



## Fox Run JSP13-64

### **Fox Run JSP13-64**

Approval of the request of Erickson Living for Planning Commission's recommendation to the City Council of a Revised Preliminary Site Plan with a PD-1 Option and Revised Phasing Plan. The subject property is 102.8 acres in Section 1 of the City of Novi and located north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family District. The applicant has made minor adjustments to the phasing plan and landscape plan for the remaining buildings in Phase 2.

### **Required Action**

Recommend approval/denial of the Revised Preliminary Site Plan with PD-1 Option and Revised Phasing Plan

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	02/28/14	<ul style="list-style-type: none"> <li>• <b>Planning Commission/City Council finding regarding Section 2404.4.A regarding the PD Option</b></li> <li>• Items to be addressed on the next submittal</li> </ul>
Engineering	Approval recommended	02/28/14	Items to be addressed on the next submittal
Traffic	Approval recommended	02/28/14	Items to be addressed on the next submittal
Landscaping	Approval recommended	02/28/14	Items to be addressed on the next submittal
Fire	Approval recommended	02/20/14	Items to be addressed on the next submittal

**Motion sheet**

**Approval – Revised Preliminary Site Plan**

In the matter of Fox Run, JSP13-64, motion to **recommend approval to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option based on and subject to the following:

- a. City Council finding that the standards of Section 2404.4.A of the Zoning Ordinance are adequately addressed;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on Revised Final Site Plan; and
- c. *(additional conditions here if any)*

*This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

**-AND-**

**Approval – Revised Phasing Plan**

In the matter of Fox Run, JSP13-64, motion to **recommend approval to the City Council** of the Revised Phasing Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

*This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

**-OR-**

**Denial- Revised Preliminary Site Plan**

In the matter of Fox Run, JSP13-64, motion to **recommend denial to the City Council** of the Revised Preliminary Site Plan with a PD-1 Option...because the plan is not in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**-AND-**

**Denial- Revised Phasing Plan**

In the matter of Fox Run, JSP13-64, motion to **recommend denial to the City Council** of the Revised Phasing Plan...because the plan is not in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

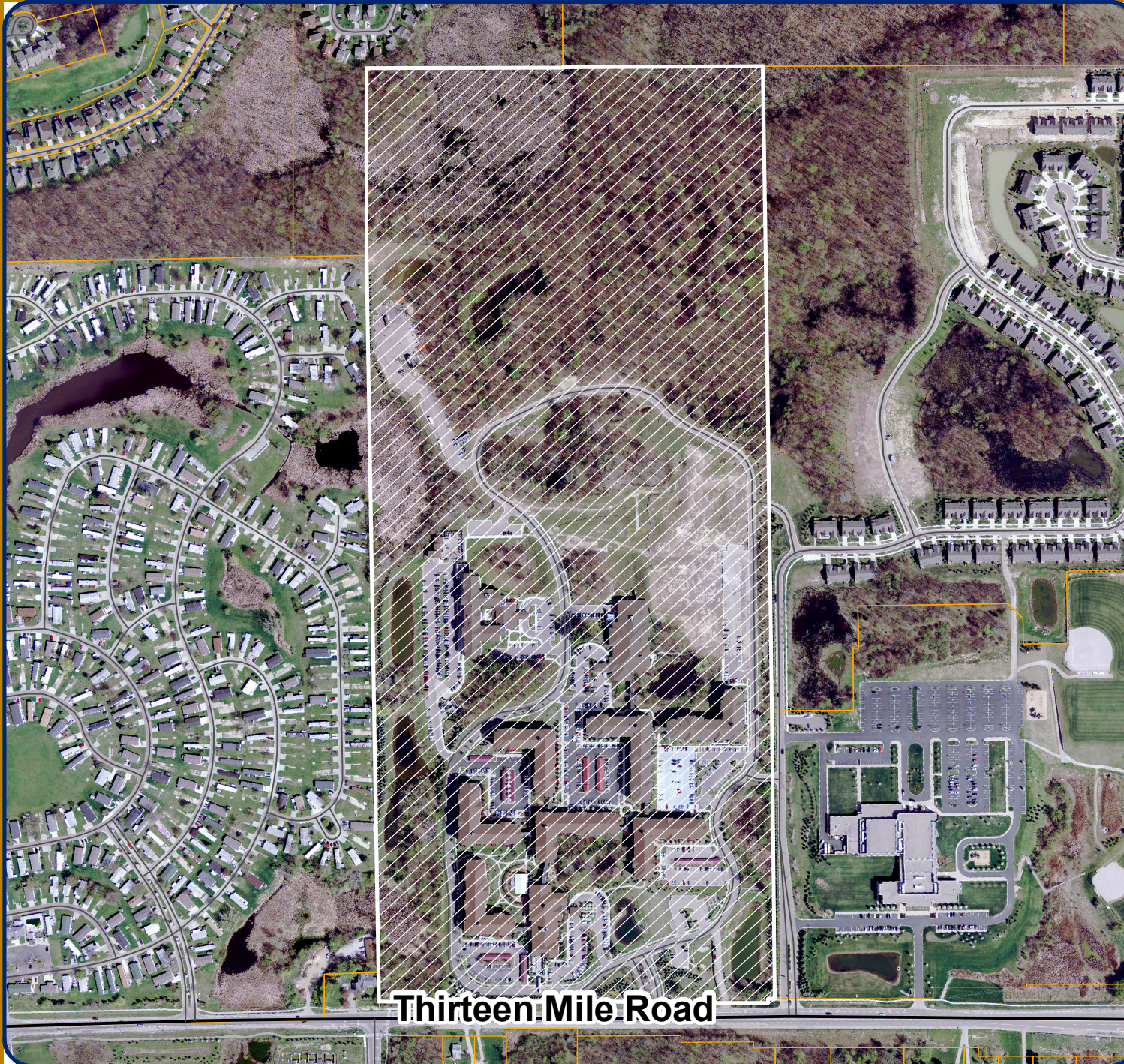
MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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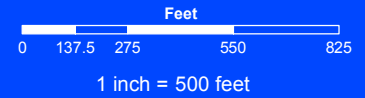
# Fox Run JSP13-64

