



CITY of NOVI CITY COUNCIL

Agenda Item F
April 1, 2019

SUBJECT: Approval of Resolution designating the properties at parcels 50-22-30-401-025 (12.18 acres), 50-22-29-326-039 (8.03 acres) and 50-22-29-326-041 (0.186 acres) – all located along Nine Mile, north of Garfield Road – to be used for park purposes and designated as parkland on the Master Plan for Land Use and/or the Strategic Community Recreation and Master Park Plan.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services (PRCS)

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The Terra housing development (formerly known as Villa D'Este) has agreed to donate 20.396 acres to the City for the purpose of expanding City parkland in the area of the development. Located on Nine Mile Road, north of Garfield Road, the two largest parcels of parkland will connect two additional parcels of City parkland and will remain as open space. The City shall be permitted to make minor improvements in the area to propose a trail or accessory uses for a trail, and shall be permitted to combine the parkland with adjacent City parkland into a single unified parcel. The donation also includes 0.186 acres for construction of an ITC Corridor Trail comfort station, subject to the conditions of the PRO agreement.

At this time, staff requests these parcels be designated as parkland on the Master Plan for Land Use and/or the Strategic Community Recreation and Master Park Plan. The City's Master Plan for Land Use, approved by the Planning Commission, describes the manner in which land in the City is formally and legally designated as parkland. The City's Strategic Community Recreation and Master Park Plan, used for grant application purposes, is a guideline in determining recreation and open space needs for the City, and is ultimately adopted by City Council.

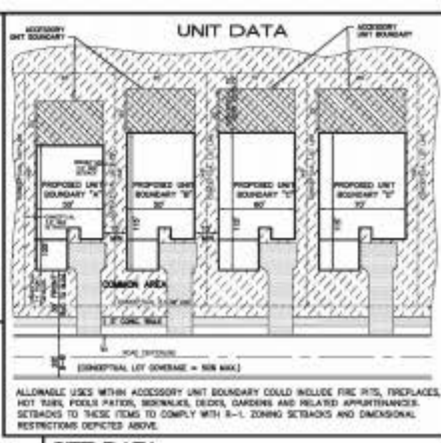
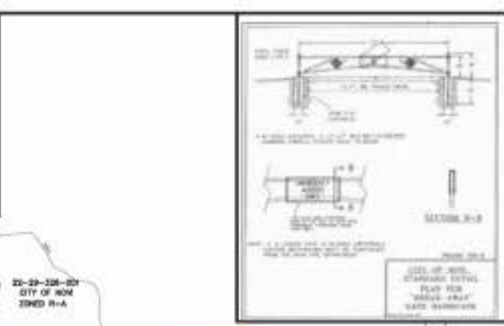
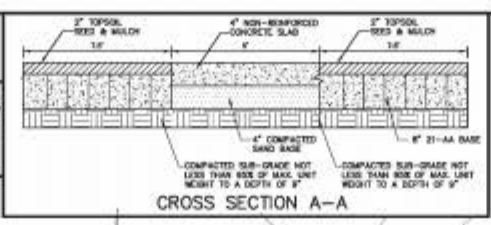
In order to have the properties used as parkland and formally designated as such, Parks, Recreation and Cultural Services staff is requesting the attached resolution with parcel listings and map be approved and included on the Master Plan for Land Use and the Strategic Community Recreation and Master Park Plan.

RECOMMENDED ACTION: Approval of Resolution designating the properties at parcels 50-22-30-401-025 (12.18 acres), 50-22-29-326-039 (8.03 acres) and 50-22-29-326-041 (0.186 acres) – all located along Nine Mile, north of Garfield Road – to be used for park purposes and designated as parkland on the Master Plan for Land Use and/or the Strategic Community Recreation and Master Park Plan.

WETLAND IMPACT		
REGULATED WETLAND	AREA (AC.)	WETLAND IMPACT AREA (AC.)
A	0.115	0
B	1.394	0.05
C	4.804	0.03
D	2.968	0
E	0.473	0
F	1.087	0
G	0.349	0
H	0.023	0
J	0.527	0
K	0.158	0
L	0.077	0
M	0.108	0.01
TOTAL:	12.011	0.09

SIGN LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
⊕	"YIELD" SIGN (R1-2)	1
⊕	"KEEP RIGHT" SIGN (R1-7A)	4
⊕	"NO PARKING ANY TIME" SIGN (R7-1)	12
⊕	"25 MPH SPEED LIMIT" SIGN (R2-1) (25)	1
⊕	"STOP" SIGN (R1-1) (35")	1
⊕	"STREET NAME" SIGN (D3-1)	3
⊕	"NO OUTLET" SIGN (D3-1)	1

SIGNAGE NOTES		
1.	STREET NAME SIGNS SHOULD BE PLACED AT THE INTERIOR YIELD SIGNS AND THE EXTERIOR STOP SIGNS.	
2.	ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.	



