenth century. Historic atlases indicate the property as part of the Austin holdings. The earlier Austin house stands at 2205 Novi Road.

**Bibliographic References**

Refer to Bibliography in Survey Report

**Description**

1-1/2 story residence with bungalow massing and Craftsman details. Brick exterior at main floor with asphalt siding at attic level. Largely original condition in details and fenestration. Wide front configuration with narrow dormer at attic level featuring ganged windows. Exposed rafter tails on dormer; decorative eave brackets on main roof and at dormer. Stone chimney. Original screened porch still intact.

**Significance**

Date of Construction ca. 1920

Architect/Builder

Context(s): 2, 10

Corresponds with primary period of cottage development around lake. House is in best preserved state of nearly all houses around lake.

**Bibliographic References**

Refer to Bibliography in Survey Report

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election, when the old gentleman had the pleasure of supporting the present incumbent of the white house.—*Bill Poster, Pontiac, April 18, 1888.*

## CORNELIUS AUSTIN.

Cornelius Austin, of Novi township, Oakland county, was born April 13, 1791, in Squankum, New Jersey, where he resided with his parents until 1806, when the family removed to Lyons, Wayne county, New York. He was an iron worker by trade, until the war of 1813, when he shouldered a musket and went into the strife, but returned on a furlough the following fall and married Olara Barton. After the conclusion of hostilities he returned to Lyons, having received an honorable discharge from his country's service, where he resided until 1818, when he removed to Rising Sun, Ind., and settled on a farm where he remained eleven years. In the spring of 1820, he removed to Michigan, bringing with him a large herd of cattle, a yoke of oxen and a horse team, it taking twenty-seven days to accomplish the journey, settling in what is now the township of Commerce, and the village of Walled Lake, where he remained about one year, then removing to what is now the township of Novi, settling on a farm of 160 acres, where he lived until his death. His wife, a most worthy woman, neighbor and mother, preceded him to the spirit land some fifteen years ago. Out of a family of fourteen children, but four survive him. At the time he settled in what is now Novi, there were but three white families living in that township. He was always an honest, industrious man. On the dissolution of the old whig party he became a democrat. He was for many years a pensioner, and at the time of his death was the last surviving soldier of the war of 1813 in Oakland county. He died at his home in Novi, April 14, 1888. It will be seen he was 97 years and 1 day old at the time of his death.

## REV. STILLMAN T. GROW.

Rev. Stillman T. Grow, the oldest of the large Elisha Grow family, died at his home in Goodrich, Genesee county, April 25, aged 82 years. He was one of two Baptist ministers in this somewhat remarkable family.

Rev. Stillman T. Grow was born at Pomfret, Windom county, Conn., April 15, 1807.

When about five years old he came with his parents to Homer, Cortland county, N. Y., where at the age of twelve years he became a christian and joined the Baptist church of Homer. In 1828 he married Miss Derinda Graham, the ceremony being solemnized by the Rev. Alfred Bennett, under whose labors he was converted and by whom he was baptized. In 1832, with his wife, he came to Cortland N. Y., and soon after was elected deacon

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Cornelius Austin, Veteran, War of 1812, Third Pioneer Settler in the Walled Lake Area, died April 13, 1888, 97 Years, 1 day, see, H.O. Severance, *The Story of a Village Community*, G.E. Stechert & Co., 1931

Photo added by Dame Agatha



Added by Honoring our Ancestors

## Cornelius Austin

**BIRTH** 13 Apr 1791  
Squankum, Monmouth County, New Jersey, USA

**DEATH** 14 Apr 1888 (aged 97)  
Novi, Oakland County, Michigan, USA

**BURIAL** Novi Cemetery  
Novi, Oakland County, Michigan, USA

**MEMORIAL ID** 10698027 · [View Source](#)

Cornelius Austin must have been an imposing pioneer figure-- he probably hunted and fished with the best of them. He married Clarisa Bartlett on September 6, 1812, during his service in the War of 1812. They were married in Lyons, New York. He served from May 9, 1812, to May 16, 1813 in Captain Elias Hull's Company, New York Militia. He and Clarisa relocated to Indiana and then to the Oakland County area (specifically Commerce, Michigan), in 1829. Approximately one year later, he and Clarisa settled just north of Walled Lake, where they remained until their deaths.

