



CITY OF NOVI CITY COUNCIL SEPTEMBER 22, 2025

SUBJECT: Consideration of a Preliminary Site Plan request for Twelve Mile Townes with a PD-2 option, a Special Land Use permit, Wetland Permit, and Storm Water Management plan.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- Involves three parcels totaling 16.37 acres northeast of Twelve Oaks Mall.
- Development of 125 townhome units on the vacant parcels.
- The units would be for-sale, and each would have a two-car garage.
- The building design is similar to those being constructed on Main Street.
- The City Council previously approved *The Griffin* in 2022, a multi-family project on the eastern parcel, which contained 174 units.

BACKGROUND INFORMATION:

The applicant is proposing to develop vacant parcels located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District utilizing the PD-2 Development Option. Twenty townhouse-style buildings are proposed with a total of 125 units. Parking would be provided in two-car direct-entry garages, with additional space on the garage aprons. Ten additional visitor spaces are provided in a few locations within the community. A private street network is proposed to connect the development to Twelve Mile Road on the east side and the Twelve Oaks Mall Access Drive, which bisects the project.

The intent of the Planned Development Options as listed in Section 3.31 of the Zoning Ordinance is to provide for alternative means of land use development within designated zoning districts, such as the Regional Center Zoning District, and to insure that alternative land development permitted under these options will allow site designs that create a desirable environment providing for the harmonious relationship between land use types with respect to: uses of land, the location of uses on the land and the architectural and functional compatibility between uses. The development options are only to be considered within those areas of the City which are specifically designated for their application on the City's Master Plan for Land Use Map.

The applicant has submitted a site plan with building elevations and a Traffic Impact Study. All reviews are recommending approval of Preliminary Site Plan with additional

comments to be addressed with the Final Site Plan. The proposed development is largely in conformance with ordinance requirements, with requested deviations noted in the suggested motion. About one-third of the property contains natural features, which has caused the remaining area to be more densely developed, leading to the need for these deviations.

Special Land Use Conditions

When the PD-2 Option is utilized, all uses fall under the Special Land Use requirements. Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request. The Planning Commission reviewed and recommended approval of the Special Land Use request with the findings provided in the Recommended Action section of this document.

Planned Development Option Conditions

Section 3.31.4 outlines specific factors the Planning Commission and City Council shall consider in the review:

1. The plan meets all the requirements of Section 6.1 of this Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual. **All required information has been provided.**
2. The plan satisfies the intent of the Special Land Use provisions as stated in Section 6.1.2.c. **See the Special Land Use Considerations noted in the suggested motion, and further discussion in the Plan Review Letter, page 5.**
3. The Community Impact Statement and Traffic Study are provided, regardless of site size, in accordance with the requirements set forth in the City's Site Plan and Development Manual. **The applicant has provided Community Impact Statement and Traffic Study as required.**
4. *The plan satisfies the intent of this Section with respect to use of the land and principal and accessory use relationships within the site as well as with uses on adjacent sites.* **The proposed residential use is compatible with multi-family and commercial uses in the surrounding area, consistent with the intent of this section.**
5. That all existing or proposed streets, road, utilities, and marginal access service drives, as are required, are correctly located on the site plan in accordance with the approved plans for these improvements. **Engineering and Traffic reviews are recommending approval at this time.**
6. The plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements. **The plan is in general conformance with the code requirements, although the applicant requests several deviations from the standards to avoid natural features, and to create a more urban-style development given the location and their findings from market trends. See the attached Plan Review Letter and Chart for additional information.**
7. That there exists a reasonable harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area; that there is a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between:

- a. The topography of the adjoining lands as well as that of the site itself including any significant natural or manmade features. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. The proposed buildings closest to the Waltonwood property will be screened by existing evergreen trees as well as new tree plantings, for a total of three rows of trees in most places.**
- b. The relationship of one building to another whether on-site or on adjacent land, i.e., entrances, service areas and mechanical appurtenances. **The buildings are oriented to the existing and planned street frontages, with parking areas kept internal to the site. This will improve the appearance of the development from adjacent sites and roadways.**
- c. The rooftops of buildings that may lie below street levels or from windows of higher adjacent buildings. **The site is located at a higher grade than the adjacent residential use to the south, with the highest grade at the north end along Twelve Mile Road approximately 30 feet higher than the southern property boundary. There are no higher adjacent buildings.**
- d. Landscape plantings, off-street parking areas and service drives on adjacent lands. **Landscape generally conforms to the requirements. There are a number of waivers required but they are all supported by staff for the reasons stated in the detailed reviews for each requirement. See the Landscape Review Letter for detailed comments.**
- e. Compliance with street, road and public utility layouts approved for the area. **Traffic and Engineering reviews are recommending approval of streets and public utilities, subject to Council approval of noted deviations.**
- f. The architecture of the proposed building including overall design and façade materials used. Architectural design and façade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of façade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area. **Façade review is recommending approval of elevations and supports the waiver requested.**

Section 3.31.4.B indicates the City Council shall review the proposed plan considering the Planning Commission's recommendation and the requirements above. As part of its approval of the Preliminary Site Plan, the Council is permitted to impose conditions that are reasonably related to the purposes of this section and that will:

1. Ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity;
2. Protect the natural environment and conserving natural resources and energy;
3. Insure compatibility with adjacent use of land; and
4. Promote the use of land in a socially and economically desirable manner.

Finally, Section 3.31.7.B.viii.d states that an applicant for mixed-use or residential developments must demonstrate the following:

1. *The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved. **In addition to the indirect economic benefits noted elsewhere, the applicant has proposed an off-site sidewalk to connect the project with the Twelve Oaks Mall parking area. This improvement is contingent upon securing the required off-site easements; however the property is owned by the applicant.***
2. *Based on the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated. **The overall design and appearance of the façade treatments, landscaping and layout are expected to enhance the area.***
3. *In relation to the underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties. **The proposed residential use would have a positive economic impact on the surrounding properties by providing additional customers and employees in close proximity. Customers and employees for nearby businesses; Taxable value of property increase; job creation.***
4. *Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence. **The residential uses proposed would be supportive of the regional shopping area and harmonious with other residential uses nearby. Residential use will contribute to mall activity, increase vibrancy of the area, other residential uses in the areas.***
5. *The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance. **Singh is a single entity and appears to own all three parcels. However, the units are proposed to be sold to individual unit owners. The applicant is asked to provide an explanation of the timing of the transfer and whether there will be a condominium form of ownership.***
6. *Development amenities shall be included as part of a mixed-use or residential development. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent residential theme. All such amenities shall be privately owned and maintained. **The plans show a sidewalk network connecting the buildings to each other and the surrounding area. Pocket parks are provided in all phases with minimal amenities such as benches and shades. Lighting fixtures are shown on the photometric plan sheet. The applicant has extended the sidewalk southward along the finger road to the Twelve Oaks loop road to foster better***

connections in the RC District. A crosswalk connection into the mall parking lot is still to be determined. The applicant should continue to work with mall ownership to complete that connection – at minimum to the mall parking lot.

7. Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view. **Parking areas are not visible from the public street side of buildings.**
8. In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities. **All proposed buildings are below the maximum height limit.**

Planning Commission Action

On July 9, 2025, Planning Commission held a public hearing and made a favorable recommendation to City Council for approval of the Special Land Use permit, Preliminary Site Plan with PD-2 Option, Wetland Permit and Storm Water Management Plan based on the motion shown in the action summary attached. Draft meeting minutes are also attached.

The Ordinance requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Site Commission with City Council ultimately approving or denying the proposed plan. Following the City Council's approval, the Final Site Plan approval may be granted administratively.

RECOMMENDED ACTION:

(Please note the following **two-part motion**):

Part 1

Approval at the request of Singh Development LLC for JSP 25-03 Twelve Mile Townes, for Special Land Use permit based on and subject to the following:

1. The proposed use will not cause detrimental impact on existing thoroughfares *(based on Traffic review)*;
2. The proposed use will not cause a detrimental impact on the capabilities of public services and facilities *(based on Engineering review)*;
3. The proposed use is compatible with the natural features and characteristics of the land *(because there are no regulated woodlands on site, and minimal impacts to wetland areas are proposed)*;
4. The proposed use is compatible with adjacent uses of land *(because the proposed use is similar to the residential community to the south and complements other nearby uses)*;
5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *(as it fulfills the Master Plan objectives to provide a wide range of housing options and to provide residential developments that support healthy lifestyles)*;

6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it fulfills one of the Master Plan objectives to ensure compatibility between residential and non-residential developments)*;
7. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
8. This motion and these findings are further subject to the City Council also approving the Preliminary Site Plan, and in the event a plan is not approved, the special land use granted herein shall be null and void.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance, subject to Preliminary Site Plan approval as required by ordinance.

