



## PLANNING COMMISSION

### ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**May 20<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-48, this meeting was held remotely.

#### CALL TO ORDER

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

#### ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Ferrell, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Gronachan

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney; Pete Hill, City Environmental Consultant; Saumil Shah, City Traffic Consultant; Doug Necci, City Façade Consultant; Madeleine Kopko, Planning Assistant

#### APPROVAL OF AGENDA

**Motion to approve the May 20, 2020 Planning Commission Agenda. *Motion carried 6-0.***

#### MATTERS FOR CONSIDERATION

**1. SCENIC PINES ESTATES JSP 18-76**

Consideration at the request of Singh Development for Final Site Plan approval. The subject properties are approximately 9.44 acres and are located south of South Lake Drive, on the south side of Pembine Drive (Section 3). The applicant is proposing to utilize the One-family Cluster Option to develop a site condominium with 25 single family detached homes.

**In the matter of Scenic Pines Estates, JSP 18-76, motion to approve the Final Site Plan with One-family clustering option and the Site Condominium based on and subject to the following:**

- 1. The previous conditions of the Planning Commission approval for the Preliminary Site Plan;**
- 2. The bridge design shall receive approval by AECOM prior to the approval of the Final Stamping Set;**
- 3. The utility enclosure and landscape screening details for the necessary grinder pump and generator located south of Pembine Drive shall be included on the plans prior to approval of the Final Stamping Set;**

4. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, with these items being addressed prior to Final Stamping Set approval; and
5. The applicant shall work with City on the review of the finished grades of the proposed homes, and on the requirements identified by the City's Engineers on the remaining issues associated with the engineering review.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.  
*Motion carried 6-0.*

2. **NOVAPLEX JZ19-37 WITH REZONING 18.733**

Consideration at the request of BC Novaplex, LLC for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay. The subject property is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 270 unit multiple-family residential development. The development consists of two attached town style buildings and eight apartment style building. The development is a private street network with two entrances off of Haggerty Road.

In the matter of Novaplex, JZ19-37, with Zoning Map Amendment 18.733, motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay Concept Plan.

PART 1: The recommendation includes the following ordinance deviations for consideration by the City Council:

1. Planning deviation from section 3.8.2.C for exceeding the maximum allowable length of buildings (180 feet, maximum allowed, a range of 185 feet to 295 feet proposed) as *the buildings meet the qualifying criteria for City Council's approval for this deviation per section 3.8.2.C.*
2. Planning Deviation from section 3.8.2.D for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, 0 degrees proposed), *as all buildings are abutting non-residential districts and orientation is compatible to existing office development.*
3. Planning Deviation from section 5.16. for not meeting the minimum width requirements for the access path to bike parking (six feet required, 5 feet proposed), *as the plan maintains a consistent five foot width for all internal sidewalks and because it is a residential development.*
4. Landscape deviation from Sec. 5.5.3.B.ii and iii for lack of berms between the site and the properties on the north, south and west, *as the existing woodlands and proposed landscaping provides sufficient screening.*
5. Landscape deviation from 5.5.3.F.ii 5.5.3.B.ii and iii for lack of required street trees along Haggerty Road, *due to conflict with the existing overhead electrical lines and an underground gas line along Haggerty Road which make planting street trees impossible.*
6. Landscape deviation from 5.5.3.F.ii to allow the usage of sub-canopy trees for up to 25% of the required multifamily unit trees, *as the mix of trees proposed is acceptable.*
7. Planning deviation from Section 5.2.12.A & B for a 30 percent reduction in the minimum requirements for parking. A minimum of 619 spaces required, 433 proposed. The current plan proposes a total of 433 spread across the site, including

attached/detached garages and surface parking. Following comments are provided in this regard:

- a. An additional 120 apron spaces in front of attached garages will be provided to count towards the minimum required. Apron spaces may provide additional guest parking for certain units with access to garage parking, but not necessarily required parking for others. The apron spaces are reserved for people renting the garage, as will be stated in the lease agreement. The applicant indicates this will be enforced by towing vehicles that are parked illegally and/or in someone's assigned spaces.
  - b. The applicant has provided a parking study of existing parking demand calculations from similar development in similar cities, which show other developments have found a lesser number of parking spaces to be sufficient.
  - c. The required parking calculation includes 68 spaces for the clubhouse/pool as a "private club." As this amenity is internal to the development for the residents, it is anticipated most residents would walk from their unit to the pool/clubhouse and not require separate parking spaces.
8. Traffic deviation from section 5.10 for not meeting the minimum width requirements for a major road (minimum of 28 feet required, 24 feet proposed), *as stop signs and pedestrian crossings will be provided at key points in the major drive loops to encourage slower speeds. The applicant shall work with the City to ensure traffic calming measures are adequate during Site Plan review.*
  9. Traffic deviation from section 5.10 for allowing angled and perpendicular parking on a major drive, *as stop signs and pedestrian crossings will be provided at key points in the major drive loops to encourage slower speeds. The applicant shall work with the City to ensure traffic calming measures are adequate during Site Plan review.*
  10. Traffic deviation from section 5.10 for not meeting the minimum requirements for major drive centerline radius, *as stop signs and pedestrian crossings will be provided at key points in the major drive loops to encourage slower speeds. The applicant shall work with the City to ensure traffic calming measures are adequate during Site Plan review.*
  11. Planning deviation from section 4.19.1.J for exceeding the maximum number of accessory buildings for properties more than 21,780 square feet (*a maximum of two are permitted; six garages and 20 carports are proposed*).
  12. A section 9 waiver for not meeting the minimum requirement of 30 percent brick for the carports on the long side, *as the proposed design will include brick on the end walls as has been supported for other projects in the City.*
  13. Planning deviation from section 3.8.1.A.ii.b for exceeding the maximum percentage of one bedroom units (maximum of 20% is allowed, 36% is proposed), *as the mix of units fits the target renters who would be young professionals, as shown in the market study provided by the applicant.*
  14. Planning deviation from section 3.8.1.B for exceeding the maximum allowable number of rooms for this development (maximum of 458 rooms is allowed, 734 rooms are proposed) *because the overall room count is still below the total number permitted in the RM-2 District.*

