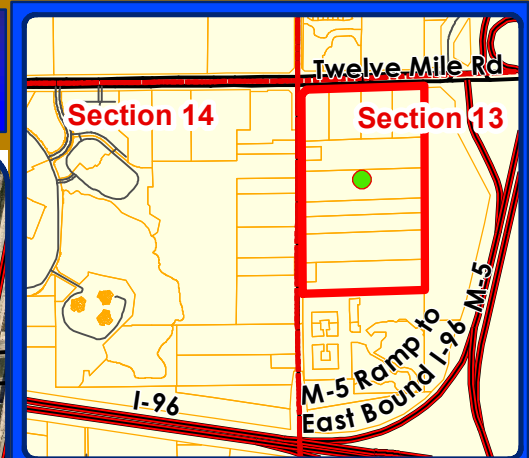
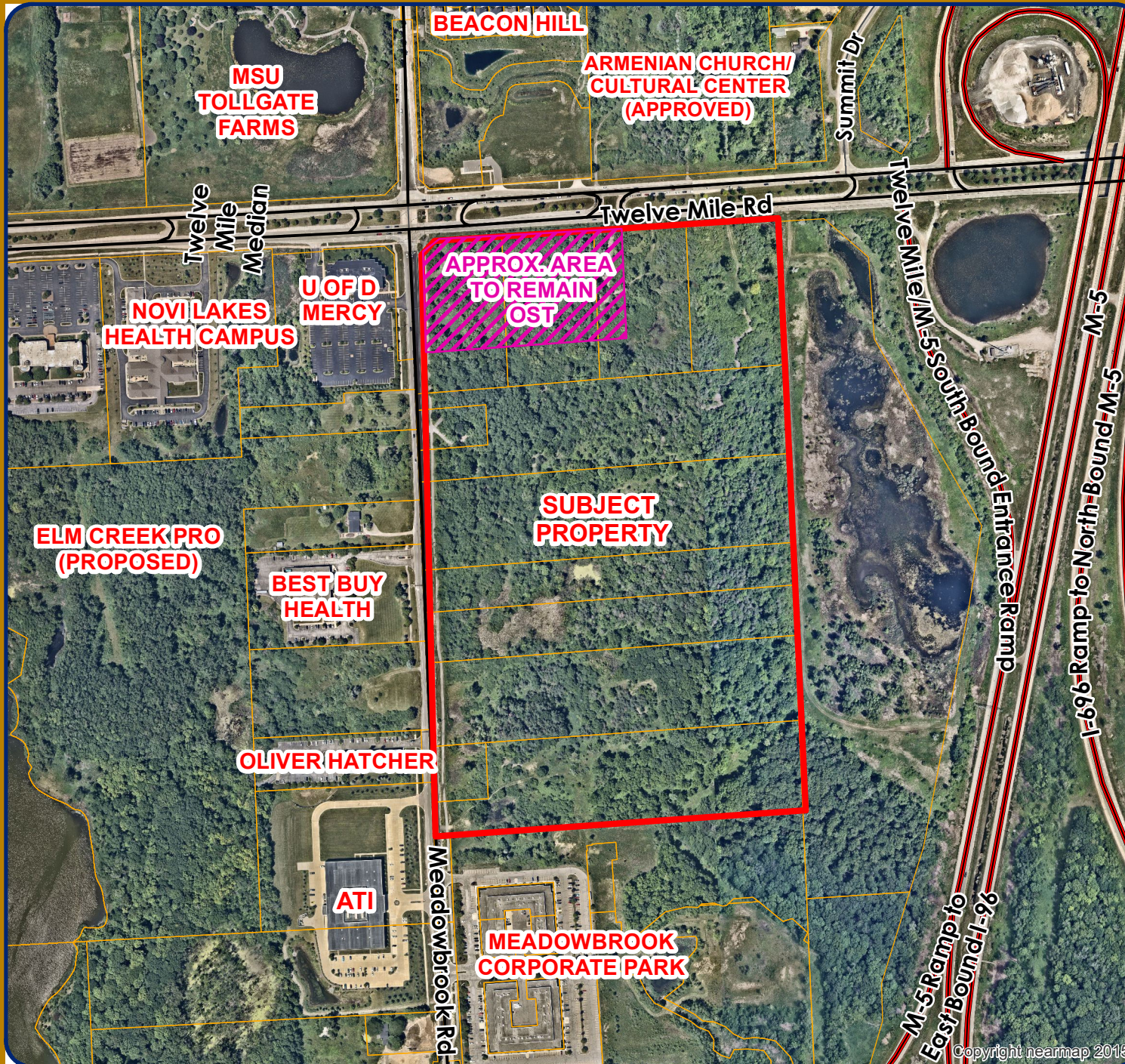


JZ24-31 THE GROVE

LOCATION



Legend

 Subject Area



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: 9/9/24
Project: THE GROVE
Version #: 1

