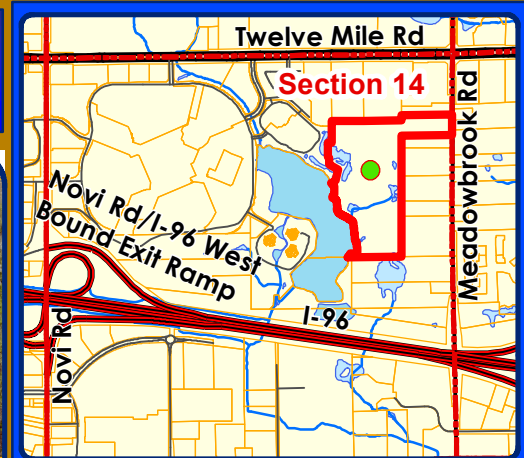


MAPS
Location
Zoning
Future Land Use
Natural Features

ELM CREEK PRO LOCATION



Legend

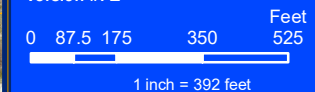
 Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

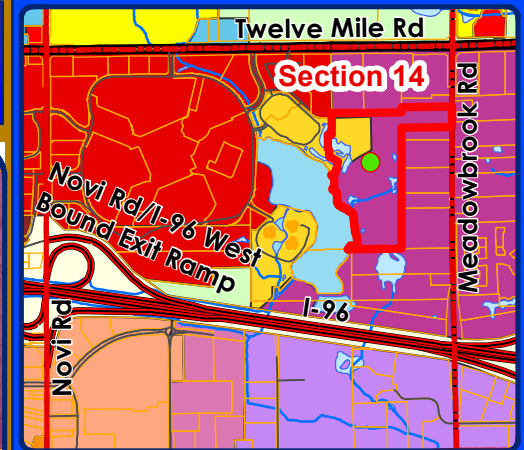
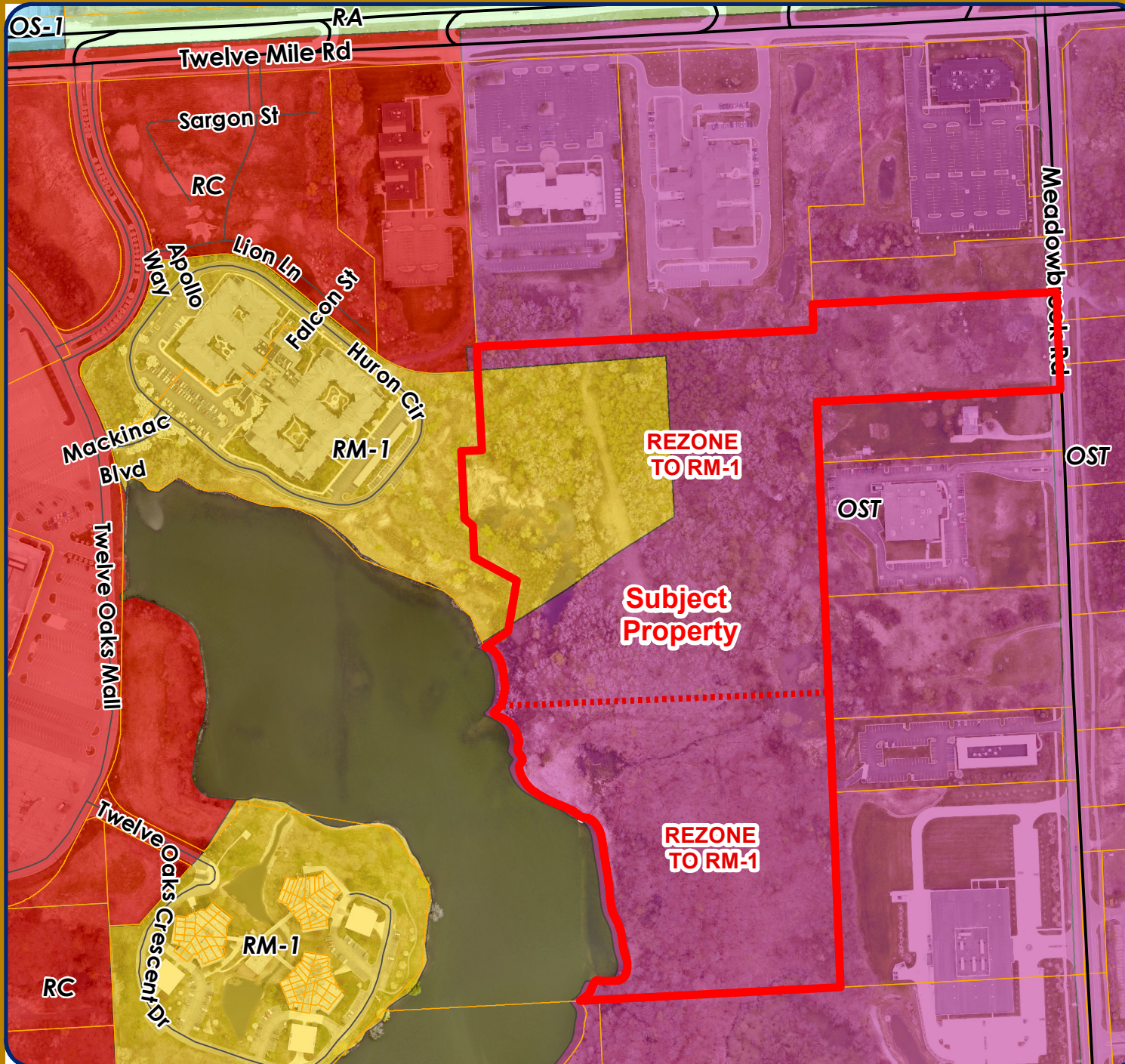
Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
Version #: 1



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

ELM CREEK PRO ZONING



Legend

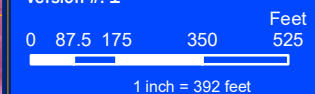
- R-A: Residential Acreage
- RM-1: Low-Density Multiple Family
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
Version #: 1

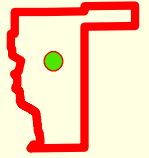


MAP INTERPRETATION NOTICE

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ELM CREEK PRO FUTURE LAND USE

Section 14



Legend

 Subject Property

**Subject
Property**



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
Version #: 1

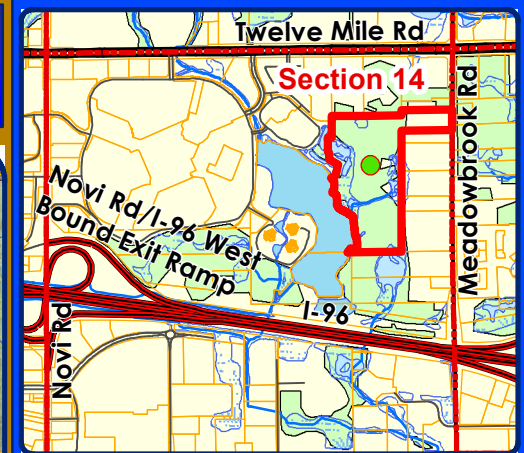
0 87.5 175 350 525 Feet
1 inch = 392 feet



MAP INTERPRETATION NOTICE

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ELM CREEK PRO NATURAL FEATURES



Legend

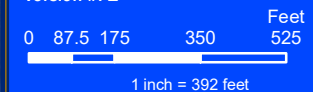
-  Wetlands
-  Woodlands
-  Subject Property



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 9/1/23
Project: ELM CREEK PRO
Version #: 1



MAP INTERPRETATION NOTICE

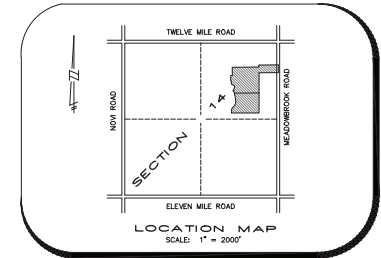
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REVISED INITIAL PRO CONCEPT PLAN
JUNE 21, 2023

PLANNED REZONING OVERLAY (PRO) PLAN ELM CREEK BY TOLL BROTHERS

SECTION 26, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
NOVI, MICHIGAN 48375
248.380.9611



SHEET INDEX

ENGINEERING PLANS:

1. COVER SHEET
2. SURVEY PLAN PHASE 1
3. SITE PLAN PHASE 1
- 3A. SITE PLAN PHASE 2
4. GRADING PLAN PHASE 1
5. STORM WATER MANAGEMENT PLAN PHASE 1
6. OPEN SPACE PLAN PHASE 1
7. EMERGENCY VEHICLE ROUTE PLAN PHASE 1
8. OVERALL RE-ZONING PLAN

LANDSCAPE PLANS:

- L-1. CONCEPTUAL LANDSCAPE PLAN
- L-2. GREENBELT AND ENTRY
- L-3. PROPOSED BUFFERS
- L-4. WOODLAND PLAN
- L-5. LANDSCAPE DETAILS
- L-6 TO L-8. TREE LIST

ARCHITECTURAL PLANS:

- 1-4. BUILDING FLOOR PLAN
- 5-8. BUILDING ELEVATIONS

PHOTOMETRIC PLANS:

- 1 OF 3 - 3 OF 3

FIRE DEPARTMENT NOTES

1. All fire hydrants & water mains shall be installed & in service prior to above foundation building construction as each phase is built.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
3. Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
4. Provide 4"-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.99.02.

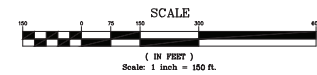
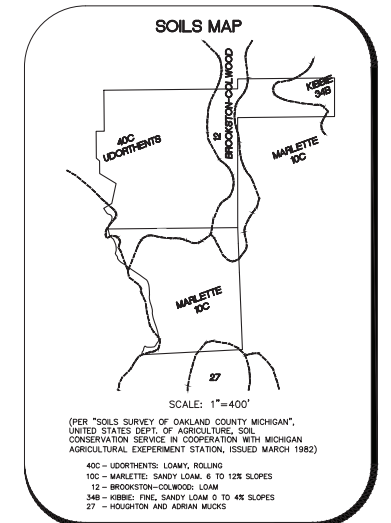
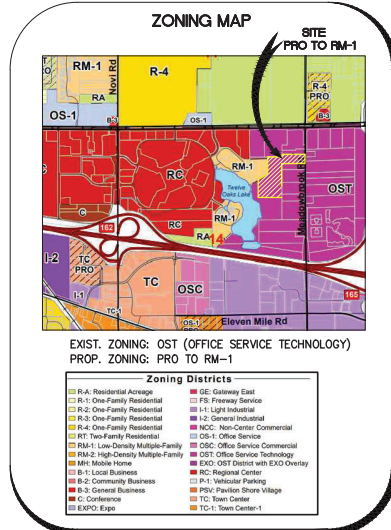
NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF MCK LUSTROM DRIVE.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CITY OF NOVI PROJECT NUMBER JZ22-0028

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PER THE CITY OF NOVI	8-21-2023	

DATE: 08-13-23
DESIGNED BY: J.A.
CHECKED BY: J.B.
JOB NUMBER: 21-044
DRAWING FILE: 1-21044-01.dwg



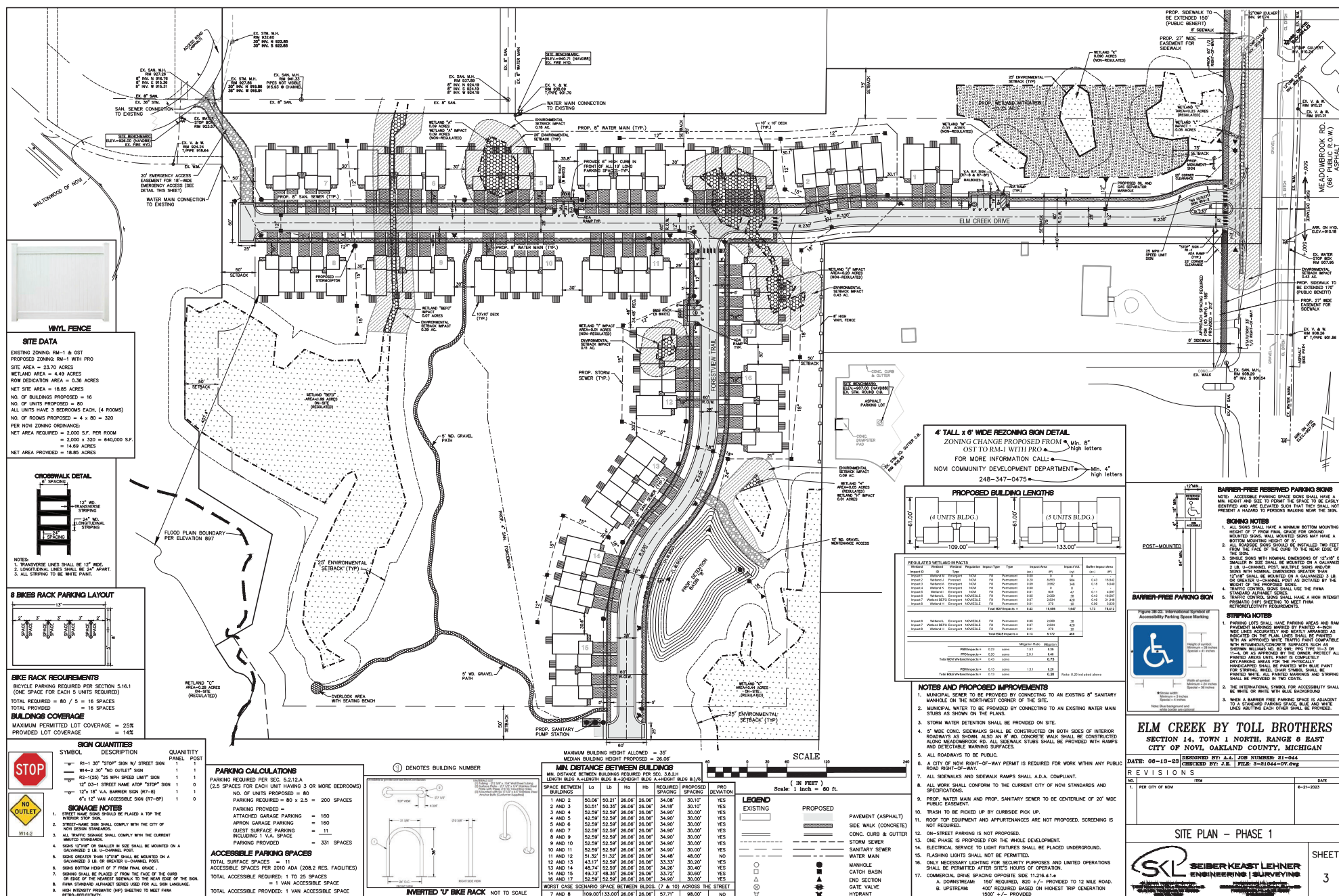
SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

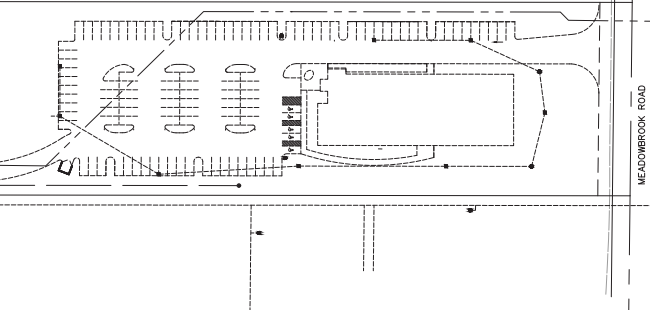
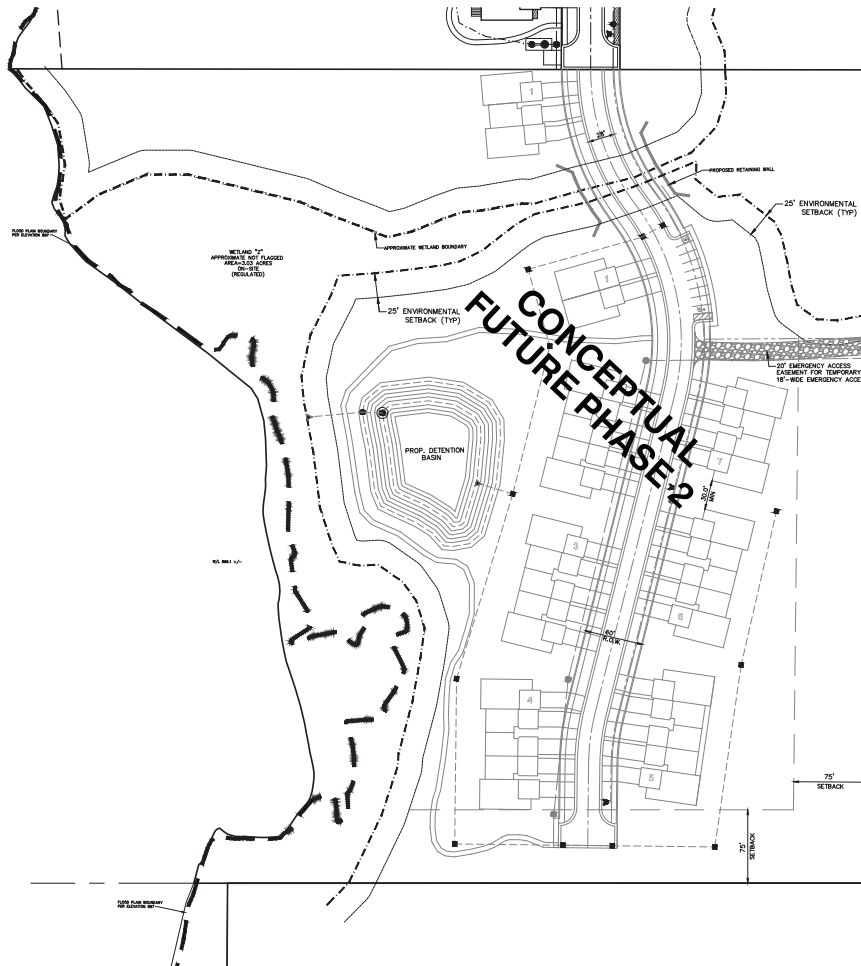
CLAYTON TOLL BROTHERS
26200 TOWN CENTER DRIVE
NOVI, MICHIGAN 48375
248.380.9611

JASON H. JOHNSON
26200 TOWN CENTER DRIVE
NOVI, MICHIGAN 48375
248.380.9611

LANDSCAPE PLANS PROVIDED BY:
ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668







RM-1 ZONING NOTES

THE SITE WILL MEET THE FOLLOWING ZONING ORDINANCE REQUIREMENTS:

1. SECTION 5.15 FACADE
2. SECTION 5.5 LANDSCAPE
3. SECTION 5.7 EXTERIOR LIGHTING

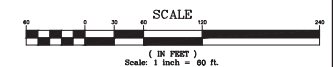
THE SITE WILL HAVE THE FOLLOWING DEVIATIONS FROM RM-1 ZONING:

1. SECTION 5.5.3.A.ii - LANDSCAPE BERM SCREENING.
2. SECTION 3.8.2.D - ORIENTATION OF BUILDINGS TO THE PROPERTY LINES
3. SECTION 3.8.2.H - MINIMUM DISTANCE BETWEEN BUILDINGS
4. SECTION 5.10 - PERPENDICULAR PARKING TO "MAJOR" ROAD

OVERALL PARCELL

Property Description:

T1N, R9E, SEC 14 PART OF NE 1/4 BEG AT PT DIST N 89-24-35 E 1066.73 FT & S 00-35-25 E 860 FT FROM N 1/4 COR, TH N 89-24-35 E 912.12 FT, TH N 00-01-05 W 68.21 FT, TH N 89-24-35 E 660 FT, TH S 00-01-05 E 263.82 FT, TH S 89-24-35 W 660 FT, TH S 00-01-05 E 1581.97 FT, TH S 89-20-01 W 671.60 FT TO TRAV PT 'D', TH S 89-20-01 W 33 FT TO SHORE OF TWELVE OAKS LAKE, TH NELY & NWLY 1334 FT ALG SD SHORE, TH N 59-05-44 E 30 FT TO TRAV PT 'A' LOC N 11-18-35 E 34 FT & N 87-31-55 E 110.80 FT & N 08-21-20 W 494.05 FT & N 58-12-28 W 222.88 FT & N 04-59-03 W 270.31 FT & N 33-52-43 W 187.70 FT FROM TRAV PT 'D', TH N 59-05-44 E 34.15 FT, TH N 11-58-06 E 139.41 FT, TH N 58-49-31 W 130.49 FT, TH N 00-34-12 W 86.30 FT, TH N 48-39-49 W 28.68 FT, TH N 00-34-12 W 182.89 FT, TH N 89-25-48 E 55.70 FT, TH N 00-35-25 W 279.42 FT TO BEG 36.68 A 1-16-04 FR 041



Usable Open Space Calculations Sec. 3.1.7.D

TOTAL No. OF RESIDENTIAL UNITS = 54
USABLE OPEN SPACE REQUIRED = 800 SF PER UNIT
= 43,200 SF = 0.98 AC.
UNITS DECKS (100 SF EACH DECK) ± 54 = 5,400 SF = 0.12 AC.
80' WID. AREA FOR 8' WID. GRAVEL = 10,000 SF = 0.23 AC.
PATH W/ OVERLOOK
[USABLE OPEN SPACE PROVIDED = 16,400 SF = 0.36 AC.]

PARKING CALCULATIONS

PARKING REQUIRED PER SEC. 5.2.12.A
(2.5 SPACES FOR EACH UNIT HAVING 3 OR MORE BEDROOMS)
NO. OF UNITS PROPOSED = 54
PARKING REQUIRED = 54 x 2.5 = 135 SPACES
PARKING PROVIDED = 108
ATTACHED GARAGE PARKING = 108
APRON GARAGE PARKING = 9
GUEST SURFACE PARKING INCLUDING 1 V.A. SPACE = 225 SPACES
PARKING PROVIDED = 225 SPACES

ACCESSIBLE PARKING SPACES

TOTAL SURFACE SPACES = 9
ACCESSIBLE SPACES PER 2010 ADA (208.2 RES. FACILITIES)
TOTAL ACCESSIBLE REQUIRED: 1 TO 25 SPACES
= 1 VAN ACCESSIBLE SPACE
TOTAL ACCESSIBLE PROVIDED: 1 VAN ACCESSIBLE SPACE

① DENOTES BUILDING NUMBER

MAXIMUM BUILDING HEIGHT ALLOWED = 35'
MEDIAN BUILDING HEIGHT PROPOSED = 26.54'
MIN. DISTANCE BETWEEN BUILDINGS
MIN. DISTANCE BETWEEN BUILDINGS REQUIRED PER SEC. 3.8.2.H
LENGTH BLDG A - LENGTH BLDG B + (HEIGHT BLDG A - HEIGHT BLDG B) / 6
PROVIDING 30' MIN. (PRO. DEVIATION REQUIRED)

BIKE RACK REQUIREMENTS

BICYCLE PARKING REQUIRED PER SECTION 5.16.1
(ONE SPACE FOR EACH 5 UNITS REQUIRED)

TOTAL REQUIRED = 54 / 5 = 11 SPACES
TOTAL PROVIDED = 11 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 19%

SITE DATA

EXISTING ZONING: RM-1 & OST
PROPOSED ZONING: RM-1 WITH PRO
SITE AREA = 12.98 ACRES
WETLAND AREA = 3.53 ACRES
NET SITE AREA = 9.45 ACRES
NO. OF BUILDINGS PROPOSED = 18
NO. OF UNITS MAXIMUM = 54
ALL UNITS HAVE 3 BEDROOMS EACH (4 ROOMS)
NO. OF ROOMS PROPOSED = 4 x 54 = 216
PER NOV ZONING ORDINANCE:
NET AREA REQUIRED = 2,000 S.F. PER ROOM
= 2,000 x 216 = 432,000 S.F.
= 9.92 ACRES
NET AREA PROVIDED = 9.45 ACRES

LEGEND

EXISTING	PROPOSED	
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONC. CURB & GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN
		END SECTION
		GATE VALVE
		HYDRANT

NOTES AND PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 8" SANITARY STUB AS SHOWN ON PLANS.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN STUB AS SHOWN ON THE PLANS.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. 2' WIDE CONC. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN.
5. ALL ROADWAYS TO BE PUBLIC.
6. A CITY OF NOV RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
7. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
8. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV STANDARDS AND SPECIFICATIONS.
9. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WIDE PUBLIC EASEMENT.
10. TRASH TO BE PICKED UP BY CURBSIDE PICK UP.
11. ROOF TOP EQUIPMENT AND APPURTENANCES ARE NOT PROPOSED. SCREENING IS NOT REQUIRED.
12. ON-STREET PARKING IS NOT PROPOSED.
13. ONE PHASE IS PROPOSED FOR THE WHOLE DEVELOPMENT.
14. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
15. FLASHING LIGHTS SHALL NOT BE PERMITTED.
16. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.