SITE DATA	
PROPOSED PLANNED REZONING OVERLAY (PRO)	
CURRENT ZONING: "R-A"	
ALLOWABLE DENSITY (GROSS) = 0.8 UNITS/ACRE	
AREA GROSS	= 50.81 ACRES
PROPOSED NO. OF UNITS	= 41
PROPOSED DENSITY	= 41/50.81 = 0.81 UNITS/ACRE
PROPOSED ZONING: "R-1"	
ALLOWABLE DENSITY (GROSS) = 1.65 UNITS/ACRE	
PROPOSED DENSITY EXCLUDING WETLANDS AND R.O.W.	
ON-SITE WETLAND AREA	= 12.01 AC
STAFFORD'S MILE RD. R.O.W. AREA	= 5.90 AC
AREA NET	= 50.81 - 12.01 - 5.90 = 32.90 AC
NET DENSITY (EXCLUDING WETLANDS)	= 41/32.90 = 1.28 UNITS/ACRE

- PROPOSED IMPROVEMENTS**
- WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN ARE PROVIDED WITH THIS SITE PLAN SET.
 - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED SANITARY SEWER (BY OTHERS) TO BE LOCATED ALONG THE SOUTH SIDE OF 9 MILE ROAD.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. WATER MAIN LOCATED ALONG THE NORTH SIDE OF 9 MILE ROAD WITH TWO CONNECTIONS COMPLETING A LOOPED SYSTEM. ALL INTERNAL WATER MAINS TO BE 8" DIA.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN. ALSO A 10' WIDE ASPHALT WALK SHALL BE CONSTRUCTED ALONG 9 MILE ROAD, EAST OF GARFIELD RD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PRIVATE. CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN, OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

LEGEND		
	EXISTING	PAVEMENT (ASPHALT)
	PROPOSED	SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/STREAM CLAMP
		CURB INLET W/SILT SAC
		END SECTION
		GATE VALVE
		HYDRANT
		FLOOD PLAN
		CONTOURS
		SPOT ELEVATION

VILLA D'ESTE
SECTION 26/30, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 08-2-17 (ISSUED BY: A.J. JOHNSON, 10-000)
(DESIGNED BY: P.E. DEWAINY, FILE: 12-392-0A)

