

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: SET PUBLIC HEARING FOR TEXT AMENDMENT 18.291
DATE: AUGUST 23, 2019

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features and size. One of the sites identified was named Pavilion Shore Village, due its proximity to the City's Pavilion Shore Park to the north. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. Staff, with assistance from consulting group MKSK, has developed the proposed Pavilion Shore Village Zoning District text in response to the Master Plan recommendation for this area.

The relatively small area identified as Pavilion Shore Village in the Master Plan is approximately 6.02 acres. Of that area, approximately 3.15 acres was recently approved by the Planning Commission and City Council for rezoning and redevelopment using a Planned Rezoning Overlay (PRO) option. The terms of the PRO agreement specify that 20 single family detached homes can be developed, and provides specific conditions for development. This development, known as Lakeview, is shown on the map titled *Lakeview PRO Area*.

Based on the guidance in the Master Plan, public comments from the Pavilion Shore Village workshop held in August 2018 (see workshop summary in packet), and feedback from residents during the Lakeview PRO process, staff developed the proposed text to address the unique nature of the area and limit the types of uses allowed. MKSK provided an analysis and comparison to existing development in the surrounding area (see memo attached). Staff proposes the rezoning of the entire 6.02 acres shown in the Master Plan to the new Pavilion Shore Village Zoning District. As the Lakeview PRO is generally consistent with the recommendations of the Master Plan, and the new ordinance as drafted, this area would be included in the rezoning. However, those parcels would still be subject to the terms and conditions of the approved PRO Agreement.

The proposed district would contain two sub-districts, one for Commercial uses and one for Residential uses. The commercial uses would be limited to those parcels currently zoned B-3 and the residential uses would be permitted on the parcels currently zoned R-4 and those in the Lakeview area. The development standards were crafted to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood.

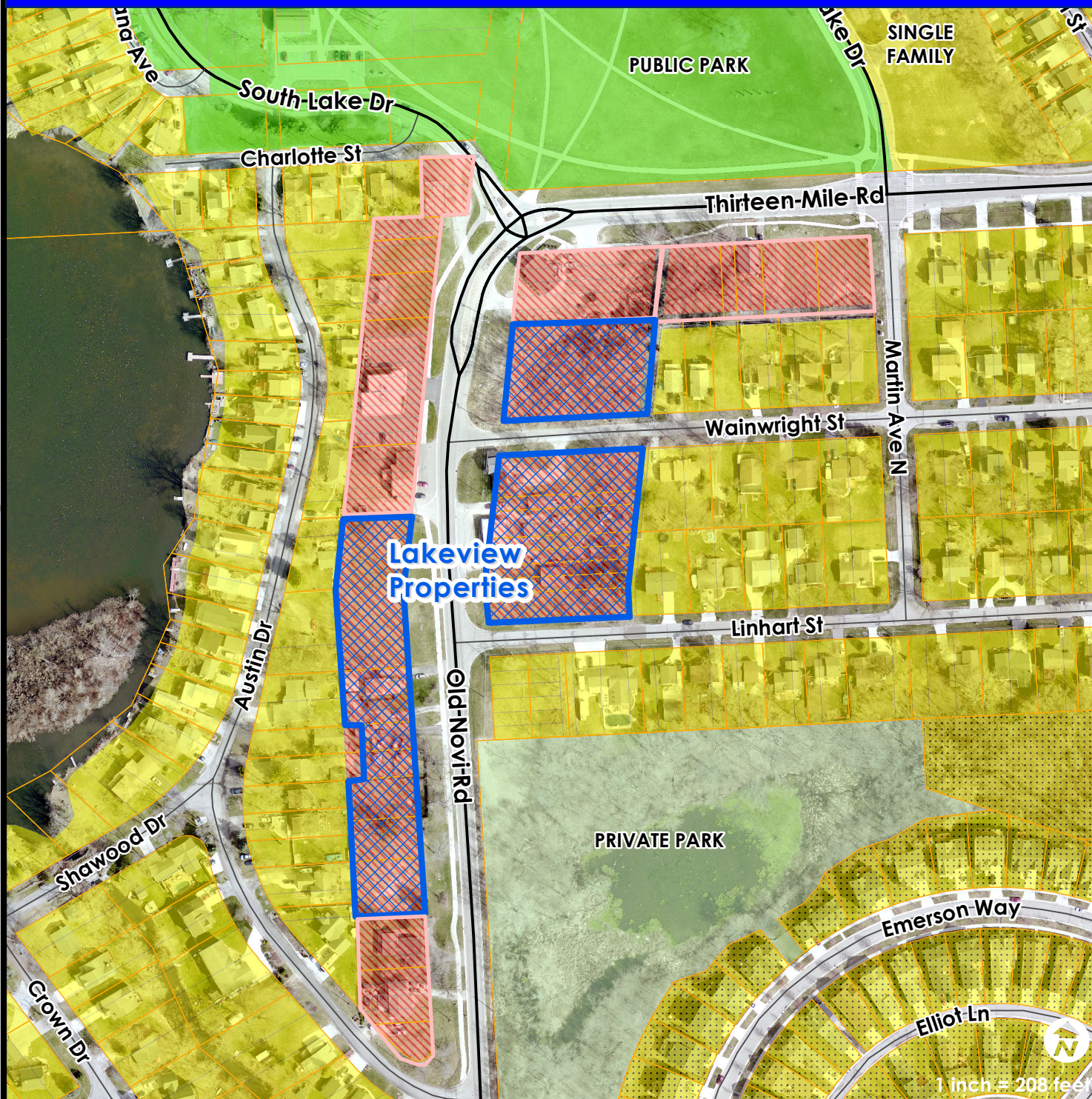
On the Commercial parcels, which represent a total of 1.61 acres, the uses permitted would be restricted to a smaller number of categories than currently allowed under the B-3 zoning in order to be more compatible with the small lot sizes and surrounding uses. Small-scale business types that support the existing residents and park visitors are encouraged, such as restaurants, retail uses like specialty food stores and recreational goods, or services such as bicycle rental and repair. The current businesses in the area today are also permitted within the new district. Setbacks have been reduced to bring buildings closer to the street in order to enhance the walkable, pedestrian-oriented nature of the area. This also gives more flexibility for development.

In the Residential sub-district, new development standards similar to those that were approved for Lakeview, and in line with existing development in nearby neighborhoods, would allow some additional flexibility due to the unique shape of the available area, while limiting the uses permitted to single family residential or live-work uses. The development potential for the residential portion (excluding Lakeview's 20 units), a total of 1.26 acres, is 7 units under the proposed standards if all of the parcels were redeveloped. Under typical R-4 standards, 4 units could be developed ($3.3 \text{ du/ac} * 1.26 \text{ ac} = 4.15 \text{ units}$). As currently platted, 6 units could be developed, however some variances for R-4 setbacks and/or lot coverage may be required for some lots.

The Planning Commission is asked to review the proposed amendments and if determined necessary for further review, forward the draft to the Implementation Committee for review and additional discussion. Alternatively, the Planning Commission could direct staff to set a public hearing for the proposed text amendments as presented at a later meeting. In the meantime, staff will share the proposed ordinance amendment with those property owners within the district, with a letter explaining the process. Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on the proposed ordinance amendments. The attached staff version of the proposed amendment is subject to review and changes by the Implementation Committee, City staff and/or the City Attorney's Office. Please contact Lindsay Bell 248.347.0484 or lbell@cityofnovi.org with any questions or concerns.

MAPS

PAVILION SHORE VILLAGE

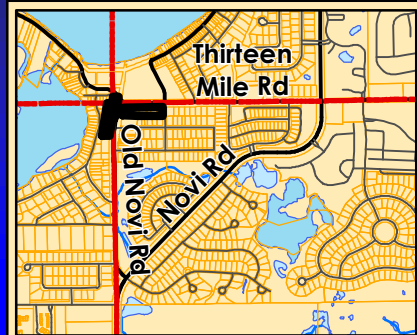


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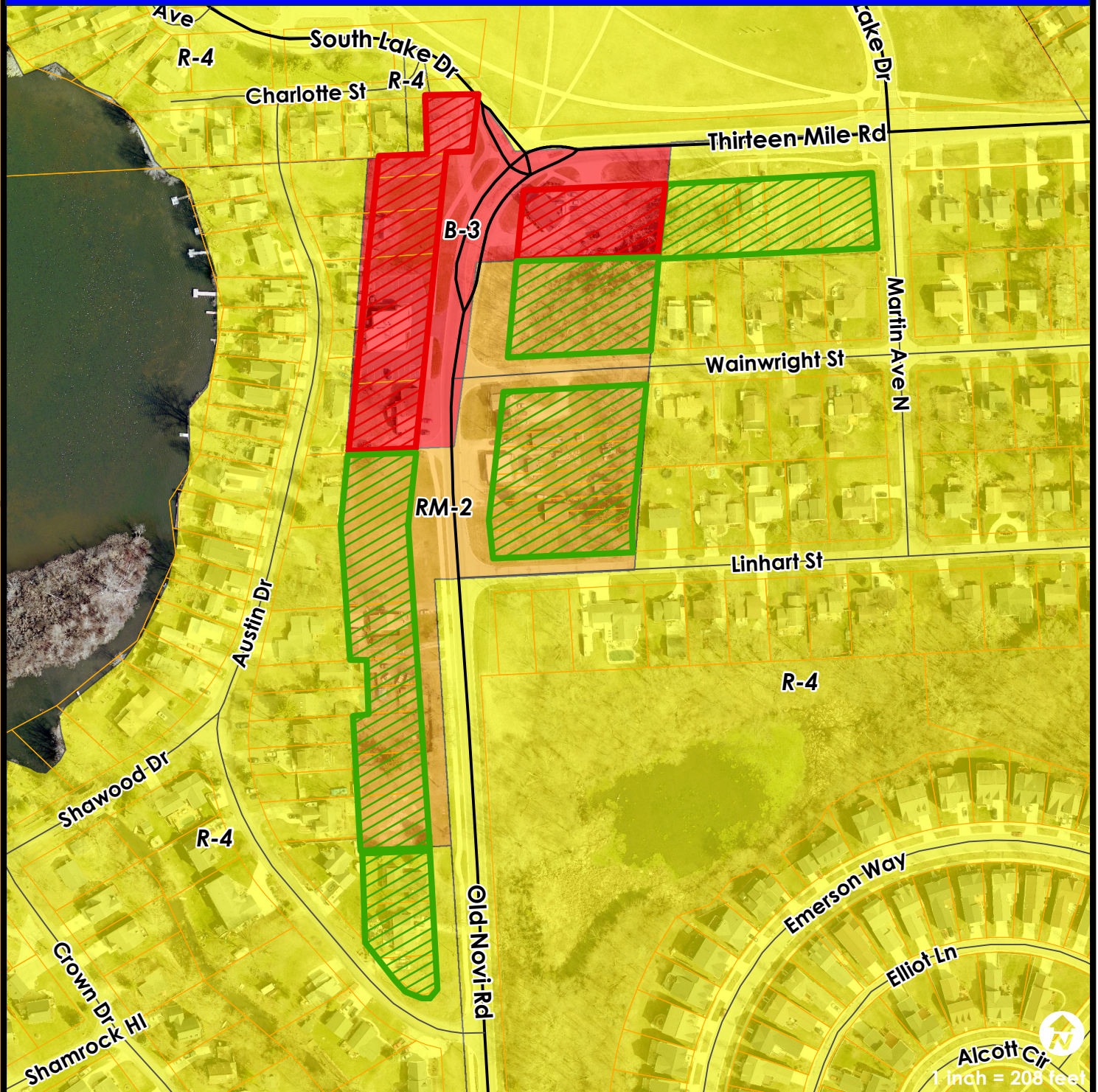
MAP INTERPRETATION NOTICE

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.



