



CITY of NOVI CITY COUNCIL

Agenda Item C
September 11, 2017

SUBJECT: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2018, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SUBMITTING DEPARTMENT: Community Development – Planning *Barb*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Attached is the request from E & M, Inc. for a one-year extension of site plan approval for Society Hill, along with a copy of the general plan. Society Hill is a proposed 312-unit multiple-family project located on about 24 acres of land on the west side of Novi Road, south of Twelve and One-Half Mile Road. The following summary of the 2001 Consent Judgment was provided previously by the applicant's attorney:

The site plan was approved in the normal course by the City and was later included as a part of a Consent Judgment, which resolved the City's condemnation of land to widen Novi Road, a dispute concerning a sewer special assessment district ("SAD 94"), and the City's request for easements along Arena Drive (Arena Drive area dedication was adjacent to property owned by the same developer). Under the terms of the Consent Judgment, E & M conveyed the Novi Road land to the City, agreed to complete the SAD 94 sewer line and granted easements to the City along Arena Drive. The Society Hill site plan approval was extended for five years with a provision for annual City Council extensions thereafter.

The Judgment further provides that, if the site plan approval is not extended, the obligations for E & M to complete the SAD 94 sewer line to Twelve and One-Half Mile Road shall be void, and the City shall be obligated to complete the sewer line as originally planned and routed. Since there is a large wetland complex in this area, a State Wetland Permit would be required.

Recent review of status of SAD 94

The City's Engineering Division reviewed the Society Hill Consent Judgment and SAD 94 and associated costs for the construction of the sanitary sewer construction. Total project construction estimates for the remainder of the SAD 94 sanitary sewer would be approximately \$436,500. The City's review also noted that a major obstacle for the City to construct the remainder of the SAD 94 sanitary sewer is that the City does not appear to have any easements on the Society Hill parcels needed to construct the sewer.

The Engineering Division's review further noted that there have been a number of developments in the original SAD 94 service area. The attached map shows the original service area for SAD 94 and the location of the constructed SAD 94 sanitary sewer.

Since the time SAD 94 was first conceived, the following developments have taken place:

- Carlton Forest and Charneth Fen extended the sanitary sewer through those sites to 12-1/2 Mile Road,
- Bolingbrooke (recently brought back for renewed Site Plan approval) was approved to extend sanitary sewer from Vista Hills to the area north of 12-1/2 Mile Road (including service to the existing residential parcels west of the development),
- The recent site developments along 12 Mile Road have extended the sanitary sewer to the west from SAD 94,
- Lotus Bank (acquired by Level One Bancorp) extended sanitary sewer from 12 Mile Road north on Dixon for future service to the southern half of Dixon Road, and
- Liberty Park has extended sanitary sewer to Dixon Road to ultimately serve the northern half of Dixon.

With the exception of a few parcels along Dixon Road, which no longer require the SAD 94 sanitary sewer for service, (and for which the Dixon Meadows rezoning with PRO was recently approved for several parcels), the developer of Society Hill is the only parcel that requires extension of the SAD 94. The sanitary sewer currently terminates at the southwest corner of the proposed development and is available for extension.

The attached map better illustrates the original SAD 94 service area, the existing sanitary sewer in the area, the parcels that are no longer served by SAD 94, and the location of Society Hill.

In short, it appears that the lack of recorded easements stands in the way of the City's construction of the sanitary sewer required under the consent judgment, and it is noted that at this point, the required sanitary sewer construction would primarily serve the Society Hill Development, as the surrounding properties have provided alternative sanitary service.

Discussions to consider modifications to the approved site plan

A few years ago, and in the last few weeks, the applicant indicated that a review of the site plan would be appropriate. The applicant has taken a number of steps toward the development of a new plan. Since the applicant has not yet formally submitted a new or revised plan for consideration, the applicant is again requesting a one-year extension of the site plan as provided for in the terms of the Consent Judgment.

