

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: JSP22-09 SAKURA NOVI
DATE: JANUARY 25, 2024

The purpose of this memo is to provide a brief update on the 'Sakura Novi' project that began construction last year. The Final Stamping Sets were approved in mid-August, 2023. As of now the paving and utilities for the site have been installed and the applicant is ready to begin construction, pending final approval of some changes they have made to the site plan.

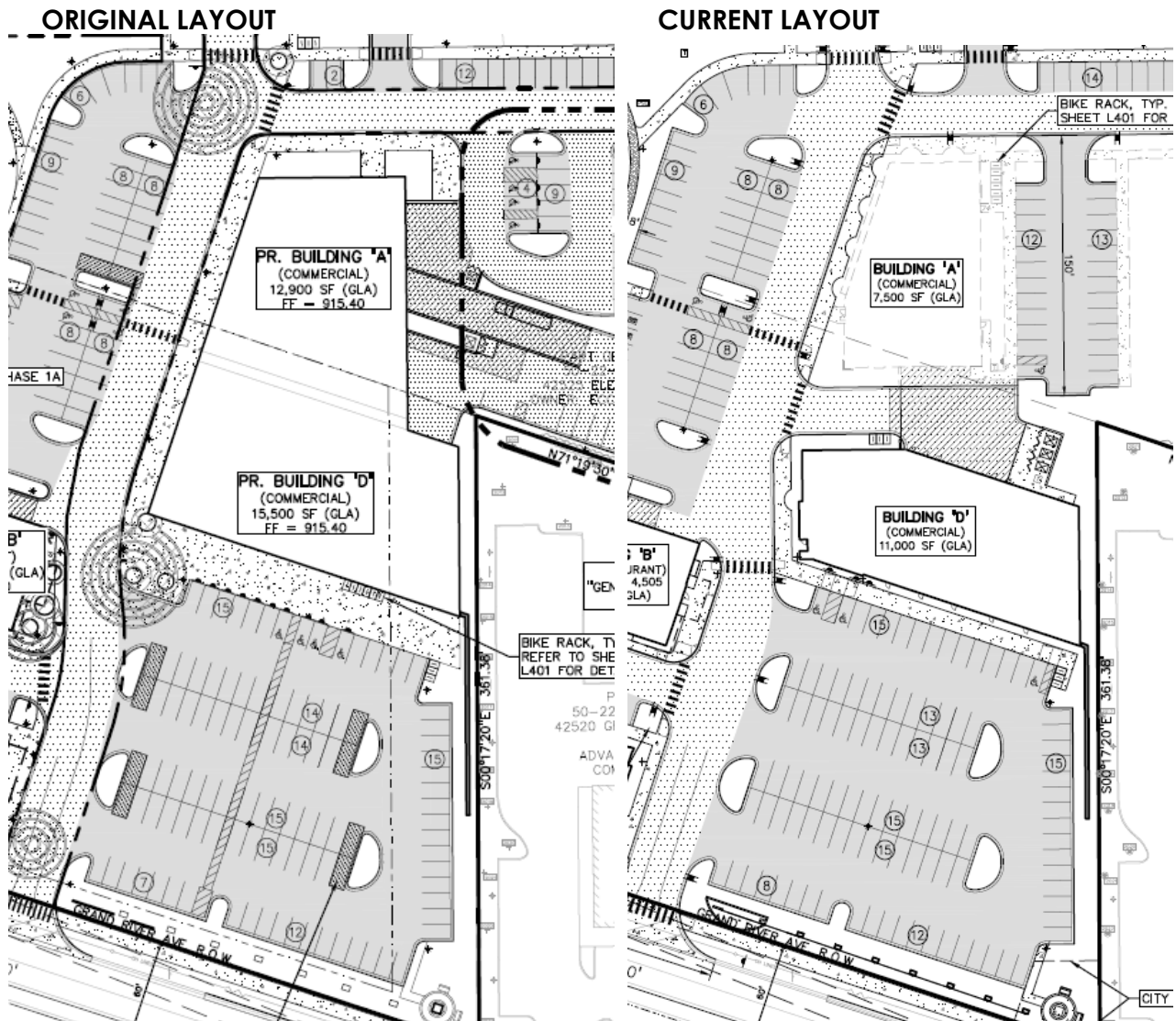
Staff, in consultation with the City Attorney's office, has consistently ensured that the terms of the PRO Agreement with the developer, which was approved by City Council in May 2021, and executed at the time of property closing in August 2021, have been followed. The PRO Agreement states that certain minor modifications of the approved PRO plan can be approved administratively:

Minor modifications to the approved PRO Plan may be approved administratively if the Zoning Ordinance... would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate from the general intent of the PRO Plan, and (iii) do not result in increased impacts on the surrounding development and existing infrastructure.... The following changes shall be permitted to be approved administratively as long as additional deviations are not required and associated City Ordinance requirements can be met: (a) internal minor rearrangement of drive aisles as long as access and circulation are not adversely affected; (b) internal minor rearrangement of parking spaces as long as parking needs are not adversely affected; and (c) changes in floor plans and loading docks which do not alter the character of the Development or its use.