Part 2:

Approval at the request of Singh Development LLC for JSP 25-03 Twelve Mile Townes for Preliminary Site Plan with a PD-2 Option, Wetland Permit and Stormwater Management Plan, based on and subject to the following:

1. Findings that the standards of Section 3.31.4 of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter;
2. Findings that the standards of Section 3.31.7.B.viii.d of the Zoning Ordinance are adequately addressed, as identified in the Planning Review Letter.
3. City Council approval of the following ordinance deviations:
 - i. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for front yard (Twelve Mile frontage). A minimum of 50 feet is required; 20 feet is provided. *The standard setbacks of the district are for a more suburban style of development, and the deviations would be consistent with a more urban development as they propose.*
 - ii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the exterior side yard (Twelve Oaks Mall Road frontage). A minimum of 50 feet is required; 30 feet is provided. *The setbacks of the district are for a more suburban style of development, and the deviations would be consistent with a more urban development as they propose.*
 - iii. Deviation from Section 3.31.7.D for not meeting the minimum building setback requirements for the eastern side yard. A minimum of 35 feet is required, 20 feet is provided. *The setbacks of the district are for a more suburban style of development and the deviations would be consistent with a more urban development as they propose.*
 - iv. Deviation from Section 3.6.2.H for not meeting the requirement for additional setback from a residential district to the south. A minimum of 111 feet is required for a building 37 feet in height, 40 feet is provided. *This deviation is supported as the uses are both multi-family residential and the additional protection afforded by the larger setback is not warranted. However, the ZBA granted conditional approval for a setback variance for the Waltonwood Phase 2 in 2003 that stated any building on the subject*

property would be a minimum of 150 feet from those buildings. The applicant will need to seek ZBA's amendment of the previous conditions of approval and amend the deed restriction that was placed on the property prior to Final Site Plan approval.

- v. *Deviation from Section 3.8.2.H to allow a reduction in the minimum distance between buildings (20 feet proposed, at least 30 feet required), as the layout seeks to optimize the space to maintain adequate open space and circulation.*
- vi. *Deviation from Section 3.31.7.B.viii.b.xi for the lack of sidewalk on the west side of Twelve Oaks Mall Road south of the entrance, and on the south side of Bishop Drive as shown on the plan.*
- vii. *Deviation from Sec. 5.10.1.B to allow perpendicular parking along a Major Drive. There are 4 spaces proposed on the west side of the project along Bishop Road, which is anticipated to have low traffic volume.*
- viii. *Landscape deviation from Section 5.5.3.B.ii and iii for lack of 4.5-6 foot landscaped berm along eastern property line. Supported by staff as alternative screening is provided with six-foot fencing.*
- ix. *Landscape deviation from Section 5.5.3.B.ii and iii for lack of berm or wall in the greenbelt of Twelve Mile Road for the western 616 feet, to preserve the existing vegetation in the area that is not being developed.*
- x. *Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Oaks Drive north of the entry drives on the west side, due to utility conflicts and lack of space between curb and sidewalk.*
- xi. *Landscape deviation from Section 5.5.3.B.ii and iii for deficiency in street trees on Twelve Mile Road for the western part of the site, due to utility conflicts.*
- xii. *Facade deviations from Section 5.15 for an underage of brick on the rear facades of the high-visibility buildings (25% proposed, 30% required), and an underage of brick on all facades of the standard visibility buildings (23-28% proposed, 30% required), as the deviation is minor in nature and not detrimental to the aesthetic quality. No vinyl siding is permitted.*
- xiii. *The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.*

The City Council's approval of the deviations listed above includes the following findings:

- A. *That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;*
- B. *That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;*
- C. *That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;*
- D. *That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and*

- E. *That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.*

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, and with Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Ordinance.