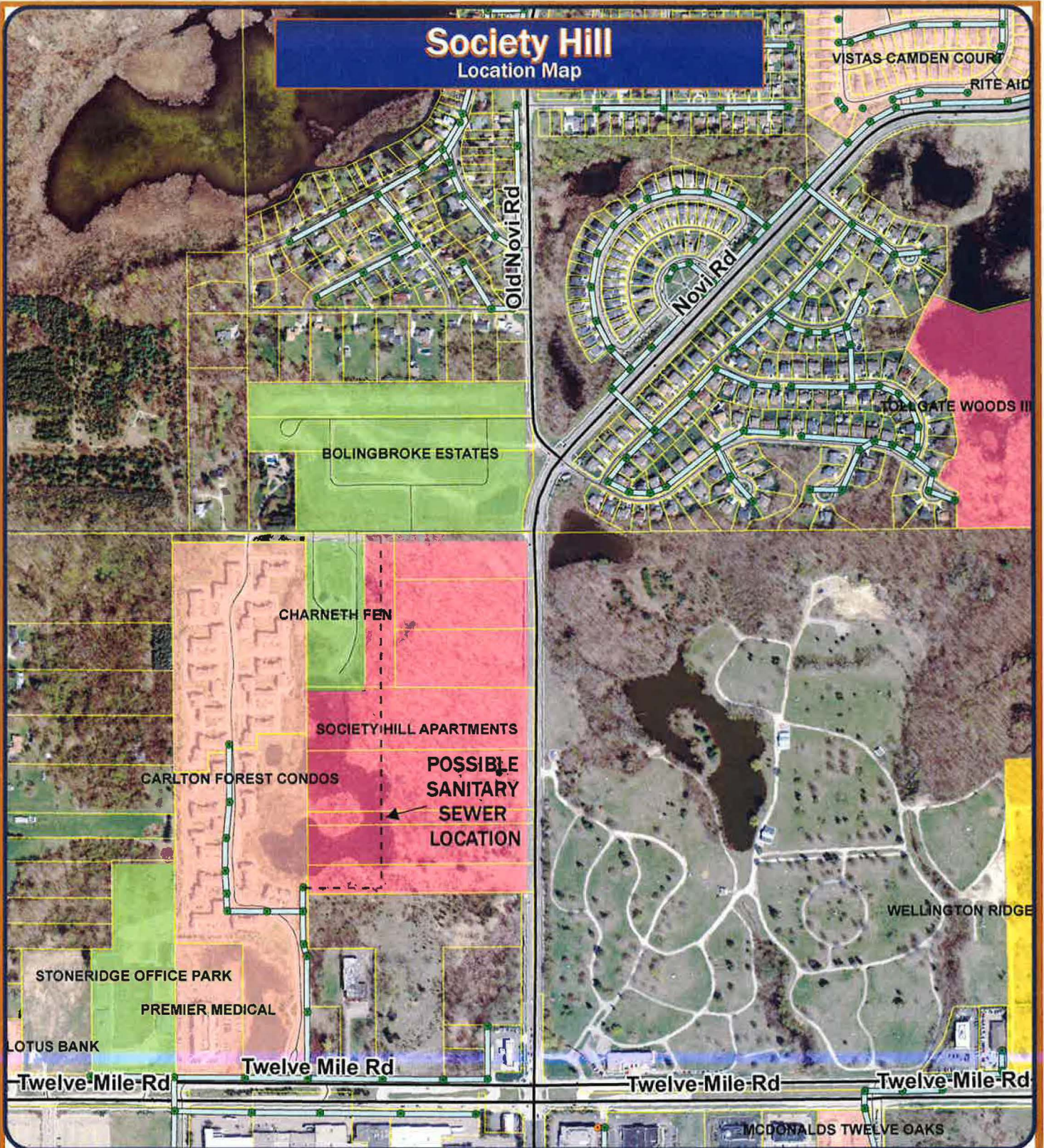
The City Council has granted one-year extensions of the site plan approval each year since 2006. The applicant is now requesting another one year extension of the site plan approval. The Consent Judgment does not provide for any limits to the number of extensions that may be granted.

RECOMMENDED ACTION: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2018, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**SOCIETY HILL
LOCATION MAP**

Society Hill

Location Map



Map Author: Mark Spencer and Dave Campbell
 Date: Sept. 8, 2011
 Project: SP 95-44
 Version #: 1.0

Map Legend

— Sanitary Mains



City of Novi

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

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 192 of 1970 as amended. Please contact the City Clerk, Manager or confirm source and accuracy information related to this map.



1 inch = 616 feet

**SAD 94
SANITARY SEWER
LOCATION MAP FOR AREA PROPERTIES**

SAD 94 Sanitary Sewer-Society Hill

Location Map

Proposed Bolingbrooke Development

City Parkland

Twelve 1/2 Mile Rd

Melanie Ln

Novi Rd

Carlton Way Dr

Twelve Mile Rd


Twelve Mile Rd

Witherspoon Dr
 Declaration Dr
 Clymer Dr
 Dixon Rd
 Gwinnett Loop
 Floyd Ln
 Flery Ln

Map Author: Brian Coburn
 Date: 9/6/12
 Project:
 Version #

MAP INTERPRETATION NOTICE
 Map information reported is not intended to replace a site plan or any other regulatory instrument. This map was prepared by using National Map Accuracy Standards and was the most current available at the time of the project. The City of Novi does not warrant the accuracy of the information shown on this map. The user should seek professional advice for any regulatory instrument. This map is a service of the City of Novi, Michigan. It is not intended to be used for any other purpose. For more information, please contact the City of Novi, Michigan. The City of Novi, Michigan is not responsible for any errors or omissions on this map.