Location



## Map Legend

 Subject Property



## City of Novi

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

Map Author: Kristen Kapelanski  
Date: 12-03-13  
Project: Fox Run JSP13-64  
Version #: 1.0

### MAP INTERPRETATION NOTICE

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








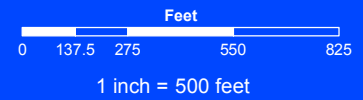
# Fox Run JSP13-64

## Zoning



### Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  R-2: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  MH: Mobile Home District



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# Fox Run JSP13-64

Future Land Use



## Map Legend

-  Subject Property
-  Single Family
-  PUD
-  Multiple Family
-  PD1
-  Mobile Home Park
-  Private Park



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# Fox Run JSP13-64

## Natural Features



**Map Legend**

- Subject Property
- Wetlands
- Woodlands

Feet

0 137.5 275 550 825

1 inch = 500 feet



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Community Development Dept.  
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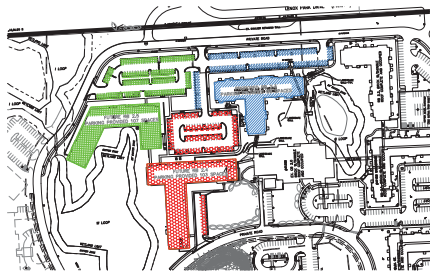
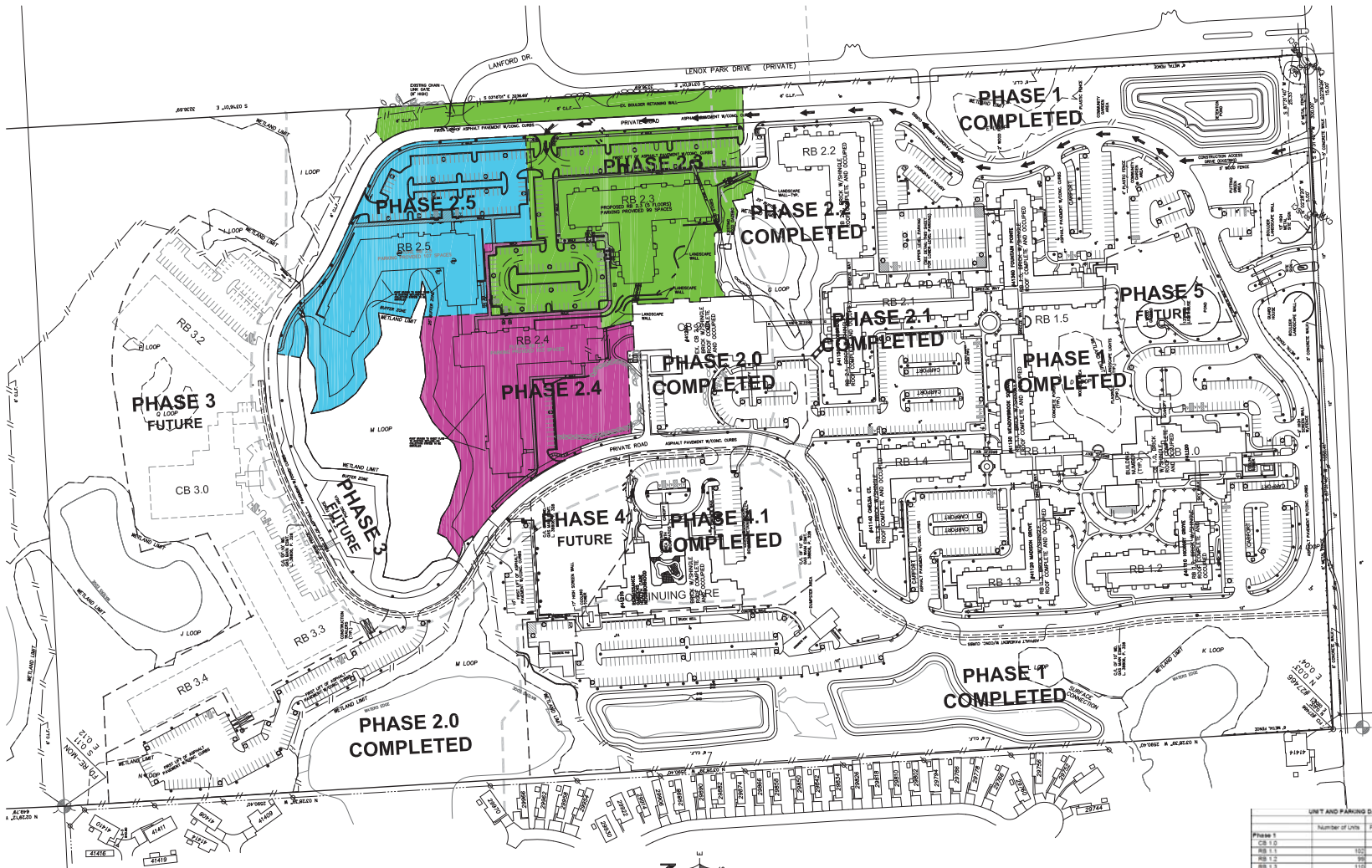
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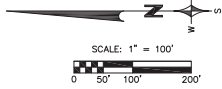
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SITE PLAN



PARKING STUDY  
SCALE: 1"=200'



DENSITY CALCULATION TABLE

Unit Type	Number of Rooms	Site Area Req'd per Unit	Number of Units	Net Site Area Req'd
Studio	1	400	21	14,700
One Bedroom	2	1,400	462	646,800
One Bedroom + Den	3	2,100	172	361,200
Two Bedroom	3	2,100	823	1,728,300
Two Bedroom + Den	4	2,800	19	53,200
<b>Totals</b>			<b>1,497</b>	<b>2,804,200</b>

Asst. Living Unit	n/a	1,500	192	288,000
Skilled Nursing Unit	n/a	1,500	198	297,000
			390	585,000

