



Novi Ten Townhomes JSP14-18 with Rezoning 18.707

Novi Ten Townhomes JSP14-18 with Rezoning 18.707

Public hearing of the request of Toll Brothers for Planning Commission’s recommendation to City Council for rezoning of property in Section 26, on the south side of Novi Road, east of Ten Mile Road from I-1, Light Industrial and OS-1, Office Service to RM-1, Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay. The subject property is approximately 20.9 acres.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from I-1 and OS-1 to RM-1 with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09/11/14	<ul style="list-style-type: none"> • Applicant has presented a reasonable alternative to the Master Plan designation of Community Office and Industrial Research Development and Technology • Proposed multiple-family use would complement existing multiple-family uses to the south and in the general area • Ordinance deviations and waivers required for proposed cul-de-sac, same-side driveway spacing, landscape deficiencies, façade materials, setback coverage, building orientation, lot coverage and building setbacks as outlined in review letters • Public benefits outlined in planning review letter and applicant response letter • Items to be addressed on the Preliminary Site Plan submittal
Engineering	Approval recommended	09/08/14	Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	09/09/14	<ul style="list-style-type: none"> • Waiver required for cul-de-sac design and same-side driveway spacing (84 ft. proposed, 105 ft. required) • Proposed zoning and concept plan would generate less traffic on surrounding roadways than current zoning • Items to be addressed on the Preliminary Site Plan submittal

Landscaping	Approval recommended	09/10/14	<ul style="list-style-type: none"> • Ordinance deviations required for reduced berm height (staff supported with conditions) and lack of berms along east, west and north boundaries (staff supported) • Items to be addressed on the Preliminary Site Plan submittal
Wetlands	Approval recommended	09/10/14	<ul style="list-style-type: none"> • Conservation easement proposed over undisturbed natural features areas • Items to be addressed on the Preliminary Site Plan submittal
Woodlands	Approval recommended	09/11/14	<ul style="list-style-type: none"> • Conservation easement proposed over undisturbed natural features areas • Items to be addressed on the Preliminary Site Plan submittal
Façade	Approval recommended	11/05/14	<ul style="list-style-type: none"> • Proposed elevations/renderings would be considered enhancements over minimum ordinance requirements • Section 9 wavier recommended for the underage of brick and overage of siding and asphalt shingles
Fire	Comments provided	08/22/14	Items to be addressed on the Preliminary Site Plan submittal

Motion sheet

Approval

In the matter of the request of Novi Ten Townhomes JSP14-18 with Zoning Map Amendment 18.707 motion to **recommend approval** to the City Council to rezone the subject property from I-1 (Light Industrial) and OS-1 (Office Service) to RM-1 (Low Density Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay for the development of a 93 unit condominium project. The recommendation shall include the following ordinance deviations:

- a. Construction of proposed cul-de-sac to standards less than the general layout standards for local streets as described in the traffic review letter dated September 9, 2014;
- b. Deficient same-side driveway spacing for south access drive (84 ft. provided, 105 ft. required);
- c. Reduction in minimum berm height from 6 ft. to 4-5 ft. along the southern property boundary;
- d. Lack of berms along the east, west and north property boundaries;
- e. Section 9 façade waiver for the underage of brick and overage of siding and asphalt shingles;
- f. Building orientation to property lines greater than 45° (50°-90° proposed);
- g. Off-street parking, maneuvering lanes, service drives and/or loading areas covering 47% of the required front, side and rear yard building setback areas (maximum 30% coverage permitted);
- h. Reduction in required building setback for the southeastern most building (75 ft. required, 66 ft. provided);

And subject to the following conditions:

- a. Applicant must satisfy items i. through iv. under point 12.C in the traffic review letter dated September 9, 2014;
- b. Applicant must provide understory plantings on the proposed berm along the southern property boundary to assure adequate buffering;
- c. Applicant relocating interior sidewalks further away from the proposed roadway where feasible as indicated in the applicant's response letter;
- d. Applicant providing pedestrian style lighting along the frontage of City streets as indicated in the applicant's response letter;
- e. 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 applicant has presented a reasonable alternative to the proposed Master Plan designation of Community Office and Industrial Research Development and Technology as outlined in the planning review letter;
- b. The proposed property lines maintain a significant buffer (approximately 350 ft.) from the adjacent railroad and industrial uses to the east of the subject property;
- c. The proposed multiple-family use would complement the existing multiple-family uses to the south and in the general area;
- d. The plan meets several goals, objectives and implementation strategies included in the Master Plan for Land Use as outlined in the planning review letter;
- e. The applicant has made an effort to minimize impacts to on-site wetlands to the extent practical and has offered to preserve all remaining natural features via a conservation easement;

- f. The site will be adequately served by public utilities and the proposed zoning and proposed use represents fewer peak hour trips than the current zoning would require; and
- g. *(additional reasons here if any).*

-OR-

Denial

In the matter of the request of Novi Ten Townhomes JSP14-18 with Zoning Map Amendment 18.707 motion to **recommend denial** to the City Council to rezone the subject property from I-1 (Light Industrial) and OS-1 (Office Service) to RM-1 (Low Density Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay...*because the proposed zoning is not compliance with the Master Plan designation of Community Office and Industrial Research Development and Technology.*

Maps
Location
Zoning
Future Land Use
Natural Features

JSP14-18 Novi Ten Townhomes PRO

Location



Map Legend

 Subject Property



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

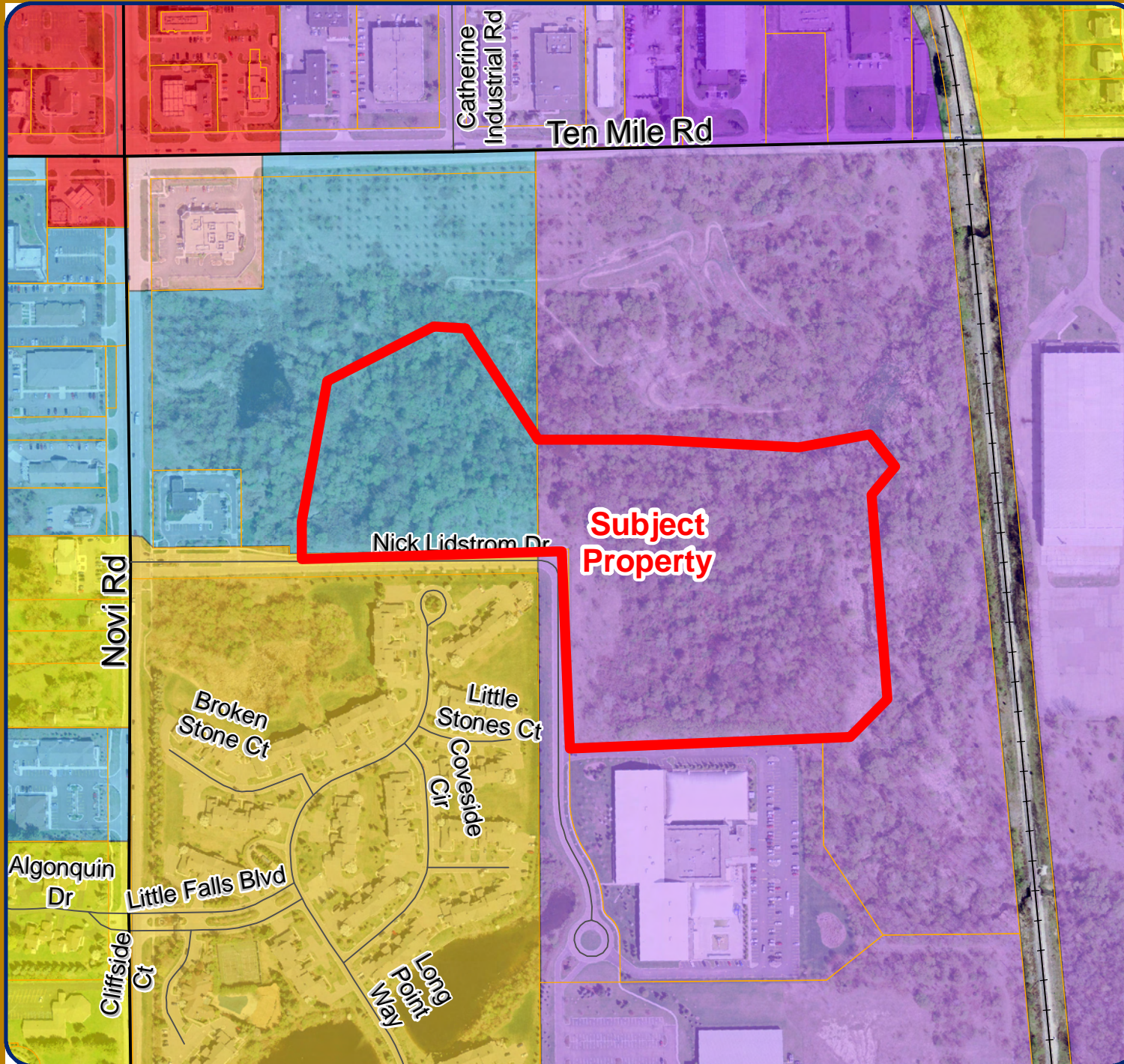
Map Author: Sara Roediger
Date: 06-30-14

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.

JSP14-18 Novi Ten Townhomes PRO

Zoning



Map Legend

-  Subject Property
-  R-4: One-Family Residential
-  RM-1: Low-Density Multiple Family
-  B-1: Local Business
-  B-3: General Business
-  I-1: Light Industrial
-  I-2: General Industrial
-  OS-1: Office Service



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

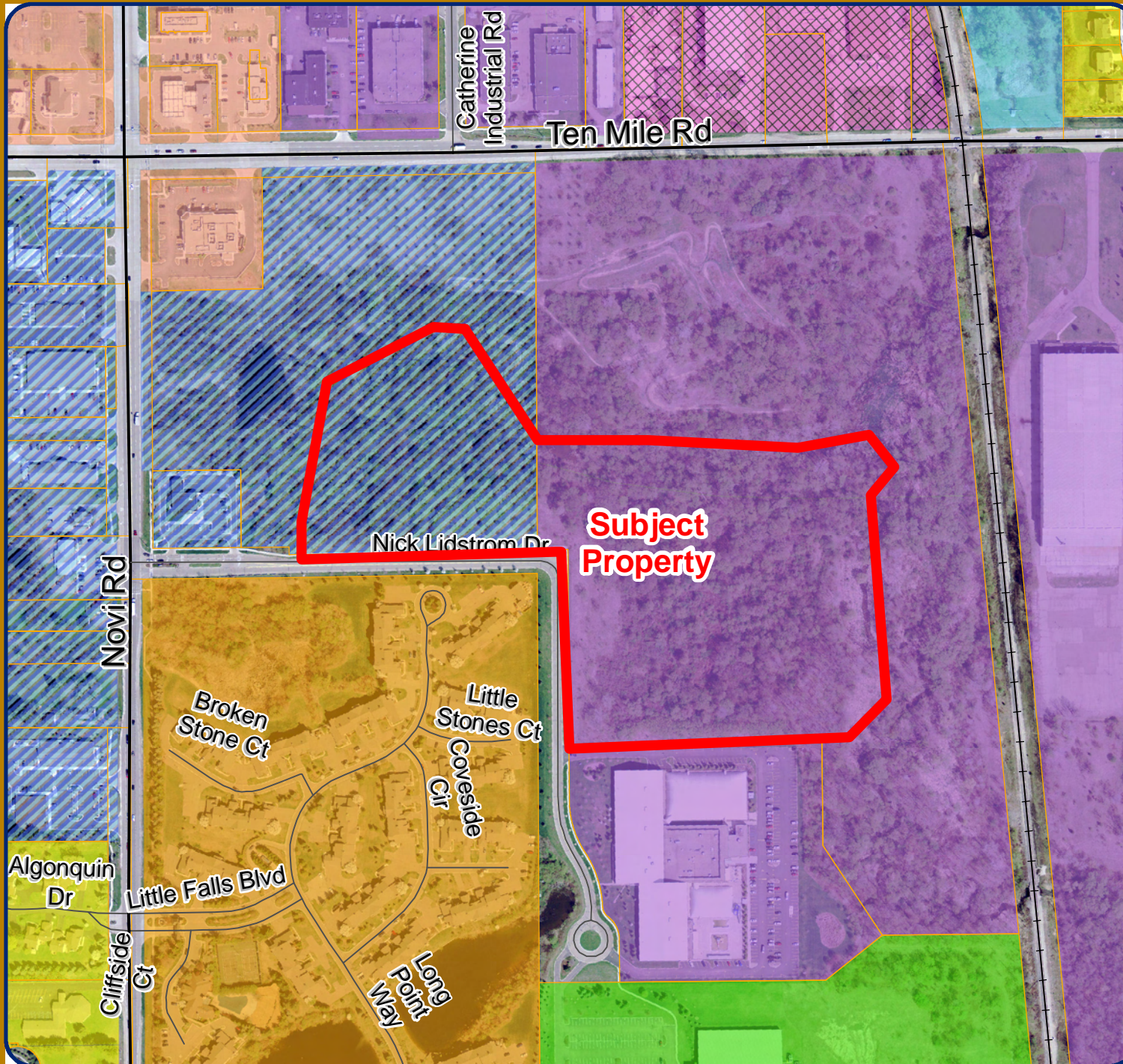
Map Author: Sara Roediger
Date: 06-30-14

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.

