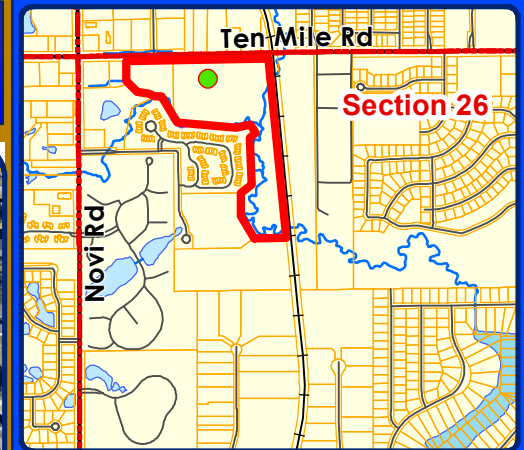


NOVI TEN PRO CONNECTIVITY



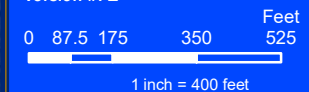
- Existing Public Sidewalks
- - - Required Public Sidewalks
- - - Proposed Nature Path
- - - Option 1 Path Connection
- - - Option 2 Path Connection
- - - Option 3 Path Connection
- - - Option 4 Path Connection



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: 10/10/25
Project: NOVI TEN 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.

CITY COUNCIL RESUBMISSION

NOVI TEN ASSOCIATES



PROPOSED REZONING & PRO CONCEPT PLAN NOVI PROJECT JZ23-09



WALKABLE RESIDENTIAL & COMMUNITY COMMERCIAL DEVELOPMENT NOVI, MICHIGAN

DATE: September 19, 2025



TABLE OF CONTENTS

- **TABLE OF CONTENTS**
- **PROPOSED NOVI-10 PRO DRAWING**
- **COVER LETTER**
- **NARRATIVE**
 - **Summary**
 - **Key Details**
 - **Economic Impact**
 - **Conformance & Furtherance of Master Plan Goals**
- **CITY COUNCIL CONCERNS** (*accommodated*)
 - **Public Connecting Path Options Drawing**
 - A. Alternate Path Locations Analysis**
 - **Public Connecting Path Options Drawing showing wetlands, floodway, & Woodlands**
 - **Connecting Path Comparative Distance Drawing**
 - **Connecting Path Through Ridgewood Villas Analysis & Photos**
 - B. RCOC Coordination**
 - C. Site Drainage**
 - D. Number of Townhouse Units**
 - E. New Building Separation from Ridgeview**
- **BENEFITS, DEVIATIONS & SUBSTANTIAL CONSIDERATIONS**
 - A. Benefits**
 - B. Deviations**
 - C. Supplemental Substantial Positive Considerations**



September 19, 2025
City Council &
Planning Division- Community Development Department
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: Novi-10 PRO JZ23-09

Dear City Council & Planning Division

This is a cover letter for our resubmission as requested by the Novi City Council at its December 16, 2024 meeting. As recommended, this resubmission includes an analysis of alternate routes for a connection between the proposed Novi 10- PRO, Ridgeview Villas, and the municipal facilities (sports club, ice arena & dog park) to the south of the existing Ridgewood Villas.

Novi-10 still recommends the continuation of the existing public path connecting Ridgewood Villas and the proposed Novi-10 PRO, as shown on the Novi-10 previous drawing submissions. The original connecting public path was part of the original Ridgewood Villas approved PRO agreement with the City of Novi and was approved as a PUBLIC BENEFIT of that PRO. This existing connecting public path through Ridgeview Villas is a 12 foot wide easement, written and recorded with Oakland County and is a public sidewalk with clear signage saying it is the "Weiss nature Trail" which was present when the Ridgeview Villas units were purchased.

As was astutely pointed out by Mayor Smith, and endorsed by the city attorney and other councilpersons, the northward connection from the existing south trail system that goes all the way from the dog park and comes north, traverses Ridgeview Villas AND connects further north to the properties and trails in this PRO, north to additional nature trails is ALREADY COMMITTED BY PARTIES IN THE EXISTING 2015 PRO CONTRACT and cannot simply be ignored. According to the city attorney at the December 16, 2024 City Council meeting, eliminating the connection will require a new approval process for the prior PRO since that PUBLIC BENEFIT would have been removed.

