



DUNHILL PARK JSP15-13 with Rezoning 18.711

DUNHILL PARK JSP 15-13 with Rezoning 18.711

Public hearing at the request of Hunter Pasteur Homes Dunhill Park LLC for Planning Commission's recommendation to the City Council for rezoning of property in Section 32, located at the northwest corner of Beck Road and Eight Mile Road from RA (Residential Acreage) TO R-1 (One-Family Residential)) with a Planned Rezoning Overlay (PRO). The subject property is approximately 23.76-acres and the applicant is proposing to construct a 31 unit single family residential development in a cluster arrangement with frontage on and access to Eight Mile Road.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11-20-15	<ul style="list-style-type: none"> • City Council approval for reduction in minimum required lot sizes • City Council approval for reduction in minimum required setbacks • Items to be addressed on next plan submittal
Engineering	Approval recommended	11-13-15	<ul style="list-style-type: none"> • City Council Variances for exceeding the maximum length for Street A and the lack of stub street along subdivision perimeter • Items to be addressed on the next site plan submittal
Landscaping	Approval recommended	11-12-15	<ul style="list-style-type: none"> • City Council approval for deviations to landscape requirements for required berm, street trees, Right-of-way planting and storm basin landscape. • Items to be addressed on next plan submittal
Traffic	Approval recommended	11-16-15	<ul style="list-style-type: none"> • Items to be addressed on the Preliminary site plan submittal
Wetlands	Approval NOT recommended	11-12-15	<ul style="list-style-type: none"> • City of Novi Wetland Minor Use Permit and Authorization to Encroach is required; modifications recommended avoiding wetland impacts.
Woodlands	Approval NOT recommended	11-12-15	<ul style="list-style-type: none"> • Woodland Permit required for removal of 83% of the site's regulated trees; further evaluation recommended to reduce woodland impacts • Deviation from the requirement to allow not paying into City's tree fund for required woodland replacement trees or plant trees on site.
Facade			<ul style="list-style-type: none"> • No Review performed. Applicant provided a letter of intent to conform to the required code.
Fire	Approval recommended	11-02-15	<ul style="list-style-type: none"> • Provide water flow data for 12" main to meet flow requirements • Items to be addressed on next plan submittal

Motion sheet

Approval

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to **recommend approval** to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One Family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-1 Zoning standards to allow for smaller lots (21,780 square feet and 120 feet required, 13,860 square feet and 90 feet provided);
- b. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-1 Zoning standards (15 feet with 40 feet aggregate required, 10 feet with 30 feet minimum aggregate provided);
- c. Waive the requirement to plant the required 230 woodland replacement trees or to pay into the City's tree fund. **-OR-**
- i. The applicant shall conform with the code requirements to provide additional information with regards to the required 230 woodland replacement trees at the time of Preliminary Site Plan or to pay into the City's tree fund per staff's recommendation
- d. Landscape deviation from Section 5.5.3.B.ii and iii for absence of required berm and required greenbelt landscaping along the entire frontage of Beck Road Right of Way due to existing natural features. (coverage along entire frontage required; approximately 40 percent proposed)
- e. Landscape deviation from Section 5.5.3.B. iii for absence of required street trees within the right-of-way along Beck Road.
- f. Landscape deviation from Section 5.5.3.B.ii and iii for not meeting the minimum requirements of canopy and sub canopy trees in greenbelt along both Public Rights-of-way.
- g. Landscape deviation from Section 5.5.3.E.i.c for not meeting the street tree requirements along Eight Mile if the Oakland County Road Commission does not allow some or all of the required street trees along 8 Mile Road.
- h. Landscape deviation from Section 5.5.3.E.iv for not meeting the minimum requirements for Storm Basin Landscape. (Shrubs required; Canopy trees proposed.
- i. Landscape deviation from Landscape Design Manual Section 1.d.(1)(d) for not meeting the required diversity of tree species for a single family residential subdivision.
- j. Applicant shall provide modelling data showing sufficient fire flows at the dead end or provide a loop connection approved by the City Engineer during Preliminary Site Plan. An offsite easement may be required for the loop connection.
- k. A Design and Construction Standards (DCS) waiver for the absence of required street extensions to the site boundary at access intervals not to exceed 1,300 ft.
- l. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter;
- m. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access;

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
 - ii. Significant brownfield environmental cleanup.
 - iii. Installation of a "Welcome to Novi" landmark feature.
 - iv. \$25,000 donation to the Parks, Recreation and Cultural Services Department to be applied toward the construction of the ITC Community Sports Park Trail.
 - v. High-end landscaping.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

- a. *Provide reasons here if any.*

-OR-

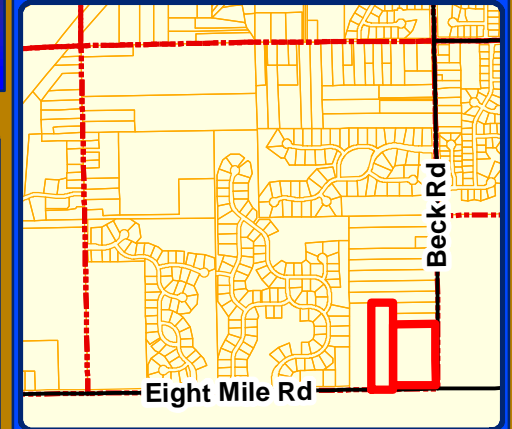
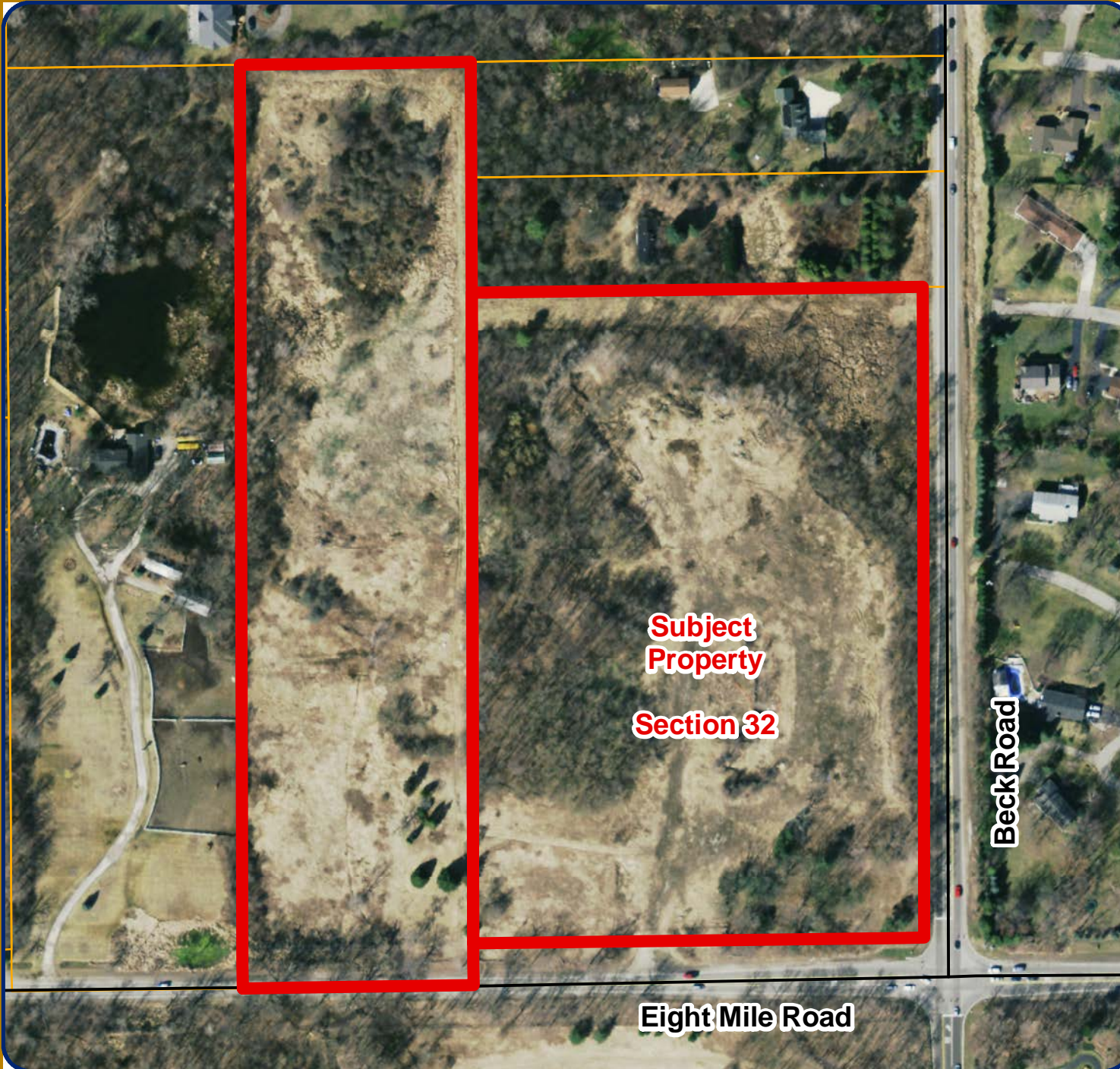
Denial

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to **recommend denial** to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One Family residential) with a Planned Rezoning Overlay. ...*because the proposed zoning is not consistent with maximum density recommended by the Master Plan for Land Use.*

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 15-13 Dunhill Park

Location



Legend

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 09/22/15
Project: JSP15-13 Dunhill Park
Version #: 1



1 inch = 208 feet

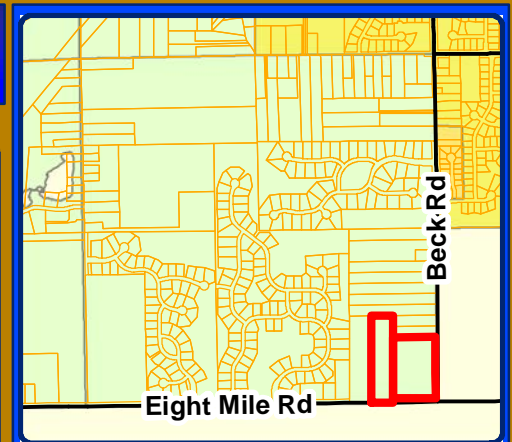
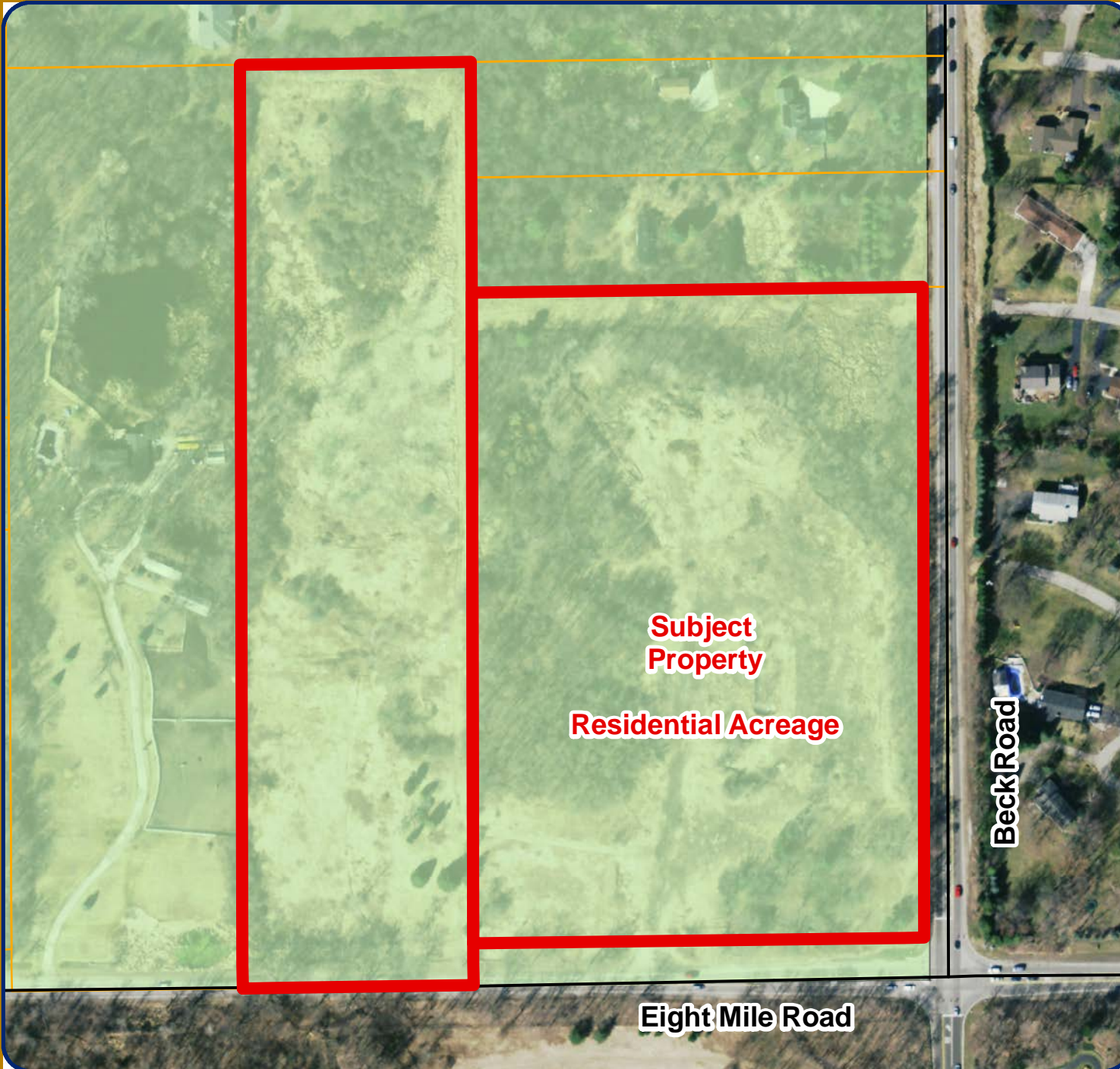


MAP INTERPRETATION NOTICE




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.