JSP14-18 Novi Ten Townhomes PRO

Future Land Use



Map Legend

-  Subject Property
-  Single Family
-  Multiple Family
-  Community Office
-  Industrial R&D Technology
-  Heavy Industrial
-  Local Commercial
-  Public
-  Public Park



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

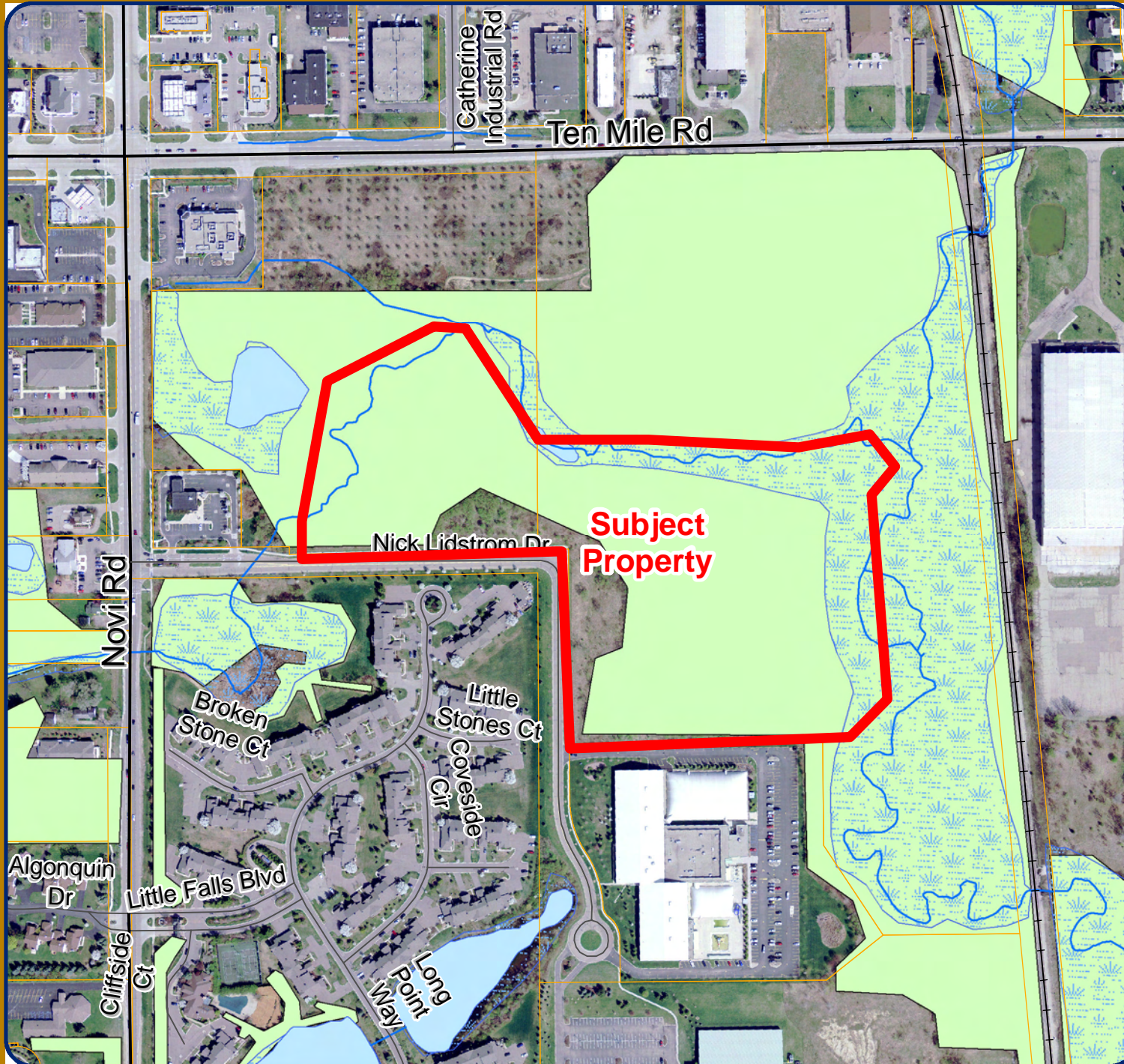
Map Author: Sara Roediger
Date: 06-30-14

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.

JSP14-18 Novi Ten Townhomes PRO

Natural Features



Map Legend

-  Subject Property
-  Waterways
-  Pond
-  Wetlands
-  Woodlands



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

Map Author: Sara Roediger
Date: 06-30-14

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.

Concept Plan



Landscape Summary

Street Trees	
Street Frontage	4,846 L.F.
Trees Required	141 Trees (4,846 / 35)
Trees Provided	141 Trees
Street Lawn	
Street Frontage	1,139 L.F.
Trees Required	25-3 Trees (1,139 / 45)
Trees Provided	25 Trees (20 Existing)
Greenbelt	
Greenbelt Length	1,139 L.F.
Trees Required	33 Trees (1,139 / 35)
Trees Provided	33 Trees
Sub-Canopy Trees Required	48 Trees (1,139 / 25)
Sub-Canopy Trees Provided	46 Trees
Detention Pond Plantings	
Freeboard Length	1,161 L.F.
Planting Required	812 L.F. (70%)
Planting Provided	870 L.F. (75%)

ALLEN DESIGN
 LAND PLANNING / LANDSCAPE ARCHITECTURE
 557 CARPENTER • NORTHVILLE, MI 48167
 248.467.4668 • Fax 248.349.0559
 Email: info@alldesign.com



Seal: _____



Title:
Landscape Plan

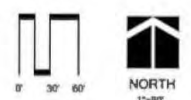
Project:
**Novi Ten Townhomes
 Novi, Michigan**

Prepared for:
 Toll Brothers
 39665 William K. Smith Dr., Suite B
 New Hudson, Michigan 48155

Revision: _____ Issued: _____
 Submission: _____ August 13, 2014

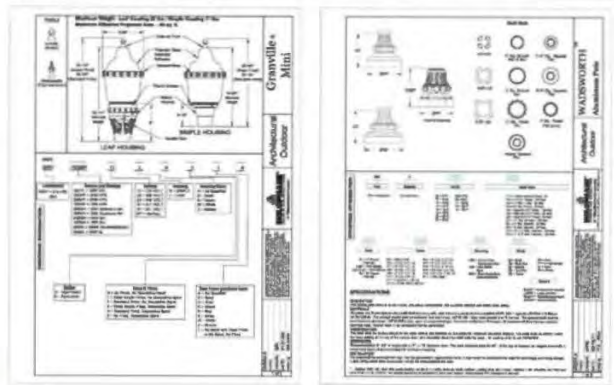
Job Number:
 13-022

Drawn By: _____ Checked By: _____
 JSP JSP



Sheet No. _____

Entry Light



Planning Review



PLAN REVIEW CENTER REPORT

September 11, 2014

Planning Review

Novi Ten Townhomes

JSP14-18 Rezoning 18.707 with a PRO

Petitioner

Toll Brothers

Review Type

Rezoning request from I-1 Light Industrial and OS-1, Office Service to RM-1 Low-Density Multiple-Family with Planned Rezoning Overlay (PRO) – Revised Concept Plan

Property Characteristics

- Site Location: South of the Novi Road and east of Ten Mile Road (Section 26)
- Site Zoning: I-1, Light Industrial and OS-1, Office Service
- Adjoining Zoning: North: I-1 and OS-1; East: I-1 (across railroad tracks), RM-1, Low Density, Low-Rise Multiple Family Residential (just east of I-1); South: I-1 and RM-1; West: OS-1 and RM-1
- Current Site Use: Vacant land
- Adjoining Uses: North: Vacant; East: Industrial, Novi Ridge Apartments (east of industrial use); South: River Oaks West Multi-Family, Sports Club of Novi and Novi Ice Arena; West: Walgreen's, bank, and River Oaks West Multi-Family
- School District: Novi Community
- Site Size: 20.09 acres
- Plan Date: 8/18/14

Project Summary

The petitioner is proposing a Zoning Map amendment for a portion of two vacant parcels that total 20.09 acres located southeast of Ten Mile and Novi Roads, accessed off of Nick Lidstrom Drive in Section 26 of the City of Novi from I-1 Light Industrial and OS-1, Office Service to RM-1 Low-Density Multiple-Family. The current zoning is split between OS-1, Office Service and I-1, Light Industrial. The applicant states that the rezoning is intended to allow for the development of a 93 unit high quality, owner occupied condominium project.

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 I-1 and OS-1 to RM-1) 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 applicant has proposed a 93-unit multiple-family development. The PRO concept plan shows two on-site detention ponds on the site, preservation of wetland areas along the site's northern and eastern property lines, a pathway connection through the site to future development to the north, and an offsite pathway at the site's southeast corner to the Novi Dog Park to the south. Two access points (one boulevarded) are proposed off of Nick Lidstrom Drive. The applicant has made some minor

adjustments to the concept plan and provided additional information to address comments from the previous review.

Recommendation

Provided the applicant alters the proposed elevations to at least comply with the minimum façade ordinance standards as described in the façade review letter dated October 29, 2014, staff **recommends approval** of the proposed PRO and concept plan to rezone property from I-1 Light Industrial and OS-1, Office Service to RM-1 Low-Density Multiple-Family with a Planned Rezoning Overlay for the following reasons:

- The plan proposes a reasonable alternative to the recommendations of the Master Plan for Land Use as the proposed property lines maintain a significant buffer (~350 ft.) from the adjacent railroad and industrial uses to the east of the subject property. Furthermore, the proposed multiple-family use would complement the existing multiple-family uses to the south and in the general area.
- The plan meets several goals, objectives and implementation strategies included in the Master Plan for Land Use as described later in this review letter.
- The applicant has made an effort to minimize impacts to on-site wetlands to the extent practical and has offered to preserve all remaining natural features via a conservation easement.
- 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

Staff anticipates that the Master Plan for Land Use will undergo a review during this fiscal year. The existing Future Land Use Map (adopted Aug. 25, 2010) of the City of Novi Master Plan for Land Use 2010 designates this site, and the site to the north, as Community Office and Industrial Research Development & Technology. The properties south and east of the site are also planned for Industrial Research Development & Technology; however the actual uses south of the site are recreational in nature. In addition, there is also a substantial amount of multiple-family use planned south of the western portion of the site. This is also true for the area west of the southern portion of the site, while the northern portion of the site is bordered by community office uses.

The City of Novi Master Plan for Land Use Review (February 26, 2010) included an extensive analysis of future land use within this geographic area called "Special Planning Project Area 1", which is included at the end of this report. This review and analysis, which included three draft alternatives for land use including multiple-family, and ultimately multiple family residential uses, were rejected due to non-compatibility with neighboring industrial uses and rail traffic.

The applicant is arguing that because of the multiple-family and recreation uses to the south and west, multiple-family zoning would act as a good transitional use between those uses and the existing and planned industrial and office uses to the north and east.

The Planning Commission may want to consider how the proposed PRO meets the goals, objectives and implementation strategies listed in the Master Plan for Land Use for this possible change in use including the following:

Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. *(The proposal would include high-quality, owner occupied condominiums, with both first floor master bedrooms and traditional layout units to appeal to a wide market.)*

Objective: Encourage residential developments that promote healthy lifestyles. *(The applicant has*

proposed the construction of pathway connections to the north of the site and south off-site to the City of Novi Dog Park.)