Legend

- | | | | |
|---|------------------------------------|---|----------------|
|  | SAD 94 Sanitary Sewer |  | Sanitary Mains |
|  | SAD 94 Service Area |  | 8.0" |
|  | Parcels No Longer Served by SAD 94 |  | 10.0" |
|  | Society Hill Parcels |  | 12.0" |



City of Novi
 Engineering Division
 Department of Public Services
 26300 Lee BeGole Drive
 Novi, MI 48375
 cityofnovi.org



**E&M LETTER
REQUEST FOR SOCIETY HILL
FINAL SITE PLAN APPROVAL EXTENSION**

E & M

32605 West Twelve Mile Road, Suite 290
Farmington Hills, Michigan 48334
Telephone (248) 553-9225
Facsimile (248) 553-9594

July 31, 2017

VIA EMAIL

Honorable Bob Gatt, Mayor and Members of the City Council
c/o Barbara McBeth, Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

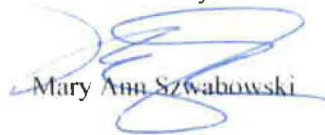
Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval - Expiring October 9, 2017

Dear Mayor Gatt and Members of the City Council:

We are writing to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2017. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. Toltec Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) extension approved by City Council at the August 29, 2016 City Council Meeting (excerpt from minutes attached). I enclose a copy of the Consent Judgement along with prior correspondence sent to the City at the time of our last request for extension which provides some historical background of Society Hill and the Consent Judgement.

E&M asks that the City Council place this request on its agenda. Please let us know the date this request will be heard. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.553.9225 ext. 123.

