



## Valencia South JSP13-75 with Rezoning 18.706

### Valencia South JSP13-75 with Rezoning 18.706

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

### REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from R-1 to R-3 with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/02/15 Updated: 01/29/15	<ul style="list-style-type: none"> <li>• Proposed density is consistent with the planned density of the subject property and current zoning (1.65 units/acre)</li> <li>• Submittal of concept plan provides assurances of the manner in which the property will be developed</li> <li>• <b>Ordinance deviations and waivers required for front yard setback, aggregate of side yard setbacks, berm along church property line, and lack of paved eyebrows as outlined in review letters</b></li> <li>• Public benefits outlined in planning review letter and applicant response letter</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Engineering	Approval recommended	01/05/15 Updated: 01/07/15	<ul style="list-style-type: none"> <li>• <b>Applicant seeking waiver of pathway connection to Ten Mile Road and pathway connection to Andover Pointe No. 2 (Staff does not support)</b></li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Traffic	Approval recommended	01/06/15	<ul style="list-style-type: none"> <li>• Waiver for lack of paved eyebrows required</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Landscaping	Approval recommended	01/02/15	<ul style="list-style-type: none"> <li>• Waiver of berm surrounding church property required (Staff supports)</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Wetlands	Approval	12/23/14	<ul style="list-style-type: none"> <li>• Conservation easement proposed</li> </ul>

	recommended	Updated: 02/05/15	<p>over undisturbed natural features areas</p> <ul style="list-style-type: none"> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Woodlands	Approval recommended	12/29/14 Updated: 02/05/15	<ul style="list-style-type: none"> <li>• Conservation easement proposed over undisturbed natural features areas</li> <li>• Items to be addressed on the Preliminary Site Plan submittal</li> </ul>
Façade	Approval recommended	01/02/15	<ul style="list-style-type: none"> <li>• Proposed elevations/renderings would be considered enhancements over minimum ordinance requirements</li> </ul>
Fire	Approval recommended	12/30/14	Items to be addressed on the Preliminary Site Plan submittal

## Motion sheet

### Approval

In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to **recommend approval** to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations:

- a. Reduction in the required front yard building setback for Lots 19-30 and 43-46 (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- b. Reduction in the required aggregate of the two side yard setbacks (30 ft. required, 25 ft. provided) to allow for an increased rear yard setback;
- c. Waiver of the required berm between the project property and the existing church in order to preserve existing mature vegetation;
- d. Administrative waiver to omit the required stub street connection at 1,300 ft. intervals;
- e. Design and Construction Standards waiver for the lack of paved eyebrows;

*And subject to the following conditions:*

- a. Applicant must provide an increased rear yard setback of 50 ft. for Lots 19-30 and 43-46 consistent with the provided sketch;
- b. Applicant must provide a pathway connection to Ten Mile Road from the internal loop street as noted under Comment 1 of the engineering memo dated January 7, 2015;
- c. Applicant must provide a pathway stub to the south terminating north of the property line between lot 33 and 34 of Andover Pointe No. 2 as noted under Comment 2 of the engineering memo dated January 7, 2015;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters begin addressed on the Preliminary Site Plan.

This motion is made because:

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

-OR-

### Denial

In the matter of the request of Valencia South JSP13-75 with Zoning Map Amendment 18.706 motion to **recommend denial** to the City Council to rezone the subject property from R-1 (One-Family Residential) to R-3 (One-Family Residential) with a Planned Rezoning Overlay...*because the proposed zoning is not consistent with the adjacent zoning districts.*

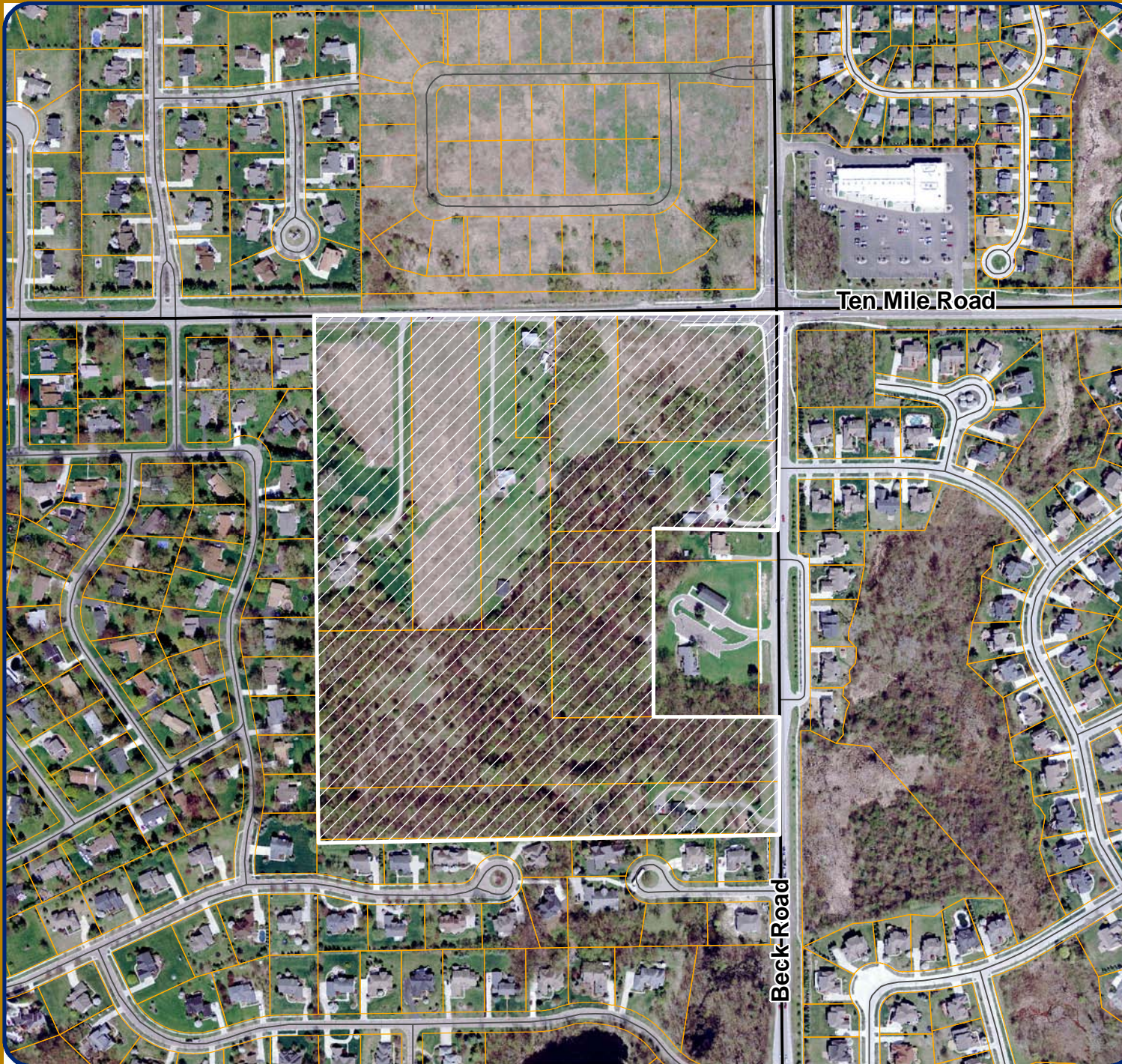
Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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# Valencia South JSP13-75

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: 02-05-15  
Project: JSP13-75 Valencia South  
Version #: 1.0