Implementation Strategy: Educate the public and developers on the benefits of making residential developments more walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible. *(The applicant has proposed the construction of pathway connections to the north of the site and south off-site to the City of Novi Dog Park.)*

Goal: Protect Novi's remaining woodlands and wetlands. *(The applicant has proposed the preservation of wetlands along its northern and eastern property lines.)*

Goal: Increase recreation opportunities in the City in the face of diminished open space and funding. *(The applicant has proposed the construction of pathway connections to the north of the site and south off-site to the City of Novi Dog Park.)*

Goal: Interconnect the City's pedestrian and bicycle paths. *(The applicant has proposed the construction of pathway connections to the north of the site and south off-site to the City of Novi Dog Park.)*

The rezoning request was presented to the Master Plan & Zoning Committee on July 9, 2013 as a rezoning with a Planned Rezoning Overlay from I-1 Light Industrial and OS-1, Office Service to RM-1 Low-Density Multiple-Family. The applicants presented their concept plan and proposed public benefits. The members of the Committee were receptive to the concept plan and rezoning noting the site presented challenges considering the significant amount of natural features throughout the property.

Existing Zoning and Land Use

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

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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1, Light Industrial OS-1, Office Service	Vacant	Community Office, Industrial Research Development & Technology
North	I-1, Light Industrial OS-1, Office Service	Vacant	Community Office, Industrial Research Development & Technology
East (across railroad tracks)	I-1, Light Industrial RM-1, Low-Rise Low Density Multiple-Family Residential (east of I-1)	Industrial, Novi Ridge Apartments (east of industrial)	Industrial Research Development & Technology, Multiple- Family (east of Light Industrial)
South	I-1, Light Industrial, RM-1, Low-Rise Low Density Multiple-Family Residential	River Oaks West Multi- Family, Sports Club of Novi & Novi Ice Arena	Industrial Research Development & Technology, Multiple- Family

West	OS-1, Office Service, RM-1, Low-Rise Low Density Multiple-Family Residential	Walgreen's, bank, River Oaks West Multi-Family	Community Office, Multiple-Family
-------------	---	---	--------------------------------------

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested RM-1 zoning with the zoning and uses on the adjacent properties should be considered when examining the proposed rezoning with the PRO option.

Directly to the **north** of the subject property is vacant property zoned I-1 (Light Industrial) and OS-1 (Office Service). Multiple-family use at this location could serve as a logical land use transition between the planned non-residential uses to the north and the multiple-family and recreation uses to the south.

Directly **east** of the subject property is a light industrial development with Novi Ridge Apartments directly east of the industrial building. There are railroad tracks separating the subject property and the industrial development, therefore there would be minimal impacts to these properties.

The properties to the **south** of the subject property include the River Oaks West Multi-Family development, and the Novi Sports Club and Novi Ice Arena. As previously mentioned, multiple-family use at this location could serve as a logical land use transition between the planned non-residential uses to the north and the multiple-family and recreation uses to the south. The proposed rezoning would increase traffic on Nick Lidstrom Drive.

The properties to the **west** of the subject property include the Walgreens store and a bank. The nearby uses would likely benefit from having additional customers within the immediate area. Again, the proposed multiple-family uses are more compatible with the existing River Oaks West Multi-Family development than as currently zoned.

Comparison of Zoning Districts

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

	I-1 (Existing)	OS-1 (Existing)	RM-1 (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. Office buildings/medical office/office sales 2. Accessory structures/uses 3. Public parks/outdoor recreation facilities 4. Indoor fitness facilities (< 2,000 sf) 5. Medical offices (including labs & clinics) 	<ol style="list-style-type: none"> 1. Office buildings 2. Medical offices 3. Facilities for human care 4. Financial institutions 5. Personal service 6. Off-street parking lots 7. Churches 8. Similar uses 9. Accessory structures/uses 10. Publicly owned parks, outdoor recreation facilities 11. Indoor fitness facilities (< 2,000 sf) 	<ol style="list-style-type: none"> 1. One-family dwellings 2. Two-family dwellings 3. Multiple-family dwellings 4. Farms and greenhouses 5. Public parks 6. Cemeteries 7. Family & group day care homes 8. Churches 9. Schools 10. Utility & public service buildings 11. Day care centers 12. Private non-commercial recreation 13. Golf courses 14. Colleges 15. Private pools 16. Mortuaries 17. Bed & breakfasts

	I-1 (Existing)	OS-1 (Existing)	RM-1 (Proposed)
			18. Shared, independent & congregate elderly housing
Special Land Uses (<i>Italics denotes a special land use only when adjacent to residential</i>)	<ol style="list-style-type: none"> 1. <i>Research & development, design facilities</i> 2. <i>Data processing & computer centers</i> 3. <i>Warehouse & wholesale establishments</i> 4. <i>Manufacture, compounding, processing, packaging or treatment of products such as bakery goods, pharmaceuticals, hardware, except tool & die, bone, pottery, cloth, fur, metal, etc.</i> 5. <i>Manufacture, compounding, assembling or treatment of articles of merchandise from previously prepared materials</i> 6. <i>Manufacture of pottery & figurines</i> 7. <i>Manufacture of musical instruments, toys, rubber stamps, etc.</i> 8. <i>Manufacture/assembly of appliances</i> 9. <i>Manufacture/repair of signs, sheet metal</i> 10. <i>Industrial sales, service & office</i> 11. <i>Trade/industrial schools</i> 12. <i>Labs (experimental, film, or testing)</i> 13. <i>Greenhouses</i> 14. <i>Public utilities</i> 15. <i>Indoor recreational facilities (> 2,000 sf)</i> 16. <i>Private outdoor recreational facilities</i> 17. <i>Similar uses</i> 18. <i>Accessory structures/uses</i> 19. <i>Pet boarding facilities</i> 20. <i>Vet hospitals / clinics</i> 21. <i>Motion picture, television, radio, & radio production facilities</i> 22. <i>Metal plating, buffing, polishing & molded rubber products</i> 23. <i>Uses meeting limited needs of industrial park</i> 24. <i>Automobile service establishments</i> 25. <i>Self-storage facilities</i> 26. <i>Ancillary retail sales activity</i> 27. <i>Central dry cleaning</i> 	<ol style="list-style-type: none"> 1. Accessory uses related to principal uses (i.e., pharmacies, optical, etc.) 2. Mortuaries 3. Public buildings 4. Nursery schools, child care/ adult day care 5. Indoor recreation facilities (> 2,000 sf) 6. Private outdoor recreational facilities 	<ol style="list-style-type: none"> 1. Convalescent homes 2. Child care facilities

	I-1 (Existing)	OS-1 (Existing)	RM-1 (Proposed)
	plants/laundries 28. Railroad transfer classification & storage yards 29. Tool, die, gauge & machine shops 30. Storage facilities for building materials 31. Municipal uses 32. Motion picture, television, radio & photographic production facilities 33. Accessory structures/uses		
Min. Lot Size (Area)	Based on the amount of off-street parking, landscaping, and setbacks required	Based on the amount of off-street parking, landscaping, and setbacks required	Number of rooms (not including kitchen, dining or bath) ≤ net site area/2,000 200 sq. ft. usable open space per dwelling unit
Max. Building Height	40 feet	30 feet	2 stories or 35 feet
Min. Building Setbacks	Front: 40 feet Sides: 20 feet Rear: 20 feet	Front: 20 feet Sides: 15 feet Rear: 20 feet	Front: 50 feet Sides: 75 feet Rear: 75 feet

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 letters from engineering dated June 13, 2014 and September 3, 2014). The engineering review indicated there would be a negligible impact in utility demands as a result of the proposed rezoning. 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 but the Engineering Division did not note any significant concerns with the proposed concept plan at this time.

A Rezoning Traffic Impact Study was not required for this request as the amount of traffic being generated by this project is estimated to be 604 daily trips, which is well below the additional 1,000 trip generated threshold. There are some other road design issues on the concept plan which will need to be addressed via a revised concept plan that include the location and design of parking spaces being located along major and minor drives in the development. A DCS waiver noted later in this later specifically addresses the preceding issue. See the traffic review letter dated September 9, 2014 for additional information.

The City’s Fire Marshall also did an initial review of the proposed plan and no issues to be addressed at this time.

Natural Features

The majority of the site consists of regulated woodlands including trees that could be considered specimen trees. The applicant has provided the required Woodland Plan and Woodland Tree List as part of this most recent submittal. There are significant amount of good quality woodlands on this site which will be impacted by the proposed plan, including the removal of all seven specimen trees on the site. The woodland review letter notes that these impacts are essentially “unavoidable” if the site is to be developed for residential use. It is not clear at this time whether the applicant plans to replace affected woodlands on site or pay into the City’s tree fund in lieu of on-site replacements. A Woodland Replacement Plan will be required. The applicant has offered to place a conservation easement over any remaining woodlands. Please refer to the woodland review letter dated September 10, 2014 for additional information.

The site contains wetlands along its northern and eastern property lines (all of which are moderate to high quality). The plans generally quantify proposed impacts to wetlands and wetland buffers; however, impacts as a result of the proposed boardwalk/bridge will need to be included in future submittals. The City's environmental consultant notes impacts to wetland and wetland buffer impacts have been minimized. Additionally, the applicant has offered to place a conservation easement over any remaining wetland and wetland buffer areas. Please refer to the wetland review letter dated September 10, 2014 for additional information.

Development Potential

Development under the current OS-1 and I-1 zoning could result in the construction of a substantial amount of office and industrial space. Development under the proposed RM-1 zoning without a PRO option could result in as many as 108 three bedroom units or 146 two bedroom units, based on gross acreage as net acreage has not been provided. Up to 20% of the units are permitted to be one bedroom which would result in additional density on the site.

The applicant is proposing 93 units on the 20 gross acre (18.45 net acre) property, resulting in approximately 5.04 units per net acre, which is well below the maximum density for 3+ bedroom units which is 5.4 units per net acre. The Master Plan for Land Use does not anticipate residential use of this property, so no density guidelines are provided on the plan. The proposed density for the multiple family development to the southwest of the site is 7.3 units per acre.

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 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, buildings, and detention basins. Also included were conceptual renderings and floor plans of styles and materials proposed for the development. (See the façade review letter dated October 29, 2014 for additional information on the provided renderings.) The applicant drafted a letter describing the public benefits of the proposed rezoning. As part of the revised concept plan submittal the applicant included a response letter noting slight alterations to the proposed pathways (as recommended by staff) as well as offering conservation easements to preserve the remaining natural features.

Ordinance Deviations and Additional Comments

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. In many cases, additional information is required to make a determination if a deviation is required. 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 (Section 501.1) and other applicable ordinances shown on the most recent concept plan:

1. Circulation and Driveway Spacing Waivers: **A waiver from the Design and Construction Standards would be required to allow the proposed cul-de-sac to be built to standards less than the general layout standards for local streets.** This waiver is recommended only if the applicant satisfies items i. through iv. under point 12.C in the traffic review letter. Additionally, a **same-side driveway spacing waiver** would be required for the south access drive (84 ft. provided, 105 ft. required). Please see the traffic review letter dated September 9, 2014 for additional information regarding circulation and driveway spacing waivers and required waivers. Modifications to the plans should be made to meet ordinance requirements **or deviations from these requirements should be included in the PRO Agreement.**
2. Landscape Waivers: Please see the landscape review letter dated June 13, 2014 for additional information regarding landscape deficiencies and required waivers. Modifications to the plans should be made to meet ordinance requirements **or deviations from these requirements should be included in the PRO Agreement.** Note that **staff supports the deviation from the berm requirement along property lines that abut an industrial use to preserve the existing natural features.**
3. Building Materials: Please see the facade review letter dated November 5, 2014 for additional information regarding building materials. **Staff recommends a Section 9 waiver be granted provided the applicant complies with those conditions noted in the facade review letter.**
4. Building Orientation: Section 2400, footnote e requires buildings be oriented at a 45° angle to all property lines. **The proposed building orientation ranges from 50° to 90°. The applicant has indicated they would like deviation from this requirement included in the PRO Agreement.**
5. Setback Coverage: Section 2400, footnote e states not more than 30% of the required front, side or rear yard building setback areas can be used for off-street parking, maneuvering lanes, service drives or loading areas. **The applicant has proposed 47% coverage and has indicated they would like deviation from this requirement included in the PRO Agreement.**
6. Building Setbacks: Per Section 2400, the minimum setback is 75 feet from the property line. **The southeastern most building is setback 66 feet from the angled property line. The applicant has indicated they would like deviation from this requirement included in the PRO Agreement.**
7. Off-Site Work: The plans indicate proposed fill to be placed off-site bordering Ten Mile Road, an important corridor in the City. **The applicant should provide additional information regarding said fill addressing whether or not berming is proposed and the height of said berm, whether tree removals will be required to allow for the proposed temporary access drive and whether any plantings are proposed in the area of the fill.**
8. Proposed Sidewalks and Streetscape Features: The Community Development Department has received the following suggestions regarding the proposed sidewalks and streetscapes: (a) The applicant should consider relocating the interior sidewalks further away from the proposed roadway to allow for a larger buffer space between the proposed sidewalks and proposed roadway. (b) The applicant should consider pedestrian style lighting along the frontage of the City streets. **The applicant should comment on these items in the required response letter.**

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.