JSP 15-13 Dunhill Park

Zoning



Legend

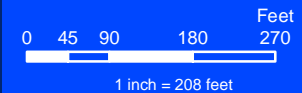
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family



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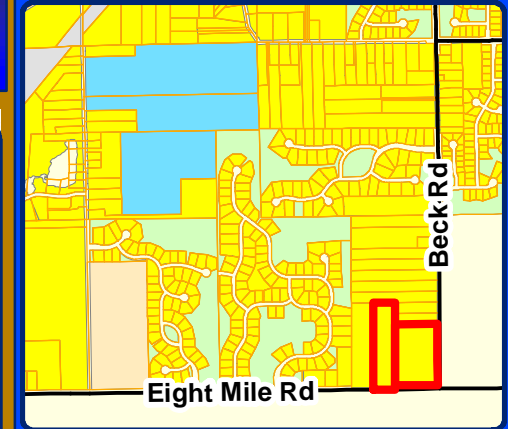
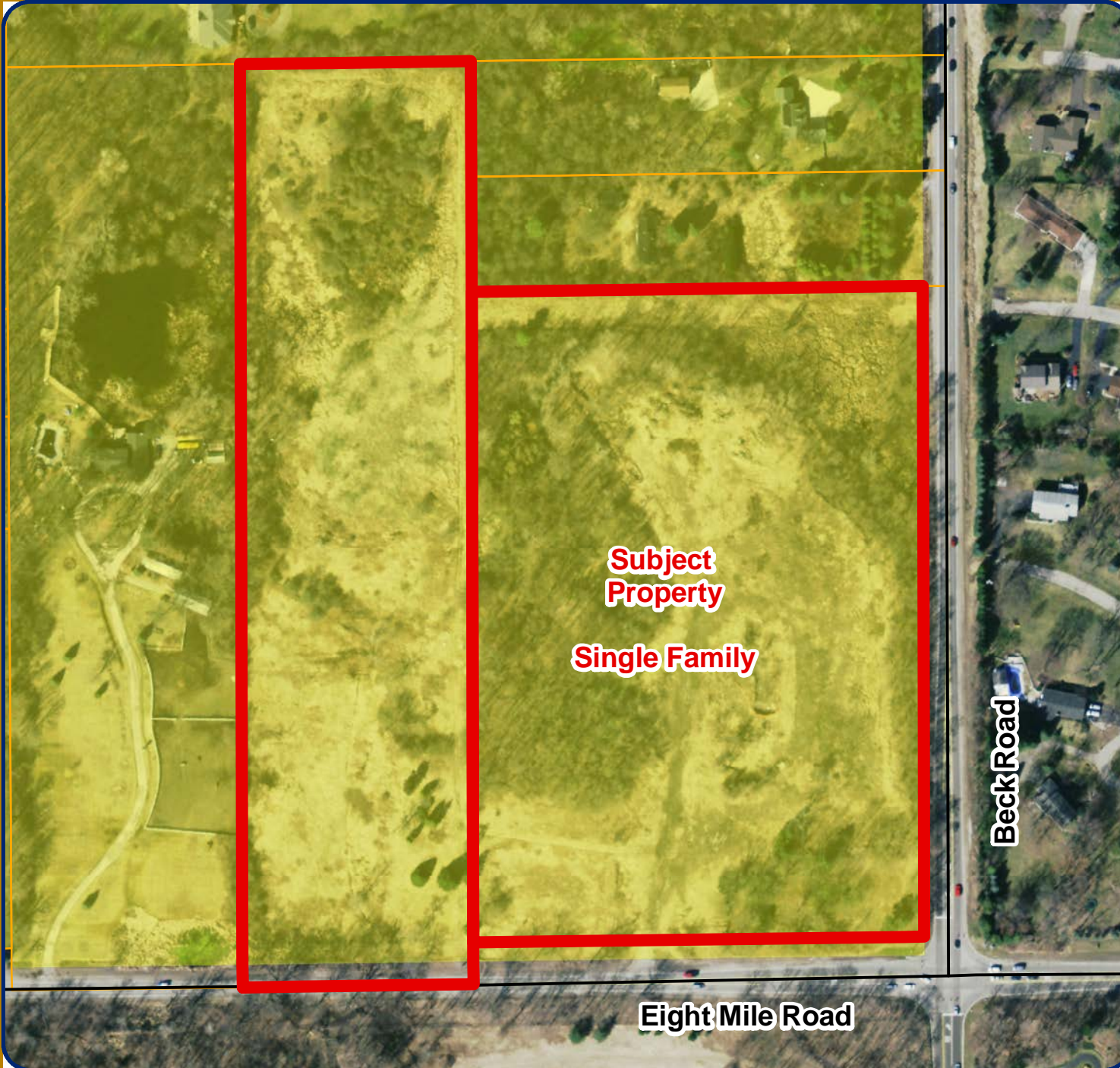


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
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JSP 15-13 Dunhill Park

Future Land Use



Legend

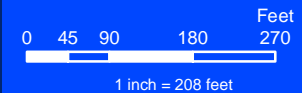
-  SINGLE FAMILY
-  EDUCATIONAL FACILITY
-  PUBLIC
-  PRIVATE PARK
-  UTILITY



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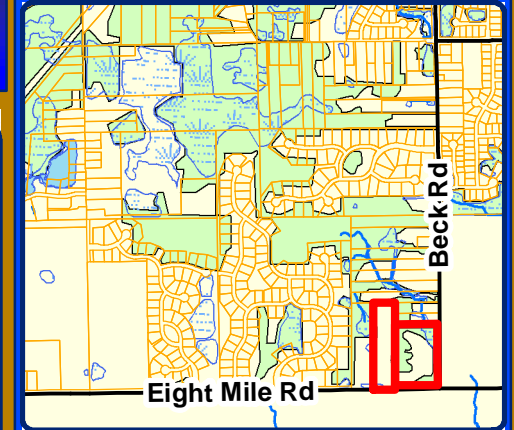
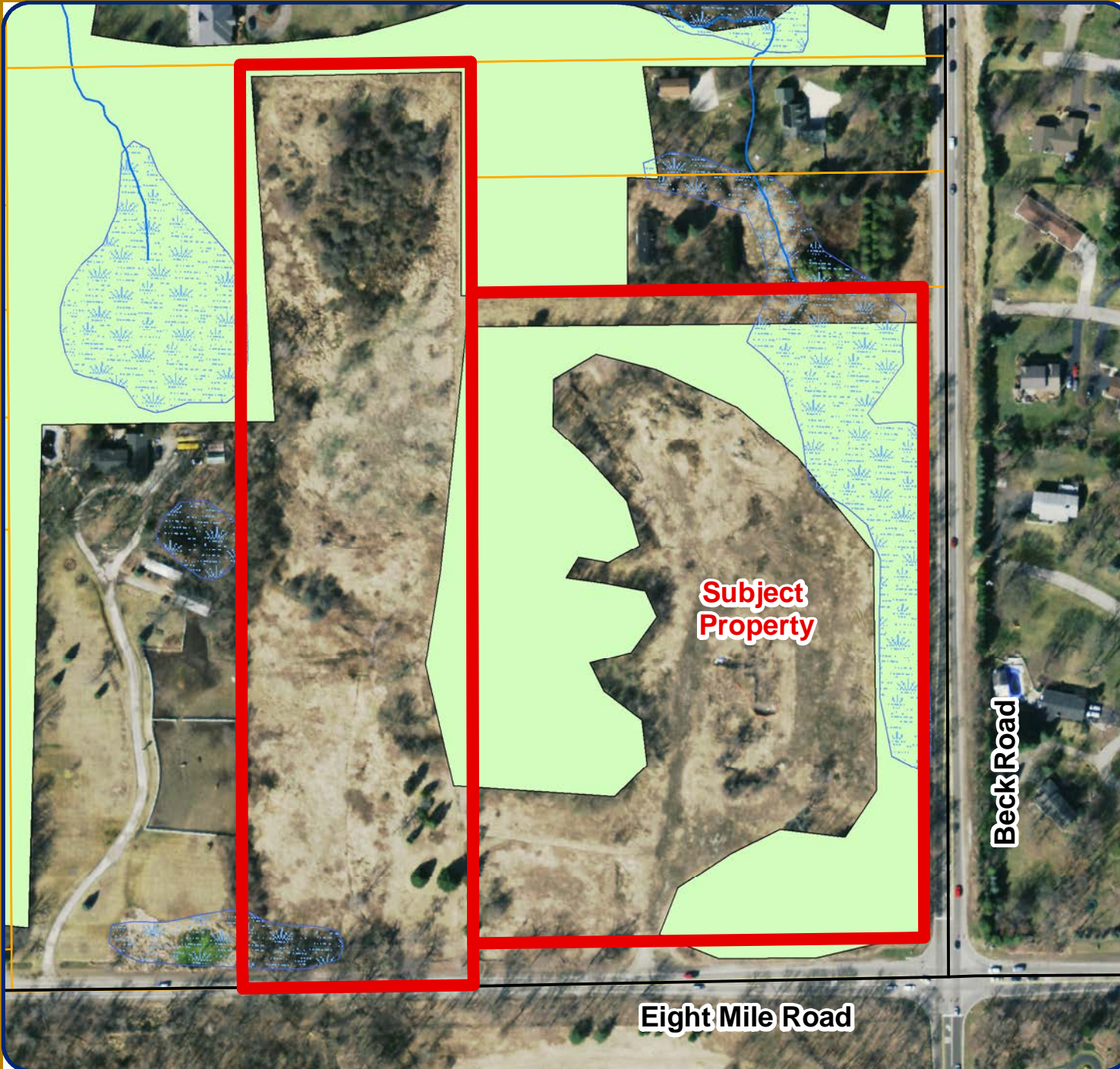


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JSP 15-13 Dunhill Park

Natural Features



Legend

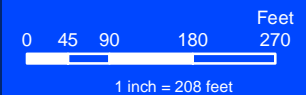
-  Wetlands
-  Woodlands



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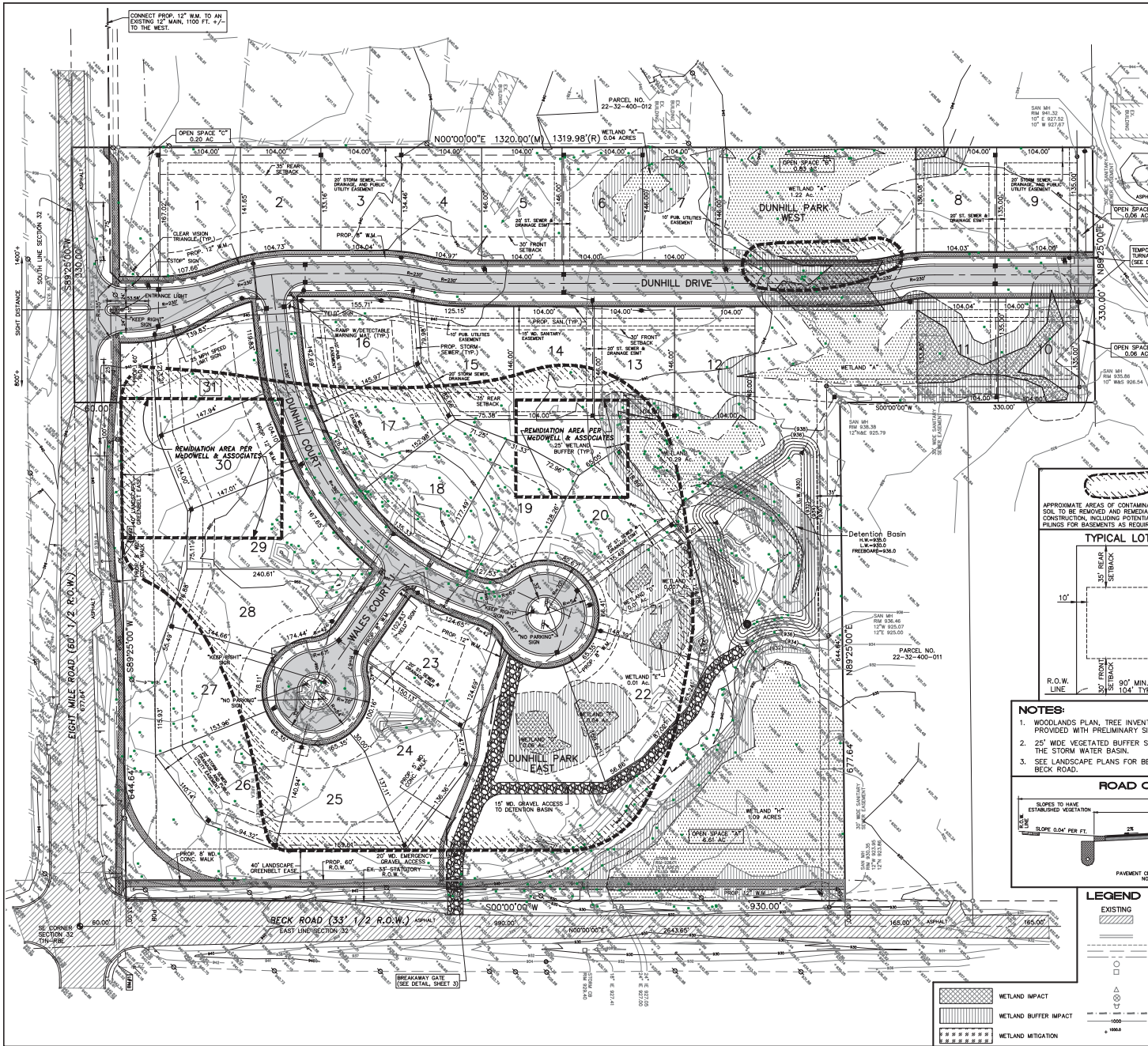


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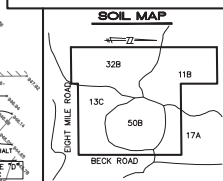
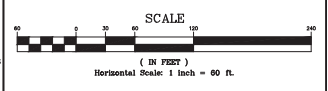
CONCEPT PLAN

(Full plan set available for viewing at the Community Development Department.)



SOIL CLASSIFICATION
 SOIL CLASSIFICATIONS WERE DETERMINED BY THE SOIL SURVEY OF OAKLAND COUNTY, MICHIGAN, PUBLISHED BY UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE

118 - CAPAC SANDY LOAM, 0 TO 4% SLOPES
 132 - CONTINOUS-SLOVE LOAM SANDS, 6 TO 12% SLOPES
 174 - WASHY SANDY LOAM, 0 TO 3% SLOPES
 129 - SILTY LOAM, 0 TO 4% SLOPES
 50B - UDPSAMENTS, UNULATING



WETLAND IMPACT

WETLAND	AREA (AC.)	IMPACT AREA (AC.)	25' BUFFER AREA (AC.)	25' BUFFER DISTURBANCE (AC.)
A	1.22	0.36	1.08	0.66
C	0.29	0.04	0.56	0.42
D	0.01	0.01	0.09	0.09
E	0.01	0.01	0.11	0.11
F	0.04	0.04	0.13	0.13
G	0.06	0.06	0.14	0.14
H	1.09	0.05	0.43	0.33
I	0.007	0.007	0.09	0.09
K	0.04	0.04	0.17	0.17
TOTAL:	2.767	0.617	2.80	2.14

TOTAL WETLAND FILL = 0.617 AC

UNIT TABLE

UNIT #	AREA (SF)	WIDTH (SF)
1	16,354	107.27'
2	14,034	104.21'
3	13,860	104.00'
4	14,783	104.65'
5	15,184	104.00'
6	15,184	104.00'
7	15,184	104.00'
8	14,548	104.00'
9	14,579	104.00'
10	14,539	104.00'
11	14,030	104.00'
12	15,184	104.00'
13	15,184	104.00'
14	15,184	104.00'
15	16,138	122.73'
16	17,145	130.63'
17	16,091	118.15'
18	16,947	122.16'
19	17,650	120.42'
20	16,225	90.00'
21	17,812	90.00'
22	20,359	90.00'
23	15,646	106.96'
24	18,781	99.87'
25	16,894	90.00'
26	18,534	90.00'
27	17,427	93.21'
28	20,570	157.69'
29	19,766	146.93'
30	15,214	104.00'
31	16,339	120.87'

SITE DATA

PROPOSED ONE-FAMILY RESIDENTIAL SITE CONDOMINIUM
 CURRENT ZONING: "R-A"
 AREA GROSS = 23.761 ACRES
 AREA NET = EXCLUDING STATUTORY R.O.W. ON EIGHT MILE ROAD (33') = 23.511 ACRES.