Sincerely,

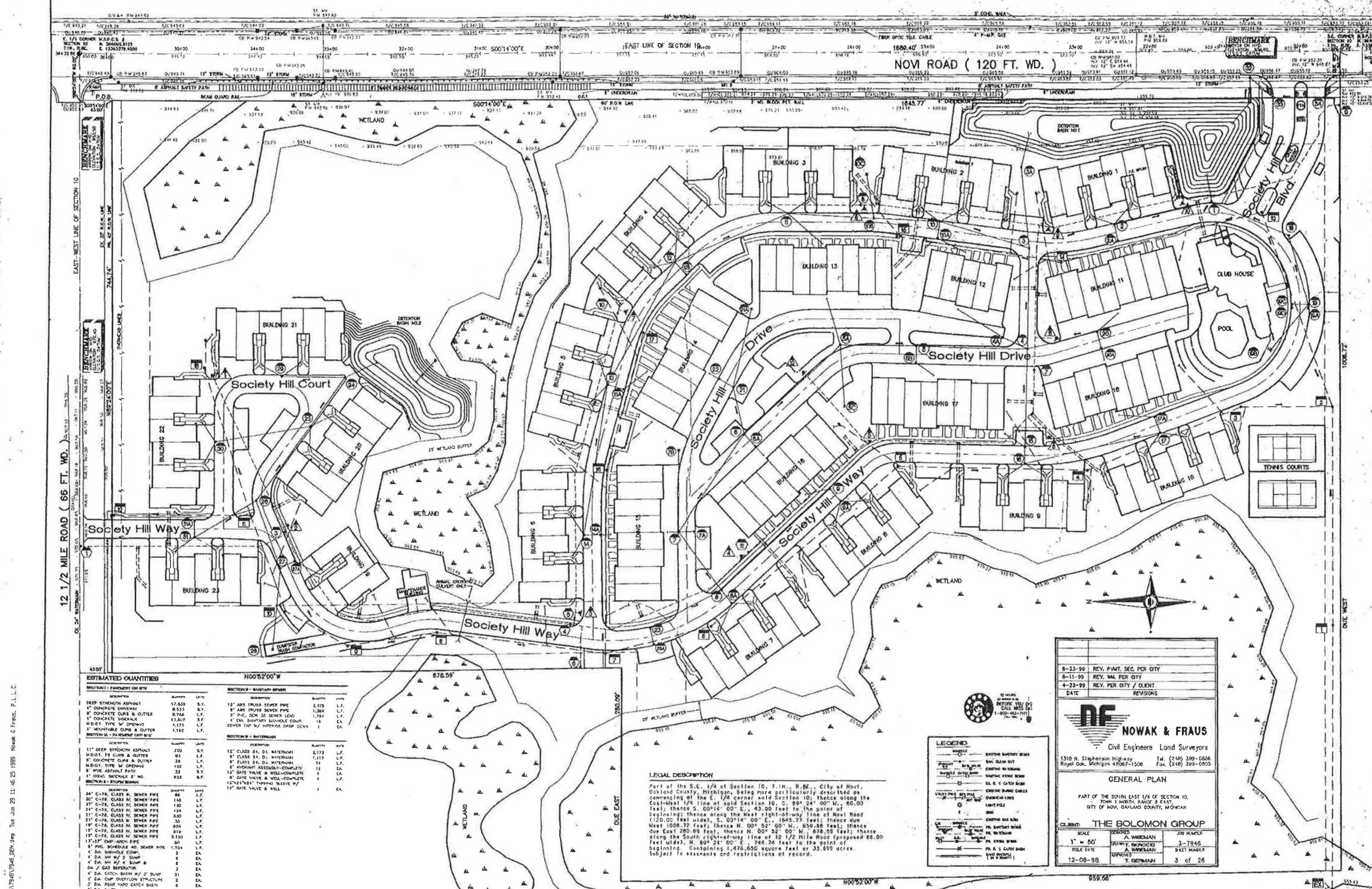


Mary Ann Szwabowski

Enclosures

cc: Pete Auger, City Manager (c/o Barbara McBeth)

**SOCIETY HILL
GENERAL PLAN**



9. UTILES79457946.DWG Tue Jun 29 11:46:25 1995 Nowak & Fraus, P.L.L.C.

ESTIMATED QUANTITIES

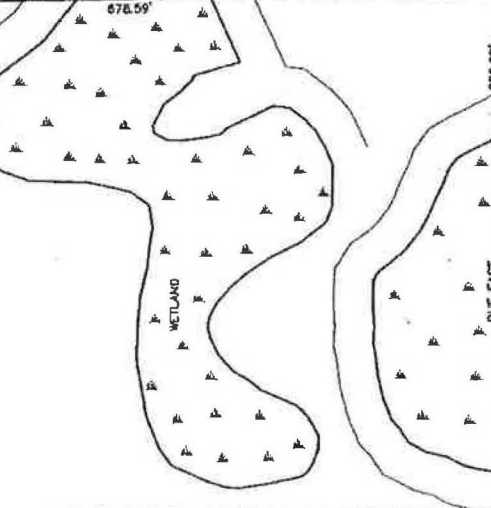
DESCRIPTION	QUANTITY	UNIT
DEEP STRENGTH ASPHALT	17,833	S.Y.
8" CONCRETE SIDEWALK	8,553	S.F.
8" CONCRETE CURB & GUTTER	8,756	L.F.
8" CONCRETE SHOULDER	13,807	S.F.
M.O.D.T. TYPE "W" OPENING	4,172	L.F.
1" MOUNTABLE CURB & GUTTER	1,182	L.F.
SECTION II - PAVEMENT OFF SETS		
DESCRIPTION <th>QUANTITY</th> <th>UNIT</th>	QUANTITY	UNIT
11" DEEP STRENGTH ASPHALT	250	S.Y.
M.O.D.T. TYPE "W" OPENING	93	L.F.
8" CONCRETE CURB & GUTTER	28	L.F.
M.O.D.T. TYPE "W" OPENING	100	L.F.
8" CONC. SIDEWALK 3' W/O	23	S.F.
8" CONC. SIDEWALK 3' W/O	825	S.F.
SECTION III - STORM SEWER <th>QUANTITY</th> <th>UNIT</th>	QUANTITY	UNIT
24" C-78, CLASS B, SEWER PIPE	156	L.F.
20" C-78, CLASS B, SEWER PIPE	156	L.F.
18" C-78, CLASS B, SEWER PIPE	156	L.F.
15" C-78, CLASS B, SEWER PIPE	156	L.F.
12" C-78, CLASS B, SEWER PIPE	156	L.F.
9" C-78, CLASS B, SEWER PIPE	156	L.F.
6" C-78, CLASS B, SEWER PIPE	156	L.F.
4" C-78, CLASS B, SEWER PIPE	156	L.F.
3" C-78, CLASS B, SEWER PIPE	156	L.F.
2" C-78, CLASS B, SEWER PIPE	156	L.F.
1.5" C-78, CLASS B, SEWER PIPE	156	L.F.
1.25" C-78, CLASS B, SEWER PIPE	156	L.F.
1" C-78, CLASS B, SEWER PIPE	156	L.F.
8" PVC, SCHEDULE 40, SEWER PIPE	1,704	L.F.
4" DA. MANHOLE COVER	2	EA.
4" DA. MANHOLE W/ 2' SLUMP	1	EA.
4" DA. MANHOLE W/ 1' SLUMP	1	EA.
4" DA. MANHOLE W/ 0.5' SLUMP	1	EA.
4" DA. MANHOLE W/ 0.25' SLUMP	1	EA.
4" DA. CATCH BASIN W/ 2' SLUMP	21	EA.
4" DA. OUP. OVERFLOW STRUCTURE	2	EA.
4" DA. PEAR YARD CATCH BASIN	6	EA.
4" DA. INLET	22	EA.
30' END SECTION W/ BAR SCREEN	1	EA.
30' END SECTION W/ BAR SCREEN	1	EA.
21' END SECTION W/ BAR SCREEN	1	EA.
18' END SECTION	1	EA.