- (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. The application materials dated May 19, 2014 and supplemental information dated August 18, 2014 note the following "public benefits":

1. Attractive use of property compared to current I-1 and OS-1 zoning.
2. Construction of pathway for public use through site from Nick Lidstrom Drive to north property line for connection to future development to the north.
3. Construction of offsite pathway to new Novi Dog Park commencing from site's southeast corner along rear property line of Novi Sport's Club as well as a connection to the existing pathway along Nick Lidstrom Drive.
4. Pedestrian directional signage along proposed pathways.
5. Preservation of natural features along north and east property lines and remaining wetlands, wetland buffer areas and woodlands on site through the execution of a conservation easement.

These proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. A conservation easement while always encouraged is not a requirement of typical development process.

The construction of pathways, both to the north and south of the site are enhancements that would benefit the public that would not be required as part of development. Coordination with the property to the north will be required to make the pedestrian connection. The addition of a pathway connecting directly to Nick Lidstrom Drive and pedestrian directional signage in particular will provide greater access to the site and a more significant benefit to the public at large than what was previously proposed. Access easements will need to be provided in order to the pathways fully open to the public.

Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- Rezoning signs will need to be erected along the property's frontage in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. The signs should be erected no later than 15 days prior to the scheduled public hearing.
- A rezoning traffic impact statement is not warranted by the change to residential zoning as the daily trip generation is less than 1,000 trips.
- A written statement by the applicant has been submitted.

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.



Kristen Kapelanski, AICP – Planner

Attachments: Planning Review Chart

Planning Review Summary Chart

Novi Ten Townhomes PRO JSP14-18
 Revised Concept Plan/Rezoning Review
 Plan Date: 8/18/14

Bolded items must be addressed by the applicant

Item	Proposed	Meets Requirements?	Comments
Master Plan Community Office, Industrial Research Development & Technology	Multiple-Family	No	The proposed rezoning is not in compliance with the current Master Plan and the proposal was considered by the Master Plan and Zoning Committee on July 9, 2014
Zoning (Art. 11 & 19) I-1 Light Industrial & OS-1 Office Service	RM-1 Low-Density Multiple-Family with PRO		Attached condominiums are permitted in the RM-1 District
Use Uses permitted in Article 6	93 Multiple-Family Attached Condominiums	Yes	
Max. Density (Sec. 2400, footnote d) # of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the net site area of the parcel in sq. ft. 3 bedroom units max. density = 5.4 units/net acre	93 three bedroom units on 18.45 net acres resulting in 5.04 units per acre	Yes	
Max. Building Height (Sec. 2400) 35 ft. two stories	Max. 35 feet	Yes	A note should be added to the site data box on Sheet 2 indicating max. building height
Additional RM-1 Requirements (Sec. 2400, footnote e)			
Min. Shoreline Setback 150 ft.	Not applicable		
Street Frontage Must front on public or private road	Fronts Nick Lidstrom Dr., a public road	Yes	
Building Length 180 ft. or up to 360 ft. if building setback increased 1 ft. for every 3 ft. building length when bordering a residential district or major thoroughfare	Max. building length of approx. 150 ft.	Yes	
Perimeter Building Orientation Structures located along an outer	Predominately buildings at	No	The applicant has indicated they would

Item	Proposed	Meets Requirements?	Comments
perimeter property line shall be oriented at a min. angle of 45° to adjacent properties	right angles to adjacent properties but varies between 50° to 90°		like this deviation included in the PRO Agreement
Max. Impervious Surface in Setback Max. 30% of setback areas parking, drives & loading area	47% setback coverage	No	The applicant has indicated they would like this deviation included in the PRO Agreement
Location of Parking & Drives Off-street parking & drives shall not be located closer than 25 ft. to any wall of a dwelling structure which contains openings involving living areas nor closer than 8 ft. to any wall that does not contain openings	Max. 25 ft.	Yes	
Sidewalk Connectivity 5 ft. sidewalks along internal roads	5 ft. sidewalks proposed along internal streets	Yes	
Min. Distance between Buildings $S = LA + LB + 2(HA + HB) / 6$ Regulated according to the length & height of buildings, min. 30 ft. unless there is a corner-to-corner relationship in which case the min. 15 ft.	All buildings meet minimum distances	Yes	
Min. Open Space Area (Sec. 2400, footnote f) 200 sq. ft. usable open space per unit 200 x 93 = 18,600 sq. ft. required	471,300 sq. ft. provided?	Additional information required	The applicant must provide a plan sheet showing applicable open space areas shaded and calculations provided See Section 2400 footnote f for a definition of areas that can be counted towards open space requirements in the RM-1 District
Min. Floor Area (Sec. 2400) 750 sq. ft. (2 bed), 500 sq. ft. (1 bed), 400 sq. ft. efficiency	2,000 to 2,600 sq. ft.	Yes	
Max. Lot Coverage (Sec. 2400, footnote e) 25%	17%	Yes	

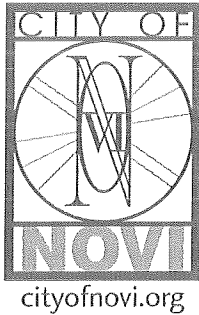
Item	Proposed	Meets Requirements?	Comments
Building Setbacks (Sec. 2400, footnotes b & c)			
1. Front (Nick Lidstrom Dr.): 75 ft.	75 ft.	Yes	
2. Side interior (south): 75 ft.	66 ft.	No	The applicant has indicated they would like this deviation included in the PRO Agreement
3. Side interior (west): 75 ft.	75+ ft.	Yes	
4. Rear (north/east): 75 ft.	75+ ft.	Yes	
Wetland & Watercourses (City Code Sec. 12-174(a)(4)) Lots cannot extend into a wetland or watercourse	Lots do not extend into wetland or watercourse	Yes	Wetland Minor Use Permit required, see wetland review letter Applicant has agreed to provide a conservation easement over remaining wetland and natural features setback areas
Woodlands (City Code Chpt. 37) Replacement of removed trees	Not indicated	Additional information required See woodland review letter	Woodland Permit required, see woodland review letter Applicant has agreed to provide a conservation easement over remaining wetland and natural features setback areas Applicant is encouraged to minimize impacts to quality trees
Nat. Features Setback (Sec. 2400 (t)) 25 ft. setback from wetlands	25 ft. from wetlands	Yes	Authorization to Encroach the 25 ft. Natural Features Setback required, see wetland review letter
Development in the Floodplain (Sec. 4.03 of the Sub. Ord.) Areas in a floodplain cannot be platted	0.27 acres of floodplain fill, 0.33 acres of compensation		Work with the Building Official, Tom Walsh 248-347-0417 or twalsh@cityofnovi.org to obtain any required permits

Item	Proposed	Meets Requirements?	Comments
	area		
Master Deed/ Covenants & Restrictions	Documents not submitted		Information required for review with FSP
<p>Exterior Lighting (Section 2511) Photometric plan required at FSP</p> <p>A residential development entrance light must be provided at the entrances to the development</p>	Entrance light indicated	Yes	<p>Applicant will need to work with the Engineering Division on the installation of the light as part of the site plan and construction process</p> <p>If additional exterior lighting is proposed, applicant should provide photometric plan at FSP</p>
<p>Sidewalks and Pathways (Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan & Non-Motorized Plan) 6 ft. sidewalk required along Nick Lidstrom Drive</p> <p>5 ft. sidewalk required on both sides of all internal streets</p>	<p>6 ft. sidewalk exists along Nick Lidstrom Dr.</p> <p>5 ft. sidewalks proposed along internal streets</p>	Yes	<p>Additional connection to north & of-site south of the site to the Dog Park are proposed as part of the public benefit</p>
<p>Economic Impact Total cost of the proposed building & site improvements</p> <p>Home size & expected sales price of new homes</p> <p>Number of jobs created (during construction, and if known, after a building is occupied)</p>	<p>Total cost of buildings and site improvements - >\$30,000,000</p> <p>Home sizes - 2,000 sq. ft. to 2,600 sq. ft. (average 2,152 sq. ft.) Sales price - average \$369,495</p> <p>Est. 186 jobs created during construction</p>	Information provided	
<p>Residential Entryway Signs (Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission</p>	None shown		If a residential entryway sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information
<p>Additional Planned Rezoning Overlay Agreement Terms: Public Benefit (Sec. 3402.D) As part of a PRO, the applicant shall demonstrate an enhancement of area as compared to existing</p>			

Item	Proposed	Meets Requirements?	Comments
zoning that results in a public benefit			
<p>Use of Property Attractive use of property compared to current I-1 and OS-1 zoning</p>			
<p>Off Site Pathway to South Construction of offsite pathway to new Novi Dog Park commencing from site's southeast corner along rear property line of Novi Sport's Club</p> <p>Path will connect directly to the dog park as indicated in the applicant's response letter and has been extended westward to connect directly to Nick Lidstrom Drive</p> <p>Pedestrian directional signage proposed along walk</p>			<p>Work with the Engineering Division and Jeff Muck, the Director for the Parks, Recreation, and Cultural Services Department at 248.347.0402 or jmuck@cityofnovi.org on the connection of the path to the entrance of the dog park</p> <p>Staff recommends establishing an access easement across the property to allow the general public to use the proposed walk,</p> <p>Details on proposed pedestrian signage to the dog park needed at the time of site plan submittal</p>
<p>Pathway Connection to North Construction of pathway for public use through site from Nick Lidstorm Dr. to north property line for connection to future development to the north</p> <p>Pedestrian directional signage proposed along walk</p>			<p>Construction & access easements required</p>
<p>Open Space Preservation of natural features along north and east property lines</p>			<p>Conservation easements proposed over remaining wetlands, natural features setbacks and woodlands</p> <p>See the wetland and woodland review letters for additional information</p>

Prepared by Kristen Kapelanski, AICP 248.347.0586 or kkapelanski@cityofnovi.org

Engineering Review



PLAN REVIEW CENTER REPORT

September 8, 2014

Engineering Review

Novi Ten Townhomes

JSP13-0075

Petitioner

Toll Brothers Land Development, applicant

Review Type

Concept Plan Review

Property Characteristics

- Site Location: South of Ten Mile Road and east of Novi Road
- Site Size: 20.09 acres
- Plan Date: August 18, 2014

Project Summary

- Construction of a 93 unit attached multi-family subdivision on approximately 20 acres. Site access would be provided by proposed public roadways off of Nick Lidstrom Drive.
- Water service would be provided by connecting to the existing 8-inch water main stubs on-site.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer on Nick Lidstrom Drive and a connection to the existing 36-inch trunkline sewer.
- Storm water would be collected by two storm sewer collection systems. The western 9.46 acres of the development is tributary to Detention Basin "A" with the 3.03 acres in the northeast corner of the development tributary to Detention Basin "B". These basins outlet into the existing wetlands east of the development.

Recommendation

Approval of the Concept Plan is recommended.

Comments:

The Concept Plan meets the general requirements of Chapter 11 with the following items to be addressed at the time of Preliminary Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

General

1. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.
2. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11).
3. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

4. Note that hydrants shall be placed no less than seven (7) feet, but no more than fifteen (15) feet, from the back of curb or the edge of pavement where there is no curb. Hydrants shall be placed approximately five hundred (500) feet apart.
5. The water main terminates near the southwest corner of the site short of the proposed buildings and should be looped back to the point of connection to the west at the southeast corner of the site or to Nick Lidstrom Drive at the southern entrance.
6. A water main stub shall be provided to the parcel to the north.
7. Provide a water main connection from the development to the existing water main near the boulevard entrance.

Sanitary Sewer

8. Provide the diameter and material type for all proposed and existing sanitary sewer at the time of Preliminary Site Plan submittal.

Storm Sewer

9. Revise the plan set to provide rear yard drainage systems to minimize the distance that surface drainage must pass through to reach a drainage structure. Untreated sheet flow into wetland areas is not permitted.
10. Provide the location for all residential sump leads. All leads must discharge into the subdivision's storm sewer network.
11. Provide an oil/gas separator with a four (4) foot sump at the last structure prior to discharge into the basins.
12. 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.

Storm Water Management Plan

13. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.

14. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge areas, rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown. The applicant is responsible for verifying that the proposed discharge point(s) has adequate capacity to accept the designed drainage flows.
 - a. Revise the plan set to provide a pre and post-development tributary area map.
 - b. Revise the post-development tributary area to account for all disturbed areas that are not maintained in their respective natural state.
15. Verify that the proposed maintenance access routes do not conflict with the proposed landscaping.
16. Revise the plan set to provide a minimum length to width ratio of 3 to 1 for the proposed detention basins. Additional pretreatment may be required if this requirement cannot be met.
17. Revise the plan set to combine basin inlets provide a means of preventing direct flow from the basin inlets to the sediment standpipe where the inlets and outlet are not placed at opposite ends of the basins. A sheet pile wall, rip-rap berm or earthen berm are acceptable methods.

Paving & Grading

18. Include a ramp detail with spot elevations for all ADA ramps and level landings at street crossings.
19. Provide two spot elevations where each pathway stub terminate or intersects and existing pathway.
20. Revise the pathway connections to the adjacent parcels to be eight foot wide and concrete and show the proposed pathway easement on the plan.
21. Specify whether the proposed roadway network will be public or private.

Flood Plain

22. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process.

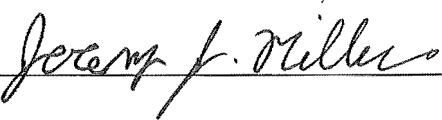
Off-Site Easements

23. Any off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal.

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

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

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



cc: Kristen Kapelanski, Community Development Department

MEMORANDUM



TO: SARA ROEDIGER, CITY PLANNER
FROM: ADAM WAYNE, CONSTRUCTION ENGINEER
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.707, NOVI TEN TOWNHOMES PRO
DATE: JUNE 11, 2014

The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 20.09 acres located off of Nick Lindstrom Drive, north of the Novi Ice Arena. The applicant is requesting to rezone 20.09 acres to RM-1 under a PRO from office (OS-1) and light industrial (I-1). The Master Plan for Land Use does not indicate an allowable residential density with the subject area allocated for community office and industrial research development and technology. The applicant is proposing a 93 unit attached multi-family development.

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 81 REUs. The proposed RM-1 zoning would yield 115 REUs, an increase of 34 REUs over the current zoning and the master plan utility demand. The proposed concept plan submitted as part of the PRO indicates that 93 units are proposed with a utility demand of 73 REUs.

Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available on Nick Lindstrom Drive and via on-site water main stub. 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 on Nick Lindstrom Drive and the 36-inch trunkline sewer which runs through the property. 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 requests proposes a maximum of 93 attached residential units which are less than the utility demand if the property were to be developed under 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

September 9, 2014

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

**SUBJECT: Novi-Ten Townhomes, JSP14-0018,
Traffic Review of Revised PRO Concept Plan, PSP14-0149**

Dear Ms. McBeth:

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

Recommendation

We recommend approval of the concept plan, subject to (a) Council specifically waiving the Design and Construction Standards for a cul-de-sac (DCS Fig VIII-F) – subject to conditions listed below – and (b) subject to the preliminary site plan satisfactorily addressing the issues shown below in **bold**.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing a 93-unit residential condominium development north and east of Nick Lidstrom Drive (see our attached aerial photo). The plan includes two points of vehicular access, a street loop in the eastern portion of the site, and a short cul-de-sac in the western portion of the site. Two 8-ft-wide asphalt paths are also proposed, one extending off-site to the north and one extending off-site to the southeast.
2. A similar development lies across Nick Lidstrom Drive. The proposed development would be directly north and adjacent to the Sports Club of Novi.
3. Nick Lidstrom Drive is classified a local residential street under City of Novi jurisdiction, but functions as a non-residential collector. The east-west section is 36 ft wide (the standard width for a collector), but the north-section section is only 28 ft wide (the standard width for a local street). Nick Lidstrom Drive is signalized at Novi Road and has a speed limit of 25 mph.

Trip Generation & Traffic Study

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

4. According to ITE data and methodology, the proposed development can be expected to generate about 604 one-way vehicle trips per day, 49 in the AM peak hour (8 in and 41 out) and 57 in the PM peak hour (38 in and 19 out).
5. Per the *City of Novi Site Plan and Development Manual*, a rezoning traffic study would be warranted in this case only if the proposed zoning change would increase daily trips by 1,000

or more over what would be generated by site development under the current zoning (a mix of OS-1 and I-1). Since total daily trip generation under the proposed residential zoning (RM-1) would be only 604, the threshold for a rezoning traffic study is obviously not met. Also, given the trip generation forecast cited in comment 4 (above), none of the City thresholds for other types of traffic study is met either.

Vehicular Access Locations

Do the proposed “driveway” locations meet City spacing standards?

6. No. The proposed south access drive would be only 84 ft north of the existing Sports Club drive (near-back-of-curb to near-back-of-curb). **Since the City’s minimum same-side driveway spacing on a 25-mph roadway is 105 ft, the proposed south driveway spacing requires a Planning Commission waiver.**

Vehicular Access Improvements

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

7. No.

Access Drive Design and Control

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

8. The proposed boulevard-style west access drive generally conforms to City standards. As required by those standards (DCS Fig IX.3), the applicant has “shown cause for” proposing the minimum boulevard nose offset (6 ft as opposed to the 12-ft standard) – so as to provide a pedestrian refuge in the median.
9. STOP and Keep Right signs are proposed in generally appropriate locations. **The preliminary and final site plans should provide more details on all proposed traffic control devices, however, including MMUTCD sign codes, a Signing Quantities Table, and an indication that the proposed STOP (R1-1) signs will be of the 24-inch size.**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

10. **To accommodate pedestrians wanting to cross the boulevard drive near its north end, sidewalk stubs (with ADA ramps) should be provided on the southwest and southeast corners of the internal tee intersection.** Larger vehicles turning from WB to SB to exit the development at this location will require that the median strip be set back as it now is shown, but crossing pedestrians can be expected to safely pass north of the median strip (a formal crosswalk need not be marked).
11. **Driveway crossing locations for the 8-ft-wide pathway – just east of the boulevard entrance and on the curve in the southeast corner of the site – should be marked with zebra-bar markings (2-ft-wide white bars parallel to the curbs, 4 ft on-center).**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

12. As we stated in our review letter of 5-29-14, the standards found in Sec 2514 of the Zoning Ordinance apply here since this is a proposed multi-family development. Given the ordinance definition of a “major” drive, we will accept the applicant’s contention that the inner loop between the two access points can now be construed as that type of drive. Due to a change in the proposed alignment of the drive, it will no longer be the “stem” of to a tee intersection, and the “minor” drive to the east will face STOP signs on both of its approaches to the major drive. **Under this new interpretation, however, Sec 2514 imposes the following specific requirements in this case:**
- a. **Sec 2514.B(ii) – dealing with minor drives – states that “Where on-street parking is proposed, it shall be limited to one side of the minor drive...” To best meet this requirement, given the series of minimum (100-ft) radius centerline curves, parking bays near those curves, and the amount of curb space lost to residential driveways, the entire inside of the minor east drive should be posted for no parking (with the obvious exception of the parking bays themselves, which constitute “adjacent” parking).**
 - b. **By definition, the major drive extends between and includes the two site access drives. As we previously pointed out, Sec 2514.B(v) expressly prohibits perpendicular parking spaces along a major drive; hence, the five easternmost perpendicular parking spaces in the proposed bank of nine opposite the boulevard entrance must be eliminated.**
 - c. **Per Sec 2514.B, a private drive network of this type “shall be built to City of Novi Design and Construction Standards for local streets...,” with certain exceptions listed that are not applicable here. The proposed cul-de-sac does not comply with those standards (specifically, DCS Fig VIII-F), and we are particularly concerned about pedestrian safety related to the parking spaces in the island. If a cul-de-sac design of this general type is permitted, we recommend that Council explicitly waive the preceding standard only with the following conditions being required:**
 - i. **The circulating (circular) roadway shall be posted for one-way counterclockwise operation (just as a standard cul-de-sac). This will require the placement of a non-diagrammatic Keep Right (R4-7a) sign on the island directly ahead of the approaching street centerline.**
 - ii. **The width of the circulating roadway shall be 32 ft (back-of-curb to back-of-curb)(just as a standard cul-de-sac). The extra 4 ft of pavement width will improve the sight lines for circulating drivers, as well as better facilitate the movement of moving vans and the City’s largest fire truck (the centerline radius of the roadway is now proposed to be only 55 ft, substantially less than the 100-ft minimum for private drives generally).**
 - iii. **The entry and exit curb radii, now dimensioned to be only 25 ft, shall be increased to 67 ft (just as a standard cul-de-sac). This will facilitate circulation by large moving vans, which would find it very difficult to circulate around the design now proposed.**

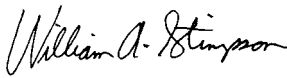
- iv. **The four parking spaces on the west side of the island shall be deleted, but two spaces can be added to the easterly module, one at each end of it.** As drivers enter and circulate counterclockwise, they should find it easier to see potential conflicts with vehicles and pedestrians entering/exiting the easterly spaces than the westerly spaces.

- v. **The remainder of the island's periphery shall be posted for no parking,** utilizing two back-to-back pairs of 12" x 12" No Parking Symbol (R8-3) signs. The two sign posts should be located at the 9 o'clock and 12 o'clock positions relative to the Keep Right sign at the 6 o'clock position.

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

Attachment: Aerial photo



Vicinity Aerial – Proposed Novi-Ten Townhomes

Landscape Review



PLAN REVIEW CENTER REPORT

September 10, 2014

Landscape Review

Novi Ten Townhomes JSP14-18

Review Type

Rezoning request with a Planned Rezoning Overlay

Property Characteristics

- Site Location: Nick Lidstrom Drive
- Site Zoning: OS-1 - Office Service; I-1 Light Industrial
- Proposed Zoning: RM-1 – Multiple Family Residential
- Site Use: Vacant
- Site Size: 20.09 acres
- Proposed Use: Multifamily Condominiums
- Plan Date: 8/18/14

Staff recommends approval of the rezoning request with a PRO for Novi Ten Townhomes JSP14-18 provided a statement is included within the PRO Agreement as noted below.

Ordinance Considerations

Residential Adjacent to Non-Residential (Sec.2509.3.a)

1. Residential adjacent to an industrial use is required to be buffered by a 10-15' high landscape berm with a 6' wide crest. This would be required between the proposed development and all adjacent non-residential sites. The Applicant has proposed a shorter berm of 4' to 5' height along the southern property boundary. This berm will have enhanced landscape including 24 evergreens as buffer. **An adjustment to the PRO Agreement would be necessary for the reduced berm height. Without the addition of understory plantings to assure adequate buffering, Staff cannot support the PRO Adjustment for the reduced height berm.**
2. **Preservation of natural features along the east, west and north boundaries of the project site may be preferable to the installation of required 4'-6" to 6' high berms in order to preserve natural features. Natural features in these locations include woodlands, wetlands and steep slopes. Waiver of the berm requirement in these locations would require an adjustment of the PRO Agreement. Staff is in support.**

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

1. A 20' landscape greenbelt is required where parking or an access drive is proposed where adjacent to parking or access drives. A 34' landscape greenbelt is required where not adjacent to parking or access drives. This requirement has been met.
2. A 2' high berm with a 3' wide crest is required adjacent to parking or access drives. A 4' high berm with a 4' wide crest is required where not adjacent to parking or access drives. This requirement has been met.

3. A canopy tree or large evergreen is required per 35 l.f. of road frontage (Lidstrom Drive). Please note that the Applicant has proposed additional plantings along the Nick Lidstrom Drive frontage as an enhanced buffer. This requirement has been met.
4. A sub-canopy tree is required per 20 l.f. of road frontage where adjacent to parking or access drives. A sub-canopy tree is required per 25 l.f. l.f. not adjacent to parking or access drives. This requirement has been met.

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

1. One street tree along the Lidstrom road frontage is required per 35 l.f. where adjacent to parking or access drives. One street tree along the Lidstrom road frontage is required per 35 l.f. where not adjacent to parking or access drives. This requirement has been met.

Parking Landscape (Sec. 2509.3.c.)

1. No more than 15 contiguous parking spaces are allowed without a parking lot island. No large parking areas are proposed. This requirement has been met.
2. Twenty five foot clear vision areas are shown at access points.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Parking area perimeter trees are required at one per 35' of the parking lot boundaries. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required at the building foundations with the exception of access points. No detail has been provided for foundation plantings at this time. *Please provide required calculations and these plantings upon subsequent site plan submittals.*
These plantings will be required in detail upon subsequent site plan submittals.
2. A total of 8' x the building perimeters is required as building foundation landscaping. *Please provide required calculations and these plantings upon subsequent site plan submittals.*

Multi-Family/ Attached Dwelling Units (Sec. 3509.3.e.(2))

1. Three (3) canopy trees are required per unit. The use of native species is recommended. This requirement appears to have been met. *Please provide required calculations upon subsequent site plan submittals.*
2. One street tree along interior access drives is required per 35 l.f. of frontage excluding driveways, interior roads adjacent to public right of ways and parking entry drives. This requirement has been met.
3. A minimum of 60% of the front of each ground floor unit must be provided with a mixture of shrubs and sub-canopy trees, perennials and annuals. *Please provide required calculations and these plantings upon subsequent site plan submittals.*

Plant List (LDM)

1. Please provide a Plant List as provided meeting the requirements of the Ordinance and the Landscape Design Manual.

Planting Notations and Details (LDM)

1. Please provide Planting Details and Notations meeting the requirements of the Ordinance and the Landscape Design Manual.