0 120 240 480 720 Feet
1 inch = 542 feet

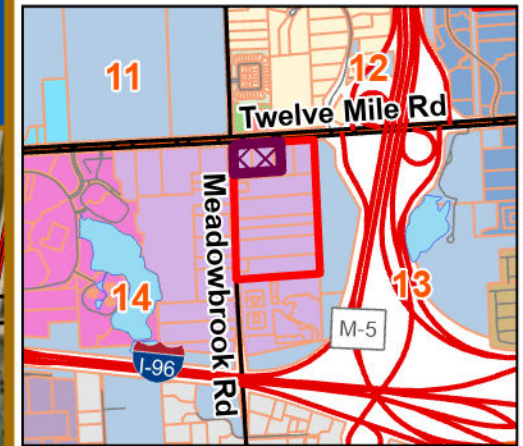
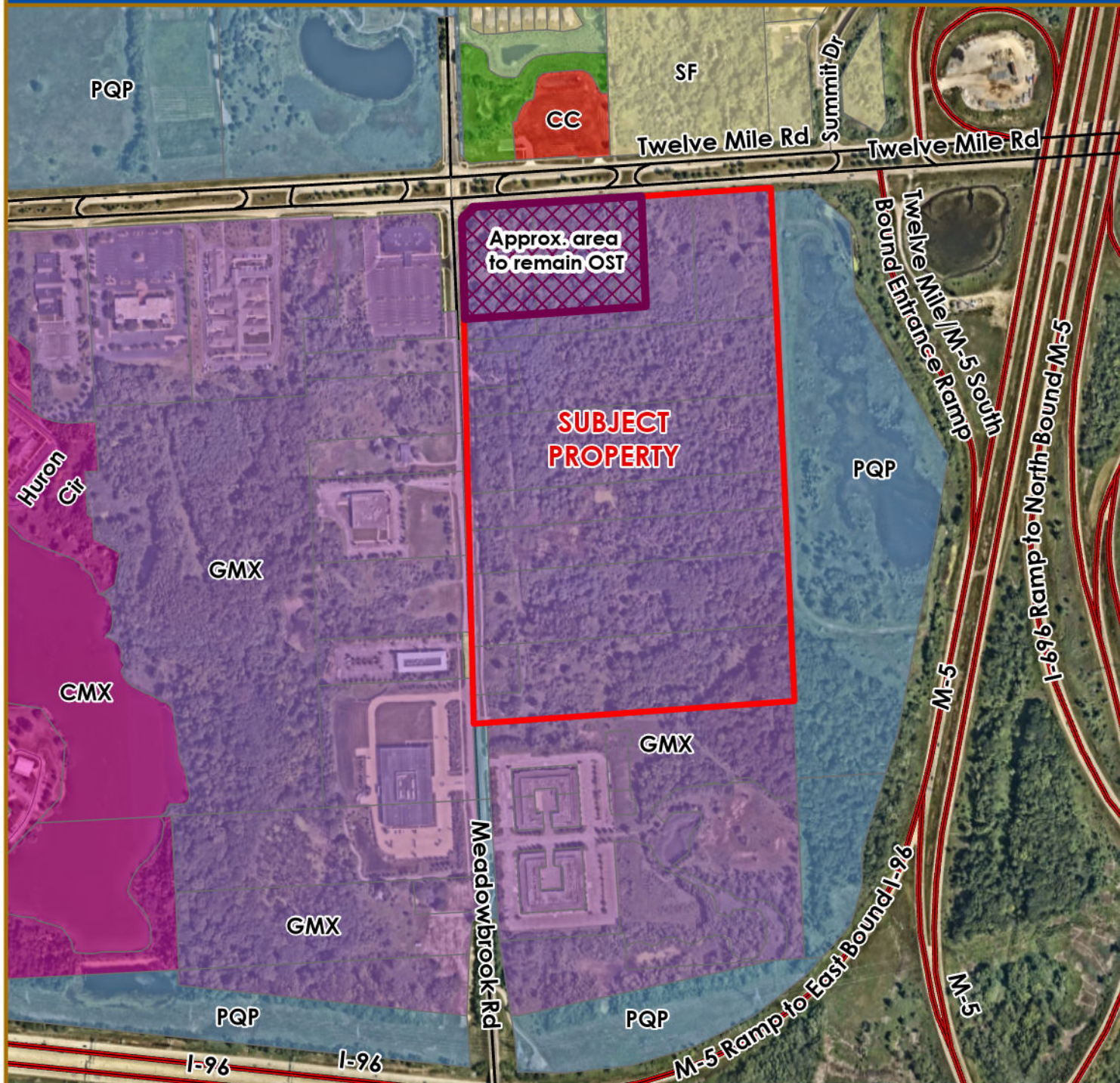


MAP INTERPRETATION NOTICE

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.

JZ24-31 THE GROVE

FUTURE LAND USE



Future Land Use (2025)

- Commercial Mixed-Use
- Community Commercial
- Community Office
- General Mixed-Use
- Industrial/Office
- Manufactured Housing
- Multiple Family
- Office, Service, Technology
- Private Park
- Public Park
- Public/Quasi-Public
- Single Family
- Town Center Mixed-Use