Map Author: Lindsay Bell
 Date: 8/12/19
 Project: PAV SHORE VILLAGE
 Version #: 1

PAVILION SHORE VILLAGE: Current Zoning



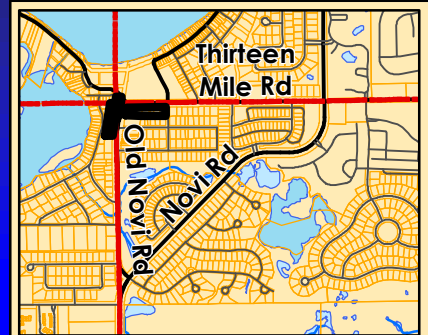
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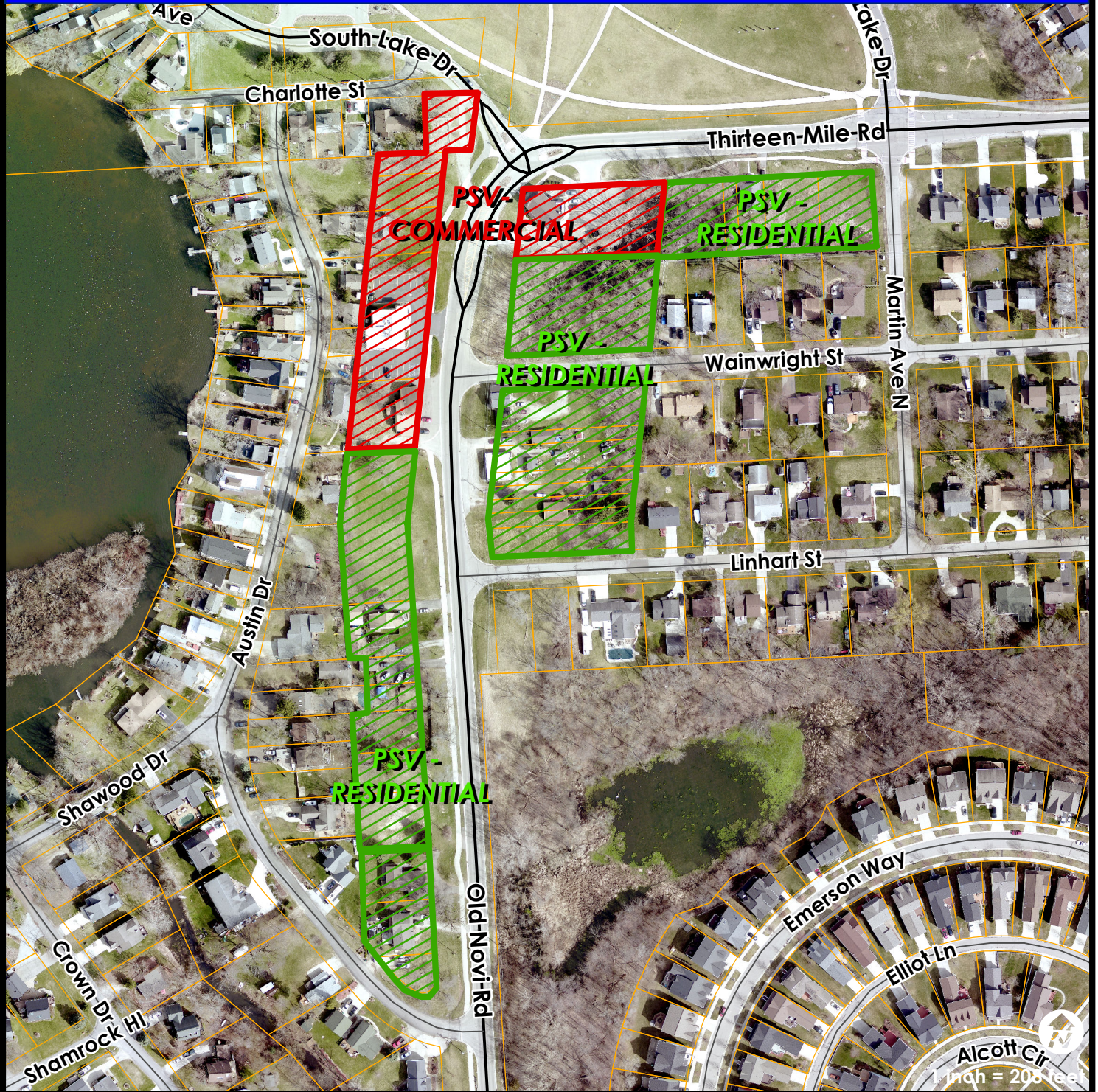
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PAVILION SHORE VILLAGE DISTRICT

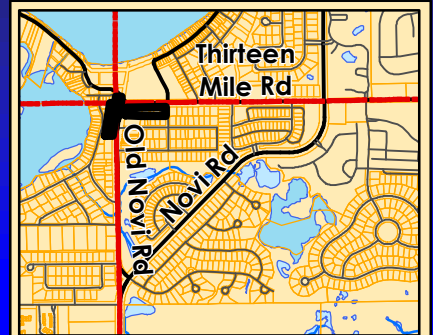


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DRAFT ORDINANCE AMENDMENT

Pavilion Shore Village Zoning District

3.0 Zoning Districts

3.1 Districts Established

29. PVS Pavilion Shore Village District

3.1.29 PVS Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District (as outlined on the map labeled "Pavilion Shore Village Location Map") is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV-Commercial. Detached single-family homes or live-work units are permitted in areas designated for PSV-Residential areas. Uses that would not be compatible with the surrounding area's existing land use and community character are prohibited.

B. Principal Permitted Uses (in PSV-Commercial)

- i. Restaurants, Sit-down, Fast Food Carryout or Fast Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail or sporting goods stores)
- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair)
- iv. Uses similar to those listed above, as determined by the Planning Commission
- v. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV-Commercial Development Standards

Lot Size

Minimum lot area: _____ See Section 3.6.2.D

Minimum lot width: _____ See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: _____ See Section 3.6.2.D

Setbacks

Minimum front yard setback: _____ 0 ft

Maximum front yard setback: _____ 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 15 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

E. Principal Permitted Uses (in PSV-Residential)

- i. One-family detached dwellings
- ii. Home occupations (4.4)
- iii. Live/Work Units (4.71)
- iv. Accessory Structures and Uses (4.19)

F. PSV-Residential Development Standards

Lot Size Minimum lot area 6,000 sq ft

Minimum lot width: 60 ft

Lot Coverage

Maximum lot coverage: 45%

Setbacks

Minimum front yard setback: 5 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 5 ft one side; 15 ft total two sides

Building Height

Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area

Minimum floor area per unit: 1,000 sq ft

Dwelling Unit Density

Maximum density

DU's/Net Site Area: 7.3 du/ac

Section 3.29 Pavilion Shore Village Required Conditions

A. Landscaping Standards. The landscaping for any development, including along the right-of-way, landscaping as a buffer for parking lots, and landscaping as a buffer between commercial and residential uses, shall conform to the standards below.

<u>Non Residential adjacent to Residential</u>				
<u>Required Buffer:</u>		<u>6-foot tall opaque fence or masonry wall along all property lines abutting Single family residential</u>		
<u>Right-of-Way Buffers</u>		<u>Minimum Standards</u>		
	<u>Greenbelt width</u>	<u>Wall</u>	<u>Greenbelt Trees</u>	<u>Canopy Street Trees**</u>
<u>Residential</u>	<u>5 feet</u>	<u>Not required*</u>	<u>None</u>	<u>1 per 35lf (1 min for lots <35 ft wide)</u>
<u>Commercial</u>				
<u>Adj to parking</u>	<u>5 feet</u>	<u>3 ft masonry wall with landscaping in front</u>	<u>1 subcanopy tree per 25 lf</u>	
<u>Not adj to parking</u>	<u>5 feet</u>	<u>36" tall hedge</u>	<u>None</u>	

** Use subcanopy trees if overhead wires exist in right-of-way.

B. The following conditions shall apply to all properties designated Pavilion Shore Village-Residential, as shown on the Zoning Map (unless otherwise subject to the terms and conditions of the Lakeview PRO Agreement, which will continue to be subject to the terms and conditions of the Agreement):

1. Residential Design Standards
 - a. All new development shall consider and incorporate architectural and design elements of the surrounding residential neighborhood which primarily consists of smaller cottage and bungalow-style single-family homes.
 - b. Residential garages, attached or detached, shall be set back a minimum of 5 feet from the front face of the primary residential dwelling, and no closer than 6 feet from a side or rear lot line.
 - c. Homes shall have a covered main entry porch with a floor area measuring at least 75 square feet in area, and minimum dimensions of not less than six (6) feet in length and width.
2. Streetscape Amenities: Amenities along Old Novi Road and 13 Mile Road shall include landscape plantings, benches and other such features that reflect a consistent theme and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.

3. Single Family Detached Structures shall follow the process for review described in Section 3.7 for single lot plot plans.

C. The following conditions shall apply to all commercial uses in the area designated as Pavilion Shore Village-Commercial district, as shown on the Zoning Map:

1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet.
 - b. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
 - c. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building façade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall include landscape plantings, seating and other such features that reflect a consistent theme, and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.
4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body upon further review given the proper justification from the applicant that the loading and unloading area is unnecessary for their business or services.
6. The outdoor storage of goods or materials shall be prohibited.
7. All Non-residential site plans shall be submitted and reviewed according to Section 6.1.

4.0 Use Standards

The following section details where amendments should be made to Section 4.0 Use Standards in the Novi Zoning Ordinance in accordance with the Pavilion Shore Village Overlay District.

PSV-Commercial district shall be included in the Use Standards in the following sections:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV-C, TC, and TC-1 districts. They are also a special land use in the I-1 and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV-C, TC, TC-1, I-1, I-2 and EXPO districts:
 - A. All activities must be conducted within a totally enclosed building
 - B. All buildings must be set back at least two-hundred (200) feet from abutting residential districts on the same side of the street.
2. In the B-2, B-3 NCC, PSV-C, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

PSV-Residential district shall be included in the Use Standards in the following sections:

4.71 LIVE/WORK UNITS

In the PSLR and PSV-Residential district, dwelling units providing for living and working areas are permitted as a special land use subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one-thousand (1000) square feet in the PSV-Residential district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants or other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

MASTER PLAN EXCERPT:
PAVILION SHORE VILLAGE

Redevelopment Site 1: Pavilion Shore Village

The intersection of Old Novi Road and Thirteen Mile Road has been identified by the City as a potential redevelopment area. It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake.

Conceptually known as the Pavilion Shore Village, the site is surrounded on the east and west by medium-density residential development. To the north is Pavilion Shore Park, on the south shore of the 670-acre all-sports Walled Lake. The current land area encompasses a total of 8 acres, which includes 41% vacant, 28% commercial/office, 20% single-family residential, and 11% roadway. The recently upgraded Pavilion

Shore Park north of the intersection provides a desirable park and green space connection adjoining the mixed use redevelopment. The market assessment conducted with this Master Plan Update estimates 50%-60% of new units would be oriented towards active adults with housing concentrations that are walkable and have a range of services. The greatest potential assets of the site are the park and lake to the north. Where feasible, development should face the park to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Seasonal and year-round outdoor restaurant-entertainment activity is appropriate.

Components of the District

Housing

Given the proximity to the lake and residential nature of the area, housing is envisioned in either two- to three-story mixed-use buildings oriented to W. Thirteen Mile and Old Novi Roads or as one-story “cottage court” style homes. Smaller, market-rate housing units, either for sale or rent will offer unique housing for young professionals and empty-nesters.

Commercial, Restaurant, and Entertainment Uses

All-sports Walled Lake, Pavilion Shore Park, and nearby Lakeshore Park offer passive and active recreation amenities that draw Novi residents and those from surrounding communities. Commercial uses could tap into the needs of these recreation users and offer related goods and services such as equipment sales, service, instruction, and rentals; fitness-related clothing; and healthy food and dining.



Source: Fairmont Properties



Source: CWD Real Estate



Source: Cottage Company



Source: Cottage Company

Above, left: Map of Pavilion Shore Village planning area, in context with existing land use. Above, right (clockwise from upper left): unique townhomes in Hudson, Oh; Gaslight Village mixed use in Grand Rapids, MI; Eriksen Cottages on Bainbridge Island, WA; Danielson Grove, Kirkland, WA

Transportation & Parking

Vehicular parking could be provided in surface parking lots behind the mixed-use buildings and on-street parking could be allowed along Old Novi Road. Accommodations should be made for bicycle parking to encourage the connections between the nearby recreation facilities. Safe, comfortable, and attractive non-motorized transportation facilities should be provided that connect this site with surrounding neighborhoods, as well as activities and shopping at Twelve Oaks Mall and West Oaks 1 and 2 Shopping Center.

Character of Development & Placemaking

High-quality architectural design and natural materials that visually and physically connect to the natural environment are encouraged. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining Pavilion Shore Park. All development should be sensitive to adjoining residential neighborhoods through screening of parking areas, orientation of commercial uses to W. Thirteen Mile and Old Novi Roads, and by incorporating a mid-block pass through development on W. Thirteen Mile Road that allows visual and physical connectivity with the park and lake.

Sustainability

The attraction of this redevelopment area is the proximity to Walled Lake and related City parks. An emphasis should be placed on low-impact development techniques as this area redevelops. Sites should be designed to mitigate storm-water runoff and landscaping should be comprised of native, low-maintenance plants that do not require chemical treatments for long-term health.

Development of the District

The creation of a simple form-based district that defines building forms and architectural elements should be considered to encourage redevelopment of this area as envisioned.

The City should also prioritize implementation of its Non-motorized Transportation Plan in this area, particularly as it relates to connections with the nearby parks.



Source: Jim Hess



Source: Neumann Smith



Source: Real Building Consultants

Clockwise from top left: Example of walkable environment assisted with sidewalk landscape amenities (East Grand Rapids); Paved pathways in Pavilion Shore Park that continue for miles with a regional network of non-motorized connectivity; Example of green infrastructure surface parking lot in rear of commercial; Attractive shopping and entertainment activities within walking/biking distance; Grand opening in 2014 of fishing pier at Pavilion Park.

PAVILION SHORE VILLAGE PUBLIC WORKSHOP

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

PROJECT BACKGROUND

In July, 2017, the City of Novi Planning Commission adopted the 2016 Master Plan. The Master Plan included visions for key redevelopment areas in the City of Novi, including the Pavilion Shore Village, a relatively small focus area along Old Novi Road and Thirteen Mile Road, located just south of Walled Lake. The subject area is currently zoned R-4 One-Family Residential and B-3 General Business that generally allows for single-family residential and for smaller scale commercial uses.