On March 24, 2025, subsequent to the December 16, 2024 City Council meeting, the City of Novi Code Enforcement Division inspected the site. It was discovered that Ridgeview Villas wrongfully obstructed public access to the existing paved sidewalk, being the public Nature Trail that traverses the Ridgeview residential area, quite visibly since those residents purchased. The city of Novi, Code Enforcement division issued Ridgeview a notice to remove the private, " keep out " type of sign, which was Ridgeview's wrongly obstruction of the Novi community from this public benefit: Nature Walkway viewing areas. That public walkway access that traverses from Lidstrom drive, northward up to the current additional nature trails in this new project, being a key part of the connection walkable path of nature trails

connecting all the way from 10 Mile road to the Dog Park at the south end , and in conformance with the existing Novi Pro contract, has now been restored.

Please consider this perspective: If every resident on 10 Mile Road came and asked you to abandon and close 10 Mile Road so they could avoid the public being in their front yard; the unanimity of that group would be serving their own private interest and not serving the overall community. While this scenario sounds ridiculous, this is the same wrongful tactic the Ridgeview residents are using here: ignoring community welfare.

On the enclosed Connecting Path Options drawing following page 9, as requested, we indicate the original proposed connection and three (3) other options for the connecting path that were discussed at the City Council meeting, and which we were asked to analyze and submit. The enclosed narration will provide the requested analysis of these options.

Thank you,



Daniel Weiss
Novi-10 Associates

NARRATIVE – INCLUDING BENEFITS & DEVIATIONS

September 19, 2025,

To: City of Novi
Attn: Ms. Barbara McBeth, Novi City Planner
Novi City Council

Re: Revised Narrative: Novi 10 Property PRO JZ23-09 -

Dear City Council members and Ms. McBeth:

SUMMARY

As requested at the December 16, 2024 City Council meeting, this Narrative for the PRO submission has been updated to reflect the comments by City Council members at the December 16, 2024 City Council meeting.

Major key elements of this 34.04 acre Novi-10 PRO include 27.07 acres of proposed RM-1 zoning containing 71 residential owner-occupied townhouses with 2 car garages bounded by marshland, river, and natural wildlife park area. A new 15.87 acre conservation easement will be located on the east side of the townhouses, wrapping around the south side with nature overlooks and containing a new pocket park at the new trailhead on 10 Mile Road and a new pocket park on the west end of the wetland. The conservation easement extends south as far as the Novi Dog Park. North and west of the residential property is a 6.97 acre 35,900 square foot area local retail and restaurants (with no drive-thru's permitted) and including amenities such as a sidewalk café, other locally oriented shops, and services. Restrictions will be placed in the PRO agreement that prevents certain undesirable retail uses.

The goal of this PRO is to create a **walkable community**: a walkable village type atmosphere with easy pedestrian walking paths connecting local retail uses and city amenities like the dog park, sports club, and ice arena, with services like childcare, yoga, and party rooms park area with picnic areas and playground equipment. This should benefit existing residents in surrounding areas and residents of the proposed new townhouse development

Additionally, an 18 Acre certified charitable donation was requested by the city (Dog Park and Arena Facility land), as detailed in the city's Letter of Commendation at the end of this narration. Novi- 10 gave this land to the city of Novi and would like this to please be considered.



NARRATIVE – INCLUDING BENEFITS & DEVIATIONS

September 19, 2025,

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Attn: Ms. Barbara McBeth, Novi City Planner
Novi City Council

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The submission and review history for this 34.04 acre Novi-10 PRO is as follows:

- October 4, 2023 Pre-Application review submission
- January 2, 2024 Revised pre-application submission
- February 21, 2024 Planning Commission public hearing for eligibility
- April 8, 2024 City Council meeting for eligibility
- June 17, 2024 Revised submission for review
- October 30, 2024 Planning Commission approval
- December 16, 2024 City Council hearing with reconsideration recommendations

KEY DETAILS

The 34.04-acre NOVI-10 PRO proposes to replace the existing industrial zoning and office zoning districts with multi-family zoning and a commercial zoning district to better reflect the needs of the community. These OS-1 and I-1 zoned properties have been on the market for sale for many years. We believe the current zoning and the future land use plan do not reflect the actual market conditions for this site. Changing lifestyles & Covid-19 have contributed to less suburban office space demand and Costar Realty Information Services show a 35% drop in Novi industrial leasing demand during 2023.