City of Novi

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



Map Author: Lindsay Bell
 Date: 9/22/25
 Project: The Grove
 Version #: 1



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THE GROVE



A PLACEMAKING DESTINATION

NOVI - MICHIGAN

10/2/2025

EXECUTIVE SUMMARY

EXPERIENCE

+ previous developments



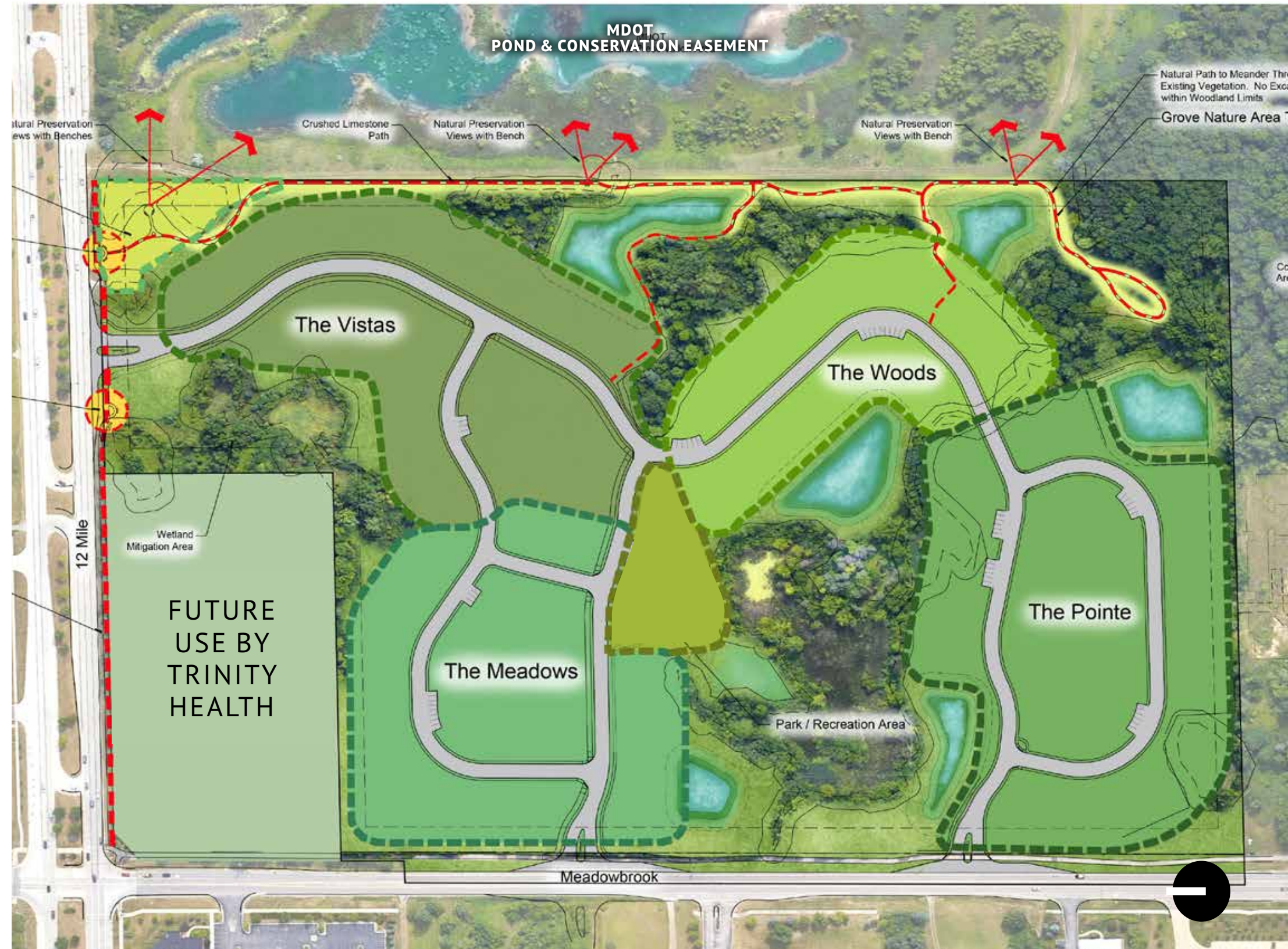
- Proven track record of high-quality development and creative master planned communities.
- Environmentally-sensitive, award-winning projects in development, construction, and planning
- 3-time winner of the Michigan Association of Planning Best Project Award
- 2020 Home Builders Association of Southeast Michigan Developer of the Year Award



OUR VISION

A DESTINATION COMMUNITY WITH FOUR UNIQUE VILLAGES

- Diverse options, including Townhomes, first floor master bedrooms.
- Centralized park/recreation gathering area.
- 7.8-acre, user-ready site for a multitude of typologies or demands for Trinity Health.
- Our market profile is to meet the needs of a variety of home buyers within a single community.
- Goal is to create a compatible community integrated with the environment.



THE VISTAS

THE WOODS

THE POINTE

THE MEADOWS

PARK/
RECREATION



" A placemaking destination "