Cornelius was portrayed in the book, H.O. Severance, "The Story of a Village Community," G.E. Stechert & Co., 1931, as the third pioneer settler living in fairly primitive conditions in Walled Lake, Oakland County, Michigan. My brother located this book and we were delighted to find Cornelius' photo in it. Cornelius is also mentioned in other histories of Oakland County.

Cornelius and Clarisa had 14 children, each of whom will be added to Findagrave as adequate information is compiled on them.

### Family Members

#### Spouse



Clarisa *Bartlett* Austin  
1794-1871 (m.  
(marriage), 1812)

#### Children



Clarisa *Austin* Mead  
1825-1873



Cornelius J Austin  
1826-1904



Added by Dame Agatha



Lucinda Abbey  
1828–1908



Jonah S. Austin  
1835–1904

## Inscription

Hull's Co. N. Y. MIL. WAR 1812 age 97 years, 1 day

**Maintained by:** Dame Agatha

**Originally Created by:** Laura

Added: 29 Mar 2005

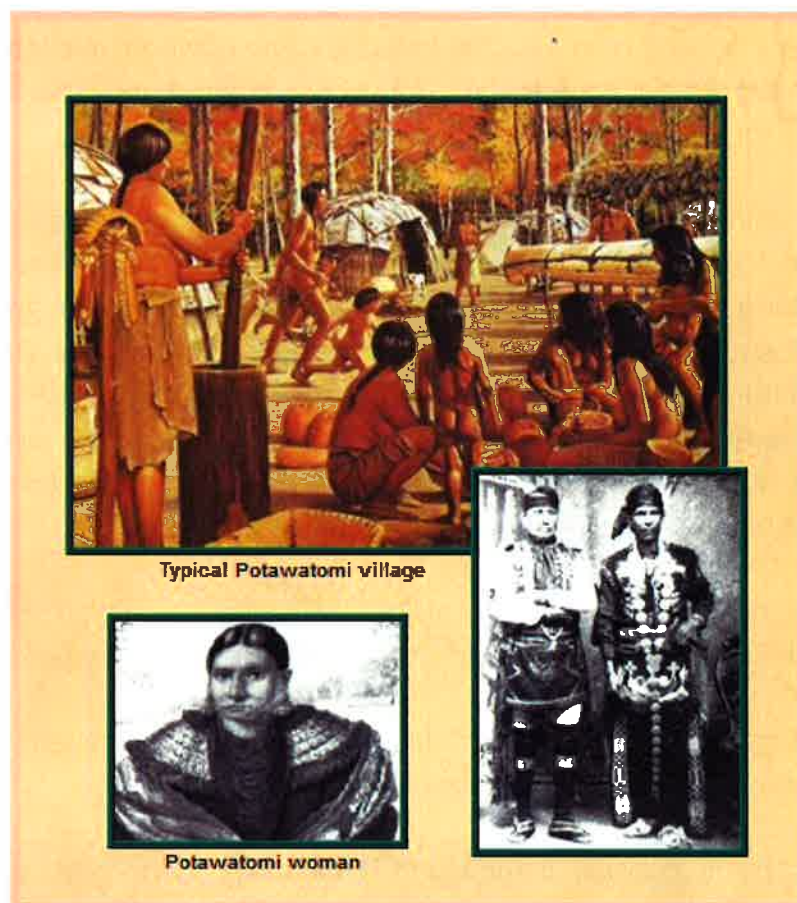
Find A Grave Memorial **10698027**

*Find A Grave*, database and images (<https://www.findagrave.com> : accessed 27 November 2018), memorial page for Cornelius Austin (13 Apr 1791–14 Apr 1888), Find A Grave Memorial no. 10698027, citing Novi Cemetery, Novi, Oakland County, Michigan, USA ; Maintained by Dame Agatha (contributor 46781883) .

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## Indian Settlement

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### Native American Activities

Native Americans camped on the shores of Walled Lake prior to the first government surveyors. The wall from which the name Walled lake is thought to be derived, was possibly constructed by Native Americans, perhaps by members of the Ojibwa, who are thought to have established a presence in the area by 1810. The native culture at the lake is believed to have been still in place in the early 1830s, around the time of the arrival of the first non-native

settlers. The numerous intersecting trails around and near the lake, along with local lore, suggest that the lakes area was an active area of settlement and trading.