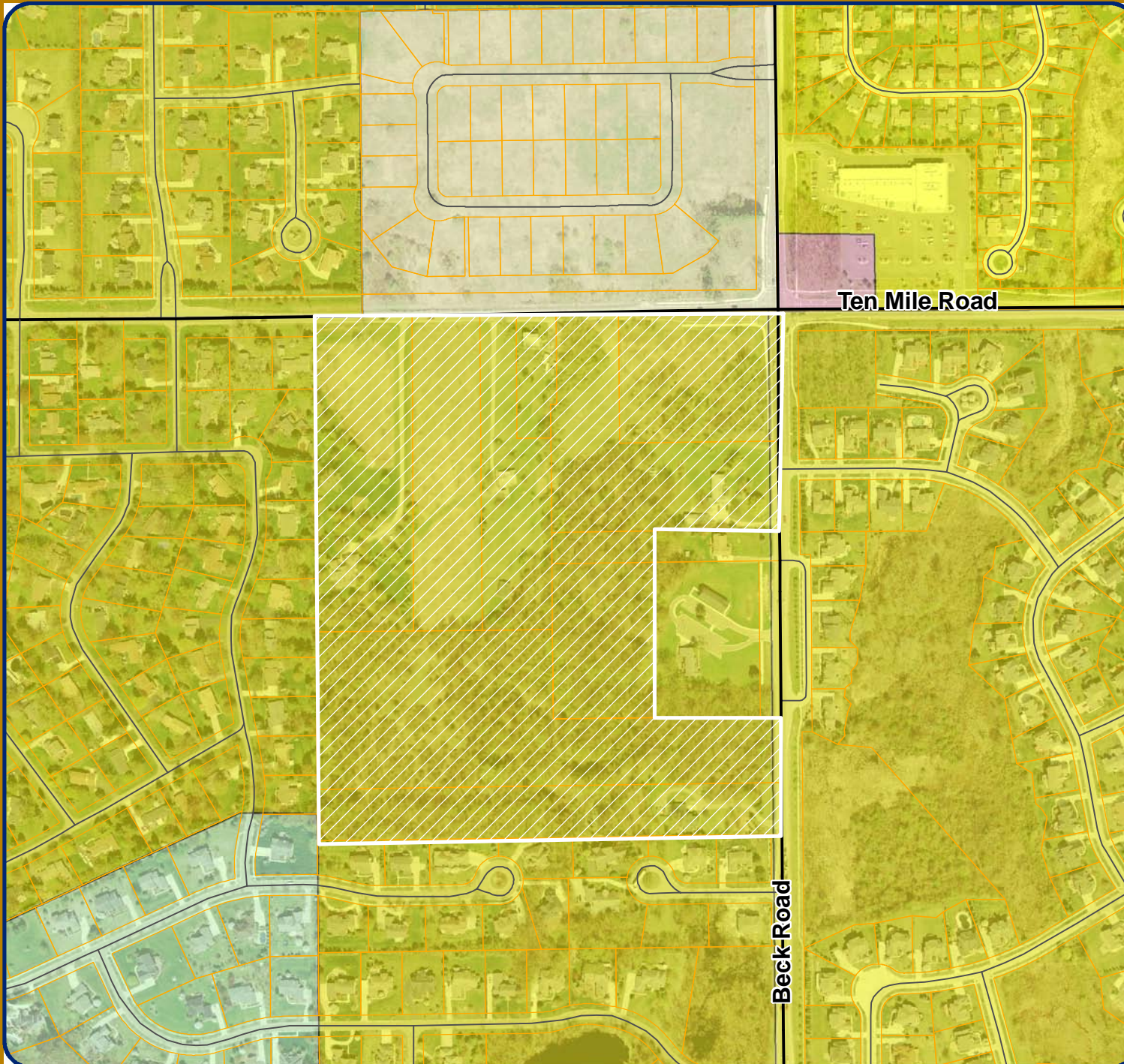
### MAP INTERPRETATION NOTICE

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



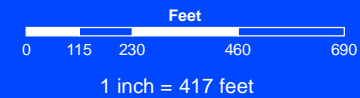
# Valencia South JSP13-75

Zoning



### Map Legend

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



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# Valencia South JSP13-75

Future Land Use



### Map Legend

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



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# Valencia South JSP13-75

## Natural Features



**Map Legend**

- Subject Property
- Wetlands
- Woodlands



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## Concept Plan

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Seal:



Title:  
**Landscape Plan**

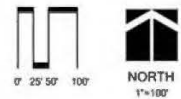
Project:  
**Valencia Estates South  
 Novi, Michigan**

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

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

Job Number:  
 14-023

Drawn By: Checked By:  
 jca jca



Sheet No.

**L-1**



Proposed Street Trees

**Street Tree Summary**

<b>Street Trees</b>	
Total Lots 70'-105'	61 Lots
Total Lots 105'-140'	5 Lots
Corner Lots	4 Lots
Trees Required	145 Trees (61+4) x 2 Trees) + (5 x 3)
Trees Provided	200 Trees (Extra 64 Trees to be Counted Towards Woodland Replacement)
<b>Street Lawn</b>	
Total Street Frontage	2,323 LF
Trees Required	66 Trees (2,323 / 35)
Trees Provided	66 Trees
<b>Woodland Replacement</b>	
Replacement Required	2,101 Trees
Replacement Provided	481 Trees
Trees to be Paid into Fund	1,620 Trees

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







Ten Mile Frontage

**Landscape Summary**

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

Seal:



Title:  
**Entry Plan**

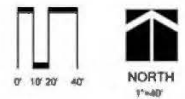
Project:  
**Valencia Estates South  
Novi, Michigan**

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

Revision: Issued:  
Submission May 1, 2014  
Revised August 18, 2014  
Revised December 12, 2014

Job Number:  
14-023

Drawn By: Checked By:  
jca jca



Sheet No.



Beck Road Entry - North



Beck Road Entry - South

## Planning Review

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## PLAN REVIEW CENTER REPORT

January 2, 2015

**UPDATED January 29, 2015**

### **Planning Review**

Valencia South

JSP13-75

Rezoning 18.706 with a PRO

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**This review has been updated based on the applicant's submitted response letter and revised narrative dated January 14, 2015. All updates are shown as bold and underlined.**

#### **Petitioner**

Beck South LLC

#### **Review Type**

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

#### **Property Characteristics**

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

#### **Project Summary**

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

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

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

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the density standards of the Zoning Ordinance and the net acreage of the site (40.323 acres, excludes the 0.989 acres in the Ten Mile Road right-of-way). The applicant is proposing to rezone the property to R-3, with smaller and narrower lots than are permitted in R-1; 66 total lots are proposed on the PRO concept plan. The PRO concept plan also shows two on-site detention ponds, preservation of significant open space including a 4.54 acre area of mature trees and increased open space along both the Ten Mile and Beck Road frontages. Two boulevarded access points are proposed onto Beck Road. The applicant has also indicated a proposed phasing plan. Although no significant issues with the proposed phasing have been noted, the phasing plan would be reviewed and approved as part of the Preliminary Site Plan review.

### **Recommendation**

Because of the amount and importance of the outstanding items listed in the wetland, woodland, and engineering review letters, staff **recommends the submittal of a revised** proposed PRO and concept plan to rezone property on the parcels surrounding the southwest corner of Beck Road and Ten Mile Road to R-3 with a Planned Rezoning Overlay. **The applicant has sufficiently addressed the items noted in the wetland, woodland and engineering review letters and planning staff recommends approval of the proposed PRO and concept plan for the following reasons.**

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

### **Master Plan for Land Use**

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

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

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

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



Valencia South JSP13-75

the maximum density recommended in the Master Plan.

**Existing Zoning and Land Use**

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

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

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
<b>Subject Property</b>	R-1 (One-Family Residential)	Single-Family Homes & Vacant Land	Single Family (1.65 DU/ net acre)
<b>North</b>	R-3 PRO	Valencia Estates	Single Family (1.65 DU/net acre)
<b>East</b>	R-1	Single-Family Home & Oakland Baptist Church, Broadmoor Park across Beck Rd.	Single Family (1.65 DU/net acre)
<b>South</b>	R-1	Andover Pointe No. 2 & Single-Family Homes	Single Family (1.65 DU/ net acre)
<b>West</b>	R-1	Echo Valley Estates	Single Family (1.65 DU/net acre)

**Compatibility with Surrounding Land Use**

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

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

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

Directly to the **south** of the subject property, are properties zoned R-1, One-Family Residential that contain single-family homes, including Andover Pointe No.2, that contains 9 homes on roughly 5 acres for a gross density of roughly 1.83 units per acre. Lot sizes in Andover Pointe No. 2 range from 0.39 acres to 0.52 acres. There are also a few residentially-zoned vacant parcels of land. Similar to the other residential properties in the area, these properties would experience greater traffic volumes along Beck and Ten Mile Roads, but again, at roughly the same amount that would be expected if developed as currently zoned.

