



CITY OF NOVI CITY COUNCIL
JUNE 26, 2023

SUBJECT: Approval of the request from Parc Vista subdivision for a variance from Design and Construction Standards Section 11-68(a) to allow a flow of approximately 1,900 gallons per minute instead of the 2,000 gallons per minute required for single-family residential subdivisions.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The Parc Vista development consists of a 44-lot residential subdivision proposing to install a water main extending west from the Ballantyne subdivision. Parc Vista is proposing two points of connection and an extension along the Eight Mile frontage, per ordinance requirements. However, since this site is at the western extremities of the City's water system without an additional secondary connection available, flow rates are limited. Based on a hydrant flow test conducted on February 14, 2023, the calculated flow rate available in this area would be approximately 1,900 gallons per minute (GPM), which falls below the ordinance standard of 2,000 GPM.

This future condition of lower available flow rates was identified and evaluated in the 2014 Water Master Plan Update. Several projects were recommended at that time to address the need for improvements with additional development. One of the proposed improvements includes ~9,100 feet of water main along Eight Mile, Napier, and Nine Mile Roads (referred to as the Southwest Loop), which would increase flow rates by 400 GPM; thus, alleviating the flow concerns in this area. Now that development in this area is moving forward, staff anticipates including this project in the next Capital Improvement Plan (FY 2024-25 Budget).

Engineering Division staff approved this variance because there is no infrastructure the applicant can reasonably install to improve the flow rate to meet the standards. The City Attorney and the Community Development Department have also reviewed this request and have indicated no concerns. The Fire Marshal does not object to this development under the assumption that the additional water main infrastructure will be installed in the near future.

RECOMMENDED ACTION: Approval of the request from Parc Vista subdivision for a variance from Design and Construction Standards Section 11-68(a) to allow a flow of approximately 1,900 gallons per minute instead of the 2,000 gallons per minute required for single-family residential subdivisions.