It all began in June 1825, when Walter Hewitt moved from New York and built a log cabin in the area while his family stayed in Farmington. Hewitt explored the north side of the lake and discovered the Indian trail where the Pottawattomies traveled from the north and west from Detroit.



Walled Lake was a favorite resort for the Indians, some of whom lived there permanently on the west side of the lake. A field was cleared and was used as a camping ground for as many as 500 members of a tribe at one time.

Another soldier from the War of 1812, Cornelius Austin, settled in the colony in 1829. For the next 50 years, Austin lived near the south side of the lake. It is recorded that during this time, he saw as many as 500 Indians on the ground and was a witness to their dances, orgies and the famous Green Corn Dance. The Green Corn Dance, celebrated in the fall, was done to express their gratitude for bountiful harvests, the preservation of their lives and appreciation of the blessings of the expiring year. Austin is known to have said of the Indians, "for neighbors, you could have none better."

In 1830, Jesse Tuttle settled in the heart of the village, after moving from Pennsylvania. The land he settled is still known as the Tuttle Homestead.

Tuttle built a log house on the site, which later was changed to a tavern to serve the needs of the Indians, settlers and travelers.

The village's first trading post was opened in 1830 by two men, Prentice and King, both of Maine. Indians supplied venison, berries, moccasins and fish to the settlers in return for salt, potatoes, flour, pork and bread.

*West Oakland Press Gazette*

*Thursday, September 6, 1979*

CITY COUNCIL MINUTES

Excerpts: October 22, 2018

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## AUDIENCE COMMENT:

Rachel Sines, 2219 Austin Dr., Novi thanked Council for putting up with her the last year. She said the plans submitted by Robertson Brothers consist of three separate parcels. The Planning Department has stated that the max units allowed for this development is 21. This is how 21 units were determined; if you do the math, Parcel A only permits nine houses. Parcel C is allowed four, but only two have been submitted. Their previous plan had seven units on Parcel C so there is no reason they cannot put four. Currently there are two pages of deviations requested. She said the deviations would be greatly reduced if the proper number of homes were permitted on the west side. The City would not have to give up its easement rights. This City Council approved a consultant for more than \$16,000 to come in and ask the residents what they wanted see done with that area. She was told by MKSK that they asked Robertson brothers to wait for the results of this workshop, but they declined to do so. As you can see the residents overwhelming wanted to see cottage style homes. She noted that on page 11.5 of their packet it states that the proposed single family homes are consistent with their surrounding neighborhoods, but that is not true. Of the existing eight houses on Austin Drive that back up to the development, only one house is a true 2-story. The rest are either 1-story or 1 1/2 - story. If the plan is to put 2- story or 2 1/2- story we would like to see less invasive 1-story to 1 1/2-story on the west side because this development is so close to existing neighborhood. She asked that the please limit Parcel A to nine houses. If nine houses were used instead of 11 there would be room for front facing attached garages. Move some of the landscaping from the front to back as a buffer. Lastly they would like a solid masonry wall to limit noise and light pollution. During the Planning Commission, Mr. Loughrin agreed to the changes requested. Moving the orientation of the garages from side facing to front facing for a number of reasons, such as headlights shining, less concrete and snow run off not being pushed into swale or existing neighborhoods downhill from the development. Six foot garage setback and moving houses closer to Old Novi Road and fencing between the neighborhoods in the development. In a letter addressed to City Council from Robertson Brothers in preparation to of this meeting, included in your packet, Mr. Loughrin suggested that changing the orientation of the garages this comment was made well after the changing of the garages was agreed upon. She wanted to make it clear that they want front facing garages and a fence. Obviously there are cost cutting measures taking place at the expense of the residents. Please put the residents first.

Josephine Sines 2219 Austin Dr., said her issue is with the City of Novi. Back in June 2016, the Master Plan was updated and changed. The City Council approved those changes with increased the density of their area from 3.3 units per acre to 7.3 units per acre without informing or including residents. However, Robertson Brothers was informed and involved in the process. The residents were not aware and did not hear about it or the creation of Pavilion Shore Park until months later with the presentation with a new development. The City Council and every board heard from angry residents for months. She said they put together a petition and got signatures of over 70 percent of the residents within 100 feet of the Pavilion Shore Village concept and presented it to the City that fell on deaf ears. Apparently you can only petition a developer and not a Master Plan. A few weeks ago Robertson Brothers made their formal presentation to the Planning Commission only one member of the Commission admitted to coming to look at the area that they were voting on that night. Resident after resident made comments about the issues with the development. The most common concern being was the increased density on the west



side. The Planning Commission made a concerted effort to not address that issue. The Council needs to come up with a better way to inform its residents when major changes are made that will affect them, such as sending out letters as they got when this issue was before the Planning Commission. Please do not let other neighbors be blindsided. Robertson Brothers has been gifted because if residents were informed, there's a good chance we wouldn't be here tonight. Hold them to the proper number of homes per parcel.