SECTION I - SANITARY SEWER

DESCRIPTION	QUANTITY	UNIT
12" ABS TRUSS SEWER PIPE	2,475	L.F.
8" ABS TRUSS SEWER PIPE	1,388	L.F.
8" PVC, SCH. 40 SEWER LEAD	1,784	L.F.
4" DA. SANITARY MANHOLE COVER	19	EA.
SEWER TAP W/ INTERIOR CORK COUPLER	1	EA.

SECTION II - SANITARY

DESCRIPTION	QUANTITY	UNIT
12" CLASS 04, D.I. WATERMAIN	2,173	L.F.
8" CLASS 04, D.I. WATERMAIN	1,113	L.F.
8" CLASS 04, D.I. WATERMAIN	74	L.F.
8" HYDRANT ASSEMBLY-COMPOSITE	12	EA.
12" GATE VALVE & WELL-COMPOSITE	1	EA.
8" GATE VALVE & WELL-COMPOSITE	4	L.F.
12" 4" TAPPING ELBOW W/ 12" GATE VALVE & WELL	1	EA.



LEGAL DESCRIPTION

Part of the S.E. 1/4 of Section 10, T.1N., R.6E., City of Novi, Oakland County, Michigan, being more particularly described as comprising the E. 1/2 corner of said Section 10; thence along the East-West 1/4 line of said Section 10, S. 89° 24' 00" W., 85.00 feet; thence S. 00° 14' 00" E., 43.00 feet to the point of beginning; thence along the West right-of-way line of Novi Road (120.00 feet wide), S. 00° 14' 00" E., 1845.72 feet; thence due West 1006.72 feet; thence N. 00° 52' 00" W., 859.50 feet; thence due East 280.09 feet; thence N. 00° 52' 00" W., 678.50 feet; thence along the South right-of-way line of 12 1/2 Mile Road (crossed 85.00 feet wide), N. 89° 24' 00" E., 744.24 feet to the point of beginning. Containing 1,476,650 square feet or 33.899 acres. Subject to easements and restrictions of record.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	NEW CLEAN OUT
(Symbol)	EXISTING STORM
(Symbol)	EXISTING SEWER MAIN
(Symbol)	EX. R. 1' CATCH BASIN
(Symbol)	EXISTING RAIN GUTTER
(Symbol)	OVERHEAD LINES
(Symbol)	UTILITY POLES
(Symbol)	EXISTING GAS MAIN
(Symbol)	PRO. SANITARY SEWER
(Symbol)	PRO. STORM
(Symbol)	PRO. EXIST. SEWER
(Symbol)	PRO. EX. 1' CATCH BASIN
(Symbol)	PRO. EXIST. (1" R. SEWER)

NOWAK & FRAUS
Civil Engineers Land Surveyors
1310 N. Stephenson Highway, Royal Oak, Michigan 48067-1508
Tel. (248) 399-0866
Fax. (248) 399-0033

GENERAL PLAN
PART OF THE SOUTH EAST 1/4 OF SECTION 10,
TOWN 1 NORTH, RANGE 6 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: THE SOLOMON GROUP	DESIGNER: A. WABERMAN	JOB NUMBER: 3-7946
SCALE: 1" = 60'	DATE: 12-08-98	SHEET NUMBER: 3 OF 26

DATE: 12-08-98
 DRAWN BY: J. WABERMAN
 CHECKED BY: J. WABERMAN
 IN CHARGE: J. WABERMAN