Conversely, our market study shows a demand for an additional 344,000 SF of commercial space in Novi by 2027. The 2022 market study was updated with this August 09, 2024, submission and is attached. The update showed that commercial demand still exists. This PRO proposes 35,900 SF of local shopping and restaurant area, with no drive-throughs, in a 6.97-acre B-2 zoning district. To ensure that this family friendly local shopping, the PRO agreement, leasing will exclude certain incompatible proposed uses, that will be listed in the Benefits section of this narration, which follows.

The proposed 27.07-acre RM-1 zoning district contains 71 new 2-story townhouse units on 11.2 acres, which is a short walk from the new local commercial, and north of existing Ridgeview Villa townhouses (from a previous PRO). These are connected by sidewalks and a pedestrian path system. (See analysis of path options which follow in a section titled City Council Concerns based on December 16, 2024, City Council meeting comments) The path system can be crushed limestone material to blend with the surrounding natural environment. The balance of the proposed RM-1 zoning district is a 15.87-acre natural marshland and woodland which will be protected from future development by a conservation easement. This conservation easement follows the railroad tracks along the east side and wraps south around the new townhouses. This RM-1 zoning is consistent with adjacent existing multi-family developments. The 15.87-acre natural area will contain a trail network and new overlooks and have a small pocket park, donated by the PRO developer at the 10 Mile Road trailhead and



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a second pocket park with playground equipment, and owned by the townhouse HOA, on the west end of the townhouses.

The closest new townhouse is located 300 feet away from the closest I-2 industrial building in an I-2 Industrial zoning district, located across 10 Mile Road. Currently there is no heavy industry on those I-2 parcels. To provide additional separation, the PRO proposes visual and sound separation by a 10 FT- 12 FT high densely landscaped berm along 10 Mile Road.

The updated traffic analysis accompanying this PRO shows that the level of service, with the proposed B-2 and the RM-1 zoning, is not degraded compared to development under the current OS-1 and I-1 zoning. In addition, the traffic analysis indicates that peak traffic will be less than with development under the current zoning. To facilitate the traffic movement to and from the proposed commercial and townhouses, the PRO proposes to add a center left turn lane and eastbound and westbound lanes on 10 Mile Road. The PRO developer's engineer is working with Novi's traffic consultant and the Road Commission of Oakland County, which has 10 Mile Road jurisdiction.

The current OS-1 zoning would permit a 30-foot high 2 story, 54,000 SF office building and the current I-1 zoning along 10 Mile Road would permit a quarter-making square-foot-light industrial building 40 feet high. These would create a massive wall of buildings compared with the proposed commercial buildings 21 feet in height, and the 71 two-story townhouses with many trees saved and new trees planted. More open space is provided due to less building mass and density in the PRO than if developed with current office and industrial zoning.

At the preliminary Planning Commission public hearing, certain audience members were concerned about flooding onto their property from the new development. As was indicated at the hearing, the new townhouse and commercial sites will have site engineering and comply with Novi's latest stormwater management criteria.



CONFORMANCE & FURTHERANCE OF THE 2025 NOVI MASTER PLAN AIMS & GOALS

The proposed PRO successfully implements many of the primary stated aims and goals of Novi's 2025 Master Plan for Land Use, including such key elements as a "Walkable Community", protection of natural features and natural marshland habitats, connectivity, and mixed use planned developments. The Novi 10 PRO plan presented here directly addresses and furthers these stated aims and goals in numerous ways, which create a significant improvement over the existing industrial and office zoning it replaces at this location. Some specific descriptions which demonstrate these improvements from the PRO and further implementations of the Novi Master Plan's stated goals are as follows:

A. QUALITY AND VARIETY OF HOUSING

The Novi-10 PRO adds 71 townhouse units adjoining the previous PRO to the south (Ridgeview Villas) 93 townhouse units. The Novi-10 new townhouses partially encircle and are a short walk to the proposed new neighborhood retail portion of the PRO. The 2025 Master plan indicates that townhouses are the second most requested types of housing, after single family homes, and it indicates "...the advantage of having everyday goods and services within walking distance; mixed use areas are thus becoming a highly popular option." The Master Plan recommends that mixed-use planned developments should create a walkable density for the residential, which this does, and that there should be convenient non-motorized access from residential developments to neighborhood parks and natural areas, which this development does through the proposed and existing trail system.