The property to the **west** of the subject property is in the R-1, One-Family Residential zoning district and

Valencia South JSP13-75

contains Echo Valley subdivision that contains 101 homes on roughly 52 acres for a gross density of roughly 1.94 units per acre. Lots are approximately 0.3 to 0.5 acres in Echo Valley, which is adjacent to this site. Echo Valley is an existing residential development that – similar to the other residential properties in the area - would experience greater traffic volumes along Beck and Ten Mile Roads as the result of new development.

**Comparison of Zoning Districts**

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

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

**Infrastructure Concerns**

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far (see attached letter from engineering). The engineering review does not anticipate any infrastructure concerns. However, there are several missing pathways that are required based on recently added ordinance and City Code provisions. These items must be addressed before the concept plan can move forward. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning.

The City's traffic consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development. Because the amount of new homes to be constructed is to be capped at 66 homes, which is the same density as permitted in the current



Valencia South JSP13-75

zoning, the maximum amount of traffic that could be generated by this project is potentially the same as could be expected to be generated on the subject property if developed under the existing R-1 zoning. There are some road design issues on the concept plan which would need to be addressed in future plan submittals. See the traffic review letter for additional information.

### **Natural Features**

There is a significant area of regulated woodlands on the site including trees that could be considered specimen trees. The applicant has proposed woodland impacts and will need to plant woodland replacement trees and contribute money to the tree fund to account for said impacts. The applicant has submitted the required tree survey and has agreed to provide woodland conservation easements for any areas containing woodland replacement trees and for those woodland areas being preserved as open space. The applicant is encouraged to modify lot boundaries to minimize impacts to quality/specimen trees. Please refer to the woodland review letter or additional information. The review letter notes "...the applicant should demonstrate why additional trees cannot be preserved within the proposed lots in areas that fall outside of the proposed building envelopes" and "...should demonstrate that alternative site layouts that would reduce the overall impacts to woodlands have been reviewed and considered." **The applicant has indicated in their response letter that they have made every effort to preserve the maximum amount of regulated trees and that under traditional development of the property far more regulated trees would be removed.**

There are six on-site regulated wetlands and the concept plan proposes 0.188 acres of impact to the wetland through the filling of Wetlands B and F. An impact on the 25 foot natural features setback is anticipated as well. The applicant has agreed to provide wetland conservation easements for any wetland or 25 foot wetland buffer areas with designated open space areas. The applicant is encouraged to modify lot boundaries to minimize impacts to the wetlands and wetland buffer areas. Please refer to the wetland review letter for additional information. Specifically, as stated in the wetland review letter, "The Applicant should "...demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered". **The applicant has noted in their provided response letter that they have taken great care to avoid wetland impacts to the extent practical and are preserving the vast majority of the wetland areas on the property and has altered the site layout as part of previous review comments regarding wetland impacts.**

### **Development Potential**

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

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

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

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34, Section 3402). Within the process, which is completely voluntary by the

Valencia South JSP13-75

applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, the location of the proposed detention ponds, location of the proposed open space and preserved natural features, and proposed landscaping throughout the development. Also included were conceptual renderings of housing styles and materials proposed for the development. (See the façade review letter dated for additional information on the provided renderings.) **The applicant has provided an updated narrative describing the proposed public benefits and requested deviations (with justification) as part of their response letter dated January 14, 2015.**

1. Maximum number of units shall be 66.
2. Minimum unit width shall be 90 feet and minimum square footage of 12,000 square feet.
3. Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads.
4. Preservation of significant open space (28.2% or 11.65 acres) including a 4.54 acre area of mature trees and an open space area along the entire length of Ten Road "culminating in an over 2 acre area on the corner of Ten Mile and Beck Roads.
5. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
6. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
7. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
8. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
9. Dedication of public right-of-way along Ten Mile and Beck Roads.
10. Assemblage of nine separately owned parcels in one planned development.

### **Ordinance Deviations**

Section 3402.D.1.c permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

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



**The applicant has submitted an updated narrative describing the requested deviations as part of their response letter.**

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

**Applicant Burden under PRO Ordinance**

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 3402.D.2 states the following:

1. *(Sec. 3402.D.2.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 3402.D.2.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special*

*knowledge and understanding of the City by the City Council and Planning Commission.*

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

Section 3402.D.2.b states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments.

1. Increased open space along Ten Mile and Beck Roads to enhance view sheds along those roads.
2. Preservation of significant open space areas within the site, including a 4.54 acre area of mature trees, which would otherwise be disturbed if the property were developed using conventional zoning.
3. 28.2% of the site is open space.
4. Off-site sidewalk connections along Beck Road to connect sidewalks to be installed along frontage of proposed development to the existing sidewalk that exists on Beck Road, provided, however, to the extent that public right-of-way or an easement for sidewalk installation has not been obtained by the City, then the applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property along Beck Road.
5. Housing style upgrades consistent with the Valencia Estates approved elevations, as shown on the elevations enclosed with the PRO Application.
6. Housing size upgrade consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
7. Off-site sanitary sewer line extension along Beck Road beyond the northern property line of the subject property to the north property line of the church which will allow for future connections for properties to north.
8. Dedication of public right-of-way along Ten Mile and Beck Roads.

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

The remaining benefits - increased frontage open space, 28.2% of open space and right-of-way dedication along Beck Road and Ten Mile Road - are enhancements that would benefit the public that would not be required as part of a residential development under the existing R-1 zoning. The applicant has indicated that 63.34% of the provided open space would be considered usable (not part of wetland areas, required greenbelts or detention basins). However, it should be noted that the preservation of environmental features is something that would be encouraged as part of a development review and, although not required, the right-of-way dedication is typical of developments.

### **Submittal Requirements**

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



Valencia South JSP13-75

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

Attachments: Planning Review Chart  
Valencia South Typical Lot Layout Sketch

**Planning Review Summary Chart**

Valencia South PRO JSP13-75

Concept Plan Review

Plan Date: 12-12-14

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

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



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

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

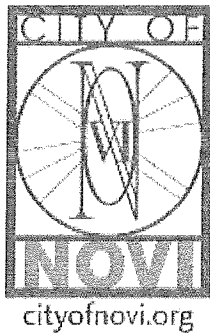
Item	Proposed	Meets Requirements?	Comments
<p><b>Sidewalks and Pathways</b>                      (Sub. Ord. Sec. 4.05, Bicycle &amp; Pedestrian Master Plan &amp; Non-Motorized Plan)                      8 ft. pathway required along Beck &amp; 10 Mile Roads                       5 ft. sidewalk required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



Item	Proposed	Meets Requirements?	Comments
<p><b>Off Site Pathways</b>                      Fill in off-site pathway gap along Beck Rd east of the project</p>			<p>Easements are not in place to permit the construction on private property (as required to be located 1 ft. from the future right-of-way) therefore funds would be provided for the city to install in the future if easements have not been obtained</p> <p>Staff's preference would be to have the applicant try to obtain the appropriate easements as part of the proposed project to help expedite the construction of the path and applicant has agreed to attempt to do so</p> <p>If easement is not obtained then the amount of fund donation should be specified to be reviewed &amp; approved by staff to cover the city's costs for construction &amp; easement acquisitions</p> <p>It should be noted that the City may use these funds to construct paths in accordance with the Annual Non-Motorized Prioritization, which may not result in paths being constructed in this location</p>
<p><b>Housing Size and Style</b>                      Housing size (2,400 to 3,500 sq. ft.) &amp; style upgrades consistent with Valencia Estates</p>			<p>The size &amp; quality of materials are considered an enhancement over Ordinance requirements</p>
<p><b>Sewer Improvements</b>                      Sewer line extension beyond the northern property line along Beck to provide service to the church &amp; for future connection for properties to the north</p>			
<p><b>Right-of-Way Dedication</b>                      Dedication of ROW along Ten Mile &amp; Beck</p>			<p>Although not required, the right-of-way dedication is typical of developments</p>
<p><b>Open Space</b>                      11.65 acres of open space, 28.2% of the site including increased open space buffers along Beck &amp; 10 Mile &amp; preservation of a significant open space area of mature trees</p>			