Total Site Area Required = 3,389,200  
 Total Site Area Available = 3,764,107  
 102.817 Acres - 16.405 Acres Regulated Wetlands over 2 Acres = 86.412 Acres

	Standard	Barrier Free - Car	Barrier Free - Van
Phase 1	491	11	6
Phase 2	500	12	4
Phase 3	247	6	4
Phase 4	46	4	1
Phase 5	23	1	1
Staff	366	0	13
<b>Total</b>	<b>1584</b>	<b>45</b>	<b>18</b>

	PER ORDINANCE	PROVIDED
MAXIMUM BUILDING HEIGHT	5 STORIES / 65'	3 STORIES / 65'
TANKING BUILDING LENGTH	360'	315'
FRONT YARD SETBACK	50'	150'
SIDE YARD SETBACK	75'	50'
REAR YARD SETBACK	15'	750'
OPEN SPACE AREA	317,600 S.F.	OVER 317,600 S.F.
GROSS GROUND FLOOR AREA	12%	544,741 S.F.
TANKING LOT COVERAGE	25%	102,368 S.F.
PAVEMENT AREA		

Phase	Number of Units	Parking Required	Parking Provided
Phase 1			
CB 1.0	10	35	25
RB 1.1	105	75	41
RB 1.2	100	75	41
RB 1.3	110	85	46
RB 1.4	110	85	46
RB 1.5	119	85	46
<b>Total</b>	<b>542</b>	<b>461</b>	<b>458</b>
Phase 2			
CB 2.0	10	35	25
RB 2.1	135	102	103
RB 2.2	111	81	81
RB 2.3	58	72	88
RB 2.4	137	107	107
RB 2.5	119	85	107
<b>Total</b>	<b>565</b>	<b>466</b>	<b>518</b>
Phase 3			
CB 3.0	10	35	25
RB 3.1	120	81	77
RB 3.2	120	81	77
RB 3.3	120	81	77
RB 3.4	124	81	79
<b>Total</b>	<b>374</b>	<b>264</b>	<b>257</b>
Phase 4			
Assisted Living Unit	192	41	25
Skilled Nursing Unit	198	41	25
<b>Total</b>	<b>390</b>	<b>81</b>	<b>50</b>
Phase 5			
Chapel	25	25	25
<b>Total</b>	<b>25</b>	<b>25</b>	<b>25</b>
Staff Parking		37	368
<b>Parking Grand Total</b>	<b>164</b>	<b>1642</b>	

KENNETH WEAL  
LANDSCAPE ARCHITECTURE

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288 437 380 FAX  
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www.kennethweal.com

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CIVIL ENGINEERS & LAND SURVEYORS  
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NEW HAVEN, CONNECTICUT 06511  
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701 Malden Choate Lane  
Baltimore, MD 21228  
Project Manager: James J. Wilhour  
(443) 386-2155  
james.wilhour@erickson.com

FOX RUN  
NOVI, MICHIGAN

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THREE FULL WORKING DAYS BEFORE YOU DIG. CALL THE MISS DIG SYSTEM

Project:  
Fox Run  
Novi, Michigan  
Section 1

Sheet:  
PHASE 2 FINAL SITE PLAN  
OVERALL SITE PHASING PLAN

Issue For:  
Project Number:  
Drawn:  
Checked:  
Date: 01-14-14  
Scale: 1"=100'

Revised:  
01-14-14 OWNER  
01-22-14 FINAL SITE PLAN

Sheet Number: C103

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

February 28, 2014

## Planning Review

Fox Run – Revised Preliminary Site Plan  
**JSP13-64**

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### Petitioner

Erickson Living

### Review Type

Revised Preliminary Site Plan with PD-1 Option

### Property Characteristics

- Site Location: North of Thirteen Mile Road, West of M-5 (Section 1)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential
- Adjoining Zoning: North: RA, Residential Acreage, R-2, One-Family Residential; East: MH, Mobile Home; South and West: RA, Residential Acreage;
- Adjoining Uses: North: Haverhill Farms, The Maples of Novi; East: Brightmoor Tabernacle; West: Hometown Novi; South: Single-family homes, Vacant
- School District: Walled Lake School District
- Site Size: 102.8 acres
- Plan Date: 02-14-14

### Project Summary

The applicant is proposing changes to portions of the second and third phase of the multi-phase Fox Run Village project. The first phase of the project and portions of Phases II and IV have been constructed. In working on the site, the applicant realized there were several changes they wished to make to the remaining portions of the second phase of the project that also impact Phase III of the project. These changes include elimination of the building formally listed as Phase 3.1 as well as changes to the building footprints and surface parking lots in Phases 2.3, 2.4 and 2.5. The most recent update to the previously approved plan was approved by the City Council on August 11, 2003. The total number of units in all four phases of the project has not changed, rather some of the units have been shifted from one building to another as part of this submittal.

The applicant has now adjusted the phase lines of the plan to include the parking lot south of Phase 2.5 in Phase 2.3. This parking lot was previously a part of Phase 2.4. Additionally, per the conditions of the revised Preliminary Site Plan approval motion, additional landscape screening has been added along the property line bordering the Lenox Park development.

### Planning Commission and City Council Actions

The Planning Commission recommended approval of the Preliminary Site Plan with PD-1 Option, Special Land Use Permit, Woodland Permit, Phasing Plan and Stormwater Management Plan on December 11, 2013.

