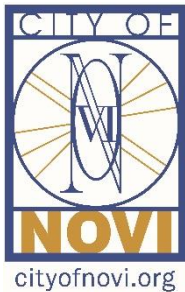


MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: PROVIDENCE MEADOWS FOLLOW-UP
DATE: MAY 7, 2026

Mayor and Council –

Please see the following information requested during Monday's Council meeting.

- Victor

KEY HIGHLIGHTS:

- City Council reviewed the initial PRO Plan on Monday, May 4.
- A question was raised as to why the applicant was seeking RM-2 rather than RM-1 Zoning.
- The number of units, 161, represents an overall density of 6.54 dwellings per net acre (less wetlands greater than 2 acres and right of way).
- In the RM-1 District, the maximum density for units with three or more bedrooms is 5.4 dwellings per acre (du/ac) while the maximum density for units with two bedrooms is 7.3 du/ac.
- In order to utilize the RM-1 District, the project could have **no more than 132 units**.

DEVELOPMENT DESCRIPTION:

The subject property is located on the south side of Grand River Avenue, west of Providence Parkway, in Section 17 of the City of Novi. The property to be rezoned totals about 31.32 acres and contains a significant amount of regulated woodlands and wetland areas. The applicant is proposing to develop 161-units of for-sale townhomes. The development consists of two phases: Phase 1, with 88 units in 15 buildings; and Phase 2, with 73 units in 13 buildings. The development utilizes a private street network with one entrance off Providence Parkway and one emergency-only access to Grand River Avenue. The applicant is requesting to rezone the site from Light Industrial (I-1) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay.

At Monday's City Council meeting, the Mayor inquired why the applicant chose to rezone to RM-2 rather than RM-1. In the RM-1 District, the maximum density for units with three or more bedrooms is 5.4 dwellings per acre. **In order to utilize the RM-1 District, the project could have no more than 132 three-bedroom units.** The number of units proposed by the applicant, 161, represents an overall density of 6.54 dwellings per net acre (less wetlands greater than 2 acres and right of way). If the units were all proposed to be 2-bedroom, they could be approved with a rezoning to RM-1 District because it would be less than 7.3 dwellings per acre. **The PRO Ordinance does not permit deviations to be granted for density, meaning the current programming of the development would only fit in the RM-2 District.**

The chart below provides a side-by-side comparison of the two districts.

	RM-1	RM-2 (PROPOSED)
Principal Permitted Uses	Multiple-family dwellings; Independent and congregate elderly living facilities; Two-family dwellings; Shared elderly housing; One-family dwellings; Farms & greenhouses; Public parks, parkways, and outdoor recreation; Cemeteries; Home occupations; Family day care homes	Multiple-family dwellings; Independent and congregate elderly living facilities; Two-family dwellings; Shared elderly housing; One-family dwellings; Farms & greenhouses; Public parks, parkways, and outdoor recreation; Cemeteries; Home occupations; Family day care homes Keeping of horses and ponies (See Sec. 3.1.8.B for additional details)
Special Land Uses	Convalescent homes, assisted living facilities, hospice care facilities and child care centers	Retail commercial services and office uses
Maximum Density	2 bed: 7.3 du/ac 3 bed: 5.4 du/ac	2 bed: 20.7 du/ac 3 bed: 15.6 du/ac
Lot Coverage	25%	45%
Usable Open Space	200 sf per unit	200 sf per unit
Building Height	35 ft or 2 stories, whichever is less	65 ft or 5 stories, whichever is less
Building Setbacks	Front: 50 feet Rear: 75 feet Side: 75 feet Exterior side yard setbacks same as front yard	Front: 75 feet Rear: 75 feet Side: 75 feet Exterior side yard setbacks same as front yard
Parking Setbacks See 3.6.2. for additional conditions	Subject to 3.8 RM-1 and RM-2 Required Conditions	Front and exterior side: 75 feet Interior side/Rear: 20 feet