## Engineering Review

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## MEMORANDUM

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

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

### **Comment 1—Pathway Connection to Ten Mile Road**

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

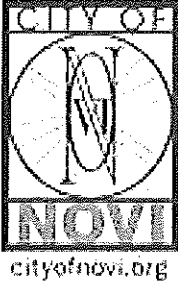
### **Comment 2—Pathway to Andover Pointe No. 2**

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

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

cc: Brian Coburn, Engineering Manager  
Kristen Kapelanski, Planner





## PLAN REVIEW CENTER REPORT

January 5, 2015

### Engineering Review

Valencia South PRO  
JSP13-0075

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#### Applicant

Beck South LLC

#### Review Type

Revised PRO Plan Review

#### Property Characteristics

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

#### Project Summary

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

#### Recommendation

**Approval of the Revised Conceptual Plan is NOT recommended.**

#### Comments:

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

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

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

**General**

3. A full engineering review of the conceptual plan was not performed at this time due to the limited information provided for review. The Engineering Divisions reserves the right to provide additional comments as more detailed plans are provided for review.
4. A right-of-way permit will be required from the City of Novi and Oakland County.
5. Provide a minimum of two ties to established section or quarter section corners.
6. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
7. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on [www.cityofnovi.org](http://www.cityofnovi.org).
8. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
9. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
10. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
11. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter or **request an administrative**

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

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

#### Water Main

13. Provide a profile for all proposed water main 8-inch and larger.
14. Provide details on water main connection and impacts to Beck Road. A traffic control plan will be required for any lane closures.
15. The water main stub at the phase line shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
16. Provide a 20 foot wide easement for the water main stub to the south.
17. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

#### Sanitary Sewer

18. Review the proposed sanitary sewer depths to determine the ultimate service area for the sanitary sewer. Andover Pointe No. 1 and No. 2 are not served by sanitary sewer and should be provided a stub if elevations would allow.
19. Provide a sanitary sewer basis of design for the development on the utility plan sheet. Include Andover Pointe No. 1 and No. 2 in the basis of design calculations.
20. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
21. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
22. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
23. Provide a 20 foot wide easement for the sanitary stub to the south.
24. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
25. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the



Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

#### Storm Sewer

26. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
27. Match the 0.80 diameter depth above invert for pipe size increases.
28. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
29. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
30. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

#### Storm Water Management Plan

31. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
32. Revise the storm layout to maximize the distance between the basin inlets and outlet for basin "A".
33. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
34. Provide a 5-foot wide stone bridge allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
35. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
36. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
37. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
38. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

#### Paving & Grading

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

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

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

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

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

# MEMORANDUM



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

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

### Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be approximately 51 REUs. The proposed R-3 zoning would yield 84 REUs, an increase of 18 REUs over the current zoning and the master plan utility demand. The proposed concept plan submitted as part of the proposed planned rezoning overlay indicates that 66 lots are proposed for a proposed utility demand of 66 REUs.

### Water System

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

### Sanitary Sewer

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

### Summary

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

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

## Traffic Review

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January 6, 2015

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

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

Dear Ms. McBeth,

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

**1. General Comments**

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

**2. Potential Traffic Impacts**

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



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

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

**3. General Plan Comments** – Initial review of the plans generally show compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Site Plan submittal.

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

**4. External Site Access and Operations** – Initial review of the plans generally show compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Site Plan submittal.

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

**5. Internal Site Access and Operations** - Initial review of the plans generally show compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Site Plan submittal.

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



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

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

Sincerely,

**URS Corporation Great Lakes**

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

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

## Landscape Review

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

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**Petitioner**

Beck Ten Land, LLC

**Property Characteristics**

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

**Recommendation**

**Approval of the Concept Plan for Valencia South is recommended.**

**Ordinance Considerations**

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

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

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

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

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

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

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

1. No parking lots are proposed.

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

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

**Retention Basin Planting (LDM)**

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

**Plant List (LDM)**

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

**Planting Details & Notations (LDM)**

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

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

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

**General**

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

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

Reviewed by: Kristen Kapelanski

## Wetlands Review

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**MEMORANDUM**

TO: Barbara McBeth, Deputy Director of Community Development

FROM: Peter F. Hill, P.E. *P.H.*  
Senior Associate Engineer

DATE: February 5, 2015

RE: ***Valencia South Concept Plan Updates***  
JSP13-0075

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This memo is to provide an updated review of the Planned Rezoning Overlay (PRO) concept plan for Valencia South. The applicant has issued a response letter dated January 14, 2015 in order to address the proposed impacts to natural features as shown on the PRO concept plan. Environmental Consulting & Technology, Inc. (ECT) issued a Wetland Review of the Revised Concept/Planned Rezoning Overlay Plan letter (PSP14-0212) on December 23, 2014 and a Woodland Review of the Revised Concept/Planned Rezoning Overlay Plan letter (PSP14-0212) on December 29, 2014. Both the wetland and woodland review letters recommended that the applicant address a number of comments prior to submitting subsequent site plans. We are issuing this memo to update our recommendation as detailed below. Our previous comments and the applicant's responses are listed below.

**WETLANDS**

**Wetland Comment 1**

ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. ECT continues to encourage the Applicant to minimize impacts to wetlands (specifically Wetland B and Wetland F) and wetland setbacks. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

The applicant states that on the current plan, four of the six wetland areas are not impacted at all. Of the two wetland areas that are impacted, the impact totals 0.0188-acre. Furthermore, the impacts are necessary to allow the roadway to go through the property and to allow the significant open space area at the corner of Ten Mile and Beck Roads. Avoiding this wetland would significantly impact unit relationships to the desired open space area. Finally, the applicant states that the present layout is not the first layout that the Applicant has considered. The ap-



plicant did previously redesign the layout to ensure that Wetland A and Wetland E were not impacted.

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

This comments still applies.

**Wetland Comment 2**

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

As noted above, the applicant states that the present layout is not the first layout that the Applicant has considered. The applicant did previously redesign the layout to ensure that Wetland A and Wetland E were not impacted.

**Wetland Comment 3**

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

This comments still applies.

**Wetland Comment 4**

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

This comment still applies.

**Wetland Comment 5**

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

Barbara McBeth  
City of Novi  
February 5, 2015  
Page 3

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant has previously provided a letter from the MDEQ dated January 22, 2014. This correspondence notes that the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under part 303 of the NREPA (Natural Resources and Environmental Protection Act).

This comment still applies.

## **WOODLANDS**

### **Woodland Comment 1**

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

The applicant states that the site contains a significant number of regulated trees. If the site were developed using conventional zoning, then all of the woodlands would be impacted by right-of-way, detention basins, required greenbelt or inclusion in lots. In general, the entire site would be developed, no large tracts of open space would be preserved/protected, and the only areas untouched would be the City-regulated wetlands. By developing the site as proposed (reducing lot area in exchange for open space area) a significant number of regulated trees are saved. Furthermore, what is demonstrated on the current Conceptual Landscape Plan is the worst-case scenario (i.e. removal of all trees on the units to be developed), according to the applicant. The applicant states that they have presented this particular plan so the City can understand the potential impact on regulated trees. The applicant states that they will do everything reasonably possible at the time of Preliminary and Final site plan design and approval (and even after) to adjust the exact location of storm sewer lines, storm sewer swales, and utilities on each unit in order to work around regulated trees and save as many additional trees as possible.

ECT will look for increased preservation of existing trees on subsequent plan submittals.