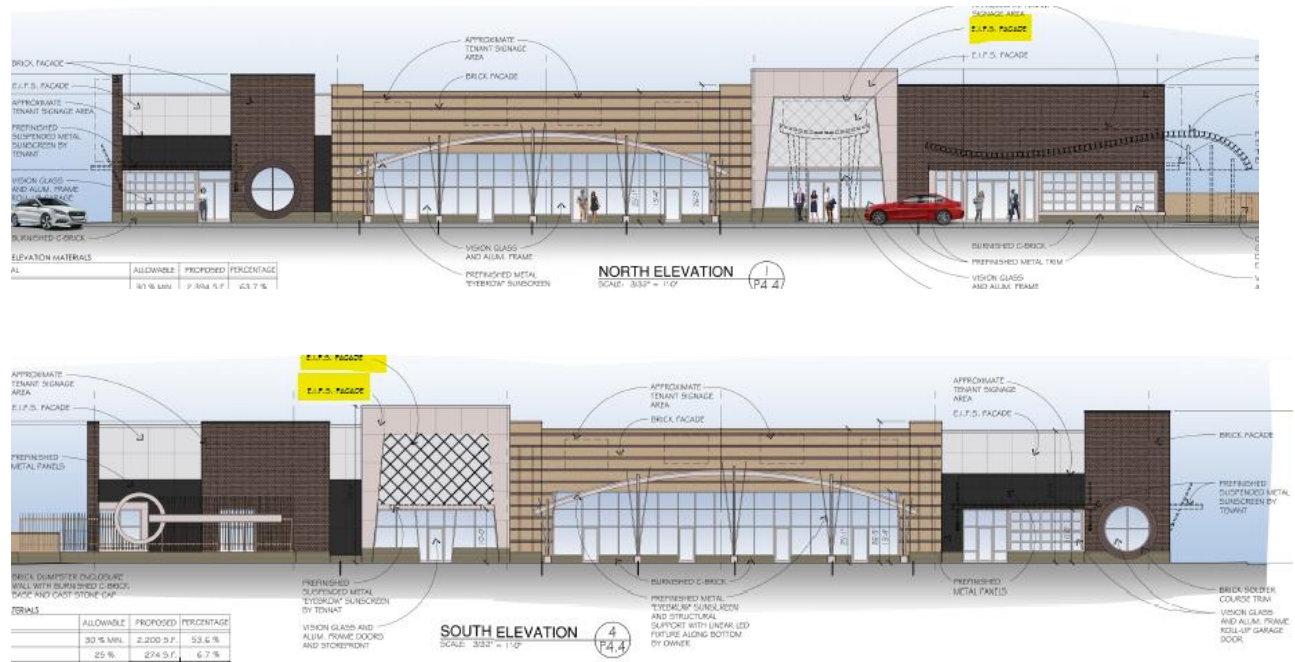
It is staff's determination that the recent proposed changes fall under those permitted to be approved administratively. However, we wanted to highlight the changes to avoid any surprises. These changes appear to be consistent with the intent and purpose of the PRO Agreement, and so will be approved administratively by staff in a revised Stamping Set once all requirements are met. **Three changes are noted below: a building footprint change Building A and D, a building façade material change to Buildings C and D, and the removal of decorative paving and replacement with additional landscape plantings throughout the site.**

