



CITY OF NOVI CITY COUNCIL JUNE 17, 2024

SUBJECT: Consideration of the request of E & M Holdings, LLC, (Society Hill) to amend the 2001 Consent Judgment, and to set a public hearing on the proposed development.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The applicant is proposing changes to the Society Hill development that was originally approved in 1999. Society Hill is associated with a 2001 Consent Judgment with the City. The Consent Judgment states that the site plan approved in 1999 was to remain in effect for 5 years from the date of execution, after which time the applicant would need to seek approval annually from City Council to extend the final Site Plan approval. Each year since 2006 the applicant has requested, and City Council has granted, the site plan extension, so the 1999 site plan remains an approved project that could be built.

The applicant has submitted a new Concept plan for review by City Council to consider amending the Consent Judgment. Like the 1999 Plan, the new proposal for the development of the 33.89-acre property west of Novi Road and south of 12 ½ Mile Road is proposed to utilize the existing RM-1 Low Density Multiple Family zoning with the available Planned Development Option (PD-1) as designated on the Future Land Use Map. The current Concept Plan includes 463 units in mid-rise apartment buildings and attached townhouses. The five apartment buildings would each be 5-stories tall (including ground level parking), with a total of 363 apartments ranging in size from 617 square foot studios to 1,329 square foot three-bedroom units. Sixteen townhome buildings on the north side of the site would have 100 residences with garages – 80 of those in three-story buildings and 20 in 2.5-story buildings. Sixteen of the townhome units would provide a ground floor primary bedroom suite.

Indoor and outdoor amenities are proposed for the residents of the site. The central building (E) contains 15,000 square feet of indoor space for a fitness center, spa facilities, café/bistro, community lounge, co-working space, conference rooms,

community kitchen with dining area, library, and an indoor/outdoor terrace on the top floor overlooking the outdoor space. The outdoor amenities consist of two pools, a turf soccer field, tennis courts, sports court, pickleball courts, playground areas, dog park, and over two miles of walking path through the site. The chart below compares the approved 1999 Plan to the current plan to be considered.

	1999 Plan (Existing Development Approval)	Current Plan (Proposed Development)
Zoning	RM-1 Low Density Multiple Family with PD-1 Option	RM-1 Low Density Multiple Family with PD-1 Option
Land Area	33.89 acres	33.89 acres
Number of Buildings	23	21
Number of Units	312	463
Room Count	1,264	1,359
Average Unit Size	1,758 square feet	1,220 square feet
Lot Coverage	Not known	14.84%
Building Height	2 and 3 story	5 stories
Number of Parking Spaces	693	942
Parking Ratio	2.22 spaces/unit	2.03 spaces/unit
Wetland Impacts	0 acres	0.847 acres
Wetland Mitigation	N/A	0.923 acres on-site Some off-site/payment (needs clarification)
Woodland Impacts	1,062 trees	1,338 trees (82 are off-site on City-owned parcel)
Stormwater Management	All on-site	On-site and Use of City-owned parcel 22-10-400-005
Usable Open Space	~ 1 acre programmed outdoor 0% of units had private outdoor space	6.64 acres programmed outdoor 98% of units have private outdoor space
Traffic Impact	1,978 trips per day (per 1996 Traffic Study)	2,162 trips per day (per 5/24/24 F&V Trip Generation Analysis)
Curb cuts	1 on Novi Road, 1 on Twelve ½ Mile Road	2 on Novi Road, 1 on Twelve ½ Mile + 2 emergency access points

The City's staff and consultants reviewed the latest proposal and provided written comments to the applicant on May 2nd. Since that time, staff has met with the applicant and discussed many of the issues raised in the review letters. As a result of that discussion, and additional information provided by the applicant, staff has taken the opportunity to revise and update the initial review letters, as follows:

- The City's wetland consultant has provided a memo updating some of the initial comments based on additional information received from the applicant confirming the character and locations of the regulated wetlands.
- The Planning Review has been revised in a few locations to address new information.
- Engineering has provided a revised letter, including discussion for the need for soil borings to verify the viability of the locations proposed for the stormwater management ponds.

All review letters, as revised, are attached to this packet item.

RECOMMENDED ACTION: Approve request to set a public hearing in order to consider the request of E & M Holdings, LLC, (Society Hill) to amend the 2001 Consent Judgment, and direct City Staff to send notice of a public hearing to be held at the July 8, 2024 City Council meeting.