

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: JZ23-41 SAKURA EAST – POND AMENITY
DATE: MARCH 14, 2024

The City Council provided feedback on a proposed Planned Rezoning Overlay project, Sakura East, at its February 5, 2024, meeting, packet provided [here](#). The petitioner is requesting a Zoning Map Amendment for approximately 3.5 acres of property on the south side of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to rezone property from Light Industrial (I-1) to Town Center One (TC-1) using the City's Planned Rezoning Overlay (PRO) option in order to build 47 townhome units.

In the comments from the City Council members, it was suggested that the applicant consider providing an amenity or parklet on the City-owned parcel to the west to complement the wetland area on the property. The applicant has drawn up a design concept for the amenity with two different location options and would like to find out whether it is in-line with what the City Council members were suggesting and if there is a preferred location.

The Concept plan shows a short, crushed granite pathway from the existing sidewalk on Eleven Mile Road roughly opposite Lee BeGole Drive, labeled Site "A". The path leads to the wetland overlook with benches and accent boulders, with a stone retaining wall and a guardrail to keep visitors from encroaching into the wetland. A detail sheet with precedent images and bench options is included in the packet, along with a sheet on the use of Geosynthetics for trails in wet areas. Site "B" is shown on the east side of the City's property, closer to the proposed Sakura East site, but there are no details for the Site "B" amenities. Presumably something similar could be provided in the Site B location.

Please feel free to send any feedback on this matter to Lindsay Bell, lbell@cityofnovi.org.