Todd Keene, 2300 Austin Dr., Novi said he has been a resident there for 25 years. He's been here about this issue before. His biggest concern was that it's still too dense. It has come a long ways, but if they could convince Robertson Brothers to put a maximum of nine houses on the west side and also take off two houses on the east side. He thought that everything else looked good.

Colleen Crossey, 22279 Brockshire St., Novi said she was sorry for the loss of their friend, Wayne Wrobel. She echoed one of the previous speakers regarding people in the neighborhoods would like to be informed and involved in the process of the changing of the Master Plan. She agreed that their largest investment is their home and it's very important that the home retains its value. That includes the neighborhood as well. She appreciated that the builders did negotiate on their initial plan. It would be helpful for the citizens to work with the City just like the Police Department says they are partners in the community. The residents would like to be considers as partners in their community. For example she thought maybe a timeline of when you would the residents could see the Planning Commission. That way the residents would know when to provide their input on different matters. She also pointed out that every new building project that will happen in Novi will prompt the same question. She said one would be congestion and traffic. How will they be handled?

**5. Consideration for tentative approval of the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High Density Multiple Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property is located in Sections 10 and 11, on both the west and east side of Old Novi Road south of Thirteen Mile Road and totals approximately 3.15 acres. The applicant is proposing a new development with 21 single-family detached homes for an overall density of 6.67 dwelling units per acre.**

City Manager Auger noted that the project has changed immensely since the developer first brought this. The developer worked very well with the residents around the area and City staff to get a final project here.

Tim Loughrin, Manager of Land Acquisition with Robertson Brothers Homes. He said that Robertson Brothers Homes is a family company around for over 70 years. Currently this year they are second overall in permits pulled in Oakland County. They have been both the HBA Builder and Developer of the Year for the past couple years. They built Charneth Fen. That was a failed condominium that they took over and they finished it up nicely. They worked diligently with City staff and homeowners. They originally started down the path of proposing medium density townhome development to meet the component of the Lakeshore Pavilion Overlay. That was met with a resounding thud from the neighborhood. They believe the current plan is a quality compromise that still meets the

intent of the plan. It has significant challenges based on the physical geometry of the site. They needed a creative approach to provide what would seem to be the best development approach to the site. If you asked neighbors, they have gone far to find resolutions. Some neighbors want nothing there. There are many neighbors not there that evening that do appreciate what they have proposed. The Planning Commission recognized that and gave them unanimous approval of the project. He explained that part of the uniqueness of the site is due to the fact that the western parcels are only 100 feet in depth, which requires a creative approach to development. He said given the nature of building on single family lots rather than townhomes which were originally proposed. They will be constructing a pond large enough to accommodate the historic storm water flows from the City's roadway and an established HOA will maintain all common open space areas. The Pavilion Shore Village plan identifies a need for housing plan for redevelopment areas especially cottage court homes which is what they are proposing. They believe the proposed use of land will provide for a seamless transition from existing residential to commercial areas which are envisioned in the plan to be located closer to the park. This is appropriate land use. He said there are several benefits to public such as development to an otherwise un-developmental property under current zoning regulations. The development has a unique site configuration with significant development challenges. It is meeting the intent of the Pavilion Shore Village planning area and is meeting the maximum density of the City's Master Plan. It has ADA accessible sidewalks to provide for neighborhood access to Pavilion Shore Park. Public parking spaces along Old Novi Road to allow for overflow park parking. It has landscape and amenity improvements to an oversized ROW. It offers new housing options for residents that are currently under served. It includes limitation of several non-conforming buildings and uses that are in disrepair. It will off storm detention in that area that currently has no structured storm and accommodation of roadway storm water flow. It offers quality architecture and design that will provide a catalyst for more retail amenities in the Pavilion Shore Village area. He was happy to answer any questions that Council would have.