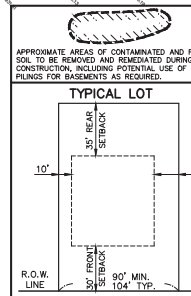
PROPOSED DESIGN CRITERIA

(CONSISTENT WITH "R-3 ZONING")
 MINIMUM LOT SIZE = 12,000 SQ.FT.
 MINIMUM LOT WIDTH = 90.00 FEET
 FRONT SETBACK = 30 FEET
 REAR SETBACK = 35 FEET
 SIDE YARD SETBACK = 10 FEET (MINIMUM)
 SIDE YARD SETBACK = 30 FEET (AGGREGATE)

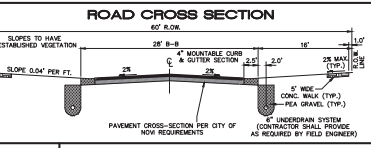
TOTAL OPEN SPACE
 OPEN SPACE "A" = 6.61 AC.
 OPEN SPACE "B" = 0.83 AC.
 OPEN SPACE "C" = 0.20 AC.
 OPEN SPACE "D" = 0.06 AC.
 OPEN SPACE "E" = 0.06 AC.
 TOTAL OPEN SPACE = 7.76 ACRES
 TOTAL OPEN SPACE = 33.00% OF NET SITE AREA

PROPOSED IMPROVEMENTS

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 12" SANITARY SEWER LOCATED AT THE NORTHERLY PROPERTY LINE.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 12" WATER MAIN LOCATED ON THE NORTH SIDE OF EIGHT MILE ROAD AND 1,100 FT. WEST OF THE WESTERLY PROPERTY LINE. ALL PROPOSED WATER MAIN SHALL BE 12" AND 8" DUCTILE IRON CL-54 AS SHOWN.
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. AN 8'-FOOT WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG EIGHT MILE ROAD AND BECK ROAD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
- ALL ROADWAYS TO BE PUBLIC.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.



- NOTES:**
- WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH PRELIMINARY SITE PLAN.
 - 25' WIDE VEGETATED BUFFER SHALL BE PROVIDED ALONG THE PERIMETER OF THE STORM WATER BASIN.
 - SEE LANDSCAPE PLANS FOR BERM DETAILS ALONG 8 MILE ROAD AND BECK ROAD.



LEGEND

EXISTING	PROPOSED
[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	5' SIDE WALK (CONCRETE)
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	STORM SEWER
[Symbol]	SANITARY SEWER
[Symbol]	WATER MAIN
[Symbol]	MANHOLE
[Symbol]	CATCH BASIN W/STREAM GUARD
[Symbol]	CURB INLET W/SILT SAC
[Symbol]	END SECTION
[Symbol]	GATE VALVE
[Symbol]	HYDRANT
[Symbol]	FLOOD PLAIN
[Symbol]	CONTOURS
[Symbol]	100% SPOT ELEVATION

DUNHILL PARK
 SECTION 32, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

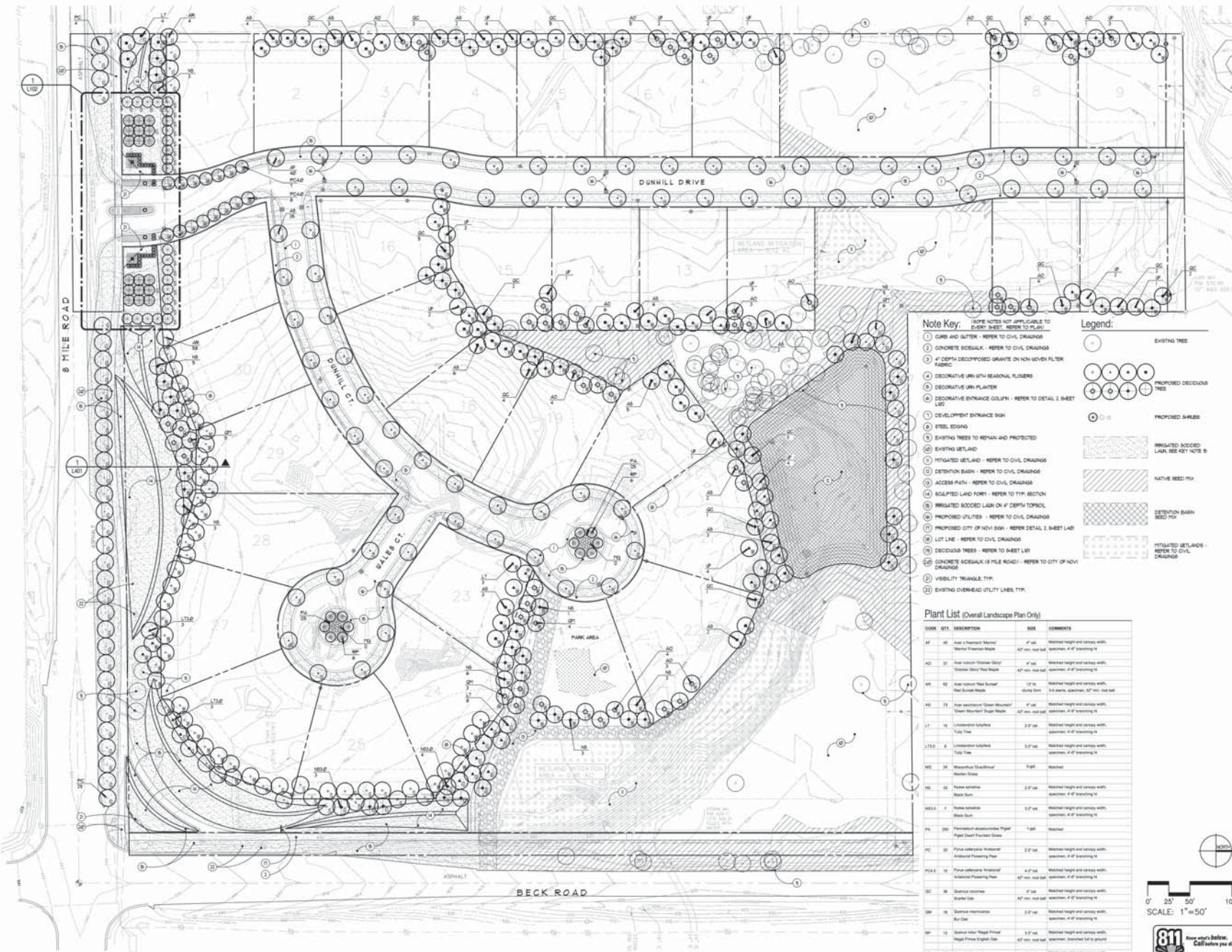
REVISIONS

NO.	ITEM	DATE
1	ADD EMBLEM ADDRESS PER CITY OF NOV	4-10-15
2	REV PER CITY PER APP LETTER	7-28-15
3	REV PER CITY	7-28-15
4	REV PER CITY / DELETE ONE LOT	10-20-15

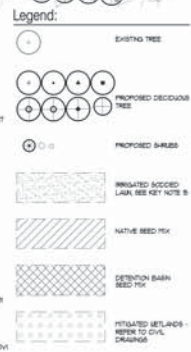
DATE: 02-10-16 DESIGNED BY: A.A. FOR NUMBER: 14-011 CHECKED BY: P.E. DRAWING FILE: 14-011SP-0A

PLANNED REZONING OVERLAY (PRO) PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 FAX: 248.308.3335



- Note Key:**
- (1) SOPE NOTES NOT APPLICABLE TO SUBMIT SHEET. REFER TO PLAN
 - (2) CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
 - (3) 4" DEPTH DECOMPOSED GRANITE ON NON-SOFTEN FILTER FABRIC
 - (4) DECORATIVE URN WITH SEASONAL FLOWERS
 - (5) DECORATIVE URN PLANTER
 - (6) DECORATIVE ENTRANCE COLUMN - REFER TO DETAIL 2, SHEET L10
 - (7) DEVELOPMENT ENTRANCE SIGN
 - (8) STEEL EDGING
 - (9) EXISTING TREES TO REMAIN AND PROTECTED
 - (10) EXISTING WETLAND
 - (11) MITIGATED WETLAND - REFER TO CIVIL DRAWINGS
 - (12) DETENTION BASIN - REFER TO CIVIL DRAWINGS
 - (13) ACCESS PATH - REFER TO CIVIL DRAWINGS
 - (14) ACCESSIBLE LAND FORM - REFER TO TYP. SECTION
 - (15) MITIGATED ACCOSED LAWN ON 4" DEPTH TOPSOIL
 - (16) PROPOSED UTILITIES - REFER TO CIVIL DRAWINGS
 - (17) PROPOSED CITY OF NOVI SIGN - REFER DETAIL 1, SHEET L10
 - (18) DECIDUOUS TREES - REFER TO CIVIL DRAWINGS
 - (19) CONCRETE SIDEWALK (8' PILE ROAD) - REFER TO CITY OF NOVI DRAWING
 - (20) VISIBILITY TRIANGLE, TYP.
 - (21) EXISTING OVERHEAD UTILITY LINES, TYP.



Plant List (Overall Landscape Plan Only)

CODE	QTY	DESCRIPTION	SIZE	COMMENTS
A1	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A2	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A3	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A4	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A5	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A6	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A7	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A8	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A9	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A10	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A11	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A12	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A13	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A14	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A15	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A16	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A17	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A18	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A19	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A20	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A21	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A22	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A23	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A24	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A25	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A26	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A27	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A28	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A29	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...
A30	40	Asie a Peppercorn Mulm	4" cal	Matched height and canopy with...



Location Map
Scale: 1"=1/2"

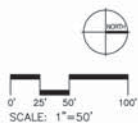


Existing Soils Map
Scale: 1"=50'

**GRISSIM
METZ
ANDRIESE**

300 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Project: Dunhill Park
 Site: See Below
 Scale: Overall Landscape Plan
 Job Number: 735-151
 Draw: APP
 Checker: APP/SMB
 Title: 1"=50'



Date: 07.29.2015 Issued for: Planned Rezoning Overlay (PZO)
 Date: 10.23.2015 PZO Submittal

PLANNING REVIEW

November 20, 2015

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

**SUBJECT: 2nd Review of Dunhill Park
JSP15-13 Rezoning with a PRO**

Dear Ms. McBeth:

At your request, we have reviewed the resubmission of the request for rezoning with a Planned Rezoning Overlay referenced above and offer the following analysis:

Applicant

Hunter Pasteur Homes Dunhill Park, LLC

Review Type

Rezoning from RA Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay (PRO).

Property Characteristics

- Site Location: Northwest corner of Eight Mile Road and Beck Road (Section 32)
- Site Zoning: RA Residential Acreage
- Adjoining Zoning: North and west: RA Residential Acreage; East (City of Northville): R-1A First Density Residential; South (Northville Township): R-1 Single Family Residential
- Current Site Use: Vacant
- Adjoining Uses: North, east and west: single family homes; South: Maybury State Park
- School District: Northville Community
- Site Size: 23.76 gross acres/23.51 net acres

Summary of Amendments to the Plan since the First Submission

This is the second submission of this plan. In response to the Planning Commission's feedback on the last version of the plan, the applicant has made the following amendments to the plan:

- 32 lots have been reduced to 31, with the subtracted lot repurposed as open/park space. Leaving this lot open preserved some existing trees as well as a small area of wetland (the portion of the site preserved as open space is now 33%, up from 31%. The net density has changed from 1.36 to 1.32 units per acre.
- The landscaping at the entrance to the development, along 8 Mile Road, has been substantially increased.
- The applicant has confirmed that it will contribute land and funding to the construction of the pathway along 8 Mile.

- The applicant originally sought rezoning to R-3. The request has been revised to R-1. While R-3's setback and lot size requirements were more similar to the applicant's plan, R-1 provides for a lower maximum net density on the site.
- The list of public benefits has been modified slightly, and the more information on remediation efforts (*misspelled on the plan*) has been provided.

Project Summary

The petitioner is proposing a Zoning Map amendment for two parcels that total 23.76 acres located at the northwest corner of Beck Road and Eight Mile Road (Section 32) from RA (One-Family Residential, 0.8 DU's per net acre) to R-1 (One-Family Residential, 2 DU's per net acre) utilizing the City's Planned Rezoning Overlay (PRO) option. This request amends the original request for rezoning to R-3 (*there is still a reference to R-3 on the second sheet of the plan that must be amended*).

The subject parcel is 23.76 gross acres on the northwest corner of Beck Road and Eight Mile Road. The site includes 0.25 acres of land in the Eight Mile Road right-of-way, and the net acreage is 23.51 acres. It is currently zoned RA. The applicant is proposing to rezone the property to R-1. The concept PRO plan proposes 31 total lots¹ in a cluster arrangement, with 7.76 acres, or 33% of the total site, preserved as open space. This is one fewer lot than originally proposed. The open space is primarily devoted to an on-site detention pond and wetland mitigation areas, though the letter accompanying the revised site plan indicates that removed lot will be available for park space. One boulevarded access point is proposed onto Eight Mile Road and one stub street is proposed.

This site was the former home to J.J. Zayti Trucking, Inc. The 1999 aerial photo at right shows the trucking operation, which public records show resulting in some environmental contamination on this site. *The Applicant has indicated that remediation efforts are planned for the entire site.*



Summary of PRO Agreements

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 RA to R-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 (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

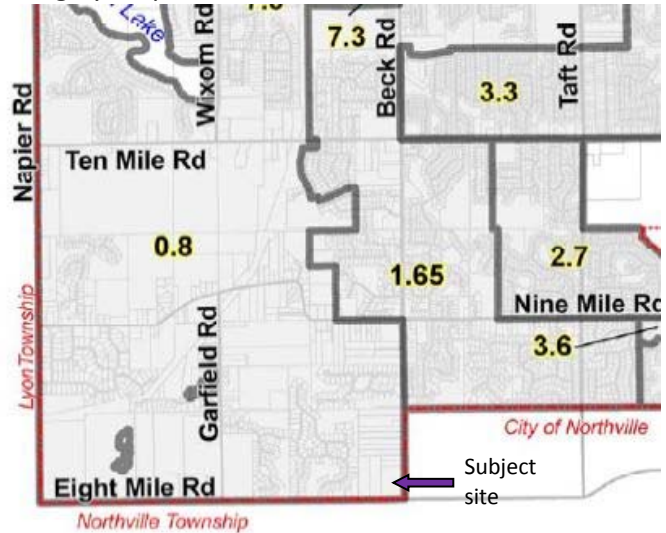
¹ 1.32 units per net acre.

Potential Development with Existing Zoning

The existing zoning, RA, permits 0.8 dwelling units per acre. Under current zoning, the 23.51 net acres of the site could be developed with 18 single family homes. Homes are proposed to be clustered; the open space preservation option, however, does not offer a density bonus for clustered homes. The site is currently vacant. R-1 zoning would permit a maximum density of 1.65 units per net acre, or a total of 38 single family homes. The applicant is requesting roughly 80 percent of the maximum allowable units under the proposed zoning.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property and all adjacent land within the City as single family residential, with a density of 0.8 dwelling units per acre. This matches the existing zoning of the site. The City of Northville identifies land to the east as low density residential (3.63 units per acre), while Northville Township designates land to the south as single family residential; it is occupied by Maybury State Park and unlikely to be developed.