The 2016 Master Plan indicates the following about Pavilion Shore Village: "With the adjacency of the park and Walled Lake, this land use designation directs growth toward active adults with moderate density housing concentrations that are walkable and have a range of services. Development should face the park, where possible, to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Two to three story buildings of high quality design and materials are envisioned. Seasonal and year-round outdoor restaurant-entertainment is appropriate."

In order to implement this vision, a Zoning Ordinance text amendment is needed to establish standards that define proposed uses and development standards for the Pavilion Shore Village. In July, 2018, the City of Novi hired a Planning Consultant, MKSK, to assist with studying this area further, engaging the community, and crafting Zoning Ordinance language to implement the vision and goals of the City of Novi and the surrounding community.

PURPOSE OF THE MEETING

An open public workshop was held on August 23, 2018 at Pavilion Shore Park with the beautiful backdrop of Walled Lake. Fifty-seven people attended the meeting to learn more about the project and voice their concerns and ideas about appropriate residential and commercial uses for Pavilion Shore Village, as well as important design considerations (i.e. streetscaping, landscaping, location of buildings and parking on site, etc.). The input received from the workshop will help determine the priorities of the surrounding community that will then be used to craft the Zoning Ordinance text amendment for Pavilion Shore Village. This text amendment will prescribe standards for future development in the area that considers the existing character of the neighborhood, while also determining what types of improvements are appropriate.



Pavilion Shore Village Site Map



Residents gathered on August 23, 2018 to discuss Pavilion Shore Village

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018



Participants mapping out their ideas

MEETING AGENDA

As residents and stakeholders arrived at the meeting, they were informed about the purpose of the project and shown the general site area. Aerial maps of the site and surrounding neighborhood were laid out and residents were encouraged to write down where they saw potential opportunities for redevelopment and noted areas of concern. Each person was given 8 dot stickers to vote on the various interactive design boards, which included topics related to types of housing, types of commercial uses, types of streetscaping/landscaping elements, and types of building and site design elements.



Residents learning about Pavilion Shore Village

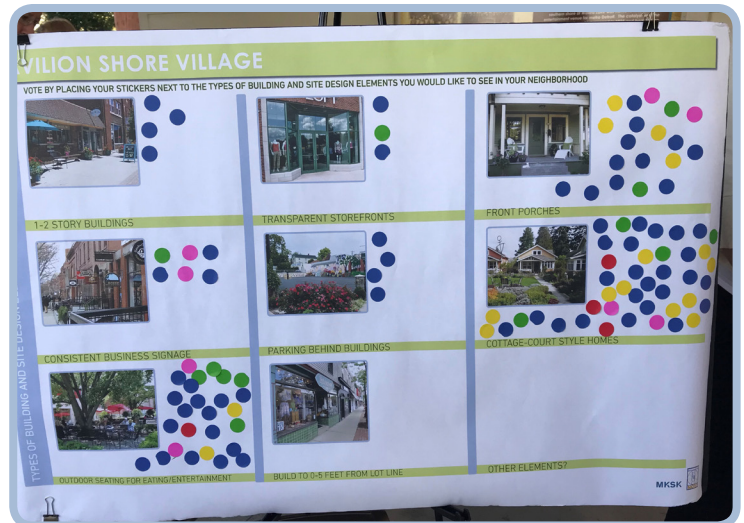


57 people attended the Public Workshop

DESIGN BOARDS AND VOTING

Participants were given dot stickers to vote on the various interactive design boards. Top priorities across all of the categories included:

- Participants overwhelmingly wanted to see single-family detached housing in their neighborhood designed in a cottage-court type style with front porches.
- There is a strong desire to see a specialty food and beverage store (such as an ice cream parlor or sandwich shop) in this area as well as another restaurant and/or bar.
- Residents indicated they want to see plenty of trees, landscaping, and sidewalks installed to improve the overall look and feel of the neighborhood.
- Site elements that were listed as top priorities include outdoor seating for food and entertainment as well as consistent business signage in the area.



One of the boards where dot stickers were placed by participants to vote for use and design priorities in the neighborhood

PAVILION SHORE VILLAGE AREA

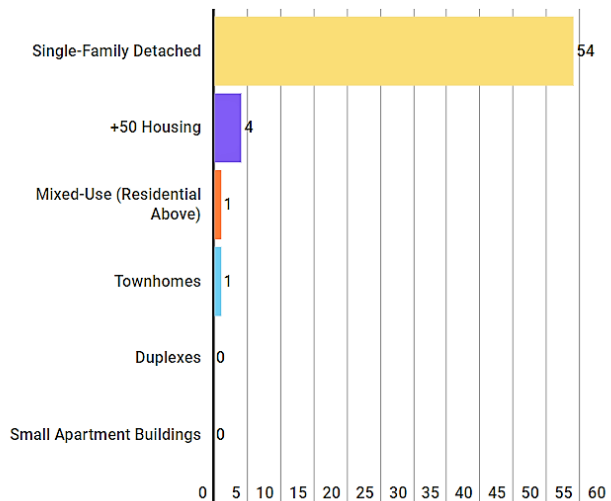
PUBLIC WORKSHOP SUMMARY

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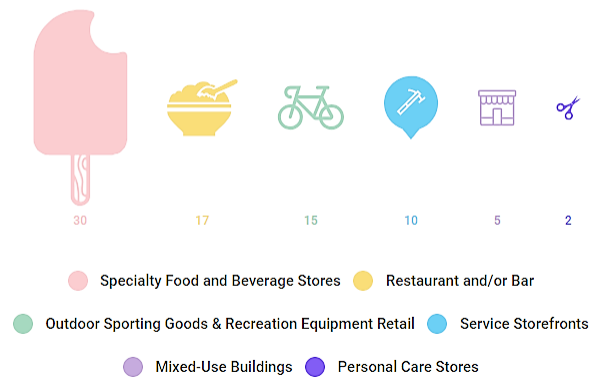
DESIGN BOARDS AND VOTING

Below is a summary of the voting results for each interactive design board:

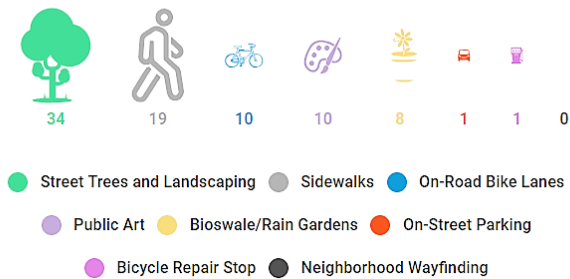
Types of Residential Uses Envisioned



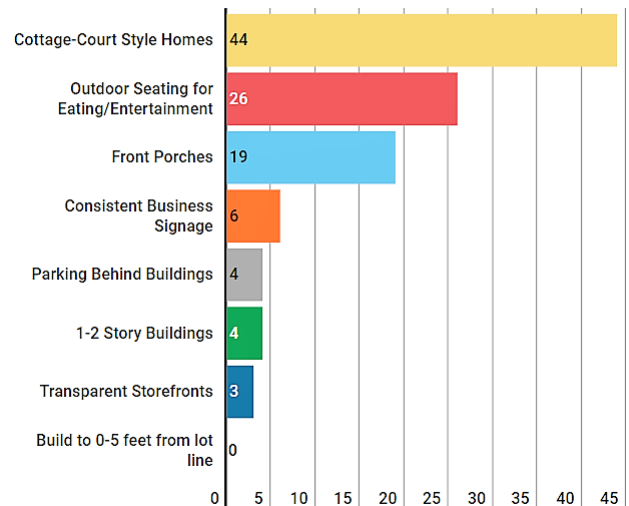
Types of Commercial Uses Envisioned



Types of Building and Site Design Elements Envisioned



Elements Envisioned



OTHER COMMENTS FROM THE DESIGN BOARDS

- Put residential above park-oriented storefronts (mixed-use)
- "Over 50 years-old" residential community
- As a benefit to City, add playscape (tot lot) like Sears at 12 Oaks Mall to the Pavilion Shore Park
- Add a Splash Pad to Pavilion Shore Park
- "You Auto Know" sign re: Indian history on Walled Lake

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

MAPPED AND GENERAL COMMENTS

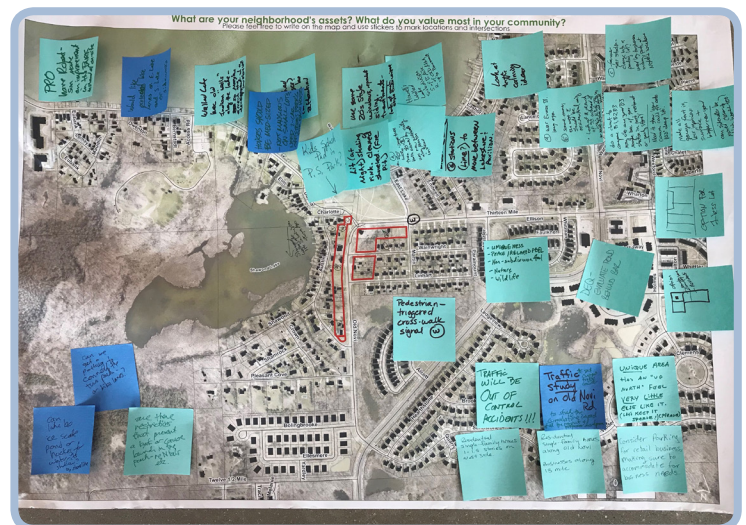
The collection of comments made on the maps and on the comments cards was evaluated and summarized into several different categories:

Pavilion Shore Park Improvements

- Have Robertson make an improvement in the park instead of on-site
- Need splash pad in Pavilion Shore Park
- Light the park at night and consider making the lake into a skating rink in the winter. Create a fire pit along the water.
- Can lake be ice skate pond or hockey for winter by shoreline?
- Can we get a pathway to connect the two parks or bike lanes?
- Are there restrictions that prevent a kayak or canoe launch in the park that includes rentals?
- Need access into Walled Lake
- Build an island and put in a concert shell on Walled Lake (music from the 20's-60's)
- Reorient the park sign at Pavilion Shore Park from East Lake Drive closer to the intersection of 13 mile and Old Novi. Also install Wifi in the Pavilion.

Parking

- The former gas station on the corner of Old Novi and 13 mile – could this be changed into a parking lot that could be used by businesses during the day and by the park in the evenings? Make a public parking lot.
- Consider parking for retail businesses and making sure to accommodate for business needs
- Not enough parking at the local bar. Support on-street parking along the east side of Old Novi Road (not the west side).
- Opportunity for a small public parking lot along 13 Mile Road and Martin.



One of the maps from the meeting where residents wrote down their ideas and concerns

Traffic

- A traffic study should absolutely be preformed. The road should be widened.
- How will any resident get from South Lake Dr. into Novi?
- We need to keep all of this traffic off our roads . We have strangers walking and driving 3 feet from the house and some drivers are too fast.
- Need a traffic study for Old Novi and 13 mile – can these roads accommodate new development in addition to other new developments coming in?
- Traffic will be out of control/accidents
- Traffic study on Old Novi Road (get current traffic counts) to study the cumulative impact of all the recent and proposed developments
- Look at traffic calming ideas

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

AUGUST 23, 2018

Residential

- Would like to see the city stick to the 10,000 sq ft lot size. The drainage in this area is not very good as it is. We don't need to cover anymore than is necessary. This seems to be more about money than anything else, not about the area or the people.
- Single-family homes that are one to two-story would be keeping in the right direction. Staying proportionate to the lot size for each home is important. Making improvements to our city should make it more pleasing to the eye. Overdeveloping would be an eyesore to our community.
- Maintain single-family dwellings at no more than 1 story and in the cottage style.
- 4 houses on a lot is too many. Make it the same as the rest of the neighborhood.
- Residential single-family homes that are 1 to 1.5 stories on the west side of Old Novi Rd
- Residential single-family homes along Old Novi with businesses along 13 mile
- Option for one less lot for proposed residential development.
- Show how community could fit into 100 foot deep lots.
- Make all garages front in, less impervious surface and bigger rear yards.
- Why detached garages? Can they be attached?
- Houses should be medium-sized and not mansions on small lots. Need 2-car off-street parking for each house.
- Parcels along Austin an Old Novi (next to old gas station) are owned by same property owner. The western portion along Austin should remain residential.

Business Opportunities

- Put residential above community storefronts. Have businesses complement the park (ice cream, bike store, deli)
- Not sure about small businesses on Old Novi. The people in the homes near them may not mind if they are appropriate (no more drug stores).
- Re-mediate the old Mobile gas station site for redevelopment
- Redevelop the northwest side of Old Novi Road into small businesses that serve walking type communities with shared parking behind the buildings.