The City Council approved the site plan with PD-1 Option, Special Land Use Permit, Woodland Permit, Phasing Plan and Stormwater Management Plan on January 11, 2013 with the following motions:

*Motion to approve the request of Erickson Living for Fox Run for a Revised Special Land Use Permit for JSP 13-64 based on the following findings: Relative to other feasible uses of the site:*

- The proposed use will not cause any detrimental impact on existing thoroughfares (as indicated in the traffic review letter);*
- Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities*



(because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes);

- The proposed use is compatible with the natural features and characteristics of the land (as no new impacts to natural features are proposed);
- The proposed use is compatible with adjacent uses of land (as indicated in the staff and consultant review letters);
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable manner; and
- The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Motion to approve the request of Erickson Living for Fox Run for a Revised Preliminary Site Plan with a PD-1 Option and the Second Amendment to the Development Agreement based on and subject to the following:

- a. City Council finding that the standards of Section 2404.4.A of the Zoning Ordinance are adequately addressed;
- b. Applicant providing a material sample board that demonstrates that the proposed colors will be harmonious with the existing buildings;
- c. Applicant working with staff and the adjacent Lenox Park development representatives to explore eliminating the existing emergency access connection and providing additional landscape screening as discussed at the December 11, 2013 Planning Commission meeting;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

To approve the request of Erickson Living for Fox Run for a Revised Phasing Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

To approve the request of Erickson Living for Fox Run for a Revised Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

To approve the request of Erickson Living for Fox Run for a Revised Stormwater Management, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

**Recommendation**

**Staff recommends approval of the revised Preliminary Site Plan.** City Council approval of the revised Preliminary Site Plan and amended Development Agreement is required following a recommendation from the Planning Commission.

**Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 6 (RM-1 Low Density Low-Rise Multiple-Family Residential District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or the Planning Commission/City Council.

1. Photometric Plan: **There are several minor items noted in the lighting review chart that should be addressed on the Final Site Plan submittal.**
2. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.
3. Outstanding Construction and Site Close-Out Issues: There are several outstanding issues related to site work and construction of the phases that have been started or completed. These issues must be addressed. The applicant should work with Sarah Marchioni (248.347.430) in the Building Division regarding these items and should provide documentation they are working toward resolution prior to the Planning Commission meeting.

**Special Land Use Considerations**

When the PD-1 Option is utilized, all uses fall under the Special Land Use requirements (Section 1903.11). Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

**Planned Development Option**

Section 2404.4 of the ordinance outlines the review procedures for Site Plans using the PD Option. This requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission with City Council ultimately approving or denying the proposed plan. A revised Planned Development Option Agreement is also required for this project and has been submitted.

**Site Addressing**

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

**Pre-Construction Meeting**

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)] in the Community Development Department.

**Chapter 26.5**

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to the Planning Commission meeting and with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org).



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Kristen Kapelanski, AICP, Planner

**Planning Review Summary Chart**

Fox Run JSP13-64

2<sup>nd</sup> Revised Preliminary Site Plan- Phase II

Plan Dated: 02-14-14

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

<b>Item</b>	<b>Proposed</b>	<b>Meets Required?</b>	<b>Comments</b>
Property is Master Planned residential, with a PD-1 option	No change	Yes	PD-1 option was approved with initial approval. Revised approval of PD Agreement and Concept Plan required.
Zoning is currently RM-1	No change	Yes	
Uses allowed include elderly care facilities	All inclusive elderly care campus	Yes, subject to special conditions	Minimum land ratio (1,500 sq. ft. per bed)- <b>N/A</b> (Only for assisted living portion in Phase III) No building closer than 40 ft. to property line- <b>OK</b>
<b>General Regulations</b>			
Minimum Lot Requirements (Sec. 2400(d))			
Total number of rooms may not exceed the net site area/2000	See PD-1 section for superseding requirement	N/A	
All public utilities should be available at the site	Public utilities are already onsite	Yes	
Up to 30% of the units in an assisted living facility may be efficiency type apartments.	See PD-1 section for superseding requirement	N/A	
For assisted living facilities, 1,500 square feet of land area shall be provided for each bed.	There is no assisted living proposed in this portion of the development	N/A	
Building shall not exceed 180 feet in length without additional setbacks; maximum length is 360 feet	Maximum length of buildings is 305'	Yes	
<b>Setback Requirements (Sec. 2400)</b>			
Yard Setbacks: Front-75 feet Side- 75 feet Rear- 75 feet	Phase II: Front: 100' + Sides: 100 ft.+ Rear: 100' +	Yes	All buildings appear to be setback to allow for additional height
Parking Setbacks (Sec. 2400(b))  Front- 75 feet Both Sides- 20 feet	Phase II: Front: 100' + Sides: 100 ft.+ Rear: 100' +	Yes	

Item	Proposed	Meets Required?	Comments
Rear- 20 feet			
<b>Parking Area Requirements</b> (Section 2505 and 2506)			
<p>¾ space per each 1 unit in the congregate care portion –and–  ¼ space per each bed in the assisted living portion – and–  1 space for each employee</p> <p>Total required for entire site:  <b>spaces: 1,634</b></p>	1,642 spaces provided throughout the site	Yes	
Parking Space Dimensions and Maneuvering Lanes	9'x19' and 9'x17' (with 2' overhang) shown with 26' maneuvering lane	Yes	
Barrier Free Spaces- 26 spaces required	58 spaces provided throughout site	Yes	
Van accessible spaces- 1 per 6 barrier free spaces (10 required)	18 van accessible spaces throughout site	Yes	
Barrier Free Signage- 1 sign per space	Signage shown	Yes	
Up to 30% of the required setbacks may be used for parking spaces, maneuvering lanes, service drives, or loading areas. (Sec. 2400(d)(5))	This requirement appears to have been met	Yes	
Off street parking and drives must be a minimum of: - 25 feet from any wall with windows. - 8 feet from any wall without windows - 20 feet from any Right of Way or property line (Sec. 2400(d)(6))	This requirement has been met	Yes	
<b>General Building Requirements</b> (Section 2400(d))			
The maximum building height is 2 stories or 35 feet	See PD-1 section for superseding requirement	N/A	