B. COMMUNITY IDENTITY

The Novi-10 PRO continues the Novi identity as a high-quality residential community, while simultaneously providing a local neighborhood retail hub that will provide goods and services for the new townhouses and the other surrounding residential areas. All materials proposed for the townhouses and for the retail buildings are the high quality expected of Novi developments.

C. ENVIRONMENTAL STEWARDSHIP

The 35.04-acre Novi-10 PRO includes 15.87 acres (45.2%) of conservation easement to protect the marshland and natural wildlife habitats in wetland and woodland areas on the site. The proposed PRO townhouse area provides 6.5 times the required open space to further preserve natural area. Connectivity is provided by the proposed trail system around the perimeter of a portion of this conservation area which has overlooks for nature viewing. The trail system connects the PRO with the athletic club, ice arena and dog park, with its walkability and bicycle access helps to implement the Activity Mobility Plan for Novi and can reduce automobile traffic. The Activity Mobility Plan, as



indicated in the Master Plan also encourages walking and biking networks to reach key destinations, which the Novi-10 PRO does through its trail system. The trail system starts on 10 Mile Road to permit the surrounding community's use and extends around the proposed townhouses and through the connecting trail that extends through Ridgeview Villas townhouses and to the athletic club, ice arena and dog park. Additionally, two pocket parks are proposed; one at 10 Mile Road at the northeast corner of the PRO, and one between the proposed townhouses and the proposed retail area; All the proposed development will control water runoff by proper design for site drainage.

In addition, eliminating the permitted industrial development that could occur on 10 Mile Road under the current zoning, prevents a massive industrial building that would block views and **devalue** the quality-of-life existing residents.

D. INFRASTRUCTURE

As indicated above, the trail system's connectivity from 10 Mile Road all the way to the dog park provides a walking and bike riding alternative path for the entire community between the proposed PRO neighborhood retail center on the north and the athletic club, ice arena and dog park to the south. This is encouraged in the Master plan Action Plan for Infrastructure. Review of the city of Novi's other infrastructure elements such as water, sewage, storm drainage and other utilities, as well as police, fire and other emergency services were previously submitted Community Impact analysis and found to not be negatively impacted.

E. ECONOMIC DEVELOPMENT

According to the 2025 Master plan, 2024 ended with Novi's retail vacancy rate below that of Oakland County, indicating a comparatively strong continuing retail demand. The Master Plan indicates also that there will be a high demand for household furnishings and entertainment (which could include restaurants, cafes and coffee shops, etc.). It states, "It is expected that these retail sectors will continue to grow, and Novi's retail market should be prepared to meet this demand". The market study submitted with this PRO also indicates there is a demand for small retail and personal services.

The proposed PRO provides local retail and services within walking range of many surrounding residents. The retail area is a small percentage (13%) of the total proposed PRO and the previous PRO, Ridgewood Villas to the south. At this time the specific retail and service providers are not known, but market studies confirm there is current demand and will include small retail and personal services, including uses such as sidewalk café, small restaurants, a small medical or other professional office, childcare, exercise, yoga club, etc. These services will be walkable for the new residents, as well as for the existing residents to the south, and those east on 10 Mile Road. As part of the proposed PRO, there will be a prohibition of uses that are objectionable, and not in the community's best interest at this location: Automobile