ELM CREEK BY TOLL BROTHERS SECTION 14, TOWN 1 NORTH, RANGE 8 EAST CITY OF NOV, OAKLAND COUNTY, MICHIGAN

DATE: 06-19-2018 DESIGNED BY: A.A. JOB NUMBER: 21-044
CHECKED BY: J.E. FILE: 2A-21044-SF ROUTE.dwg

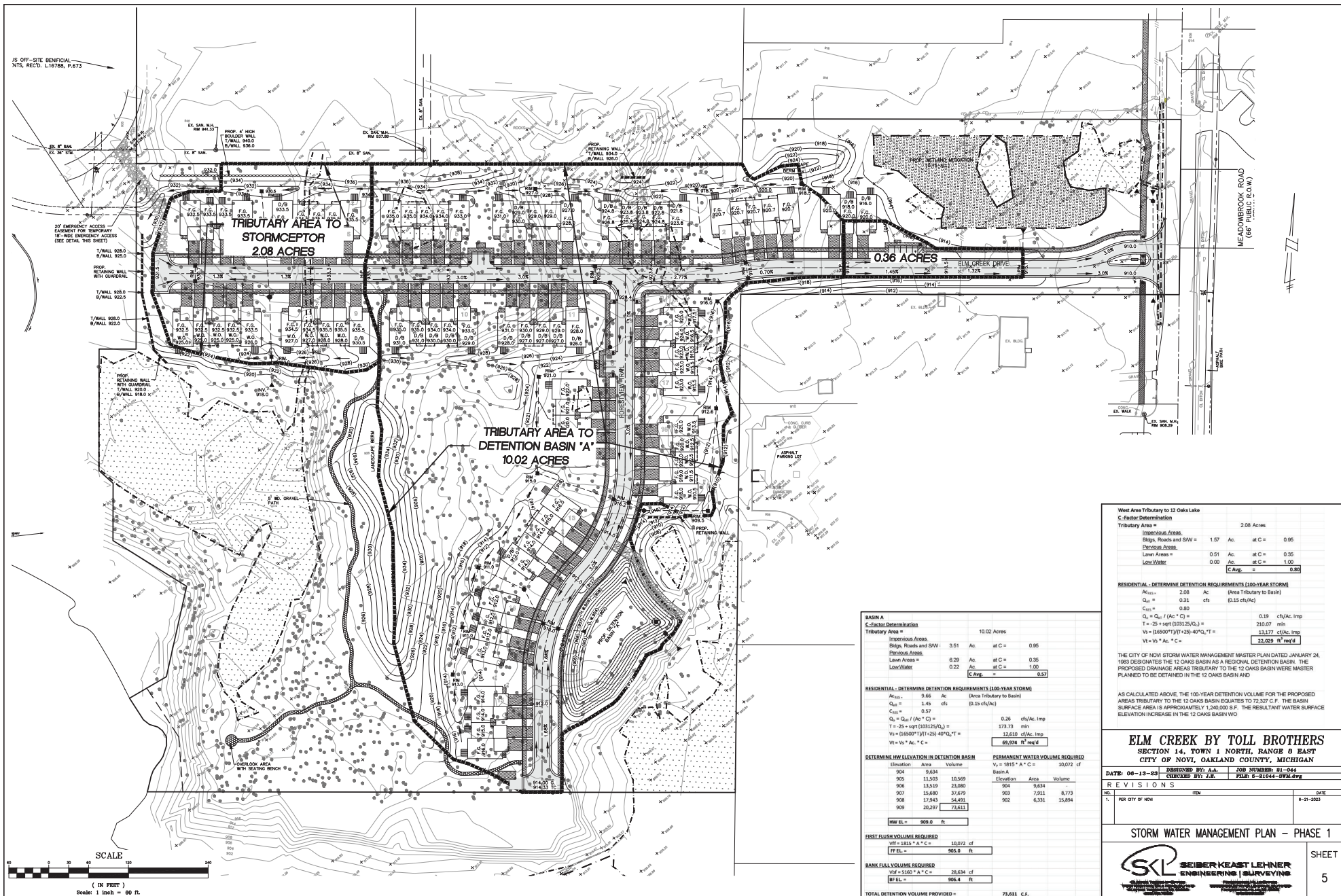
REVISIONS

NO.	DESCRIPTION	DATE
1.	PER CITY OF NOV	6-20-2023

SITE PLAN - PHASE 2

SEIDER KEAST LEHNER
ENGINEERING | SURVEYING
10000 W. 100th Ave., Suite 100
Overland Park, KS 66213
(913) 241-1111
www.sl-engineers.com

SHEET
3A



BASIN A

C-factor Determination

Tributary Area =	Impervious Areas	
Blgds, Roads and SWW	3.51	Ac. at C = 0.95
Deciduous Areas		
Lawn Areas =	6.29	Ac. at C = 0.35
Low Water	0.22	Ac. at C = 1.00
	C Avg. =	0.97

RESIDENTIAL - DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

$A_{c_{100}}$	9.66	Ac. (Area Tributary to Basin)
Q_{100}	1.45	cfs (0.15 cfs/Ac)
$Q_{100} = Q_{100} / (A_c \cdot C)$	0.36	cfs/Ac. Imp.
$T = 25 + \text{sept} (100125/Q_{100})$	173.73	min
$V_1 = (160000) T^{1/3} (1+25) 40^{\circ} Q_{100} T$	12,610	cfs/Ac. Imp.
$V_1 = V_1 \cdot A_c \cdot C$	89,974	ft ³ req'd

DETERMINE HW ELEVATION IN DETENTION BASIN

Elevation	Area	Volume
904	9,634	
905	11,503	10,569
906	13,519	23,080
907	15,480	39,619
908	17,343	54,491
909	20,297	73,611

HW EL. = 909.0 ft

FIRST FLUSH VOLUME REQUIRED

$V_{11} = 1815 \cdot A \cdot C$	10,072	cf
FF EL. =	909.0	ft

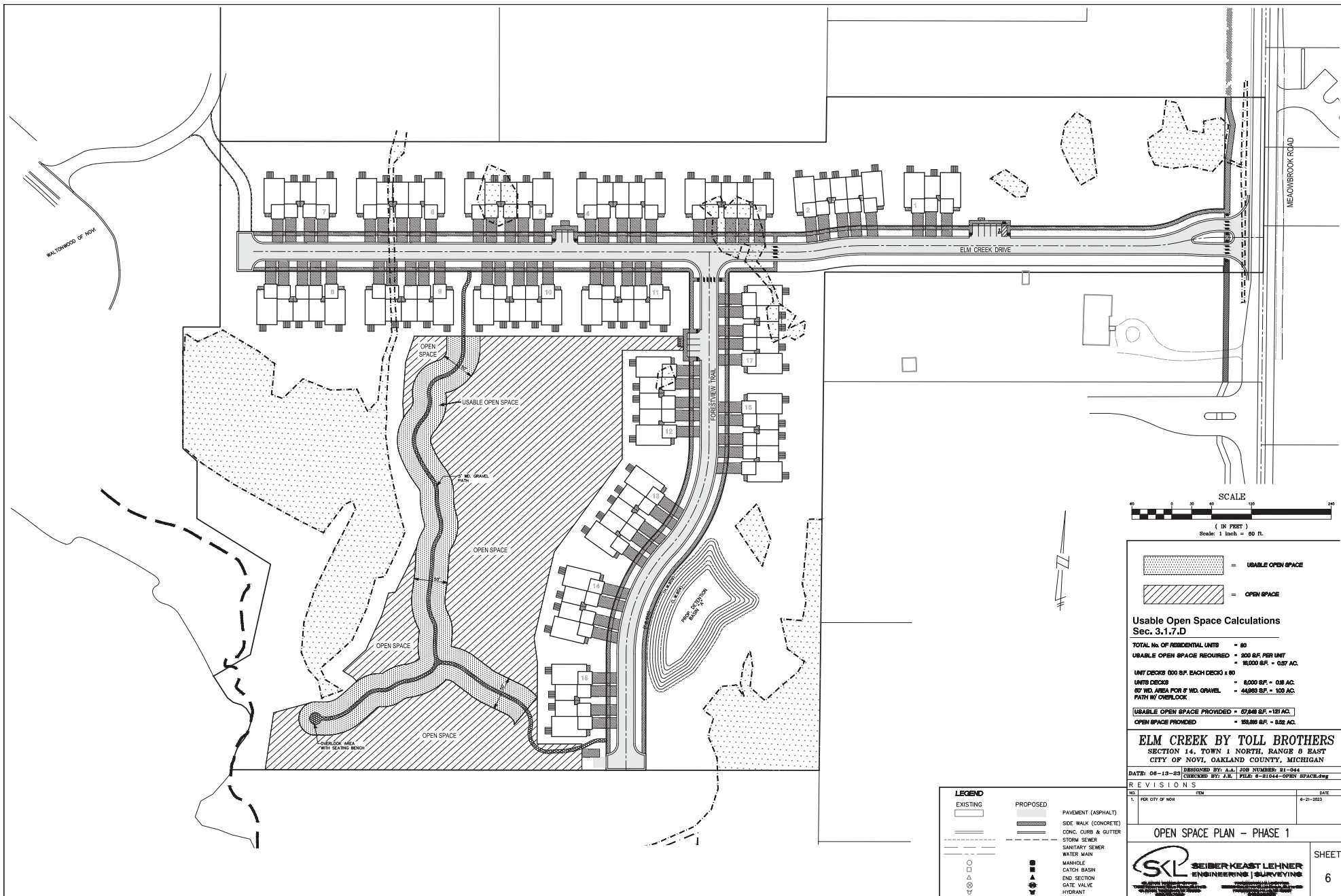
BANK FULL VOLUME REQUIRED

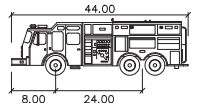
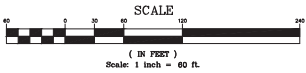
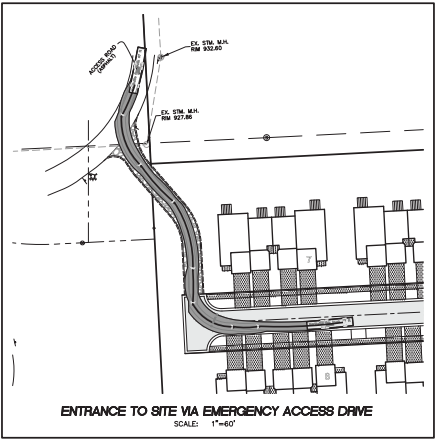
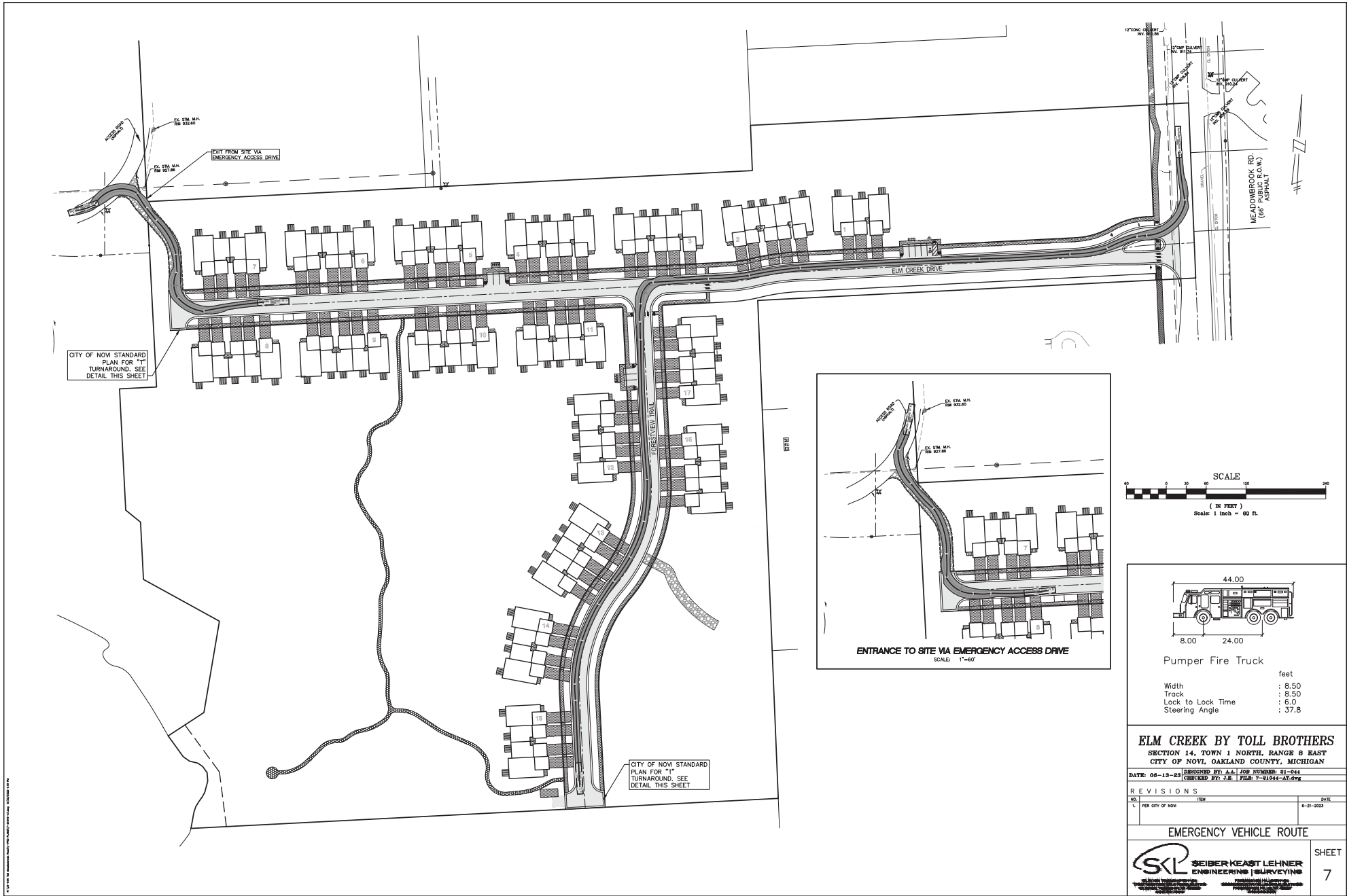
$V_{11} = 5160 \cdot A \cdot C$	26,634	cf
BF EL. =	906.4	ft

TOTAL DETENTION VOLUME PROVIDED = 79,641 C.F.

10.02 Acres

West Area Tributary to 12 Oaks Lake		
C-factor Determination		
Tributary Area =	2.08 Acres	
Impervious Areas		
Blgds, Roads and SWW =	1.57 Ac. at C = 0.95	
Permeous Areas		
Lawn Areas =	0.51 Ac. at C = 0.35	
Low Water	0.00 Ac. at C = 1.00	
	C Avg. = 0.80	
RESIDENTIAL - DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)		
A _{c100} =	2.08 Ac. (Area Tributary to Basin)	
Q ₁₀₀ =	0.31 cfs (0.15 cfs/Ac)	
Q ₁₀₀ = Q ₁₀₀ / (A _c * C)	0.19 cfs/Ac. Imp	
T = 25 + sept (100125/Q ₁₀₀)	210.07 min	
V ₁ = (160000) T ^{1/3} (1+25) 40 ² Q ₁₀₀ T	13,177 cfs/Ac. Imp.	
V ₁ = V ₁ * A _c * C	22,029 ft ³ req'd	
THE CITY OF NOVI STORM WATER MANAGEMENT MASTER PLAN DATED JANUARY 24, 1983 DESIGNATES THE 12 OAKS BASIN AS A REGIONAL DETENTION BASIN. THE PROPOSED DRAINAGE AREAS TRIBUTARY TO THE 12 OAKS BASIN WERE MASTER PLANNED TO BE DETAINED IN THE 12 OAKS BASIN AND		
AS CALCULATED ABOVE, THE 100-YEAR DETENTION VOLUME FOR THE PROPOSED AREAS TRIBUTARY TO THE 12 OAKS BASIN EQUATES TO 72,327 C.F. THE BASIN SURFACE AREA IS APPROXIMATELY 1,240,000 S.F. THE RESULTANT WATER SURFACE ELEVATION INCREASE IN THE 12 OAKS BASIN W/O		
ELM CREEK BY TOLL BROTHERS		
SECTION 14, TOWN 1 NORTH, RANGE 8 EAST		
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		
DATE: 06-15-09		
DESIGNED BY: J.E.		
CHECKED BY: J.E.		
JOB NUMBER: 01-044		
FILE: 0-01044-SWM.dwg		
REVISIONS		
NO.	ITEM	DATE
1.	PER CITY OF NOVI	6-21-2003
STORM WATER MANAGEMENT PLAN - PHASE 1		
SKL SEIDER KEAST LEHNER ENGINEERS SURVEYORS		
9500 W. 12TH AVE. SUITE 100		
NOVI, MI 48240		
PHONE: 248-463-1100		
FAX: 248-463-1101		
WWW.SKL-ENGINEERS.COM		
SHEET		
5		





Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

ELM CREEK BY TOLL BROTHERS
 SECTION 14, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

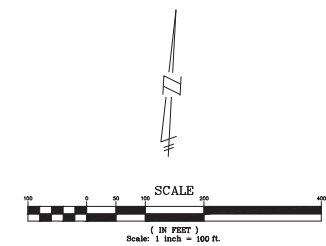
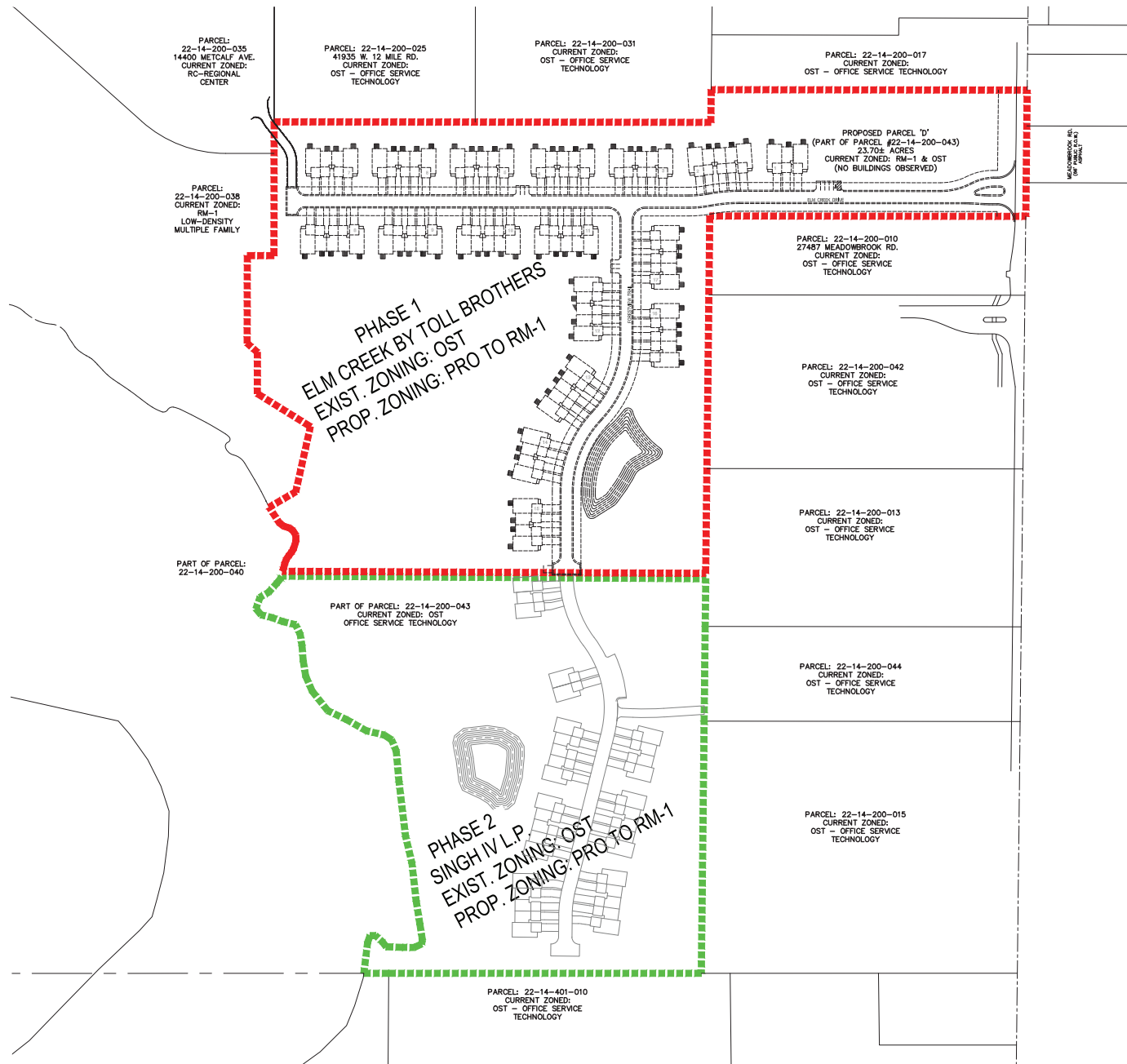
DATE: 06-19-20 DESIGNED BY: J.A.L. JOB NUMBER: E1-041
 CHECKED BY: J.E. FILE: Y-01044-07.dwg

REVISIONS			DATE
NO.	BY	DATE	
1.	PER CITY OF NOVI		6-21-2023

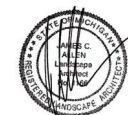
EMERGENCY VEHICLE ROUTE

SEIDER KEAST LEHNER
 ENGINEERING | SURVEYING

SHEET
 7



ELM CREEK BY TOLL BROTHERS		
SECTION 14, TOWN 1 NORTH, RANGE 8 EAST		
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		
DATE: 05-08-2011	DESIGNED BY: A.A.	JOB NUMBER: 11-044
CHECKED BY: J.E.	FILE: 6-21544-BONDING.dwg	
REVISIONS		
NO.	DESCRIPTION	DATE
1.	PER CITY OF NOVI	6-21-2013
RE-ZONING PLAN		
SEIBER KEAST LECHNER ENGINEERING & SURVEYING INCORPORATED 1984 11000 W. 12 MILE RD., SUITE 100, NOVI, MI 48240 TEL: 248-486-1100 FAX: 248-486-1101 WWW.SKL-ENGINEERING.COM		SHEET 8



Project:

Elm Creek
Novi, Michigan

Prepared for:

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision: Issued:

Submission	August 30, 2022
Revised	March 27, 2023

Job Number:

22-057

Drawn By: _____ Checked By: _____

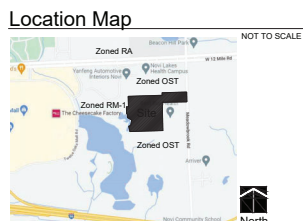
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Sheet No.

L-1



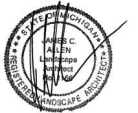
Know what's below.
Call before you dig.



[illegible]

Street Lawn	
Total Street Frontage	264 f.f.
Less Drive Opening	57 f.f. (21%)
Net Street Frontage	207 f.f.
Trees Required	5.9 Trees (207 / 35)
Trees Provided	4 Trees
Greenbelt Plantings	
Total Street Frontage	264 f.f.
Less Preservation Area	128 f.f.
Drive Opening	57 f.f.
Net Street Frontage	79 f.f.
Canopy Trees Required	2.3 Trees (79 / 35)
Canopy Trees Provided	3 Trees
Sub-Canopy Trees Required	2.3 Trees (79 / 35)
Sub-Canopy Trees Provided	4 Trees
Detention Pond Plantings	
High-Water Elevation	601 ft. (Elev. 099)
Required Planting	501 f.f. (70%)
Planting Provided	450 f.f. (75%)
Pond Frontage for Trees	355
Trees Required	10 Trees (355 / 35)
Trees Provided	10 Trees

Seal: _____



Project:

Prepared for:

The site plan shows a large detention pond labeled "Detention Pond Seed Mix - See Right". To the right of the pond is a hatched area labeled "PROP. DETENTION BASIN A". The plan includes numerous contour lines with elevations such as 910, 912, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266

Unit Length	Required Landscape (35%)	Landscape Provided
30' - Middle	7' (23%)	7' (23%)
30' - End	10.5'	12' (40%)

Scale 1/4" = 1'-0"

CAST STONE CAP

APPROX. 24 S.F. DRY-VIT SIGN PANEL COLOR TO BE DETERMINED BY PROJECT MANAGER

CAST STONE CAP (TYP.)

LARGE PIER - CULTURED STONE VENEER (TYP.)

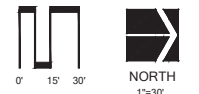
SMALL PIER - CULTURED STONE VENEER (TYP.)

CAST STONE CAP

PROPOSED FOOTING

Job Number:

Drawn By: _____ Checked By: _____
jca jca

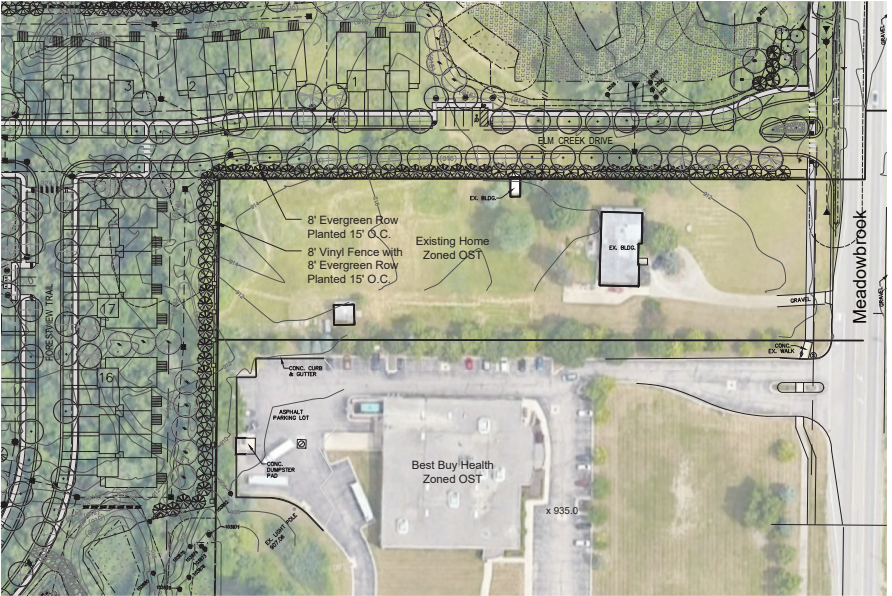


811
Know what's below.
Call before you dig.

North Buffer

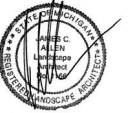


East Buffer



ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
357 Carpenter
Northville, Michigan 48167
e. jra@alldesign.com
t. 248.467.4668

Seal:



Title:
Proposed Buffers

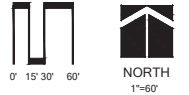
Project:
**Elm Creek
Novi, Michigan**

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision: Issued:
Submission August 30, 2022
Revised March 27, 2023

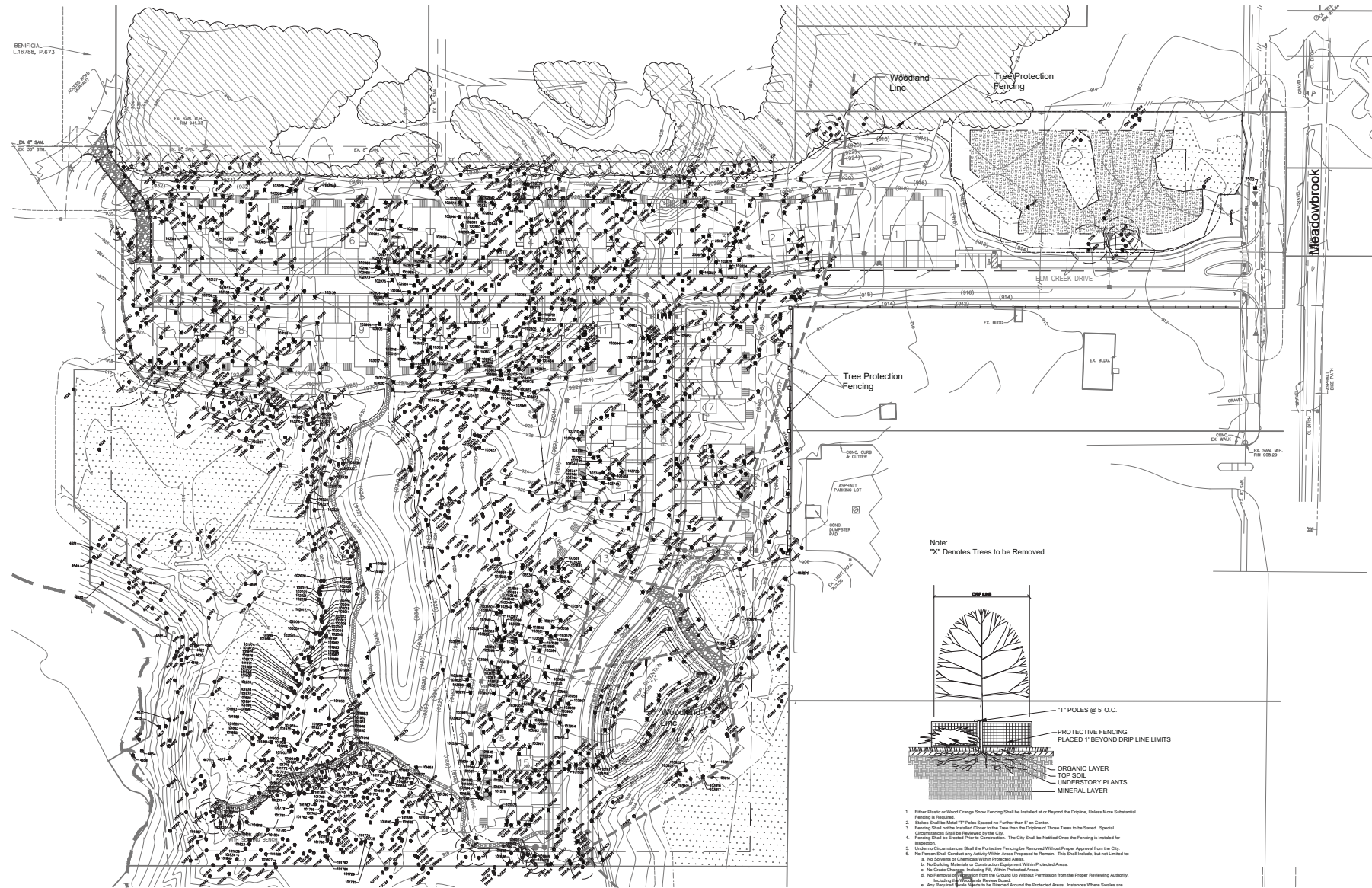
Job Number:
22-057

Drawn By: Checked By:
jca jca

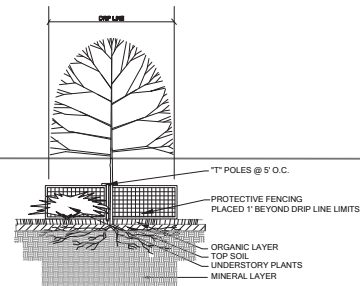


Sheet No.