Storm Basin Landscape (LDM)

1. The storm basin high water rim is to have 70-75% of the high water line planted with large shrubs. These plantings should be placed within multiple unified beds such that no mowing occurs on the basin side of these plantings. Plantings should be staggered in minimum double rows. *Please provide required calculations and these plantings upon subsequent site plan submittals.*

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

1. An Irrigation Plan and Cost Estimate must be provided upon Final Site Plan submittal.

General

1. Inclusion of site amenities is encouraged with a residential development of this size. One sidewalk and boardwalk is proposed that appears to lead to adjacent property to the north. Additional walkways/trails, small gathering areas, benches or picnic tables are amenities that are encouraged for the development.
2. The Applicant should work with Community Development and Parks, Recreation and Cultural Services on the location of the walkway toward the future Novi Dog Park currently under construction.
3. Please provide more detail for the central area of the circular drive to the west.
4. *The site contains significant natural features such as woodlands and wetlands. Please see the woodland and wetland reviews for additional comments. Woodland replacements will be required. The Applicant has the opportunity to use a mix of native canopy trees, evergreens, shrubs and groundcovers to meet the requirements.*

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.

Reviewed by: David R. Beschke, RLA

Pre-app Landscape Chart JSP 14-18

September 15, 2014

Project Name: Novi Ten Townhomes
 Project Location: Novi Road and Ten Mile Road
 Plan Date: 9/5/2014
 Review Type: Concept Plan

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association. (LDM 2.a.)	Yes	Yes	Yes	
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	
Legal description or boundary line survey. (LDM 2.c.)	Yes	Yes	Yes	
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	
A landscape plan 1"-20' minimum Proper north (LDM 2.e.)	Yes	Yes	Yes	LA may approve larger scale.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Show at a minimum 2' contour interval
Existing plant material (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Show location, type and size.
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Vision Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	Measurements are to be taken from R.O.W.
Zoning (LDM 2.f.)	GE	GE	pending	

Item	Required	Proposed	Meets Requirement	Comments
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Stamping Set must provide an original signature.
Plant List (LDM 2.h.)	No			Plant schedule that includes key, quantity, botanical name, common name, size, root, comments and cost estimate
Quantities	No			
Sizes	No			Canopy trees must be 3" in caliper Sub-Canopy trees must be 2.5" in caliper
Type and amount of mulch	No			
Turf	No			Must provide type and quantity of all ground cover.
Acceptable species	No			There are no prohibited plantings.
Diversity	No			
Planting Details/Info (LDM 2.i.)	Yes	Yes	Yes	
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	pending	Show locations and screening.
Berm Plantings (LDM 1)	Yes	Yes	Yes	
Walls (LDM 2.k.)	NA			Show materials, height and type of construction including footings.
Landscape Notes	Yes	Yes	Yes	
Miss Dig Note	Yes	Yes	Yes	
Mulch	Yes	Yes	Yes	Natural color, finely shredded hardwood bark required for all plantings. 4" thick bark mulch for trees in 4-foot diameter circle with 3" pulled away from trunk. 3" thick bark for shrubs and 2" thick bark for perennials.
2 yr. Guarantee	Yes	Yes	Yes	Indicate 2 year guarantee on plant material. Replace failing material within one year, or the next appropriate planting period.
Approval of substitutions.	Yes	Yes	Yes	All substitutions or deviations from the landscape plan must be approved by the city prior to installation.
Tree stakes	Yes	Yes	Yes	Remove after one winter season.

Item	Required	Proposed	Meets Requirement	Comments
Parking Area Landscape Calculations (LDM 2.0.)	Yes	Yes	Yes	Islands a minimum 300 square feet to qualify.
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			A - Total square footage of parking spaces not including access aisles X 10% (parking space square footage x .10) 148,793 x 10% = 14,879 SF
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			B - Square footage of all additional paved vehicular use areas under 50,000 sq. ft. x 5% (square footage x .05) 0 x 5% = 0
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			C - square footage of all additional paved vehicular use areas over 50,000 sq. ft. x 1% (square footage x .01) 219,293 x .01 = 2,193
A. For: I-1 and I-2 1. Landscape area required due to # of parking spaces	NA			A - Total square footage of parking spaces not including access aisles X 7% (parking space square footage x .07)
B. For: I-1 and I-2 2. Landscape area required due to vehicular use area	NA			B – Square footage of all additional paved Vehicular use areas under 50,000 sq. ft. x 2% (square footage x .02)
C. For: I-1 and I-2 2. Landscape area required	NA			C – square footage of all additional paved vehicular use areas over 50,000 sq. ft. x 1% (square footage x .01)

Item	Required	Proposed	Meets Requirement	Comments
due to vehicular use area				
Total A, B and C above = Total interior parking lot landscaping requirement	NA			A+B+C = 14,879 + 2,193 = 17,072 square feet required 21,689 SF provided
Parking lot tree requirement	Yes	Yes	Yes	Total square footage requirement / 75 228 required 228 provided
Perimeter Canopy Tree Plantings	Yes	Yes	Yes	Minimum 1 per 35 linear feet as a minimum.
Parking Lot Plants	Yes	Yes	Yes	Maintain shrubs at max. 24" in height within lot. No plants over 12" within 10 feet of fire hydrant. No evergreen trees in islands.
15 parking space limit	Yes	Yes	Yes	Only 15 permitted without island
Parking Land Banked	NA			
Foundation Landscape calculation (LDM.2.p.)	Yes	No	No	Square footage equal in quantity to the building perimeter x 8'. Minimum 4' required 12,584 required 44,570 provided
Snow Deposit (LDM.2.q.)	Yes	No	No	Location(s) shown.
Irrigation plan (LDM 2.s.)	Yes	No	No	Provide with final landscape plan.
Cost Estimate (LDM 2.t.)	Yes	No	No	Provide as a column on plant schedule consistent with the City's current fee calculation chart.
Plant Placement (LDM 3.a.(4))	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line
Residential adjacent to non-residential	Yes			
Berm (2509.3.a.)	Yes	Yes	pending	
Planting (LDM 1.a.)	Yes	Yes	Yes	
Adjacent to Public Rights-of-Way	Yes	Yes	Yes	
Berm (2509.3.b.)	Yes	Yes	Yes	Call out any requested waivers if berm is not provided.
Street trees	Yes	Yes	Yes	

Item	Required	Proposed	Meets Requirement	Comments
Detention Basin Plantings (LDM 1.d.(3))	Yes	No	No	70-75% of basin rim planted.
Transformer Screening (LDM 1.d.(3))	Yes	Yes		Provide 8 to 10 feet of clear space in front of the doors. 24" clear on sides.
R.O.W. Trees (2509.3.f - LDM 1.d))	Yes	Yes	Yes	
Single Family				
40 wide non-access greenbelt	NA			
Street Trees	NA			
Islands and boulevards	NA			Irrigated
Multi family	Yes			
Condo Trees	Yes	Yes	Yes	3 canopy of deciduous for each first floor unit
Street trees	Yes	Yes	Yes	1 per 35 linear feet
Interior street trees	Yes	Yes	Yes	1 per 35 linear feet Evergreens no closer than 20 feet.
Subcanopy trees	NA			1 per 25 linear feet
Basin plantings	Yes	No	pending	
Loading Zone (2507)	NA			Placed at rear of building / screened.

NOTES:

1. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This table is a summary chart and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis.
For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.
2. NA means not applicable.
3. Critical items that need to be addressed are in bold italics.
4. For any further questions, please contact:
David R. Beschke
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
City web site www.cityofnovi.org

Wetlands Review



Environmental Consulting & Technology, Inc.

September 10, 2014

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

Re: Novi Ten Townhomes (JSP14-0018)
Wetland Review of the Planned Rezoning Overlay (PRO)/Concept Plan (PSP14-0149)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Planned Rezoning Overlay (PRO)/Concept Plan (Plan) for the proposed Novi Ten Townhomes project prepared by Seiber, Keast Engineering, L.L.C. dated August 18, 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 and has also previously visited this site for the purpose of a wetland boundary verification.

The proposed development is located east of Novi Road and north of Nick Lidstrom Drive, Section 26. The Plan appears to propose the construction of 21 multi-family residential site buildings, associated roads and utilities, and a stormwater detention basin. The proposed project site contains several areas of City-Regulated Wetlands and is adjacent to Chapman Creek (see Figures 1 & 2).

ECT previously visited the site for the purpose of conducting a wetland verification in 2008 as well as in 2014. In 2008, ECT (John Freeland) has met onsite with the applicant's wetland consultant (Jeff King of King & MacGregor Environmental) to review a previously flagged wetland boundary prior to final survey. In addition, it is ECT's understanding that the site was also subsequently evaluated by the MDEQ through their Level 3 Wetland Interpretation Program. After the MDEQ evaluation, some boundaries were further adjusted, resulting in further minor increase in mapped wetland area.

The development site is adjacent to small emergent-scrub shrub wetlands as well as higher-quality forested and open-water wetland. The site contains floodplain areas associated with a tributary of the Rouge River (Chapman Creek, per Plan). At the time, ECT discussed some particular areas that proposed development should work hard to avoid and minimize impacts. Those areas include forested and open water wetland areas.

Onsite Wetland Evaluation

The *Planned Rezoning Overlay Plan* (Sheet 2) indicates areas of wetland surrounding the proposed development site. As noted, these wetland areas were delineated by King & MacGregor Environmental, Inc.

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

All of these wetlands are of moderate to high quality and only relatively minor 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

Currently, the Plan does not indicate proposed, direct impact to wetlands. However the Planned Rezoning Overlay (PRO) Plan (Sheet 2) does indicate a proposed 8’ wide pedestrian boardwalk/bridge. The impacts associated with this work do not appear to be indicated or quantified on the Plan. Subsequent site plans should include a detailed description of both permanent and temporary wetland and wetland buffer impacts associated with this proposed boardwalk/bridge.

The Plan indicates a total permanent wetland buffer impact of 0.124-acre for the purpose of constructing proposed stormwater detention basin “B” as well as a small area of impact associated with the construction of one of the proposed buildings.

While the Plan includes proposed impacts to on-site wetland buffer, the Applicant has made an attempt to minimize proposed wetland disturbance. 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

Wetland Area	Wetland Area (acres)	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	1.64	Yes City Regulated /Essential	Yes	None Indicated	None Indicated
TOTAL	1.64	--	--	None Indicated	None Indicated

As noted, the Plan specifies impacts to the 25-foot natural features setback. 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

Wetland Setback/Buffer Area	Wetland Buffer Area (acres)	Impact Area (acre)
A	Not Provided	0.12
A	Not Provided	0.004
TOTAL	--	0.124

Subsequent site plan submittals shall identify, label and quantify all proposed impacts to wetland and 25-foot wetland buffers/setbacks, including any impacts associated with the proposed boardwalk/bridge. In addition, the plan shall label and quantify any wetland or wetland setback impacts associated with the proposed "off-site" 8-inch sanitary sewer connection that is proposed to the east of the site.

Permits & Regulatory Status

All of the wetland on the project site appears 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 wetland areas 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.

All associated wetland also appears to be regulated by the MDEQ as it appears to be within 500 feet of a watercourse/regulated drain (Chapman Creek, per Plan). It should however, be noted that final determination of regulatory status should be made by the MDEQ. It is the Applicant's responsibility to contact MDEQ in order to determine the regulatory status of the on-site wetlands. It is ECT's understanding that the site was also subsequently evaluated by the MDEQ through their Level 3 Wetland Interpretation Program. The applicant states that a copy of the MDEQ wetland boundary verification approval letter was enclosed with the plan review comments response letter. A copy does not appear to have been provided to our office.

The project as proposed will likely require a City of Novi *Wetland 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

The following are repeat comments from our Wetland Review of the Planned Rezoning Overlay Plan letter dated June 6, 2014. The current status of these comments follows below, in ***bold italics***:

1. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable.