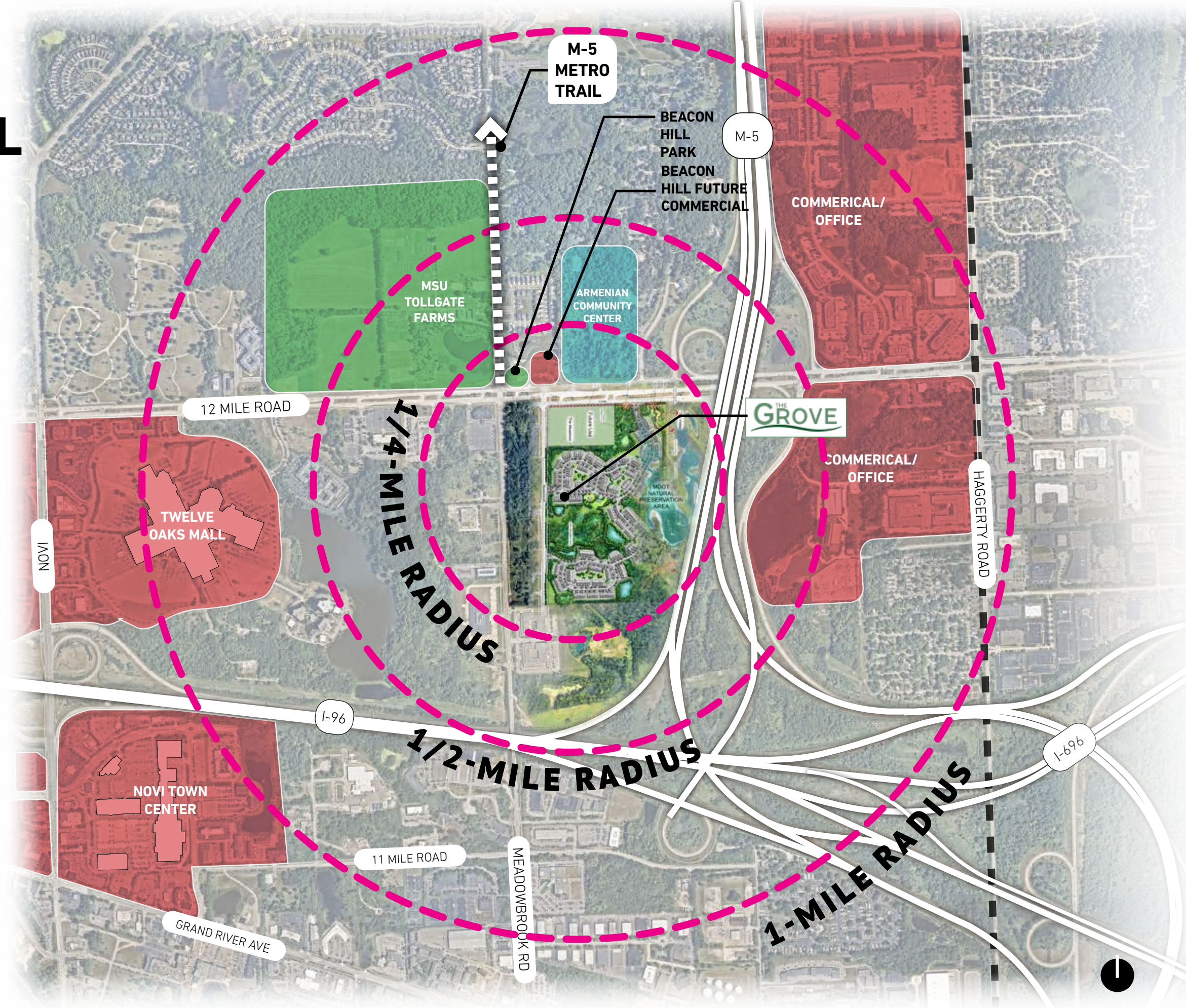
REVISIONS FROM OUR PREVIOUS PROPOSAL

Many improvements were made based on input from the Planning Commission, City Council, City Staff and our continued due diligence:

- Reduced density from 438 to 232 homes
- Rezoning changed from RM-2 to lower RM-1
- All homes will be for sale, no rental units
- Added housing more suitable for seniors, over 50% of the units can accommodate first story primary bedroom
- Building architecture will now have enhanced facade materials - no vinyl and more brick (removed request for variance)
- All homes will have garages, carports eliminated
- Modified design to integrate changes suggested by the City's wetland consultant
- Public access to Grove Nature Area Trail
- Rearranged the open space and parks, enlarged park on NE corner with public access
- Deviations reduced by half
- Added more public benefits