Note:
"X" Denotes Trees to be Removed.

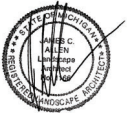


1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Drp Line, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Drp Line of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under the Circumstances, Shall the Protection Fencing be Removed Without Proper Approval from the City.
6. No Removal Shall Conduct any Activity Within Areas Proposed to Retain. This Detail Includes, but not Limited to:
 - a. No Grading or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Permitting Authority, Including the Michigan Revenue Board.
 - e. Any Proposed Removal shall be in the Ground Up Without Permission from the Proper Permitting Authority, Including the Michigan Revenue Board.
7. Regulated, Protected, or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL

Not to scale

Seal:



Title:
Woodland Plan

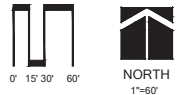
Project:
**Elm Creek
Novi, Michigan**

Prepared for:
Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision: Issued:
Submission August 30, 2022
Revised March 27, 2023

Job Number:
22-057

Drawn By: Checked By:
jca jca



Sheet No.



L-4

└



A circular professional seal for James C. Allen, a Registered Landscape Architect in the State of Michigan. The seal features the text "STATE OF MICHIGAN" at the top, "JAMES C. ALLEN" in the center, "Landscape Architect" below the name, and "REGISTERED LANDSCAPE ARCHITECT" around the bottom. The number "No. 66" is also present. The seal is crossed out with a large, bold, handwritten "X".

Tree List

Elm Creek
Novi, Michigan

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Submission	August 30, 2019
Revised	March 27, 2020

22-057

jca

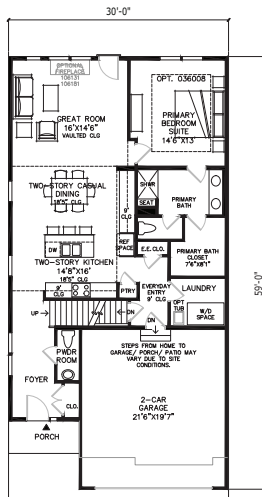
jca



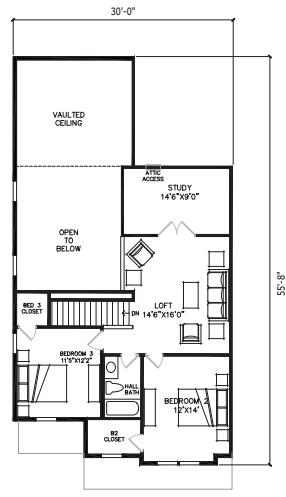
1-7

Tree List

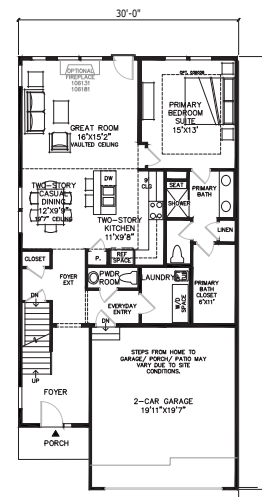
Required						Multi-Stem						Required						Multi-Stem					
Replacement						Replacement						Replacement						Replacement					
TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required	Multi-Stem	TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required	Multi-Stem	TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required	Multi-Stem
						Replacement	Replacement															Replacement	Replacement
102344	11	Eastern Cottonwood	Populus deltoides	Good	Save			102790	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102904	5.9	Sugar Maple	Acer saccharum	Good	Remove	1	
102345	11	Box Elder	Acer negundo	Good	Save			102791	13	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102905	28	Eastern Cottonwood	Populus deltoides	Good	Remove	3	
102350	10	Box Elder	Acer negundo	Good	Save			102792	8.10	Slippery Elm	Ulmus rubra	Good	Remove	3		102906	25	Eastern Cottonwood	Populus deltoides	Good	Remove	3	
102351	10	Box Elder	Acer negundo	Good	Save			102793	13.13	Slippery Elm	Ulmus rubra	Good	Remove	4		102907	11	Box Elder	Acer negundo	Good	Remove	1	
102353	10	Box Elder	Acer negundo	Good	Save			102794	13	Blackgum	Liquidambar styraciflua	Good	Remove	2		104000	9	Box Elder	Acer negundo	Good	Remove	1	
102354	12.14	Box Elder	Acer negundo	Good	Save			102795	10	Black Cherry	Prunus serotina	Good	Remove	1		Regulated Replacement 1314						280	
102355	10	Box Elder	Acer negundo	Good	Remove	1		102797	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2		Multi-Stem Replacement							
102358	19	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102798	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102359	15	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102800	16	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102362	14	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102801	31	Eastern Cottonwood	Populus deltoides	Good	Remove	4									
102363	20	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102802	8	Box Elder	Acer negundo	Good	Remove	1									
102365	18	Eastern Cottonwood	Populus deltoides	Good	Save			102803	9	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102367	10	Eastern Cottonwood	Populus deltoides	Good	Save			102804	15	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102369	8	Eastern Cottonwood	Populus deltoides	Good	Save			102805	48	Eastern Cottonwood	Populus deltoides	Good	Remove	4									
102370	15	Eastern Cottonwood	Populus deltoides	Good	Save			102806	10	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102371	18	Eastern Cottonwood	Populus deltoides	Good	Save			102809	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102373	13	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102810	21	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102375	14	Eastern Cottonwood	Populus deltoides	Good	Save			102811	11	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102376	9	Box Elder	Acer negundo	Good	Save			102812	17	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102377	13	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102813	28	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102379	14	Eastern Cottonwood	Populus deltoides	Good	Save			102814	27	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102380	20	Eastern Cottonwood	Populus deltoides	Good	Save			102815	28	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102381	27	Eastern Cottonwood	Populus deltoides	Good	Save			102817	10.19	Box Elder	Acer negundo	Good	Remove	1									
102383	21	Eastern Cottonwood	Populus deltoides	Good	Save			102818	8	Box Elder	Acer negundo	Good	Remove	1									
102384	11	Slippery Elm	Ulmus rubra	Good	Save			102819	15	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102387	9	Box Elder	Acer negundo	Good	Save			102820	12	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102389	20	Eastern Cottonwood	Populus deltoides	Good	Save			102821	16	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102391	9	Slippery Elm	Ulmus rubra	Good	Save			102823	8	Box Elder	Acer negundo	Good	Remove	1									
102393	29	Eastern Cottonwood	Populus deltoides	Good	Save			102824	30	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102394	9	Box Elder	Acer negundo	Good	Save			102825	12.12	Box Elder	Acer negundo	Good	Exempt	1									
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102399	9	Box Elder	Acer negundo	Good	Save			102831	10	Box Elder	Acer negundo	Good	Remove	1									
102400	27	Eastern Cottonwood	Populus deltoides	Good	Save			102832	14	Box Elder	Acer negundo	Good	Remove	2									
102401	9	Box Elder	Acer negundo	Good	Save			102833	13	Box Elder	Acer negundo	Good	Remove	2									
102402	26	Eastern Cottonwood	Populus deltoides	Good	Save			102834	16	Box Elder	Acer negundo	Good	Exempt	1									
102403	8	Box Elder	Acer negundo	Good	Save			102837	8	Box Elder	Acer negundo	Good	Exempt	1									
102404	10	Slippery Elm	Ulmus rubra	Good	Save			102838	6.12	Box Elder	Acer negundo	Good	Exempt	1									
102405	8	Box Elder	Acer negundo	Good	Save			102841	18	Box Elder	Acer negundo	Good	Exempt	1									
102406	10	Slippery Elm	Ulmus rubra	Good	Save			102842	9	Slippery Elm	Ulmus rubra	Good	Exempt	1									
102408	5.14	Sugar Maple	Acer saccharum	Good	Save			102843	13	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
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102411	11	Eastern Cottonwood	Populus deltoides	Good	Save			102845	14	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102412	12	Eastern Cottonwood	Populus deltoides	Good	Save			102848	18	Black Walnut	Juglans nigra	Good	Exempt	1									
102413	12	Eastern Cottonwood	Populus deltoides	Good	Save			102849	15	Black Cherry	Prunus serotina	Good	Exempt	1									
102414	12	Box Elder	Acer negundo	Good	Save			102848	17	White Ash	Fraxinus americana	Good	Exempt	1									
102417	15.18	Eastern Cottonwood	Populus deltoides	Good	Save			102849	15	Slippery Elm	Ulmus rubra	Good	Exempt	1									
102418	15	Eastern Cottonwood	Populus deltoides	Good	Save			102850	27	Black Walnut	Juglans nigra	Good	Exempt	1									
102420	15	Eastern Cottonwood	Populus deltoides	Good	Save			102852	18	Common Apple	Malus sp.	Good	Exempt	1									
102421	17	Eastern Cottonwood	Populus deltoides	Good	Save			102853	12	Shagbark Hickory	Carya alba	Good	Exempt	1									
102423	9	Box Elder	Acer negundo	Good	Save			102854	12	Sugar Maple	Maple	Good	Exempt	1									
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102430	15	Eastern Cottonwood	Populus deltoides	Good	Save			102858	14	Eastern Cottonwood	Populus deltoides	Good	Exempt	2									
102432	9	Eastern Cottonwood	Populus deltoides	Good	Save			102861	12	Slippery Elm	Ulmus rubra	Good	Remove	1									
102433	15	Eastern Cottonwood	Populus deltoides	Good	Save			102863	28	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102436	8	Box Elder	Acer negundo	Good	Save			102864	14.14	Black Walnut	Juglans nigra	Good	Remove	1									
102437	9	Slippery Elm	Ulmus rubra	Good	Save			102868	17	Eastern Cottonwood	Populus deltoides	Good	Remove	2									
102439	9	Box Elder	Acer negundo	Good	Save			102869	10	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102440	10	Slippery Elm	Ulmus rubra	Good	Save			102870	10	Slippery Elm	Ulmus rubra	Good	Exempt	1									
102441	13	Eastern Cottonwood	Populus deltoides	Good	Save			102873	13	Slippery Elm	Ulmus rubra	Good	Credit										
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102446	15	Eastern Cottonwood	Populus deltoides	Good	Save			102878	12	Sugar Maple	Acer saccharum	Good	Credit										
102447	10.20	Eastern Cottonwood	Populus deltoides	Good	Save			102879	12	Sugar Maple	Acer saccharum	Good	Credit										
102448	8	Box Elder	Acer negundo	Good	Save			102881	8	Box Elder	Acer negundo	Good	Credit										
102449	8	Box Elder	Acer negundo	Good	Remove	1		102882	9	Sugar Maple	Acer saccharum	Good	Credit										
102451	22	Eastern Cottonwood	Populus deltoides	Good	Remove	3		102888	24	Eastern Cottonwood	Populus deltoides	Good	Remove	3									
102452	22	Eastern Cottonwood	Populus deltoides	Good	Remove	3		102889	24	Sugar Maple	Acer saccharum	Good	Remove	3									
102454	9	Slippery Elm	Ulmus rubra	Good	Remove	1		102892	9	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102456	14	Eastern Cottonwood	Populus deltoides	Good	Remove	1		102894	9	American Elm	Ulmus americana	Good	Remove	1									
102458	13	Eastern Cottonwood	Populus deltoides	Good	Save			102896	9	Eastern Cottonwood	Populus deltoides	Good	Remove	1									
102461	24	Eastern Cottonwood	Populus deltoides	Good	Save			102897	16	Sugar Maple	Acer saccharum	Good	Credit										
102462	14	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102898	16	Sugar Maple	Acer saccharum	Good	Credit										
102463	15	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102899	4.9	Sugar Maple	Acer saccharum	Good	Credit										
102464	11	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102900	10	Shagbark Hickory	Carya alba	Good	Credit										
102466	16	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102902	13	Sugar Maple	Acer saccharum	Good	Credit										
102467	15	Slippery Elm	Ulmus rubra	Good	Remove	2		102904	9	Eastern Cottonwood	Populus deltoides	Good	Credit										
102468	12	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102906	9	Sugar Maple	Acer saccharum	Good	Credit										
102469	8	Box Elder	Acer negundo	Good	Remove	2		102908	18	Eastern Cottonwood	Populus deltoides	Good	Credit										
102470	15	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102909	18	Eastern Cottonwood	Populus deltoides	Good	Credit										
102472	22	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102910	18	White Oak	Quercus alba	Good	Credit										
102473	12	Slippery Elm	Ulmus rubra	Good	Remove	2		102911	27	Eastern Cottonwood	Populus deltoides	Good	Credit										
102474	24	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102912	12.20	Box Elder	Acer negundo	Good	Credit										
102475	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102913	27	Box Elder	Acer negundo	Good	Credit										
102476	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102914	24	Box Elder	Acer negundo	Good	Credit										
102481	18	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102915	21	Box Elder	Acer negundo	Good	Credit										
102482	19	Eastern Cottonwood	Populus deltoides	Good	Remove	2		102917	24	Eastern Cottonwood	Populus deltoides	Good	Credit										
102483	15	Eastern Cottonwood	Populus deltoides																				



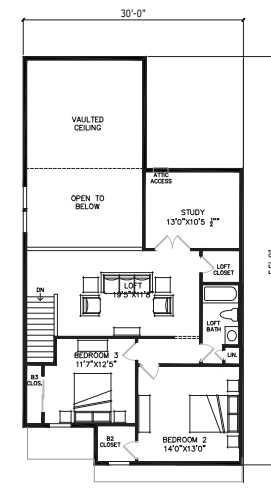
HORTON ELITE - FIRST FLOOR 9' CEILING
WALL F = F-P



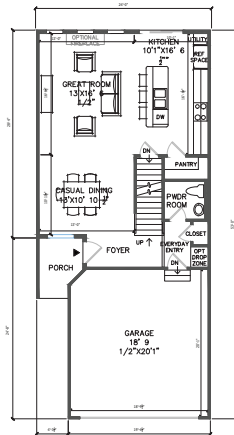
HORTON ELITE - SECOND FLOOR 8' CEILING
WALL F = F-P



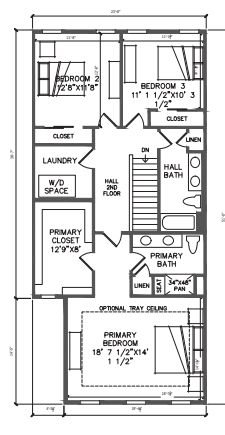
FULMER ELITE - FIRST FLOOR 9' CEILING
WALL F = F-P



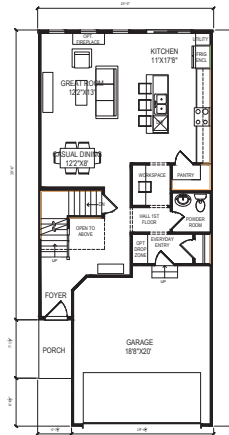
FULMER ELITE - SECOND FLOOR 8' CEILING
WALL F = F-P



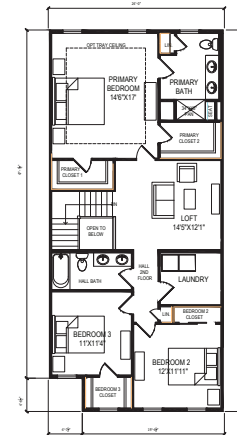
HOWE - FIRST FLOOR 9' CEILING
WALL F = F-P



HOWE - SECOND FLOOR 8' CEILING
WALL F = F-P



SANDERS - FIRST FLOOR 9' CEILING
WALL F = F-P



SANDERS - SECOND FLOOR 8' CEILING
WALL F = F-P



5.15 Schedule Regulating Façade Materials - RM-1 - Region 1						
Ordinance						
Model/ Elevation	Brick Natural Clay - Minimum 30%		Wood Siding, painted, t&g and batten siding - Maximum 50%		Asphalt Shingles - Maximum 50%	
	Meets	Deviation Req'd	Meets	Deviation Req'd	Meets	Deviation Req'd
Howe/ Newhaven - Front Elevation	X		X			X-55%
Howe/ Wetherby - Front Elevation		X - 23%	X		X	
Howe - Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Front Elevation	X		X		X	
Horton Elite/ Newhaven - Front Elevation	X		X		X	
Horton Elite - Rear Elevation	X		X		X	
Horton Elite/ Devonshire - Side Elevation	X		X		X	
Horton Elite/ Newhaven - Side Elevation	X			X-56%	X	
Sanders/ Newhaven - Front Elevation	X		X		X	
Sanders/ Wetherby - Front Elevation		X-23%	X		X	
Sanders - Rear Elevation	X		X		X	
Fulmer Elite/ Devonshire - Front Elevation	X		X		X	
Fulmer Elite/ Newhaven - Front Elevation	X		X		X	
Fulmer Elite - Rear Elevation	X		X		X	
Fulmer Elite/ Devonshire - Side Elevation	X			X-53%	X	
Fulmer Elite/ Newhaven - Side Elevation	X			X-56%	X	

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	8	Lithonia Lighting	DSX0 LED P3 30K 70CRI BLC4	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	6340	0.9	68.95 15'
	P2	1	Lithonia Lighting	DSX0 LED P3 30K 70CRI TSW	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 5 Wide	8955	0.9	68.95 20'
	W1	240	Generation Lighting	8790901-12	Large one Light Lantern	1707	0.9	13.7 6'

Plan View
Scale - 1" = 60'

Statistics							
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min	Avg / Max
Non Residential Property Line	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A	0.0:1
Overall	+	0.2 fc	8.5 fc	0.0 fc	N/A	N/A	0.0:1
Residential Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A	0.3:1
Front Elevation		2.4 fc	66.5 fc	0.0 fc	N/A	N/A	0.0:1

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

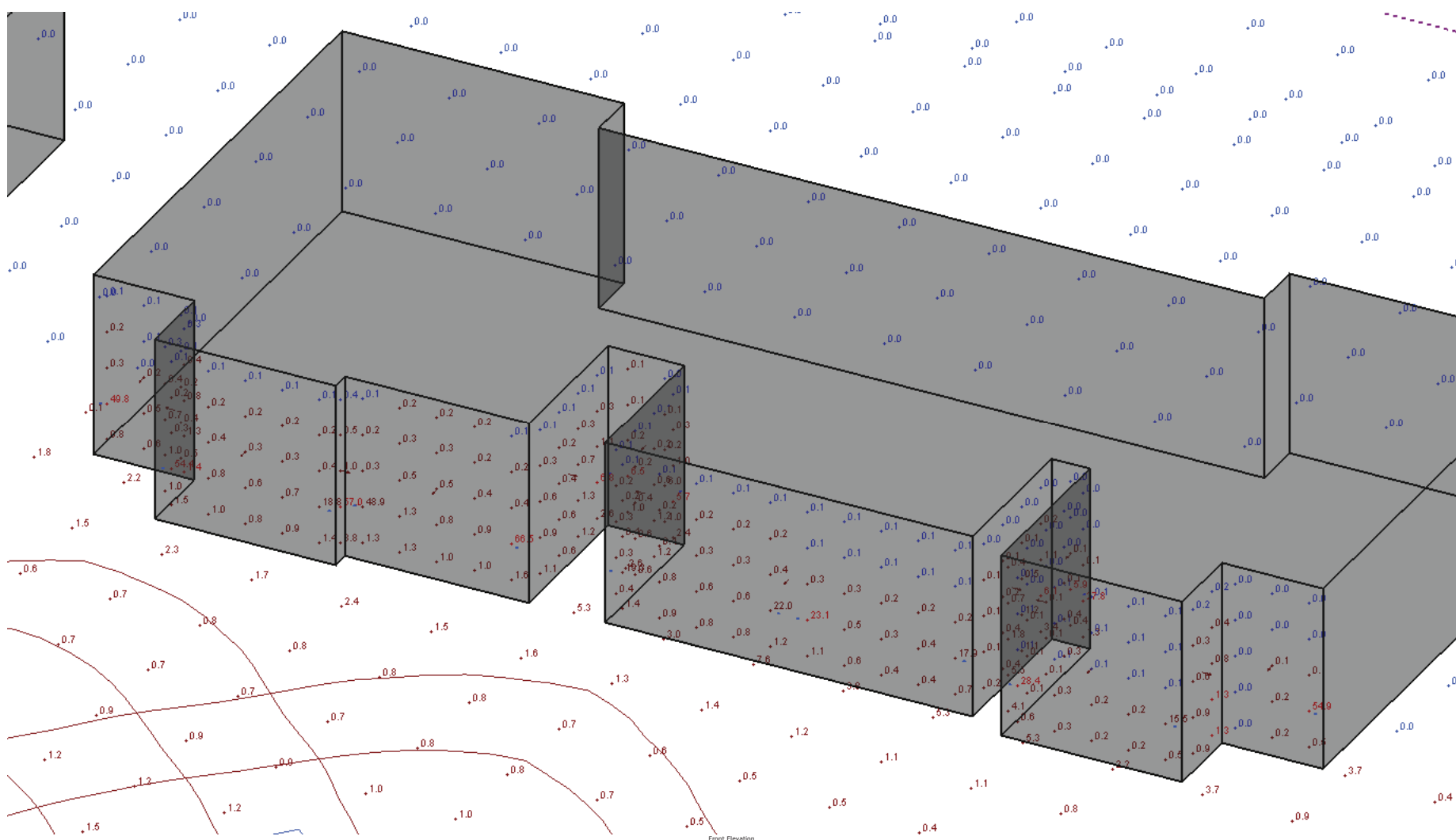
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASGB@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

September 1, 2023

JZ 22-28 ELM CREEK

Zoning Map Amendment No. 18.737

APPLICANT

Toll Brothers, Inc

REVIEW TYPE

Revised PRO Concept Plan: Consideration of Eligibility

Rezoning Request from OST Office Service Technology to Low-Density Multiple Family RM-1 with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	14	
Site Location	West side of Meadowbrook, south of Twelve Mile Road; 22-14-200-043	
Site School District	Novi Community School District	
Current Site Zoning	OST, Office Service Technology	
Proposed Site Zoning	RM-1, Low-Density Multiple Family	
Adjoining Zoning	North	OST, Office Service Technology
	East	OST, Office Service Technology
	West	RM-1, Low-Density Multiple Family, and RC, Regional Center
	South	OST, Office Service Technology
Current Site Use	Vacant	
Adjoining Uses	North	Office buildings
	East	Office, Vacant, Single Family Home
	West	Multifamily Residential
	South	Vacant
Site Size	Gross: 37.11 Acres; Net: 28.8 Acres	
Parcel ID's	50-22-14-200-043	
Plan Date	June 21, 2023	

PROJECT SUMMARY

The subject property is located on the west side of Meadowbrook Road, south of Twelve Mile Road in Section 14 of the City of Novi. The property to be rezoned totals about 37.11 acres and contains a significant amount of regulated woodlands and wetland areas. The applicant is proposing to develop a 134-unit multiple-family residential development. The development consists of 25 townhouse-style buildings. All units are two stories tall at its average grade. The development proposes a public street network with one entrance off Meadowbrook Road. The applicant is requesting to rezone the site from Office Service Technology (OST) to Low-Density Multiple Family (RM-1) with a Planned Rezoning Overlay.

A unique feature of this property is that the northern roughly 23-acre area is owned by one entity, Lakeside/Novi Land Partnership, while the southern 13.6-acre area is "owned" by another entity, Singh VI LP. The quotes are around the word "owned" because there was never a formal split of this overall parcel, only a private agreement. As far as the City records are concerned this is one

roughly 37-acre parcel. In the initial submittal, only the northern portion was proposed for rezoning. For this revised Concept Plan, the entire parcel is proposed to be rezoned to RM-1, and the owner of the southern portion has submitted a letter stating that they agree to be bound by the terms of the PRO Agreement, should it be approved.

PRO OPTION

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OST to RM-1), and the applicant submits a conceptual plan for development of the site. After Staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council. Each of those bodies will provide feedback and comments on whether the project meets the eligibility criteria for the PRO process.

The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi.

RECOMMENDATION

Staff notes concerns about the proposed residential uses' compatibility with the surrounding uses and the extensive removal of regulated woodlands. The identified benefits of rezoning are construction of off-site sidewalk and permanent preservation of woodland and wetland areas on-site. The applicant should consider adding a non-motorized connection to the west to allow future residents convenient access to nearby retail and restaurant destinations.

Another concern is that very little detail is provided for the “Phase 2” area of the project. No boundary/topographic survey is provided for the southern area (ie, that area owned by Singh), and no tree survey is provided. The proposed plan for the southern area is very conceptual.

PLANNING COMMISSION – 1ST REVIEW

On December 7, 2022, the Planning Commission held a public hearing and made comments on the first project submittal. The minutes of that meeting are attached to this packet. Some of the concerns raised at that meeting are summarized below, with text in bold indicating how the revised submittal addresses that item:

- Creating a land-locked parcel to the south that would remain zoned for OST would mean commercial traffic would be cutting through a residential neighborhood. **The applicant now proposes to rezone the entire parcel for multi-family residential, so if “Phase 2” would be developed in the future the use will be similar, and would be subject to the PRO Agreement.**
- Introducing a residential use along this area of Meadowbrook Road is disjointed and doesn't offer a transition to the surrounding Office Service Technology uses. There would be one wedge of residential in a long stretch of office buildings. **The applicant has modified the layout to remove the first couple of buildings, so the new setback from Meadowbrook Road is nearly 400 feet (previously about 120 feet). This change also avoids impacts to a couple small wetlands, and the applicant now proposes their wetland mitigation area will be constructed between the existing wetlands in this area of the site.**
- There is no secondary access for emergency vehicles in case the entrance from Meadowbrook Road is blocked. **The Concept plan now proposes an emergency access only route on the northwestern side of the site, which would connect to an existing emergency access on a neighboring property. Off-site easements will be required.**

- There are only 9 parking spaces provided for visitors and guests. **The revised Concept Plan now includes 11 parking spaces for guests in Phase 1 in addition to the garage and driveway parking areas.** Some on-street parking may also be available.

REVIEW CONCERNS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Supporting Documentation: The applicant has provided the following studies as part of their application packet
 - a. **Narrative:** The statement provided states Rezoning allows for development of an otherwise very difficult parcel to develop, and that a residential development will result in significantly less impact on the existing natural features as compared to a commercial development. The applicant notes some market challenges that may restrict office development at this time; however, that is not typically a consideration in the development of a property as master-planned.
 - b. The statement also notes the conditions and deviations proposed, as well as public benefits. Those are detailed later in this review.
 - c. **Traffic Impact Study:** The City's review of the submitted study notes that the change of use should result in fewer vehicle trips on the traffic system compared to development under OST standards.
 - d. **Sign Location Plan:** The sign location plan was previously provided, and the rezoning signage was posted in fall of 2022 prior to the first public hearing before the Planning Commission on December 7, 2022.
2. Ownership and Phasing: Two different entities control the north and south portions of this single property. Generally stated, this condition was created back in 2000 when Taubman "sold" the overall property to Singh Development, giving Singh a deed for part of it (the southern part)—without ever getting a formal split/division approved by the City—and then later foreclosed on the other part of it (the northern part now at issue). That southern part does not have the needed public road access to be approved for a split, and so the City has declined over the years to grant that split.