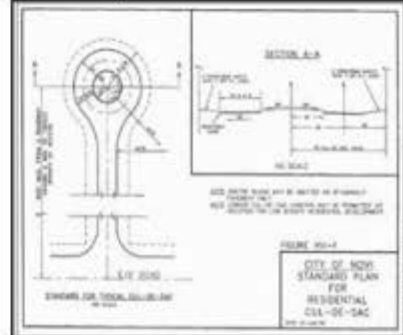
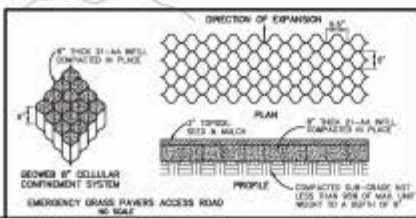
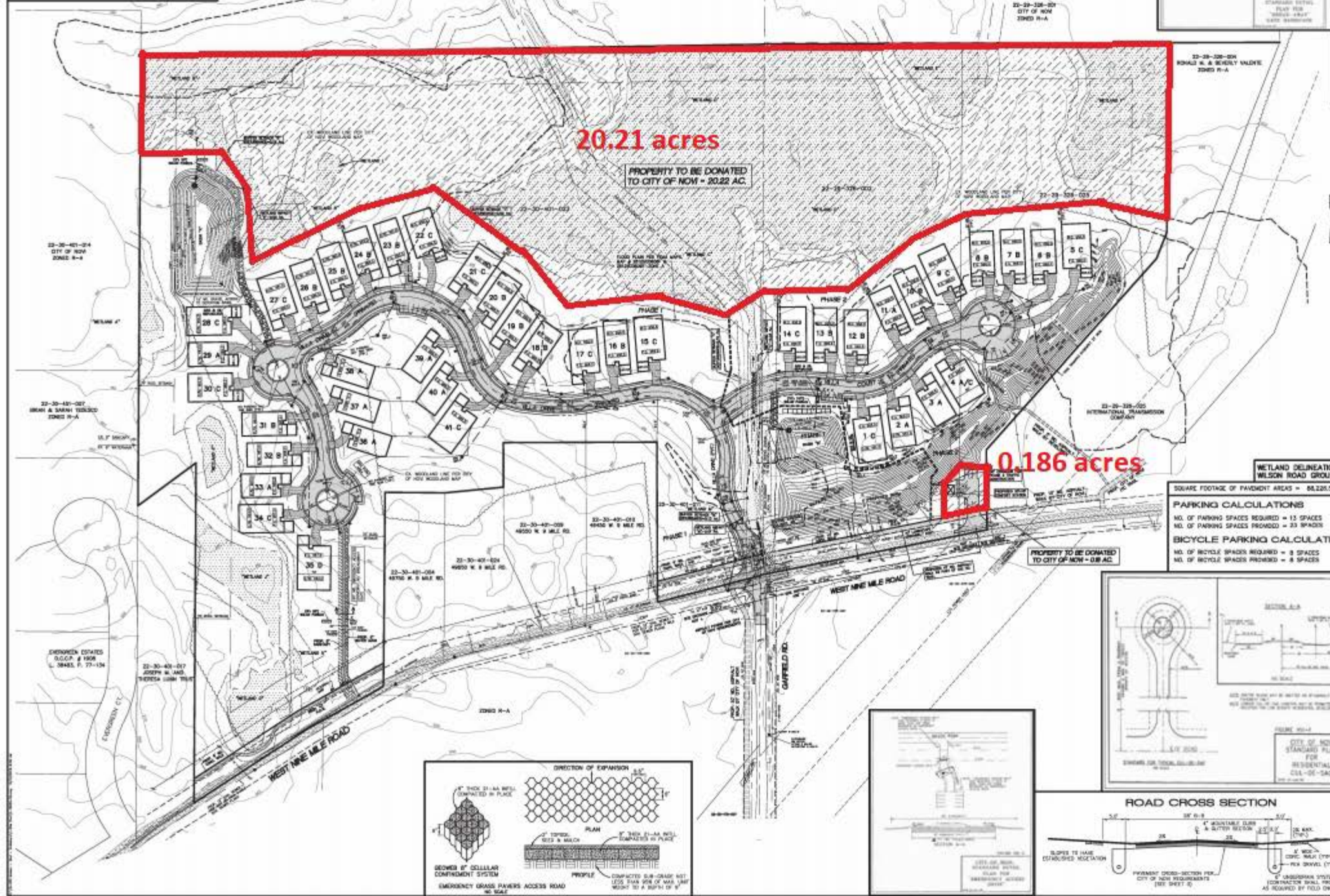
REVISIONS		
NO.	DATE	DESCRIPTION
1	8-2-17	
2	8-2-17	
3	8-2-17	
4	8-2-17	
5	8-2-17	
6	8-2-17	
7	8-2-17	

OVERALL PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

150 MANZONIE • SUITE 10 • NORTHVILLE, MI 48907
PHONE: 248.338.3335 • EMAIL: info@seiberkeast.com

SHEET 2



**RESOLUTION DESIGNATING CERTAIN
PROPERTIES AS CITY PARKLAND**

City of Novi
County of Oakland, Michigan

Minutes of a regular meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the Civic Center of said City on April 1, 2019, at 7 P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS; in March 2019 the City of Novi acquired a combined 20.396 acres of vacant parcels of property, located north of Nine Mile and Garfield Roads, as part of a PRO with Terra housing development (formerly known as Villa D'Este). The three parcels at 50-22-30-401-025 (12.18 acres), 50-22-29-326-039 (8.03 acres) and 50-22-29-326-041 (0.186 acres) have not yet been formally designed in any City document as parkland; and

WHEREAS; the City Council of the City of Novi has determined to formally designate these properties as public parkland, so as to signify to the public the City's intent to hold and maintain the land as public parkland.

WHEREAS: the City Council has further determined it would be appropriate for such property to be formally incorporated into the City's Master Plan for Land Use – which is the document by which the City legally designates City land as parkland – as

well as the planning document for Parks and Recreation use, the Strategic Community Recreation and Master Park Plan, which is adopted by the City Council following recommendation by the Parks, Recreation and Cultural Services Commission; and

NOW, THEREFORE, BE IT RESOLVED that the following described parcels are hereby designed as parkland within the City of Novi: Parcels No. 50-22-30-401-025 (12.18 acres), 50-22-29-326-039 (8.03 acres) and 50-22-29-326-041 (0.186 acres); and

BE IT FURTHER RESOLVED that the City Council directs that (1) the City's Planning Commission include the parcels in the City's Master Plan for Land Use as parkland, when the Master Plan is next updated; and (2) the Parks, Recreation and Cultural Services include such property in the Strategic Community Recreation and Master Park Plan when next prepared for City Council approval.

AYES: Councilmembers _____

NAYS: Councilmembers _____

RESOLUTION DECLARED ADOPTED.

CORTNEY HANSON, CITY CLERK

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at _____ meeting held this 1st day of April 2019.

CORTNEY HANSON, CITY CLERK