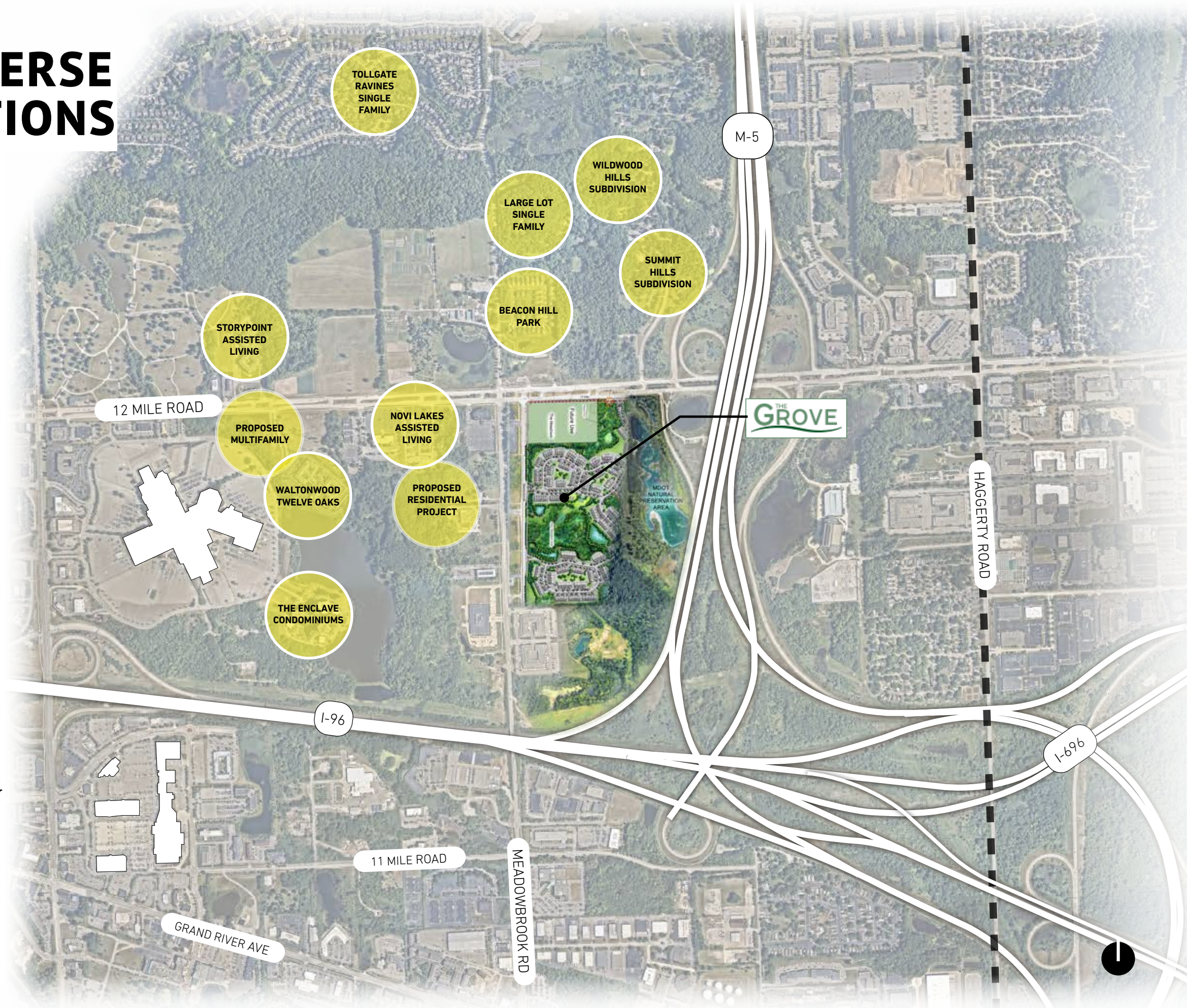
ACCESSIBILITY TO COMMERCIAL & RECREATION

- Site has great locational advantages – convenient access to freeways
- Site convenient to shopping, along a SMART route
- Integrated into non-motorized network, including M-5 Metro Trail
- Twelve Oaks Mall and other shopping and personal care establishments within walking, biking, and scootering distance
- Proximity to accessible wetland and woodland areas for passive recreational activities- including hiking, biking, and nature-viewing



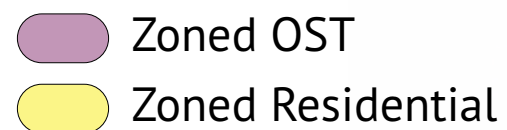
DEMAND FOR DIVERSE RESIDENTIAL OPTIONS

- Ivanhoe engaged numerous market consultants to evaluate potential uses
- Market studies concluded that there is a need for more diverse housing
 - Singles
 - Young Couples
 - First-Time Home Buyers
 - Active Seniors
- Housing that appeals to Generation X, Y, Z including those who grew up in the City
- Housing for seniors in Novi who want to downsize but stay in the City
- A walkable, environmentally sensitive design with ample open space and amenities
- Aligns with Master Plan goals for more diverse housing options



WHY OST IS NOT APPROPRIATE FOR THE ENTIRE SITE

- Limited market for OST uses, even when the office market was strong there was no interest
- Wetlands on our site makes it difficult to develop with OST uses and their parking
- Various sites, more attractive in Novi, remain available for development or redevelopment, especially along the M-5/Haggerty Corridor
- Northwest corner is more attractive for business development under the new GMX designation for the property