Item	Proposed	Meets Required?	Comments
All buildings should be aligned at a 45 degree angle to the property lines	Some of the buildings in the complex are not oriented at a 45 degree angle	Yes, with previous waiver	Planning Commission waiver of this requirement was previously granted.
5 foot sidewalks are required throughout the site	5 to 7 foot sidewalks are provided throughout the site	Yes	
Maximum lot coverage by all buildings cannot exceed 25%	Maximum lot coverage on site is 12%	Yes	
Minimum floor area per unit: Efficiency- 400 sq. ft. 1 BR- 500 sq. ft. 2 BR- 750 sq. ft.	All units over 750 sq. ft. in provided floor plan	Yes	
The minimum amount of usable open space per unit shall be 200 sq. ft.  1,497 units * 200 sq ft= 299,400 square feet required	Many of the units in the project have direct access to balconies and there is over 30 acres of open space on the site. Over 317,600 sq. ft. of open space has been provided.	Yes	
A photometric plan is required at Preliminary Site Plan submittal, due to adjacent residential developments	Plan provided		<b>See lighting review chart</b>
<b>PD-1 Requirements (Section 2406)</b>			
If exceeding the height limitations of the RM-1 District, the building must be between 3 and 5 stories	Remaining buildings in Phase II are all 5 stories	Yes	
Total number of rooms on site shall not be more than the total area of the parcel/700.  585,000 sf/ 700= 836 rooms congregate care rooms permitted	390 congregate care rooms provided	Yes	
A maximum of 10% of the units on site can be of the efficiency type	1.4% of all units on site will be efficiency.	Yes	

Item	Proposed	Meets Required?	Comments
Additional 1 foot of building setback required for each foot of height over the maximum allowed under RM-1	All buildings setback appropriately to allow for additional height	Yes	
A Community Impact Statement is required for the PD-1 option	N/A	Yes	The CIS was submitted with the overall site. Since the changes proposed do not change the overall impact of the project, an update is not required.
A Traffic Impact Statement is required for the PD-1 option	N/A	Yes	The TIS was submitted with the overall site. Since the changes proposed do not change the overall impact of the project, an update is not required.

Review Prepared by Kristen Kapelanski, AICP

**Lighting Review Summary Chart**

Fox Run JSP13-64

Revised Preliminary Site Plan Review

Plan Date: 10-17-13

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type and color rendition of lamps</li> <li>▪ Hours of operation</li> <li>▪ Photometric plan</li> </ul>	<b>No</b>	<b>Hours of operation not included.</b>
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district (30 feet) or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes	- Electrical service to	<b>No</b>	<b>Required notes must be</b>



Item	Required	Meets Requirements?	Comments
(Section 2511.3.b)	light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.		added to the plan.
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	- Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a residential district, maximum illumination at the property line shall not exceed 0.5 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

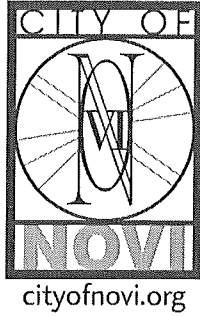
Prepared by Kristen Kapelanski, AICP

kkapelanski@cityofnovi.org

(248) 347-0586

## ENGINEERING REVIEW

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## PLAN REVIEW CENTER REPORT

February 28, 2014

### Engineering Review

Fox Run Phase 2

JSP13-0064

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#### Petitioner

Erickson Living, applicant

#### Review Type

Revised Preliminary Site Plan

#### Property Characteristics

- Site Location: N. of Thirteen Mile Rd. and E. of M-5
- Site Size: 12.34 acres
- Plan Date: February 14, 2014

#### Project Summary

- Construction of three multi-story buildings totaling in 369 units and associated parking. Site access would be provided access points off of Fox Run Rd.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main Fox Run Rd. A 6-inch domestic lead and a 6-inch fire lead would be provided to serve each building, along with three additional hydrants.
- Sanitary sewer service would be provided by re-aligning the existing 8-inch sanitary sewer. A 6-inch sanitary sewer lead is provided for each building.
- Storm water would be collected by connecting to the existing storm sewer network for the development.

#### Recommendation

**Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.**

#### Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

#### General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Revise the plan set to specifically identify any bridges or constructed walkways which connect the proposed buildings.
4. Provide a note stating that it is the Contractor's responsibility to televise and verify that the existing utilities are fully functional. Any defective or broken material must be replaced as part of this site plan.
5. Revise the plan set to thoroughly detail any and all utility work that does not fall completely within phase lines. **All utilities must be clearly delineated by phase via differing line types, weights, and/or callouts.**
6. Please note that all paving will be limited to the extents as depicted by the proposed phase lines.
7. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on [cityofnovi.org](http://cityofnovi.org).
8. Provide a minimum of two ties to established section or quarter section corners. The associated section or quarter section corners must clearly be labeled on the plan set.
9. Please note that each phase requires individual final site plan approval.

#### Water Main

10. Provide a profile for all proposed water main with a note stating that a minimum cover of five and one-half (5½) feet shall be maintained at all times.

#### Sanitary Sewer

11. Provide a profile for all proposed sanitary sewer with a note stating that a minimum cover of four (4) feet shall be maintained at all times.
12. Revise the plan set to provide a sanitary sewer monitoring manhole for each proposed building lead. This manhole must be located in a public sanitary sewer easement or separate sanitary sewer monitoring manhole access easement. Currently there is no monitoring manhole shown for unit 2.4.
13. Consider enclosing the sanitary sewer within a casing wherever the proposed sanitary sewer passes under an elevated bridge between buildings.

#### Storm Sewer

14. Provide a separate plan sheet for the proposed storm sewer. This plan sheet must contain the diameter, material type, and inverts for all storm sewer related work in Phase 2.
15. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps.

#### Paving & Grading

16. Provide top of wall and bottom of wall elevations for all proposed boulder retaining walls at intervals no greater than 50 feet along the face of wall.

17. Provide detailed grading for the ramps adjacent to the proposed barrier-free parking stalls with elevations to demonstrate a level landing adjacent to each ramp and general ADA compliance. 4-inch wheel stops at the sidewalk edge line or sign posts off-set two feet from the sidewalk edge line are required where barrier-free parking stalls do not abut a raised sidewalk/curb.
18. Provide a pathway cross-section indicating a maximum cross-slope of 2%.

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

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

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


21. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring to be constructed on the site must be submitted to the Community Development Department.

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

22. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
23. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
24. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
25. 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.
26. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.

27. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
28. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
29. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
30. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
31. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Adam Wayne at (248) 735-5648 with any questions.

