

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: TWELVE MILE TOWNES PROJECT
DATE: SEPTEMBER 3, 2025

This memo and attachments are intended to provide an introduction to the Twelve Mile Townes development project that will likely appear before the City Council in the next few weeks. The Planning Commission has already held the public hearing for this request and made a favorable recommendation to the City Council. The Planning Commission packet and site plan drawings can be found [here](https://www.cityofnovi.org/media/lk5jyc1i/250709publichearing.pdf) (<https://www.cityofnovi.org/media/lk5jyc1i/250709publichearing.pdf>).

The applicant, Singh Development, 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 applicant has submitted a site plan with building elevations and a Traffic Impact Study. The building elevations show the same townhome product that is currently being constructed at Main Street by Pulte Homes.

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. The applicant states that 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.

Previous Projects

In 2020, the applicant submitted a project, Griffin Novi, on the eastern parcel. The project included four multi-story apartment buildings and four townhouse-style buildings with a total of 174 units, and a clubhouse. Parking was to be provided in ground-level garages in the apartment buildings and in direct-entry garages for the townhomes. Additional surface lots and on-street spaces were also proposed. An outdoor pool area was adjacent to the clubhouse. A private street network was proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.



The Griffin Novi project received approval from the City Council on March 14, 2022. It then proceeded through Final Site Plan review, however the Stamping Set was never finalized as the applicant had not completed the process of getting the off-site easements required for the project.

Another project, Griffin Novi II, was submitted for the western parcels in July of 2023, however the applicant never proceeded to the Planning Commission and City Council. That project included a 4-story building with 102 residential units. Had that project received approval there would have been a total of 276 units whereas the current proposal is for 125 units.

Special Land Use Conditions

The intent of the PD 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 RC, 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.

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.

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 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 are oriented away from the community to the south, which should help to minimize their massing.**
 - 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. Insure 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.***
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 residential use proposed 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

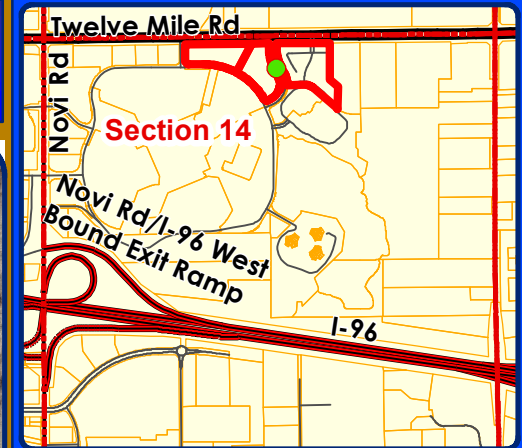
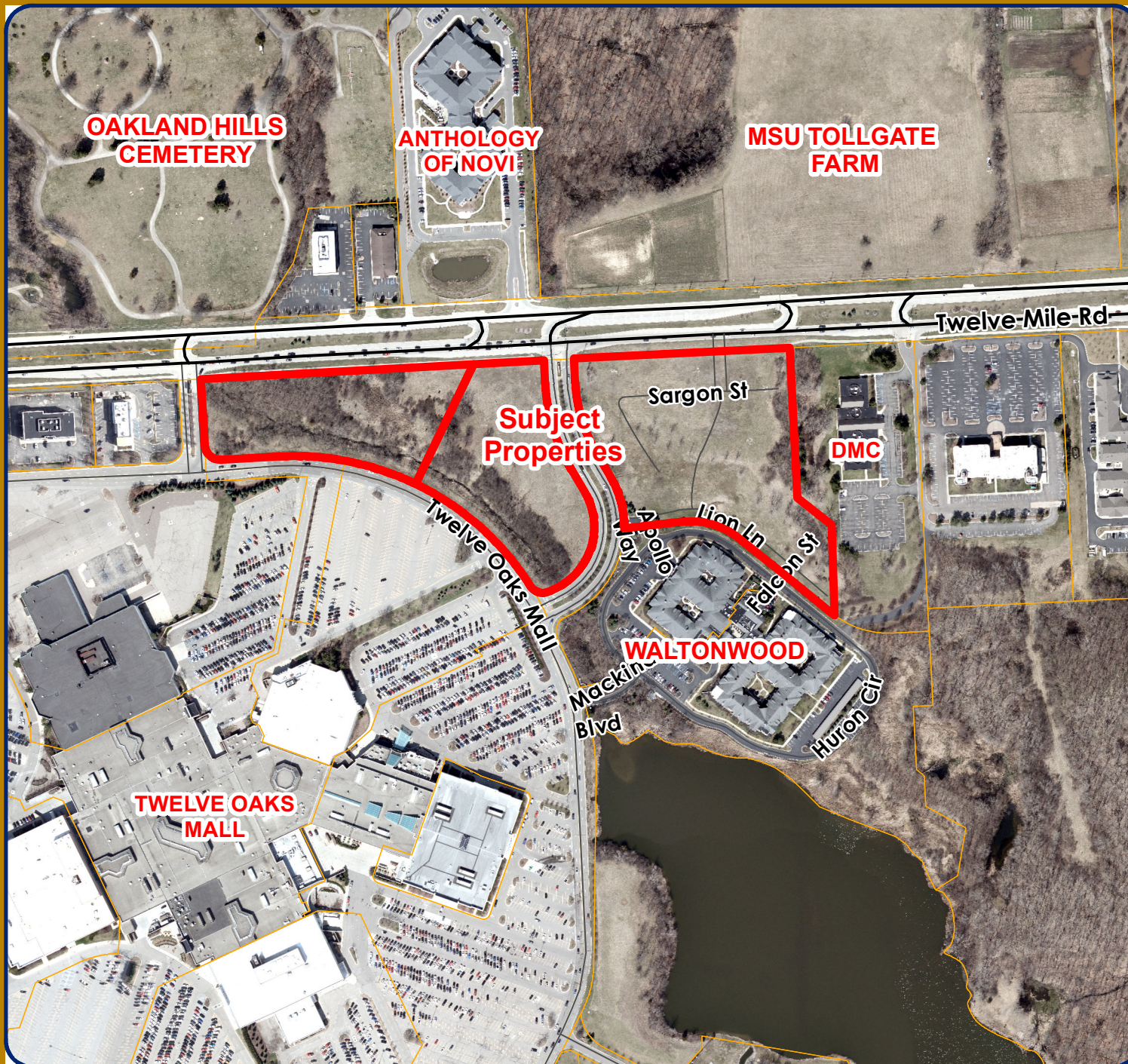
On July 9, 2025, Planning Commission held a public hearing and made a favorable recommendation to City Council for approval of the Special Land Use permit, Preliminary Site Plan with PD-2 Option, Wetland Permit and Storm Water Management Plan based on the motion shown in the action summary attached.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

The Ordinance requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning 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.

Please feel free to contact me with any questions.

TWELVE MILE TOWNES

LOCATION



LEGEND

 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 7/2/25
Project: 12 MILE TOWNES
Version #: 1

0 90 180 360 540 Feet
1 inch = 417 feet



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.