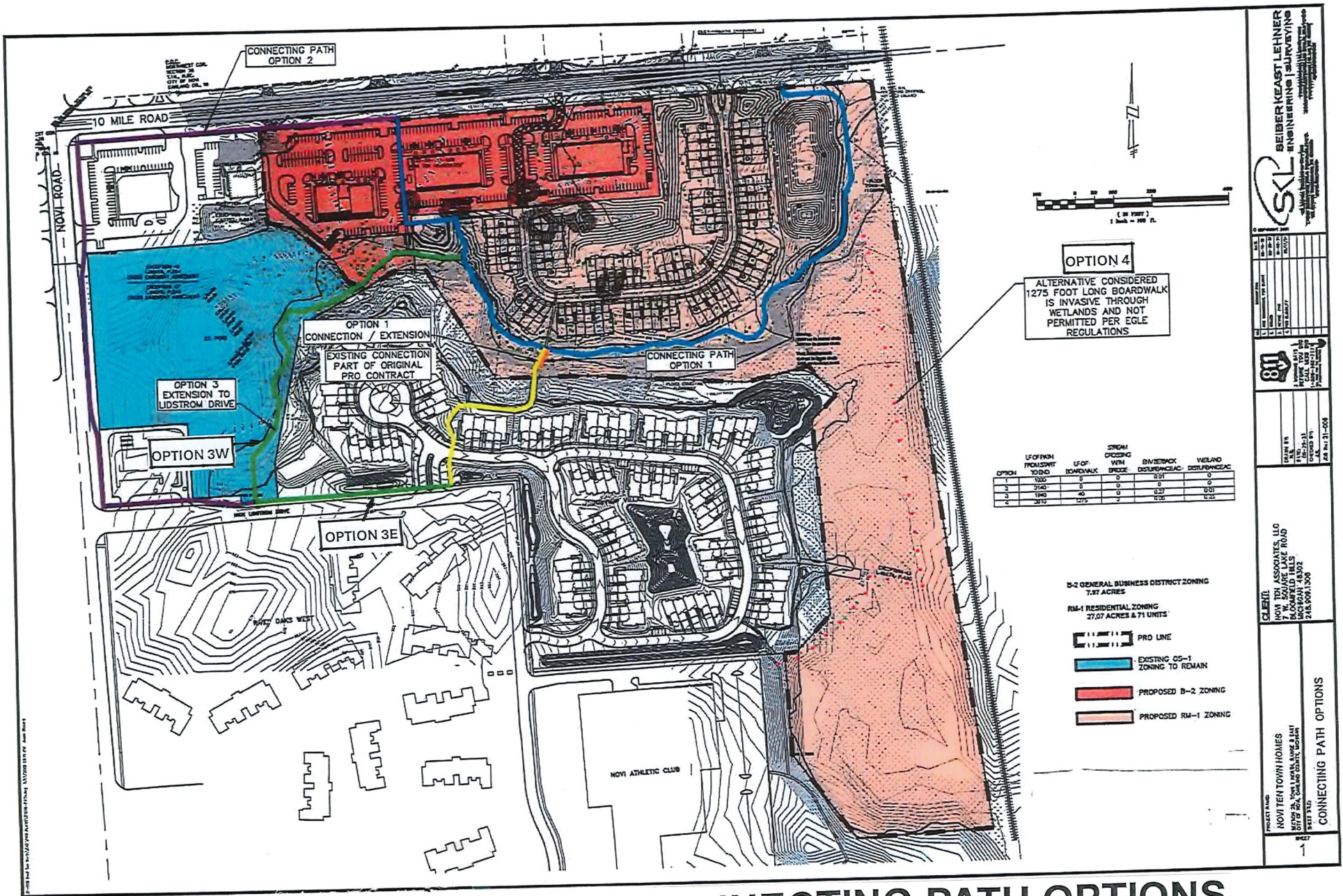


uses are not permitted per the proposed zoning, and Hotels, Motels, Check Cashing, and Pawn Shop. Marijuana sales (already not permitted in the city of Novi) will also be excluded by the PRO documents in case the city's law is changed to allow it in the future. The PRO drawings indicate locations for four retail buildings on the B-2 portion, along with the required parking, walkways, and landscaping.

It is estimated that this development will create a minimum of 100 new permanent full-time and part-time jobs in the new retail stores and restaurants and It is anticipated that combined construction costs for the commercial and the residential projects will be in excess of \$35,000,000, creating numerous construction jobs.

CONCLUSIONS: As demonstrated above, the Novi-10 PRO will be an asset to the community, conforming with sound urban planning and urban design practices and to the goals and recommendations of the City of Novi Master Plan.





PUBLIC CONNECTING PATH OPTIONS

CITY COUNCIL CONCERNS (December 16, 2024 City Council meeting)

A.

Alternate Path Locations

As shown on the drawing titled Public Connecting Path Options on the previous page and as evident in the City Council meeting record, Council members stated they were favorable to Option 1, the original proposed connecting path as was presented as part of the prior Novi-10 PRO contract to the south, and which has been in place for years. For extra thoroughness of evaluation Council asked to see confirmation that alternate routes have also been considered, which is included here-in, and confirms that Option 1 is the only option that is reasonable or viable community benefit, and accomplishes the community goals and benefits.