Whereas the previous submittal only proposed rezoning of the northern portion of the property, the applicant now proposes to rezone the entire parcel. The record title "owner" of the southern portion has submitted a letter stating they agree and acknowledge that all of the property owned by Singh will be included in and subject to the rezoning and PRO Agreement. The road network is now proposed to be public, and extends through the southern portion. **The southern portion is designated in the Concept Plan as Phase 2 on sheet 3A. Very few details are provided for this area of the site, so a thorough review of compliance with applicable ordinances is not possible. Some deviations are requested for the southern portion including for landscape berms, building orientation, minimum distance between buildings, and parking on the major drive. If the PRO Agreement is approved, the applicant would need to comply with all other ordinance requirements, or seek an amendment of the Agreement if additional deviations are needed. Wetland delineation and a woodland tree survey have not been provided at this time to determine impacts to natural features.**

3. Usable Open Space: The applicant has stated the deck/patio space on the units are a standard element of construction. The applicant has also indicated a 50-foot width with the 5-foot gravel pathway in order to qualify as usable open space. The walking pathway has also been rerouted to create a loop, and an overlook area is proposed on the western end. **A**

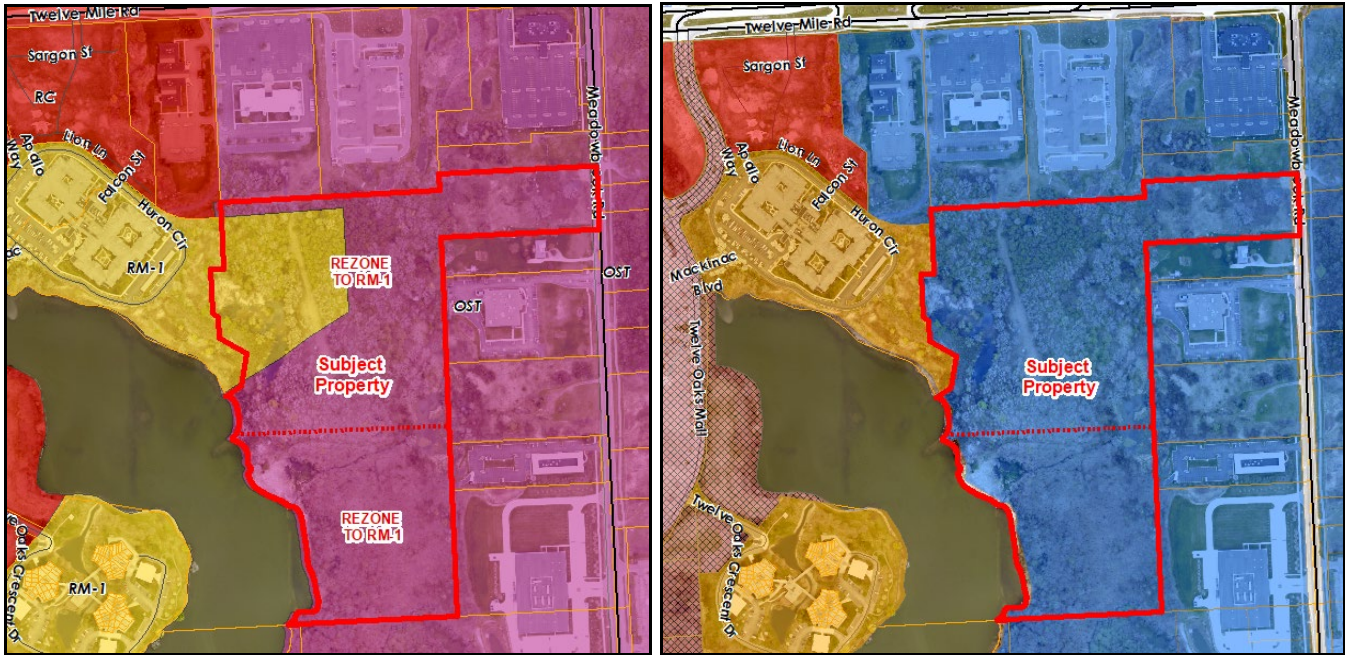
similar looped pathway is also proposed for the Phase 2 portion, however the exact area included in the calculation is not shown on the plan.

1. Wetland Mitigation: The applicant has revised the layout for Phase 1 to reduce the wetland impact to 0.43 acre, which results in 0.75 acre of mitigation area required. That mitigation area is proposed to be constructed on-site in the eastern area north of the entrance from Meadowbrook Road. **Phase 2 wetland impacts and any required mitigation have not been shown, and would be expected to conform to Code of Ordinance requirements at the time of site plan submittal.**
4. Non-Motorized Access: The site is in close proximity to many commercial amenities to the west in the Twelve Oaks Mall area, but there is no pathway or sidewalk that would allow future residents a non-motorized way to access them. Singh Development's proposed Griffin Novi project will provide a sidewalk connection to the mall just to the east of this project. **The applicant should consider working with adjacent landowners to establish this connection, and could utilize the proposed emergency access connection for this purpose.**
5. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**
6. Other Reviews:
 - a. **Engineering:** Engineering recommends approval of the PRO Concept Plan. Negative impacts to public utilities are not expected with the requested change to residential use. Additional comments shall be addressed at the site plan stage if the rezoning is approved.
 - b. **Landscape:** Landscape review recommends approval with the condition that fencing be extended to provide additional screening.
 - c. **Traffic:** Traffic review notes that the applicant would need a deviation for the parking areas on the major drive. The traffic study shows that the proposed rezoning would result in fewer vehicle trips compared to possible development under current zoning standards. Therefore the rezoning would be unlikely to cause negative impacts to the traffic system.
 - d. **Woodlands:** The site measures 37 acres, nearly all of which is covered by regulated woodlands. For Phase 1, the plan proposes a total of 904 regulated tree removals requiring about 1,804 Woodland Replacement Credits. Currently the applicant proposes to plant 185 credits on site, 79 credits earned for preserving non-regulated trees, and payment into the Tree Fund for the remaining credits. Details for Phase 2 removals are not provided.
 - e. **Wetlands:** Wetlands notes that additional information will need to be provided to determine full impacts to wetlands and wetland buffers.
 - f. **Façade:** Façade notes that the elevations provided are now in compliance with the minimum ordinance standards, but do not qualify as a "benefit" under the PRO ordinance. Façade does not recommend approval at this time.
 - g. **Fire:** Fire has some additional concerns to be addressed at the time of site plan submittal. Conditional approval is recommended.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

Figure 1: Current Zoning

Figure 2: Future Land Use



The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	OST: Office Service Technology and RM-1 Multiple Family	Vacant	Office Research Service and Technology (Uses consistent with OST)
Northern Parcels	OST: Office Service Technology	Office	
Eastern Parcels	OST: Office Service Technology	Single Family Residential, Office, Vacant	Office Research Service and Technology (Uses consistent with OST)
Western Parcels	RM-1: Multiple Family	Multi-family residential	Office Research Service and Technology (Uses consistent with OST)
Southern Parcels	OST: Office Service Technology	Vacant	

Compatibility with Surrounding Land Use

The subject property is located along the west side of Meadowbrook Road, south of Twelve Mile Road and east of Twelve Oaks Lake. It is surrounded by existing office development to the north and east. The area to the south is currently undeveloped, but zoned Office Service Technology. To the west is the Waltonwood senior living facility, which is zoned for multiple-family residential. Most of the surrounding properties are developed, but there are some parcels that are currently vacant. The proposed use is not consistent with the surrounding existing uses to the north, east and south based on current Zoning requirements. However, it would be consistent with the development to the west.

The applicant's narrative notes that the target market of the proposed development is "empty nesters" looking to downsize to a community without needing to worry about exterior maintenance. They note this is an underserved market in Novi. The townhomes would be for-sale units ranging in size between 2000-2200 square feet with attached 2-car front entry garages.

The narrative states that there are natural buffers in place that will shield the residential units from the surrounding commercial uses. The undisturbed woodland and wetland areas on the site and surrounding properties would allow the proposed use to “remain relatively secluded” from the commercial properties. However, as noted there are several undeveloped properties adjacent that could develop under the OST zoning district, which could result in greater conflicts with the residential use. Existing developed properties could also change hands, with new occupancy that may result in greater noise or other undesirable impacts. Rezoning to residential will also have impacts on the undeveloped properties, which will now be required to construct a 4-6 foot berm between their property and the proposed residents. The two parcels north and south of this property that front on Meadowbrook are very narrow, so the additional berm requirement would significantly impact the ability to develop those two parcels. That additional burden should be shouldered by the applicant, which is creating the non-compatibility. The applicant has added 8-foot vinyl fencing at the property line behind buildings 16 and 17 to help provide additional screening. Fencing may be needed in additional areas as well.



Figure 3: Names of surrounding developments and businesses

Comparison of Zoning Districts

The following table provides a comparison of the current (OST) and proposed (RM-1) zoning classifications. It is not a direct comparison between the two uses, given that the two uses are

clearly distinct from each other. It is a change of use from Office to Residential. The requirements for building setbacks, buffering and lot coverage are also different between the two districts.

	OST (EXISTING)	RM-1 (PROPOSED)
Principal Permitted Uses	Professional and Medical offices; Data processing and computer centers; Laboratories; Research, testing, design & development, technical training; Hotels; Higher learning institutions; Motion picture, TV, & radio production facilities; Facilities for human care; Public parks/parkways, outdoor recreation; Public utilities; Financial institutions; Indoor/outdoor recreation facilities; Day care centers and adult day care; Sit down restaurants	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
Special Land Uses	Retail business and retail service; Restaurants, sit down and drive-through	Convalescent homes, assisted living facilities, hospice care facilities and child care centers
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	See Section 3.8.1
Lot Coverage		25%
Building Height	46 ft. or 3 stories, whichever is less	35 ft or 2 stories, whichever is less
Building Setbacks	Front: 50 feet Rear: 50 feet Side: 50 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	Front: 20 feet Rear: 20 feet Side: 20 feet Exterior side yard setbacks same as front yard	Subject to 3.8 RM-1 and RM-2 Required Conditions

DEVELOPMENT POTENTIAL

The land is currently vacant. Development under the current OST zoning could result in a substantial amount of Office or Research & Development building space being constructed. In the narrative provided, the applicant states that a commercial development on this property would result in significantly greater disturbance of the woodlands and wetlands on the site. They estimate that an additional 4 acres of disturbed area would result from an office park development on the northern portion. No conceptual layouts or building sizes were included with the submittal. There have been no formal submittals for development proposals in the last decade for the subject property.

In 2005, a Planned Rezoning Overlay was approved for this property by City Council, which changed the zoning from OST to RM-2 High Density Residential subject to the terms of a PRO Agreement. That development, known as Uptown Park, consisted of 201 for-sale condominium units

(overall density of 6.43 dwelling units per acre). The development never got underway, and so the PRO Agreement and Rezoning expired and the zoning classification reverted to OST. (Under the revised Zoning Ordinance, a PRO Agreement no longer expires and runs with the land.)

The current concept plan proposes a development of 134 units (density of 4.65 dwellings per acre) for a low-density multifamily development which is below the 5.4 maximum density allowed for three-bedroom units in the RM-1 zoning district (627 total number of rooms allowed, 536 rooms proposed). The buildings are clustered along the north and eastern portions of the property, which allows for some preservation of sensitive wetland and woodland areas, but also makes the units closer to the existing office uses in the surrounding area. The applicant is proposing a deviation to allow 50-foot setbacks, which are consistent with the current OST zoning, rather than the 75-foot setback required for RM-1 zoning.

The Master Plan for Land Use does not anticipate residential uses of this property, so no density guidelines are provided on the plan. The site is adjacent to high tech office developments to the east and north, and the zoning to the south will also remain OST. Some potential conflicts with the adjacent users could be the noise and disruption of truck traffic, including loading and unloading functions, on the proposed residents. The closest residential unit is shown to be 80 feet from the dumpster enclosure of one commercial establishment to the east. To the north, the developed properties are further from the property line, with the closest parking areas at least 130 feet and buildings 220 feet away, which will provide a greater buffer.

The applicant provides some reasonable justification for the change of use, however the staff's concerns about inconsistent uses without sufficient buffering, as well as creating additional barriers and expense to owners of adjacent parcels.

In this review letter, staff identifies concerns with connectivity, security, architectural compliance and lack of adequate screening from adjacent uses. **Based on the feedback provided, and any additional comments from the Planning Commission and City Council, the applicant should consider addressing those comments and revise the drawings accordingly to offset the impacts of the proposed change of use on the surrounding development before the formal PRO Concept submittal.**

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is currently not recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development. However, at this time the plan follows only a few. **The applicant should consider revisions to the plan to comply with as many goals as possible. Please refer to staff comments in bold and revisions recommended in bold and underline.**

1. General Goal: Quality and Variety of Housing

- a. Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. **The development proposes the required sidewalks along the public streets, as well as a gravel walking path. A substantial portion of the site is to remain undeveloped in open space. Design, construction and easement acquisition for sidewalks are also proposed off-site to the north and south along Meadowbrook Road as a public benefit.**
- b. Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
- c. Maintain existing housing stock and related infrastructure.
- d. Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all

demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

2. General Goal: Community Identity

- a. Maintain quality architecture and design throughout the City. **The proposed elevations meet the minimum required Façade Ordinance standards. Please refer to the façade review letter and consider enhanced quality materials that would exceed the minimum.**

3. General Goal: Environmental Stewardship

- a. Protect and maintain the City's woodlands, wetlands, water features, and open space. The concept plan proposes additional removal of regulated woodlands. **Please refer to the wetlands and woodlands review letter for opportunities to further protect these natural features.**
- b. Increase recreational opportunities in the City. **The Concept plan proposes recreational opportunities for the residents. The applicant proposes to fill two off-site gaps totaling about 314 feet as a benefit to the public, as well as building the required sidewalk along their frontage. The applicant should consider a bike and pedestrian connection from the west side of the property to the developments near Twelve Oaks Mall. This would connect the proposed residential development to the existing regional retail and restaurant amenities available in the area. There is also a looped gravel path proposed on the site that would include an overlook area near Twelve Oaks Lake. The applicant shall provide details of the proposed seating area at the outlook on future plans.**
- c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**

4. General Goal: Infrastructure

- a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**
- b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **Please refer to comment for item b under General Goal 3.**

5. General Goal: Economic Development / Community Identity

- a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is initiated by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval which must be reflected in the Concept Plan and or the PRO agreement.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

The applicant has listed the following conditions for development:

1. Preservation of 7.06 acres of City regulated woodlands
2. Preservation of 3.02 acres of City regulated wetlands
3. On-site wetland mitigation will be provided in accordance with the Wetland and Watercourse Protection Ordinance.
4. Overall density shall not exceed 4.75 dwelling units per acre: **(More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District)**
5. Providing the community amenities shown in the PRO Concept Plan

Additional conditions to be included in the PRO Agreement, if it should be approved, will likely be added during the review process.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that **"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."** Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The previous concept plan required 8 deviations. The revised submittal has reduced that number to 6.

The following are Ordinance deviations that have been requested by the applicant. **Staff comments are in bold.**

1. **Side and Rear Setbacks (Sec 3.1.7.D and 3.6.2.B):** A Zoning Ordinance deviation is requested to reduce the side and rear setbacks from 75 feet to 50 feet along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving City Woodlands and Wetlands in the southern portion of the property.
2. **Building Orientation (Sec. 3.8.2.D):** A Zoning Ordinance deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing up to open space/wooded areas. **All buildings are either parallel or perpendicular to property lines abutting non-residential districts. This deviation has been requested and granted for many residential projects in the City in the last 5 years.**
3. **Distance Between Buildings (Sec. 3.8.2.H):** A Zoning Ordinance deviation is requested to allow a minimum distance of 30 feet between buildings on the same side of the street. **Based on the information provided by the applicant, the calculated minimum distance would be between 33.72 feet and 34.9 feet, so the deviation is relatively minor.**

4. **Parking along Major Drives (Sec. 5.10):** A Zoning Ordinance deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, and property configuration). **Angled and perpendicular parking is permitted on a minor drive, but not on a major drive; on-street perpendicular parking for guests is proposed the Major Drive in four locations. The placement of these parking areas are not near the main entrance.**
5. **Landscape Berms (Sec. 5.5.3.A.ii):** A Zoning Ordinance deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district on the north and east sides of the property. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. An 8-foot high vinyl fence is proposed along one portion of the site where the homes are closest to these areas to provide visual and audible screening. **The proposed fence and maintaining existing vegetation for screening is an enhancement over a newly planted landscaped berm.**
6. **Right-of-Way Landscaping (Section 5.5.3.B.ii):** A deviation to the required street trees and greenbelt berm along Meadowbrook Road due to the existing wetlands and underground utilities.

All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement.

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) *The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. (Sec. 7.13.2.D.ii.b) *Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

IDENTIFYING BENEFITS TO PUBLIC RESULTING FROM THE REZONING AND THE PROPOSED DEVIATIONS

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits are suggested by the applicant (as listed in their narrative) as resulting from the development proposal:

1. The applicant proposes to fill two off-site sidewalk gaps along Meadowbrook Road adjacent to the north and south totaling 314 feet as a benefit to the public. The sidewalk extensions will include design, construction, and easement acquisition if necessary. **As mentioned previously, the applicant should also consider a sidewalk connection, or utilize the emergency access drive, from the west side of the property to the sidewalk that will be installed with the Griffin Novi project. This would connect the proposed residential development to the nearby retail and restaurant amenities while not permitting cut-through vehicular traffic.**
2. The proposed site plan allows for the preservation of 7.06 acres of City Woodlands and 3.02 acres of City Wetland on-site that will remain natural in perpetuity. **It is beneficial to the public to have additional wetland and woodland areas permanently protected within conservation easements.**
3. The proposed Concept plan includes a nature trail and overlook amenity that will allow future residents to directly benefit from the preserved natural features on-site. **While the nature trail is a pleasant amenity, it is also a requirement of the RM-1 district to provide 200 square feet of usable open space per unit. The trail is counted toward meeting this requirement, which means it would be possible to achieve this benefit absent the PRO process. The applicant has proposed a looped path and exceeds the open space requirements, which offers greater benefit. The calculation for Phase 2 indicates the open space requirement is exceeded by 43%.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. In Staff's opinion the proposed benefits to the City could be further enhanced, and we have offered some suggestions for the applicant to consider in this and the other review letters.

The Planning Commission and City Council should offer their thoughts on whether the proposed benefits are sufficient, and whether they have other ideas for improvements to the proposal.

NEXT STEP: PLANNING COMMISSION CONSIDERATION OF ELIGIBILITY

The Planning Commission will have an opportunity to discuss the revised initial submittal and eligibility of the rezoning request from OST (Office Service Technology) to RM-1 (Multiple Family Low Rise Residential) with a Planned Rezoning Overlay.

As stated in the newly amended PRO Ordinance,

In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that,

- (1) are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C below; and*
- (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.*

(See attachment for Full text, including Subsection C)

CITY COUNCIL CONSIDERATION OF ELIGIBILITY

Following the Planning Commission's initial review of the proposed project, the City Council will likewise have the opportunity to review the PRO proposal and comment on whether the project is eligible for the PRO process.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP, Senior Planner



PLANNING REVIEW CHART: **RM-1 with PRO Rezoning**

Review Date: September 1, 2023
Review Type: PRO Concept Plan – Revised Initial Submittal
Project Name: **JZ22-28 Elm Creek PRO**
Location: West of Meadowbrook Road, South of Twelve Mile
Plan Date: June 21, 2023
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. Items in **Underlined Bold** are possible deviations identified. Underlined items need to be addressed during the Site Plan phase. *Italic* items are to be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted July 27, 2017)	Office, R&D, Technology	68-unit attached residential development with PRO overlay;	No	<i>Proposed rezoning is not consistent with the 2017 Master Plan</i>
Area Study	The site does not fall under any special category	NA	NA	
Zoning (Effective January 8, 2015)	OST Office Service Tech; RM-1 Low Rise Multiple Family	RM-1 Low Density Low-rise Multi-Residential District	No	<i>Rezoning proposed - Subject to new PRO Ordinance</i>
Uses Permitted (Sec 3.1.23.B & C)	Office and Service Uses Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. – Special Land Uses Permitted.	Multiple Family Residential – 134 units	No	<i>Uses proposed would be permitted in RM-1 district, but is not consistent with the Master Plan</i>
Phasing	Provide phase lines and detail description of activities in each phase	Phase 1 (north): 80 units Phase 2 (south): 54 units	Yes	
Planned Rezoning Overlay Document Requirements (Section 7.13.2 and SDM: <u>Site Development Manual</u>)				
Narrative (Section 7.13.2) The statement should include the following:	Statement of eligibility for PRO Approval: Describe the rezoning requested including uses proposed, justification for why it makes sense			
	How does the project constitute an overall benefit to the public that outweighs any material detriments or could otherwise be accomplished without the rezoning?	Provided in narrative		<i>See Planning Review for detailed comments</i>
	Deviations and Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning	Provided in narrative		<i>See Planning Review for detailed comments</i>

Item	Required Code		Proposed	Meets Code	Comments
	Ordinance deviations, limitation on total units, height or uses, etc)				
Traffic Impact Study Site Development Manual	Required regardless of site size, with requirements in SDM		Previously provided	Yes	See previous TIS Review from Traffic Consultant for comments
Community Impact Statement (Sec. 2.2)	Required in certain situations (SDM link: Site Development Manual)			NA	Not required as does not meet threshold
Rezoning Sign Details (Site Development Manual)	Installed within 15 days prior to public hearing Located along all road frontages		Signage posted in fall of 2022	Yes	
Residential: Height, bulk, density and area limitations (Sec 3.1.8.D)					
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required		The site has frontage and access to Meadowbrook Road	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-1 and RM-2 Required Conditions		Phase 1: 23.7 acres total site size, with 4.49 ac wetlands Net area: 18.85 acres		
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)			Phase 2: 12.98 acres, 3.03 acres wetland Net site area: 9.95 ac		
Open Space Area (Sec 3.1.8.D)	200 sf Minimum usable open space per dwelling unit For a total of 80 dwelling units, <u>required Open Space Phase 1: 16,000 SF</u> <u>Phase 2: 10,800</u> <u>Refer to definitions for Usable Open Space and Open Space</u>		Phase 1 Open Space Plan provided Sheet 6; 5' wide gravel path to overlook area and individual unit decks shown as usable open space – total of <u>57,848 sf</u> Phase 2 – 15,400 sf (unit decks and open space around walking path)	Yes Yes	
Maximum % of Lot Area Covered (By All Buildings)	25%		Phase 1: 14% Phase 2: 19%	Yes	
Building Height (Sec. 3.20)	35 ft. or 2 stories whichever is less		Median building height 26.5 feet – max roof height of 33 feet	Yes	
Minimum Floor Area per Unit (Sec. 3.1.8.D)	Efficiency	400 sq. ft.	Not proposed	NA	
	1 bedroom	500 sq. ft.	Not proposed	NA	
	2 bedroom	750 sq. ft.	Not proposed	NA	
	3 bedroom	900 sq. ft.	Units shown are 2000-2200 sf	Yes	
	4 bedroom	1,000 sq. ft.	Not Proposed	NA	

Item	Required Code		Proposed	Meets Code	Comments
Maximum Dwelling Unit Density/Net Site Area (Sec. 3.1.8.D)	Efficiency	5%	Not proposed	Yes	<u>Phase 2 notes indicate limit of 5.4 du/ac</u>
	1 bedroom	10.9 Max 20%	Not proposed		
	2 bedroom	7.3	Not proposed		
	3+ bedroom	5.4	Phase 1 4.24 du/ac Total site: 23.7 Acres ROW Area: 0.36 Acres Wetlands: 4.49Acres Net Site Area: 18.85 Acres		
Residential Building Setbacks (Sec 3.1.8.D)					
Front (along Meadowbrook Rd)	75 ft.		> 75 ft 50 ft. on E side	Yes No	<i>Additional setbacks required by Sec 3.6.2.B</i>
Rear (West)	75 ft.		50 ft.	No	<u>Deviations requested by applicant to allow 50-foot setbacks on north, east and west of property; Phase 2 buildings appear to meet all setback requirements</u>
Side (North & South)	75 ft.		N: 50 ft. S: 23.7 ft.	No No	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2					
Front (along Meadowbrook Rd)	20 ft.		20 ft. on all sides. Parking is provided in the garage and in front of the garage. Proposed parking along the streets meets the setback requirements	Yes	
Rear (West)	10 ft.			Yes	
Side (North & South)	10 ft.			Yes	
Residential: Note to District Standards (Sec 3.6.2)					
Building structure setback (Sec 3.6.2.B)	Other than single family or 2-family, building setback shall be minimum of <u>whichever is greater</u> : 1) height of main building; 2) 75 feet; or 3) setback listed in Section 3.1 (50 ft front)		Setbacks are not all 75 feet	No	<u>Deviations requested by applicant as noted above for Phase 1</u>
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		No exterior side yards	NA	

Item	Required Code		Proposed	Meets Code	Comments
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained		Wetlands exist in several areas of the site; impacts proposed	No	See Wetland Review letter for detailed comments
RM-1 and RM-2 Required Conditions (Sec 3.8)& (Sec 3.10)					
Total number of rooms (Sec. 3.8.1)	Total No. of rooms < Net site area in SF/2000 836,788 SF/2000 = 418		Total number of rooms = 68 units x 4 rooms = 272 rooms	Yes	
Public Utilities (Sec. 3.8.1)	All public utilities should be available		All public utilities are available	Yes	See Engineering Review for detailed comments
Maximum Number of Units (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units		Not Proposed	NA	
	1 bedroom units < 20 percent of the units		Not Proposed	NA	
	Balance should be at least 2 bedroom units		All are 3-bedroom units	Yes	
Room Count per Dwelling Unit Size (Sec. 3.8.1.C) *An extra room such as den, library or other extra room count as an additional bedroom	Dwelling Unit Size	Room Count *		Yes	
	Efficiency	1	Not proposed		
	1 bedroom	2	Not proposed		
	2 bedroom	3	Not proposed		
	3 or more bedrooms	4	4		
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.		Over 400 feet proposed	Yes	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.		All structures front on proposed private drives	Yes	
Maximum length of the buildings (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.		~152 feet proposed?	Yes	
Modification of maximum length (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if			NA	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes				

Item	Required Code	Proposed	Meets Code	Comments
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
Building Orientation (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Orientation of buildings do not appear to meet the minimum requirement for all buildings	No	<u>Deviation requested by applicant for all buildings</u>
Yard setback restrictions (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	No off-street parking or loading area is proposed within side yards	Yes	
Off-Street Parking or related drives (Sec. 3.8.2.F) Off-street parking and related drives shall be...	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	Off-street parking areas more than 25 feet from buildings	Yes	
	No closer than 8 ft. for other walls or		Yes	
	No closer than 20 ft. from ROW and property line		Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	5-foot Sidewalks shown along the internal streets	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Sidewalks proposed north and south of site on Meadowbrook as public benefit	Yes	Could a bike/pedestrian connection be added to connect to the west? Would provide non-motorized connection to the Mall area (Singh adding sidewalks with their Griffin Novi project)
	All sidewalks shall comply with barrier free design standards	Stated that they will comply	Yes	<i>Details on future submittals</i>
Minimum Distance between the buildings	(Total length of building A + total length of building B + 2(height of	Minimum of 30 feet proposed, calculation	No	<u>Deviation requested to allow 30 ft minimum between all buildings</u>

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.8.2.H)	building + height of building B))/6	shows 33-35 feet required		
Minimum Distance between the buildings (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Buildings are min. of 30 ft. from each other	Yes	
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms Phase 1 80 Three-BR units, required spaces = 200 spaces Phase 2 54 three-BR = 135 spaces	Phase 1 2-car garages provided in each unit (160) Driveway spaces (160) Guest surface (11) Total parking: 331 spaces Phase 2 2-car garages in each unit (108) Driveway spaces (108) Guest surface (9) Total parking: 225 spaces	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 28 ft. two-way drives - Parking shown in garages and driveways - A few 9'x19' spaces	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Closest parking is 325 feet from Meadowbrook ROW	Yes	
Barrier Free Spaces Barrier Free Code	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces			Review the requirements for ADA spaces for residential communities
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces			