Pedestrian and Bicycle Access

- Would like protected bike lanes on E. Lake and S. Lake or sidewalks
- The two lots owned by the City of Novi off of Wainwright and 13 mile are said to be used for a new walkway. There are a couple of larger trees on site and the walkway is very close to an existing, occupied house. Install new sidewalk along Martin instead.
- Electric bike stations (lime?) to move between Lakeshore and Pavilion.
- Could sidewalks be moved closer to Novi Road (proposed housing development)?
- Pedestrian triggered crosswalk signal at East Lake and 13 mile intersection

PAVILION SHORE VILLAGE AREA

PUBLIC WORKSHOP SUMMARY

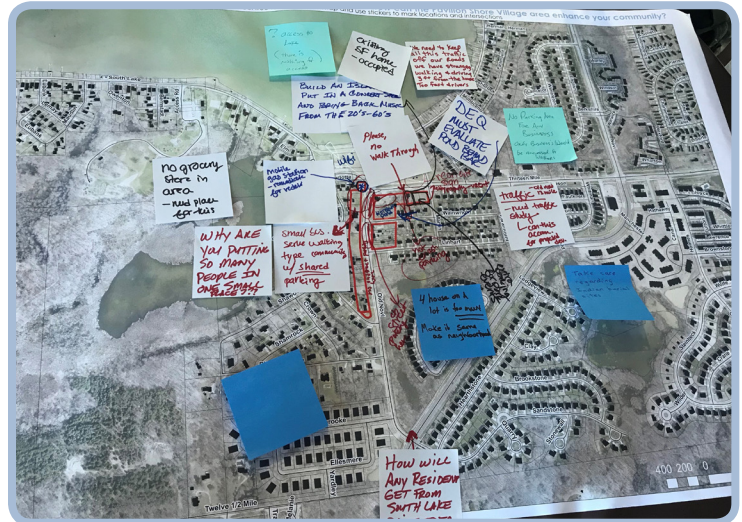
AUGUST 23, 2018

Other Comments

- Walled Lake had old Indian “walls” along the lake. Maybe accent the development with a low stone wall.
- The fact that your planning commission has no hand outs to show the proposed development is poor planning and questionable.
- Seek to complement current neighborhood and park setting. Do not change, but seamlessly increase affordable housing and residential and business uses.
- Use 1920’s windows and vinyl siding. Replicate the stone work of Walled Lake.
- Take care regarding Indian burial sites. Will e-mail City Planning information.
- MDEQ to evaluate the pond behind the bar
- Why are you putting so many people into one small place?
- No grocery store in the immediate area – need a place for this
- Look at density of street
- Do a chart to compare B-1, B-2, B-3. Many sites are zoned B-3 – perhaps because of gas station in the past, restaurant, or party store.

NEXT STEPS

The City of Novi and MKSK will use the feedback from the meeting to inform and create a Zoning Ordinance text amendment that will ultimately go before City Planning Commission for a Public Hearing for review and recommendation to City Council. Revisions to the Zoning Ordinance text amendment will be made as needed based on input received from City Planning Commission and the community. The City Council will consider the proposed text amendment for adoption.



One of the maps from the meeting where residents wrote down their ideas and concerns



A large turnout of participants for the Pavilion Shore Village Workshop

Pavilion Shore Village Area
August 23, 2018 Public Workshop
Supplemental Public Comments and Information

As pertains to the northern portion of Pavilion Shore Village.

1. The empty lots west of Martin, south of 13 mile, need to remain individual houses. Maybe Robertson would buy those two lots and build 2 more houses facing the Park. They are not good lots for businesses; -they are too shallow to allow for business parking and are too close to the homeowners behind them. The house to the west is the Historical Tollikin house. There are still drainage issues that affected the surrounding neighbors that were caused when the current owner removed all the trees on the two lots. Maybe Robertson can buy those and build two houses there at the same time as their other development.
2. The 20 foot wide lot owned by the city that is directly west of the Tollikin house on 13 mile road, should be vacated by the city and sold to the current owner of the Tollikin house. (The Tollikin house was the original house owned by the Tollikin Family that owned and operated the Amusement Park and Dance Hall on Walled Lake – Where Pavilion Shore Park is now). That particular lot is within 6 inches of the Tollikin house bedroom window. It should never become a path between Wainwright and 13 Mile. There are cross walks at Martin and 13 Mile, and at 13 Mile and Old Novi Road. Putting another access path from Wainwright to 13 will just tempt kids to cut across 13 mile as a short cut to the Park. The city only owns this because of non payment of taxes by a previous owner and it went to Oakland County who sold it to the city for the amount of the due taxes.
3. The 40 foot wide lot owned by the city that is north of Wainwright and south of the 20 foot wide lot off 13 Mile should also be vacated and split between the two neighbors on either side. (See request number 2- city got this the same way). Both of these lots could be paying taxes to the city rather than just sitting there useless. There is no reason for the city to own them any longer. The Park has been developed and the subdivisions houses aren't going away.
4. The northbound on street parking on Old Novi Road will benefit the Lakeview Bar and Grill, which has no where to expand it's parking area. However, there is no good way to turn around and go back in the direction you came from.
5. Someone please figure out what would have to be done to the old Mobile Gas Station on the corner of Old Novi Rd and South Lake Drive. There has to be a better and more useful use for that corner than just a dilapidated storage building. Neighbors would love to be able to walk to an Ice Cream Parlour/Coffee Shop/Sandwich Shop/Bakery etc, etc, etc. So would the Park goers and the Dog Walkers. Not too many types of businesses could survive at the junction of three 25MPH roads, but with the Park next door, some like this might have a chance.
6. The B-3area between the Vet Select and the Gas Station has the same issues regarding location, but again could keep a mom and pop business needing short term parking, in business.

7. Signage at the Park. The city has been hanging event signing between the two poles facing 13 Mile Road and west of East Lake Drive. What a lousy location!!!! The signs face only one direction and face the two empty lots across 13 mile. No way can you read what is on them when in a moving vehicle driving by. These poles need to be “in” the Park, on the north end of Old Novi Road, and placed far enough back that they can be read by east bound, west bound and north bound traffic. You have to stop at the Stop Sign anyway. And they need to be two sided so that people “IN” the park on the water side, can read them too. Pet Novi Peeve – trying to figure out the price of gas when driving by a corner gas station with Novi’s screwy signage ordinances—There are FOUR sides to an intersection! You can’t read a 45 degree sign from all four directions!!! Nor can you easily read a “parallel” sign from a moving vehicle.

As pertains to Robertson Development:

1. Leave the west side of Old Novi Road Sidewalk closer to Old Novi Road (the way it is to the south). Those trees between the current sidewalk and the road will just die of road salt just like all the trees along the road on South Lake Drive and down Novi Road do every year and have to be replaced. By bringing the sidewalk closer to the road (which is only a 25 MPH road to start with), the west side houses could also be brought another 7 foot east, closer to the property line, and thus allow for larger back yards and more privacy between new homes and the existing back neighbors.
2. Eliminate the separate sidewalk from the front door to the front sidewalk. Make all front door sidewalks turn to the driveway. Less cement covering the front yards and less wintertime shoveling to get out the front door and go to the mailbox. Front yards look and are larger and greener. This is not a down town. We want to see grass, it is good for runoff. Guest cars will park in the driveways in front anyway and cross the grass to get to the front door. Besides, who wants to shovel a separate sidewalk when you have to shove the driveway anyway.
3. The 4' high white privacy fences along the west side of the Old Novi Road Houses, look silly. Don't tell me it's done because the houses are close to the road – Just drive down East Lake Drive—those are houses that are close to the road. It LOOKS like a lakeshore community.
4. Why are there still group mailboxes showing on the plans for the Linhardt and Wainright streets? All those homes on those streets have mail boxes at the front of their individual homes.
5. How about alternating reverse house plans on the west side of Old Novi Road so that there are two driveways next to each other (including 1 double mailbox post) and so that there are always two garages next to each other (making the back yards look larger)
6. All garages on the west side of Old Novi Road should face Old Novi Road, ---just like all the Wainright and Linhart ones face their streets. It's a waste to put in extra cement for a turnaround and end up eliminating back yard space. Headlights should shine into a garage, not into the back yard of the house behind you. Besides, where do you shovel your snow if you are pinned between two fences and a building? Don't you want to be able to see if your garage door is open from a spot inside the house rather than having to go outside to look? Security issue. Even better, make the garages 20x24 so you have room for some "lake" toys or bikes.
7. Explain the notation under "Typical Old Novi Rd Frontage Detail" that says: Fence and Landscape located in the R.O.W. and maintained by HOA What HOA?????
8. Can we ask if developer can stick to only home plans that provide a first floor master bedroom/bath –this would help Novi fill in the missing empty nester housing that people are asking for. Perfect location for a walking community. That 1st floor master could be used as a

den, man cave, or someplace where aging relatives that visit don't have to do stairs. Robertson has the Lafayette, the Lakewood (my favorite for this area), the Richmond, and the Concord—all models with 1st floor master bedroom/bath. What a marketing opportunity if done right.

9. Maybe Robertson should also buy the two empty lots on the southeast corner of Old Novi Road and Linhart and build two more houses.
10. Can a house even be built on the dedicated right of way of a drainage easement? See north side of house number 11 where the street was vacated by the city.
11. Per the Planning and Zoning Meeting of June 27th, 2018: ***Erma Street on the north side of the proposed development west of Old Novi Road was previously vacated. However, the City Council motion from June 5, 2000 shows that the City reserved an easement over the entire width of the vacated area, so this area is not buildable. The applicant should take this into account when revising their plan.*** This makes House #11 non-buildable since it reduces a 51 foot wide lot down to a narrow 26 foot lot. One solution would be to eliminate that house and divide the extra footage among the other 10 homes in various widths in order to allow for a wider diversity of home styles. Eliminating two houses on the west side of Old Novi Road, would make the remaining lots wider and also allow for more house styles, including ones with front attached garages. This is a new development, you DON'T have to follow the old platted property lines, show some imagination and stagger the widths.

To: Barb Macbeth – Novi City Planner

Re: Pavilion Shore Village Area – Public Workshop 08- 23-18

Comments and Recommendations:

1. Please remove the parcels east of Old Novi Road on 13 Mile Road from the Pavilion Shore Village Area map that are currently zoned R4. These are parcels 22-11-101-003, -004, -005, -013, and -014. (See attached map for area being described). These parcels have always been zoned R4 and should remain R4. The city future land use map should reinstate these parcels to R4. These parcels are part of the 97 year old Howell's Walled Lake Subdivision and have a row of houses behind them on Wainwright, a row of houses to the east, and the park to the north. The homeowners on Wainwright and on Thirteen Mile road moved into a residential area of single family homes and expect only three additional single family homes to be built on the currently described lots. (The area consists of a lot with a house on it, a 20 foot lot belonging to the city, and three lots suitable for building three houses.) The expectation has been that three new houses similar to those built on 13 Mile Road east of Martin Road will be built here. A change from R4 zoning to something else will adversely impact the quality of life for homeowners on Wainwright and along 13 Mile Road.

2. The Pavilion Shore Village Area should be redefined as the area bounded by the Roberston Brothers Lakeview proposal containing only single family detached homes (JSP 18- 016 as updated on 8-7-2018.)

3. The area Currently zoned B3 on the west side of Old Novi Road and north of the Vet Select can stay as B3 or be developed as single family detached homes similar to the Pavilion Shore Village Area proposal JSP 18-016 as updated on 8-17-2018. The B3 district should not be expanded. The community has a preference for single family residential development, but respects the existing B3 zoning at the intersection of South Lake Drive and Old Novi Roads.

4. Three Story Townhouses should not be allowed in the Pavilion Shore Village Area. These require an RM2 zoning per Novi ordinance. The intent of RM2 zoning per Novi ordinance explicitly states this is not appropriate for a residential area like this one.

5. The master plan suggested a **maximum Net Density of 7.3 single family homes per acre**. This is dense for this area. Novi R4 zoning allows 3.3 homes per acre. The current residential subdivision has a 5.0 net density per acre and the average home is 1443 square feet in size. Many of the neighboring homes are Tri-Levels, one story, or one and a half story detached houses. The vision of the master plan was for SMALLER cottage style homes. Unfortunately, the proposed redevelopment has larger homes in the 1850 to 2450 square foot size on smaller lots than are typically found in this area. The proposed houses will also have basements. Sump-pumps are known to run endlessly in some areas: drainage and retention pond size will need to be looked at very closely by the city and the developer. Between the small lots, the large house sizes, the detached garages, the lengthy driveways, the sidewalks, the elevation changes, and the basement sump-pumps, there is a good chance the water drainage and retention requirements for a typical sub-division are inadequate.

6. Detached garages **should be no less than six feet** from the property line of existing residential properties per Novi Ordinance. The latest proposal shows garages along the west side of Old Novi Road with only a five foot rear yard setback. The Austin residents with backyards adjacent to the proposed development expect at least six feet to new garages or sheds. Five foot garage to property line setbacks can be allowed for the parcels between Linhart and Wainwright as these will be new homeowners.

7. The eleven homes on the west side of Old Novi Road appear excessive. The strip of land is about 1.3 acres. Under current R4 zoning only 4 homes would be allowed. At a density of 7.3 homes per acre, only 9 homes are allowed. The additional homes will adversely impact the quality of life for homeowners living on Austin Drive.