### **Woodland Comment 2**

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

The applicant has stated that the current plan is not the first proposed development layout that has been considered and is the third formal Conceptual PRO Plan submittal for the project. The

current proposed layout is designed to accomplish two major factors when it comes to the location of units and open space: (i) to leave a significant open space area toward the center of the property that would provide an accessible, useable open space for all of the residents; and (ii) to provide a larger, enhanced view shed along Ten Mile Road, culminating with a significant open space area on the hard corner of Ten Mile and Beck Roads that is much larger than and will further enhance the existing open space areas on the other three corners.

As noted above, ECT will look for increased preservation of existing trees on subsequent plan submittals.

**Woodland Comment 3**

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

This comment still applies.

**Woodland Comment 4**

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

This comment still applies.

**Woodland Comment 5**

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

This comment still applies.

**Woodland Comment 6**

A Woodland Replacement financial guarantee for the planting of replacement trees will be required, if applicable. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

This comment still applies.

Barbara McBeth  
City of Novi  
February 5, 2015  
Page 5

**Woodland Comment 7**

The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

This comment still applies.

**Woodland Comment 8**

Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

This comment still applies.

**SUMMARY**

In terms of wetland impacts, it is still unclear why some areas of wetland and wetland buffer cannot be preserved in the site development plan (i.e., impacts to Wetland F and its 25-foot setback as well as areas of the wetland setbacks of Wetland A and Wetland E). ECT will look for increased preservation of existing wetland and wetland setback areas on subsequent plan submittals.

While the applicant has attempted to decrease impacts to natural features, they have stated that in terms of tree removals, what is demonstrated on the current Conceptual Landscape Plan is the worst-case scenario (i.e. removal of all trees on the units to be developed), according to the applicant. The applicant states that they will do everything reasonably possible at the time of Preliminary and Final site plan design and approval (and even after) to adjust the exact location of storm sewer lines, storm sewer swales, and utilities on each unit in order to work around regulated trees and save as many additional trees as possible. ECT will look for increased preservation of existing trees on subsequent plan submittals; especially the preservation of trees located on individual lots that are located outside of the proposed building envelopes.

ECT can recommend approval of the revised concept plan subject to the applicant addressing the remaining comments listed above. We continue to recommend that the Applicant address the items noted above in subsequent site plan submittals.

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





**Environmental Consulting & Technology, Inc.**

December 23, 2014

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

Re: Valencia Estates South (JSP13-0075)  
Wetland Review of the Revised Concept/Planned Rezoning Overlay Plan (PSP14-0212)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept/Planned Rezoning Overlay Plan (Plan) for the proposed Valencia Estates South project prepared by Seiber, Keast Engineering, L.L.C. dated December 12, 2014. 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 most recently visited the site on June 3, 2014 for the purpose of a woodland and wetland verification.

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

**Onsite Wetland Evaluation**

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

The *Planned Rezoning Overlay Plan* (Sheet 2) indicates six (6) on-site wetland areas. These wetland areas were delineated by King & MacGregor Environmental, Inc.

The wetlands include:

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

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

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

All of the wetlands are of moderate to high quality and several impacts are proposed as part the site design. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland impacts associated with the proposed site design.

**Wetland Impact Review**

While the Plan includes proposed impacts to on-site wetlands and the associated 25-foot wetland setbacks, the Applicant has made an attempt to minimize proposed wetland disturbance. The previously-submitted plan included the filling of a portion of Wetland A for the construction of proposed lots while the current plan avoids direct impacts to Wetland A. The filling of Wetland B continues to be proposed for the construction of lots and the proposed entrance drive from Beck Road. Wetlands C, D and E will not be directly impacted (i.e., no proposed wetland fill or excavation) by the proposed development. Wetland F, located in the northeast corner of the proposed property will be filled for the development of Lots 32 and 33.

The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Planned Rezoning Overlay Plan* (Sheet 2):

**Table 1. Proposed Wetland Impacts**

<b>Wetland Area</b>	<b>Wetland Area (acres)</b>	<b>City Regulated?</b>	<b>MDEQ Regulated?</b>	<b>Impact Area (acre)</b>	<b>Estimated Impact Volume (cubic yards)</b>
A	0.350	Yes City Regulated /Essential	No	None	Not Provided
B	0.114	Yes City Regulated /Essential	No	0.114	Not Provided
C	0.170	Yes City Regulated /Essential	No	None	Not Provided
D	0.197	Yes City Regulated /Essential	No	None	Not Provided
E	0.096	Yes City Regulated /Essential	No	None	Not Provided
F	0.074	Yes City Regulated /Essential	No	0.074	Not Provided
<b>TOTAL</b>	<b>1.001</b>	--	--	<b>0.188</b>	<b>Not Provided</b>

The currently-proposed wetland impacts appear to be below the City of Novi 0.25-acre impact area threshold for compensatory wetland mitigation. The currently proposed overall wetland impact is 0.012-acre less than the impact included on the previously submitted plan.

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

**Table 2. Proposed Wetland Buffer Impacts**

<b>Wetland Setback/Buffer Area</b>	<b>Wetland Buffer Area (acres)</b>	<b>Impact Area (acre)</b>
A	Not Provided	0.042
B	Not Provided	0.210
C	Not Provided	0.066
D	Not Provided	0.019
E	Not Provided	0.031
F	Not Provided	0.215
<b>TOTAL</b>	--	<b>0.583</b>

**Permits & Regulatory Status**

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

None of the wetlands appear to be regulated by the MDEQ as they do not appear to be within 500 feet of a watercourse/regulated drain. In addition, none of the wetlands are greater than 5 acres in size. The Applicant has provided documentation from MDEQ that contains follow-up information to a November 5, 2013 pre-application meeting for the project (letter dated January 22, 2014). The letter states that based on the information provided by the applicant, the MDEQ’s Water Resources Division (WRD) has determined that a permit is not required under Part 303 of the NREPA (Natural Resources and Environmental Protection Act, 1994 PA 451, as amended).

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks.

**Comments and Recommendations**

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 lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. ECT continues to encourage the Applicant to minimize impacts to wetlands (specifically Wetland B and Wetland F) and wetland setbacks. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.
3. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer. The Applicant has mentioned that they are willing to provide conservation easements in perpetuity over those wetland areas (and their related Natural Features Setback) on the property that are not located within unit boundaries and are located within open space areas. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve all wetland and wetland buffer areas.
4. The overall areas of the existing wetland buffers should be indicated on the Plan and on the *Wetland Impact* table. Previously, the Applicant stated that the Wetland Impact Table and the Conceptual PRO Plan had been revised to show the overall areas of the existing wetland buffers. The overall acreages of the existing wetland buffers still do not appear to be listed in the Table or on the Plan. The Plan indicates the acreage of proposed permanent disturbance to the wetland buffers but does not list the acreage of the existing wetland buffer areas themselves. The Plan should be reviewed and revised as necessary.
5. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

Valencia Estates South (JSP13-0075)  
Wetland Review of the Revised Concept/Planned Rezoning Overlay Plan (PSP14-0212)  
December 23, 2014  
Page 5 of 9

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant has previously provided a letter from the MDEQ dated January 22, 2014. This correspondence notes that the MDEQ's Water Resources Division (WRD) has determined that a permit is not required under part 303 of the NREPA (Natural Resources and Environmental Protection Act).