Member Breen thanked him for working diligently with the community and City staff. A lot of her neighbors have strong opinions on what should be done there. She felt they have come a long way from where they started. She wondered what the starting price point was for these proposed homes. Mr. Loughrin said it was too early to tell. They are trying to hit an affordable price point as much as they can. They will probably start in the mid to high 300's. The product will be about 2100 to 2600 square feet, both single story and two-story homes. Member Breen asked about Parcel C which will have two homes that have wetlands behind it. She wondered if they have been out there to look at it to see how much of wetland encompasses that area. Mr. Loughrin said yes, they have a wetland consultant, they flagged it. He believed it was there from historically run-off stormwater from Old Novi Road. It was his understanding that it normally wouldn't be a significant wetland other than the fact that it is within 500 feet of a watercourse which would be Shawood Lake. He proposed keeping as much of it undisturbed as possible. He said adding the pond in particular would take flow from our development but also from offsite roadway flow. It would act as a first flush into that wetland. In many respects fixing the area storm drain issues that have been out there historically. Member Breen said that some residents along Austin Dr. have concerns of drainage. What measures have been taken to address these concerns? Some already have flooding in their yard. Can you improve or prevent additional? Mr. Loughrin stated that they looked at this very closely. We do have structured storm on the rear or the property line on the west side of Old Novi Road. The backs of those lots, there is structured storm meaning that they will have catch

basins. Everything will funnel down north and across to the pond. Or there is a break in the middle of those lots as it comes south it will come down to the very corner which is Unit 1 and through structured storm there is a catch basin and come out into Old Novi Road. The City staff vets this and they have a professional engineer. They can't add any stormwater to neighboring properties. Member Breen wondered what the height of buildings on west side. Those are single story family homes. Are you able to keep homes to 1 1/2 to 2 story homes? Mr. Loughrin said they are proposing three plans. One of the products looks like single story but is 1 1/2 story. He said they would open it up to buyers to choose. They have added that plan. They are building in Royal Oak and Milford. There is a 25 to 33 percent take rate on those. He believed this would be popular on the west side, a Cape Cod style home with a first floor master suite. Member Breen asked if there was anything to guarantee the people on Austin wouldn't end up with the 2 to 2 1/2 story homes behind them. He replied no, they weren't proposing anything. She mentioned the concern about the density. You are taking a parcel as a whole to determine density. She lives in area and is concerned about the density. She felt it should keep in compliance with what they have now. She wasn't happy with the addition of the homes on the west side. She didn't know if there was any wiggle room to reduce that? Mr. Loughrin said it always works with a couple less units, but from his standpoint, they have already lost 49 lots. That what townhome type of units, but they feel that is considering what the Village Shore Plan calls for, the most appropriate use. He said they have spent a lot of time with the City and neighborhood to come up with this plan. He said it always comes down to compromise and they have more than they typically do. They are looking at overall density. We do have to include a pond for the whole project. At this point the project in his estimation works as shown. This is the best plan. Member Breen said she appreciated all of the work they put into this. She agreed that it was challenging. She personally was not comfortable proceeding without knowing the price point, and not knowing the exact plan for the wetlands area. She said this may meet their plan, but she didn't think it met the resident's plans. She appreciated the fact that they were adding sidewalks. Personally wanted to see something else with fewer homes, and to make sure she has an understanding about the wetlands impact.

Member Markham mentioned there is on street parking, 10 spaces, this is a City road. She said she is thinking of winter, these are parallel parking? It will get plowed by the City? If there's a snow day, those spaces won't be able to have cars in them? City Manager Auger replied that all City streets are plowed for parking, we don't act on snow emergencies. Member Markham commented about when we talked about Pavilion Shore zoning category, as part of that was small commercial development. The idea up in this part of the City there would be small shops as part of development like a coffee shop, maybe a paddle board shop, etc. She said part of this is about walkability and having amenities and features without getting in car. As it relates to density, if some of this area ended up with commercial, then density would be less of an issue. Just throwing it out there because they put it in the ordinance because it's something they wanted. She said she was sorry to see that. Mr. Auger said that was one of the things that we looked at. Can we put in mixed use? The issue becomes part of the density. You need density to make those shops thrive. So with less density, you lessen the chance of those shops. There is still room for a couple lots to be refurbished. You need density to make it work.