Changes to Buildings

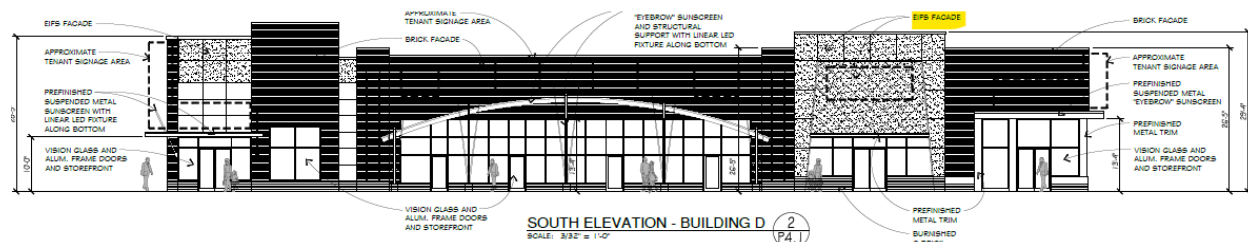
One of the more significant changes to the plans is the separation of Buildings A and D, previously shown as connected buildings, in the commercial portion. This change allowed the service drive/loading area servicing them to be placed between the two buildings, which creates greater separation for the loading area from the residential area to the east. The buildings maintain the same relative positions on the site as seen from Grand River Avenue and from the central access drive through the site. The size of the buildings is smaller than originally proposed (net reduction of 9,900 sf). This change also required some modifications to the utility layout.



Another proposed revision to the commercial buildings involves a façade material change. Originally proposed to be a flat metal panel, the material around the central vertical element in the center of buildings C (north and south) and D (south) has been revised to EIFS. The City's façade consultant has reviewed the change, and has confirmed that the material percentages are still compliant with the Ordinance for both buildings.



Building C, North and South elevations above – see highlighted text for new EIFS location



Building D, South elevation above – see highlighted text for new EIFS location

Paving/Landscaping changes

At the time of the PRO plan approval, the development showed several areas throughout the site with large concentric circles within the drive aisles or sidewalks that were part of a decorative "ripple" theme. The decorative paving was used, as permitted by the ordinance, to count towards the foundation landscaping requirement. See the highlighted areas in the PRO Plan below:

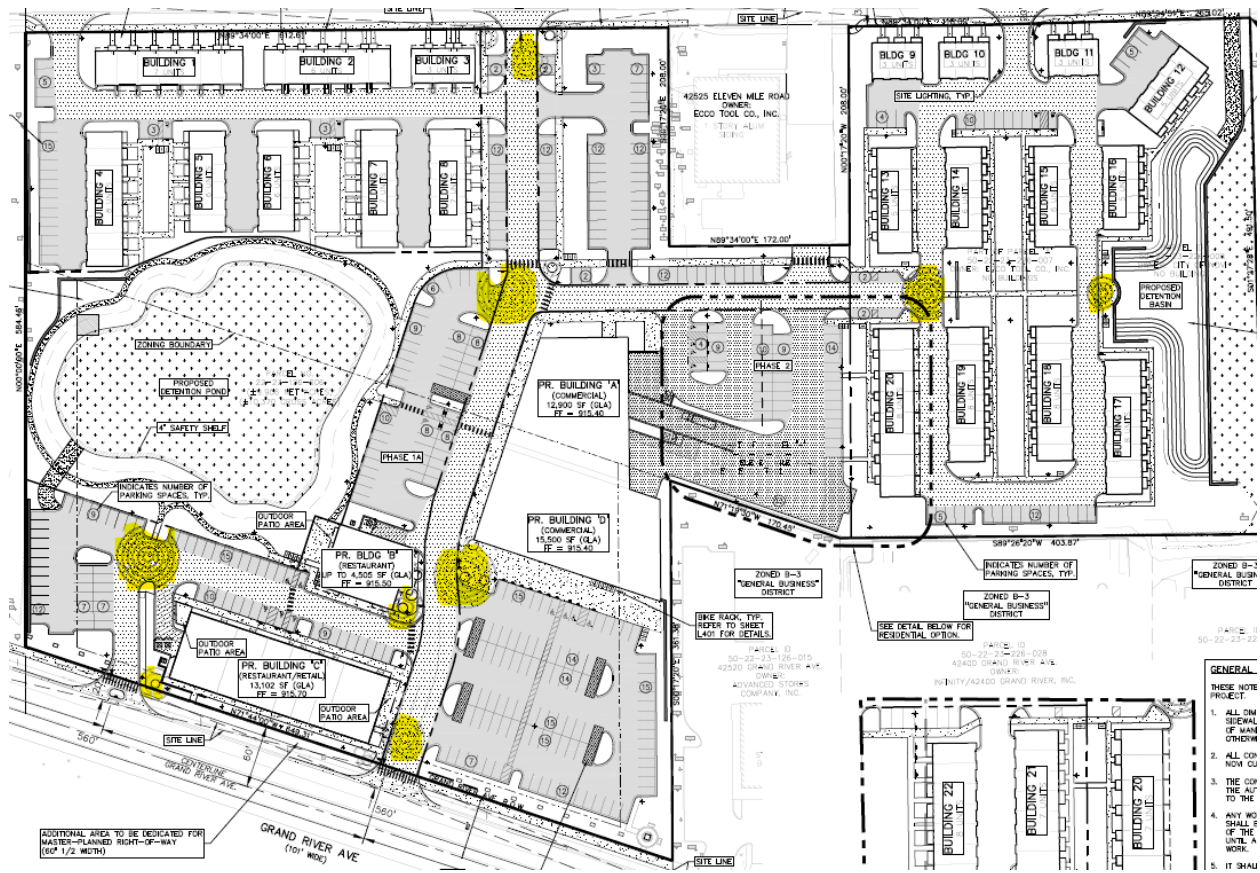


Figure 1 PRO Plan with circle motif decorative pavement

The circles were included in the submittal of the Preliminary Site Plans but were removed from the Final Site Plans. Since the proposed pavement in the drive aisles is asphalt, providing the circles as either paver blocks or paint would have created maintenance difficulties, and therefore were determined to be an impractical application. While removing the decorative paving, the applicant has provided the required foundation landscaping plantings around the commercial buildings.

Foundation Landscaping

Original PRO Plan:

- Required: 11,792 sf
- Plantings: 7,169 sf
- Circles in drive pavement: 9,710 sf

Current Plans:

- Required: 9,968 sf
- Plantings: 11,518 sf

Additional details of landscaping around the pond and amenity spaces within the site have been provided, which depict attractive gathering opportunities for both customers

PHASE 1

PERENNIAL PLANT LIST:

QUANTITY	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
20	W	Chinese Aster	<i>Aster chinensis</i> 'Vision Infinite'	1 gal.	Cont.	Non-Native
14	BA	Blue Fescue Indigo	<i>Lythrum hyssarifolium</i>	1 gal.	Cont.	Non-Native
18	CA	Karl Foerster Feather Reed Grass	<i>Calamagrostis canadensis</i>	1 gal.	Cont.	Non-Native
16	EP	Galeery Joe Pye Weed	<i>Eupatorium purpureum</i> sp. <i>Maoulatum</i>	1 gal.	Cont.	Native
14	EP	Purple Low Grass	<i>Erigeron spectabilis</i>	1 gal.	Cont.	Native
12	WK	Japanese Forest Grass	<i>Hakonechloa macra</i>	1 gal.	Cont.	Non-Native
9	WT	Touch of Class Hosta	<i>Hosta</i> 'Touch of Class'	1 gal.	Cont.	Non-Native
62	W	Southern Flag Iris	<i>Iris virginica</i>	1 gal.	Cont.	Native
59	WF	Walkers Low Canebrake	<i>Nyssa 'Walkers Low'</i>	1 gal.	Cont.	Non-Native
18	PAC	Christmas Fern	<i>Polystichum acrostichoides</i>	1 gal.	Cont.	Native
21	PD	Blue Pines	<i>Pinus strobus</i>	1 gal.	Cont.	Native
58	PV	Shenandoah Switch Grass	<i>Panicum virgatum</i> 'Shenandoah'	1 gal.	Cont.	Native
35	RF	Little Goldenrod Black-Eyed Susan	<i>Rudbeckia fulgida</i> 'Little Goldenrod'	1 gal.	Cont.	Native
8	SA	Autumn Fire Sedum	<i>Sedum spectabile</i> 'Autumn Fire'	1 gal.	Cont.	Native
23	SP	Porcupine Grass	<i>Silene spaldingii</i>	1 gal.	Cont.	Native
10	TC	Footnote	<i>Tieria cordata</i>	1 gal.	Cont.	Native
397		TOTAL PERENNIALS				

GROUND COVER PLANT LIST:

QUANTITY	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
102	TH	Creeping Thyme	<i>Thymus serpyllium</i> 'Elfin'	3.25" pots, 18 flat	Flat	Non-Native
102		TOTAL GROUND COVER				

Figure 2 Pond area Japanese garden-style landscaping, with boardwalk, crushed gravel walking path, sensory play area, patio and terracing