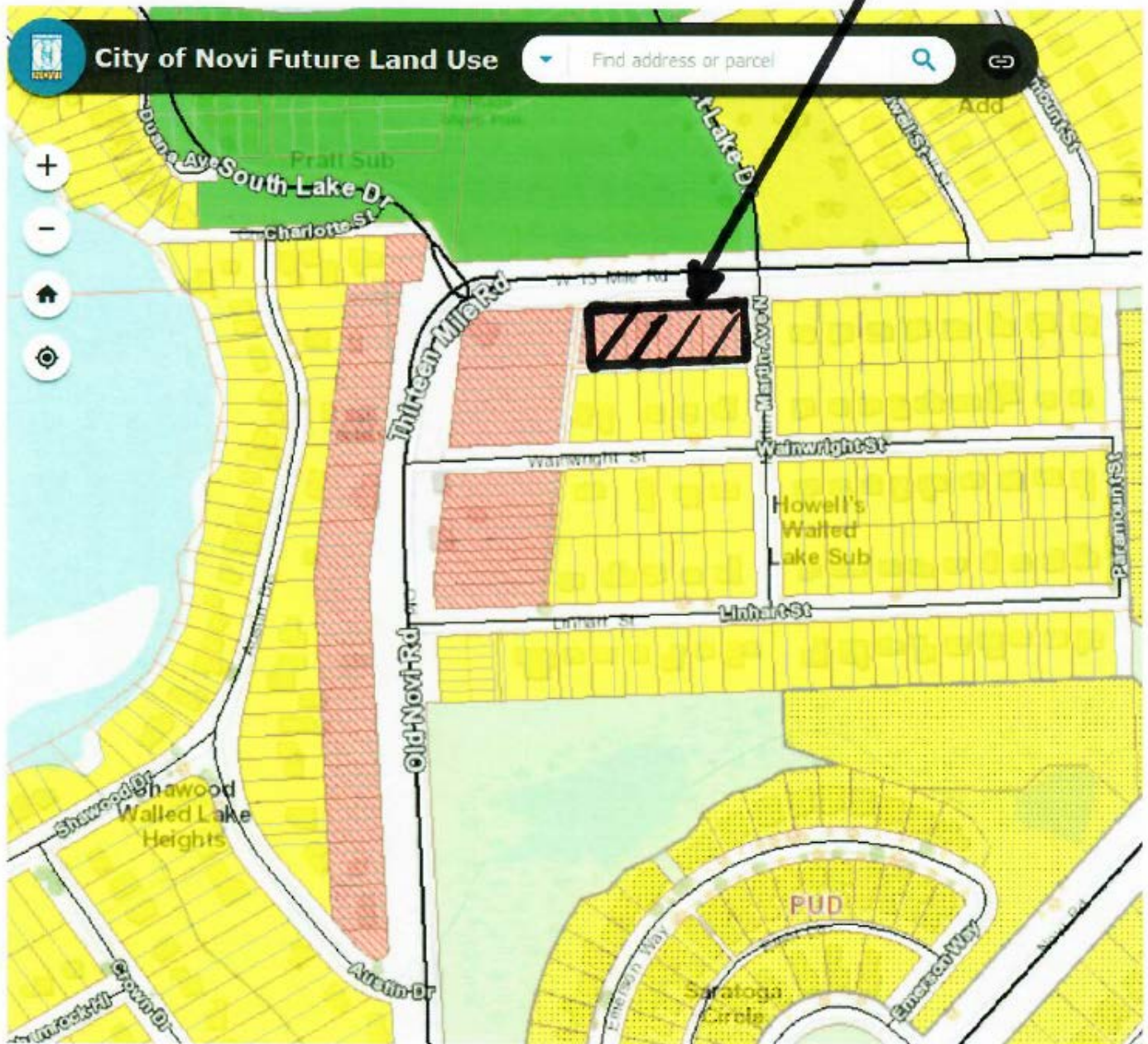
Thank you,

Michel Duchesneau

1191 South Lake Road

Novi, MI 48377

Area to be removed from Pavilion Shore Village Area and returned to R4.



MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

BUREAU OF HISTORY

ADMINISTRATION, PUBLICATIONS
ARCHAEOLOGY AND HISTORIC
PRESERVATION
208 N. Capitol Avenue
517-373-0510

STATE ARCHIVES
3405 N. Logan Street
517-335-9165

MICHIGAN HISTORICAL MUSEUM
208 N. Capitol Avenue
517-373-3559

*Rec'd on
2-20-88
AP*

February 12, 1988

Mr. Jay W. Eldridge
4051 E. Commerce Road
Milford, MI 48042

RE: ER-88048
The Landing, Sections
2 and 3, TIN, R8E, City of Novi,
Oakland County

Dear Mr. Eldridge:

The great amount of interest surrounding this project has led several people to contact the Bureau of History for its comments. As we have no formal review capacity in this case because no federal funding, licensing or permitting is involved, please consider these comments advisory.

There appears to be little doubt that a Historic period Indian cemetery was located on or very near to the property proposed for your project. In 1877, Samuel W. Durant reported in his History of Oakland County, Michigan that

"Their burying ground, all traces of which are extinct, was located just south of (Cornelius) Austin's original residence, and the old veteran relates how their chief contracted to give him a pish-co-pe-sha (horse) in consideration of his erecting a post-and-rail fence around this sacred place. The chief failed to produce the horse, and the fence was never built."(p.160)

The phrase "original residence" suggests that Austin originally lived closer to the lake than his later residence at Novi and Thirteen Mile.

Whether or not the cemetery described by Durant is the same one mentioned by Louise Parks Dunn Downing in a taped interview in 1975 is not the most important point. There may be one cemetery or two separate cemeteries or a large, scattered cemetery. The bulk of the evidence appears to indicate that the area around the common corner of Sections 2, 3, 10 and 11 was an important focus of Historic period Indian settlement and burial activities.

It is our recommendation that an archaeological survey be conducted of your project area. However, if you do not choose to perform preconstruction survey and testing, we would recommend that archaeological monitoring be done during construction. As the developer, you do have an obligation under law to report any human remains disinterred during construction to the local police and public health authorities. Reporting remains is not optional. It may become necessary to secure disinterment permits if human remains are found. The specific procedure required will depend on the requirements of the local public health authority.



MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

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election, when the old gentleman had the pleasure of supporting the present incumbent of the white house.—*Bill Poster, Pontiac, April 18, 1888.*

CORNELIUS AUSTIN.

Cornelius Austin, of Novi township, Oakland county, was born April 13, 1791, in Squankum, New Jersey, where he resided with his parents until 1806, when the family removed to Lyons, Wayne county, New York. He was an iron worker by trade, until the war of 1812, when he shouldered a musket and went into the strife, but returned on a furlough the following fall and married Clara Barton. After the conclusion of hostilities he returned to Lyons, having received an honorable discharge from his country's service, where he resided until 1818, when he removed to Rising Sun, Ind., and settled on a farm where he remained eleven years. In the spring of 1829, he removed to Michigan, bringing with him a large herd of cattle, a yoke of oxen and a horse team, it taking twenty-seven days to accomplish the journey, settling in what is now the township of Commerce, and the village of Walled Lake, where he remained about one year, then removing to what is now the township of Novi, settling on a farm of 160 acres, where he lived until his death. His wife, a most worthy woman, neighbor and mother, preceded him to the spirit land some fifteen years ago. Out of a family of fourteen children, but four survive him. At the time he settled in what is now Novi, there were but three white families living in that township. He was always an honest, industrious man. On the dissolution of the old whig party he became a democrat. He was for many years a pensioner, and at the time of his death was the last surviving soldier of the war of 1812 in Oakland county. He died at his home in Novi, April 14, 1888. It will be seen he was 97 years and 1 day old at the time of his death.

REV. STILLMAN T. GROW.

Rev. Stillman T. Grow, the oldest of the large Elisha Grow family, died at his home in Goodrich, Genesee county, April 25, aged 82 years. He was one of two Baptist ministers in this somewhat remarkable family.

Rev. Stillman T. Grow was born at Pomfret, Windom county, Conn., April 15, 1807.

When about five years old he came with his parents to Homer, Cortland county, N. Y., where at the age of twelve years he became a christian and joined the Baptist church of Homer. In 1828 he married Miss Derinda Graham, the ceremony being solemnized by the Rev. Alfred Bennett, under whose labors he was converted and by whom he was baptized. In 1832, with his wife, he came to Cortland N. Y., and soon after was elected deacon

May 8,

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be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the

must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

implements Halsey and Indians were known to with their dead.

The historical society Halsey a copy of the oral history tape and is to investigate the matte

Indian Burial Ground: The Ex-Walled Lake Amusement Park

by H. G. Champe

Ironic as it seems, for nearly sixty years an Indian Burial Ground located at Walled Lake, Michigan has been ignored and defiled. In the course of those years, because of an Amusement Park having been built over it, literally millions of carefree carousers have thronged over this hallowed spot which comprises no more space than perhaps an acre cornpatch. It faces the southeastern portion of the lake and now that the trappings of the former Amusement Park are completely erased it is not difficult to look with new eyes upon this site.

A great many red sunsets have come and gone since the Indians interred their dead there. Detroit was marshlands awaiting the settlers and around Walled Lake the wild fastness of the wilderness crept right to its shoreline and its rampant, tangled growth was uninterrupted except perhaps where some twisting, winding Indian paths interwove themselves into it.

By the time Detroit had become a Fortsite, the Indians had been many

moons and suns hereabouts. As they laid away their loved ones in this site that viewed the lake, not in their wildest dreams could they imagine what the tumbling years ahead would bring to that spot.

Walled Lake was to become in the twenties "The Playground of Detroit" and do you know what? The actual "Playground" was the Burial Ground that the newcomers had fenced in for their frolics! Unguessable is the number of wing-tipped shoes; the parked autos; the multiple roller-coaster screams-in-the-night; the great fleecy clouds of cotton candy in total; the lovers or love-nots who stumbled through the "House of Mirrors". All we can now say is that it was as if the devil himself had conspired to make a mockery of that little piece of land, that little hallowed ground in the most compound, complex way he knew possible. And he did.

Going by that site today, however, it appears that the hand of man, bent yet upon another desecration, the glitter of gold blinding them, has, by the dismantling of the Park, shown the passersby the sanctuary it really is.

Time blurs into stands the site, the simple Indians buried their simple as that. It should No sugar-coating can essentials of this: An another time buried the We must not, in go continue to ignore this. crane of many years instead, upon that site.

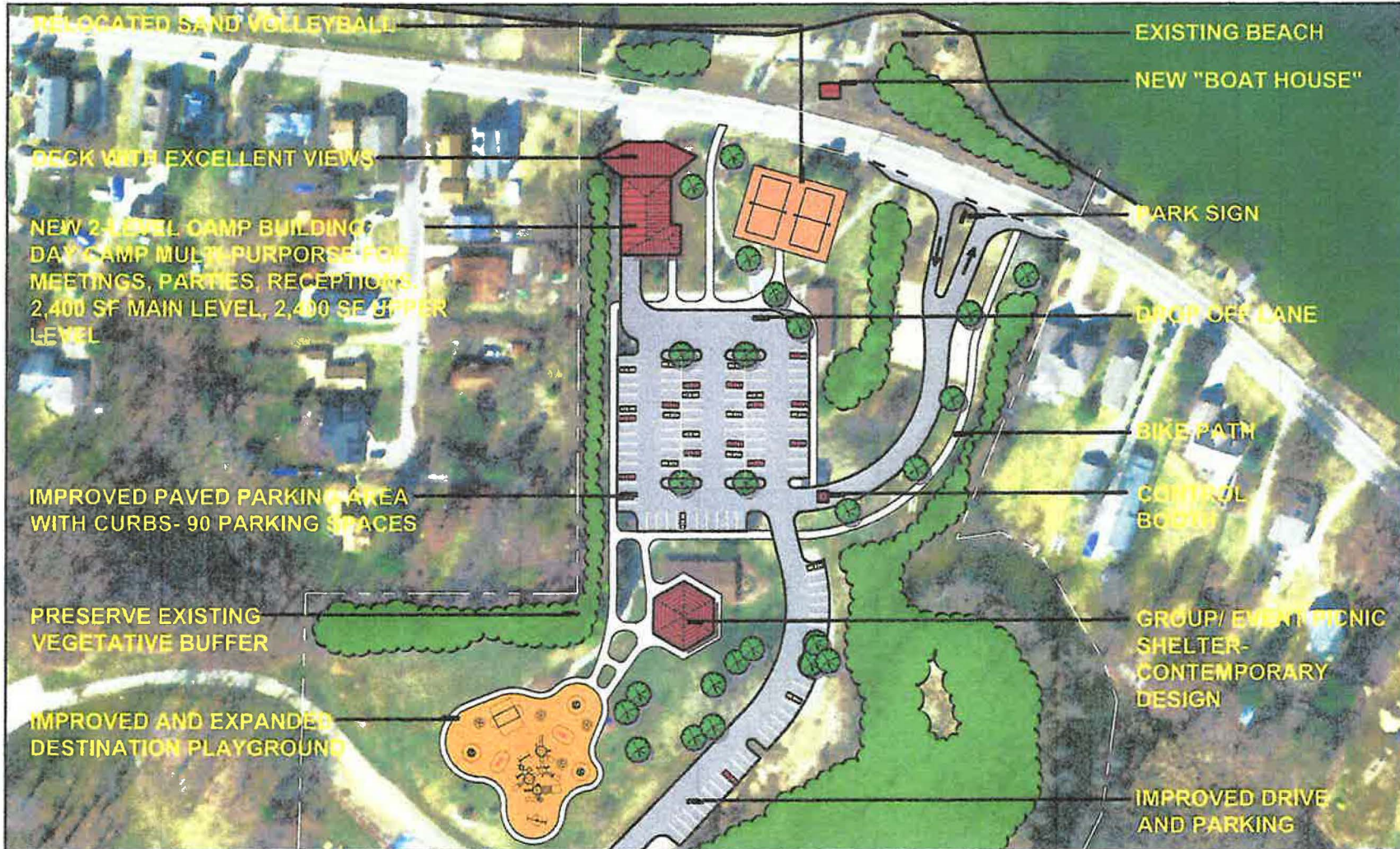
Traffic L

continued from page

many years. Although Police Department has enforcement of speed attempted to keep traffic residential streets, continued to complain Council about the he providing an alternate daily traffic flow, the ci the problem in that ar

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**Parks Recreation & Cultural Services Capital Needs Assessment
City of Novi - Entry/Arrival and New Camp Building Redevelopment Concept Plan**



CONCEPT PLAN

SCALE: 1" = 100'

0' 50' 100' 200' 400'



SCALE IN FEET



**M.C. SMITH ASSOCIATES AND
ARCHITECTURAL GROUP, INC.**
Professional Services - Architecture - Landscape Architecture - Planning
14400 Westland Blvd., Suite 100, Westland, MI 48090
Tel: 734.769.1100 Fax: 734.769.1101

LAKESHORE PARK

Entry/Arrival and New Camp Building
Redevelopment Concept Plan

PARKS, RECREATION & CULTURAL
SERVICES CAPITAL NEEDS ASSESSMENT

CITY OF NOVI



PAGE

57

ninety (90) days or both in the discretion of the court. The punishment provided in this Section shall be in addition to that of having the office declared vacant as provided in Section 5.4.