The Master Plan establishes numerous goals and supporting objectives for the City. This concept plan supports several objectives and conflicts with others.

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 development would provide medium-lot single family dwelling units, an intermediate size between the City’s existing large-lot and small-lot developments.*

Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan’s inclusion of pathways and connection to the City’s larger pathway system enables walking and bicycling.*

Objective: Protect and maintain open space throughout the community. *33% of the site is preserved as open space, primarily for the purpose of stormwater detention and wetland mitigation.*

Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The development is proposed to be linked to the City’s developing pathway system.*

The proposal calls for a departure from the vision of the Master Plan, which is to provide for 0.8 dus/acre in this location (see below for addition density discussion). *Neighborhood compatibility with existing large lot RA properties in the area should be considered.*

Proposed Residential Density

The applicant is proposing 31 units on 23.51 net acres for a net density of 1.32 units per acre. As mentioned above, the Master Plan calls for a density of 0.8 dwelling units per acre on this land and surrounding sites. The proposed density is 1.65 times the Master Plan recommendation for the site. Proposed density is most consistent with the R-1 One-Family Residential District (maximum density of 1.65 units per acre). This is the proposed new zoning classification for the site.

Lot Requirements

The minimum lot size in R-1 is 21,780 square feet. The minimum lot size shown on the plan is 13,860 square feet. The minimum lot width in R-1 is 120 feet. The minimum lot width on the plan, shown for five of the cul de sac lots, is 90 feet; all lots less than 104 feet wide are on cul de sacs. Setbacks are similarly not met—the aggregate side setback for the district is 40 feet, while the average aggregate side setback shown on the plan is 30 feet.

Under the PRO option, the Planning Commission may approve deviations from the dimensional standards of the district in order to facilitate a more innovative design that preserves open space.

Compatibility with Surrounding Land Use

Summary of Land Use and Zoning of Subject and Adjacent Properties			
	Existing Zoning	Existing Land Use	Master Plan Designation
Subject Property	RA Residential Acreage	Vacant	Single Family, 0.8/acre
To the North	RA Residential Acreage	Single Family Homes	Single Family, 0.8/acre
To the East	R1-A (Northville)	Single Family Homes	Single Family, 3.63/acre
To the South	R-2 (Northville Twp)	Maybury State Park	Single Family, 1.0/acre
To the West	RA Residential Acreage	Single Family Home	Single Family, 0.8/acre

The surrounding land uses are detailed in the table above. In making its recommendation to City Council, the Planning Commission should consider the compatibility of the PRO concept plan with existing adjacent land uses and zoning.

In general, standard construction noise during development and increased traffic after development are the most likely negative effects of this development on surrounding properties.

Directly to the **north** of the subject property are several properties zoned RA, One-Family Residential, containing single-family homes. Casa Loma, a 10-unit residential development, is located one half mile north of Eight Mile Road on the west side of Beck Road.

Directly to the **west** of the subject property is an existing single-family home. Maybury Park Estates is a bit further to the west. Maybury Park Estates contains 106 units on roughly 133 acres for a gross density of roughly 0.8 units per acre. These properties would experience greater traffic volumes on Beck Road and Eight Mile Road under the proposed development than under the maximum currently permissible density.

Directly to the **south** of the subject property in Northville Township is property zoned R-1, Single-Family Residential. The R-1 Zoning District allows one unit per acre. However, the site is part of Maybury State Park and unlikely ever to be developed. Impacts from the proposed development would be negligible.

The properties to the **east** of the subject property are in the City of Northville in the R-1A, First Density Residential district and contain single-family homes. The existing residential development would experience greater traffic volumes along Beck and Eight Mile Roads than it would if the site was developed within the limits of current zoning.

Comparison of Zoning Districts

	RA Zoning (Existing)	R-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care homes 	<ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks, parkways and outdoor recreational facilities 4. Home occupations 5. Keeping of horses and ponies 6. Family day care homes 7. Accessory buildings and uses
Special Land Uses	<ol style="list-style-type: none"> 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. Places of worship 5. Utility and public service buildings (no storage yards) 6. Group day care, day care centers, adult day care 7. Private noncommercial recreation areas 8. Golf courses 9. Colleges and universities 10. Private pools 11. Cemeteries 12. Mortuary establishments 13. Limited nonresidential uses of historic structures 14. Bed and breakfasts 15. Accessory buildings and uses 	<ol style="list-style-type: none"> 1. Places of worship 2. Schools 3. Utility and public service buildings (no storage yards) 4. Group day care, day care centers, adult day care 5. Private noncommercial recreation areas 6. Golf courses 7. Colleges and universities 8. Private pools 9. Cemeteries 10. Mortuary establishments 11. Bed and breakfasts 12. Accessory buildings and uses
Minimum Lot Size	43,560 sq ft (1 acre)	21,780 sq ft (0.5 acres)
Minimum Lot Width	150 ft	120 ft
Building Height	2.5 stories or 35 ft	2.5 stories or 35 ft
Building Setbacks	Front: 45 ft Side: 20 ft (aggregate 50 ft) Rear: 50 ft	Front: 30 ft Side: 15 ft (aggregate 40 ft) Rear: 35 ft

Infrastructure

Water and sanitary sewer are available at the site. We defer to the engineer regarding the adequacy of proposed stormwater management.

The applicant proposes one primary access street (Dunhill Drive on the concept plan) with a boulevard at the entrance. This street runs straight north and south through the western portion of the site and stubs to a temporary T turnaround at the northern property line. Two additional courts (Dunhill Court and Wales Court on the concept plan) are proposed, each ending in a cul de sac with a center island. Secondary access is proposed from Beck Road via a gravel access path secured with a breakaway gate.

The plan illustrates an eight-foot-wide concrete sidewalk along Eight Mile and Beck Roads. The narrative provided by the applicant indicates that the applicant is collaborating with the City to either install the path at its own expense or contribute funds for the installation by the City at a later date.

The applicant has submitted a traffic study for the site showing likely volumes at the proposed density. The traffic study appears to overestimate the number of homes that could be located on the site under RA zoning, however, assuming 32 homes when the maximum would be 18. The applicant had previously submitted a traffic study that included an accurate projection for the RA district. Combining the two studies, we see a projection that the proposed development will likely generate about 130 more trips per day than the maximum allowable development under current zoning.

Natural Features

There is a significant area of City-regulated woodlands on the site, including trees that could be considered specimen trees. The applicant has proposed woodland impacts and will need to plant woodland replacement trees and contribute money to the tree fund to account for said impacts. The applicant has submitted the required tree survey. Based on the woodlands consultant's review, consideration should be given to modifying lots and/or lot boundaries to provide as little impact on woodlands as possible. The applicant contends that this is primarily low quality scrub forest and notes that it is not pristine woodland. 9 additional trees are saved on the revised plan due to the relocation of a storm sewer.

The applicant proposes to replace 231 of the 471 total trees removed from the site at an increased caliper; in general, the applicant argues that the full number of replacement trees will not fit on the site and that environmental remediation efforts adequately compensate for the loss of the unreplaced trees.

There are ten on-site City-regulated wetlands totaling 2.767 acres and the concept plan proposes 0.557 acres of impact to the wetlands. An impact of 2.01 acres on the 25 foot natural features setback is anticipated as well. The applicant has proposed 0.98 acres of wetland mitigation. See wetlands consultant review regarding recommendations to consider alternative lot arrangements to reduce impacts on higher quality wetlands.

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 (Section 7.13.2). 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 and lots, the location of the proposed detention ponds, location of the proposed open space, and proposed landscaping throughout the development. The applicant has also provided conceptual home elevations and 3-D renderings of extensive landscaping at the development entrance. The applicant has described conditions for the rezoning, summarized as such:

1. Tax benefits for the City.
2. Maximum number of units shall be 31 single family detached dwelling units (80% of the density permitted by the proposed zoning)
3. High-end landscaping
4. High-end home construction
5. Minimum unit width shall be 90 feet and minimum square footage of 13,860 square feet.
6. Significant brownfield environmental cleanup with funds potentially coming back to the City.
7. Installation of a “Welcome to Novi” landmark feature
8. \$25,000 contribution to the ITC Community Sports Park Trail (to be coordinated with Parks, Recreation and Cultural Services).

Ordinance Deviations

Section 7.13.2.D.i.c(2) 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 Applicant and City staff have identified 6 variances that will be needed:

1. No berm along Beck Road due to existing natural features.
2. Landscaping does not meet the minimum requirement for canopy and sub-canopy trees along the public right-of-way.
3. Landscaping does not meet street tree requirements along 8 Mile and Beck—the Applicant is seeking Road Commission for Oakland County approval for additional large-caliper trees.
4. The minimum requirements for storm basin landscape are not met.
5. The required stub street to the west is not provided.
6. The distance between the emergency access and 8 Mile Road exceeds the maximum (this variance is granted by the City Council).

Additional Deviations noted due to change in requested zoning designation (R-1 proposed currently, R-3 proposed previously) and other changes to the plan:

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan inasmuch detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance (Section 3.1.2) and other applicable ordinances shown on the concept plan (sheet 2 needs to be updated to reflect R-1 zoning requirements):

1. Lot Size and Width: Per Section 3.1.2 of the Zoning Ordinance, **the R-1 One-Family Residential Zoning district requires a minimum lot size of 21,780 square feet and a minimum lot width of 120 feet. The applicant has proposed a minimum lot size of 13,860 square feet and a minimum width of 90 feet. These deviations should be included in the**

PRO Agreement. For reference, the proposed lot sizes more closely reflect the R-3 Zoning District, but the overall density at 1.32 units/acre more closely reflects the R-1 (requested) Zoning District.

2. **Setbacks:** The minimum side yard setback for a single-family dwelling in this district is 15 feet with an aggregate of 40 feet. The applicant has proposed a minimum 10 foot side yard setback (with an aggregate of 30 feet). These deviations should be included in the PRO Agreement and should be updated on Sheet 2.
3. **Woodland Replacement Trees:** The applicant is requesting a deviation from ordinance requirements that require the applicant to plant, or pay into the City's tree fund for the equivalent of 230 required woodland replacement trees. The applicant has stated that the cost to remedy the existing soil remediation issues is significant enough to negate the City's requirements to provide a Woodland Replacement Guarantee for the remaining trees that will not be planted.
4. **Landscape waivers:** A number of deviations from the landscaping standards are being proposed. See the landscape review letter for additional details.

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. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.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 7.13.2.D.ii 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 applicant has identified the public benefits listed below at this time. These proposed benefits will be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning.

1. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
2. Significant brownfield environmental cleanup.
3. Installation of a “Welcome to Novi” landmark feature.
4. \$25,000 donation to the Parks, Recreation and Cultural Services Department to be applied toward the construction of the ITC Community Sports Park Trail.
5. High-end landscaping.

Submittal Requirements

- Rezoning signs must 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. The concept plan does not show the proposed locations of the two required rezoning signs.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend City Council conditionally approve the request to rezone the parcel to R-1, One-- Family Residential with a Planned Rezoning Overlay (APPLICANT REQUEST); OR
2. Recommend City Council deny the request to rezone the parcel to R-1 with a PRO, with the zoning of the property to remain RA; OR
3. Recommend City Council rezone the parcel to a zoning district other than R-1 (an additional public hearing may be required); OR
4. Postpone consideration of the request for further study or consideration of another alternative.

Recommendation

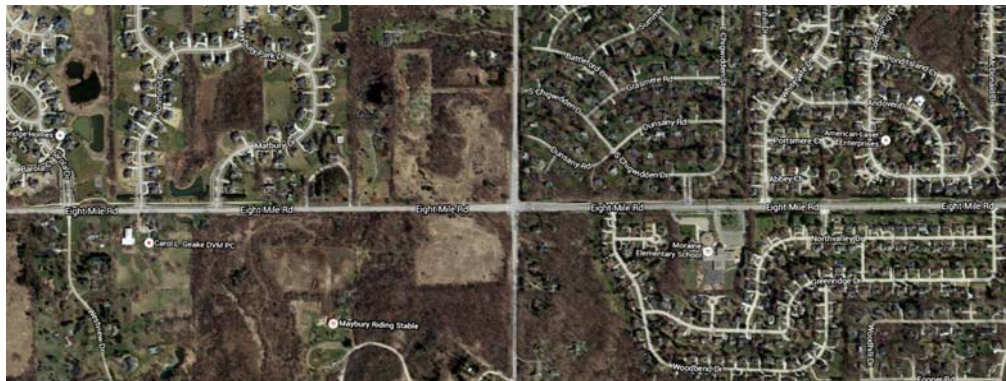
Clearzoning **recommends approval** of the proposed PRO and concept plan (JSP14-18 and Rezoning 18.707 for the 31-unit detached residential development to rezone property at the northwest corner of Eight Mile Road and Beck Road, from RA, Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay for the following reasons:

- The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 0.8 units/acre to an actual 1.32 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in this review letter.
- The proposed density of 1.32 units/acre provides a reasonable transitional use between the lower density developments to the north and west, and the existing higher density developments to the east, in the City of Northville, and Maybury State Park on the south side of Eight Mile Road.
- The site will be adequately served by public utilities.
- The proposed zoning and proposed use represents only a nominal increase in expected site-generated traffic relative to development permitted under existing zoning.
- 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.
- The proposed concept plan shows the intent of the applicant to remediate environmental contamination of the site as a part of the development plan, which will improve the land through the removal of potential environmental hazards.

Sincerely,
CLEARZONING, INC.

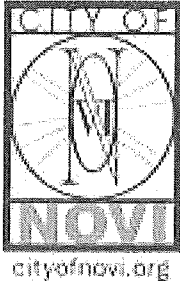


Rodney L. Arroyo, AICP
President



2015 Aerial – Google

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

11/13/2015

Engineering Review

DUNHILL PARK
JSP15-0013

Applicant

HUNTER PASTEUR HOMES DUNHILL PARK

Review Type

PRO Revised Concept Plan

Property Characteristics

- Site Location: N. of 8 Mile Rd. and W. of Beck Rd.
- Site Size: 23.76 acres
- Plan Date: 10/20/15

Project Summary

- Construction of a 31 lot subdivision. Site access would be provided by a single curb cut on 8 Mile Rd. to internal roadways.
- Water service would be provided by 12-inch and 8-inch extension from the existing 12-inch water main along the north side of 8 Mile Rd. approximately 1,100 feet to the west, along with 8 additional hydrants.
- Sanitary sewer service would be provided by an extension of the existing 10-inch sanitary sewer running along the north property line.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

Recommendation

Approval of the Revised Concept Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The revised Concept Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual 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):

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

General

1. A right-of-way permit will be required from the City of Novi and Oakland County.
2. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
3. Traffic signs in the RCOC right-of-way will be installed by RCOC.
4. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
5. 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.
6. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

7. **The proposed water main dead end exceeds 800-feet, provided modeling data showing sufficient fire flows at the dead end or provide a loop connection approved by the City Engineer. An offsite easement may be required for the loop connection.**
8. Provide a plan and profile for the off-site water main construction.
9. The water main stubs shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
10. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

11. Provide a basis of design.
12. Provide size and material for proposed sanitary sewer.
13. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

14. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
15. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
16. Match the 0.80 diameter depth above invert for pipe size increases.
17. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
18. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
19. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
20. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

Storm Water Management Plan

21. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
22. Provide detention time calculations for the bankfull volume. The bankfull volume must be detained for 24 to 40 hours.
23. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.

