



CITY OF NOVI CITY COUNCIL
MARCH 18, 2024

SUBJECT: Acceptance of a Woodland Conservation Easement from Novi Development Company, LLC, offered as a part of JSP22-48, Extra Space Self Storage, for property located on the east side of Novi Road, south of Nine Mile Road in Section 35 of the City.

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The applicant received site plan approval to renovate the existing 36,571 square foot Novi Bowl building to accommodate indoor, climate-controlled, self-storage. The applicant also proposed a 100,200 square foot building consisting of 3 stories (40 feet tall) to the rear of the existing building. In total, 924 climate-controlled self-storage units are proposed on the site. The site is 4.3 acres and is located on the east side of Novi Road, south of Nine Mile Road. The Planning Commission approved the Preliminary Site Plan, Special Land Use Permit, Woodland Permit, Wetland Permit, and Stormwater Management Plan at their June 7, 2023, meeting.

The applicant is offering a Woodland Conservation Easement for the purpose of protecting woodland areas and woodland replacement trees. The easement area shall be perpetually preserved and maintained, in its natural and undeveloped condition, unless authorized by the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy, and the appropriate federal agency.

The conservation easement area, shown in Exhibit B of the easement document, graphically depicts the areas being preserved. The proposed conservation area is approximately 0.12 acres.

The easement has been reviewed by the City's consultants. The easement is in a form acceptable to the City Attorney's office for consideration and acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of a Woodland Conservation Easement from Novi Development Company, LLC, offered as a part of JSP22-48, Extra Space Self Storage, for property located on the east side of Novi Road, south of Nine Mile Road in Section 35 of the City.