



CITY OF NOVI CITY COUNCIL
MARCH 18, 2024

SUBJECT: Approval of the request of Singh Development LLC for JSP 20-27, Griffin Novi, for a one-year extension under Section 3.31.4.F of the Zoning Ordinance for the Preliminary Site Plan with a PD-2 option. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall east access drive, in Section 14. The applicant received approval from City Council on March 14, 2022, for the Planned Development 2 (PD-2) Option to develop 174 multi-family residential units on a vacant 7.5-acre parcel.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The applicant received Preliminary Site Plan approval to develop a vacant parcel located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District utilizing the PD-2 Development Option. Four multi-story apartment buildings, four townhouse-style buildings and a clubhouse are proposed with a total of 174 units. Parking would 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 are also provided. An outdoor pool area is adjacent to the clubhouse. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.

If approved, this extension would allow additional time for the applicant to complete the remaining steps to receive administrative approval of the Final Stamping Set. At this time, the only outstanding item is the approval and execution of certain off-site easements. As stated in the applicant's letter requesting the extension, they have encountered delays in getting lender consent documents approved by the U.S. Department of Housing and Urban Development (HUD) for those off-site easements. This extension should have been brought to City Council in 2023 under the terms of approval for Planned Development options as stated in Zoning Ordinance Section 3.31.4.F, however staff was following the typical rules for site plan approval under Section 6.1.6.

If the extension request is granted, the new expiration date for the Preliminary Site Plan approval will be March 13, 2025. Unless another extension is granted, Final Stamping Set approval must be granted by that date, or the site plan process would need to be restarted.

At this time, Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year.

RECOMMENDED ACTION: Approval of the request of Singh Development LLC for JSP 20-27, Griffin Novi, for a one-year extension under Section 3.31.4.F of the Zoning Ordinance for the Preliminary Site Plan with a PD-2 option. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall east access drive, in Section 14. The applicant received approval from City Council on March 14, 2022, for the Planned Development 2 (PD-2) Option to develop 174 multi-family residential units on a vacant 7.5-acre parcel. The extension granted results in a new expiration date of March 13, 2025.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, Chapter 11 and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)