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

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Valentina Memcevic, City of Novi Customer Service

Attachments: Figures 1 & 2, Site Photos



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



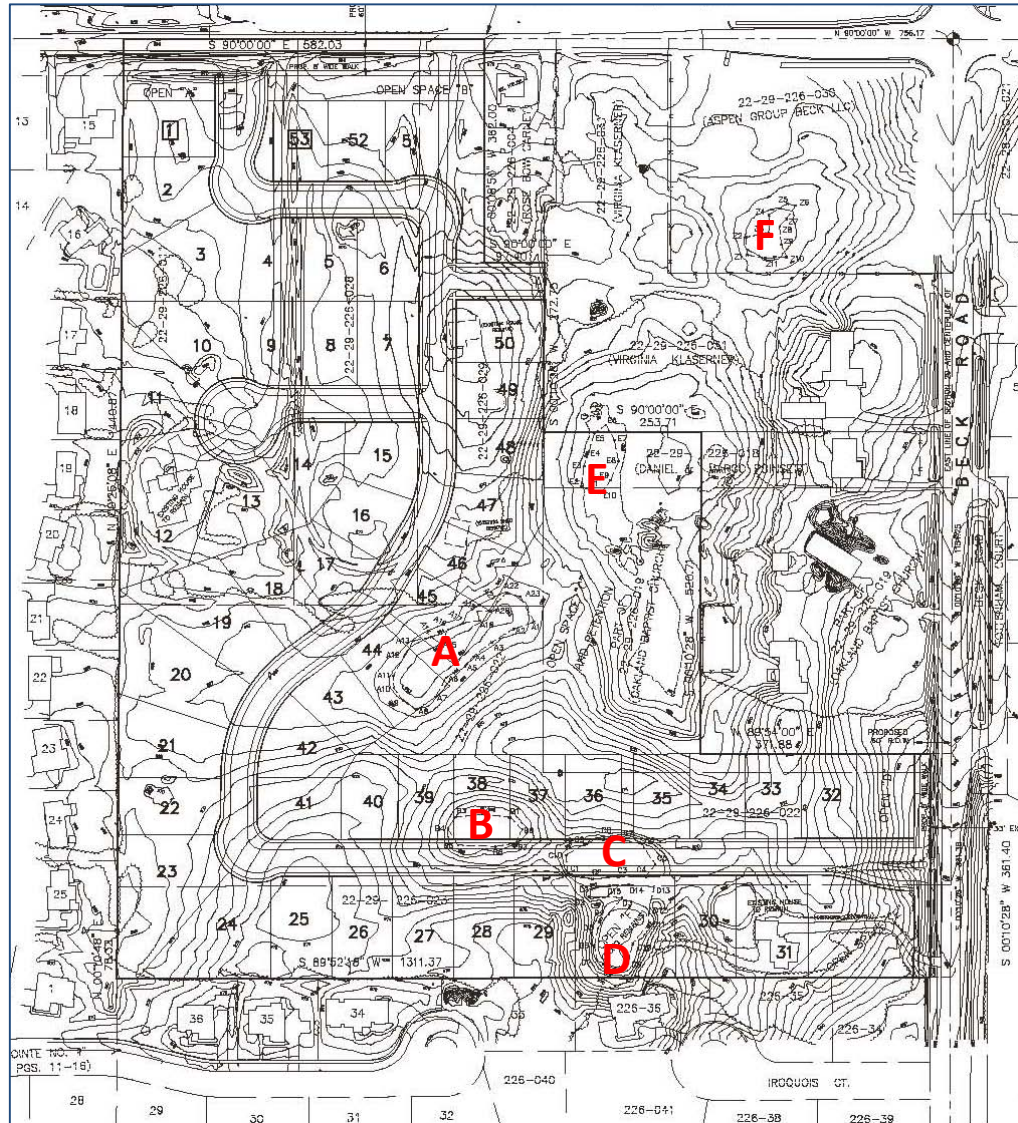


Figure 2. Wetland Delineation Map (Provided by King & MacGregor Environmental, Inc.)

Site Photos



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



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





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



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

## Woodlands Review

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Environmental Consulting & Technology, Inc.

**Woodland Review letter update is included in the memo provided by ECT dated February 5, 2015 included under the wetlands tab.**

December 29, 2014

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

Re: Valencia Estates South (JSP13-0075)  
Woodland Review of the Revised Concept/Planned Rezoning Overlay Plan (PSP14-0212)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept/Planned Rezoning Overlay Plan (Plan) for the proposed Valencia Estates South project prepared by Seiber, Keast Engineering, L.L.C. dated December 12, 2014. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT most recently visited the site on June 3, 2014 for the purpose of a woodland and wetland verification. The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

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

**Onsite Woodland Evaluation**

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 3, 2014. An existing tree survey has been completed for this Unit. The *Woodland Plan* (Sheets L-3 and L-4) contain existing tree survey information (tree locations and tag numbers) as

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well as a Woodland Summary of proposed tree removals and required replacements. A separate supplemental tree list has also been provided (prepared by Allen Design) that includes Tree ID #, Diameter, Species, Health Condition, Crown Spread, Removal Status and Required Replacements.

The surveyed trees have been marked with white spray paint allowing ECT to compare the tree diameters reported on the *Tree List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Tree List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 41 acres with regulated woodland mapped across a significant portion of the property, generally located within the southern half (see Figure 1). A portion of the northern section of the site contains disturbed/cleared land associated with the parcels located along Ten Mile Road. The highest quality woodlands on site are found in the central and southern sections of the site. Some of these areas also contain regulated wetlands. It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of American elm (*Ulmus americana*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), boxelder (*Acer negundo*), red maple (*Acer rubrum*), white ash (*Fraxinus americana*), cottonwood (*Populus deltoides*) and several other species.

A complete tree list does not appear to be included with the Plan. Based on previously-received *Tree List* information as well as our site assessment, the maximum size tree diameters on the site include a weeping willow (519-inch d.b.h.) and a white oak (46-inch d.b.h.) and the average d.b.h. is approximately 14-inch d.b.h. In terms of habitat quality and diversity of tree species, the project site is of good quality. The majority of the woodland areas consist of relatively-mature growth trees of good health. This wooded area provides a good level of environmental benefit; however the subject property is surrounded by existing residential use. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of good quality.

After our woodland evaluation and review of the *Tree List* submitted by the applicant's woodland consultant, there are a significant number (90) of trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

- American elm (3 trees measuring  $\geq 24''$ , the minimum caliper size for specimen trees);
- Black Cherry (19 trees measuring  $\geq 24''$ , the minimum caliper size for specimen trees);
- Black Walnut (2 trees measuring  $\geq 24''$ , the minimum caliper size for specimen trees);
- Red Maple (64 trees measuring  $\geq 24''$ , the minimum caliper size for specimen trees);
- White Oak (2 tree2 measuring  $\geq 24''$ , the minimum caliper size for specimen trees).



Of these 90 potential specimen trees, 53 of these trees will be saved and 37 are proposed for removal. The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

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

#### Specimen Trees Minimum Caliper Size

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

Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

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

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

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

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

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

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval".

**Proposed Woodland Impacts and Replacements**

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed lots and roads) will cover the majority of the site and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches.

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

- Total Trees: 1,570
- Regulated Trees Removed: 1,093
- Regulated Trees Preserved: 477
  
- Stems to be Removed 8" to 11": 429 x 1 replacement (Requiring 429 Replacements)
- Stems to be Removed 11" to 20": 390 x 2 replacements (Requiring 680 Replacements)
- Stems to be Removed 20" to 30": 87 x 3 replacements (Requiring 261 Replacements)
- Stems to be Removed 30"+: 19 x 4 replacements (Requiring 76 Replacements)
- Multi-Stemmed Trees: (Requires 656 Replacements)
  
- Total Replacement Trees Required: 2,102

In addition, the *Landscape Plan* (Sheet L-1) notes that 481 Woodland Replacement Trees will be provided on-site and 1,620 trees will be paid into the City of Novi Tree Fund.

**City of Novi Woodland Review Standards and Woodland Permit Requirements**

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

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

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

There are a significant number of replacement trees required for the construction of the proposed development. Valencia Estates South consists of 51 single-family condominium units. The subject

property is surrounded by existing residential use on the south and west sides, by Ten Mile Road to the north and Beck Road to the east. Some degree of impacts to on-site woodlands is deemed unavoidable if these properties are to be developed for residential use, however, the current Plan appear to clear all proposed lots of existing trees. ECT suggests that the applicant consider preserving existing trees to the greatest extent possible even on individual proposed lots, outside of the proposed building envelope.