CITY OF NOVI

HAGGERTY ROAD

I-696

I-96

8

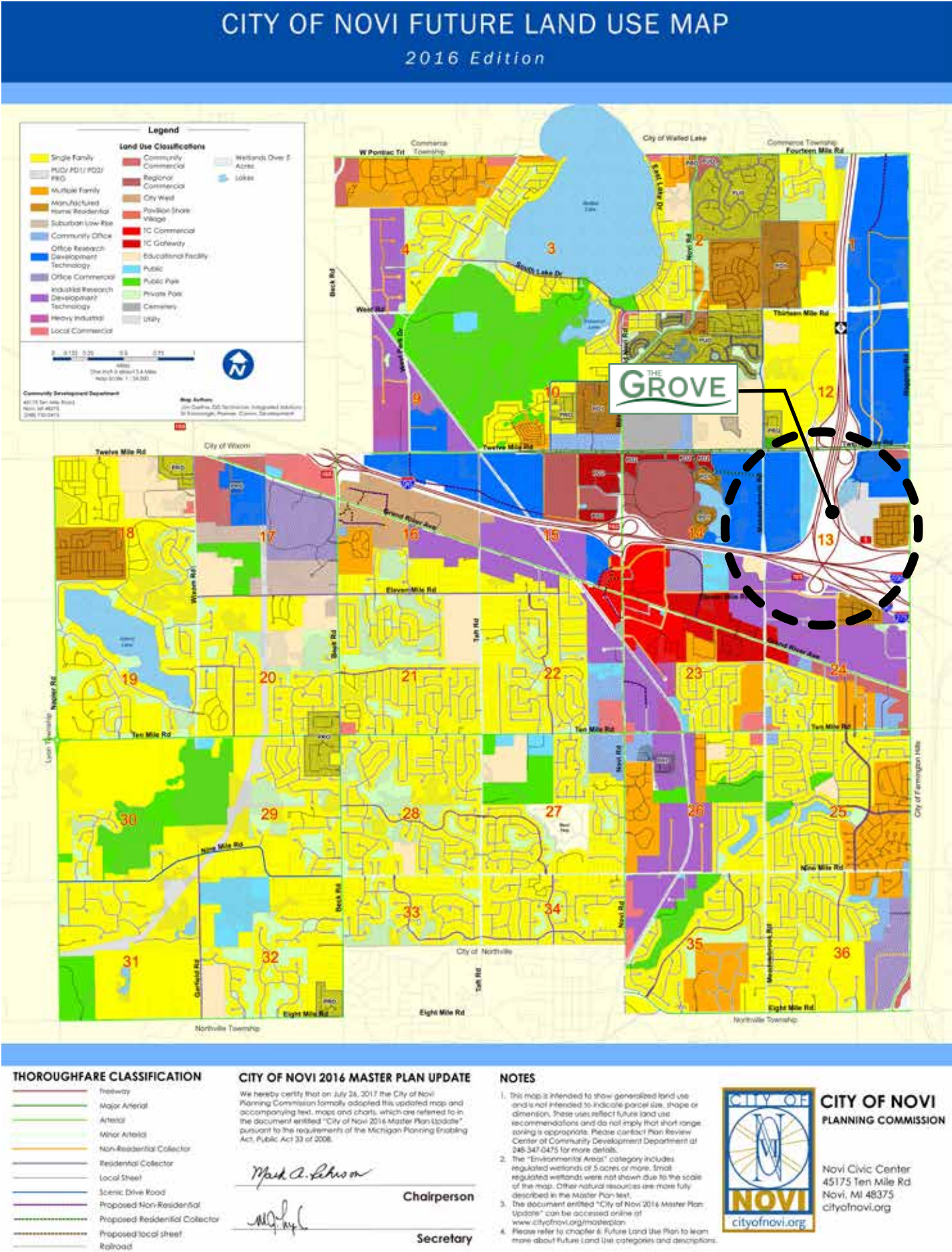
FUTURE LAND USE DESIGNATION

City of Novi 2023 Master Plan

- The location, size and environmental features make the site unique.
- Our proposal is consistent with the Master Plan GMX designation.
- Provide attainable and desirable housing essential to support the existing and evolving retail and entertainment hub of Novi.

“The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on the prevailing market trends utilizing a site-specific master plan to guide development reserving certain portions of the subject property for different land use typologies.”

-Adopted Master Plan



THE CORNER

A signature site

- **18% of developable area** for future business uses, user-ready site for a multitude of uses or demands for Trinity Health or future use.
- Flexibility to address evolving market trends and land use typologies.
 - Corporate office
 - Commercial
 - Retail / shopping
 - Other headquarters use
 - Healthcare facility
 - Integrated mixed-use
 - Hotel
 - Other complementary uses
- Setbacks and buffering to support office/business use at the corner.



PUBLIC/PRIVATE OPEN SPACE & PATHWAYS PLAN

- **32.5 %** total open space.
- Connected network of sidewalks, compacted stone walking trails, and natural hiking trails
- Novi public SMART bus stop
- Public access to Grove Nature Area Trail along the MDOT Pond and Conservation Easement to the east with scenic overlook.
- When combined with adjacent open space protected by conservation easements, our open space creates a large, contiguous habitat area.
- Public access to 12 Mile Rd Park and Open Space



--- Off-site bike paths
--- 8 ft sidewalk

Compacted stone walking trails
or natural hiking trails

Bus stop

PARK/RECREATION AREA

- Centralized park/recreation area.
- Sidewalks, gravel walking trails, and natural hiking trails.
- Setbacks and buffering to support office/businesses.
- Outdoor parks and gathering areas.
- Amenities included:
 - Pocket parks
 - Pickleball court
 - Playscape
 - Picnic areas
 - Natural features
 - Bike racks



FOUR DISTINCT VILLAGES







The Meadows

The Vistas



- Various home styles
- Diversity- vary by color, materials, height
- Include 1st floor bedroom ranches to appeal to seniors

Artist renderings are for illustration purposes only and are subject to change. There are 3,4,5,&6 unit buildings. Each unit and or building configuration is subject to change and Grove unit types are interchangeable between Villages per building envelopes shown.



The Pointe

The Woods



- Various home styles
- Diversity- vary by color, materials, height
- Include 1st floor bedroom ranches to appeal to seniors

Artist renderings are for illustration purposes only and are subject to change. There are 3,4,5,&6 unit buildings. Each unit and or building configuration is subject to change and Grove unit types are interchangeable between Villages per building envelopes shown.

PRO PUBLIC BENEFITS

1. 12 Mile Road Park and Open Space

1 acre open space park/rest stop, accessible to the public

2. Grove Nature Area Trail

One mile loop trail along the east property line, providing scenic views of MDOT wetland, open to the public

3. Beacon Hill Park Improvements

A provision of funding towards the buildout of the Beacon Hill Public Park

4. Off-Site Pathway (per the 2023 Active Mobility Plan)

Over 700 ft of new off-site pathway along 12 Mile Rd.