Paving & Grading

24. The length of Street A exceeds the maximum of 1,000 feet and would require a variance unless an emergency access is provided. The access could be temporary until adjacent development occurs to provide secondary access.

Or provided a DCS Variance request to wave this requirement, staff would support this request.

25. A stub street shall be provided to the west for future connection or a variance would be required. **Or provided a DCS Variance request to wave this requirement, staff would support this request.**
26. Provide detailed grading for the hammer head turn around at the north property line.
27. The emergency access must be paved or grass pavers.
28. Clarify if the streets are to be public or private.
29. Provide a pathway connection to the west. If a stub street is provided to the west, the sidewalk adjacent to the street would provide that connection.
30. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.

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



cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Becky Arold, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

November 12, 2015

Revised PRO Conceptual Site Plan

Dunhill Park

Review Type

Conceptual Landscape Review

Job

JSP15-0013

Property Characteristics

- Site Location: Northwest corner of Beck and Eight Mile Roads
- Site Zoning: RA
- Adjacent Zoning: RA to north and west, Northville to east, Maybury State Park to south
- Plan Date: 10/20/2015

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation:

This concept is **recommended for approval**. The basic concept and layout indicate that there is sufficient room provided to meet city requirements, but it still proposes significant variations from the current landscape ordinance provisions.

General comments:

- The concept for right-of-way landscaping does not meet the goals of the landscape ordinance for landscaping along Beck and Eight Mile roads and will need to be revised to more closely meet those goals.
- The landscape design manual (page 10) specifically lists areas where credits can be gained for using larger trees. Street trees, right-of-way landscaping and woodland replacement trees are listed as tree requirements that cannot be reduced through the use of larger trees. Larger trees can be used, but no reduction in tree quantities provided can be achieved through this use.
- The diversity of trees along the frontages.

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soil information is provided.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

1. The overhead power line along Beck Road has been added, and street trees have been located along the rear lot lines instead of along the right-of-way line because of an existing, low-hanging property line. **It is preferable to have the street trees along the right-of-way line. If that power line can be raised, it should be, and subcanopy trees should be placed within the right-of-way line as are proposed along 8 Mile Road. If it can't be, the street trees should be located as close to the right-of-way line as possible**

without causing a conflict with the wires. A waiver can be sought for street trees that cannot be planted in the right-of-way due to existing natural conditions that are to be preserved.

2. Trees should be located at least 10' away from all utility structures. It appears that some internal street trees are closer than that and should be shifted over in preliminary and final site plans.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

Existing trees, proposed removals and removal/replacement calculations are shown on Sheets W-1 through W-3.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

1. Tree fencing has been added to the plans. It should also appear on the removal/demolition plan when that sheet is added to the set.
2. Please modify the tree fence detail to show it is to be placed at 1' outside the dripline.
3. Please include the tree labels of trees to be saved on sheets L-101 and L-102.

Woodland Replacement Trees

1. While the applicant is no longer specifically requesting credit for larger replacement trees, they are requesting as part of the PRO that the 230 remaining trees they are not planting not be required in recognition of the significant cost of remediation of the site. This has not been granted on other projects currently under consideration that have required site remediation and is not recommended in this case. If the applicant wishes to plant smaller trees (i.e. 2.5" caliper deciduous canopy trees and 6' height evergreen trees) to help save costs, they may do so as those are the minimum size trees required for woodland replacements. The applicant may also contribute to the city tree fund for trees they cannot place on the site.
2. *Ulmus x* Frontier elms are not on the Woodland Replacement Chart so they can't be planted as replacement trees for credit. Valley Forge Elm or other *Ulmus americana* selections may be used.
3. Woodland replacement trees have been uniquely marked on the plans per request.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. Calculations have been provided for the landscaping in the greenbelts along Beck and 8 Mile Roads. Waivers for the extent of frontage occupied by natural areas that would be negatively impacted by the construction and planting of the required berms and landscaping can be sought. Staff would support the waiver for the section of Beck Road that is wetland and the waiver for the wetland mitigation area since screening of homes adjacent to it has been provided with woodland replacement trees. **Calculations showing the number of canopy/large evergreen and sub-canopy trees not being planted due to the waiver should be added to the plans.**
2. Three additional canopy tree species have been added to the curving landscape along the rear lot property lines which increases the diversity of the plantings, as requested. However, contrary to the statement in the response letter, staff doesn't support using canopy trees to meet the subcanopy tree requirement of the greenbelt plantings. Two tight clusters of crabapples have been provided near the entrance, but the count is still far below what the calculations show are required. The applicant has used just canopy trees along the rear property lines and has maintained the wide expanse of bermed lawn between the right-of-way and the line of canopy trees. Please note the spacing guidelines for various tree and shrub types on second page of the Landscape Design Manual.
3. While the berms are fairly geometric in nature, they do have variations in height and width, and do have a 2' crest so they are acceptable.

4. Plants have been labeled uniquely per the requirement they're fulfilling as requested.
5. **Please add proposed contours to the landscape plan for the entire site when they are available.**

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. **Calculations for street trees have been provided and a line of street trees along Eight Mile Road has been proposed. If the Oakland County Road Commission prohibits any or all of those trees, a waiver for the prohibited trees will be supported but all allowed trees need to be planted.**
2. **Please consider changing those street trees from flowering pears to some other subcanopy species. Unfortunately, we are seeing a number of flowering pears self-seeding and growing wild in open spaces. It is not currently on our list of invasive species, but it is acting invasively, and cooperation toward reducing the numbers of it on the plan would be appreciated.**
3. **Street trees have been proposed for Beck Road, but not within the Right-of-Way. A low-hanging utility wire is a reasonable cause for locating the trees elsewhere, but they should be located as close to the right-of-way line as possible, not along the rear lot lines. A waiver can be sought to avoid planting street trees altogether in the area to remain natural if there is insufficient room for those trees along the right-of-way. This waiver would be supported by staff. The number of trees not planted would need to be provided on the plan.**
4. Staff would accept the reduction in street trees in favor of larger trees as part of the PRO, since the roads will be private roads in a gated community.
5. Additional landscaping has been added to the cul-de-sac islands, per the ordinance.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

Large, native shrubs planted in clusters around 70-75% of the rim are required by the ordinance. Instead, the applicant is proposing canopy trees as part of the PRO. This is acceptable in that the trees may provide shading of the pond, which is desirable. No fertilizers should be used on the grassy areas in the basin in order to promote better water quality within the pond.

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

When proposed transformers/utilities/fire hydrants are available, add to landscape plan and adjust plant spacing accordingly.

Plant List (LDM 1.d.(1).(d) and LDM 2.h. and t.)

1. Plant lists have been provided that meet the city requirements.
2. **Note the requirements for species diversity in the Landscape Design Manual (Section 1.d.(1).(d). The overall diversity of the development needs to conform to these guidelines. The large number of just a few types of trees (especially maples) does not appear to be in conformance with this requirement.**

Planting Notations and Details (LDM)

1. Details provided meet City of Novi requirements.
2. City of Novi landscape notes have been provided.
3. For final site plans, costs per the City of Novi Community Development Fee Schedule need to be provided for all plants, including seed and sod, and mulch proposed to be used on the site.

Irrigation (LDM 1.a.(1)(e) and 2.s)

An Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Please show contours for entire site – not just berms and detention basin, on preliminary and final site plans.

Snow Deposit (LDM.2.q.)

Please indicate areas to be used for snow plowing that won't harm existing or proposed landscaping.

Corner Clearance (Zoning Sec 5.9)

Indicate Corner Clearance triangles for interior roads as well as intersection at Eight Mile Road.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

WETLANDS REVIEW

November 12, 2015

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

Re: Dunhill Park (JSP15-0013)
Wetland Review of the Revised Concept/PRO Plan (PSP15-0159)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Concept/PRO Plan for the proposed Dunhill Park single-family residential condominium project located at the northwest corner of Eight Mile Road and Beck Road in Section 32. This included the review of the Planned Rezoning Overlay Plan (PRO) prepared by Seiber, Keast Engineering, L.L.C. dated October 20, 2015 (Plan). 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 conducted a preliminary wetland evaluation for the property on August 12, 2015 and reviewed re-flagged wetland boundaries on Tuesday, October 27, 2015.

ECT does not currently recommend approval of the Revised Concept/PRO Plan for Wetlands. ECT recommends that the applicant consider and implement the Wetland Comments noted in this letter prior to receiving Wetland approval of the Plan.

The Plan proposes the construction of a 31-unit single-family development on approximately 23 acres. The property is currently zoned RA (Residential Acreage) and is proposed to be rezoned to a Planned Rezoning Overlay (PRO). The applicant states that the property has not been developed in the past due to known environmental issues that significantly impact the site.

The proposed project site contains several areas of City-Regulated Wetlands (see Figure 1).

City of Novi Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V.) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland.

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city....In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) The site represents what is identified as a locally rare or unique ecosystem.*
- (3) The site supports plants or animals of an identified local importance.*
- (4) The site provides groundwater recharge documented by a public agency.*
- (5) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

The site was reviewed for the presence of regulated wetlands as defined in the City of Novi Wetland and Watercourse Protection Ordinance. ECT staff met on-site with the Applicant's wetland consultant (King and MacGregor Environmental, Inc. - KME), most-recently on Tuesday, October 27, 2015.

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs dating back to the 1940's.

Onsite Wetland Evaluation

ECT visited the site on August 12, 2015 for the purpose of a preliminary wetland boundary verification. In addition, ECT visited the site again on Tuesday, October 27, 2015 in order to review the recently-reflagged wetland boundaries completed by the applicant's wetland consultant, KME. The focus of the site inspection was to review site conditions in order to determine whether the on-site wetlands meet the City of Novi's Wetland Essentiality Criteria. Wetland boundary flagging was in place at the time of this site inspection. ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. It should be noted that the wetland boundaries as shown on the current Plan do not appear to represent the most recent wetland boundary information flagged most-recently by KME. The applicant's wetland consultant appeared to have updated wetland boundary information at the time of our site visit, including having had flagged an additional small wetland area (Wetland L) that does not appear to be shown on the current Plan.

The Plan indicates nine (9) total areas of on-site wetland (Wetlands A through K). The wetlands include:

- Wetland "A" – 1.22 acre;
- Wetland "C" – 0.29-acre;
- Wetland "D" – 0.01-acre;
- Wetland "E" – 0.01-acre;
- Wetland "F" – 0.04-acre;
- Wetland "G" – 0.06-acre;
- Wetland "H" – 1.09 acre;
- Wetland "I" – 0.007-acre;
- Wetland "K" – 0.04-acre;

Total Wetland – 2.767 acres

Wetland C is a forested wetland area and the other wetland areas are emergent and/or scrub shrub wetlands. The forested wetland areas (Wetland C) contain mainly black willow (*Salix nigra*), and box elder (*Acer negundo*). Wetland C appears to be the higher quality wetland on-site.

Many of the on-site wetlands (Wetlands D, E, F, G, I and K) are dominated by invasive species. The vegetation consists of mainly reed-canary grass (*Phalaris arundinacea*) or common reed (*Phragmites australis*). These wetlands are emergent/wet meadow wetland types and all except Wetland K appear to be located within areas of the site that have been previously-disturbed. These areas are not depicted as wetlands on the available mapping materials or the official City of Novi Regulated Wetland and Watercourse map. Wetlands D, E, F, G and I appear to be the result of previous man-made site disturbances.

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

Wetland Impact Review

The Plan includes some level of proposed impact to all of the on-site wetlands and the associated 25-foot wetland setbacks located on this property. Most of these impacts are for the purpose of lot development. The current Plan indicates a total of 0.617-acre of proposed impact to the 2.767 acres of existing on-site wetlands, as well as 2.14 acres of proposed wetland buffer impacts. It should be noted that the amount of proposed impacts to wetlands remains unchanged from the previous plan submittal. The proposed impact to 25-foot wetland setbacks has increased, only slightly, from 2.01 acres.

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	City Regulated?	MDEQ Regulated?	Wetland Area (acres)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	Yes	Not Likely	1.22	0.36	Not Provided
C	Yes	Not Likely	0.29	0.04	Not Provided
D	No	Not Likely	0.01	0.01	Not Provided
E	No	Not Likely	0.01	0.01	Not Provided
F	No	Not Likely	0.04	0.04	Not Provided
G	No	Not Likely	0.06	0.06	Not Provided
H	Yes	Not Likely	1.09	0.05	Not Provided
I	No	Not Likely	0.007	0.007	Not Provided
K	Yes	Not Likely	0.04	0.04	Not Provided
TOTAL	--	--	2.767	0.617	Not Provided

It should be noted that during our most-recent site assessment, ECT has confirmed that Wetlands D, E, F, G, and I do not appear to be considered essential wetlands based on the requirements in the City’s Wetland Ordinance.

The currently-proposed impacts to essential/City-regulated wetlands (i.e., Wetlands A, C, H, and K) appear to total 0.49-acre. These impacts are above the City of Novi 0.25-acre impact area threshold for compensatory wetland mitigation. Previously-submitted plans proposed two (2) areas of on-site wetland mitigation, totaling 0.98-acre. The proposed wetland mitigation areas shown on the previous plan appear to have been (perhaps unintentionally) omitted from the current Plan.

In a response letter dated October 23, 2015, the applicant states that no changes have been made to the proposed wetland impacts or mitigation from the previous plan submittal. However, this response

letter also states that the plans no longer propose to fill the small wetland (Wetland G, 0.06-acre) where Lot 23 was located. The letter also states that wetland mitigation is provided for all city regulated wetlands on the site at a ratio of 1.5 (mitigation) to 1 (fill). This information does not appear to be consistent with what has been indicated on the current Plan (including the *Wetland Impact* table on Sheet 2). Based on the current Plan, 0.735-acre of wetland mitigation would be required.

Subsequent plans should clearly indicate all areas of wetland (and wetland buffer) impacts and graphically indicate all areas of proposed wetland mitigation. In addition, all impacts to City-regulated wetlands shall be mitigated at a 1.5-to-1 ratio.

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the *Planned Rezoning Overlay Plan*, Sheet 2):

Table 2. Proposed Wetland Buffer Impacts

Wetland Area	Wetland Buffer Area (acres)	Wetland Buffer Impact Area (acre)
A	1.08	0.66
C	0.56	0.42
D	0.09	0.09
E	0.11	0.11
F	0.13	0.13
G	0.14	0.14
H	0.43	0.33
I	0.09	0.09
K	0.17	0.17
TOTAL	2.80	2.14

Permits & Regulatory Status

The on-site wetlands do not appear to be regulated by the Michigan Department of Environmental Quality (MDEQ) as they do not appear to be within 500 feet of a watercourse/regulated drain. In addition, none of the wetlands appear to be greater than 5 acres in size. The Applicant should provide any associated information with respect to the regulatory status of the on-site wetlands by MDEQ to the City for review. It is the applicant’s responsibility to contact the MDEQ in order to determine if a wetland permit will be required for the proposed wetland impacts. The City of Novi requires this clarification prior to issuing a City of Novi Wetland Permit.