This comment has been addressed. Although the Plan currently includes 0.124-acre of proposed permanent impact to the 25-foot wetland setback, the Applicant has made an attempt to minimize proposed wetland disturbance.

2. Subsequent site plan submittals shall identify, label and quantify all proposed impacts to wetland and 25-foot wetland buffers/setbacks.

This comment still applies. Subsequent site plan submittals shall identify, label and quantify all proposed impacts to wetland and 25-foot wetland buffers/setbacks, including any impacts associated with the proposed boardwalk/bridge. In addition, the plan shall label and quantify any wetland or wetland setback impacts associated with the proposed "off-site" 8-inch sanitary sewer connection that is proposed to the east of the site.

3. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer.

This comment appears to have been addressed. The Planned Rezoning Overlay Plan notes that "Conservation easement shall be provided over remaining woodlands, wetlands, and natural features setbacks".

4. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application or letter of no jurisdiction to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

This comment still applies.

5. It is ECT's understanding that the site was also subsequently evaluated by the MDEQ through their Level 3 Wetland Interpretation Program. A copy of the MDEQ wetland boundary verification approval letter should be provided to the City for review.

Novi Ten Townhomes (JSP14-0018)

Wetland Review of the Revised Planned Rezoning Overlay (PRO)/Concept Plan (PSP14-0149)

September 10, 2014

Page 5 of 7

This comment still applies. The applicant states that a copy of the MDEQ wetland boundary verification approval letter was enclosed with the plan review comments response letter. A copy does not appear to have been provided to our office. Please submit a copy of this letter to our office.

Recommendation

In general, ECT recommends approval of the Revised Planned Rezoning Overlay (PRO)/Concept Plan for Wetlands with the condition that the Applicant address the items noted above under "Comments" in subsequent site plan submittals.

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: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nukulaj, City of Novi Customer Service

Attachments: Figures 1 & 2



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).

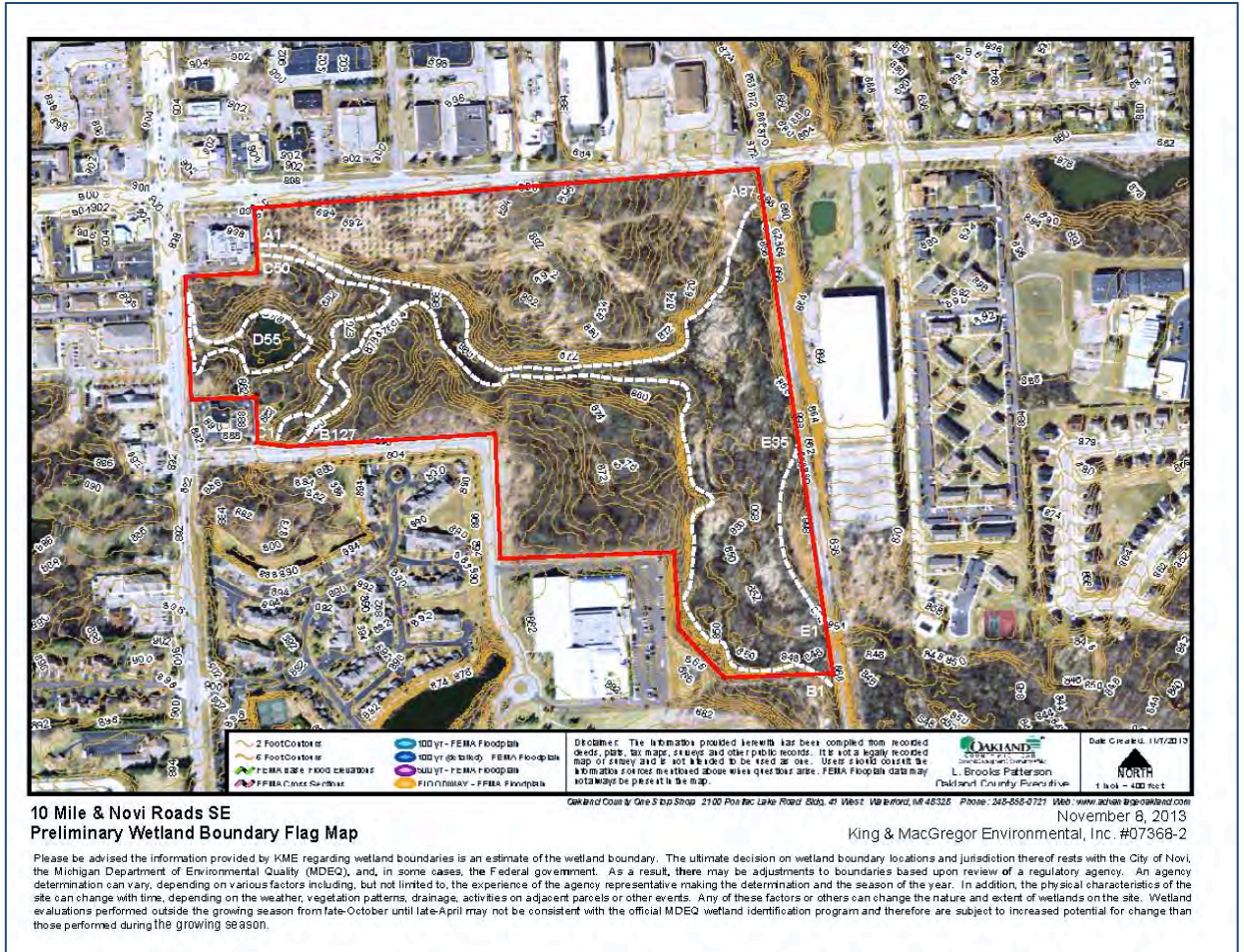


Figure 2. Wetland Delineation Map (Provided by King & MacGregor Environmental, Inc.)

Woodlands Review



Environmental Consulting & Technology, Inc.

September 11, 2014

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

Re: Novi Ten Townhomes (JSP14-0018)
Woodland Review of the Revised Planned Rezoning Overlay (PRO)/Concept Plan
(PSP14-0149)

Dear Ms. McBeth:

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Planned Rezoning Overlay (PRO)/Concept Plan (Plan) for the proposed Novi Ten Townhomes project prepared by Seiber, Keast Engineering, L.L.C. dated August 18, 2014. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. 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.*

ECT most recently visited the site on June 3, 2014 for the purpose of a woodland evaluation.

The proposed development is located east of Novi Road and north of Nick Lidstrom Drive, Section 26. The Plan appears to propose the construction of 21 multi-family residential site buildings, associated roads and utilities, and a stormwater detention basin. The proposed project site contains a

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

An Equal Opportunity/Affirmative Action Employer
www.ectinc.com

significant amount of City-Regulated Woodland area and is adjacent to areas of existing wetland and Chapman Creek (see Figure 1), a tributary of the Rouge River.

A *Woodland Plan* (Sheets L-2 & L-3) and *Woodland Tree List* (Sheet L-4) have been provided with the Plan. The existing site woodland information (tree sizes, species and conditions) have now been provided by the Applicant. In addition, proposed impacts to on-site regulated woodlands have now been described/quantified.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on June 3, 2014.

As noted above, the proposed project site contains a significant area of regulated woodland (see Figure 1). The majority of the proposed development limits lie within areas of existing City-Regulated Woodland. The highest quality woodlands on site are found in the northwestern portion of the project (located north of Nick Lidstrom Drive). The site is surrounded by areas of City- and MDEQ-regulated wetlands. The proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

The on-site trees have been identified in the field with metal tags on fishing line allowing ECT to compare the tree diameters reported on the *Woodland Tree List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland 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.

On-site woodland within the project area consists of American elm (*Ulmus americana*), basswood (*Tilia americana*), bitternut hickory (*Carya cordiformis*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), boxelder (*Acer negundo*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), green ash (*Fraxinus pennsylvanica*), cottonwood (*Populus deltoides*) and several other species.

Based on the *Tree List* information as well as our site assessment, the maximum size tree diameter on the site is 33-inch d.b.h. (sugar maple) and the average d.b.h. is approximately 12-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 relatively high level environmental benefit and in terms of a scenic asset, windblock, 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 *Woodland Tree List*, there are several (7) trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

- Tree # 15, 26"/27" hawthorn (18" is minimum caliper size for specimen trees);
- Tree # 143, 25" black cherry (24" is minimum caliper size for specimen trees);
- Tree # 317, 33" silver maple (24" is minimum caliper size for specimen trees);
- Tree # 486, 11"/27" black cherry (24" is minimum caliper size for specimen trees);
- Tree # 541, 24" black locust (24" is minimum caliper size for specimen trees);
- Tree # 3750, 27" black cherry (24" is minimum caliper size for specimen trees);
- Tree # 3751, 32" black cherry (24" is minimum caliper size for specimen trees).

Of these 7 potential specimen trees, all 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

Common Name	Species	DBH
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 buildings 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-3). The Applicant has noted the following:

- Total Trees: 760
- Regulated Trees Removed: 593
- Regulated Trees Preserved: 120

- Stems to be Removed 8” to 11”: 315 x 1 replacement (Requiring 315 Replacements)
- Stems to be Removed 11” to 20”: 188 x 2 replacements (Requiring 376 Replacements)
- Stems to be Removed 20” to 30”: 10 x 3 replacements (Requiring 3099 Replacements)
- Stems to be Removed 30”+: 1 x 4 replacements (Requiring 4 Replacements)
- Multi-Stemmed Trees: (Requires 263 Replacements)

- Total Replacement Trees Required: 988

It should be noted that the supplemental spreadsheet/tree list provided by Allen Design is consistent with the information on the Plan and notes that 988 Woodland Replacement credits are required. It is currently not clear if the Applicant is proposing any on-site Woodland Replacement credits or if the intent is to pay all of the required Woodland Replacement Credits into the City of Novi Tree Fund. This should be clarified on future site plan submittals.

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. Novi Ten Townhomes consists of 21 multi-family residential buildings. Residential and commercial developments are located south of the proposed site and wetlands are located along the northern edge. Impacts to a portion of the site woodlands are deemed unavoidable if this property is to be developed for residential use. While the overall ecological values of the existing woodlands cannot be immediately replaced through the planting of woodland replacement trees, the applicant will need to show that they are prepared to meet the requirements of the Woodland Ordinance through on-site Woodland Replacement Credits and/or a payment to the City of Novi Tree Fund.

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

The following are repeat comments from our Woodland Review of the Planned Rezoning Overlay Plan letter dated June 6, 2014. The current status of these comments follows below, in ***bold italics***. ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. A woodlands plan, tree inventory, removal & replacement plan shall be provided on subsequent site plans.

This comment has been addressed.

2. 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).

This comment still applies.

3. 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. It is currently not clear if the Applicant is proposing any on-site Woodland Replacement credits or if the intent is to pay all of the required Woodland Replacement Credits into the City of Novi Tree Fund. This should be clarified on future site plan submittals.

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

This comment has been addressed. The Applicant has stated in their comments letter dated August 18, 2014 that a wetland and woodland Conservation Easement will be provided over the remaining woodlands, wetlands and natural features setbacks. The area shall be indicated on the Preliminary Site Plan.

5. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. 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.

6. 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.

7. 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.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Novi Ten Townhomes (JSP14-0018)

Woodland Review of the Revised Planned Rezoning Overlay (PRO)/Concept Plan (PSP14-0149)

September 11, 2014

Page 8 of 11

A handwritten signature in blue ink, appearing to read "Peter Hill". The signature is fluid and cursive, with a large initial "P" and "H".

Senior Associate Engineer

cc: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nukulaj, 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. View north along Nick Lidstrom Dr. from Sports Club of Novi.



Photo 2. View northwest along Nick Lidstrom Dr.

Novi Ten Townhomes (JSP14-0018)

Woodland Review of the Revised Planned Rezoning Overlay (PRO)/Concept Plan (PSP14-0149)

September 11, 2014

Page 11 of 11



Photo 3. Tree #134, ~12-inch beech tree.



Photo 4. View north along edge of Chapman Creek floodplain.

Façade Review



November 5, 2014

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**
Novi Ten Townhomes, Revised PRO Concept Plan, SP14-0088
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth:

The following is the Façade Review for the Revised PRO Concept plan for the above referenced project. Our review is based on the drawings with revisions initialed by Jason Minock on 11/4/14 (attached), of Toll Brothers Development, in response to our prior review. The applicant has provided four models to be used within the project. The percentages of materials proposed for each model are as shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the bottom row. Materials that are in non-compliance with the Façade Schedule are highlighted in bold.