Section 15.12. Use of City property.

Property owned by the City as of November 24, 1999, shall not be used for the development of a golf course and/or banquet facility. Property acquired by the City after November 24, 1999, shall be used for such purposes only after voter approval at a general city election.
(Amended 11-2-99)

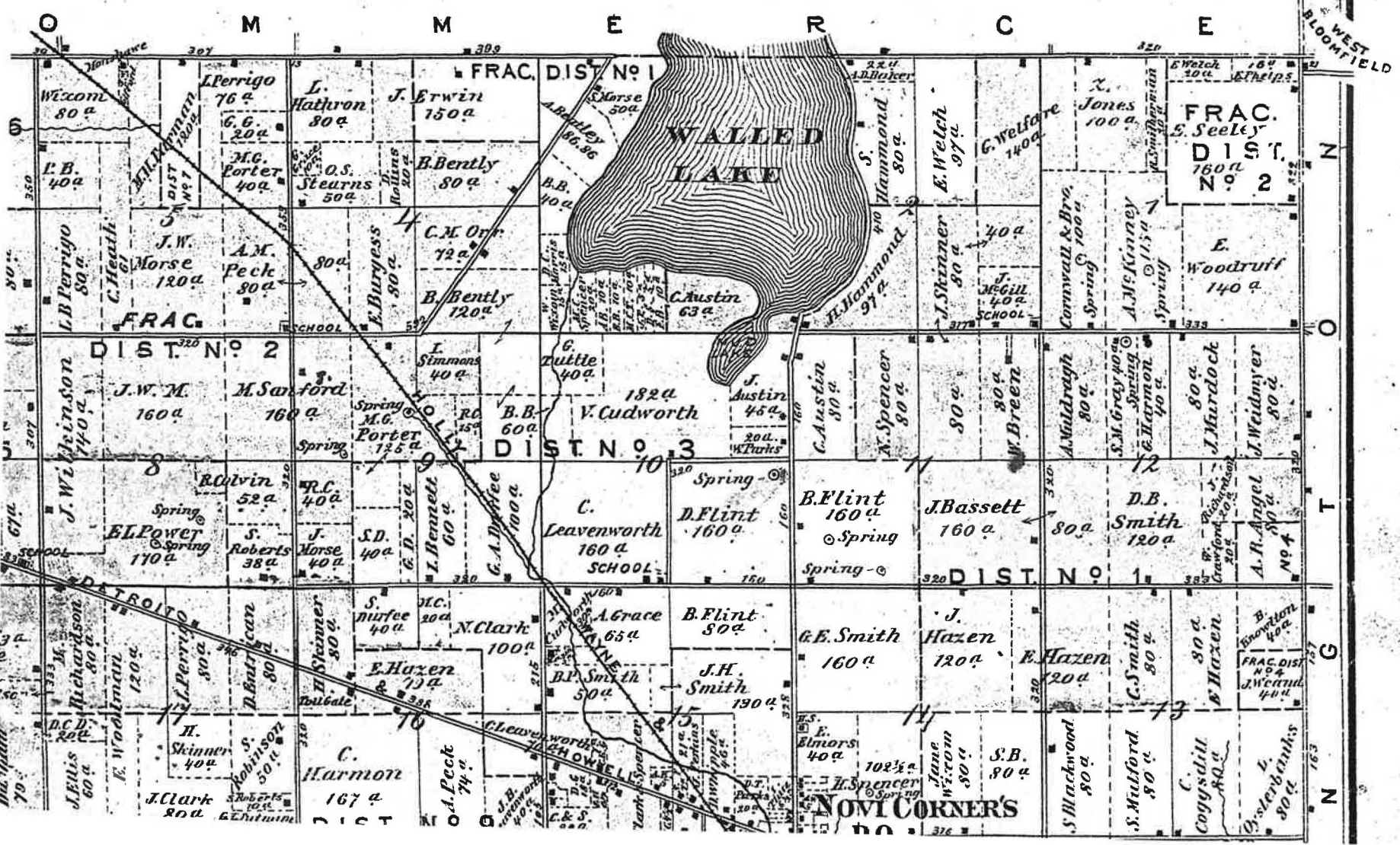
CHAPTER 16. CITY LIBRARY

Section 16.1. Establishment and maintenance.

The Council shall have power by ordinance to establish and maintain a public library and read-

Township I North **NOVI** Range VII East

Scale 1/34 inches to the mile



NOVI CORNERS



Cornelius Austin, War of 1812 veteran, was the third white settler in Walled Lake.



The Walled Lake Chronicle

Your Community Newspaper

35¢

Vol. 3 No. 22

Walled Lake, Michigan

Tuesday, January 26, 1988

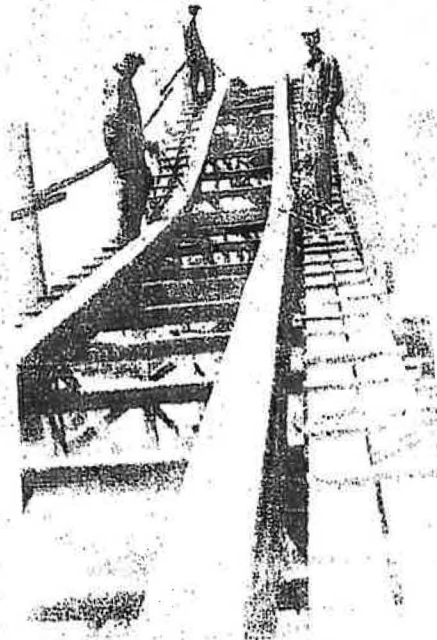
Indian Burial Ground Under Proposed Marina? Oral History Identifies Novi Site as Burial Ground

The opposition to the development of the hotel-restaurant-marina on the Novi end of Walled Lake may have found an ancient ally. Information has recently come to light which pinpoints the site at 13 Mile and Novi Roads as an Indian burial ground.

The effort to uncover data substantiating the existence of such an Indian burial ground was sparked by an essay written by a long-time Walled Lake resident, Harry Champe. Several weeks ago, he mentioned in an article in the *Chronicle* that the former Walled Lake Amusement Park and the Walled Lake Casino were thought to be built on top of an Indian burial ground.

An assessment of several oral history tapes has since provided information indicating that early settlers knew the spot as a place where the local Indians buried their dead.

In 1975, the Commerce Township Area Historical Society did an oral history tape of Louise Parks Dunn Downing. Mrs. Downing was born on July 20, 1899 on Fourteen Mile Road in a log house located on a 100 acre farm. Her great-grandfather, Cornelius Austin, once owned the property on

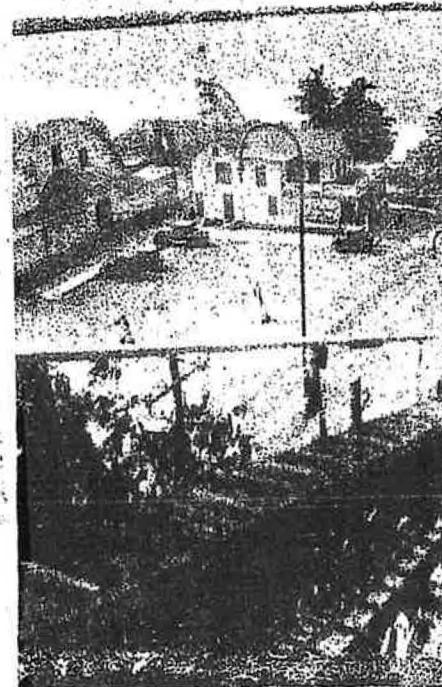


Oral history accounts tell of finding bones when this roller coaster was erected at the Walled Lake Amusement Park in 1929.

which the Walled Lake Amusement Park was built in 1929.

In one portion of the oral history tape, Mrs. Downing recalled stories about the Indians in the early days of Walled Lake.

"Right in this home where



Grandad Austin built right there where the park used to be, Indians would come in my great-grandfather's home by the fire-place . . . and roll their blankets and lay down -- of course they wore leather moccasins even in those days -- and they would slip up early in

the morning and get out and you'd never hear [them]."

When asked if there were any special places in the area where the Indians buried their dead, she replied without hesitation: "Why, yes, the big Indian burial ground was where the Park you know, was. And just think of it -- old Grandad Austin's hog rooted up a little Indian papoose and the Indian lady came a crying, and just think about such an awful thing. I don't know what my great-grandfather did."

She affirmed that the Indian burial ground was located where the Walled Lake Amusement Park was built. She told about her father and his cousin digging up some of the graves to find artefacts.

"Yes, my Dad told this. It was a terrible thing. He and his cousin would dig in the graves and steal -- and they (the Indians) buried everything with them -- their bows and arrows, they was copper tails those days -- and Dad and his cousin, Mote Abby, would dig in their graves and steal their bows and arrows. Dad used to say 'If my folks

(Continued on page 9)

Burial Ground

(continued from pg. 1)

would a known it we'd got killed."

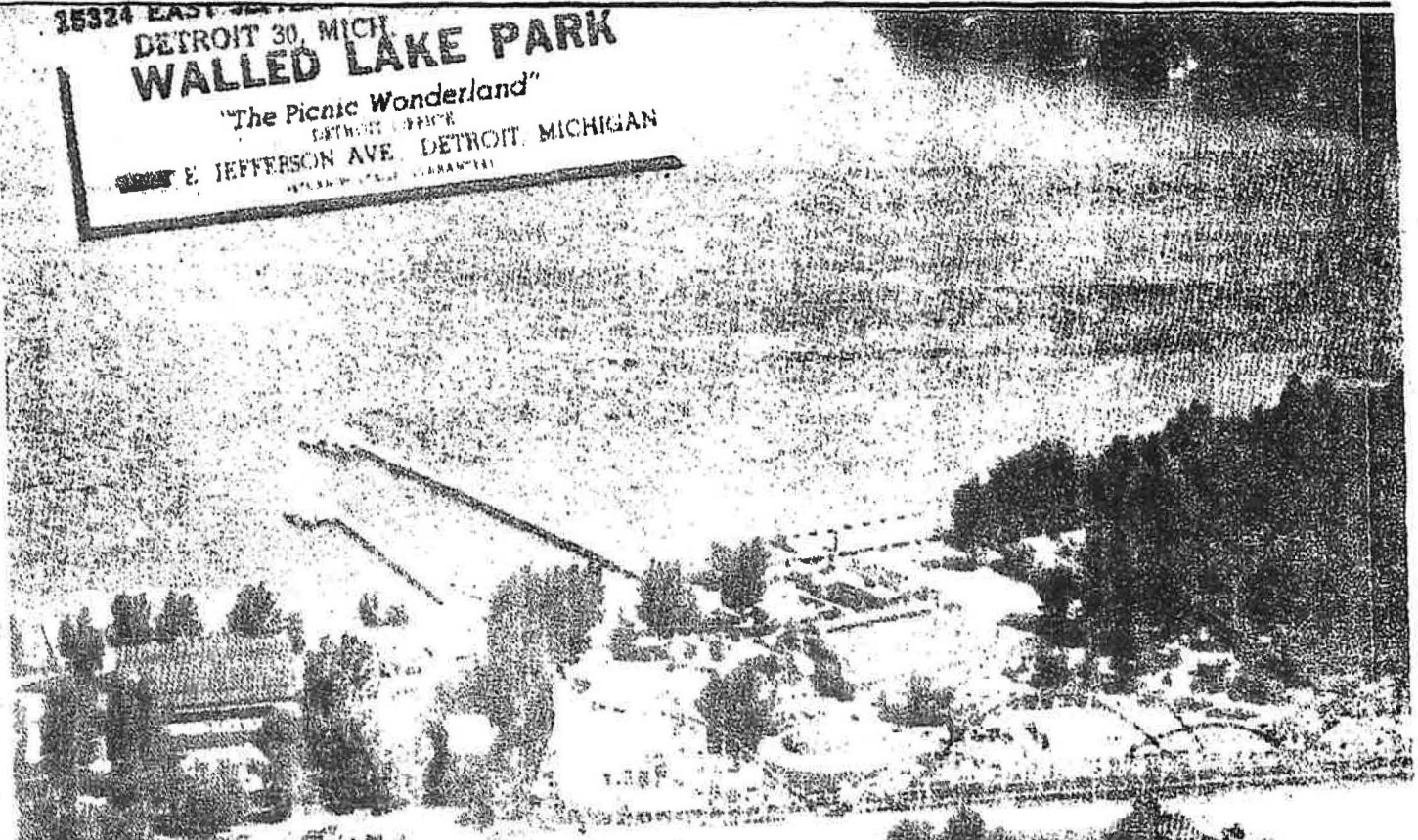
Later in the tape, Mrs. Downing states that bones were found when the Amusement Park was being built. A number of posts were erected when the huge roller coaster was constructed at the park. "You know my first husband worked when that Park was built -- I shouldn't tell this yarn but I'm a going to -- and you know digging, digging posts they run on to bones . . . it was right where the park was originally, yes, it was an Indian burial ground."