Member Mutch said he was trying to understand where things are located and arranged. You've been through Planning Commission and Master Plan and Zoning Committee. For City Council this is the first time they are seeing it. This gives Council some opportunity to

have feedback. He started with the west side with 11 units. One point raised, he thought it was valid point, he wished there was a fix for it was the issue of 120 foot ROW. In his perspective, that width of ROW doesn't make sense in that part of town. He said that it works against what the developer is trying to achieve which is a neighborhood feel. Old Novi Road will never be the Main Street to north end of City. It really doesn't make sense from a planning perspective. If you go into our existing neighborhoods, they have 60 foot wide streets or 86 foot wide streets on collector roads. He was sympathetic to what he's trying to accomplish. He was trying to understand the impact to ROW. If we aren't vacating that, we have to set up a mechanism for the developer to utilize that. He wondered what their expectations for that area. Mr. Loughrin said the biggest challenges in going to single family. Originally it was proposed as townhomes. This is very challenging to do single family within 100 foot. They are proposing 15 foot use easement within ROW. He said because it's on original plats, it was not feasible. No way to do single family because of lot depth. Taking some of that and making it feel like it is part of the front of homes. He said part of the request was to have 6 foot front setback, no one wants that. He said they are hoping that can have 15 foot use easement. He said realistically is a landscape area to make it part of front yard. It makes it more residential with planting and fence. That was holding them back for a long time. Member Mutch stated that it would essentially be equivalent to a common area. No use agreement with each owner, just a common area held with HOA. Mr. Loughrin said it would depend on how they worked out the legal ramifications of it, but makes sense as one easement with HOA. Member Mutch asked City Attorney Schultz if we had ever done this anywhere in the City to this scale? Member Mutch said we have allowed people to do a brick paver driveway, but like this? Mr. Schultz said he didn't believe we have done anything like this to this scale or nature. The concept is the same. He said if it's required to allow the development of the property. We will find a way to write it and make sure the City is held harmless insured, and there is an entity, not just an individual homeowner that is responsible for that. He said that is the intention, they haven't written anything yet. Member Mutch wondered about the taxing/assessing viewpoint because it is just an easement, it's not taxed. Mr. Schultz replied that he was correct, it is still our property. Member Mutch said they would get free use of that property? Mr. Schultz said that piece is probably not the significant portion of value. Member Mutch said it's a significant benefit to them to utilize City ROW in that way. He stated that it would be a permanent use upon which they wouldn't pay taxes. Mr. Schultz said it would not be in their legal description. Member Mutch wondered in terms of residents along Austin Dr., the proximity of the home to the garages to their property. Is there any reason they can't be moved up to the front of the property line assuming this use easement is in place? Mr. Loughrin said that was a great question, he thought it was more of a perception. There is no magic number. He said they are proposing 6, originally it was 7. Since the Planning Commission they have moved garages to allow 6 foot separation in the back which would help the drainage and also provide more of a buffer. He said they are proposing to make this front setback 6 feet. Their thought of selling home with 0 front setbacks that is where that came from. Member Mutch said from his perspective was the further you move houses the forward, it offsets concerns of residents and for future homeowners it shifts that open space from front to back where they want to utilize it. Most folks will use backyards. In regards to the garages, he knew there have been conversations at Planning Commission. Does this show the current understanding of how the garages will be arranged? Mr. Loughrin showed a revised plan. The neighbors were concerned about headlights. They wanted area to back out and on to Old Novi Road. Member Mutch said he did not see it as a concern for the 11 homes to have to back up unto Old Novi Road; he does it on Taft every day. He thought the garage