Larchmont, Brandywine	Front	Rear	Side (Entrance)	Rear Concealed Units	Ordinance Maximum (Minimum)
Stone or Brick	20%	10%	20%	0%	100% (30% Min)
Horizontal Siding	20%	35%	55%	45%	50% (Note 11)
Asphalt Shingles	55%	50%	15%	50%	25%
Wood Trim	5%	5%	5%	5%	25%

Pentwater, Brandywine	Front	Rear	Side (Entrance)	Rear Concealed Units	Ordinance Maximum (Minimum)
Stone or Brick	20%	5%	NA	0%	100% (30% Min)
Horizontal Siding	20%	60%	NA	65%	50% (Note 11)
Asphalt Shingles	55%	30%	NA	30%	25%
Wood Trim	5%	5%	NA	5%	25%

Eastport, Brandywine	Front	Rear	Side (Entrance)	Rear Concealed Units	Ordinance Maximum (Minimum)
Stone or Brick	20%	10%	NA	0%	100% (30% Min)
Horizontal Siding	20%	55%	NA	65%	50% (Note 11)
Asphalt Shingles	55%	30%	NA	30%	25%
Wood Trim	5%	5%	NA	5%	25%

Bristol, Manor	Front	Rear	Side (Entrance)	Rear Concealed Units	Ordinance Maximum (Minimum)
Stone or Brick	20%	10%	20%	0%	100% (30% Min)
Horizontal Siding	40%	65%	45%	75%	50% (Note 11)
Asphalt Shingles	30%	15%	25%	15%	25%
Wood Trim	10%	10%	10%	10%	25%

Section 2520 – The Façade Ordinance

The applicant has added significant amounts of Brick or Stone to the models since or prior review. The applicant has indicated that all models will as a minimum have Brick or Stone up to the second floor belt line on the front and garage return wall, and up to the window sill line on all side facades. The rear facades of units visible from the public street will also have brick or stone up to the window sill line. Rear facades concealed from the public street will have no brick or masonry.

Section 3402 – The Planned Rezoning Overlay (PRO) Ordinance

The PRO Ordinance requires that the *proposed land development project 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 believe that the requirements of Section 2520, The Façade Ordinance with respect to the types and percentages of materials must be met or exceeded to achieve compliance with this Section.

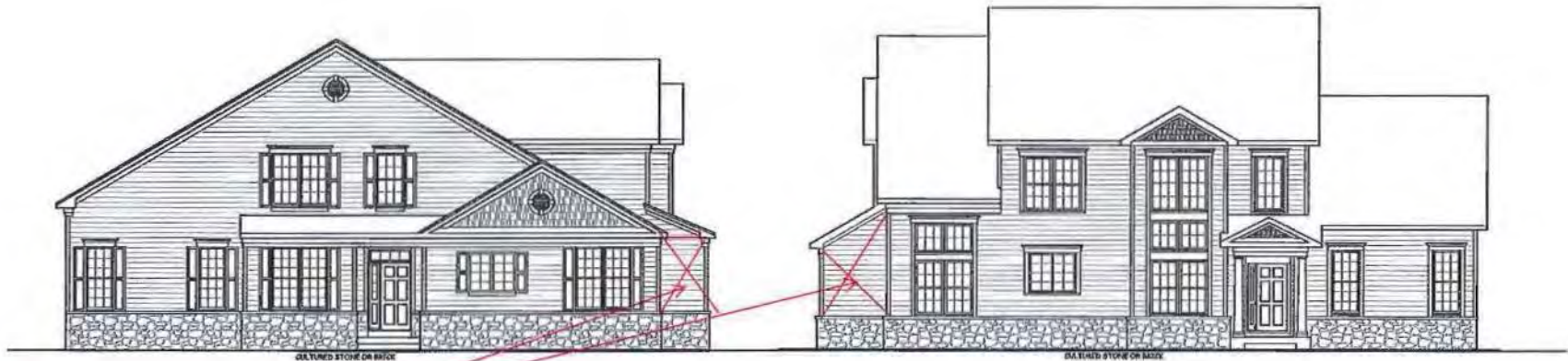
Recommendation: It is our recommendation that the revised facades meet the intent and purpose of the Façade Ordinance and that a Section 9 waiver be granted for the underage of brick and overage of siding and asphalt shingles. Likewise, the revised facades are consistent with the intent and purpose of Ordinance Section 3402.

If you have any questions regarding this matter, 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, with a large initial "D" and "N".

Douglas R. Necci, AIA



LARCHMONT SIDE ELEVATION

BRISTOL SIDE ELEVATION

BRICK OR STONE ON GARAGE RETURN WALLS, TYPICAL. PLEASE ALSO SHOW COURTYARD SIDE OR PROVIDE STATEMENT THAT COURTYARD RETURN WALLS WILL BE BRICK OR STONE UP TO THE SOFFIT LINE.

*I agree
JML
11-4-14*



BRISTOL REAR ELEVATION

EASTPORT REAR ELEVATION

PENTWATER REAR ELEVATION

LARCHMONT REAR ELEVATION



BRICK OR STONE ON RETURN WALLS. PLEASE ALSO SHOW THIS ON THE SIDE AND COURT ELEVATIONS.

LARCHMONT BRANDYWINE FRONT ELEVATION

PENTWATER BRANDYWINE FRONT ELEVATION

EASTPORT BRANDYWINE FRONT ELEVATION

BRISTOL MANOR FRONT ELEVATION

BRICK OR STONE

I agree
AM
 10/7/14

Fire Review



May 29, 2014

August 22, 2014

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Interim City Manager
Victor Cardenas

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

RE: Novi Ten Townhomes

PSP#14-0088

PSP#14-0149

Project Description: A 93 unit condominium development located in Section # 26 on Nick Lidstrom Dr.

Comments: Meet Fire Department Standards Items corrected.

Recommendation: Approval

Sincerely,

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

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

cityofnovi.org

Applicant Response Letter



To: Kristen Kapelanski, AICP – Planner

From: Mike Noles, Vice President of Land Development

Date: November 6, 2014

Re: Plan Review Center Report **NOVI TEN TOWNHOMES**
JSP14-18 Rezoning 18.707 with a PRO Planned Rezoning Overlay

Ordinance Deviations

1. Circulation and Driveway Spacing Waivers: A waiver from the Design and Construction Standards to allow the proposed cul-de-sac to deviate from the layout standards for local streets. We agree to satisfy items i. through iv. under point 12.C in the traffic review letter. Additionally, a same-side driveway spacing waiver is requested for the south access drive (84 ft. provided, 105 ft. required). We agree that any deviations from these requirements should be included in the PRO Agreement.
2. Landscape Waivers: We agree that any deviations from the requirements noted in the landscape review letter dated June 13, 2014, should be included in the PRO Agreement
3. Building Materials: We agree with staff's recommendation to seek a Section 9 waiver and agree to the conditions noted in the facade review letter dated November 5, 2014.
4. Building Orientation: We would request that a deviation from the requirement that buildings be oriented at a 45° angle be included in the PRO Agreement.
5. Setback Coverage: As noted, we would request a deviation from this requirement be included in the PRO Agreement.
6. Building Setbacks: As noted, we would request a 9' deviation from the 75' minimum requirement be included in the PRO Agreement, but only at the location noted, where it abuts a large wooded wetland and floodplain area.
7. Off-Site Work: Berming will be proposed along 10 Mile. Precise height has not been determined but it will be built in accordance with city standards and no deviations from city requirements are anticipated. The plans (sheets L-2 and L-3) illustrate the proposed tree impacts. More information with regard to tree replacement, berms, plantings and grading will be provided on the Preliminary and Final Site Plans.
8. Proposed Sidewalks and Streetscape Features:
 - (a) There are some areas where it is feasible to relocate the interior sidewalks further away from the proposed roadway to allow for a larger buffer space between the proposed sidewalks and proposed roadway. This reconfiguration will be provided on the Preliminary Site Plan
 - (b) We would be willing to consider and commit to providing pedestrian style lighting along the frontage of the City streets, and look forward to hearing input on this topic from staff and the Planning Commission.

Toll Brothers
LAND DEVELOPMENT

Paving The Way For American's Luxury Home Builder

May 19, 2014

Sara Roediger, Community Planner
City of Novi – Planning Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: **NOVI – TEN TOWNHOMES – RM-1 -PLANNED REZONING OVERLAY**
Toll Brothers
Nick Lidstrom Drive, City of Novi

Dear Ms. Roediger:

As you know, a proposal to rezone this parcel to RM-1 had been presented to your office for consideration, and after hearing the review comments received at the Pre-Application Review meeting held April 4, 2014, and the staff's suggestion that we consider a Planned Rezoning Overlay (PRO) for the development, we are now submitting application for a Rezoning from OS- and I-1 to RM-1 with Planned Rezoning Overlay in accordance with Article 34 of the Zoning Ordinance. Attached please find ten (10) sets of the PRO Site Plans, Application for PRO and other documents in support of the proposal being presented here.

PROJECT DESCRIPTION

The rezoning is requested in order to facilitate the development of multifamily project proposed to be constructed by Toll Brothers, Inc. that would contain a high quality, owner occupied condominiums with similar architecture and floor plans that are found at other successful townhome projects Toll Brothers has built in Novi, such as the Island Lake of Novi Arbors and the Island Lake of Novi North Woods products. Each unit will contain floor plans that range from 2000-2600 SF. There will be units available with both first floor master bedrooms and traditional layout units to appeal to a wide market segment.

The parcel to be rezoned, which has roadway access on Nick Lidstrom Drive, will be split off and a property line established along the northern boundary at the approximate location of the existing drainage course that flows west to east through the parcels. This stream as well as the wetlands and woodlands along its banks will be preserved and will provide a natural buffer to the remainder parcels that will continue to be zoned as I-1 (fronting on Ten Mile Road) and OS-1 (fronting on both Novi Road and Ten Mile Road).

IMPACTS - SURROUNDING AREA

Although the adjacent area is technically "industrial" it has been developed with low impact industrial, residential, and has natural barriers to adjacent uses. For example, the acreage immediately southwest and west of the proposed development is multi-family residential, which is consistent with the proposal that is being presented here. Residents of that community would most likely welcome a similar use, rather than an industrial/office complex.

South of the proposed site there is the Sports Club of Novi, the Novi Ice Arena and the proposed Novi dog park. We feel that these are fantastic recreational opportunities and are generally perceived by the public as recreational use rather than industrial use, despite their technical designation. A residential community within walking distance of these City of Novi recreational facilities as well as a private exercise facility would be mutually beneficial to one another. Further walking connectivity will be achieved with the public benefit (described below) being offered to construct a pathway system for public use between Nick Lidstrom Drive and the site to the north, as well as an offsite pathway connection to the proposed Novi Dog Park. The usability of these pathway connections could potentially be more effective with a residential development than that built within an industrial/office facility.

To the North there are commercial and industrial uses, but those uses are buffered by 10 mile road and the natural wetland stream complex. Similarly, there is an elevated train track and wide expanse of wetlands serving as a visual barrier from existing industrial uses to the east.

The proposed rezoning will result in an expansion of the existing RM-1 zoned property (Saddle Creek Apartments) located south and west of the subject parcel. The I-1 zoned property located directly south of the parcel and east of Nick Lidstrom Drive is currently developed as the Novi Sports Club. Buffering in the form of berming and landscaping, as required by Novi ordinance will be shown when the site plan is submitted.

PROPOSED USE ACHIEVED THROUGH PRO

The attached PRO Site Plan illustrates how the proposed buildings will fit into the existing topography while preserving natural features to the north and east. Proposed berming and landscaping along the south property line and Nick Lidstrom Drive will also provide buffering. As previously described, each unit will contain floor plans that range from 2000-2600 SF. There will be units available with both first floor master bedrooms and traditional layout units to appeal to a wide market segment. High quality materials similar to that found in other Toll Brothers developments, with exterior products consisting of cement board, cultured stone, brick and shake siding will be used (see attached elevations) in all proposed buildings.

With a straight rezoning to RM-1, the above would be unlikely to be achieved or would not be assured without utilizing the PRO.

PUBLIC BENEFITS


The following is a list of the public benefits that are being offered as part of this proposal,

1. Attractive use of property compared to current I-1 and OS-1 zoning.
2. Construction of pathway for public use through site from Nick Lidstrom Drive to north property line for connection to future development to the north.
3. Construction of offsite pathway to new Novi Dog Park commencing from site's southeast corner along rear property line of Novi Sport's Club.
4. Preservation of natural features along north and east property lines.

Considering these public benefits and the Proposed Use Achieved through PRO described above, we feel the proposed PRO rezoning would be in the public interest and that the proposed PRO rezoning would clearly outweigh the detriments.

Sincerely,

TOLL BROTHERS LAND DEVELOPMENT



Mr. Michael T. Noles
Vice President

encl.