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

**Comments and Recommendations**

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 Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above). Although 30% of regulated on-site trees are proposed to be preserved, the applicant should demonstrate why additional trees cannot be preserved within the proposed lots in areas that fall outside of the proposed building envelopes, as well as in proposed open-space areas.
2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to woodlands have been reviewed and considered. The Applicant should consider modification of the proposed lot boundaries in order to preserve existing woodland areas.
3. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.
4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable.
5. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.
6. A Woodland Replacement financial guarantee for the planting of replacement trees will be required, if applicable. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to

the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

7. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.
8. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

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

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.

Senior Associate Engineer

cc: Kristen Kapelanski, AICP, City of Novi Planner  
Sri Komaragiri, City of Novi Planner  
Valentina Memcevic, City of Novi Customer Service

Attachments: Figure 1 & Site Photos



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



**Site Photos**



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



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



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



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

## Façade Review

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January 2, 2015

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

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

Dear Ms. McBeth;

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

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


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

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

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

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

Sincerely,  
DRN & Associates, Architects PC



Douglas R. Necci, AIA



September 8, 2014

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

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

Dear Ms. McBeth;

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

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

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

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

Sincerely,  
DRN & Associates, Architects PC

Douglas R. Necci, AIA





June 9, 2014

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

Re: Valencia South PRO, Architectural Review  
JSP13 - 0075

Dear Ms. McBeth;

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

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

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

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

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



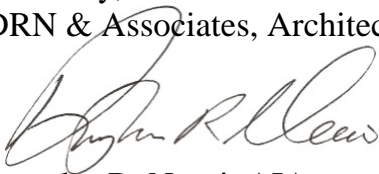
**B - Quality of Materials** – Section 303.1.g.2 of the Ordinance requires that the type of materials used not be “grossly dissimilar” to those used in the surrounding area. The relative percentage of brick or stone is one measure of this. The average percentage of brick or stone on nearby homes is approximately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

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

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

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below it.

Douglas R. Necci, AIA

## Fire Review

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December 1, 2014  
**December 30, 2014**

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

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

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David E. Molloy

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

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

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

RE: Valencia Estates

PSP#14-0198  
**PSP#14-0212**

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

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

**Recommendation:** Approval with above conditions.

Sincerely,

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

cc: file

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

cityofnovi.org

Applicant Response Letter

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January 14, 2015

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

RE: Valencia Estates South PRO  
JSP13-75 Rezoning 18.706 with a PRO  
Response to January 2, 2015 Plan Review Center Reports and Revised Concept PRO Plan  
Applicant: Beck South, LLC, a Michigan limited liability company

Dear Kristen:

What follows is Applicant's responses to the January 2, 2015 Plan Reviews of the above-referenced PRO, as it pertains to natural feature impacts and the connecting pathway requirements. With respect to the items in the Plan Reviews for which the City's staff or consultant's have requested written response or explanation, Applicant offers the following:

1) Natural Features - Woodlands. The site contains a significant number of regulated trees. If the site were developed using conventional zoning, then all of the woodlands would be impacted by right of way, detention basins, required greenbelt or inclusion in lots. In general, the entire site would be developed, no large tracts of open space would be preserved/protected, and the only areas untouched would be the City-regulated wetlands. By developing the site as proposed (reducing lot area in exchange for open space area) a significant number of regulated trees are saved. In addition, it is very costly to remove and replace trees. It behooves Applicant to save as many trees as possible as part of the development process. What is demonstrated on the Conceptual Landscape Plan is the worst-case scenario (if on every unit that was developed, every tree were removed), which at Conceptual PRO Approval, Applicant is showing so the City can understand the potential impact on regulated trees. At the time of Preliminary and Final Site Plan design and approval, and even thereafter, as each individual unit Plot Plan is prepared, Applicant will do everything reasonably possible to adjust the exact location of storm sewer lines, storm sewer swales, and utilities on each unit in order to work around regulated trees and save as many additional trees as possible.

Further, this is not the first proposed layout of the property that Applicant has considered and is the third formal Conceptual PRO Plan submittal on this project. In addition to variations that the City has seen from prior submittals and previous pre-application meetings, Applicant has internally reviewed several other layouts. The current proposed layout is designed to accomplish two major factors when it comes to the location of units and open space: (i) to leave a significant open space area toward the center of the property that would provide an accessible, useable open space for all of the residents; and (ii) to provide a larger, enhanced view shed along Ten Mile Road, culminating with a significant open space area on the hard corner of Ten Mile and Beck Roads that is much larger than and will further enhance the existing open space areas on the other three corners.



2) **Natural Features - Wetlands.** The property contains just 1.001 acres of wetlands that are not regulated by the MDEQ; spread over six (6) separate areas. On the current plan, four (4) of the wetland areas are not impacted at all. Of the two (2) wetland areas that are impacted, the impact totals just .0188 acres. The impacts are necessary to allow the roadway to go through the property and to allow the significant open space area at the corner of Ten Mile and Beck Roads. Avoiding this wetland would significantly impact unit relationships to the desired open space area. Once again, this is not the first layout Applicant has considered. In fact, the last layout that was reviewed by the City requested the same thing and Applicant did redesign the layout to make sure that Wetland A and Wetland E were not impacted at all, as requested by the City's consultant.

3) **Major Conditions and Public Benefits of Planned Rezoning Overlay Agreement.** Staff has asked Applicant to update its proposed conditions and public benefits to the PRO, which are the following:

- a) Maximum number of units shall be limited to R-1 density of sixty-six (66) units.
- b) Minimum unit width shall be ninety (90) feet and minimum square footage shall be twelve thousand (12,000) square feet.
- c) Increased greenbelt areas along Ten Mile and Beck Roads to enhance view sheds along these roads.
- d) Preservation of significant open space areas within the property, including (I) a 4.54 acre area of mature trees that would otherwise be disturbed if the property were developed under conventional zoning, and which will provide a useable area for all of the residents; (II) an open space area along the entire length of Ten Mile Road culminating in an over 2 acre area on the corner of Ten Mile and Beck Roads.
- e) 28.2% of the property (11.65 acres) is open space.

Of the 11.65 acres of open space within the entire PRO, 0.813 acres are wetlands, 1.583 acres are required greenbelt areas, and 1.875 acres are detention basins, making 4.271 acres unusable. Accordingly, 63.34% of the open space within the entire PRO includes useable open space, and 36.66% of the open space contains wetlands, detention basins, and required greenbelt areas. More specifically, of the 4.54 acre Open Space "C", only .446 acres contain wetlands, therefore 90% includes useable open space and only 10% of the open space contains wetlands, with no detention basins or required greenbelt areas within.

- f) Off-site sidewalk connection along Beck Road through the future right away area fronting Parcel 22-29-226-018 to connect the sidewalks to be installed along the frontage of the proposed development with the existing sidewalk on Beck Road that fronts Parcel 22-29-226-019. However, to the extent that the City has not obtained public right-of-way or an easement, then Applicant shall instead contribute money to the City's sidewalk fund for future installation of the sidewalk and cost to obtain the easement by the City. This addition will allow full connectivity from the corner of Ten Mile and Beck Roads to the southern edge of the property.
- g) Housing style upgrades consistent with the Valencia Estates approved elevations, as shown and depicted on the elevations already submitted to the City.
- h) Housing size upgrades consistent with Valencia Estates (2,400 square feet minimum up to 3,500 square feet and larger).
- i) Off-site sanitary sewer line extension(s) along Beck Road to provide future sanitary sewer stubs to the boundaries of Parcels 22-29-226-018 and 22-29-226-019.
- j) Dedication of public right-of-way along Ten Mile and Beck Roads.
- k) Assemblage of nine (9) separately owned parcels into one (1) cohesive, planned development that implements open space preservation, which avoids development

of the parcels separately and without coordination, and which could result in no open space preservation. In addition, the elimination of any potential uses other than single-family residential at the southwest corner of Ten Mile and Beck roads.

4) Ordinance Deviations. Staff has asked Applicant to provide a description of the ordinance deviations requested for the PRO, with justifications, which are the following:

- a) Building Setbacks. In order to satisfy the neighbors' request for 50' rear setbacks along the rear of units 19-30 and 43-46, Applicant requests deviations from the required front yard and side yard setbacks (Sec. 2400) of units 19-30 and 43-46 to: I) reduce the front yard setback from 35' to 25'; and II) reduce the aggregate of the side yard setbacks from 30' to 25' while still maintaining the minimum 10' side yard setback on either side.