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.			
Corner Clearance (Sec. 5.9)	No fence, wall, plant material, sign or other obstruction shall be permitted within the clear view zone above a height of 2 feet from established street grade	Corner clearance noted	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units Ph 1 Required: 16 Spaces Ph 2 required: 11 spaces	Phase 1: 16 spaces provided Phase 2: will comply at time of site plan approval	Yes	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served	Provided in multiple locations	Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Layout shown	Yes	
5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses				
Road standards (Sec. 5.10)	A private drive network within a cluster, two - family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width)	Proposed roads are to be public	Yes	Proposed roads are "major drive" with direct access to exterior public road
Major Drives	- Width: 28 feet - No perpendicular	Proposed major drives are 28 feet wide	Yes	

	parking			
Minor Drive	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Shorter streets are minor drives – roads proposed are over 600 feet long	NA	
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts.	Perpendicular parking is proposed in 4 locations on major drives Minimum centerline radius is not provided	No	<u>Deviation requested to allow perpendicular parking on a major drive</u>
Accessory and Roof top Structures				
Dumpster Sec 4.19.2.F	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces	Curb side trash pick-up planned	NA	

Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not proposed	NA	
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building		NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.		NA	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways.	Pathways planned as usable open space through natural areas	Yes	
Sidewalks (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	5' Sidewalks are proposed on both sides of the proposed private drive	Yes	
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 8-foot sidewalk is required along Meadowbrook Road	Sidewalk proposed	Yes	
Entryway lighting Sec. 5.7	One streetlight is required per entrance.			<u>Applicant to work with engineering and DTE on the location and type of the fixtures proposed in the right of way for residential community</u>
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk		NA	

	system or parking lot.			
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).			Provide with Concept Plan submittal
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).		Yes	Refer to all review letters for additional information requested. Show any utility structures and mailboxes on the plans
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Information not provided	No?	Include in PRO Narrative (not considered a public benefit)
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3) Sign permit applications may be reviewed an part of Preliminary Site Plan or separately for Building Office review.	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	Monument sign shown on north side of entry		
Development and Street Names	Development and street names must be approved by the Street Naming Committee	The project name "Elm Creek", and street names Forestview Trail and Creekview Trail were approved by the Committee		Please only use the approved street names on the plan set. <u>If any changes are requested submit a new application</u>
Property Split	The proposed property split must be submitted to the Assessing Department for	Not proposed at this time		<u>If intended, a property split will need to be resolved with 2nd property owner to the</u>

	approval.			satisfaction of the City;
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			<u>If tentative approval is granted, Council will direct City Attorney to prepare the agreement, which will then be shared with applicant for negotiation</u>
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment		<u>Provide any easements or agreements parcel is subject to</u> <u>If proposed, Master Deed draft shall be submitted prior to Stamping Set approval.</u>
Conservation easements	Conservation easements may be required for woodland impacts	Wetland and woodland easements may be required, or offered as a public benefit		<u>Draft documents would be required prior to stamping set approval.</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		NA	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Provided	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Not provided		Provide lighting spec sheets in the plan set at the time of final site plan submittal
	Photometric data	Provided	Yes	
	Fixture height	7'-20'	Yes	

	Mounting & design	Not shown		
	Glare control devices (Also see Sec. 5.7.3.D)	Not shown		
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Not shown	NA	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	20' max	Yes	
Required Conditions (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation	Notes provided on sheet 3	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred		TBD	
Required Conditions (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	See Text Amendment 18.301 for revised standards of Sec. 5.7.3.O
Color Spectrum (Sec. 5.7.3.F)	Multi-family: i. Min Color Rendering Index (CRI) of 70 ii. Correlated Color Temp (CCT) < 3000 Kelvin	3000K noted for P1 and P2 fixtures	TBD	Note new standard – please provide data to verify compliance
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 min	0.2 min	Yes	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min		NA	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	

Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.M)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.7 max shown	Yes	
Cut off Angles (Sec. 5.7.3.N)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	0.3 max shown	Yes	
Residential Developments (Sec. 5.7.3.O)	i. Provide lighting at each entrance to major thoroughfare, with min 0.2 fc, and max height of 25 ft ii. May deviate from 5.7.3.L requirements as long as parking lots, property lines, and security is provided	Entrance light shown, 20 ft height, 0.9-0.5 fc Meets requirements at these locations	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

8/31/2023

Engineering Review

Elm Creek PRO
JZ22-28

APPLICANT

Toll Brothers, Inc

REVIEW TYPE

Revised Initial Concept Plans

PROPERTY CHARACTERISTICS

- Site Location: South of 12 Mile Road West of Meadowbrook Road
- Site Size: 23.70 acres
- Plan Date: 6/21/2023
- Design Engineer: Seiber Keast Lehner

PROJECT SUMMARY

- Construction of 134 attached multiple family townhomes units. Site access would be provided via public roadways (Elm Creek Drive) off Meadowbrook.
- Water service would be provided by an 8-inch extension from the existing 8-inch water main stub at the southwest corner of 41795 Twelve Mile Road and an 8-inch extension from the existing 12-inch main at the western property limits of the development.
- Sanitary sewer service is proposed to be provided by pump station discharging at the western property limits of the development.
- Storm water would be collected by three storm sewer collection systems. The majority of the site would discharge to an on-site detention basin and ultimately to the existing wetland area. A smaller area tributary to Twelve Oaks Lake would be treated and utilize the lake as detention. Further information will be required for the third area to ensure adequate stormwater management is provided.

Recommendation

Approval of the PRO Concept Plan is recommended for the purposes of the rezoning request.

Comments:

General

1. A [Right-of-Way Permit](#) will be required from the City of Novi.
2. Provide a traffic control plan for any work that will impact Meadowbrook Road.
3. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility except for sanitary sewer manholes which should be 10-feet. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
4. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
5. Projects looking for final site plan approval in the near future should refer to the new Oakland County stormwater standards. The new Oakland County Stormwater standards can be found here: <https://www.oakgov.com/water/stormwater/Pages/Stormwater-Engineering-Design-Standards.aspx>

The State of Michigan is currently reviewing the City of Novi's stormwater standards for compliance with the new County standards, and thus the City has not yet adopted the new standards. The City is planning on adopting the new standards by January 2024. Projects that have not received approval from Planning Commission before the standards are adopted will be subjected to the change in requirements.

Water Main

6. The water main proposed at the northern limits of the site shall be rerouted to minimize the amount of water main at the rear of the buildings.
7. Generally, the distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. Exceptions will be made in those instances when a second connection is not available, or it is not otherwise possible to provide a looped system, provided the system is designed to accommodate a second connection when made available. The ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes is essential. Provide modeling calculations showing this can be achieved at the southern dead-end proposed.
8. Per current **EGLE** requirements, provide a profile for all proposed water main 8-inch and larger.
9. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall

be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.

10. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the Streamlined Water Main Permit Checklist, and electronic utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

Irrigation Comments

11. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

Sanitary Sewer

12. Based on our review of the existing contours and the as-builts for the adjacent sanitary sewers, it appears the development could be served by the sewer along Meadowbrook and the sewer extending from Meadowbrook, and therefore the pump station should be eliminated.
13. Three (3) sealed sets of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

Storm Sewer

14. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
15. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
16. Plastic pipe is not allowed in the right-of-way Except ADS HP, the maximum allowable size for plastic storm sewer is 12-inch. (Smaller diameters are allowed for roof drains)

17. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.

Storm Water Management Plan

18. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#).
19. Pretreatment shall be proposed for the 0.36 acre area, and shall include as much of the road to the east as reasonably possible.
20. If it is not practical to provide detention for the 0.36 acre area, provide information describing the impact of the undetained discharge to the wetland and proposed wetland mitigation area.
21. The proposed basin is referred to as Basin "A" on some sheets, and Basin "B" on others.
22. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
23. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
24. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
25. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
26. Provide manufacturer's details and sizing calculations for the pretreatment structures on the plans.
27. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately??? CFS. Higher flows shall be bypassed.
28. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
29. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of **1 square-inch in size**, even though this may result in a flow rate above that calculated.
30. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
31. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table.

Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation.

32. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. This buffer cannot encroach onto adjacent lots or property.

Paving & Grading

33. The off-site sidewalk proposed along Meadowbrook north and south of the property's road frontage will require permanent sidewalk easements. The applicant shall obtain these easements prior to final site plan approval.
34. Provide a minimum of 6 spot elevations where the pathway crosses each driveway (one at each corner and two in the center of the driveway on each side of the pathway). Spot elevations shall be provided to demonstrate a level landing adjacent to each side of the pathway crossing.
35. If driveways do not meet the city standard 16-foot wide with 3-tapers on each side a design construction variance may be required.
36. Provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.
37. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
38. The contour lines on plan Sheet 4 shows different elevations than Sheet 5 (south side of the property). It appears Sheet 4 is correct.
39. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
40. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
41. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
42. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
43. The Retaining walls plan sheet shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations.
44. A License Agreement will be required for the proposed retaining wall within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility.

45. Soil borings along the centerline of the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards. A minimum of 6 borings meeting ordinance requirements will be acceptable.

Flood Plain

46. If applicable, show the limits of the 100-year flood plain and floodway per the current FIRM maps (2006).

Soil Erosion and Sediment Control

47. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a [SESC permit application](#) under separate cover.

Off-Site Easements

48. The off-site sidewalk easements, and any off-site utility easements, if needed, must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Preliminary Site Plan:

49. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

The following must be submitted with the Stamping Set:

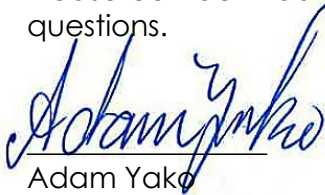
(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a [legal review transmittal form](#). Partial submittals will not be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#))

50. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
51. A draft copy of the [Emergency Access Easement](#) for the Emergency Access Drive proposed must be submitted to the Community Development Department.
52. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
53. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.

54. A draft copy of the warranty deed for the additional proposed 60-foot-wide right-of-way along Meadowbrook Road must be submitted for review and acceptance by the City.
55. A draft copy of the warranty deed for the street(s) to be dedicated as public must be submitted.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Adam Yako at (248)735-5695 or email at ayako@cityofnovi.org with any questions.



Adam Yako
Project Engineer

cc: Lindsay Bell Community Development
Humna Anjum, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 25, 2023
Elm Creek PRO
Revised PRO Concept Plan – Landscaping Review

Review Type

Revised PRO Concept Plan Landscape Review

Job

JZ22-0028

Property Characteristics

- Site Location: 43180 Nine Mile Road
- Site Acreage: 2.12 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, West: RM-1, East, South: I-1
- Plan Date: 6/21/2023

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval, contingent on additional screening being added south of the entry drive.**

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- The required 4.5-6 foot landscaped berm is not provided along the north and east sides of the property. *The proposed alternative is supported by staff at this time, contingent on the fence being extended.*
- It is possible that many of the street trees shown will not be able to be planted due to the utility layout. *This would be a deviation that would not be supported by staff.*
- A landscape deviation to not provide the required greenbelt berm and landscaping in the 113lf of existing wetland to be preserved. *This is supported by staff.*

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree survey and chart are provided.
2. 185 of 1725 required restoration credits are proposed to be planted on the site. **Please consider adding more restoration credits on-site in the form of shrubs, woodland seed mix or other plantings allowed in Section 37-8 Reforestation Credit table. Woodland replacement trees may be used to meet the detention basin canopy tree requirement.**

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to OST property so a 4.5-6 foot tall landscaped berm with 80-90% opacity is required. A mix of alternative screening, including a vinyl fence behind plantings, double rows of plantings and densely planted evergreens, is proposed.

2. The south frontage along the drive from Meadowbrook also seems to have inadequate buffering from a future office building. Please extend the vinyl fence buffering used behind Buildings 16 and 17 along the property line south of the entry drive to a point equal to the eastern end of the eastern visitor parking bay.
3. The exhibit provided indicates that north of the site, on adjacent properties, are significant vegetated distances that will provide significant buffering from those businesses.
4. *Staff can support the deviation for the lack of berm due to the above factors.*

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. A landscape deviation is requested to not provide the required greenbelt berm and landscaping within an existing wetland to be preserved. *This deviation is supported by staff.*
2. The required greenbelt berm and landscaping are provided on the rest of the site.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

No parking lot landscaping is required as only small bays are proposed. The required interior street trees or multifamily unit trees can be used along the perimeter of those bays to meet the requirement.

Multi-Family Landscaping:

1. Units: The required number of trees (240) is proposed, primarily as screening vegetation. The species must be provided on Final Site Plans.
2. Interior Drive trees:
 - a. The required number of trees (93) are proposed along the interior drives
 - b. In a number of locations, the underground utility layout does not provide room for the required trees. **Please revise the utility layout where necessary to provide the required spacing (4 feet behind the curb and 5 feet from the underground lines).**
 - c. **Woodland replacement trees should not be placed along the street.**
3. Building Foundation Landscaping: A minimum of 35% of the buildings' faces will be provided, as is required.

Plant List (LDM 4, 10)

1. No plant list is provided.
2. It is expected that the plant list will be provided no later than the Final Site Plan and the species used will meet ordinance requirements.

Planting Notations and Details (LDM 10)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. All required detention basin landscaping is proposed.
2. **Multi-family unit trees or woodland replacement trees can be used to meet the canopy tree requirement.**
3. **Please add at least one more canopy tree to the east side of the pond.**

Irrigation (LDM 10)

A plan for an automatic irrigation system or information as to how the plants will be provided with sufficient water for establishment and long-term survival must be provided no later than the Final Site Plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or meader@cityofnovi.org.

A handwritten signature in black ink, appearing to read "Rick Meader". The signature is fluid and cursive, with the first name "Rick" and last name "Meader" clearly distinguishable.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised PRO Concept Plans

Review Date: August 25, 2023
Project Name: JZ22 – 0028: Elm Creek PRO
Plan Date: June 21, 2023
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- The required 4.5-6 foot landscaped berm is not provided along the north and east sides of the property. *The proposed alternatives are supported by staff contingent on the extension of the vinyl fence along approximately half of the entry drive.*
- It is possible that many of the street trees shown will not be able to be planted due to the utility layout. *This would be a deviation that would not be supported by staff.*
- A landscape deviation to not provide the required greenbelt berm and landscaping in the 113lf of existing wetland to be preserved. *This is supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Site plan scale is 1"=60 ft • Detail plans are 1"=30'	Yes	Yes
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Provided on landscape plan title bar	Yes	
Project Information (LDM 2.d.)	Name and Address	Provided on landscape plan Sheet L-1	Yes	
Survey information (LDM 2.c.)	Legal description or boundary line survey	Survey and Descriptions on Sheet 2	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Allen Design	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copied seal and signature		<u>Final stamping sets must have live LA signature</u>

Item	Required	Proposed	Meets Code	Comments
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree survey and tree charts are provided on Sheets L-4 and L-6 – L-8 • Tree numbers of trees to remain are shown on the landscape plan. • Trees being removed are indicated on the tree chart • Calculations for woodland replacements are provided. • Per the calculations provided, 1725 replacement credits are required, 185 trees will be provided and a contribution to the tree fund for the remaining 1540 trees will be made. • Wetlands are shown on same plan	• Yes • Yes • Yes • Yes • Yes • Yes	1. Additional credits could be planted on the site by utilizing the Reforestation Credit Chart in Section 37-8 of the woodland ordinance. Please consider adding more credits with that option. 2. <u>When selecting woodland replacement species, please remember that only 10% of the trees provided can be evergreens.</u>
Natural Features protection				Please be sure that proper buffers and protection for stream and lake are provided.
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	Soils information provided on cover sheet	Yes	
Zoning (LDM 2.f.)	Site: RM-1, OST Proposed: RM-1 with PRO North, East, South: OST West: RM-1,RC	Yes – on location map on Cover Sheet	Yes	
PROPOSED IMPROVEMENTS				

Item	Required	Proposed	Meets Code	Comments
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Landscape plan shows locations of buildings and drives	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	• Shown on landscape plan • A number of lines (water, storm) are placed such that there is insufficient room between the lines and the curb to plant the required street trees with required spacing	• Yes • No	Please adjust the placement of the utility lines such that the required spacing for street trees can be met (5 feet from lines, 10 feet from structures) can be met.
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	• Proposed spot elevations and contours are provided on Grading Plan • Proposed contours are provided on landscape plan	• Yes • Yes	
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Provided	Yes	Please move all trees out of the clear vision zones.
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours • Berm should be located on lot line except in conflict with utilities. • Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<u>Residential adjacent to OST requires:</u> • 4.5-6 foot high landscaped berm with 5 foot wide crest. • Opacity 80% winter, 90% summer.	• No berm is proposed along the north or east sides of the property. • A line of trees is proposed along the east property line, north property line and south of the entry drive. • A vinyl fence is also proposed along the eastern property line.	No	1. A landscape deviation is required for the lack of the required berm along the north, east and south property lines (along entry drive). 2. <i>The deviation would be supported by staff if vinyl fencing was added south of the driveway to a point equal to the eastern edge of the parking pay along the entry.</i>

Item	Required	Proposed	Meets Code	Comments
		Dimensioned aerials are provided to show the existing conditions of the proposed buildings in relation to the adjacent property.		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii) (RM-1)				
Greenbelt width (2)(3) (5)	- Adj to parking: 20 ft - Not adj to parking: 34 ft	397 ft	Yes	
Min. berm crest width	2 ft	No berm is proposed	No	- A landscape deviation is requested to preserve the existing wetland area (113lf/3 trees) and the remaining frontage is too limited to create the required berm - This deviation is supported by staff.
Min. berm height (9)	3 ft	No berm is proposed	No	
3' wall	(4)(7)	No wall is proposed in greenbelt		
Canopy deciduous or large evergreen trees Notes (1) (10)	1 tree per 35 lf (264-113-57)lf/35 = 3 trees	- No trees or berm proposed in natural area to remain 3 trees	No	- A landscape deviation is requested to preserve the existing wetland area (113lf/3 trees) - This deviation is supported by staff. With the deviation, the correct number of trees are provided
Sub-canopy deciduous trees Notes (2)(10)	1 tree per 35 lf (264-113-57)lf/25 = 4 trees	- No trees or berm proposed in natural area to remain 4 trees	No	See above
Canopy deciduous trees in area between sidewalk and curb	1 tree per 35 lf (264-136)/35 = 4 trees	4 trees	Yes	
Multi-Family Residential (Sec 5.5.3.F.ii)				

Item	Required	Proposed	Meets Code	Comments
Building Landscaping (Zoning Sec 5.5.3.E.ii.)	3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. 80 units * 3 = 240 trees - Up to 25% of requirement can be subcanopy trees	240 trees	Yes	- On the final site plan, please show the species of the trees. - Multifamily unit trees can be used to meet the parking lot perimeter requirement
Interior Street Landscaping	1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. - Trees in boulevard islands do not count toward street tree requirement (4534-1280)/35 = 93 trees	93 trees - Deficient spacing is provided between some of the utility lines and the curb to allow the required street trees	- Yes - No	Please adjust utility lines locations where necessary to allow sufficient space for trees (4 feet behind curb and 5 feet from lines).
Foundation Landscaping	35% of building façades facing road must be landscaped	The standard foundation planting detail indicates that 35%-40% of the units faces will be landscaped	Yes	
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	- Clear sight distance within parking islands - No evergreen trees	- Only small parking bays are proposed - Calculations for the parking lot perimeter trees and trees are provided	- Yes - Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	TBD	
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b. i)	- A minimum of 200 SF to qualify 200sf landscape space per tree planted in island. 6" curbs - Islands minimum width	NA	NA	

Item	Required	Proposed	Meets Code	Comments
	10' BOC to BOC			
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17' parking space with 7' sidewalk	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	3 and 5 space bays are proposed	Yes	
Parking Lot Perimeter Trees	1 Canopy tree per 35 lf - Sub-canopy trees can be used under overhead utility lines.	Calculations are provided and 7 trees are proposed	Yes	Since the parking is only on one side of the road, only perimeter trees are required, and the requirement can be met with multifamily unit trees.
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. - Trees should not be planted within 5 feet of underground lines.	- All hydrants and utility lines are shown on the landscape plans. - Insufficient space is provided between some lines and the curb for the required street trees. - Correct spacing is provided for hydrants	Yes/No	1. Please re-align the utility lines as necessary to provide sufficient space for all required trees. 2. Please add trees shall be spaced at least 5 feet from underground utility lines to City of Novi Note #5 on Sheet L-4.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		<u>Please indicate on the Final Site Plans</u>
Snow deposit (LDM.2.q.)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	A note indicates snow will be deposited along the drives	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	- A minimum of 2 ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials	No	TBD	1. <u>Please show transformers and other utility boxes when their locations are determined.</u> 2. <u>If box locations are not determined by</u>

Item	Required	Proposed	Meets Code	Comments
	within 8 ft. from the doors			<u>final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.</u> 3. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)	- Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. - Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for basin mix - Include seed mix details on landscape plan	All required detention trees and shrubs are indicated	Yes	1. <u>Woodland replacement trees or multi-family unit trees may be used to meet the detention tree requirement.</u> 2. <u>Please add at least one more tree along the east side of the detention basin to increase shading of the pond.</u>
Phragmites and Japanese Knotweed Control	- Note any locations of Phragmites australis or Japanese Knotweed on the site. - If some is found, add plans for its removal to the plans.	- Phragmites was found in wetlands on the site and located on the plans - Instructions for its removal are provided.	Yes	<u>Please add "and third" after Second Year in the Sequence of Removal for Phragmites notes.</u>
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		No plant list is provided	No	<u>Provide plant list on landscape plans.</u>
Root type		No plant list is provided	No	<u>See above</u>
Botanical and common names	At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native	No plant list is provided		<u>See above</u>

Item	Required	Proposed	Meets Code	Comments
	to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.			
Type and amount of lawn		No		<u>Need for final site plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for final site plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	Detail is provided	Yes	If no berm is proposed this detail is not necessary.
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date (LDM 2.I. & Zoning	• Provide intended date • Between Mar 15 – Nov	Between Mar 15 – Nov 15	Yes	

Item	Required	Proposed	Meets Code	Comments
Sec 5.5.5.B)	15			
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes		
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes		
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes		
General Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	A note indicates this.	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival on the Final Site Plans, not stamping sets.</u> 2. <u>The plan should meet the requirements listed at the end of this chart.</u> 3. <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM	28 trees are identified for which 79 credits are taken	TBD	See Davey Resource Group review.

Item	Required	Proposed	Meets Code	Comments
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	- Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. - Refer to LDM section 11.b for more details	No plant list is provided		<u>Include correct sizes on plant list.</u>
Plant size credit (LDM 11.b)	NA	No		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	No plant list		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	- Overhead lines on Meadowbrook Road are shown - They do not conflict with proposed trees	Yes	
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	- Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth - Specify natural color, finely shredded hardwood bark mulch. - Include in cost estimate. - Refer to section for additional information	Not noted		<u>Include requirements in planting details and landscaping notes.</u>
NOTES: - This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. - The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification. - Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
2301 Catherine Industrial Dr., Ste. 124
Novi, MI 48375

To: Lindsay Bell, City of Novi Senior Planner
Community Development Department, City of Novi

From: Kerry Gray, Principal Consultant
Davey Resource Group

CC: Barbara McBeth, City of Novi Planner
James Hill, City of Novi Planner
Ian Hogg, City of Novi Planner
Sarah Marchioni, City of Novi Project Coordinator
Rick Meader, City of Novi Landscape Architect
Diana Shanahan, City of Novi Planning Assistant
Douglas Repen, Mannik and Smith Group

Date: August 25, 2023

RE: Elm Creek
Woodland Review #2 - PRO Concept Plan Review – JZ22-28

Davey Resource Group, Inc. (DRG) has conducted a review of the revised PRO Concept Plan for the proposed Elm Creek residential development on Meadowbrook Road just south of 12 Mile Rd (Parcel No. 22-14-200- 043). The plan set prepared by Seiber Keast Lehner (issue date: 06/21/2023), proposes construction of a multi-family townhome development. The site contains City of Novi regulated woodland. DRG reviewed the revised PRO Concept Plan set for conformance with the City of Novi's Woodland Protection Ordinance, Chapter 37 and Woodland Review #1 comments (10/17/2022).

Recommendation: DRG recommends approval of the Elm Creek PRO Plan contingent upon providing the list of woodland replacement species on the final site plan. Please review the Woodland Review Comments for minor plan edits needed and to note the changes in woodland mitigation financial guarantee requirements based on the increased number of regulated woodland trees proposed for removal.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8) & Financial Guarantee (Chapter 26.5-5)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

Woodland Impacts & Replacement Requirements

The Elm Creek PRO Concept plan proposes the disturbance and removal of trees in City of Novi Regulated Woodlands for construction of the multi-family townhomes and associated utilities, and stormwater infrastructure.

The site contains open areas and wetlands with trees and woodlands on the northern and eastern western sides of the property. The trees on site are a mix of bottomland and upland tree species including, eastern cottonwood (*Populus deltoides*), black walnut (*Juglans nigra*), boxelder (*Acer negundo*), black cherry (*Prunus serotina*), sugar maple (*Acer saccharum*), and slippery elm (*Ulmus rubra*). The trees on the site range in size from 8 -30" in diameter with the majority of trees falling between 8 and 20" in diameter)

The plan proposes the removal of 904 regulated woodland trees and impacts to the critical root zone of 67 regulated woodland trees.

The following woodland tree replacements are required:

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11"	339	1	339
12-20"	399	2	798
21-29"	83	3	249
30+"	5	4	20
Multi-Stem	78	Add Stems/8	269
CRZ Impacts (Trees to remain mitigating for impact)	67		129
Total			1,804
Credits for Preserved Non-Regulated Trees Outside of Regulated Woodland			79
Total Replacements (Required Replacements less Credits)			1,725 Trees

The applicant proposed to plant 185 woodland replacements on site and pay into the City of Novi Tree Fund the remaining 1,540 woodland replacement credits.

Woodland Review Comments

1. **A Woodland Use Permit is** required to perform construction on any site containing regulated woodlands. The Woodland Use Permit for this project requires Planning Commission approval.
2. **Woodland Summary (Sheet L-8).** There are 904 regulated trees to be removed and not 903 as stated in the Woodland Summary. Please revise. The mitigation calculations are correct.
3. **Woodland Replacement Species.** The PRO Concept Plan does not include the species to be planted on site for the woodland replacement credits. The final site plan must provide the list of woodland replacement species. All woodland replacement credits must be species native to Michigan.

4. Financial Guarantees

- a. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
 - i. To calculate the woodland fence inspection fees – provide on Sheet L-3 the cost to stake, install and remove the tree protection fencing
- b. A **Woodland Replacement Financial Guarantee of \$74,000** (185 woodland replacement credits x \$400 per credit) is required as part of the Woodland Use Permit fees to ensure planting of on-site Woodland Replacement tree credits.

Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees (comment 6).

- c. The applicant will be required to pay into the **City of Novi Tree Fund \$616,000** for the 1,540 woodland replacements not planted on site (1,540 woodland replacement credits x \$400/credit).
- d. The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance, per The City's Performance Guarantees Ordinance. A **two-year maintenance bond** in the amount of twenty-five (25) percent of the value of the trees (**\$18,500**), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

Based on a successful inspection 2-years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

5. Woodland Replacement Inspection, Woodland Guarantee Inspection and Conservation Easement information can be found in Woodland Review #1 (dated 10/17/2022)

WETLAND REVIEW



August 28, 2023

Ms. Lindsay Bell
City Planner
Department of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: Elm Creek; JZ22-28
Wetland Review of Revised Planned Rezoning Overlay (rPRO) Plan
MSG Project No. N1030127

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the revised plan set titled *Planned Rezoning Overlay (PRO) Plan* prepared by Seiber Keast Lehner dated June 21, 2023 (rPRO Plan). The project site is located west of Meadowbrook Road and south of Twelve Mile Road in Section 14. The rPRO Plan depicts construction of 17 multi-family residential buildings with roadways and other improvements on an approximately 23.70-acre portion of tax parcel 50-22-14-200-043. The portion of the parcel to be developed is referenced in this letter as the Site (Figure 1).