5. New Novi Public Bus Stop

New SMART bus stop with seating, bike racks, and landscape area

6. Increased Usable Open Space

5.97 acres of “useable” open space, 260% more than the required 1.65 acres

7. Novi Connectivity Sidewalk

New 8 ft, wide internal loop bypass connecting 12 Mile Rd. with Meadowbrook Rd

8. Dedication of Woodland and Wetland Conservation Areas

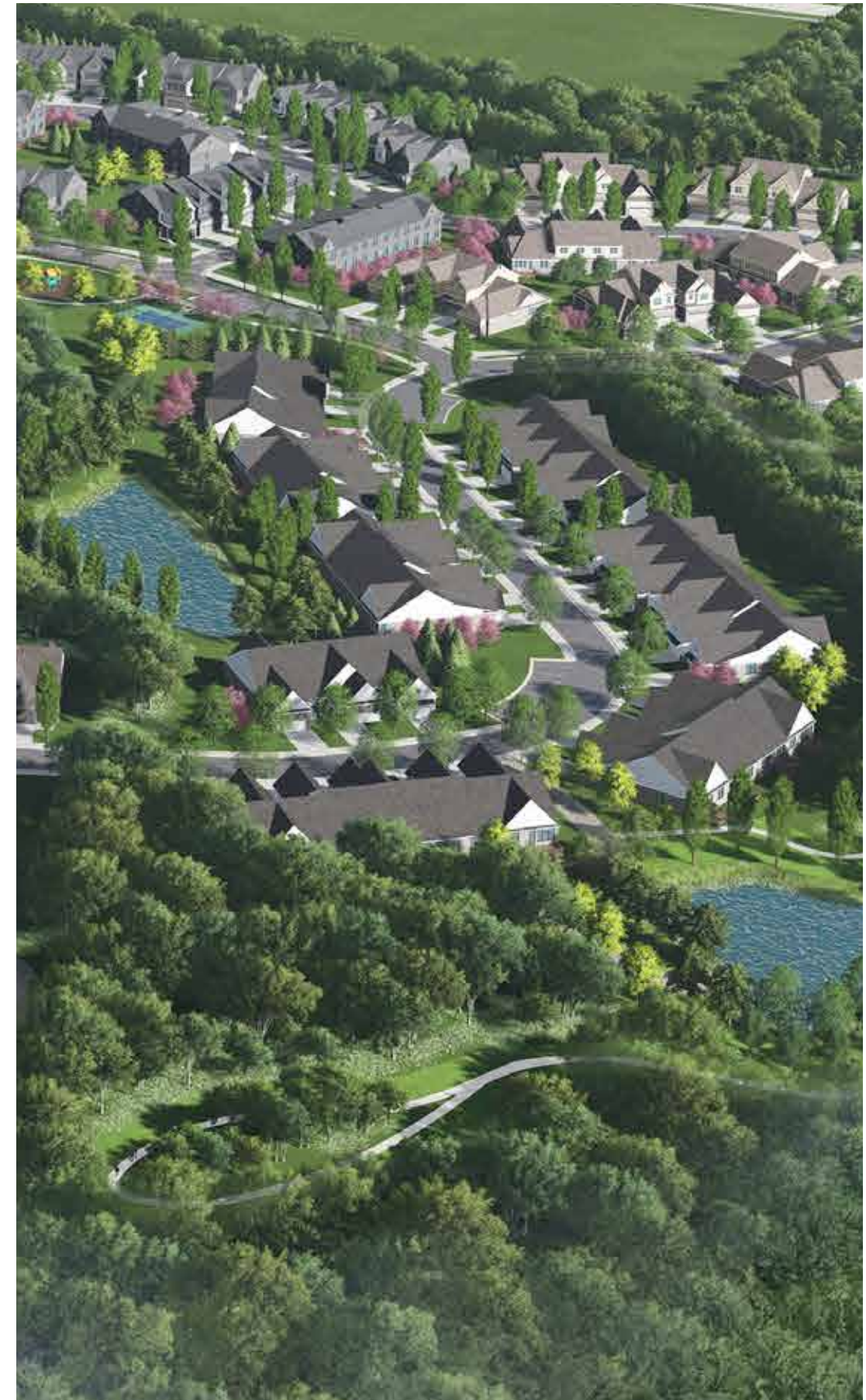
Conservation easement for Woodlands and Wetlands is 25.8 acres. Over 47% of the site.

9. Decreased density

Density capped at 4.23 units per acre, 60% less than the 7.3 units allowed for 3-bedrooms

10. Meadowbrook Road Right-of-Way Dedication

Dedicate the right-of-way along the entire Meadowbrook Rd frontage (2,166 ft), totaling 2.5 acres.



