



CITY OF NOVI CITY COUNCIL
SEPTEMBER 22, 2025

SUBJECT: Consideration of tentative approval of Mariella Estates, a 10-lot single family development, located north of Eight Mile Road, west of Garfield Road, to include a Zoning Map Amendment rezoning from Residential Acreage to R-1 with a Planned Rezoning Overlay. **FIRST READING**

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- Rezoning 9.4 acres on Eight Mile Road to allow development of 10 single-family lots in R-1 District. Under the current zoning, 6 single-family lots could be built.
- Redevelopment of a vacant parcel surrounded by single family developments.
- City Council's initial consideration of the proposal was on May 19, 2025.
- Planning Commission recommended approval of the Formal PRO Plan on August 20, 2025.

BACKGROUND INFORMATION:

Bracirole Brothers, LLC is requesting a Zoning Map Amendment for approximately 9.4 acres of property on the north side of Eight Mile Road, to the west of Garfield Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant and was formerly farmland. The current zoning is Residential Acreage.

As shown in the PRO Concept Plan, the applicant proposes to rezone to R-1 Single Family District and develop the property with 10 single family lots. The lot sizes are a minimum of ½ acre, which meets the requirements of the R-1 District. As shown in the parallel plan provided by the applicant, the property could be developed with six single family homes under the current zoning standards when an access road is provided to city standards. Therefore, the net increase of the rezoning is four homes.

The current zoning of the property is Residential Acreage. The properties to the north, east and west are also zoned RA, but have developed under the Residential Unit Development option, or RUD.

The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which has now been delineated and is proposed to be preserved. The tree survey also indicates trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance, and will require a woodland permit for removal.

The applicant had wanted to use the RUD option, which is how the adjacent Ballentyne and Parc Vista developments were approved, however that option requires a minimum site size of 20 acres. Therefore, they have proposed to utilize the Planned Rezoning Overlay to rezone the property to R-1 One Family Residential to achieve a similar and complementary development. The PRO plan shows 10 single family lots. The development is accessed by a private gated street with one entrance off Eight Mile Road.

Changes from the previous plan

Earlier plans had shown an upgrade to the crosswalk along Eight Mile Road and a sidewalk along the south side of Eight Mile Road in order to provide improved access to Maybury State Park. Based on feedback from City Council, the applicant is no longer proposing any modifications to the existing crosswalk on Eight Mile Road.

The new plans continue to provide open space on the plan. Originally the applicant was proposing as a benefit to have a play structure within the park that would be available to the public. However, it was noted that because the entrance to the development is proposed to be gated, it would be unlikely that non-residents would end up using the park. This aspect has now been removed from the plans, but the open space remains for the development's future residents.

The applicant has talked with the Parks, Recreation and Cultural Services Department and has offered \$40,000 for the City to use for park improvements or planning services for ITC Park. Although not considered a benefit to the public, the offer is appreciated and noted in this packet.

While not required in the R-1 district, the applicant has proposed a 25-foot landscape buffer around the lots to make the development consistent with the Ballentyne and Parc Vista developments.

Finally, the wetland in the southeast corner has been delineated and is proposed to be preserved. The lot boundary of the adjacent proposed parcel has been modified to exclude the wetland area.

Lot sizes

As shown by the chart below, the proposed Mariella Estates would have very similar minimum and average lot sizes to the surrounding developments, with the smallest lots being one-half of an acre and the largest being almost three-quarters of an acre. No façade elevations have been provided, but the applicant indicates these will be custom-built homes that would need to comply with ordinance standards at the time of plot plan review for individual lots, including similar-dissimilar requirements.

Comparison of Adjacent Developments

	Number of lots	Average lot size	Minimum lot size	Maximum lot size
Mariella Estates (Proposed PRO)	10	23,622 sf	21,834 sf	31,856 sf
Ballantyne (Approved RUD)	41	25,295 sf	21,780 sf	43,717 sf
Parc Vista (Approved RUD)	44	25,295 sf	21,840 sf	49,560 sf

City staff and consultants have not identified any significant issues with the proposed rezoning and PRO Plan. There are only two deviations requested, which staff support as they are each relatively minor. No deviations for building height or setbacks are proposed.

The proposal could help fulfill the goals and objectives contained in the Master Plan for Land use, as well as other positive outcomes, such as:

1. The goal to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic and other impacts of non-residential development,
2. The goal to encourage the development of neighborhood open space within residential developments.
3. The objective to maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land.
4. The objective to maintain existing housing stock and related infrastructure, as no existing homes would be removed to develop this plan.
5. The impacts on traffic and public utilities are expected to be similar to development under the existing zoning.
6. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and can provide benefits that would not be likely to be offered under standard development options.

The request to rezone includes the condition to limit the use of the property to the use and number of lots indicated on the site plan, which would provide restrictions, unless the agreement is amended. Additional conditions proposed include exceeding the open space requirement and providing landscape buffers. The full list of proposed conditions and deviations requested is included in the suggested motion.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the formal PRO Plan on August 20, 2025 and recommended approval to the City Council. Comments made at that time are reflected in the meeting minutes included in this packet.

CITY COUNCIL ACTION

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement with specified PRO Conditions. Once completed, that final PRO Agreement return go back to Council for final determination at a Second Reading.

RECOMMENDED ACTION: Tentative indication that Council may approve the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1 subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, FIRST READING, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

- A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:
 - 1) A Zoning Ordinance deviation from Section 3.1.2.D to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). The deviation is requested for the two pie-shaped lots near the corner of the road. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.
 - 2) Design and Construction Standards deviation (Code of Ordinances, Sec. 11-194.b.2) for proposed street with 90-foot centerline radius (230-foot radius standard). This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected with 10 homes.
- B. The following conditions shall be requirements of the PRO Agreement:
 - 1) The use is limited to a maximum of 10 single family lots, with the lot layout as shown in the PRO Plan.
 - 2) The overall density shall not exceed 1.07 dwelling units per acre.
 - 3) The small wetland area in southeast corner of site shall be preserved. As the applicant indicates in their response letter, a conservation easement will be placed over the wetland and buffer prior to construction. Lot 1 shall include buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.

- 4) A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.
- 5) The proposed open space (28%) as shown in the PRO Plan shall be preserved in an easement, as this represents an enhancement beyond what is typically required for an R-1 district.

C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the density recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the site specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project:

- 1) The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.
- 2) The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments and exceed what can be required in the R-1 District.
- 3) The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.
- 4) The project as a whole is in the public interest.