The Commerce Township Area Historical Society is attempting to locate additional information from oral history tapes and from other sources to further substantiate the existence of an Indian burial ground on the site of the old Walled Lake Amusement Park and future site of "The Landing", the name of the proposed development.

At the time the amusement park and casino were built, there was little or no excavation of the site.

The evidence uncovered so far, as well as related factors, will not, by themselves, stop the newest development. According to Andrew Darling, a research assistant with the University of Michigan Museum of Anthropology, the site may merit archeological assessment. The University of Michigan serves as a storehouse of site information and does test excavation of designated sites. The descriptions of the burial ground mentioned in the transcript of the oral history tape are authentic and should be explored further.

Dr. John Halsey, the State Archeologist, discussed the issue with the *Chronicle* as well as representatives of the historical society. He indicated that his authority in the matter depends on whether or not federal funds are involved in any stage of the



The Walled Lake Amusement Park attracted thousands of visitors during the period from 1929 to 1969 when the park was finally closed. Several local groups are investigating the possibility that an old Indian burial ground lies beneath the park site.

development project. According to Halsey, an important aspect to consider is whether or not there are still Indian bones at the site. The construction done when the Amusement Park was built and the more recent work done on the redesign of East Walled Lake Drive, Novi Road and Thirteen Mile Road, may have desecrated the Indian graves.

Halsey stressed that certain steps must be taken if any Indian remains are found. "It is a law that the discovery of any human remains under any circumstances must be reported to the police," he explained. The county coroner must also be advised. "Such Indian bones would have to be removed and re-interred in a suitable location,

preferably another Indian burial ground," Halsey added.

There are several active Indian cemeteries in the State, but only traditional Indians can be buried there. Unfortunately, there are no well-developed, systematic procedures to follow in such cases.

When examining a site which may be a burial site, archeologists would look for artefacts such as beads, jewelry, broaches, axes and other implements Halsey explained. The Indians were known to bury such items with their dead.

The historical society has sent Dr. Halsey a copy of the transcript of the oral history tape and is requesting him to investigate the matter more fully.

Local residents are working through the historical society and a number of state and local organizations to obtain more information about procedures and designation as an Indian burial site.

One reason the groups and individuals are so interested in the discovery of an Indian burial ground at the location of the proposed lakefront development is their belief that such a major development in that area will result in the destruction of the wildlife and of the lake itself. The proposed complex will include a hotel, several restaurants, shops and a marina with both public and private slips. There has even been the suggestion of a ferry service between The Landing and Key Largo, at the other end of the lake.

Both take a look at
this House

4-24-16

Dear Mr. Iman

Mark

I am sending you some information
regarding the original owner of
your house at 2205 Novi Rd. Novi.

I think you should leave the
original part of the house as
original as possible. It will be
more valuable as a historic landmark.

I'd give you a deal on a paint job.

Also I'd like permission to go around

the house with a metal detector &
donate what I find to the Novi

~~Library~~ Library.

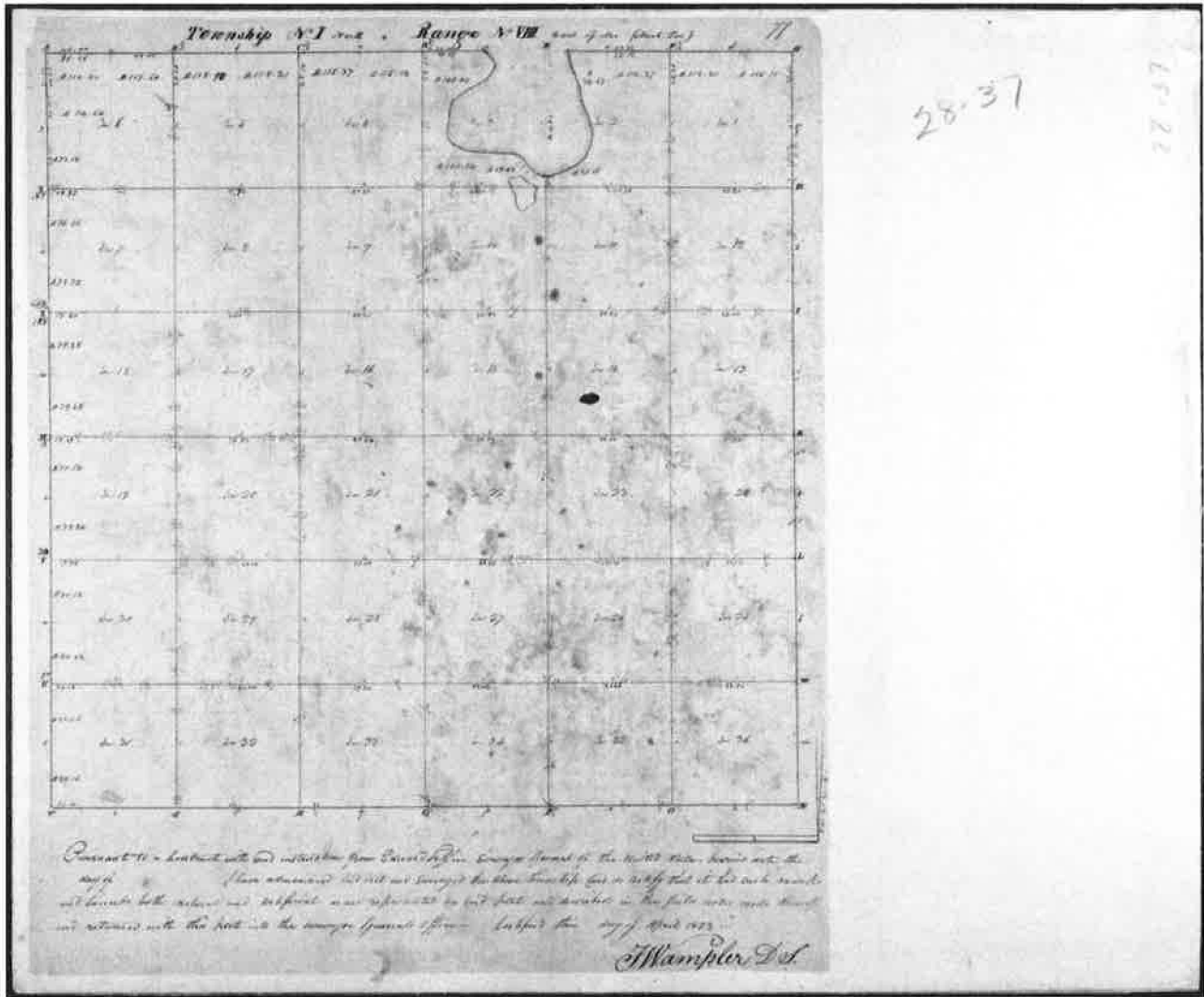
I grew up near
your house.

248-935-8990
cell

Let Me Know

Regards

Mark Adams





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 - Contact County Clerks
- Discover
 - All Collections
 - Death Records
 - Michigan State Census
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Print this item: **01N 08E - Survey Map of Novi Township, Oakland County**

MKSK MEMO
ANALYSIS AND RATIONAL FOR ZONING DISTRICT

MEMORANDUM



PROJECT NAME: City of Novi - Pavilion Shore Village

PROJECT NUMBER: D18126

DATE: October 15, 2018

TO: Barbara McBeth, City Planner,
City of Novi

FROM: Ann Marie Kerby, Urban Planner
MKSK

City of Novi Pavilion Shore Village

Analysis and Rationale for Draft Overlay Zoning District

Pavilion Shore Village has been identified as a key redevelopment area in the City of Novi 2016 Master Plan. Our discussions with City Planning staff, developers, and neighborhood stakeholders combined with our analysis of the area, has led to the creation of the draft Pavilion Shore Village Overlay Zoning District ordinance. The draft overlay ordinance is primarily split up into two sections which are based on the underlying zoning districts (R-4 Residential and B-3 Business General). The standards for these sections build upon the existing underlying zoning and were added to or altered to align with the community's desire for a mixed-use and walkable approach to development.

We focused on evaluating existing uses and determining additional appropriate uses (or existing inappropriate uses) that align with the community's goals to remain mostly residential, but to also permit neighborhood-friendly commercial services, retail, and entertainment uses. We analyzed existing lot sizes, setbacks, and approximate building sizes within and outside of the overlay district to determine suitable dimensional standards. We also included supplementary site and design standards, such as requiring garages to be attached to the home and facing the primary street, requiring substantial front porches for new single-family homes, permitting mixed-use buildings in the commercial portion of the overlay, and prohibiting front yard parking in the commercial portion of the overlay.

Pavilion Shore Village Zoning and Land Use Comparison

Before anything was drafted in the overlay ordinance, we took a closer look at existing properties in the overlay district and made note of whether or not those uses and properties were meeting current zoning standards. We have provided you with our analysis in the attachment labeled, "Pavilion Shore Village Zoning and Land Use Comparison", which is supplemented with a summary below:

- We reviewed **existing residential properties (p. 1)** within the overlay ordinance area noting dimensions for each parcel (lot size, width, depth, and approximate allowable building size). We cited (in red) where properties did not meet certain standards according to the City's Zoning Ordinance. It is apparent from this analysis that the lot width requirement of 80 feet is far too large for the properties located along Old Novi Road which average about 68 feet in width. The minimum lot size of 10,000 square feet that is currently required in the R-4 district is also much larger than the average (approximate) lot sizes in this area which are just over 7,000 square feet. We also reviewed the same standards for **surrounding parcels (p.2)**

outside of the PSV area and found similar conclusions of certain required lot dimensions not meeting the Zoning Ordinance requirements. Based on our analysis of existing residential parcels in the overlay and outside of the overlay, adjustments to some dimensional lot standards were made to more appropriate standards that reflect existing conditions. The recently proposed residential development in the area was also taken into consideration when making adjustments to the dimensional standards in the overlay.

- One of the key components of the overlay district was to be flexible for new uses, particularly in the existing commercial section of the overlay (with underlying B-3 zoning). After reviewing each of the B districts and current permitted uses, it is apparent that this area is zoned for a more intense commercial district than what it is designed for. However, without the B-3, some existing uses in the area would likely not be there without this zoning (such as the vet). the vet, liquor store and restaurant would likely not be existing today. The attached **commercial use table (p. 3)** shows the suggested uses permitted or special land uses by zoning district and proposed overlay district. Any changes are shown in red. As you can see from the table, some uses that are permitted in the B-3 district are not permitted in the overlay and vice versa.
- We conducted a similar **analysis of the dimensional standards for existing commercial parcels (p. 4)** in the overlay district (the liquor store, vet, and restaurant). The goal of this analysis was to determine if these existing businesses comply with the B-3 zoning standards and if not, then how standards in the overlay could help improve conformity and consistency of building forms in this area. None of the businesses meet the front yard setback requirement (they are all closer to the lot line than what is required), all of the parking lots are too close to the lot lines, and none of the uses meet the current parking requirements. This evaluation of existing businesses allowed us the opportunity to add in different dimensional standards from the underlying B-3 zoning district that would be more flexible to existing and new uses which is reflected in the chart that compares **existing to proposed standards (p. 5)**.