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

required for the proposed impacts to wetlands and regulated wetland setbacks. Several of the on-site wetlands (Wetlands A, C, H, and K) 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.). As discussed above, during our most-recent site assessment, ECT has confirmed that Wetlands D, E, F, G, and I do not appear to be considered essential wetlands based on the requirements in the City's Wetland Ordinance, and therefore are not regulated by the City. Based on the size, location, and history of previous site disturbance, Wetlands D, E, F, G, I, and K do not significantly provide any of the functions included in the essentiality criteria. These wetlands should therefore not be considered regulated by the City's Wetland and Watercourse Protection Ordinance as they are not contiguous, are less than two acres in size, and are not found to be essential wetlands as defined in the City's wetland ordinance. Impacts to these wetlands will not require compensatory mitigation. Impacts to Wetlands A, C, H, and K will require mitigation.

Wetland Comments

The following are repeat comments from our Wetland Review of the Concept/PRO Plan dated August 19, 2015. The current status of each follows in ***bold italics***:

1. Wetland boundary flagging was not apparent in all areas of the site at the time of our preliminary site walk. ECT recommends that the applicant's wetland consultant re-flag/re-fresh the wetland delineation flags and submit to the City of Novi's Community Development Department for a Wetland Boundary Evaluation.

This comment has been addressed. The applicant's wetland consultant has re-flagged the on-site wetlands and our office confirmed the wetland boundaries on October 27, 2015. It should be noted that the current Plan does not appear to contain the most recent wetland boundary information. The applicant should review and revise the Plan as necessary.

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

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

This is especially true in the case of Wetland C, which appear to be the highest-quality on-site wetland. As noted above, most of these impacts are for the purpose of lot development. The

current Plan includes a total of 0.617-acre of proposed wetland impact and 2.01 acres of proposed wetland buffer impacts.

This comment has not been addressed. Proposed impacts to wetlands and wetland buffers essentially remain unchanged from the previous Plan submittal.

ECT suggests that efforts should be made in order to avoid impacts to Wetlands C. In addition, while the necessity to impact Wetland A in order to construct an access drive to the buildable upland area located in the northwest portion of the site is understood, it is ECT's opinion that the impacts to Wetland A for the purpose of constructing Lots 10 and 11 is not warranted.

With regard to the preservation of 25-foot wetland buffers, the applicant should work in order to preserve the buffer of Wetland C. The Plan currently includes an impact to 0.42-acre of the 0.56-acre setback (75%). The majority of this proposed impact appears to be for the purpose of development of individual lots (Lots 12, 13, and 20). It is ECT's opinion that the preservation of this 25-foot buffer area is important to the overall health of Wetland C, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetland, as well as provide additional wildlife habitat. These buffer areas may also currently have a positive slope towards Wetland C, therefore providing storm water runoff and hydrology to this wetland. As a detailed utility plan has not been provided, it is unclear if backyards will slope to Wetland C or if backyard drains will be installed to collect and route storm water to the wetland. This information should be clarified on subsequent site plan submittals.

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

This comment has not been addressed. See Comment #1, above.

3. Subsequent plans should indicate what wetland mitigation ratios have been used for each area of wetland impact (i.e., 1.5-to-1 or 2-to-1 for forested wetland areas, etc.).

This comment has been partially addressed. The proposed mitigation information appears to have been omitted from the Plan. The applicant should review and revise the Plan as necessary.

In addition, it should be noted that the previously-proposed wetland mitigation scenario was not ideal. The majority of the wetland mitigation was to be constructed south of Wetland H, near the east side of the site/Beck Road. In addition to being located within close proximity to a major road, a very large amount of earthwork/grading would be required in order to achieve the necessary grades/elevations to support the creation of a constructed wetland. The applicant should consider proposing wetland mitigation areas adjacent to some of the other existing wetland areas to remain (such as Wetland A, etc.).

4. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve all wetland and wetland buffer areas.

This comment still applies.

5. The overall areas of the existing wetland and wetland buffer should be indicated on the Plan. The Plan indicates the acreage of proposed permanent disturbance to the wetland and wetland buffer but does not list the acreage of the wetland buffer areas themselves. The Plan should be reviewed and revised as necessary.

This comment has been partially addressed. While the areas of existing wetland and wetland buffer, as well as proposed impact areas, have been indicated on the Plan, it is our understanding that the wetland boundary information shown on the Plan does not represent the most current wetland delineation. The applicant should review and revise the Plan as necessary.

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

This comment has not been adequately addressed. The PRO Plan (Sheet 2) does not appear to clearly indicate the quantity or the location of any proposed wetland mitigation areas. In a response letter dated October 23, 2015, the applicant states that no changes have been made to the proposed wetland impacts or mitigation from the previous plan submittal. However, this response letter also states that the plans no longer propose to fill the small wetland (Wetland G, 0.06-acre) where Lot 23 was located. The letter also states that wetland mitigation is provided for all city regulated wetlands on the site at a ratio of 1.5 (mitigation) to 1 (fill). This information does not appear to be consistent with what has been indicated on the current Plan (including the Wetland Impact table on Sheet 2). Based on the current Plan, 0.735-acre of wetland mitigation would be required. The applicant is encouraged to review and revise the Plan as necessary.

Recommendation

ECT does not currently recommend approval of the Revised Concept/PRO Plan for Wetlands. ECT recommends that the applicant consider and implement the Wetland Comments noted in this letter prior to receiving Wetland approval of the Plan.

Dunhill Park (JSP15-0013)
Wetland Review of the Revised Concept/PRO Plan (PSP15-0159)
November 12, 2015
Page 9 of 10

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter Hill, P.E.
Senior Associate Engineer



Matthew Carmer
Senior Scientist
Professional Wetland Scientist #1746

cc: Christopher Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1



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).

TRAFFIC REVIEW

November 16, 2015

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

SUBJECT: Dunhill Park, Traffic Review of Revised Concept Planned Rezoning Overlay (PRO) Site Plan JSP15-0013

Dear Ms. McBeth,

The concept/PRO site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

1. General Comments

- a. The applicant, Hunter Pasteur Homes Dunhill Park, LLC, is proposing the development of a 23-acre, 31-unit single-family residential development in the northwest quadrant of Eight Mile Road and Beck Road. The development provides site access through one (1) roadway intersecting Eight Mile Road.
- b. The site is currently zoned as RA Residential Acreage and the developer is proposing a PRO with R-1 overlay zoning.
- c. Beck Road is within the City of Novi's jurisdiction and Eight Mile Road is within the Road Commission for Oakland County's jurisdiction. All site roadways are proposed to be public.

2. Potential Traffic Impacts

- a. The applicant provided a revised rezoning traffic impact study which reviews the effects the proposed development may have on the existing roadway for R-1 zoning. The impacts on traffic due to a rezoning can be considered minimal. The PM peak hour can be expected to see the highest increase in traffic volumes throughout the day. A summary of the rezoning traffic impact study can be found in section 6 of this letter.
- b. The trips generated by the development are not expected produce traffic volumes in excess of the City's thresholds; therefore, further traffic impact studies are not recommended at this time.

3. General Plan Comments – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.

- a. Access to the proposed development is provided by one driveway that intersects with Eight Mile Road. The applicant is also proposing an emergency access road onto Beck Road.
- b. Proposed Roadways - Provide additional details for the intersection of the proposed Street "A" with Eight Mile Road, including but not limited to:
 - i. Nose offset of center island

- ii. Other details as necessary to convey design intent and the meeting of applicable City standards
- c. The MDOT Standard Plan R-28-F on sheet 3 should be updated with the latest version R-28-I.
- 4. Signing and Pavement Marking** – Review of the plan generally shows compliance with the Signing and Pavement Marking Master Plan.
 - a. The applicant should consider adding a sign table showing the proposed signs and their quantities.
- 5. Bicycle and Pedestrian** – The proposed pathway and sidewalk widths are in compliance with the City of Novi Bicycle and Pedestrian Master Plan.
- 6. Traffic Impact Studies**
 - a. The applicant provided a revised rezoning traffic impact study, dated November 16, 2015, which reviews the effects the proposed development may have on the existing roadway for R-1 zoning (proposed) in comparison to RA zoning (existing).
 - b. Under RA Residential ordinances, the 23.8-acre site can accommodate 19 single-family homes, based on the maximum density of 0.8 units per site. Under R-1 Residential ordinances, the 23.8-acre site can accommodate up to 39 single-family homes, based on a maximum density of 1.65 units per site. The proposed development includes 31 single-family homes, which falls within the R-1 zoning requirements. The traffic impacts associated with the different zoning scenarios is summarized in the table below.

Zoning Comparison	Number of Units	Traffic Generated from Site (veh/hr)	
		AM Peak Hour	PM Peak Hour
R-A Residential Acreage	19	23	24
R-1 Residential	39	37	45
Proposed Development	31	31	37
<i>Proposed Development vs. RA</i>	+12	+8	+13
<i>Proposed Development vs. R-1</i>	-8	-6	-8

- c. The proposed development is estimated to produce 31 trips in the AM peak hour and 37 trips in the PM peak hour, which is 8 more trips during the AM peak hour (13 more in the PM peak hour) than if the zoning were to remain at an RA designation.
- d. The overall impacts of the site-generated traffic can be considered nominal in comparison to the existing Eight Mile Road volumes.
- e. Similarly, the overall proposed site-generated traffic volumes do not meet the City's threshold of 100 trips per hour.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM





Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

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

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

FIRE REVIEW



November 2, 2015

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

RE: Dunhill Park
PSP#15-0159

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

City Manager
Pete Auger

**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

Project Description: A 31 single family home development on the Northwest corner of Eight Mile and Beck.

Comments:

- 1) Proposed water main exceeds maximum length without looping. **Provide water flow data for 12" main to meet flow requirements**
- 2) The single point entry exceeds maximum length. Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided. Secondary access shall not be required. Provide a 20' wide and all weather secondary access for emergency vehicles. **11/2/15 Item Corrected**
- 3) Fire hydrants exceed maximum distance. In single family residential areas, hydrants shall be spaced a maximum of 500 feet apart. It is recommended that a hydrant be located at every intersection on the same corner with the street sign. This will help with locating the fire hydrants in winter when they are covered with snow. **Item corrected 8/13/15**

Recommendation: Recommended for approval

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.
cc: file

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

cityofnovi.org

LETTER OF INTENT TO CONFORM TO THE FAÇADE ORDINANCE
DURING PRELIMINARY SITE PLAN



November 24, 2015

Ms. Sri Komaragiri, Planner
City of Novi
Community Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

**Re: Dunhill Park PRO - JSP15-13
Rezoning R-1 with a PRO**

Dear Ms. Komaragiri:

Pursuant to your request and our previous e-mail correspondence on the facade review of Dunhill Park, the Applicant agrees to meet the following requirement as it relates to the elevations of the homes that will be offered at Dunhill Park. The additional elevations will be submitted at the time of preliminary site plan review.

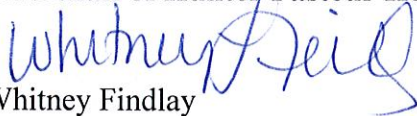
There will be as many as six (6) or seven (7) different floor plans and elevations offered at the time of construction which will ensure diversity within the development. It is our intent to satisfy the requirements of the Similar/Dissimilar Ordinance which includes:

- Side and rear elevations with brick or stone to the second floor belt line as a minimum.
- An approximately equal number of each model will be used as required to comply with the Similar Dissimilar Ordinance. including a difference in the roof lines and basic building envelope geometry; typically at least two gables difference.

Please contact me should you have any questions.

Sincerely,

FRANKLIN CONSTRUCTION COMPANY, L.L.C.
On Behalf of Hunter Pasteur Homes Dunhill Park, LLC


Whitney Findlay
Project Manager

Cc: Randy Wertheimer, Hunter Pasteur Homes Dunhill Park, LLC
Seth Herkowitz, Hunter Pasteur Homes Dunhill Park, LLC
Jeff Sakwa, Hunter Pasteur Homes Dunhill Park, LLC
Andy Milia, Franklin Construction Company, L.L.C.
Karen Brown, Franklin Construction Company, L.L.C.

**SAMPLE ELEVATIONS
SUBJECT TO CHANGE DURING PRELIMINARY SITE PLAN**

THE CAMBRIDGE

HP HUNTER PASTEUR *Homes*



ELEVATION C



ELEVATION B



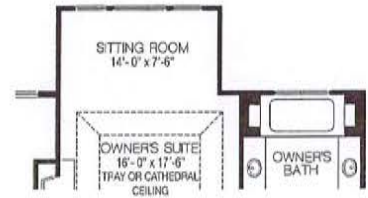
ELEVATION A



THE CAMBRIDGE



Optional
GUEST ROOM

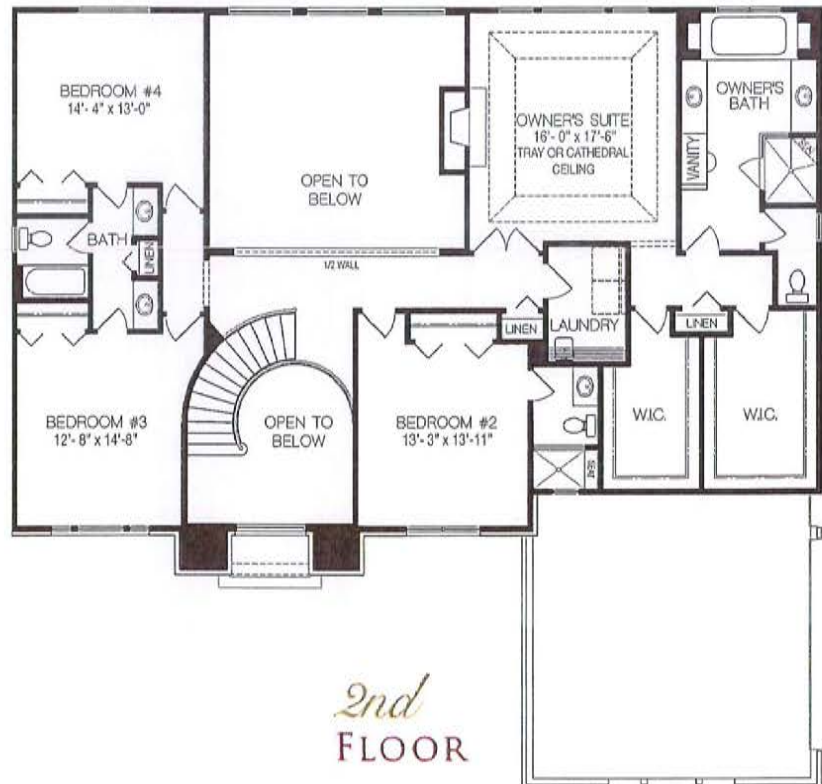


Optional
SITTING ROOM

1st
FLOOR

The CAMBRIDGE

BEDROOMS.....	4
FULL BATHS.....	3
HALF BATHS.....	2
SQUARE FEET.....	4,150



2nd
FLOOR

MANY OPTIONS
AVAILABLE

Please Ask Your Sales Manager

We reserve the right to make changes to plans, prices, specifications & materials or to change or discontinue models without prior notice or obligation. Floorplan shown is Elevation A. Elevation A square footage may change. Rathmor Estates: 10' first floor ceilings and 9' second floor ceilings may result in specific room heights to change and may vary plan to plan.