A handwritten signature in black ink, appearing to read 'Adam Wayne', is written over a horizontal line.

cc: Brian Coburn, Engineering  
Kristen Kapelanski, Community Development Department  
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

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February 25, 2014

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

**SUBJECT: Fox Run Phases 2.3-2.5, JSP13-0064, Traffic Review of Second Revised Preliminary Site Plan, PSP14-0019**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

### **Recommendation**

We recommend approval of the second revised preliminary site plan, subject to the issues shown below in **bold** being satisfactorily addressed by the final site plan.

### **Site Description**

What is the applicant proposing?

1. The applicant is proposing to construct several parking lots, containing a total of 280 parking spaces, to serve Buildings RB 2.3, RB 2.4, and RB 2.5.
2. The only significant change we are able to identify relative to the first revised preliminary site plan is that the central parking lot formerly part of Phase 2.4 would now be part of Phase 2.3 (as can be seen by comparing sheet CE 100 of the current plan to the corresponding sheet in the plan reviewed last October). This change does not affect our previous design-related review comments.
3. None of the bolded comments in our last traffic review, dated 10-28-13, have been addressed and are repeated below for the applicant's convenience.

### **Traffic Study and Trip Generation**

Was a traffic study submitted and was it acceptable? How much new traffic would be generated?

4. A traffic study is unwarranted, and a trip generation forecast is inappropriate and unnecessary.

### **Vehicular Access Locations**

Do the proposed "driveway" locations meet City spacing standards?

5. The three proposed parking lot access drives are all separated from other existing or proposed drives by more than the City-minimum for 25-mph Fox Run Drive (105 ft).



### Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

6. No.

### Access Drive Design and Control

Are the proposed design, pavement markings, and signage satisfactory?

7. The east parking lot access drive has been appropriately dimensioned as 24 ft wide. Per the City's Design and Construction Standards and typical engineering practice, this width is from back-of-curb to back-of-curb. However, a note in the lower right corner of sheet CE 101 now reads "All dimensions are from face of curb." **This note should be reworded to indicate that "All driveway widths and curb radii are referenced to back of curb. Unless otherwise specified, dimensions of parking spaces, drive aisles, sidewalks, and other elements are to face of curb or walk."**
8. A STOP sign of unspecified size is now proposed at each parking lot egress point. **The size of the octagon containing the word STOP should be specified, and if overall Fox Run traffic signing standards call for an alternative background panel for the octagon, a facsimile of the total sign installation should be detailed on the plans.**

### Pedestrian Access

Are pedestrians safely and reasonably accommodated?

9. It appears that the proposed locations and types of sidewalk ramps will result in the eight barrier-free parking spaces in the lot northwest of Building RB 2.3 not abutting raised sections of sidewalk. **The City's ADA Compliance Officer should indicate whether or not this is acceptable. If wheel stops are called for, they should be limited to 4 inches in height and have their parking face positioned 17 ft from the aisle ends of the parking stripes.**

### Circulation

Do the parking lots meet City design standards? Can vehicles safely and conveniently maneuver through the site?

10. The plan now shows a total of three van-accessible parking spaces, not two as indicated in the engineer's transmittal letter. Regardless of the number of van-accessible spaces required by ADA regulations, every space adjacent to an 8-ft-wide access aisle qualifies as van accessible and should be signed as such. As now configured, **six of the twelve barrier-free spaces should be signed as van-accessible.**
11. The Barrier Free Parking Sign Detail (on sheet CE 101) must show the correct conceptual sign design and MMUTCD sign codes:
  - a. **The R7-8 must include the word ONLY below in the white space below the wheelchair.**
  - b. **According to the 2011 MMUTCD, the VAN ACCESSIBLE sign is now a R7-8P.**

12. **The Sign Legend should be converted to a Sign Quantities Table, and said table should list each sign type by verbal description, MMUTCD sign code, and quantity required.**
13. Overall, the revised parking lot dimensions better comply with City standards and will provide for satisfactory circulation by all anticipated vehicle types.

Sincerely,  
CLEARZONING, INC.



Rodney L. Arroyo, AICP  
President



William A. Stimpson, P.E.  
Director of Traffic Engineering

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

February 28, 2014

## Revised Landscape Review

Fox Run JSP13-64

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### Petitioner

Erickson Living

### Review Type

Revised Preliminary Site Plan with PD-1 Option

### Property Characteristics

- Site Location: North of Thirteen Mile Road, West of M-5 (Section 1)
- Site Zoning: RM-1, Low Density, Low-Rise Multiple-Family Residential
- Adjoining Zoning: North: RA, Residential Acreage, R-2, One-Family Residential; East: MH, Mobile Home; South and West: RA, Residential Acreage;
- Adjoining Uses: North: Haverhill Farms, The Maples of Novi; East: Brightmoor Tabernacle; West: Hometown Novi; South: Single-family homes, Vacant
- School District: Walled Lake School District
- Site Size: 102.8 acres
- Plan Date: 2-14-14

### Recommendation

**Approval of the Revised Preliminary Site Plan for Fox Run Phase 2 - JSP13-64 is recommended.**

### Ordinance Considerations

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

1. The existing vegetative buffer will remain undisturbed.

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

1. No berm is required for this phase of the project.

#### Street Tree Requirements (Sec. 2509.3.b.)

1. Street trees are required at one per 35 l.f. along the internal roadways. This requirement has been met along access routes as well.

#### Parking Landscape (Sec. 2509.3.c.)

1. Parking lot landscape islands have been provided. This requirement has been met.
2. Parking lot canopy trees have been provided as required.
3. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. This requirement has been met.

#### Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required at the building foundation with the exception of access points. This requirement has been met.
2. Adequate building foundation landscape area has been provided as required.

3. Three (3) canopy trees are required for each residential unit. This requirement has been met.

**Plant List (LDM)**

1. The Plant List meets the requirements of the Ordinance and Landscape Design Manual.

**Planting Details & Notations (LDM)**

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

**Storm Basin Landscape (Sec. 2509.3.e.(4)) & LDM)**

1. No above ground storm basin is proposed.

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

1. All landscape areas are required to be irrigated. It is noted that irrigation will be provided to all landscape areas. Please provide an irrigation plan with the stamping set submittal.