Pavilion Shore Village Zoning and Existing Land Use Comparison

Max Density Per Acre = 3.3

PSV Residential Lot Comparison	Min Lot Width R-4 (80 feet)	Min. Lot Size R-4 (10,000 sq ft)	Max Lot Coverage (25%)	30	25 (total two sides)	35

#	Parcel ID	Road	Frontage/Width (ft)	Depth (ft)	Approximate Lot Size (sq ft)	Aprxm Allowable Building Size (sq ft)	Actual Building Size (sq ft)	Front Yard Setback	Side Yard Setback	Rear Yard Setback
1	22-10-231-021	Old Novi	120	100	12,000	3,000	n/a	n/a	n/a	n/a
2	22-10-231-006	Old Novi	80	100	8,000	2,000	1,000	10	60	40
3	22-10-231-020	Old Novi	40	100	4,000	1,000	n/a	n/a	n/a	n/a
4	22-10-231-008	Old Novi	40	244	9,760	2,440	2538	86	8	71
5	22-10-231-025	Old Novi	60	100	6,000	1,500	n/a	n/a	n/a	n/a
6	22-10-231-026	Old Novi	60	100	6,000	1,500	n/a	n/a	n/a	n/a
7	22-10-231-027	Old Novi	80	100	8,000	2,000	n/a	n/a	n/a	n/a
8	22-10-231-028	Old Novi	80	100	8,000	2,000	3600	30	50	31
9	22-10-231-016	Old Novi	80	100	8,000	2,000	1650	23	30	50
10	22-10-231-017	Old Novi	37	82	3,034	759	n/a	n/a	n/a	n/a

Average	68	113	7,279	1,820
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All measurements and building sizes shown were approximated using the City of Novi's online mapping tool
 Numbers shown in red indicate that they do not meet the R-4 dimensional standards

Pavilion Shore Village Zoning and Existing Land Use Comparison

Surrounding R-4 Parcel Comparison			Min Lot Width R-4 (80 feet)	Min. Lot Size R-4 (10,000 sq ft)	FY Setback = 30	SY Setback = 25 (total two sides)	RY Setback = 35	Max Lot Coverage =25%	
#	Parcel ID	Road	Frontage/Width (ft)	Depth (ft)	Approximate Lot Size (sq ft)	Front Yard Set Back in feet	Side Yard Setback in feet	Rear Yard Setback in feet	Actual (approx) Building Size (sq ft)
1	22-10-278-008	Old Novi	185	38	7,030	10	80	97	2,475
2	22-10-278-011	Austin	125	136	17,000	10	76	82	2,000
3	22-10-278-010	Austin	121	154	18,634	7	84	85	2,000
4	22-10-278-013	Austin	132	124	16,368	18	55	67	4,000
5	22-10-278-012	Austin	68	124	8,432	0	17	67	3,750
6	22-10-278-001	Shawood	78	135	10,530	14	85	23	2,940
7	22-10-231-023	Austin	230	137	31,510	34	55	10	1,900
8	22-10-231-022	Austin	60	128	7,680	58	22	23	2,000
9	22-10-231-011	Austin	40	142	5,680	n/a	n/a	n/a	n/a
10	22-10-231-010	Austin	40	151	6,040	80	12	40	960
11	22-10-231-009	Austin	40	154	6,160	70	12	46	1,288
12	22-10-231-008	Austin	40	250	10,000	63	12	86	2,610
13	22-10-231-019	Austin	34	140	4,760	97	18	0	1,248
14	22-10-231-003	Austin	83	120	9,960	32	12	28	1,196
15	22-10-231-002	Austin	125	90	11,250	30	64	24	2,650
16	22-10-231-001	Austin	83	73	6,059	41	77	0	621
17	22-10-230-007	Austin	114	57	6,498	18	90	0	1,530
18	22-10-230-001	Austin	121	56	6,776	21	55	0	825
19	22-10-229-002	Austin	70	99	6,930	17	35	14	1,350
20	22-10-229-001	Austin	84	115	9,660	n/a	n/a	n/a	n/a
21	22-10-227-001	Austin	45	117	5,265	10	22	62	1,025
22	22-10-227-002	Austin	44	115	5,060	3	21	59	1,196
23	22-10-227-022	Austin	88	125	11,000	21	40	71	1,334
24	22-10-227-005	Austin	45	122	5,490	15	13	68	1,365
25	22-10-227-006	Austin	44	122	5,368	10	9	82	899
26	22-10-227-007	Austin	35	125	4,375	21	10	64	1,650
27	22-10-227-008	Austin	40	123	4,920	9	3	56	1,530
28	22-10-227-009	Austin	40	120	4,800	28	21	49	840
29	22-10-227-010	Austin	40	118	4,720	0	22	72	1,200
30	22-10-227-011	Austin	40	115	4,600	15	20	59	1,058
31	22-10-227-023	Austin	60	120	7,200	6	20	49	2,268
32	22-10-227-024	Austin	60	135	8,100	23	34	78	1,305
33	22-10-227-015	Austin	40	125	5,000	48	22	45	660
34	22-10-227-016	Austin	40	120	4,800	32	9	60	900
35	22-10-227-017	Austin	43	125	5,375	30	16	64	1,066
36	22-10-227-018	Austin	66	128	8,448	14	25	62	1,100
37	22-10-227-019	Austin	62	125	7,750	13	36	54	1,914
38	22-03-483-005	Charlotte	40	85	3,400	20	6	0	1,848
39	22-03-483-006	Charlotte	40	85	3,400	18	6	38	1,050
40	22-03-483-007	Charlotte	40	85	3,400	40	10	0	1,350
41	22-03-483-008	Charlotte	80	85	6,800	19	20	18	2,964
42	22-11-101-006	Wainwright	52	125	6,500	31	24	64	1,050
43	22-11-101-007	Wainwright	40	124	4,960	15	11	61	1,431
44	22-11-101-008	Wainwright	40	124	4,960	n/a	n/a	n/a	n/a
45	22-11-101-009	Wainwright	60	124	7,440	32	26	67	1,221
46	22-11-101-010	Wainwright	60	124	7,440	28	26	69	1,190
47	22-11-101-011	Wainwright	80	124	9,920	35	34	57	1,978
48	22-11-103--010	Wainwright	88	122	10,736	25	50	69	1,770
49	22-11-103--011	Wainwright	80	122	9,760	20	50	47	1,947
50	22-11-103--014	Wainwright	80	122	9,760	35	38	47	1,806
51	22-11-103--015	Wainwright	91	122	11,102	31	37	62	1,650
52	22-11-103-013	Linhart	90	122	10,980	29	36	64	1,564
53	22-11-103-016	Linhart	80	122	9,760	32	21	50	2,790
54	22-11-103-017	Linhart	60	122	7,320	32	18	53	1,230
55	22-11-103-018	Linhart	60	122	7,320	31	24	65	1,064
56	22-11-103-019	Linhart	91	122	11,102	33	43	45	2,070
57	22-11-105-010	Linhart	55	122	6,710	n/a	n/a	n/a	n/a
58	22-11-105-011	Linhart	55	122	6,710	n/a	n/a	n/a	n/a
59	22-11-105-009	Linhart	110	122	13,420	27	37	40	2,800
60	22-11-105-002	Linhart	60	122	7,320	28	26	66	1,160
61	22-11-105-003	Linhart	60	122	7,320	30	23	66	1,170
62	22-11-105-004	Linhart	60	122	7,320	25	30	64	1,225
63	22-11-105-005	Linhart	60	122	7,320	29	20	50	1,763
64	22-11-105-006	Linhart	60	122	7,320	30	27	65	1,221
65	22-11-105-007	Linhart	93	122	11,346	30	31	50	2,208
Total Average			70	120	8,155	27	31	50	1,636

All measurements and building sizes shown were approximated using the City of Novi's online mapping tool
 Numbers shown in red indicate that they do not meet the R-4 dimensional standards

Pavilion Shore Village Zoning and Existing Land Use Comparison

PSV B-Districts Use Comparison

P= Permitted; S= Special Land Use; Blank = Prohibited

Types of Uses	B1	B2	B3	PSV Overlay (Use changes only over existing B-3 portions)
Accessory Buildings	P	P	P	P
Accessory Uses	P	P	P	P
Adult Daycare		P	P	
Autowash			P	
Brewpubs			P	P
Bus Passenger Station			P	
Business Establishment which performs services on premises	P	P	P	P
Car Salesroom, showroom, or office; new and used			P	
Day Care Centers		P		
Dry Cleaning Establishments	P	P	P	
Electric Transformer Stations and Substations	S			
Fueling Stations		S	P	
Gas Regulator Stations	S			
Health and Fitness Clubs, public or private			P	P
Hotels		P		
Instructional Centers	P			
Microbreweries			P	P
Mini Lubes/ Oil Changes			S	
Mortuary Establishments	S			
Motels		P	S	
Nursery, Plant Material			S	
Office, showroom, or workshop requiring a retail adjunct		P	P	P
Offices, professional and medical		P	P	P
Outdoor sales of produce and seasonal plants		S	S	S
Personal Service Establishments		P	P	P
Parking Lots, off-street	P			S
Post Office and similar governmental office buildings		P		
Private clubs, fraternal organizations and lodge halls			P	
Professional services	P	P	P	P
Public Utility Buildings	S			
Publicly-owned and operated parkings, parkways, and outdoor recreational facilities			P	P
Publicly-owned buildings	S			
Pumping Stations, water and sewage	S			
Recreation Facilities; indoor, public or private			S	S
Recreation Facilities; outdoor, private			S	
Restaurant Drive-in, fast food drive-thru			S	
Restaurant; fast food carryout or fast food sit-down	P	P	S	S
Retail Business	P	P	P	P
Sale of new or used automobiles, campers, etc.			S	
Schools, business, privately operated for profit		P	P	
Tattoo Parlors			P	
Telephone Exchange Buildings	S			
Theaters		P	P	
Veterinary Hospitals or Clinics		S	S	S
Dwellings, Multiple-Family				S
Live/Work Units				S
Mixed-Use Development				S
Museums				S
Restaurants, sit-down				P
Retail Business Service Uses (barber shop, beauty shop, florist shop, etc.)				P

Pavilion Shore Village Zoning and Existing Land Use Comparison

PSV B District Existing Land Use Comparison

P= Permitted; S= Special Land Use

#	Address	Name of Business	Type of Land Use	Permitted in B-3?	Apprxm Building Setbacks			Apprxm Parking Setbacks			Apprxm Building Sq Footage	Required Parking Space for Use	Apprxm Required Number of Parking Spaces	Actual Number of Parking Spaces (Aprx)	Landscaping		
					Front Yard Setback	Side Yard Setback	Rear Yard Setback	Front Yard	Side Yard	Rear Yard					Berm Requirement for Residential Adjacent Use	Comply with Berm Requirement?	Comply with ROW landscaping?
1	2206 Old Novi Road	Lakeview Market	Retail Business	P	0 ft	15 ft	15 ft	Parking Lot is located in the ROW	Parking Lot is located in the ROW	Parking Lot is located in the ROW	3,220	1 space per 200 GFLA	16	None designated or marked, although cars park in the front of the building blocking the sidewalk	6 ft to 8 ft in height	Partly - 6 ft high fence on rear lot line	No
2	2150 Old Novi Road	Vet Select Animal Hospitals	Veterinary Hospitals or Clinics	S	20 ft	50 ft	2 ft	5 ft	3 ft / 30 ft	5 ft	3,480	6 spaces per 1,000 GFLA	21	17	6 ft to 8 ft in height	Partly - 6-8 ft high wall on rear lot line	No
3	43393 W 13 Mile Road	Lakeview Bar & Grill	Restaurant, Sit-down	No	15 ft	0 ft	60 ft	6 ft	3 ft	50 ft	2,520	14.3 spaces per 1,000 GFLA	33	20	N/A	N/A	No

All measurements and building sizes shown were approximated using the City of Novi's online mapping tool

Red text indicates that the existing standards are not being met

Pavilion Shore Village Zoning and Existing Land Use Comparison

PSV B District Zoning Standards Comparison

Zoning District	Minimum Lot Size	Building Placement (ft)				Parking Placement (ft)				Right-of-Way Landscaping Requirements Adjacent to Parking					Right-of-Way Landscaping Requirements (No Parking)				
		Front Yard Setback	Maximum Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Front Yard	Side Yard	Side Yard Parking Adjacent to a Front Yard	Rear Yard	Greenbelt Width (ft)	Minimum Berm Height	Canopy Deciduous or Large Evergreen Trees 1 per (linear feet)	Subcanopy Deciduous Tree 1 per (linear feet)	In area between sidewalk and curb, plant 1 canopy deciduous tree per (linear feet)	Greenbelt Width (ft) ⁴	Minimum Berm Height ⁵	Canopy Deciduous or Large Evergreen Trees 1 per (linear feet) ⁶	Subcanopy Deciduous Tree 1 per (linear feet) ⁷	In area between sidewalk and curb, plant 1 canopy deciduous tree per (linear feet) ⁸
B-1	See Section 3.6.2.D	20	N/A	15	20	20	10	n/a	10	20	3	35	20	35	20	2.5	40	25	45
B-2	2 acres	40	N/A	30	30	20	10	n/a	10	20	3	35	20	35	25	3	40	25	45
B-3	See Section 3.6.2.D	30	N/A	15	20	20	10	n/a	10	20	3	35	20	35	25	3	40	25	45
PSV Overlay	See Section 3.6.2.D	0	20	15	15	N/A	10	5	10	10	3	35	20	35	10	2.5	40	25	45
PSV Overlay (if building is 0' - 9' front yard setback)										Only required between sidewalk and curb	N/A	N/A	N/A	25	Only required between sidewalk and curb	N/A	N/A	N/A	35

Blue text signifies new additions to the Overlay

No front yard parking permitted in PSV