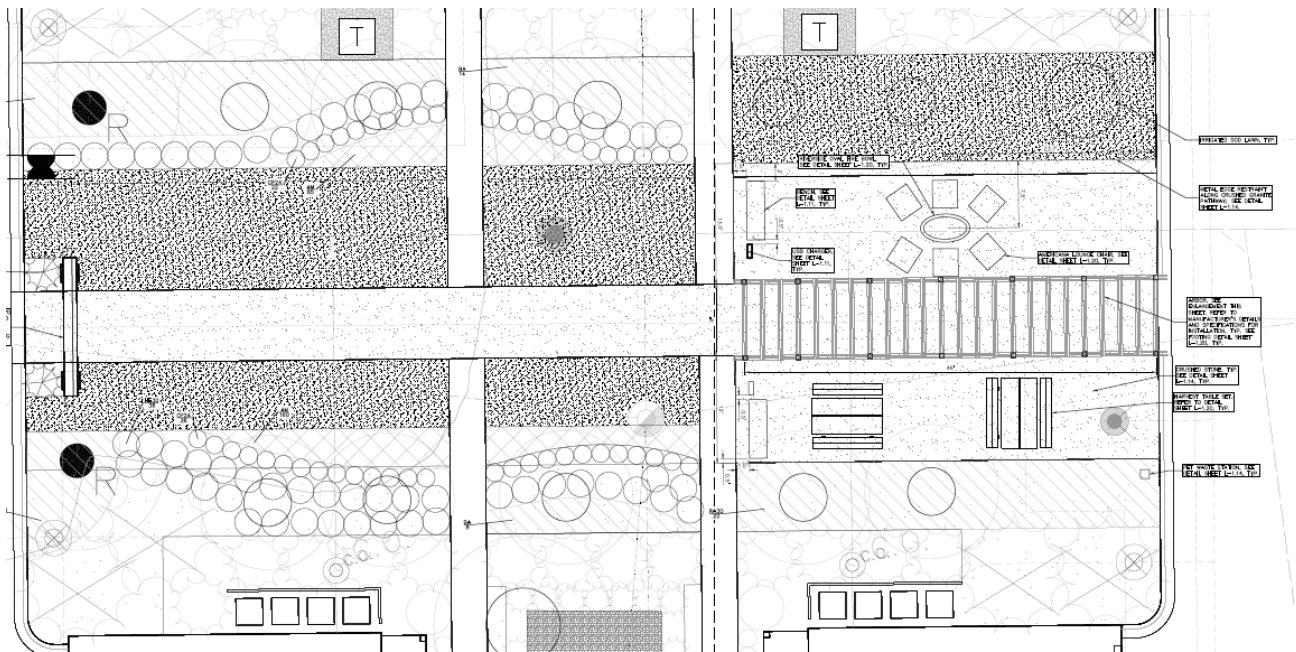


Figure 3 Eastern garden area between the townhouses showing plantings, seating, picnic tables and pergola

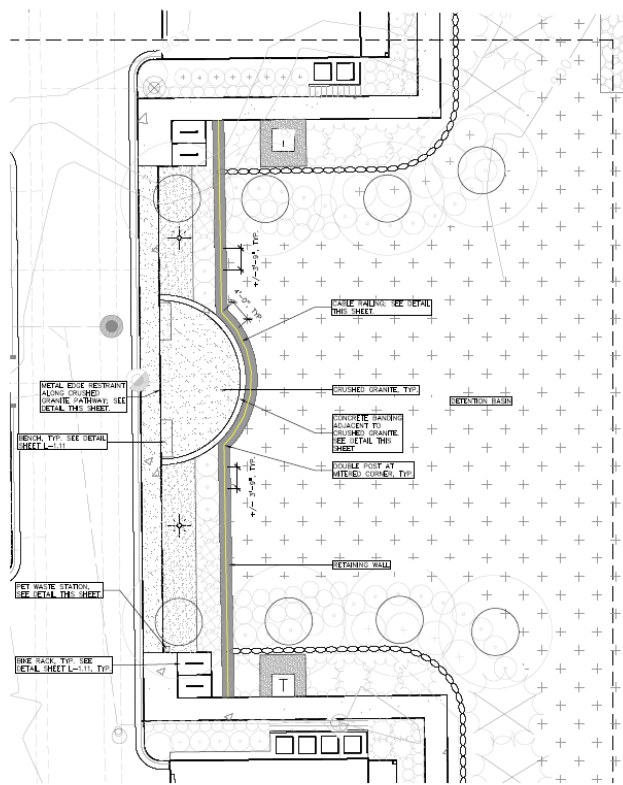


Figure 4 Eastern wetland overlook with benches, cable railing, bike racks, and crushed granite path