arrangement would be preferable for folks on both sides. In terms of sidewalk location he wondered how far that is from roadway. Mr. Loughrin said in this version they relocated or offered the relocation of the sidewalk to east. That would allow a 12 foot separation to curb. If they want that, they can. He said there are power lines that they would have to work around. He said right now it's closer to homes. He said it looked like it was at the 15 foot. He said it was another 10 feet back. It was about 22 feet from curb originally. It's their option. Member Mutch thought the sidewalk was close to the home. He said he would lean towards something closer to road. You have to strike that balance. We want it to be walkable but not have sidewalk right up by the house. He said to further the setback is his preference. He touched on the drainage issue was a concern to residents. He asked Mr. Loughrin to address the comments related to rear portion of yards in terms of screening. He read the same things as residents. Mr. Loughrin said the original proposal was to have side garages and put up a fence or landscape screening or something to that nature to protect from the headlights. They moved to the head-in. They are proposing not doing the fences. He didn't want that to be a hold up of the development. He said losing units is one thing, putting up a neighborly fence is another thing. It is up to Council's direction. If they do the head-in and still provide screening or fence. Member Mutch said the difference is that they are presenting a single family development, but also asking for R2 zoning which has a different set of screening requirements. He said because they are asking for them to be allowed to put a lot more units than R4 would allow as far as density and frontage. These are a lot smaller units than you could build otherwise if you were just putting in single family homes here. He said that it would be on the developer in terms of some of the issues to step up and do a higher level of screening than we would otherwise request from a single family development. If it were a single family R4 homes he wasn't sure if we could legally request a fence. He also touched on the wetlands on lots 20 and 21. Historically the City has not allowed developers to plat wetlands into their lots. People have perception that it's their property they can do what they want. It's harder to enforce than when it's a common element. What's the reasoning? Mr. Loughrin said it just easier to have on lots themselves than to do a conservancy easement. It would be put in the master deed. These lots are deeper and bigger, they are 143 foot deep and 56 feet wide. They are bigger than normal. If we moved that out and made it part of HOA, he hasn't engineered it. It might be able to have potential to have lots less in depth and have HOA maintain pond and that area if that is how Council would like to see it. They were looking at it from simplicity. He would have to look at rear setback to that property line. Member Mutch said what we are discussing; they threw setback standards out the window in terms of what we are approving. Just to understand, the detention basin the flows will go from there into the wetland. He mentioned the sidewalks on east side of road. He said it was the reverse. These are right up to edge of the road. There is some topography there and also some on street parking and the sidewalks would serve that. Mr. Loughrin said since the Planning Commission this would be agreed on to extend from a 6 foot to 8 foot sidewalk to allow car doors to open that was intent. The grade jumps up there. It is to service on road parking. They agreed to widen to 8 feet. Member Mutch had concerns with sidewalks that close to the road is in winter is that the snow plows cover it. The City will plow parking areas; there is nowhere for snow to go. That affects walkability. In regards to the detention basin he said City staff said he would maintain 25 foot buffer. He said in an engineering letter it said they would maintain the 25 foot buffer, and now staff said they were not sure at this point. Mr. Loughrin said he wasn't sure to what he was referring to. Mr. Loughrin said sites like this require a creative approach. He said they feel they are taking quite a bit of the off-site drainage which makes pond larger. They had proposed a 14 foot setback, 9 foot to north and west and 20 foot from south. No, that's not 25 feet. He stated

a lot of it is compromise. He understands they get things out of PRO. They felt it was adequate. That was a comment that came up late. There are maybe some options to it if they wanted to go down that route. There is a lot of ROW; perhaps they could extend into that. This setback is meaningless because there is landscaping. Maybe there are areas to shift it around. He said we are at a 1 in 6 slope. He believed a 1 in 4 slope could be approved by the City. There are options they can discuss with engineering to get closer to the requirement. Not sure why or what requirement. Who is affected since its commercial parking and new residents? Member Mutch said he was trying to understand challenges they are facing and what are the trade-offs that are taking place in terms of number of units, size of lots, where lots are placed, as well as question of use easement. To him this is a huge public benefit in the opposite direction. In terms of process, residents are here, he said they could have done a better job with the whole Pavilion Shore Village area, not only for residents, but also the developer. They felt that they got put through the ringer in terms of vision of that area. Going forward, from planning perspective, when we are doing a specific planning concept, we need to have residents involved from the get go. It didn't happen. The residents need the opportunity to provide input at the beginning. That didn't happen. It came out and was presented to them and already approved and in the Master Plan. Then we asked for their input. If this moves forward, 80% of the area in consideration essentially has already been approved for. We gathered public input but it was too late. He apologized to the residents, we could have done better. He did agree that the developer made effort to solicit input. At least it provided public to share their view, which we didn't give them. In terms of what they are considering tonight, it's close to what he saw as what made sense and was reasonable for this area. He wasn't sure about the density. When you look at west side, there aren't as many homes backing up. Those lots tend to be larger. These are smaller units. He also was disappointed about the Cornelius Austin house at the corner of Wainwright and Old Novi Road. It is the oldest home in the City of Novi and is still standing. It was built by Veteran of the War of 1812. His name was Cornelius Austin who lived until the age of 97. He was one of the earliest white settlers in what was then Novi Township which is part of our history. Most of the history of that part of the City has been lost. He has a real problem with losing a piece of City's history in that location. There are some areas that would be helpful to have more information and more detail. He stated that he was not ready to approve this proposal as presented.