PART 2: If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement, as suggested by staff based on the PRO Concept Plan and applicant submittal:

1. The applicant shall provide an easement at the southeast corner of the Property in order to facilitate the extension of Heatherbrook Drive, resulting in the orderly entry into both the Property and the Infinity Medical Building.

2. The applicant shall be responsible for the design and construction of two off-site sidewalk gaps, totaling approximately 600 feet, as a benefit to the public, up to a cost of \$60,000. This will complete sidewalk coverage between 13 Mile Road, Cabot Drive Twelve Mile Road and Haggerty Road.
3. The applicant shall increase the amount of brick or stone on the building exterior to a total of no less than 40% of the building façades, per the applicable definitions provided for in the Novi Zoning Ordinance.
4. The applicant shall design the Project in such a way so that the project can achieve the level of LEED Certified following the construction process. Prior to the issuance of Building Permits, Applicant will provide a review from a 3rd party consultant indicating that the Project, as designed, has a preliminary rating that would allow the Project to achieve LEED Certified status.
5. The applicant shall meet or exceed the Open Space requirement for the RM-2 District per the Exhibits provided in the applicant's submission. A minimum of 54,400 square feet of open space is required.
6. The number of parking spaces provided shall be no less than 570 (as shown on the PRO Concept Plan). This includes surface parking (covered and uncovered), garage parking (attached and detached) and driveway apron parking.
7. The applicant shall provide on-site wetland mitigation to the extent feasible as determined by the City, with any remaining mitigation areas will be provided offsite in the form of a wetland bank contribution as determined by the City; the applicant shall also provide a wetland conservation easement over any areas of on-site wetland mitigation.
8. The applicant will provide a woodland conservation easement over any existing regulated woodlands and any replacement trees that result from disturbing existing regulated woodlands.
9. The carport design shall provide for side paneling that shall include a brick surface, consistent with the examples provided as exhibits to the Planning Commission.
10. The height of the buildings shall not exceed four stories, as shown in the PRO Concept Plan submittal.
11. The architectural design of the buildings, including material selections, shall be as shown in the PRO Concept Plan submittal.
12. The overall density of the development shall not exceed 12.40 dwelling units per gross acre (13.95 dwelling units per net acre).
13. The number of dwelling units shall not exceed 272 units.

PART 3: This motion is made because the proposed the High-Density Residential (RM-2) zoning district is a reasonable alternative to the Master Plan for Land Use, and because, as stated by the applicant:

1. Designing the new residential use next to existing OST uses allows for a unified appearance and implementation of proper safeguards between the neighboring uses:
  - a. Building styles will be compatible.
  - b. Apartment residents will move in with the full knowledge of the neighboring Use.
  - c. The residential site is higher than much of the surrounding area.
  - d. Wooded areas on this site and adjacent sites provide a great buffer.
  - e. Setback plus proposed landscaping will be used to enhance buffering.
2. The project is consistent with the Master Plan goal to enhance Novi's reputation as an attractive community in which to live;

3. The project is consistent with the Master Plan goal to protect Novi's remaining woodlands and wetlands;
4. The project is consistent with the Master Plan goal to maintain adequate infrastructure in an environment of limited federal and state funding;
5. The project is consistent with the Master Plan goal to promote interconnectivity between neighborhoods to reduce vehicle trips on main roads;
6. The project is consistent with the Master Plan goal to promote active living and healthy lifestyles in the City of Novi; and
7. The project is consistent with the Master Plan goal to ensure that Novi continues to be a desirable place for business investment.

3. APPROVAL OF THE MAY 6, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the May 6, 2020 Planning Commission Meeting minutes. *Motion carried 6-0.*

**ADJOURNMENT**

The meeting was adjourned at 8:24 PM.

*\*Actual language of the motion subject to review.*