



CITY OF NOVI CITY COUNCIL FEBRUARY 23, 2026

SUBJECT: Consideration of final approval for rezoning property north of Eight Mile Road, west of Garfield Road. The development is Mariella Estates, a 10-lot single-family project. The zoning will change from Residential Acreage to R-1 with a Planned Rezoning Overlay.

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.
- City Council granted tentative approval on September 22, 2025.

BACKGROUND INFORMATION:

Braciolo 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 RA 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, which allows reductions in lot sizes when natural features preservation is achieved.

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.

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 draft PRO Agreement.

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.

PREVIOUS CITY COUNCIL ACTION

The City Council granted tentative approval of the request at the September 22, 2025 meeting, and directed the City Attorney's Office to prepare a PRO Agreement.

CITY COUNCIL ACTION

The City Council is now asked to consider the actual text of the PRO Agreement and give final approval of the agreement, the PRO Plan, and the rezoning. Following Council's final approval, the applicant will submit for Site Plan approval under typical review procedures, including Planning Commission approvals.

RECOMMENDED ACTION: Approval of the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1, subject to the attached Planned Rezoning Overlay (PRO) Agreement and exhibits including the corresponding PRO Plan, the conditions of this Motion, and the conditions listed in the staff and consultant review letters, and also subject to any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.

This motion is made for the following reasons, and only upon the assumption that all conditions and requirements of this motion and the PRO Agreement, will be satisfied:

- A. The proposed R-1 zoning district is consistent with the Single-Family use recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because:
 - 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.
- B. For the foregoing reasons and the conditions contained in the PRO Agreement, the proposal will result in an enhancement of the project area as compared to a "straight" R-1 designation, and will result in benefits to the public that would not otherwise be available with a straight rezoning R-1, and the deviations listed in the Agreement are necessary to secure the enhancements listed above and in the PRO Agreement.
- 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.