Published Data

MSG reviewed the City of Novi Wetlands Maps and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer for the Site. The Site contains City-regulated wetlands, wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, and hydric (wetland) soil (Figures 1 and 2, respectively). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies. Hydric soil is mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service.

MSG Wetland Boundary Verification

The rPRO Plan depicts the locations of eight wetlands on the Site that were designated Wetlands A, BEFG, C, H, I, J, K, L, and M, with Wetlands BEFG, C, and L extending beyond the Site limits. MSG visited the Site on December 12, 2021 to verify wetland boundary lines. MSG did not revisit the Site for review of the rPRO Plan. Selected Site photographs from December 12, 2021 are provided at the end of this letter.

The following table provides a brief summary of the Site wetlands and proposed impacts, as depicted in the rPRO Plans.

Wetland	Wetland Area within Site	Wetland Impact Area	Wetland Setback Impact Area	Wetland Type	Regulated by EGLE?*	Essential Wetland?	Mitigation Required by City of Novi?
A	0.09 acre	0.09 acre	0.18 acre	Emergent	No	Yes	Yes
BEFG	1.99 acres	0.07 acre	0.49 acre	Emergent	Yes	Yes	Yes
C	0.44 acre	None	None	Not identified	Yes	Yes	Not applicable

Wetland	Wetland Area within Site	Wetland Impact Area	Wetland Setback Impact Area	Wetland Type	Regulated by EGLE?*	Essential Wetland?	Mitigation Required by City of Novi?
H	0.05 acre	0.01 acre	0.09 acre	Emergent	Yes	Yes	Yes
I	0.01 acre	0.01 acre	0.11 acre	Emergent	No	Yes	Yes
J	0.20 acre	0.20 acre	0.43 acre	Forested	No	Yes	Yes
K	0.09 acre	None	Not identified**	Emergent	No	Yes	Not applicable
L	0.23 acre	0.05 acre	0.43 acre**	Emergent	Yes	Yes	Yes
M	0.03 acre	None	Not identified**	Emergent	No	Yes	Not applicable
Total	3.13 acres	0.43 acre	1.73 acres				

* As identified in the rPRO Plan

** Does not appear to include area impacted by mitigation area construction

According to the rPRO Plan, all proposed wetland impact and wetland setback impact is to be permanent; no temporary impact is proposed. The rPRO Plan identified the total volume of wetland fill as 1,647 cubic yards. **However, the volume of fill in wetland setbacks was not identified.**

Construction of mitigation wetland is proposed immediately adjacent to the delineated boundaries of Wetlands K, L, and M, i.e. within the associated wetland setback areas. **Wetland setback impact areas must include those areas that will be affected by construction of mitigation wetland.**

Permits and Regulatory Status

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is MSG's opinion that each of the identified wetlands provide the functional characteristics of storm water storage capacity and/or wildlife habitat, and accordingly they meet the criteria for an essential wetland as noted above.

Some of the delineated wetlands would be regulated by EGLE due to their proximity to (i.e. within 500 feet of) Twelve Oaks Lake, Bishop Creek, or tributaries thereof. EGLE is the final authority of the location and regulatory status of wetlands in Michigan. MSG recommends the client request a pre-application meeting with EGLE to determine the state jurisdictional status and mitigation requirements for each of the Site wetlands.

Based on the information provided, the following wetland-related items appear to be required for this project:

Item	Required/Not Required/Not Applicable
Wetland Use Permit (Non-Minor or Minor)	Required, Non-Minor
Wetland Mitigation	Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required
Wetland Conservation Easement	Likely required

Comments

1. Proposed fill volumes for wetland impacts exceed the 300 cubic yard limit for a minor permit, so a non-minor permit will be required. **Nevertheless, the proposed volume of wetland setback fill/cut must be specified for preparation of the permit documents, including areas affected by mitigation wetland construction.**
2. EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river or isolated wetlands of 5-acres area or more. Therefore, EGLE jurisdiction applies to some of the Site wetlands and wetland mitigation may be required. The City requires compensatory wetland mitigation for regulated total

- impacts of 0.25-acre and greater; however, EGLE may require it for lesser impacts and typically does for commercial projects.
3. Given that a City Wetland permit cannot be issued for EGLE-regulated wetlands until EGLE has issued a wetland use permit, the applicant is advised both City and EGLE requirements would apply to a mitigation plan, if applicable.
 4. Although the wetland vegetative cover includes non-native species, MSG recommends the applicant incorporate replacement native plantings, including trees and shrubs, in the site plans as well as removal of non-native invasive species.

Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

The Mannik & Smith Group, Inc.


Keegan Mackin
Environmental Scientist


Douglas Repen, CDT
Environmental Scientist, Project Manager
Certified Storm Water Management Operator

CC: Sarah Marchioni, City of Novi Project Coordinator
Barbara McBeth, City of Novi Planner
James Hill, City of Novi Planner
Ian Hogg, City of Novi Planner
Diana Shanahan, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Angela Sonsnowski, City of Novi Bond Coordinator

FIGURES



Figure 1

City of Novi Regulated Wetland & Woodland Map. Approximate tax parcel limits are shown in yellow. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue.



Figure 2 | **EGL E Wetlands Viewer Map.** Approximate Site boundary is shown in red.

Wetlands Map Viewer



PHOTOGRAPHS





Photo 1: View of Wetland A, facing west (December 12, 2021).



Photo 2: View of Wetland BEFG, facing west (December 12, 2021).



Photo 3: View of the narrow, northern portion Wetland BEFG, facing south (December 12, 2021).



Photo 4: View of Wetland C, facing southeast (December 12, 2021).



Photo 5: View of Wetland H, facing northwest (December 12, 2021).



Photo 6: View of Wetland I, facing northeast (December 12, 2021).



Photo 7: View of Wetland J, facing east (December 12, 2021).



Photo 8: View of Wetland K, facing south (December 12, 2021).



Photo 9: View of Wetland L, facing west (December 12, 2021).



Photo 10: View of Wetland L/drainage ditch along Meadowbrook Road, facing south (December 12, 2021).



Photo 11: View of Wetland M, facing west (December 12, 2021).

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ22-38 – Elm Creek PRO Revised Concept
Traffic Review

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
August 29, 2023

CC:
Lindsay Bell, Humna Anjum, Ben Peacock, Diana
Shanahan, James Hill, Ian Hogg

Memo

Subject: JZ22-38 – Elm Creek PRO Revised Concept Traffic Review

The revised concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Toll Brothers, is proposing an 80-unit townhome development.
2. The development is located on the west side of Meadowbrook Road, south of Twelve Mile Road. Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned OST (Office Service Technology). The applicant is requesting a rezoning to RM-1 (One-Family Residential)
4. The following traffic-related deviations are being requested by the applicant.
 - a. Allow perpendicular parking on a major drive.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 215 (Single-Family Attached Housing)
Development-specific Quantity: 80 Dwelling Units
Zoning Change: OST to RM-1

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	38	28	100	No
PM Peak-Hour Trips	46	27	100	No
Daily (One-Directional) Trips	576	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
RTS	Rezoning proposed. The RTS was submitted and reviewed previously.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	35'	Met	
2	Driveway Width O Figure IX.3	28'	Met	
3	Driveway Taper O Figure IX.11			
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access O 11-194.a.19	2 access points	Met	
5	Driveway sight distance O Figure VIII-E	500'+ indicated	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	212'	Met	
6b	Opposite side O 11.216.d.1.e	820' to 12 Mile Road	Met	
7	External coordination (Road agency)	N/A	N/A	City roadway.
8	External Sidewalk Master Plan & EDM	6'	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-J	Indicated	Met	Include detail in future submittals.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	N/A	
12	Trash receptacle ZO 5.4.4	Curbside pickup	N/A	
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	N/A	N/A	No parking access aisles.
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	N/A	N/A	No parking access aisles.
15b	Internal to parking bays	N/A	N/A	
16	Parking spaces ZO 5.2.12	11 guest spaces	N/A	Applicant indicated on-street parking is not proposed. See Planning Review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	N/A	N/A	
18	Parking space length ZO 5.3.2	19'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	6"	Met	
21	Accessible parking – number ADA	1	Met	
22	Accessible parking – size ADA	8' space with 8' aisle	Met	
23	Number of Van-accessible space ADA	1	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	16 spaces	Met	
24b	Location ZO 5.16.1	2 locations	Met	
24c	Clear path from Street ZO 5.16.1	6'	Met	
24d	Height of rack ZO 5.16.5.B	36"	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Indicated	Met	
25	Sidewalk – min 5' wide Master Plan	5'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	10'	Met	
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	T turnarounds 60' by 25', parking on major drive	Partially Met	Perpendicular parking is not permitted on major drives (Elm Creek Drive). The applicant has requested a deviation.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	Could add R4-7 (keep right symbol) signs in the island at the entrance.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

TRAFFIC IMPACT STUDY REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JZ22-38 – Elm Creek PRO Concept Traffic
Review

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
October 20, 2022

CC:
Lindsay Bell, Christian Carroll, Humna Anjum

Memo

Subject: JZ22-38 – Elm Creek PRO Concept Traffic Review

The concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Toll Brothers, is proposing a 68 unit townhome development.
2. The development is located on the west side of Meadowbrook Road, south of Twelve Mile Road. Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned OST (Office Service Technology). The applicant is requesting a rezoning to RM-1 (One-Family Residential)
4. The following traffic-related deviations will be required if plans are not changed.
 - a. Parking on major drive for two instances of 3 parking spaces.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

ITE Code: 215 (Single-Family Attached Housing)
Development-specific Quantity: 68 Dwelling Units
Zoning Change: OST to RM-1

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	30	21	100	No
PM Peak-Hour Trips	37	21	100	No
Daily (One-Directional) Trips	468	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
RTS	Rezoning proposed. The RTS was submitted and is reviewed below..

REZONING TRAFFIC STUDY

- The site is currently zoned Office Service Technology (OST) and is proposed to be rezoned to Low Density Multiple-Family (RM-1) through a PRO.
- The preparer indicates a volume of 10,000 vehicles per day on Meadowbrook Road, as per a 2016 RCOC count.
- The adjacent land use to the immediate west of the project site is zoned RM-1.
- The land uses examined for the OST zoning were General Office building and Medical-Dental Office Building. The maximum allowable density for either for the parcel size would be 202,690 SF, according to the preparer based on similar projects.
 - General Office Building would result in 2,146 trips per day.
 - Medical-Dental Office Building would result in 8,602 trips per day.
 - This size of medical-dental office building is very far out of range for the data in the 11th Edition of the ITE Trip Generation Manual. This value should be treated with caution.
 - A site plan for either of these options was provided in the appendix of the RTS.
- The maximum density for the proposed land use would be 84 dwelling units.
 - This would result in 590 trips per day.
- The difference in trips between the maximum allowed under OST zoning and the proposed PRO is 8,012 trips per day. Even discounting the out-of-range value for the medical-dental office building land use, the general office building land use would result in 1,556 more trips than the proposed RM-1 zoning.
- The zoning change permitted by this proposed PRO is unlikely to negatively impact the traffic system.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	35'	Met	
2	Driveway Width O Figure IX.3	28'	Met	
3	Driveway Taper O Figure IX.11			Check if taper is required.
3a	Taper length	50'	Not Met	75' to 100', with 100' as standard.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
3b	Tangent	50'	Met	Could be reduced to standard of 25'.
4	Emergency Access O 11-194.a.19	1 access point	Not Met	There appears to be an emergency access drive on the south end to a parking lot, but the access is not shown to connect to the parking lot.
5	Driveway sight distance O Figure VIII-E	500'+ indicated	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	Not indicated	Inconclusive	If a public street, driveway spacing requirements must be met along Meadowbrook Road
6b	Opposite side O 11.216.d.1.e	Not indicated	Inconclusive	If a public street, driveway spacing requirements must be met along Meadowbrook Road
7	External coordination (Road agency)	N/A	N/A	City roadway.
8	External Sidewalk Master Plan & EDM	6'	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-J	Indicated	Met	Include detail in future submittals.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Loading zone ZO 5.4	N/A	N/A	
1	Trash receptacle ZO 5.4.4	Not indicated	N/A	Assumption of typical residential trash collection at each residence.
1	Emergency Vehicle Access	No turning movements	Inconclusive	Provide turning movements to show emergency vehicle access.
1	Maneuvering Lane ZO 5.3.2	N/A	N/A	No parking access aisles.
1	End islands ZO 5.3.12			
1	Adjacent to a travel way	N/A	N/A	No parking access aisles.
1	Internal to parking bays	N/A	N/A	

INTERNAL SITE OPERATIONS				
N o .	Item	Proposed	Compliance	Remarks
16	Parking spaces ZO 5.2.12	N/A	N/A	Applicant should indicate if on-street parking is permitted.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	N/A	N/A	
18	Parking space length ZO 5.3.2	19' indicated, appears to be misdimensioned	Inconclusive	Indicate parking space length clearly in future submittals. 17' spaces allowed with 4" curb and 2' clear overhang, 19' spaces with 6" curb. Current dimension showing 19' extends some distance onto curb.
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	Not indicated	Inconclusive	See note 18.
21	Accessible parking – number ADA	1	Met	Van accessible space is currently centrally located to the development. However, there is no accessible parking at the mailboxes. Applicant should consider providing accessible parking at the mailboxes instead or as well.
22	Accessible parking – size ADA	8' space with 8' aisle	Met	
23	Number of Van-accessible space ADA	1	Partially Met	Aisle should be on the passenger side of a vehicle pulled into the space.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	16 spaces	Met	14 required
24b	Location ZO 5.16.1	2 locations	Met	
24c	Clear path from Street ZO 5.16.1	5'	Not Met	6' clear path required from bicycle parking to adjacent facilities.
24d	Height of rack ZO 5.16.5.B	36"	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
24	Other (Covered / Layout) ZO 5.16.1	Indicated	Met	
25	Sidewalk – min 5' wide Master Plan	5'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated at intersection	Partially Met	Ramps should be provided by parking spaces as well, especially near ADA parking.
27	Sidewalk – distance back of curb EDM 7.4	10'	Met	
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A		
30	Minor/Major Drives ZO 5.10	T turnarounds 60' by 25', parking on major drive	Partially Met	Perpendicular parking is not permitted on major drives (Elm Creek Drive). The applicant has indicated they are seeking a deviation.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Partially Met	Include sizes for the R7-8 and R7-8p signs in table.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Not present	Not Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
41	The international symbol for accessibility pavement markings ADA	Not present	Not Met	
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	Could add R4-7 (keep right symbol) signs in the island at the entrance.		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



August 26, 2023

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**
Elm Creek, PRO Initial Concept Plan, JZ22-28
Façade Region: 1, Zoning District: **OST to RM-1**

Dear Ms. McBeth:

The following is the Façade Review of the PRO Concept plan for the above referenced project. Our review is based on the drawings provided by Toll Brothers Development, dated 3/27/23. The applicant has provided one example of the building to be used within the project. The percentages of materials proposed are shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the righthand column. Materials that are in non-compliance, if any, are highlighted in bold.

Example 4-Unit Building	Front	Rear	Left Side	Right Side	Ordinance Maximum (Minimum)
Brick	31%	33%	40%	40%	100% (30% Min)
Vinyl Siding, Board & Batten Pattern	15%	0%	0%	0%	25%
Cement Fiber Siding	4%	21%	50%	50%	50% (Note 11)
Asphalt Shingles	45%	45%	5%	5%	50% (Note 14)
Wood Trim	5%	5%	5%	5%	15%

Section 5.15 The Façade Ordinance - As shown above, all facades are in compliance with the Façade Ordinance. The Vinyl Siding proposed on the front façade is a Board and Batten pattern which qualifies for Patterned / Textured Siding on the Façade Chart. It should be noted that vinyl siding in a lap siding pattern is not permitted.

Section 7.13.2 – Planned Rezoning Overlay - The PRO Ordinance requires that the project “accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved, or would not be assured, in the absence of the use of a PRO.” We believe that the requirements of Section 5.15 (above) must be exceeded to achieve compliance with this Section. In this case the proposed façade materials do not significantly exceed the requirements of the Façade Ordinance. Therefore, we believe the facades do not meet the PRO requirements.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci", written over the printed name below.

Douglas R. Necci, AIA

FIRE REVIEW



August 18, 2023

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Ian Hogg – Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

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City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief

RE: Elm Creek

PSZ# 22-0101

Project Description:

Construct 15 building multi-tenant units off Meadowbrook south of Twelve Mile.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- **What will the secondary access drive be constructed of?**
When the property has limited frontage along external arterials, or topographic conditions on the external arterials reduce sight line distances so that a secondary access point cannot be established which will provide safe ingress and egress, the City shall require access roads for emergency vehicles, where feasible. A secondary access driveway shall be a minimum of twenty (20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. Minimum easement width for secondary access driveways shall be twenty-five (25) feet. A permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. **(D.C.S. Sec 11-194 (a)(19))**

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

- **Front page of plans Fire Dept. Notes #3 states 3" high numbers, needs to be 10" high numbers.** All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. **(Fire Prevention Ord.)**
- **Is the connection to the south connecting to another water-main?** The distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. **There is 916' passed the second connection. (D.C.S. Sec. 11-68(a))**
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- **Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas.** In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(International Fire Code 912.2.1)**
- Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17 912.2.3)**

Recommendation:

Approved with Conditions

Sincerely,



Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

PROJECT NARRATIVE



June 20, 2023

Lindsay Bell, Senior Planner AICP
City of Novi – Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Elm Creek by Toll Brothers (fka Meadowbrook Towns), Meadowbrook Road, Planned Rezoning Overlay

Dear Ms. Bell,

Please accept the attached plans as our resubmittal for the proposed rezoning of the 36.68 acre property located along the west side of Meadowbrook Road, south of 12 Mile Road, from OST to RM-1 with a Planned Rezoning Overlay (PRO). The proposed PRO now includes two phases, the first of which includes 80 attached townhome units, on 23.7 acres with associated infrastructure improvements. The second phase of the PRO is conceptual and proposes a maximum density of 5.4 units per acre which is in line with the maximum density for the RM-1 zoning district (assuming three-bedroom units). Additional details, deviations, and setback restrictions regarding phase two are included in the PRO plans.

The townhomes proposed in phase one will be “for sale” with individual owners in each unit. The common areas and exteriors of all units will be managed and maintained by a community homeowners association. The proposed townhomes will range in size between 1800 and 2200 square feet with 2-car front entry garages. The total development cost of phase one of the project is estimated to be approximately \$20 million. The specific details regarding the types of units in phase two would be identified through a PRO Amendment prior to a preliminary site plan submittal for that phase.

While existing commercial uses surround the proposed site, the property remains relatively secluded from those uses as large undisturbed buffers exist adjacent to the existing commercial properties located east, north, and west of the site. The existing natural features, City Woodlands and Wetlands on-site, provide buffers to the existing commercial properties and allow for a residential use to integrate seamlessly with the surrounding area. The first building is also setback approximately 400-feet from Meadowbrook Road which will help to preserve the commercial corridor that currently exists.

The proposed residential use also provides for a much less impactful development. Due to the large amounts of wetlands and woodlands on-site, a commercial use on the property would result in significantly more disturbance to natural features. A conceptual office park layout on the property, given the OST underlying zoning, resulted in 4 additional acres of disturbed area versus the disturbed area proposed in the Elm Creek PRO.



Associated with the PRO rezoning of the property will be several public benefits which would otherwise not be possible under the existing OST zoning designation. First, offsite sidewalk extensions both north and south of the frontage along Meadowbrook Road are proposed to fill sidewalk gaps and provide walkability that doesn’t currently exist. The proposed sidewalk extensions along Meadowbrook Road will include design, construction, and easement acquisition (if necessary). If easements cannot be secured, the 1.5x the cost of the sidewalk will be paid to the City to complete those extensions in the future. Secondly, the proposed site plan allows for the preservation of 7.06 acres of City Woodlands and 3.02 acres of City Wetland on-site that will remain natural in perpetuity. In addition to the natural features that will be preserved, 0.75 acres of wetland mitigation will also be provided by expanding the existing wetlands near Meadowbrook Road. Finally, the proposed site plan includes a nature trail and overlook that will allow future residents to directly benefit from the preserved natural features on-site. The benefits provided above are intended to serve both phases of the PRO.

The RM-1, PRO rezoning proposes several conditions for approval. Those conditions include the preservation of 7.06 acres of City Woodland, 3.02 acres of City Wetlands, and a density not to exceed 3.6 dwelling units per acre (du/ac) in phase one and a density of 5.4 du/ac in phase two for an overall maximum density of 4.75 du/ac. In addition to the conditions outlined above, the PRO plan included with this submittal outlines proposed setbacks, open space, landscaping, and community amenities, all of which will be considered conditions of approval for both phases of the PRO.

As outlined in the PRO ordinance, we are requesting several PRO Zoning Ordinance Deviations. The proposed deviations and their descriptions for phase one are listed below. Proposed deviations for phase two are identified in the PRO plans.

1. Zoning Ordinance (ZO) Section 5.15 – Façade Deviation
- a. Please refer to the ZO Section 5.15 façade deviation request chart below for requested deviations. The deviation chart has also been provided on the architectural elevations shown in the PRO plan.

5.15 Schedule Regulating Façade Materials - RM-1 - Region I							
Model Elevation	Brick Natural Clay - Minimum 50%		Corduroy		Asphalt Shingles - Maximum 50%		Notes
	Meets	Deviation Request	Meets	Deviation Request	Meets	Deviation Request	
House/Neighborhood - Front Elevation	X		X		X		
House/Neighborhood - Front Elevation		X-25%	X		X		
House - Rear Elevation	X		X		X		
Horton Elm/Neighborhood - Front Elevation	X		X		X		
Horton Elm/Neighborhood - Front Elevation	X		X		X		
Horton Elm - Rear Elevation	X		X		X		
Horton Elm/Neighborhood - Side Elevation	X		X		X		
Horton Elm/Neighborhood - Side Elevation	X			X-50%	X		
Gardens/Neighborhood - Front Elevation	X		X		X		
Gardens/Neighborhood - Front Elevation		X-25%	X		X		
Gardens - Rear Elevation	X		X		X		
Palmer Elm/Neighborhood - Front Elevation	X		X		X		
Palmer Elm/Neighborhood - Front Elevation	X		X		X		
Palmer Elm - Rear Elevation	X		X		X		
Palmer Elm/Neighborhood - Side Elevation	X			X-50%	X		
Palmer Elm/Neighborhood - Side Elevation	X			X-50%	X		

2. ZO Section 5.5.3.A.ii – Landscape Berm Screening
- a. A ZO deviation is requested to not provide a 4-foot, 6-inch to 6-foot high landscape berm on a proposed RM-1 district adjacent to an OST district. This deviation is requested due to significant grade changes near property lines, and to preserve existing natural features including City regulated woodlands and wetlands. Steep grade changes,



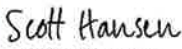
along with proposed site grading near property boundaries, mimic a landscape berm, while maintaining existing vegetation for screening which we believe is an enhancement over a newly planted landscaped berm.

3. ZO Section 5.5.3.B.ii – Right of Way Landscaping
 - a. A deviation to the required street trees and berm along Meadowbrook Road due to the existing wetlands and underground utilities.
4. ZO Section 3.1.7.D – Side and Rear Setback
 - a. A ZO deviation is requested to reduce the side and rear setbacks from 75 feet to 50 along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving the City Woodlands and Wetlands in the southern portion of the property.
5. ZO Section 3.6.2.B – Setback
 - a. A ZO deviation is requested to reduce the side and rear setbacks from 75 feet to 50 along the north, east, and west property lines. The deviation is requested to cluster the buildings in the northern portion of the site while preserving the City Woodlands and Wetlands in the southern portion of the property.
6. ZO Section 3.8.2.D – Orientation of Buildings to the Property Lines
 - a. A deviation is requested to revise the required orientation of the buildings from 45 degrees to the property line to 90 degrees. This allows for a more uniform site layout with all of the units backing to open space/wooded areas.
7. ZO Section 5.10 – Perpendicular Parking to “Major” Road
 - a. A deviation is requested to allow for perpendicular parking on a major drive. This deviation is requested due to the impracticality of providing a minor road given the site constraints (woodlands, wetlands, property configuration).

Thank you for your consideration of our application and we look forward to working together throughout the RUD process. Should you have any questions, or need any additional information, please feel free to contact me any time via phone at 231-675-0224, or email at shansen@tollbrothers.com.

Sincerely,

DocuSigned by:


3C357FA824924E7...

Scott Hansen, PE
Land Development Director
Toll Brothers, Inc.

APPLICANT RESPONSE LETTERS

October 2, 2023

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Attention: Lindsay Bell, Senior Planner

**Regarding: JZ22-28 Elm Creek PRO
Revised Initial PRO Concept**

In accordance with the ***Initial PRO Concept Review***, below are the required responses pertaining to issues noted in the various review letters. For your reference, comments requiring corrective action from each review are listed below with Seiber Keast Lehner's ("SKL") responses shown in **blue**.

Planning Review - Dated September 1, 2023

- Non-Motorized Access should be considered to connect to the Twelve Oaks Mall area. **The Twelve Oaks Mall currently does not have an established non-motorized path therefore any work on site and with adjacent landowners would not result in a collective system.**
- Review the requirement for ADA spaces for residential communities. **We will review the required ADA parking requirements and adjust the plan accordingly with our future submittal.**
- Entryway lighting. **We will work with the engineer and DTE to provide location and type of lighting for the entryway with our future submittal.**

Engineering Review - Dated August 31, 2023

- **All comments will be addressed with our Site Plan / Stamping Set submittals.**

Wetland Review - Dated August 28, 2023

- The volume of fill in wetland setbacks was not identified. **This will be added to the plans with our next submittal.**
- Wetland setback impact areas must include those area that will be affected by construction of mitigation wetlands. **This will be added to the plans with our next submittal.**
- The proposed volume of wetland setback fill/cut must be specified for preparation of the permit documents, including areas affected by mitigation wetland construction. **This will be added to the plans with our non-minor permit application.**
- **All other comments will be addressed with our Site Plan submittal.**

Traffic Review - Dated August 29, 2023

- **We are requesting a deviation to allow perpendicular parking on major drives.**

Facade Review - Dated August 26, 2023

- Plans are in compliance with the Facade Ordinance.

Fire Department Review - Dated August 18, 2023

- What will the secondary access drive be constructed of? The access drive will be asphalt pavement.
- Front page of plans Fire Dept. Notes #3 states 3" high numbers, need to be 10" high numbers. The plans will be revised with our next submittal.
- Is the connection to the south connecting to another water main? Yes there will be a water main connection to the south to an existing water main when Phase 2 is constructed.
- All other comments will be addressed with our Site Plan submittal.

Landscape Review - Dated August 25, 2023

- See Allen Design response letter.

Woodland Review - Dated August 25 2023

- See Allen Design response letter.

Sincerely,
Seiber Keast Lehner, Inc.



Jason A. Rickard, PE

September 25, 2023

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Elm Creek

Dear Mr. Meader:

Below are our responses to your review dated August 25, 2023.

Landscape Comments:

- Fencing will be extended on the south side of the entry drive from the property corner behind building 17 to the eastern parking bay that is located on the north side of the street.
- Alternative types of woodland mitigation will be utilized at the next submission.
- A street tree enlargement will be provided. There is currently 9' from utilities to the back of curb allowing for street tree planting.
- Woodland replacement trees are not used as street trees. This will be better clarified when a detailed landscape plan is submitted.
- An additional canopy tree will be added to the storm water basin.
- Trees will be removed from the clear vision zones.
- The City of Novi utility note #5 will be revised.
- The phragmites removal note will be revised.

Woodland Comments

- The number of regulated trees to be removed will be revised.
- Woodland replacement species will be identified when a detailed landscape plan is submitted.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.