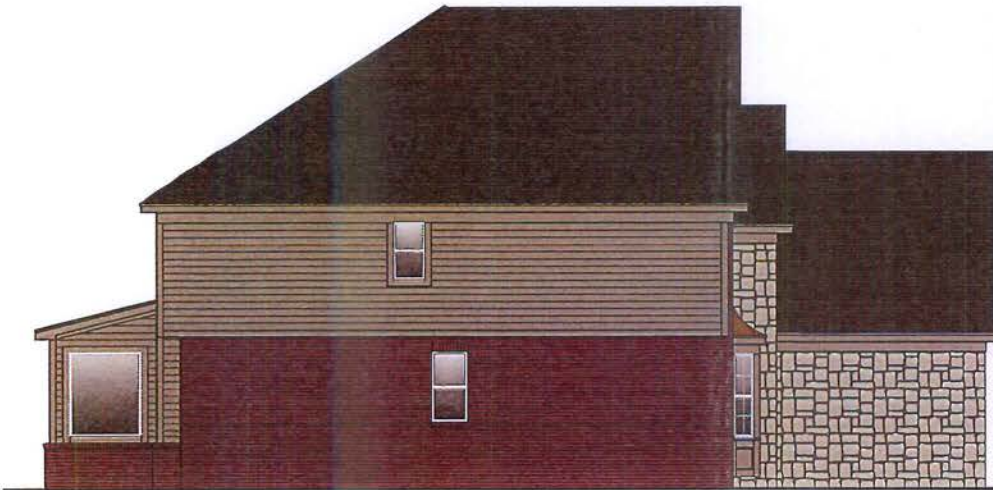




CAMBRIDGE - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CAMBRIDGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



CAMBRIDGE - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



CAMBRIDGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THE MADISON

HP HUNTER PASTEUR *Homes*



ELEVATION C

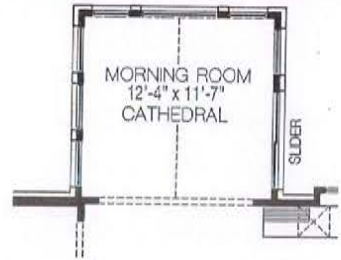


www.visitHPHomes.com

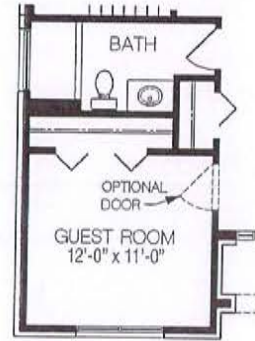
THE MADISON



1st FLOOR



Optional MORNING ROOM - 158 SQ. FT.



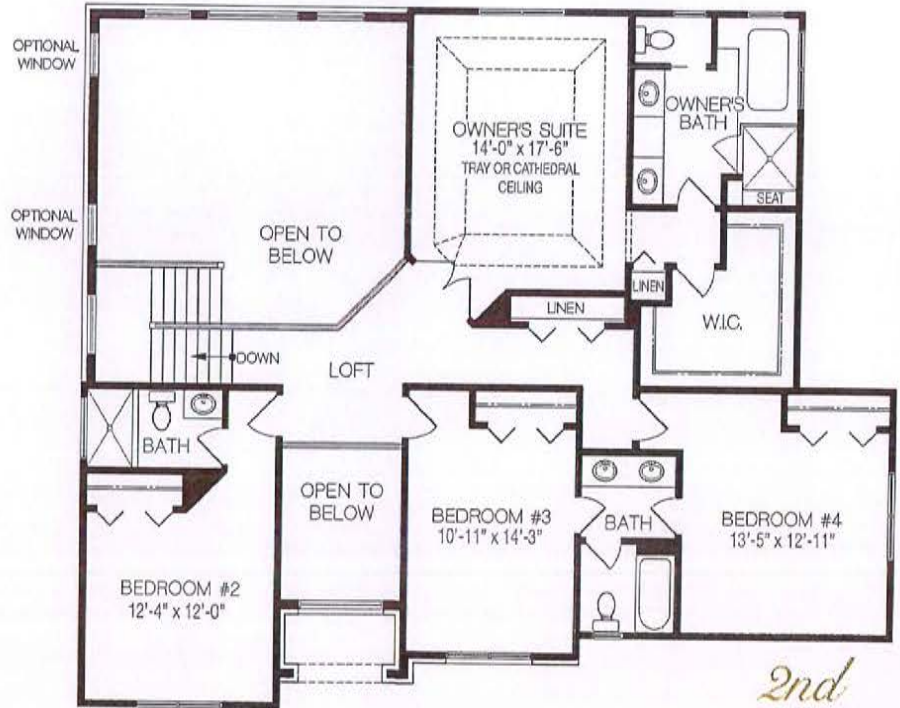
Optional GUEST ROOM

The MADISON

BEDROOMS.....	4
BATHS.....	3.5
SQUARE FEET.....	3,200

MANY OPTIONS AVAILABLE

Please Ask Your Sales Manager



2nd FLOOR

We reserve the right to make changes to plans, prices, specifications & materials or to change or discontinue models without prior notice or obligation. Floorplan shown is Elevation A. Elevation A square footage may change. Rathmor Estates: 10' first floor ceilings and 9' second floor ceilings may result in specific room heights to change and may vary plan to plan.

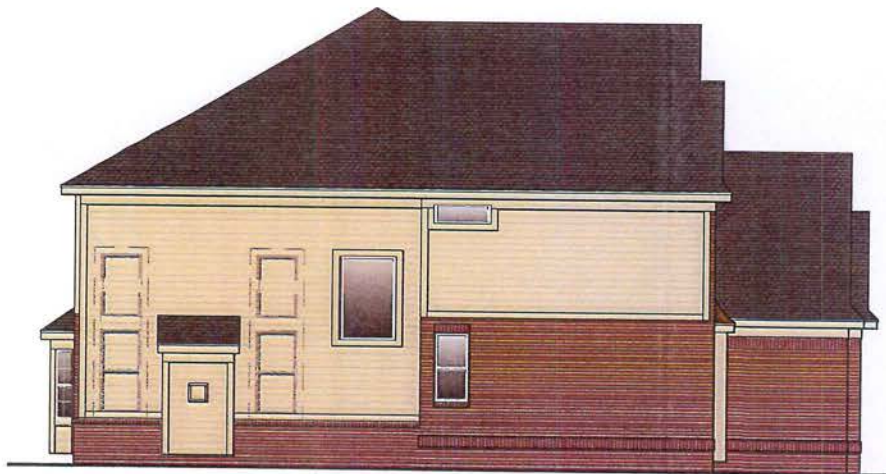




MADISON - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MADISON - REAR ELEVATION
SCALE: 1/4" = 1'-0"



MADISON - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MADISON - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

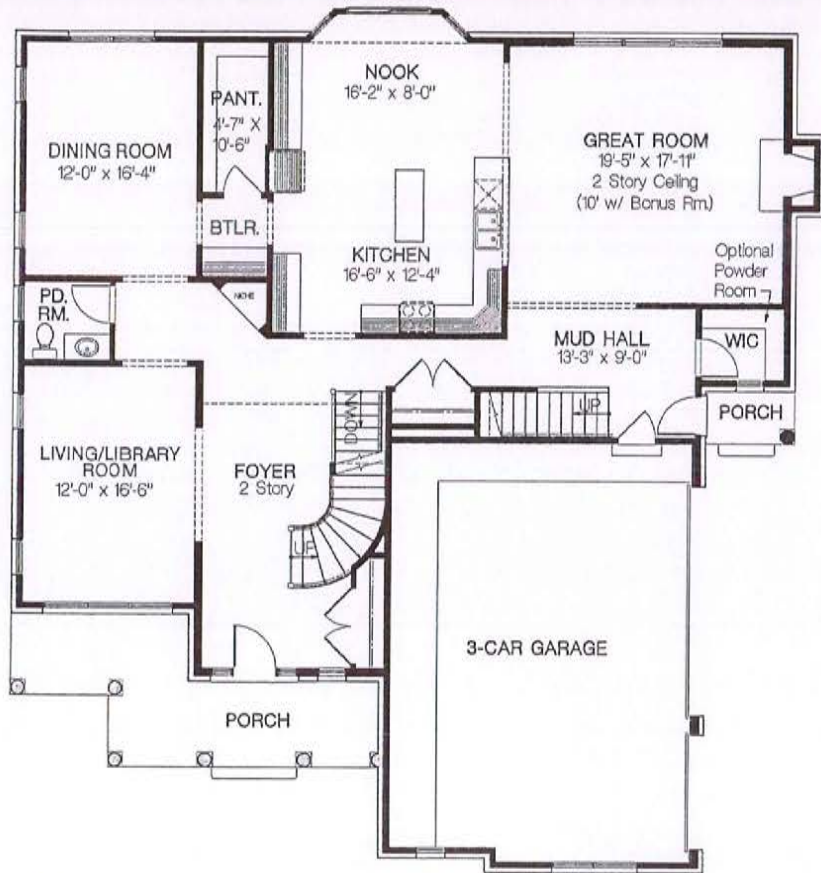
THE GABRIELLA GRAND **HP** HUNTER PASTEUR *Homes*



ELEVATION A



THE GABRIELLA GRAND



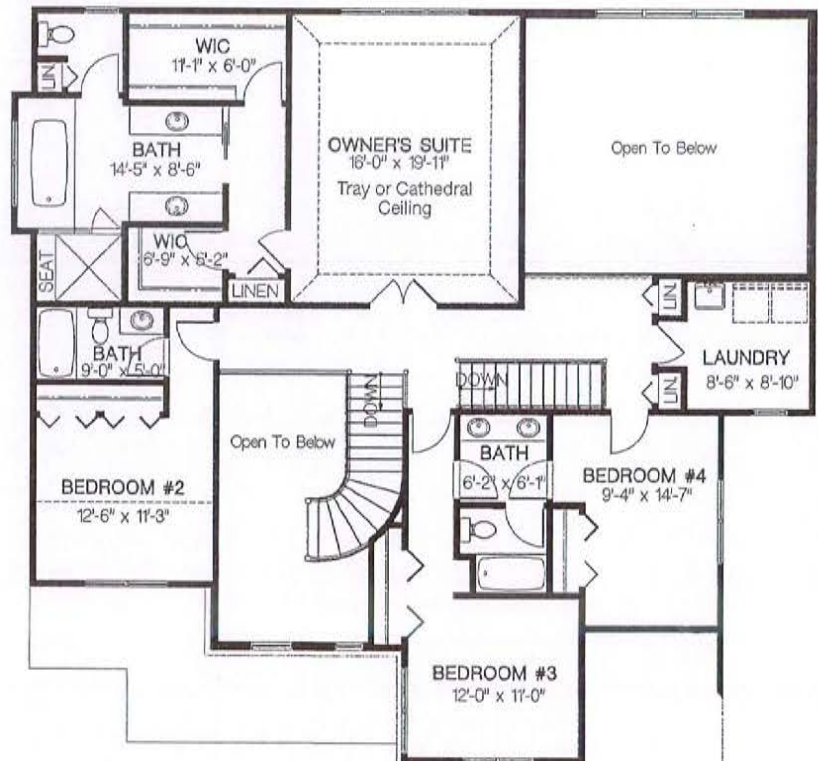
Optional
BONUS ROOM - 370 SQ. FT



Optional
MUDHALL POWDER ROOM



2nd
FLOOR



1st
FLOOR

The GABRIELLA GRAND

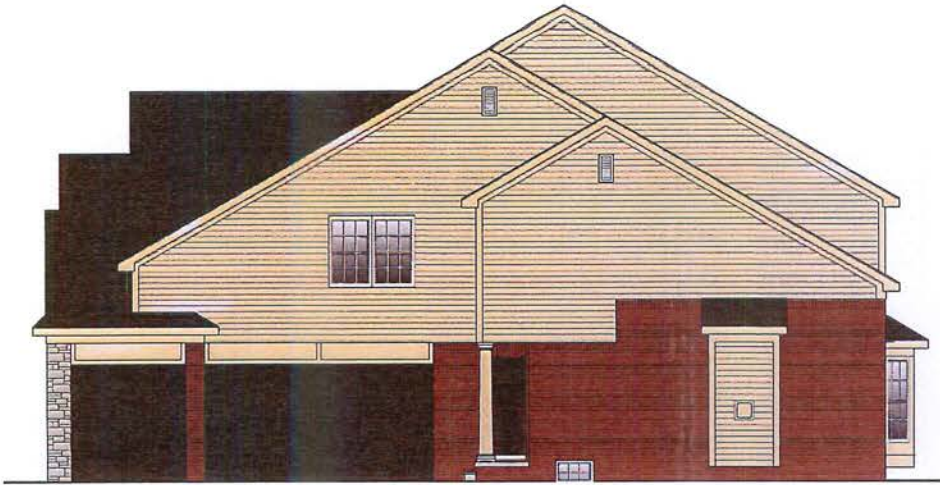
BEDROOMS..... 4
 BATHS..... 3.5
 SQUARE FEET..... 3,750

MANY OPTIONS AVAILABLE

Please Ask Your Sales Manager

We reserve the right to make changes to plans, prices, specifications & materials or to change or discontinue models without prior notice or obligation. Floorplan shown is Elevation A. Elevation A square footage may change. Rathmor Estates: 10' first floor ceilings and 9' second floor ceilings may result in specific room heights to change and may vary plan to plan.