**General**

1. Please note that the phase lines have been appropriately revised to include extensive buffer landscape and the fire safety access drive located between Fox Run and the Lenox Park project. These plantings are not required under the ordinance, but were added as an aesthetic improvement.
2. Please see woodland and wetland reviews for additional comments.

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

Reviewed by: David R. Beschke, RLA

**FIRE REVIEW**

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February 20 2014

TO: Barbara McBeth, Deputy Director of Community Development  
Kristen Kapelanski  
Sara Roediger

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

**Director of Public Safety  
Chief of Police**  
David E. Molloy

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

**Assistant Chief of Police**  
Victor C.M. Lauria

**Assistant Chief of Police**  
Jerrold S. Hart

RE: Fox Run Concept Plan

SP#: PSP13-0153

SP# PSP13-0170

**SP# PSP14-0019**

**Project Description:**

Additional building to the Fox Run complex (RB 2.3)

**Comments:**

**Site Plan Meets Fire Department Standard**

**Recommendation:**

**02/20/2014---Recommended for Approval**

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER

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**Z EIMET W OZNIAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 · 248.437.5222 fax  
www.zeimetwozniak.com

March 3, 2014

Ms. Kristen Kapelanski, AICP  
City of Novi  
Community Development Department  
45175 W. Ten Mile Road  
Novi, MI 48375

Re: Revised Phasing for  
Fox Run Phase 2  
JSP13-0064, JSP14-0019

Dear Ms. Kapelanski:

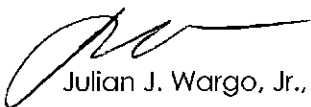
Thank you for recommending approval of the revised Preliminary Site Plan showing the revised phasing for this project on February 28, 2014.

The minor comments regarding the site lighting shall be addressed on the Final Site Plan submittal.

We look forward to working with you as we move forward with the Final Site Plan documents.

Thank you for assistance with this project. Please contact us if you have any questions or comments.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: James Wilhour, Erikson Living  
Christian Fussy, Lantz-Boggio  
Ken Weikal, KWLA

Z:00144.Letter71

**Z EIMET W OZNIAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 · 248.437.5222 fax  
www.zeimetwozniak.com

March 3, 2014

Mr. Adam Wayne, Staff Engineer  
City of Novi  
Public Services Department - Engineering Division  
45175 W. ten Mile Road  
Novi, MI 48375

Re: Fox Run - Revised Preliminary Site Plan - File No. JSP13-64, JSP14-19

Dear Mr. Wayne:

Thank you for recommending approval of the revised Preliminary Site Plan and Preliminary Stormwater Management Plan showing the revised phasing for this project on February 28, 2014.

We look forward to working with you as we move forward with the Final Site Plan.

Very truly yours,



Julian J. Wargo, Jr., PE  
Senior Project Engineer

PC: Mr. James Wilhour, Erikson  
Mr. Christian Fussy, Lantz Boggio Architects  
Mr. Ken Weikal

Z:00144.Letter68

**KENNETH WEIKAL**  
LANDSCAPE ARCHITECTURE

March 3, 2014

Mr. David Beschke, RLA  
City of Novi  
Community Development Department  
45175 W. Ten Mile Road  
Novi, MI 48375

**Re: Revised Phasing for  
Fox Run Phase 2  
JSP13-0064, JSP14-0019**

Dear Mr. Beschke:

Thank you for recommending approval of the revised Preliminary Site Plan showing the revised phasing for this project on February 28, 2014.

We look forward to working with you as we move forward with the Final Site Plan documents.

Sincerely,

**KENNETH WEIKAL LANDSCAPE ARCHITECTURE**



Kenneth S. Weikal - Principal

PC: James Wilhour, Erikson Living  
Christian Fussy, Lantz-Boggio  
Julian Wargo, Zeimet Wozniak

**33203 BIDDESTONE FARMINGTON HILLS, MICHIGAN 48334-4313**  
**(248) 477- 3600 kweikal@kw-la.com**

**Z EIMET W OZNIAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 · 248.437.5222 fax  
www.zeimetwozniak.com

March 3, 2014

Mr. Rodney L. Arroyo, AICP  
Clearzoning, Inc.  
28021 Southfield Road  
Lathrup Village, MI 48076

Re: Fox Run Phases 2.4 - 2.5, JSP13-0064,  
Traffic Review of Revised Preliminary Site Plan, PSP14-0019

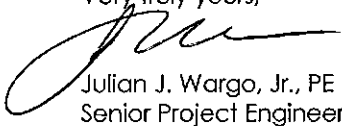
Dear Mr. Arroyo:

Thank you for recommending approval of the revised Preliminary Site Plan showing the revised phasing for this project on February 25, 2014.

We understand that your approval is subject to addressing your comments from your last traffic review on the Final Site Plan.

Thank you for assistance. We look forward to working with you as the Final Site Plan moves forward.

Very truly yours,



Julian J. Wargo, Jr., PE  
Senior Project Engineer

PC: Mr. James Wilhour, Erikson  
Mr. Christian Fussy, Lantz Boggio Architects  
Mr. Ken Weikal

Z:00144.Letter70

**Z EIMET W OZNAK**  
& ASSOCIATES

Civil Engineers & Land Surveyors

55800 Grand River Avenue, Suite 100  
New Hudson, Michigan 48165-9318  
248.437.5099 · 248.437.5222 fax  
www.zeimetwozniak.com

March 3, 2014

Mr. Joseph Shelton, Fire Marshal  
City of Novi  
Public Safety Administration - Fire Department  
45125 W. Ten Mile Road  
Novi, MI 48375

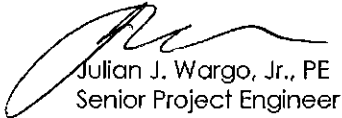
Re: Fox Run - Revised Preliminary Site Plan  
File No. PSP13-0153, PSP13-0170, PSP14-009

Dear Mr. Shelton:

Thank you for recommending approval of the revised Preliminary Site Plan for this project showing the revised phasing on February 20, 2014.