PLANNING COMMISSION MINUTES

DECEMBER 7, 2022 EXCERPT

In the matter of Moe's on Ten, JZ22-27, with Zoning Map Amendment 18.738 motion to recommend approval to City Council to rezone the subject property from Local Business (B-1) to General Business (B-3) for the following reasons:

1. The proposed General Business (B-3) Zoning District meets the intent of the 2016 Master Plan for the Community Commercial future land use, and if approved will allow the use to be a legal conforming use as a sit-down restaurant in the General Business zoning district;
2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled by allowing an existing business to continue its use;
3. The Master Plan for Land Use objective to maintain quality architecture and design throughout the City is fulfilled because Moe's on Ten is a long-term, identifiable and unique business in Novi;
4. There will be no negative impact on public utilities as a result of the rezoning request as stated in the Engineering memo, and no anticipated changes to the traffic to the traffic patterns as a result of the rezoning request;
5. A waiver of the Rezoning Traffic Study as the proposed rezoning is not expected to result in additional trips.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF REZONING 18.738 FOR JZ22-27 MOE'S ON TEN TO CITY COUNCIL MADE BY MEMBER BECKER AND SECONDED BY MEMBER DISMONDY.

**Motion to recommend approval of Rezoning 18.738 for JZ22-27 Moe's on Ten to City Council.
*Motion carried 4-0.***

2. ELM CREEK PRO JZ22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 23.7 acres of a larger 37-acre parcel and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a 68-unit multiple-family residential development.

Senior Planner Bell said the applicant is proposing to rezone 23.7 acres south of Twelve Mile Road, on the west side of Meadowbrook Road, utilizing the Planned Rezoning Overlay option. The existing development to the north and east is largely office, with some vacant parcels. The Waltonwood senior living facility is to the west, along with Twelve Oaks Lake.

The current zoning of the property is mostly OST – Office Service Technology, and a portion on the west side is RM-1. The properties to the north, east and south are also zoned OST. The area to the west is RM-1 low rise multiple family.

The Future Land Use Map identifies this property and those around it in blue as Office, R&D and Technology, which is consistent with the current zoning. The area to the west is designated Planned Development 1, which allows for multi-family development.

The natural features map shows there are significant wetland and woodland areas on this property as well as to the north and south. The tree and wetland surveys provided by the applicant confirm these features.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the property to RM-1 Low Density Multiple Family. The initial concept plan shows 68 attached townhome units clustered in the northern and eastern areas of the site. All units are two stories tall at average grade. The development is accessed by a private street network with one entrance off Meadowbrook Road.

Rezoning to the RM-1 category requested by the applicant would permit the use proposed. Some of the conditions proposed include:

1. Preservation of 8.75 acres of City regulated woodlands

2. Preservation of 2.8 acres of City regulated wetlands
3. Density shall not exceed 3.6 dwelling units per acre (More limiting than the 5.7 dwelling units per acre allowed in the RM-1 District)
4. Providing a 60-foot-wide access easement to the remaining 14-acre parcel to the south
5. Providing the community amenities shown in the PRO Concept Plan, which includes a walking trail and scenic overlook point

Staff and consultants have identified some significant issues with the proposed rezoning and Concept Plan. First, as discussed in the planning review letter the area proposed to be rezoned is actually a portion of a larger parcel. The remaining 13.6-acre area is "owned" by another entity. But because there was never a formal split of this overall parcel; as far as the City records are concerned this is one roughly 37.11-acre parcel and this separate area doesn't even yet exist. The development is on an area that cannot legally be created as proposed because the remaining piece would not meet the requirements of the zoning ordinance since it is land locked. So clearly there are some legal hurdles that need to be ironed out before a PRO could be approved by Council.

Some other issues identified include questions of compatibility and buffering from the adjacent uses that will remain OST. The applicant has requested a deviation to provide a lesser setback from these developments than would be permitted under the RM-1 standards, which is typically 75 feet, and the applicant is requesting 50 feet. Being adjacent to a residential development can require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners.

Another concern is the wetland impact, which would require wetland mitigation under the City's code. The applicant is not proposing to provide that mitigation, but instead requests a deviation to allow a larger area of existing wetland to be permanently protected by conservation easement. A large number of woodland trees are also proposed for removal, and only a limited number of replacements could fit on-site which means the rest of the credits would be paid into the tree fund.

The façade review notes that the elevations provided have an underage of brick, about 15 percent and the minimum required is 30 percent, and overages of cement fiber siding. As PRO projects are supposed to be an overall benefit we would recommend meeting or exceeding the façade ordinance standards.

The Fire review notes that a secondary emergency access drive is required since there is only one entrance to the site from Meadowbrook Road.

Some of the more positive comments for the proposal are as follows. A residential development may result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. The Traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to an OST development. The applicant has also proposed to construct off-site sidewalk segments on properties to the north and south along Meadowbrook Road, which would fill gaps in the City's sidewalk network.

The adopted revisions to the Planned Rezoning Overlay ordinance, regarding the updated process and requirements were reviewed. Under the terms of the new ordinance, the Planning Commission will not make a formal recommendation to City Council at this meeting. Instead, the first public hearing is an opportunity for the members of the Planning Commission to hear public comment, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal.

In summary, in order to be eligible, the applicant must propose clearly identified site-specific conditions relating to the proposed improvements that:

- (1) are more strict or limiting than the regulations that would apply under the proposed new zoning district (in this case the RM-1 District regulations), and
- (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.

Following the Planning Commission public hearing, the project would then go to City Council for its review and comment on the eligibility.

After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. The subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for a 2nd public hearing before the Planning Commission. Following this 2nd public hearing the Planning Commission would make a recommendation for approval or denial to City Council.

To summarize, tonight the Planning Commission is asked to hold the public hearing, and to review and comment on the proposed rezoning. Planning Commission members may offer feedback for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other impressions.

The applicant Scott Hansen from Toll Brothers, as well as engineer Jason Emerine from Sieber Keast Lehner are present representing the project. Staff and our Wetland consultant are available to answer any questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Scott Hansen, Senior Land Development Manager from Toll Brothers, made a brief presentation on Elm Creek and welcomed feedback. After we received Staff's written comments, some changes have been made to the plan. Mr. Hansen requested actionable feedback to incorporate into the revised plans for the next meeting. The revised site plan, due to the property having two owners, proposes all roads on site be public and they would provide public road access to the southern parcel. That would bring compliance with the land division requirement. A looping walking path was added in response to Staff's comments on open space. A wetland mitigation deviation was initially proposed, which came down to the fact the site is predominantly woodlands. The applicant did not want to cut down city woodlands to put in wetland mitigation but looking back they identified an area on the site where there is space, and the soils are good to where they can support a wetland mitigation basin and plan to incorporate that in their future submittal. The front and side architecture were revised to meet or exceed city ordinance and the applicant would now only ask for one deviation on the rear of the units. In regard to the concern with buffering, units were clustered to avoid the woodlands as much as possible. Along the south property line, the applicant is proposing to add 41 evergreen trees to increase screening, as well as a fence along a portion of the eastern property line. The applicant is willing to waive their requirement on adjacent parcels if that is possible with their PRO agreement so there is no negative impact to any existing commercial or future commercial uses next door. In regard to Staff comments on sustainable design, all homes include EV charging station ready garages, 2x6 framing with higher efficiency insulation, and energy star rated appliances. The woodland and wetland preservation totals just under 10 acres on this site, which the applicant feels is a major benefit to the city and ultimately to the residents. As other uses on this site would have different impact, the applicant feels they have done a good job at trying to maintain as much of the natural features as possible. In addition, regarding the proposed extension of the road to the south, the applicant is proposing to add 11 units so the density would increase slightly with unit count going from 68 to 79. Mr. Hansen concluded by saying he looks forward to any feedback and their goal is to get actionable feedback that can be incorporated into the plan.

Acting Chair Avdoulos invited members of the audience who wished to participate in the public hearing to approach the podium.

Paul Hatcher, 27333 Meadowbrook Road, stated he is about 4 parcels south of the entrance for the proposed development. Mr. Hatcher sent an email to City Planner McBeth earlier in the week with his viewpoint and relayed his concern with putting residential into what was clearly planned to be office, service, technology type uses specifically the part that goes out to Meadowbrook Road and the three buildings on that entry drive. Mr. Hatcher does not have an issue with residential being

behind or to the west of the parcels that front on Meadowbrook Road, but is not in favor of putting residential between the OST zoning and the uses already there. Mr. Hatcher purchased his property 16-17 years ago with the intention that he would be surrounded by other businesses like his, offices or business service technology businesses. Mr. Hatcher reiterated he is not in favor of what he sees in terms of the portion of the proposal that heads out to Meadowbrook.

Steve Carey, who was representing the National Truck Equipment Association, which is a trade organization currently headquartered in Farmington Hills stated that he is the parcel owner at 27421 Meadowbrook Road. The parcel is a five-acre undeveloped parcel that sits at the southeastern corner of the proposed development. They purchased this land approximately two years ago, with the intention of relocating their headquarters to this site. One concern about the proposed project is on the southeastern corner where there are multiple designated wetlands across multiple parcel boundaries at that point. A second concern would be any type of change to setback requirements which may limit their development plans for the site.

Seeing that nobody else wished to speak, Acting Chair Avdoulos asked Member Becker to note the correspondence received for this public hearing.

Member Becker noted that two letters were received, one from Paul Hatcher and one from Steve Carey, who we just heard from, restating what they had sent in.

Acting Chair Avdoulos closed the public hearing and turned it over to the Planning Commission.

Member Becker asked Staff for clarification on the number of off-street parking spaces that are in the plan as high density residences need a plan for parking for guests and gatherings. Senior Planner Bell relayed on the initial plan reviewed, three parking spaces were shown near the bank of mailboxes, another three spaces near the entrance off Meadowbrook and three on the southern road. It looked like the applicant added a few more into what they may bring as a revised plan.

Member Becker expressed concern that there is no second access, or emergency vehicle access, for the 18 units with 79 residences. Another concern is it creates a land locked parcel to the south. Even if they allow for both employees and trucks to service the development to the south, which will probably still be OST or ORDT, it is not a great idea to have that much supplemental traffic through a residential area.

Member Becker noted that the applicant stated in their November 30th letter that this residential development inside an OST zone is justified because their residential units are validated by serving an underserved market. However no factual information was provided to indicate that the potential residents of this development are underserved with other types of residences available. The applicants provided a narrative that the subject property is difficult to develop using the existing zoning and notes that some market challenges may restrict office development of the property as master planned. There is no evidence provided that the land use would be hampered to develop as outlined in our Master Plan and Future Land Use. The city's Master Plan, including the Future Land Use plan is meant to be a thoughtful guide as to how the City is developed, any significant changes to this plan represent a precedent to future developers to also ask that our Master Plan be set aside for a reason that is temporary and likely limited in time, such as current market challenges. There are certainly times when the City must thoughtfully decide to amend or reconfigure the Master Plan and Future Land Use Plan based on important and relevant changes in the needs of the city, it's residents and commercial businesses. Member Becker's opinion is that this request falls far short of being important, relevant, and justified to set it as a precedent.

Member Dismondly stated that he disagrees with his colleague in the fact that it is a very challenging parcel due to the wetlands and that the adjacent properties around the lake are residential, it makes sense because a bigger footprint industrial or office building would work there, but it would be less intrusive to have these smaller footprint dwellings here, if done properly. There is a lot to iron out there, buffering, ingress and egress. Member Dismondly inquired if there has been any conversation to tie into the adjacent property for ingress or egress off Twelve Mile Road. Senior Planner Bell responded

she is not aware if the applicant has approached the parcel owner for that.

Mr. Hansen indicated there is an existing easement in that area to allow for access, but did not think it was clear by the fire review that a secondary access was necessary. The International Fire Code says only a single entrance is needed if there are less than 99 attached units, so they feel they meet the fire code, but are willing to have that conversation with the Fire Marshall to determine what is required. If an emergency access out to the west is required by the Fire Department, the applicant will comply with that requirement.

Member Dismondy also relayed he can understand how existing OST users along Meadowbrook would be disappointed to see residential units in between office buildings. He thinks the ingress off of Meadowbrook should be along the lines of the development off of Wixom Road, across from Catholic Central, where it's not apparent it is a residential area apart from the signage. Member Dismondy concluded that he thinks the applicant is trying to make a nice development out of a challenging piece of property.

Member Roney looked at the Future Land Use and it does look like a place where you could put an office park. It seems laid out the right way for it with the entrance off of Meadowbrook, but as he read in the packet, we have not seen any proposals for anything like that in the past decade. Certainly the landowners have a right to develop their property, what makes it feasible is that there is residential to the west. It could work if it is done right, but Member Roney has concerns with buffering and setback. The setback of 50 feet for office is acceptable, but for residential it's 75 feet. A homeowner may have concerns with the absence of 25 feet. Concerns about the wetlands could be mitigated by having the setback further back. Member Roney is very appreciative of the new proposal concept presented tonight because it addressed a lot of issues in the packet, it could be made to work but still has more work to get there.

Acting Chair Avdoulos can see where the concept is coming from with the existing residential developments to the west. This proposal continues with the residential use that heads east, but doesn't feel like a compatible use with the way this is zoned as OST. It's not acting as any kind of transitional area that we typically see when we have residential adjacent to business. The fact that it's not zoned residential would make it one flag of residential along that strip that is zoned as OST. Another concern is that if we do this, and with the residential along Twelve Oaks Lake, there may be the desire to create residential all the way around the lake with other properties coming up, then we've got a mix of residential with OST. This could mean those who purchase property to develop it as OST could have hardships with residences there first. Member Avdoulos can appreciate the applicant in trying to utilize a difficult piece of property geometrically, but feels it is out of place or if it is going to be developed, the front section should be just an entrance without any residences there in order to make it work for future OST project applicants. Member Avdoulos asked Senior Planner Bell and City Planner McBeth if they were aware if the properties to the south are developable. Senior Planner Bell replied that we haven't seen any recent surveys but there are a lot of wet areas that go through there, so she is not certain.

Mr. Hansen added that the parcels to the south are also extremely challenging. As background, this property was previously used mainly as a dump site for the mall excavation, so the property has really poor soils. The applicant does not feel that it will ever be developed as office or industrial due to the poor soil, referring to the bigger footprint needed that requires extreme foundation conditions or extreme excavation. Residential uses are easier to do in those types of conditions, which is also why the applicant has everything clustered towards the north and east due to the soil there being less impacted by the historical fills. Moving further south there is a ravine, a small wetland with a creek that runs between, just south of the applicant's property line. The ravine has about a 20-foot drop, so getting across that ravine is going to be extremely challenging for the southern parcel. They actually have access through an easement from Oliver Hatcher as well. While not impossible to improve the property to the south, the applicant looked at it as part of this project and from a cost perspective any development on that southern parcel will be challenging. The applicant feels residential is doable, but commercial use will be tough from a woodland and access perspective.

Acting Chair Avdoulos expressed the concern that going down Meadowbrook, which is set up as an office type corridor, then having a wedge of residential there doesn't make sense.

Mr. Hansen inquired if Acting Chair Avdoulos sees an avenue forward for residential that he would support. Acting Chair Avdoulos replied looking at an entrance off Meadowbrook but not having development there would make better sense as he can see it being in harmony with the residential around the lake. Mr. Hansen said he appreciates the feedback and will go back to the drawing board to try to address the comments given.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE NOVEMBER 9, 2022 PLANNING COMMISSION MINUTES

Motion made by Member Dismondy and seconded by Member Becker.

ROLL CALL VOTE TO APPROVE THE NOVEMBER 9, 2022 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER DISMONDY AND SECONDED BY MEMBER BECKER.

Motion to approve the November 9, 2022 Planning Commission minutes. Motion carried 4-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues/training updates.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing that nobody wished to participate, Acting Chair Avdoulos closed the final public participation.

Acting Chair Avdoulos noted this is the last Planning Commission meeting of the year. He would like to thank all the Planning Commissioners for everything they've done. This has been a transitional year, going from a Zoom format to a live format. He appreciates the City and the Staff and all that they have done to keep things moving and making sure our developers and applicants, who have put a lot of time and effort in to make this a great city, are able to do that. Thank you to City Planner McBeth and her staff and to City Attorney Saarela.

ADJOURNMENT

Motion to adjourn made by Member Becker.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER BECKER.

Motion to adjourn the December 7, 2022 Planning Commission meeting. Motion carried 4-0.

The meeting adjourned at 7:52 PM.

PLANNING COMMISSION MINUTES

OCTOBER 11, 2023 EXCERPT



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

October 11, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos (Acting Chair), Member Becker, Member Dismondy, Member Lynch, Member Roney, Member Verma

Absent Excused: Chair Pehrson

Staff: Lindsay Bell, Senior Planner; Beth Saarela, City Attorney; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

PLEDGE OF ALLEGIANCE

Member Roney led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Becker to approve the October 11, 2023 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE OCTOBER 11, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

Motion carried 6-0.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward.

Mike Duchesneau, 1191 South Lake Drive, relayed Monday's City Council meeting agenda has a nice thirty-one page package on older adults, their needs, and the trends as far as Senior Citizens and the growth in the City of Novi. For anybody or any developer that hasn't seen that, it's noteworthy.

There is also a video recording available of the City Council meeting and near the end of the video, there are some interesting comments from the Council members as to what the older adults need.

We need more developments in Novi that are ranch style or all the housing needs, as in a studio, are on the first floor. We really haven't seen that in Novi. We always seem to get bigger, better houses. Mr. Duchesneau would recommend that anybody that has not read the Older Adults Needs Committee report or seen the Council meeting video should do so.

Seeing no one else, Acting Chair Avdoulos closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

1. ARMENIAN CULTURAL CENTER JSP17-37

Approval of the request of Zeimet Wozniak & Associates, on behalf of the Armenian Community Center of Greater Detroit, for the one-year extension of the Final Site Plan and Special Land Use approval. The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The project area is approximately 19.30 acres. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard.

Motion to approve JSP17-37 Armenian Cultural Center one-year extension of the Final Site Plan and Special Land Use approval made by Member Lynch and seconded by Member Verma.

In the matter of JSP17-37 Armenian Cultural Center, motion to approve the one-year extension of Final Site Plan and Special Land Use approval.

ROLL CALL VOTE TO APPROVE JSP17-37 ARMENIAN CULTURAL CENTER ONE YEAR EXTENSION OF THE FINAL SITE PLAN AND SPECIAL LAND USE APPROVAL MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion carried 6-0.

PUBLIC HEARINGS

1. ELM CREEK PRO JZ22-28 WITH REZONING 18.737

Public hearing at the request of Toll Brothers, Inc. for revised initial submittal and eligibility discussion for a Zoning Map amendment from Office Service Technology (OST) and Low-Rise Multiple Family (RM-1) to Low-Rise Multiple Family (RM-1) with a Planned Rezoning Overlay. The subject site is approximately 37-acres and is located south of Twelve Mile Road, west of Meadowbrook Road (Section 14). The applicant is proposing to develop a two-phase 134-unit multiple-family townhome development.

Planner Lindsay Bell relayed the applicant is proposing to rezone about 37 acres south of Twelve Mile Road, on the west side of Meadowbrook Road, utilizing the Planned Rezoning Overlay option. The existing development to the north and east is largely office, with some vacant parcels. The Waltonwood senior living facility is to the west, along with Twelve Oaks Lake.

The current zoning of the property is mostly OST – Office Service Technology, and a portion on the west side is RM-1. The properties to the north, east and south are also zoned OST. The area to the west is RM-1 low rise multiple family.

The Future Land Use Map identifies this property and those around it as Office, R&D and Technology, which is consistent with the current zoning. The area to the west is designated Planned Development 1, which allows for multi-family development.

The natural features map shows significant wetland and woodland areas on this property as well as to the north and south. The tree and wetland surveys provided by the applicant confirm these features.

The Planning Commission reviewed the original request for this property in December 2022. Based on feedback received from Staff and the Planning Commission, the applicant has revised their PRO Plan to

include the entire parcel, rather than just the northern portion. This also means that Singh Development, who controls the southern portion of the parcel, is now a party to the PRO process. Their portion of the property is shown as Phase 2 of the project and lacks many of the details provided for Phase 1. For instance, there is no topographic survey of that area, no wetland delineations, no woodland tree surveys, or detailed development plans provided for Phase 2.

The applicant is proposing to utilize the Planned Rezoning Overlay (PRO) to rezone the whole property to RM-1 Low Density Multiple Family. The revised initial PRO plan shows a total of 114 attached townhome units between the 2 phases, clustered along two public roads. However, the requested conditions would permit up to 20 additional units in Phase 2, for a total of 134 units. All units will comply with height limits of the RM-1 District.

The development is accessed by one entrance off Meadowbrook Road. A secondary emergency access drive has been added to connect along the northwest portion of the parcel to the existing emergency access route that connects Waltonwood to the DMC property. Another emergency access route is shown for Phase 2 that would connect to the existing stub road on the Oliver Hatcher property.

Rezoning to the RM-1 category would permit the use proposed, however the multifamily zoning is not in compliance with the current Master Plan designation as Office Research Development and Technology. The current update to the Master Plan is under review, and the land use designation for this area may change.

The public benefits offered are virtually the same as what was proposed originally, so it appears no new benefits are offered with the additional land area included. Some of the conditions proposed include:

1. Preservation of 7.06 acres of City regulated woodlands.
2. Preservation of about 3 acres of City regulated wetlands.
3. Overall density shall not exceed 4.75 dwelling units per acre (More limiting than the 5.4 dwelling units per acre allowed in the RM-1 District).
4. Providing the community amenities shown in the PRO Concept Plan, which includes a walking trail and scenic overlook point in Phase 1. Another walking trail is shown in Phase 2.
5. The applicant has also proposed to provide the off-site sidewalk segments on properties to the north and south along Meadowbrook Road – a total of 314 feet, which would fill gaps in the City's sidewalk network.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, as discussed in the planning review letter, the Phase 2 area is lacking details for both existing conditions and future development. The details that are provided don't exactly match up with the conditions proposed. The conceptual layout shows 34 units, but the request is for up to 54 units, or 5.4 dwellings per net site area, which is the maximum density allowed for 3-bedroom units in the RM-1 District. Usable open space is not quantified but would be expected to meet the ordinance requirements if they were to come in for site plan approval.

Some other issues identified include questions of compatibility and buffering from the adjacent uses that will remain OST. The applicant has requested a deviation to provide a lesser setback from these developments than would be permitted under the RM-1 standards. An 8' vinyl fence is proposed where the units on the east side of the road back up to parcels zoned OST. Being adjacent to a residential development can require additional setbacks or other restrictions on those property owners, which can be an added burden to surrounding non-residential landowners.

The wetland impacts for Phase 1 have been reduced with this revised layout, which moved some of the units further back from Meadowbrook Road, which was recommended by the Planning Commission last December. The mitigation area is now between three smaller wetlands, so essentially those would become one big wetland.

Many woodland trees are also proposed for removal, and only a limited number of replacements can fit on-site which means the rest of the credits would be paid into the tree fund for Phase 1 at least, because we don't know the impacts for Phase 2.

The façade review notes that the elevations provided are now in conformance with the minimum standards of the ordinance. As PRO projects are supposed to be an overall enhancement to the area, we would recommend exceeding the façade ordinance standards. Staff has also recommended additional landscape screening along the south of the entry drive and a non-motorized connection along the northern emergency access road to connect to the Twelve Oaks area. The anticipated Griffin Novi development would provide sidewalks to the mall area to connect to.

A residential development will likely result in smaller wetland and woodland impacts compared to an OST development due to the typical size of buildings and parking needs. OST permitted uses include offices, research & development, data processing, and hotels, which all have a larger footprint than the RM-1 uses proposed. The traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to an OST development. There are relatively few deviations from Ordinance requirements requested by the applicant.

Under the terms of the new Planned Rezoning ordinance, the Planning Commission will not make a formal recommendation to City Council at this meeting. Instead, the initial Public Hearing is an opportunity for the members of the Planning Commission to hear public comment, and to review and comment on whether the project meets the requirements of eligibility for a Planned Rezoning Overlay proposal.

Following the Planning Commission public hearing, the project would then go to City Council for its review and comment on the eligibility.

After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. The subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for another public hearing before the Planning Commission. Following this Public Hearing on the formal PRO Plan, the Planning Commission would make a recommendation for approval or denial to City Council.

The Planning Commission is asked to hold the public hearing, and review and comment on the proposed rezoning. Planning Commission members may offer feedback for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other impressions.

The applicant Scott Hansen from Toll Brothers, as well as engineer Jason Rickard from Sieber Keast Lehner are representing the project tonight. Staff is also available to answer any questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Scott Hansen, with Toll Brothers, relayed that Senior Planner Bell covered many of the relevant points, but he would like to highlight two real key points based on the feedback received last December. One point was maintaining Meadowbrook Road as a commercial corridor. To try to achieve that two buildings were eliminated, basically increasing the setback from Meadowbrook Road from about 100 feet to 400 feet to the first unit. The only thing visible coming down Meadowbrook Road will be an entrance, which will help maintain that commercial character.

The other main comment or piece of feedback was regarding the OST zoning remaining on the southern portion of the parcel. That portion is now incorporated into the PRO. The goal was to provide as much flexibility for Singh to come in in the future and put their own product on that portion of the site. It is conceptual at this point, but any deviations requested from a PRO perspective would go back through the process for a PRO amendment, which would come to the Planning Commission for approval. If Singh decided to go with this plan, it would go in for preliminary site plan review, which would also come to the Planning Commission for approval.

Mr. Hansen relayed those are the main two points he wanted to touch on. He is available to answer any questions and looks forward to feedback.

Acting Chair Avdoulos opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Paul Hatcher, 27333 Meadowbrook Road, the Oliver Hatcher building, relayed he was at the Planning Commission meeting in December of last year and voiced concern. He appreciates Toll Brothers removing some of the previously shown buildings that were closer to Meadowbrook Road. Mr. Hatcher's request last December and tonight is that the buildings that are in the parcel inside or east of the west property line of his property, and the properties to the north and south of his property, are eliminated or pushed back even further.

When Mr. Hatcher bought his parcel and built 17 years ago, the intention was for the whole area to be OST, however he does not have an issue with the residential buildings behind his property. He has been on the property, and it doesn't appear there are really many OST type uses that would be compatible with the property with all the wetlands and woodlands. Residential is a good use for it, but Mr. Hatcher requests that the Planning Commission consider asking for the units he identified earlier to be eliminated.

Mike Duchesneau, 1191 South Lake Drive, relayed that this is not a solid concept plan. The applicant does not own or control the Phase 2 property and that is a major issue. The Phase 2 property is landlocked and needs to be part of a total development.

The applicant is asking for 80 units in Phase 1 and 54 units in Phase 2. The concept plan shows only 34 units, not the 54 that they're asking for. The applicant is asking for setback variances for these 54 imaginary units. Traffic information supplied was based on 80 units, not the 134 requested. Based on daily trips for the total development, a traffic study will be required to determine if an acceleration/deceleration lane is needed on Meadowbrook.

On the positive side, both Toll Brothers and Singh are known to be high quality builders in Novi. The homes are for sale and not for rent and as a longtime resident Mr. Duchesneau likes that.

Traffic on Meadowbrook would be significantly less than under the OST zoning. The surrounding properties are predominantly developed, and minimal adverse impacts would result from the residential development in this location. New home buyers would know what's behind them or near them.

The Toll Brothers proposal consists of two types of homes. The end units have a nice first floor layout including a primary bedroom. A person could easily age in place in these units if the developer includes other senior friendly amenities.

The center units have all the bedrooms on the second floor. This development could consist primarily of two-family buildings with only the first-floor layout end units. The two-family buildings could have smaller side yard setbacks, 20 feet total between the buildings as in the RT Two-Family Residential zoning district, which is hardly ever used. Mr. Duchesneau does not know of an RT Two-Family development in Novi.