Increasing the rear yard setback of these particular units to 50' in order to satisfy the request of neighboring homeowners requires modification to the front and side yard setbacks in order for Applicant to still offer the housing size and style upgrades being proposed for the development. Applicant believes these deviations are justifiable as a means of satisfying all parties' desires. Applicant has already submitted a sketch showing the proposed setbacks and home configuration described above. If approved, Applicant will incorporate the modified setbacks for units 19-30 and 43-46 on the Preliminary Site Plan submittal.

- b) Landscape Waivers. The proposed residential development of the property is adjacent to a church, which requires a 4'6" to 6' high berm within the property along the church property (Sec. 2509.3.a). Applicant is proposing a deviation from this requirement by preserving the existing mature vegetation in lieu of a berm.

Applicant believes this deviation is justifiable since it is impractical to remove existing, mature trees and vegetation, which already provide excellent buffering, to install a berm with smaller trees and vegetation.

- c) Missing Pathways.

I) Section 4.05.E of the Subdivision Ordinance (Appendix C of the City Code) requires a pathway connection from the internal loop road to Ten Mile. Applicant is requesting a deviation from this requirement.

At the time the proposed PRO was initially submitted and up through the last submittal, a pathway connection from the internal loop road to Ten Mile was not a requirement. The Ordinance amendment establishing this requirement was approved within the last thirty (30) days. Applicant would like an opportunity to discuss this deviation with the Planning Commission and thereafter the City Council, despite not having staff support. In the event such a deviation is denied, Applicant's engineer has assured that the requisite pathway can be inserted between units 38-39. However, Applicant is proposing internal pathways along the roadway system with connections to the Beck Road sidewalk system, to be constructed as part of this plan. Applicant believes a "between unit" pathway at the location requested will sustain very little usage from the community and devalue the home sites immediately adjacent to the pathway.

II) Section 11-256.d of the Design and Construction Standards requires a pathway stub to the south terminating north of the property line between lots 33 and 34 of Andover Pointe No. 2. Applicant has proposed to provide an easement through Open Space A to the property line between lots 33 and 34 of Andover

Pointe No. 2 where a pathway could be installed in the future. Applicant desires a deviation from the Design and Construction Standards from installing the pathway itself.

Again, at the time the proposed PRO was initially submitted and up through the last submittal, a pathway connection to the south was not a requirement. The Ordinance amendment establishing this requirement was approved within the last thirty (30) days. Applicant would like an opportunity to discuss this deviation with the Planning Commission and thereafter the City Council, despite not having staff support. Applicant believes that the owners within Andover Pointe No. 2, particularly the owners of lots 33 and 34 therein, will not support making their cul de sac, and their private property, a pedestrian thoroughfare. However, in the event such a deviation is denied, then at such time as the City obtains the requisite easement from the owners of lots 33 and 34 of Andover Pointe No. 2, Applicant will install the pathway or contribute money to the City's sidewalk fund for future installation of the pathway.

- d) Stub Street Administrative Waiver. Subdivision Ordinance Section 4.04.A.1.b requires stub streets to adjacent boundaries to provide access at intervals not to exceed 1,300 feet. Applicant is requesting a deviation from this requirement.

The property west and south of the proposed development is already developed with subdivisions that did not stub into the subject property for Applicant to match up with. As a result, it is impractical to stub into the back yards of adjoining neighbors.

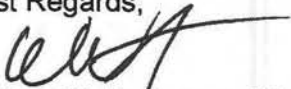
- e) Design and Construction Standards Waiver. The two (2) eyebrow designs in the northwest and southwest quadrants of the property are not paved as required by the Subdivision Design and Construction Standards. Applicant is requesting a waiver to allow an unpaved eyebrow design.

Applicant believes in eliminating pavement and replacing it with grass when pavement is not needed.

Based on Applicants responses herein to the issues of woodlands, wetlands and missing pathways, Applicant requests the Planning Department to take the measures necessary to schedule the project for the February 11, 2015 Planning Commission meeting for public hearing. With regard to woodlands and wetlands, Applicant has already reviewed and considered many options to preserving these natural features and feels the proposed Conceptual PRO Plan is the best result of those considerations. In addition, Applicant believes that as the site is further designed and engineered it will be able to remove less regulated trees than currently proposed. Applicants current plan is the worst-case scenario. With respect to the missing pathways, Applicant understands the new ordinance and respects the Engineering Departments position, but would also like the opportunity to discuss its requested deviations with the Planning Commission and City Council.

Applicant is prepared to address all questions and comments of the staff, consultants, planning commissioners, and public at the February 11<sup>th</sup> public hearing. Should you have any questions or require additional information, please contact me at (734) 929-8919.

Best Regards,



William W. Anderson, PE.

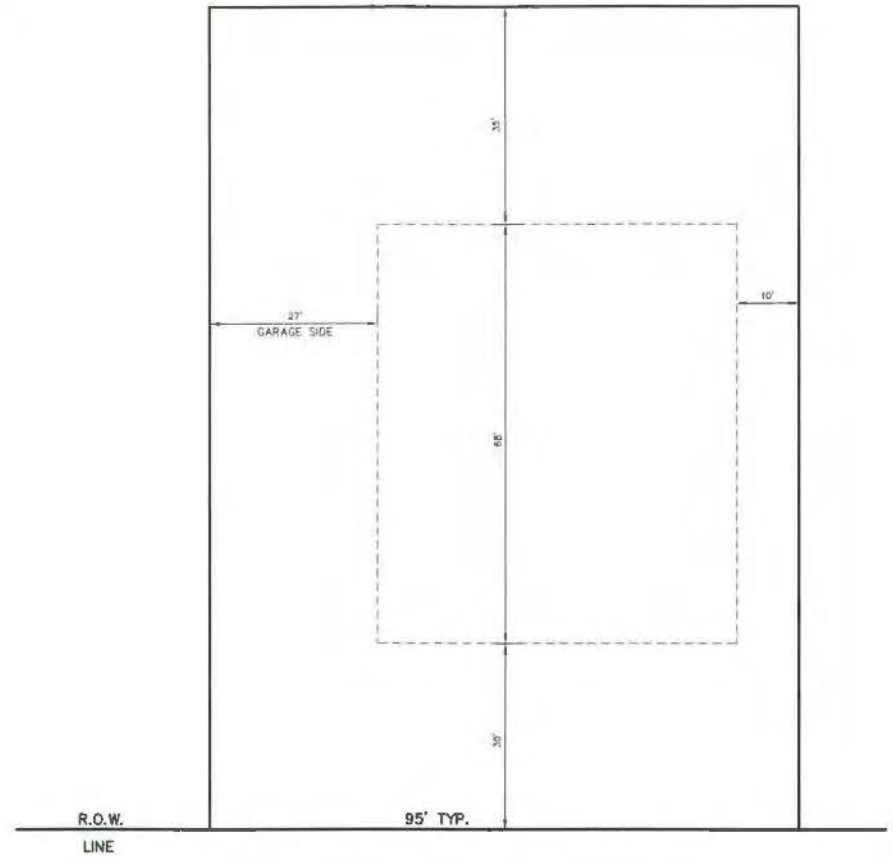
Sketch Demonstrating the  
Increased Rear Yard Setback

VALENCIA SOUTH TYPICAL LOT LAYOUT

1"=20'



FOR LOTS 19 THRU 30 AND 43 THRU 46



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



## Conceptual Elevations

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# PINNACLE HOMES



## *Lorino*

3,500 Square Feet



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# PINNACLE HOMES

A



## *Springhaven*

3,000 Square Feet

A



B



C



D



E



F



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10/14



A



*Santa Fe*

3,520 Square Feet

A



B



C







# PINNACLE HOMES



## *Muirfield*

3,200 Square Feet



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10/14