ADDITIONAL BENEFITS

- Diverse Housing Options. Provide more housing options, particularly for multigenerational housing, including over 50% of the units which can accommodate first floor primary suites suitable for senior living
- Variety of housing styles- 80% front open space
- For sale homes (removed rental units)
- Varied designs with garages (removed car ports)
- Flexible floor plans, homebuyers can select their floor plan
- 80% less traffic than OST (and 40% less than initial plan)
- Creative design intended to preserve and enhance natural features of the site, unlike OST zoning
- High quality landscaping and natural buffers to enhance the viewsheds along Meadowbrook Rd



CONCLUSION

- OST uses are not the best fit for this property
- Design is consistent with the evolving character of the area
- Retains OST zoning for the prime corner
- Meets the need for unique, diverse housing in the City
- Adds population into the existing commercial market area
- Residential nestled among the ample open space (33%)



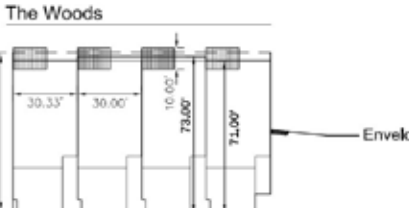
SITE PLAN



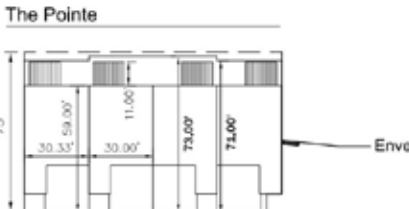
Typical Building Envelopes



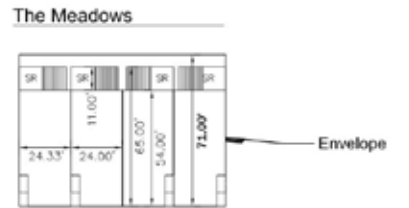
1st floor Primary Suite (end units)
2-Story Townhomes with optional sunroom (interior units)



71' deep Ranch



1st floor Primary Suite



2-Story Townhomes with optional sunroom

- Notes for all Residential Envelopes:
- Unit mix, size, and location are representative and may vary within the building envelope. Each building envelope will accommodate 3-6 units.
 - Unit type (ranch, 1st floor primary, townhome) are interchangeable between villages.
 - Building envelope depth may increase in some locations to accommodate a 75' deep unit. All minimum setback requirements will be maintained.
 - Decks or patios may extend a maximum of 10' beyond the building envelope into the perimeter, side to side, and side to rear setbacks.
 - Minimum Building Width is 24'.
 - Maximum Building Depth is 75'.
 - All units will have 2 or 3 bedrooms.
 - Minimum Driveway Length is 20' from Sidewalks.

Site Summary

Existing Zoning	OST	<u>Unit Breakdown</u>			<u>Parking</u>					
Proposed Zoning	PRO RM-1	The Meadows	67 Units		The Meadows	Parking Required		Open Space Summary		
		The Vistas	68 Units			Parking Provided		Total Green Space Provided		
Gross Site Area	69.66 Acres	The Woods	36 Units			Off-Street Parking		40.39 Acres (73.6%)		
Less ROW	<u>2.48 Ac</u>	The Pointe	<u>61 Units</u>			Garage and Drives		Usable Open Space Required		
Net Site Area	67.18 Acres	Total	232 Units					1.15 Acres (2.1%; 232 units x 200 s.f.)		
								Usable Open Space Provided		
Parcel Breakdown		Max. Net Density Allowed	5.4 Du/Ac (290 + 3 Bedroom Units)					8.54 Acres (15.8%)		
Parcel A		Max. Net Density Allowed	7.3 Du/Ac (400 + 2 Bedroom Units)					Additional Open Space Provided		
Site Area	7.8 Acres	Net Density Provided	4.23 Du/Ac (232 Units / 54.85 Acres)					9.21 Acres (16.8%)		
Less ROW	<u>0.16 Acres</u>				The Vistas	Parking Required		Total Open Space Provided		
Net Site Area	7.64 Acres					Parking Provided		17.85 Acres (32.9%)		
						Off-Street Parking		Minimum Setbacks Provided		
The Grove		24' Units Shown	99 Units (43%)			Garage and Drives		Front Yard Min. 25'		
Site Area	61.86 Acres	30' Units Shown	133 Units (57%)					Side to Side 25'		
Less Wetlands 2 ac+	4.69 Acres							Side to Rear 30'		
Less ROW	<u>2.32 Acres</u>							Rear to Rear 50'		
Net Site Area	54.85 Acres	<u>Room Breakdown</u>						Perimeter 50'		
		The Meadows	3 bdrm. (1,906 s.f. min.)			Parking Required		Building Lot Coverage		
		The Vistas	2 + 3 bdrm. (1,906 s.f. min.)			Parking Provided		Allowed 25%		
		The Woods	2 + 3 bdrm. (1,956 s.f. min.)			Off-Street Parking		Proposed 21% 493,628 s.f. / 2,369,266 s.f. (54.85 Acres)		
		The Pointe	2 + 3 bdrm. (1,956 s.f. min.)			Garage and Drives		Bicycle Parking		
								Units		
								Parking Required		
								Parking Provided		
								47 Spaces		
								232 Spaces		
								Clubhouse		
								Parking Required		
								8 Spaces		
								Parking Provided		
								8 Spaces		

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/29/25								

ZEIMET WOZNIAK
CONSULTING CIVIL ENGINEERS
5800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48150
P: (248) 437-0099 F: (248) 437-0122 www.zeimetwozniak.com



PROJECT SPONSOR:
IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

OVERALL SITE PLAN
THE GROVE
NOVI, MICHIGAN

DATE	SCALE	HDR	1" = 100'
1/14/24	VER	1" = N/A	
DESIGNED BY	JOB NO.		
SPB			
DRAWN BY	SHEET		
DAB			

THE VISTAS

THE WOODS

THE POINTE

THE MEADOWS

PARK/
RECREATION



" A placemaking destination "