Member Casey thanked him. She said they have done a lot of work to work with residents and to gain their feedback. We have seen good progress since first plan they saw. She asked City Planner McBeth what the landscaping requirements were. What is allowed, what is required? Ms. McBeth said if it were RM2, a taller apartment building, we would expect significant landscaping. They've chosen to go single family detached homes. In this area, It would be nice to have solid buffer or landscape buffer between the new homes and the existing homes. It would not a berm. She said it should have some screen wall or a fence with some additional landscaping trees. Member Casey asked Mr. Laughrin about the east side. She asked about the side yard setback between the units proposed on the east side, both property lines to the houses to the east of the existing houses. Is that still 15 feet from a side yard setback? Mr. Loughrin said it would be a 10 foot set back in many areas. Many areas would be farther due to driveways, etc. Member Casey said she noted questions on the water issues, but her colleagues addressed those issues. She said she is not known as someone who gives developers direction in terms of what to do or not do. She said however when it comes to adding a new development that abuts existing residents she is very focused on the screening between them. She gave



examples. She wanted more detail in how they will do screening against houses on Austin drive. She wanted to see detail. How you plan to make sure existing residents get the greatest privacy. She wants to see the best recommendation that you can make. She thought the development is interesting. On the west side, she thought they were too tall with 2-2 1/2 story homes. She thought they were too close to residents on Austin. She said there was a lot of density in that area trying to put 11 properties into that space. She said she would leave that thought with him. She was curious to see if they could only offer only certain types of housing that would be the 1 to 1 1/2 story along Austin Dr. as well. Mr. Loughrin brought up the density on west side. He hasn't mentioned this yet, but this is not in the middle of a neighborhood. This is on a road. He said you are trying to create something with commercial that needs more people. This is not in neighborhood. This is not what you'd see a block this way or a block that way. That's an important fact. They have been juggling density, product. At the end of the day, Old Novi Road is a different animal than Austin. That is an important factor. Member Casey said she respects that point of view. She is focused on west side. Not in a place where she could place tentative approval. She wanted more information; she was not ready to approve even the tentative approval. She needs more insight on screening.

Mayor Pro Tem Staudt stated in this case counting heads amongst his colleagues it was in our best interest to postpone this to a future date. It would give them an opportunity to come back. He said clearly you've worked with residents in a way they seldom see. Where he started and where they end up. Some like to be involved from the beginning and some like to wait to see the product. You've really listened to residents. The biggest thing is the density on west side. You can come back next time and probably have an affirmative answer if you deal with that. He isn't interested in planning, that's someone else's job. One thing, he would like to talk to City Planner McBeth for a moment. He heard frequently about how Council is responsible for the Master Plan. Give us overview. He said in his time here, almost 11 years, he never voted on the Master Plan. He said he has never had an active role in it. What is Council's role? Ms. McBeth stated that in Novi the Planning Commission has a Master Plan and Zoning Committee who is primarily responsible for development of the Master Plan. Requests do come to the City Council to send the plan out. They also send it to staff, the railroads, and utility companies so everyone can look at it. That is the extent of City Councils action. Presentations are made to City Council in terms of what Planning Commission has done. The Planning Commission adopts the plan and approves it. Mayor Pro Tem Staudt thought his was important because it comes up frequently. In this case Master Plan is something they don't get involved in. Maybe moving forward, they may want to be more active. Member Mutch had good recommendations about when significant changes are made; we make contact with neighbors at a much earlier time.

**CM 18-10-163 Moved by Staudt, seconded by Mutch; MOTION CARRIED: 6-0**

To postpone the request of Robertson Brothers Homes, for Lakeview, JSP 18-16, with Zoning Map Amendment 18.723, to rezone property in Section 10 and 11, located on the west and east side of Old Novi Road south of Thirteen Mile Road from R-4 (One-Family Residential) and B-3 (General Business) to RM-2 (High-Density Multiple-Family Residential) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan.

Roll call vote on CM 18-10-163 Yeas: Markham, Mutch, Gatt, Staudt, Breen, Casey

Nays: None