Some of the three or four unit buildings could be allowed to have 30 foot side yard setbacks. The five unit clusters should meet the 35 foot side yard setbacks per RM-1. There's no logical reason for reducing the setbacks for these clusters of buildings. There are concerns about not meeting the 75 foot rear yard setbacks of RM-1. There are many areas, such as to the north where there are large trees, or to the west where there are wetlands, that would make sense to have smaller setbacks.

There is a much-needed senior friendly multifamily development option that should be available under a PRO, but this is not currently the proposal. Some of the interior units should be designed to include everything on the first floor, including a bedroom. It might mean that that these units don't have a 2-car garage, but then this could be proposed as a senior development PRO.

One of the Council members stated at the Monday Council meeting that the only reason he would consider leaving Novi was to be near his grandkids. This kind of facility with the end units and perhaps a smaller one-story middle unit would accommodate seniors and their families very well. Mr. Duchesneau has multiple instances where he knows of people who want to be near their family, especially grandkids.

Seeing no other audience members who wished to speak, Acting Chair Avdoulos asked Member Lynch to read into the record the correspondence received. Member Lynch relayed Stephen Carey, 27421 Meadowbrook Road, is opposed to the expansion of the development into the southern portion of the parcel relating to wetlands and has concern regarding Meadowbrook Road congestion due to the community's one access point.

Acting Chair Avdoulos closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed that residential use in this area is probably more appropriate than OST. Member Lynch inquired as to what the adverse impact could be to adjacent non-residential property owners.

Senior Planner Bell responded that for some uses, when they abut a residential district, there are sometimes additional set back requirements or use restrictions on those parcels.

Member Lynch inquired as to whether the applicant intends to offer an elevator option for the interior units. Mr. Rickard responded no.

Member Lynch relayed that if this moves forward to City Council, it would be good to prepare an analysis that quantifies the reduction in woodland/wetland impact versus OST zoning. Mr. Rickard responded that an analysis was run, and it was estimated that four additional acres of city woodlands would be preserved for a residential use. Member Lynch relayed hearing the numbers is good but suggested that a pictorial with a property plan as currently zoned and an overlay with the proposed zoning, as a previous applicant presented, would be a very helpful visual in terms of determining whether OST or residential use is more appropriate for the property and how many trees are actually saved.

Member Lynch relayed he noticed that the applicant is also going to contribute to the tree fund and inquired if there is any way the trees can be put on site instead. Mr. Rickard responded unfortunately not, the property has so many woodlands, every inch of open space has been replanted.

Member Lynch relayed he is familiar with what one of the residents spoke about regarding first floor and the elder population. Member Lynch lives in a Toll Brothers property that has an elevator which works fine. It's becoming more and more important to have a first-floor bedroom. These are selling like hotcakes in South Lyon or the Kensington Ridge Del Webb development in Milford. If there is any way an elevator can be accommodated, it may be a win-win. It's expensive, and really doesn't take up that much space, especially if it is done at the in the beginning. It is something to consider although Member Lynch does not want to tell Toll Brothers how to market their product as they do a great job at that.

Mr. Rickard relayed that this site was originally planned for all primary down units. It ultimately came down to a function of economics where the loss of removing the buildings near the entrance had to be made up for by adding in the smaller two-story townhomes in between the first-floor primary bedroom end units.

Member Lynch relayed he is not saying it should be a standard to put elevators in, but it may be something to consider because it would accommodate what Novi is trying to do to fit the needs of the senior population. Mr. Rickard replied he would look into it.

Member Lynch relayed that he would also like the applicant to quantify the difference between OST traffic compared to RM-1. OST will have thousands more trips than RM-1, so in addition to quantifying the reduction in woodland impact, quantify the percentage of traffic reduction.

Member Lynch inquired if there is a reason why the buildings are not located closer to the lake to take advantage of that feature. Mr. Rickard responded that when the mall was developed this property was used as a dumping ground. Along the western side by the large wetland, the walking path is on 20 to 25 feet of fill that is over topsoil. The only way to support residential foundations or any foundation is with pilings or some other extreme measure, so it becomes a function of economics.

Member Lynch relayed overall he would like to see this property as residential. There are some goals that

the City Council has to meet, such as addressing the senior population, reduction of wetland destruction, and traffic but the best thing the applicant can do is show the facts between leaving the property as OST versus rezoning to residential.

Mr. Rickard inquired whether the Planning Commission has the right to waive requirements on OST parcels that are adjacent to residential. Senior Planner Bell responded that she would need to look into that, but usually would think that would be ZBA.

Member Becker relayed that the subject properties are currently zoned OST with, curiously, part of one of the properties already falling in RM-1 zoning that came shooting out of Waltonwood. He has not been able to determine whether The Enclave and or Waltonwood developments required rezoning. It would seem likely that they were originally zoned RC Regional Center, as is the rest of the Twelve Oaks property.

The Planning Commission had another proposal in the last three years to change the RC zoning for other parts of property around Twelve Oaks to accommodate multifamily development. Our Master Plan and Future Land Use plan are not meant to be unchangeable, but we must always take great care when making significant modifications, which Member Becker believes was the case with The Enclave and Waltonwood.

In the information packet, it was mentioned that in 2005 the City approved an RM-1 with the PRO change for a similar, if not the same property area. This meant modifying the then current Master Plan and Future Land Use plan. The approved request was never realized but it would seem to indicate some justification for considering a similar request at this time.

The current property is mostly OST. It's not zoned as city parkland. At some point the property owners would have the legal right to develop the property as OST with nonresidential buildings, outdoor parking areas, etc. Trees and woodlands would be disturbed as they always will be for undeveloped land that's not set aside as parkland.

When Member Becker visited the area, he wondered what the residents of the fifth and sixth floors of the luxury condos at The Enclave would rather see across the lake from them - OST buildings and parking lots or two-story residential units with mostly inside parking. He had the same thought about the third story residents on the south side of Waltonwood. Granted, they would all say they'd rather see the woods and wetlands as they are, but the subject properties are not parkland. Either as OST or RM-1, the property will be developed at some point.

Given the beautiful and rather large lake that abuts the existing residential buildings and the subject properties, Member Becker thinks an RM-1 use will enhance the aesthetics of the entire area around the lake far more than any OST development could, which would quite likely require substantial large acreage of woods and wetlands to be disturbed.

The applicant has pointed out that conceptual office park development shows the loss of an additional four acres of woods and wetlands. The applicant's current proposal preserves 7.06 acres of City woodlands and 3.02 acres of City wetlands. The use and aesthetics of the proposed development complement the other two existing residential developments in the area.

It now looks as if the additional property in the south will be enjoined as an RM-1 under the same PRO which addresses the concern Member Becker had last time: that a dead-end road OST development would be created.

Member Becker's last comment is more to the Planning Commission and the planning staff and concerns this project, others in the recent past, and those yet to come. The applicant tonight, as they did last year, states that Novi is underserved regarding medium rise, high density residential options. When the Planning Commission and perhaps City Council are asked to make decisions using this underserved designation as a rationale, it would behoove us for several important reasons to hire an unbiased third party to assess the state of Novi's residential options. To one of the comments earlier, let's look at adult living options and provide professional and unbiased guidance to use in the future. Modifying our guiding documents, the

Master Plan, Future Land Use plan, and the accompanying zoning designations will become more logical and justifiable if we had information and data to back up the decisions.

Member Dismondy relayed this property is a good use for residential. He agrees with the gentleman who came up and spoke that it would be odd to have residential units in line with the office buildings along Meadowbrook. Recognizing economics makes it difficult to do so, but if the units could be west of the rear property line of the office uses, then when driving down Meadowbrook Road the townhomes wouldn't be as visible.

Member Dismondy inquired to confirm that the north-south street is located as is and not further west due to the soil conditions and inquired what the buffer is behind the first couple of units heading to the south. Mr. Rickard confirmed that the street is located as is due to the poor soil and the buffer is 50 feet from the property line. An 8-foot vinyl fence was proposed there to help with screening as well as landscape plantings. Landscape Architect Rick Meader relayed that is in line with what would be required.

Member Dismondy relayed that if it doesn't disturb the feeling of the OST district going up and down Meadowbrook Road, then he thinks this is a better use for the wetland area there. Also, it is adjacent to other residential surrounding a lake, so he is in support.

Member Roney relayed it would be nice to have more clarity on what is proposed for the Phase 2 portion and thinks that would help justify the PRO process. It is understood this is still one parcel as far as the city is concerned, so Phase 2 wouldn't be landlocked, but Singh through a private agreement owns Phase 2.

Member Roney did struggle a little bit with the public value that this brings, but Member Lynch did a nice job of pointing out some things that could be highlighted as public uses or benefits. In addition, if the non-motorized walking path could get over to Twelve Oaks Mall that could really strengthen up this being a nice public benefit. Member Roney would like to see this go forward, but there are a few more things that need to be done.

Member Verma inquired if the Fire Department has provided review comments. Senior Planner Bell responded that the Fire Department provided comments in the last review but did not have any major concerns.

Acting Chair Avdoulos relayed that from the last time this was presented to where we are today, he is a little bit more comfortable with having residential. The Planning Commission packet referenced the 2005 PRO proposal for this property which was approved by City Council. Although Acting Chair Avdoulos did not think of asking for a copy of the prior proposal to review until later today, it would have been nice to compare how much was taken up with that proposal versus what we have now to have a better understanding, and also to understand how that was proposed as you enter the site.

Having this as residential creates more of a community with the residential area that's around Twelve Oaks Lake and that's where it starts making sense. There were a lot of great comments made this evening. The staff has provided some great comments as well. If there could be an opportunity for the applicant to look at the need for homes that may benefit more of the senior community, it would be nice to recognize that somehow even as a percentage of the homes, although it can't be required.

Acting Chair Avdoulos has some friends that moved to Florida, and they showed pictures of their home which was in a 55 and over community. They were all ranch homes, and it was kind of interesting but that is a whole different ball game and different demographic because people go down there for that. If seniors want to stay in the city, those are the things that we'd like to see incorporated if they can be.

Acting Chair Avdoulos had the same concerns as Member Roney to make sure that the south piece was part of all of this; as Mr. Duchesneau said in his presentation, that would make it a little bit more solidified and would be a good way to present that to the City Council.

This agenda item was discussed, but a motion on the item was not required.

2. APPROVAL OF THE SEPTEMBER 27, 2023 PLANNING COMMISSION MINUTES

Motion to approve the September 27, 2023 Planning Commission minutes made by Member Lynch and seconded by Member Becker.

ROLL CALL VOTE ON MOTION TO APPROVE THE SEPTEMBER 27, 2023 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues/training updates.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Becker and seconded by Member Lynch.

VOICE VOTE ON MOTION TO ADJOURN THE OCTOBER 11, 2023 PLANNING COMMISSION MEETING MADE BY MEMBER BECKER AND SECONDED BY MEMBER LYNCH.

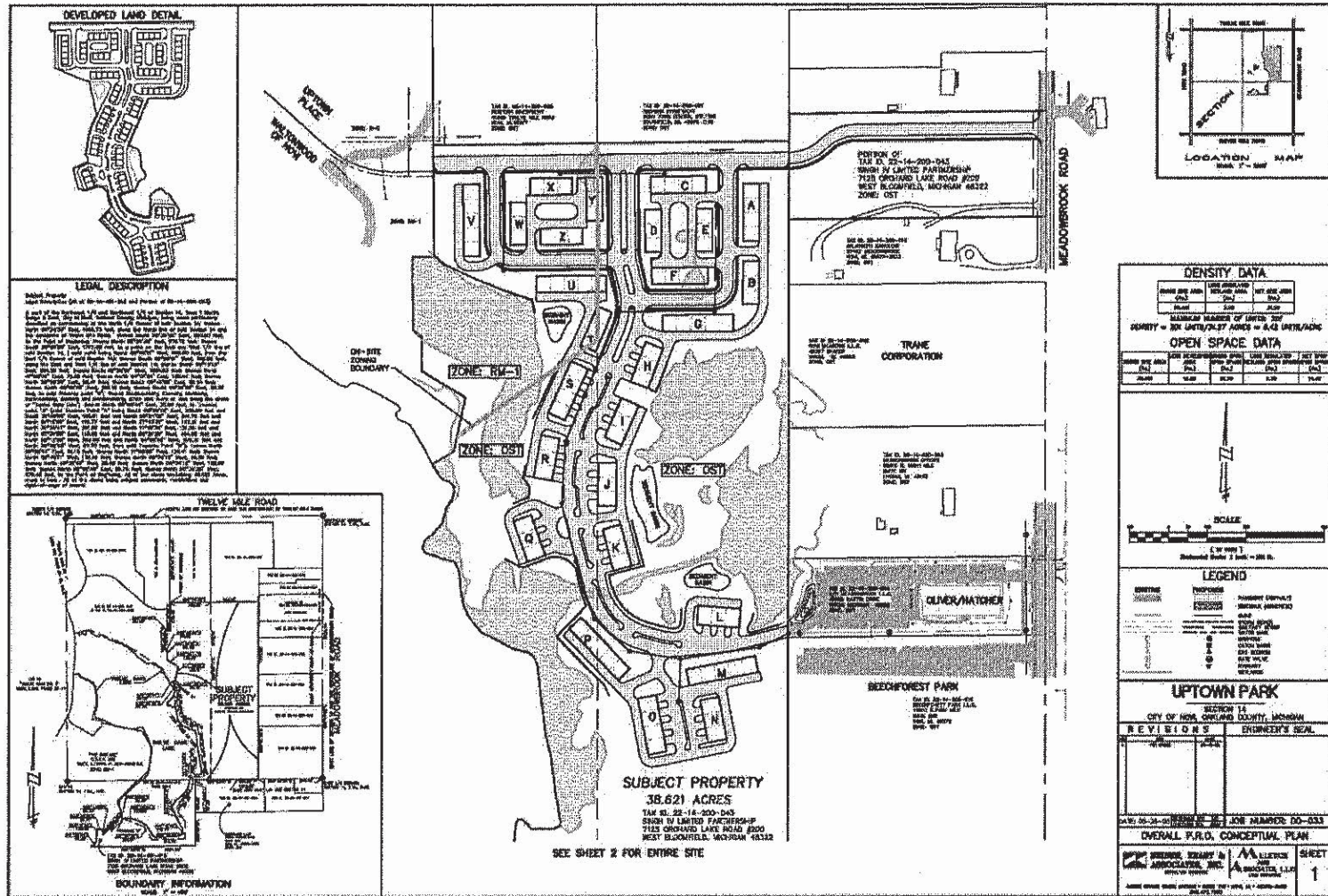
Motion carried 6-0.

Meeting adjourned at 8:09 PM.

*Actual language of the motion sheet subject to review.

PREVIOUS PRO CONCEPT PLAN

UPTOWN PARK - 2005

EXHIBIT "B"PRO PLAN (Conceptual)

REZONING TRAFFIC IMPACT STUDY

MEMO

VIA EMAIL shanshen@tollbrothers.com

To: **Scott Hansen**
Toll Brothers

From: **Julie M. Kroll, PE, PTOE**
Jacob Koning
Fleis & VandenBrink

Date: **July 19, 2022**

Re: **Meadowbrook Residential Development**
Novi, Michigan
Rezoning Traffic Impact Study

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the proposed residential development in the City of Novi, Michigan. The project site is located on approximately 23.7 acres of property, generally located adjacent to Meadowbrook Road, south of 12 Mile Road, as shown in **Figure 1**.

Figure 1: Site Location Map



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

The proposed development includes single-family attached residential units. As part of this development project, the subject property is proposed to be rezoned from the existing Office Service Technology (OST) zoning to Planned Rezoning Overlay (PRO) with underlying Low Density Multiple-Family (RM-1) zoning.

In accordance with the City of Novi *Site Plan and Development Manual*, an RTS is required for the proposed rezoning. Included in this RTS are: background information, description of the requested use, trip generation analysis, and available traffic counts (peak hour and daily) within one mile of the subject property.

BACKGROUND INFORMATION

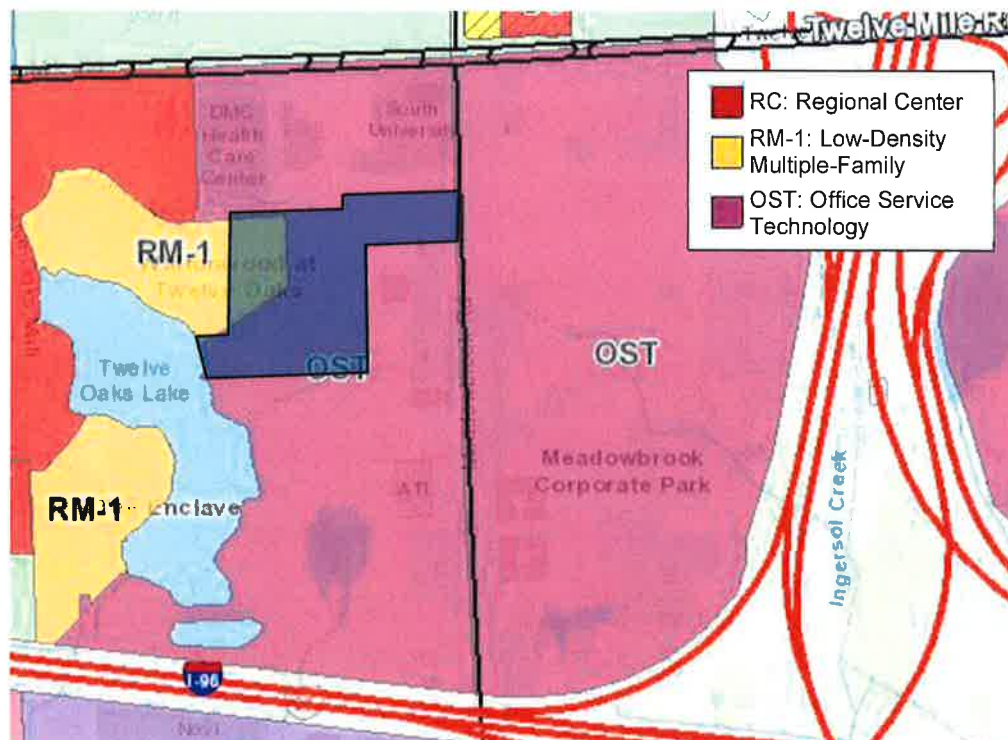
The project is located adjacent to the west side of Meadowbrook Road in the City of Novi, Michigan. The study section of Meadowbrook Road is under the jurisdiction of the Road Commission for Oakland County (RCOC). Additional roadway information is summarized in Table 1.

Table 1: Roadway Information

Roadway Segment	Meadowbrook Road
Number of Lanes	3 (1-lane each direction and a center TWLTL)
Functional Classification	Minor Arterial
Posted Speed Limit	40 mph
Traffic Volumes (RCOC 2016)	10,000 vpd
Short Range Transportation Improvement Projects	Rehabilitate Roadway
Long Range Transportation Improvement Projects	Capacity Improvement

The majority of land uses adjacent to the project site are office uses, with some residential land and regional center uses. The adjacent land uses/zoning are shown below on Figure 2.

Figure 2: Adjacent Land Use Map



TRIP GENERATION

The City Zoning Ordinance describes the land uses permitted by-right under the existing OST zoning classifications. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the

land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. ITE publishes trip generation data using different independent variables for various uses. Therefore, the maximum allowable density for these uses was assumed based on similar projects.

The Ordinance definition of uses permitted under OST zoning includes professional office buildings, data processing and computer centers, laboratories, hotels and business motels, colleges, universities, and other such secondary institutions, etc. Review of the ITE land use description indicates that the General Office Building (LUC 710) and Medical Office (LUC 720) uses generate the highest trips and best match the uses defined by the Ordinance and are permitted by right with the existing zoning.

In accordance with City Ordinance, a Planned Rezoning Overlay (PRO) would establish a site-specific use authorization to accomplish the objectives of the zoning ordinance through a land development project review process. This review is based upon the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area. If approved, the zoning district classification of the rezoned property shall consist of the district to which the property has been rezoned, accompanied by a reference to "PRO, Planned Rezoning Overlay". Development and use of the rezoned property shall be restricted to the permission granted in the PRO Agreement, and no other development or use shall be permitted.

Therefore, an analysis was performed in order to determine the maximum site trip generation potential currently permitted by right under the existing OST zoning as compared to the trip generation associated with the proposed PRO. The results of the trip generation analysis comparison are summarized in **Table 2**. The number of Weekday AM peak hour and PM peak hour vehicle trips were calculated based on the rates and equations published by ITE in *Trip Generation, 11th Edition*.

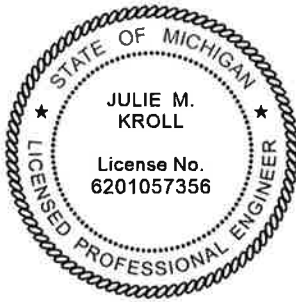
Table 2: Site Trip Generation Comparison

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing Zoning (OST)	General Office Building	710	202,690	SF	2,146	270	37	307	51	247	298
	Medical-Dental Office Building	720	202,690	SF	8,602	359	96	455	247	575	822
Max for existing zoning (OST)					8,602	359	96	455	247	575	822
Proposed Development (PRO)	Single-Family Attached Housing	215	84	DU	590	12	26	38	26	20	46
Difference					-8,012	-347	-70	-417	-221	-555	-776

CONCLUSIONS

- The results of the trip generation comparison indicate that the proposed PRO will generate significantly less trips than the potential trip generation associated with the existing OST zoning.
- The proposed PRO will have less impact on the adjacent roadway system than the potential use of the property as currently zoned.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in cursive script that reads "Julie M. Kroll".

Digitally signed by Julie M.
Kroll
Date: 2022.07.19 09:23:51
-04'00'

Attached: Site Concept Plan
Parallel Site Plan (Existing OST Zoning)
SEMCOG Data
Traffic Count Data

Crash and Road Data

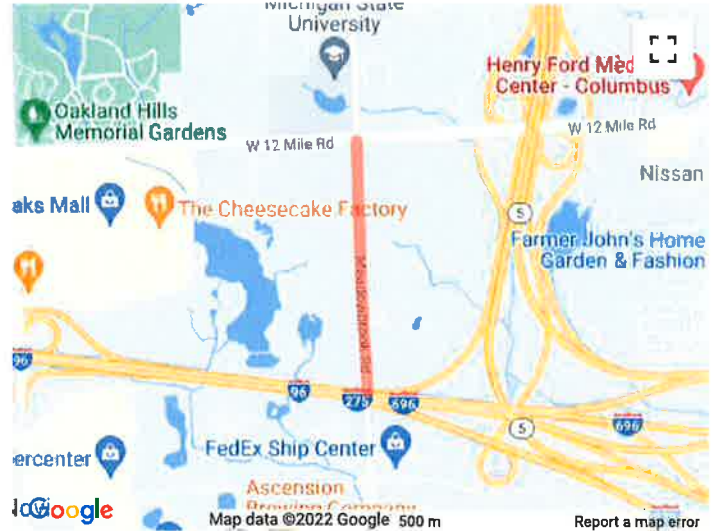
Road Segment Report

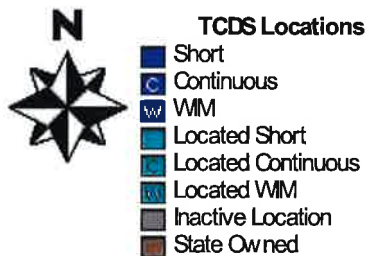
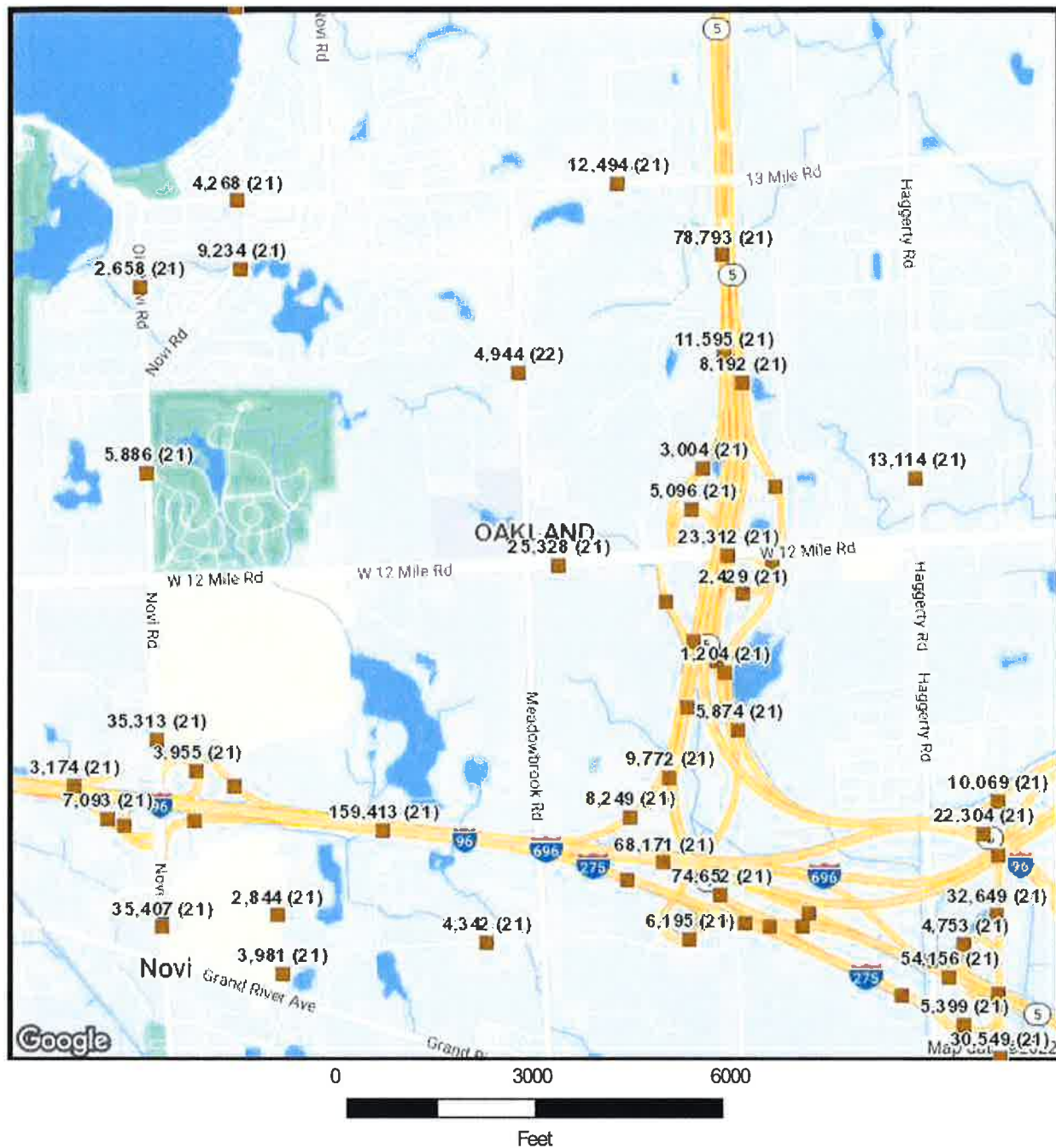
Meadowbrook Rd, (PR Number 656706)

From:	W I 96 3.255 BMP
To:	12 Mile Rd W 3.986 EMP
FALINK ID:	2086
Community:	City of Novi
County:	Oakland
Functional Class:	4 - Minor Arterial
Direction:	1 Way
Length:	0.731 miles
Number of Lanes:	3
Posted Speed:	40 (source: MSP)
Route Classification:	Not a route
Annual Crash Average 2016-2020:	4
Traffic Volume (2016)*:	10,000 (Observed AADT)
Pavement Type (2021):	Asphalt
Pavement Rating (2021):	Good
Short Range (TIP) Projects:	(22328) Rehabilitate Roadway
Long Range (RTP) Projects:	(10589) Capacity Improvement

* AADT values are derived from **Traffic Counts**

Street View





7/19/2022