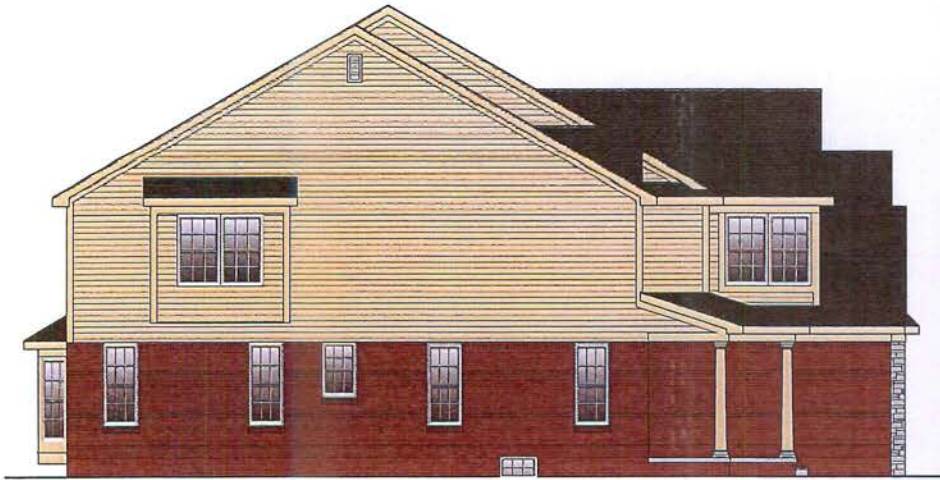




GABRIELLA GRAND - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



GABRIELLA GRAND - REAR ELEVATION
SCALE: 1/4" = 1'-0"



GABRIELLA GRAND - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



GABRIELLA GRAND - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THE CHESHIRE GRAND

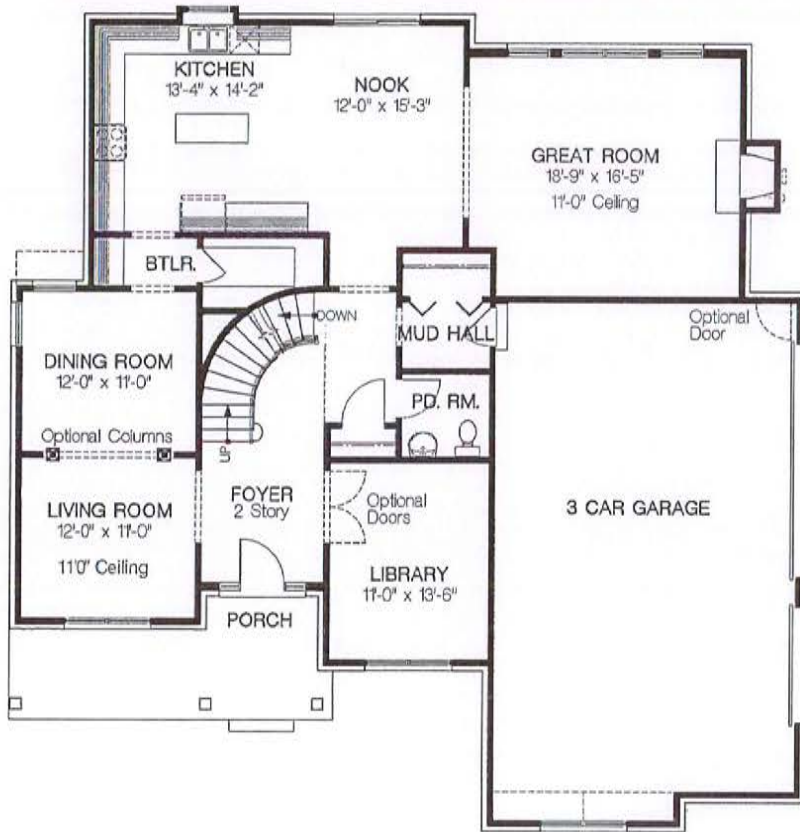
HP HUNTER PASTEUR *Homes*



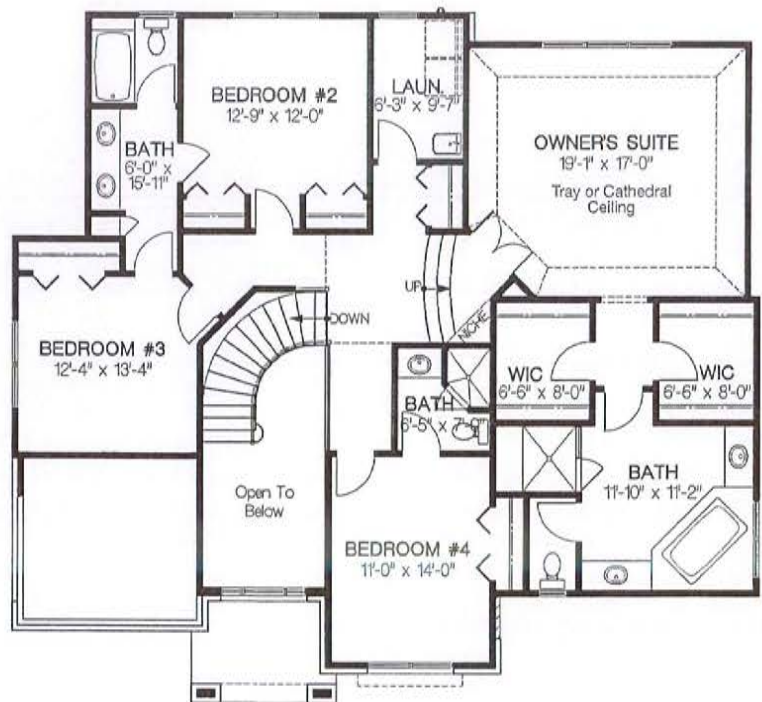
ELEVATION D



THE CHESHIRE GRAND



2nd FLOOR



The CHESHIRE GRAND

BEDROOMS.....	4
BATHS.....	3.5
SQUARE FEET.....	3,340

MANY OPTIONS AVAILABLE

Please Ask Your Sales Manager

We reserve the right to make changes to plans, prices, specifications & materials or to change or discontinue models without prior notice or obligation. Floorplan shown is Elevation A. Elevation A square footage may change. Rathmor Estates: 10' first floor ceilings and 9' second floor ceilings may result in specific room heights to change and may vary plan to plan.

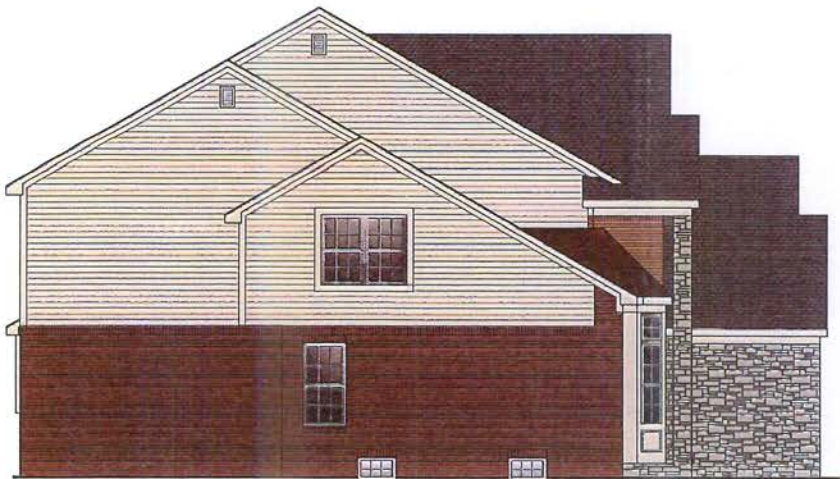




CHESHIRE GRAND - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CHESHIRE GRAND - REAR ELEVATION
SCALE: 1/4" = 1'-0"



CHESHIRE GRAND - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CHESHIRE GRAND - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

APPLICANTS RESPONSE LETTER



November 24, 2015

Ms. Sri Komaragiri, Planner
City of Novi
Community Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

**Re: Dunhill Park PRO - JSP15-13
Rezoning to R-1 with a PRO**

Dear Ms. Komaragiri:

The City of Novi and its consultants completed a review of the revised Dunhill Park PRO plans dated October 23, 2015 and we offer the following in response.

PLANNING

Clearzoning, Inc., issued a review letter dated November 20, 2015 which recommends approval but also identified the following items which we have addressed below.

Rezoning Signs

The required rezoning sign locations were approved by the City Planner via e-mail on September 8, 2015 and the signs were installed to reflect the R-1 zoning request on October 16, 2015.

Eight Mile Road Pathway Installation

The City of Novi is currently constructing the 10-foot wide concrete pathway along Eight Mile Road. The Applicant has provided a Temporary Grading Permit and Wood Disposal License to the City of Novi Engineering Department for the portion of the pathway that is on the Dunhill Park property. The Applicant is also working with the Community Development Department to make a financial contribution to the cost of the installation for the portion of the pathway that is on the Dunhill Park site.

PRO Conditions

1. Tax benefits for the City.
2. Maximum number of units shall be 31 single family detached dwelling units (80% of the density permitted by the proposed zoning).
3. High-end landscaping.
4. Minimum unit width shall be 90 feet and minimum square footage of 13,860 square feet.
5. Significant Brownfield environmental cleanup with funds potentially coming back to the City.

6. Installation of a "Welcome to Novi" landmark feature.
7. \$25,000 contribution to the ITC Community Sports Park Trail (to be coordinated with Parks, Recreation and Cultural Services).
8. A Woodland Replacement Guarantee will not be provided by the Applicant (see woodlands section below).
9. A Conservation Easement will not be provided by the Applicant (see woodlands section below).

The PRO Conditions should be written into the proposed PRO Agreement with consideration of the following Public Benefits.

Public Benefits

We believe that the density bonus is warranted due to the following public benefits which are unique to this property and will greatly enhance the entire Novi community due to its "gateway" location.

1. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
2. Significant Brownfield environmental cleanup.
3. Installation of a "Welcome to Novi" landmark feature.
4. \$25,000 donation to the Parks, Recreation and Cultural Services Department to be applied towards the construction of the ITC Community Sports Park Trail.
5. High-end landscaping.

Ordinance Deviations

1. No berm along Beck Road due to existing natural features.
2. Landscaping does not meet the minimum requirement for canopy and sub-canopy trees along the public right-of-way.
3. Landscaping does not meet street tree requirements along 8 Mile and Beck—the Applicant is seeking Road Commission for Oakland County approval for additional large-caliper trees.
4. The minimum requirements for storm basin landscape are not met.
5. The required stub street to the west is not provided.
6. The distance between the emergency access and 8 Mile Road exceeds the maximum (this variance is granted by the City Council).

Additional Deviations as a result of the change to R-1 zoning instead of the originally requested R-3, per Mr. Arroyo's recommendation:

7. Lot Size and Width: Per Section 3.1.2 of the Zoning Ordinance, the R-1 One-Family Residential Zoning district requires a minimum lot size of 21,780 square feet and a minimum lot width of 120 feet. The applicant has proposed a minimum lot size of 13,860 square feet and a minimum width of 90 feet. These deviations should be included in the PRO Agreement.
8. Setbacks: The minimum side yard setback for a single-family dwelling in this district is 15 feet with an aggregate of 40 feet. The applicant has proposed a minimum 10 foot side

yard setback (with an aggregate of 30 feet). These deviations should be included in the PRO Agreement and should be updated on Sheet 2.

9. Woodland Replacement Trees: The Applicant is requesting a deviation from ordinance requirements that require the applicant to plant, or pay into the City's tree fund for the equivalent of 230 required woodland replacement trees. The Applicant has stated that the cost to remedy the existing soil remediation issues is significant enough to negate the City's requirements to provide a Woodland Replacement Guarantee for the remaining trees that will not be planted.

ENGINEERING

The City of Novi Engineering Department provided a review letter dated November 13, 2015 that recommends approval. The letter also outlines the need for a DCS Variance for the absence of the stub street to the west and Dunhill Drive exceeding the maximum length, as identified in the Ordinance Deviations above. The remainder of the comments will be addressed prior to Final Site Plan submittal as requested.

LANDSCAPE

The City of Novi Landscape Architect, Rick Meader, issued a review letter dated November 12, 2015 recommending approval. All comments will be addressed at the time of preliminary and final site plan review, as required, however the Applicant has addressed the comments that require further discussion at the this time:

- **Woodland Replacement Trees, Comment 1:** The total amount of trees that are to be replaced per ordinance will not physically fit on this site. The Applicant feels that the cost that they will incur to remedy the existing environmental issues is significant enough to negate the city's requirement to provide a Woodland Replacement Guarantee for the remaining 240 trees that will not be planted. *A Woodland Replacement Guarantee will not be provided and is therefore requested as a PRO Condition and Ordinance Deviation.*
- **Plant List, Comment 2:** The Applicant and its landscape consultant will work closely with the city on the overall diversity of species used throughout the development however we do not intend to meet the requirement for species diversity in the Landscape Design Manual (Section 1.d.(1).(d) as it would take away from the intended design and feel of the overall development. *An Ordinance Deviation has been requested above.*

NATURAL FEATURES

Environmental Consulting & Technology, Inc., (ECT) issued review letters dated November 12, 2015 which did not recommend approval. Our wetland consultant, Woody Held of King & MacGregor, and our woodlands consultant, Jim Allen of Allen Design, walked the site with Matt Carner of ECT on October 27, 2015.

Regarding the onsite wetlands, there are details to be worked out with ECT and the City staff in effort to protect and if possible enhance the existing wetlands to remain onsite. This may

include, for example, invasive species treatment or native plant installation. It should be emphasized that our mitigation plan meets the 1.5 to 1 standard, we will continue to maintain the current hydrology in the remaining and newly created wetlands areas and we will monitor and manage the invasive species vegetation in the remaining and newly created wetland areas.

As it relates to the woodlands onsite, woodland replacement is proposed as a condition for the PRO Agreement. A comprehensive woodland replacement plan has been submitted and the following should be noted:

- Many of the replacement trees will be located on individual units to provide road screening. Such trees will not be in a Conservation Easement however there is language in the Master Deed which requires proper maintenance, forbids removal of these trees and also requires the homeowner to replace the tree's should they die. *A Conservation Easement will not be provided and therefore is requested as a PRO Condition.*
- This site requires a total of 471 replacement trees of which we are providing 231 at an increased caliper and quality, as shown on sheet L101. The total amount of trees that are to be replaced per ordinance will not physically fit on this site. The Applicant feels that the cost that they will incur to remedy the existing environmental issues is significant enough to negate the city's requirement to provide a Woodland Replacement Guarantee for the remaining 240 trees that will not be planted. *A Woodland Replacement Guarantee will not be provided and is therefore requested as a PRO Condition.*

TRAFFIC

The Rezoning Traffic Study was revised on October 16, 2015 to reflect R-1 zoning instead of the previously requested R-3 zoning. AECOM issued a review letter dated November 16, 2015 which recommends approval. If additional details are required as noted under item three (3) the information will be provided at the time of preliminary site plan review.

FACADE

A Facade review was not completed at this time. Please reference the letter addressed to the City of Novi stating the Applicant's intent to meet the facade requirements at the preliminary site plan review phase, per the city's request.

FIRE

The Fire Marshall, Joseph Shelton, issued a review letter dated November 2, 2015 which recommends approval. In response to his comment regarding fire flow testing, fire flow testing will be completed and the modeling data will be provided upon completion during the preliminary site plan approval process. If the modeling demonstrates insufficient fire flows at the dead end of the water main, the Applicant will provide a secondary connection (loop).

Ms. Sri Komaragiri
November 24, 2015
Page 5 of 5

We look forward to receiving approval at the December 9, 2015 Planning Commission Meeting.
Please contact us should you have any questions.

Sincerely,

FRANKLIN CONSTRUCTION COMPANY, L.L.C.
On Behalf of Hunter Pasteur Homes Dunhill Park, LLC


Whitney Findlay
Project Manager

Cc: Randy Wertheimer, Hunter Pasteur Homes Dunhill Park, LLC
Seth Herkowitz, Hunter Pasteur Homes Dunhill Park, LLC
Jeff Sakwa, Hunter Pasteur Homes Dunhill Park, LLC
Andy Milia, Franklin Construction Company, L.L.C.
Karen Brown, Franklin Construction Company, L.L.C.
Pat Keast, P.E., Seiber Keast Engineering, L.L.C.
Scott Black, LLA, ASLA, Grissim Metz Andriese Associates
Woody Held, King & MacGregor
Jim Allen, Allen Design