We look forward to working with you as we move forward with the Final Site Plan.

Very truly yours,

  
Julian J. Wargo, Jr., PE  
Senior Project Engineer

PC: Mr. James Wilhour, Erikson  
Mr. Christian Fussy, Lantz Boggio Architects  
Mr. Ken Weikal

Z:00144.Letter69

CITY COUNCIL MINUTES – EXCERPT  
January 11, 2014

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**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
SATURDAY, JANUARY 11, 2014 AT 8:00 A.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Gatt called the meeting to order at 8:00 A.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Fischer, Markham, Mutch, Wrobel

**ALSO PRESENT:** Clay Pearson, City Manager  
Victor Cardenas, Assistant City Manager  
Thomas Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 14-01-001** Moved by Casey, seconded by Wrobel; **CARRIED UNANIMOUSLY: To approve the Agenda as presented.**

Roll call vote on CM 14-01-001                      **Yeas: Staudt, Casey, Fischer, Markham, Mutch, Wrobel, Gatt**  
**Nays: None**

**MATTERS FOR COUNCIL ACTION**

1. Approval of the request of Erickson Living for JSP 13-64 Fox Run Revised Preliminary Site Plan with PD-1 Option (and associated Second Amendment to the Development Agreement), Revised Special Land Use Permit, Revised Phasing Plan, Revised Woodland Permit and Revised Stormwater Management Plan. The property is located in Section 1 of the City north of Thirteen Mile Road and west of M-5 in the RM-1, Low Density Low-Rise Multiple-Family Residential District and totals 102.8 acres. The applicant is proposing to revise the original approval and layout of the remaining buildings in Phase II.

City Manager Pearson said the next phase has already been approved but through experience from the first phase they are making some changes to the building layouts and configurations. The changes have a favorable recommendation from the Planning Commission and staff.

Matthew Quinn, representing Erickson Fox Run, said they are expanding and are combining four buildings into three that results in a revised phasing plan. The only thing brought up from the Planning Commission was some adjacent neighbors from Lenox Park asked if Fox Run would consider putting in additional buffering at the border. It was agreed upon by both parties. There have been positive approvals from staff and consultants on the project.

Member Markham asked about the elimination of the emergency access. Mr. Quinn said they found out after the Planning Commission meeting that the gate was on Lenox Park property. They are still discussing it. Lenox Park will be repaving one of their roads in that area and then it will be addressed if they need an easement for any construction.

Member Mutch was not comfortable with the secondary access point being eliminated. He knew that Fox Run does have a secondary access closer to Thirteen Mile off the entrance drive that goes to Lenox Park. In light of the size of the development, he feels there may be a need for emergency vehicles to access the development. He recommended being very cautious about eliminating the access. The other concern of the Lenox Park residents was the storm water runoff. City of Novi ordinances don't allow storm water flow going onto the adjacent property and asked how that was being handled by the Fox Run development. Julian Wargo, Zeimet, Woniak & Associates, 41637 Steinbeck Glen, said he is the civil engineer for Fox Run and Lennox Park developments. He said Fox Run's storm water management program does not affect Lenox Park in any way. There is a divide that runs along the property line between the two developments. He was involved with the design of Fox Run in the beginning and with the close out of Lenox Park; he said one does not impact the other. Member Mutch said he wanted to make sure those concerns were properly addressed and thanked Mr. Wargo.

**CM 14-01-003            Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY: To**  
**approve the request of Erickson Living for Fox Run for a Revised**  
**Special Land Use Permit for JSP 13-64 based on the following**  
**findings:**  
**Relative to other feasible uses of the site:**



- The proposed use will not cause any detrimental impact on existing thoroughfares (*as indicated in the traffic review letter*);
- Subject to satisfying the requirements in the Engineering Review the proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*because the plan adequately addresses and provides for water and sanitary sewer service and management of stormwater volumes*);
- The proposed use is compatible with the natural features and characteristics of the land (*as no new impacts to natural features are proposed*);
  - The proposed use is compatible with adjacent uses of land (*as indicated in the staff and consultant review letters*);
- The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use;
- The proposed use will promote the use of land in a socially and economically desirable manner; and
- The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Roll call vote on CM 14-01-003

Yeas: Fischer, Markham, Mutch, Wrobel, Gatt,  
Staudt, Casey

Nays: None

CM 14-01-004

Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:

To approve the request of Erickson Living for Fox Run for a Revised Preliminary Site Plan with a PD-1 Option and the Second Amendment to the Development Agreement based on and subject to the following:

- a. City Council finding that the standards of Section 2404.4.A of the Zoning Ordinance are adequately addressed;
- b. Applicant providing a material sample board that demonstrates that the proposed colors will be harmonious with the existing buildings;
- c. Applicant working with staff and the adjacent Lenox Park development representatives to explore eliminating the existing

emergency access connection and providing additional landscape screening as discussed at the December 11, 2013 Planning Commission meeting;

- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Roll call vote on CM 14-01-004                      Yeas: Markham, Mutch, Wrobel, Gatt, Staudt,  
   Casey, Fischer  
   Nays: None

CM 14-01-005                      Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:

To approve the request of Erickson Living for Fox Run for a Revised Phasing Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Roll call vote on CM 14-01-005                      Yeas: Mutch, Wrobel, Gatt, Staudt, Casey,  
   Fischer, Markham  
   Nays: None

CM 14-01-006                      Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:

To approve the request of Erickson Living for Fox Run for a Revised Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Roll call vote on CM 14-01-006                      Yeas: Wrobel, Gatt, Staudt, Casey, Fischer,  
   Markham, Mutch  
   Nays: None

CM 14-01-007                      Moved by Casey, seconded by Wrobel; CARRIED UNANIMOUSLY:

To approve the request of Erickson Living for Fox Run for a Revised Stormwater Management, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Roll call vote on CM 01-14-007

Yeas: Gatt, Staudt, Casey, Fischer, Markham,  
Mutch, Wrobel

Nays: None