Options for the location of the path around, rather than through, Ridgerview, were requested by City Council. (the section that follow this Narrative titled "Public Connecting Path Through Ridgewood Villas" addresses this issue in greater depth) In response the Novi-10 PRO evaluation shows three (3) conceivable path location options as shown on the "Connecting Path Options" drawing on the preceding page, along with one location (Option 4) paralleling the railroad tracks and running wrongfully and invasively through the east side wetland area and Rouge River which clearly is not feasible. Harming the woodland and wetland in this area is both wrongful and illegal.

Also shown is the extra public walkway, the indicated "U" shaped nature viewing trail beginning at the proposed pocket park on 10 Mile Road at the east end of the PRO and looping southward around between the rear property edge of the new townhouses and the conservation natural area and then extending up to the west side park and into the retail area. This loop is not in question and will remain for all options. The only issue is the relatively short several hundred foot connection, enabling the public to travel along the nature trails all the way from 10 Mile Road down along the wetlands to the dog park. This connection is shown clearly on the PRO drawings and was included in the previous PRO contract with the city of Novi and provides this as a community benefit.

Option 1 is the original proposed trail that connects the new townhouses to the existing connector trail that was built into Ridgerview Villas and made part of the existing PRO's benefits that exist per the previous PRO contract. As originally planned, this trail provides the connectivity and walkability for the community that the Novi Master Plan cites as a main goal and encourages. Option 1 allows this connectivity from the new retail development on 10 Mile Road and the new townhouses through the existing townhouses to Nik Lidstrom drive and the municipal facilities to the south. This includes the concrete nature path that is already been built and runs through Ridgerview Villas. This also allows the existing Ridgerview Villas to connect to the "U" shaped nature trail



proposed along part of the conservation easement. Objections have been raised by Ridgeview Villa residents about the connector to the north being added, yet the existing Ridgeview Villas portion of the connector was constructed as part of their original PRO and has been visible since residents purchased their townhouses. It was planned as part of the original design and is in the existing PRO contract with the City of Novi with clear intent in the original PRO as a benefit to connect to the newly proposed connector.

The short (200 feet long +/-) new connector, shown in orange on the preceding drawing, extends the current path rather than there being a walking bridge that is a dead end. Also, the existing portion was previously built as a public sidewalk adjacent to certain of the Ridgeview Villas and was in place at the time these units were purchased. At the previous City Council meeting, the city attorney noted that those residents chose to buy their units along this public sidewalk which is part of the connector. Please note that Ridgeview Villas wrongly installed a sign to prevent the public from using this public sidewalk connector.

This Option 1 connector completes the entire walkway system from 10 Mile Road through all of the nature viewing areas and extending all the way south past the sports club and ice arena, all the way to the dog park, located on 18 acres of land donated by this same applicant as requested by the City of Novi, and further explained elsewhere.

Option 2 is devoid of any public benefit for viewing nature, and, is a path that completely avoids the nature trail system and instead uses only the existing streetside public sidewalk system to make a connection. The connecting path across the natural area (Option 1) is eliminated. Only the sidewalks along 10 Mile Road, Novi Road and Nik Lidstrom Drive are used to connect the retail restaurant area and the new townhouses to the sports club, ice arena and dog park. A connecting pathway between the new townhouses and Ridgeview Villas, and other nature trails, dog park, etc. will not be provided. Clearly this option does not meet the spirit of the master plan for connectivity and walkability.

In addition, as indicated above, elimination of the connector benefit will require the prior PRO elements to be amended and rescind these public benefits and would require it to be re-approved by all parties who signed the PRO contract, due to the elimination of the connector path "benefit", per the Novi city attorney at the December 16, 2024 City Council meeting. This "benefit" was already given to the city and is clear in the existing PRO contract as a public benefit, and per the city attorney's comments at the City Council meeting, any such abandonment of the city benefit (the connector path) would need approval with, and an alternate compensation provided to the city as was required in the prior PRO contract.



Option 3, consisting of Option 3E and 3W, together, as shown in green on the Public Connecting Path Options drawing, create is a connecting path that begins the southern landscaped tip of the retail area and extends south and west around the existing Ridgeview Villas townhouses on other adjacent land owned by the Novi-10 developer, which is not part of the existing or proposed PRO. The path will connect to the sidewalk along Nik Lidstrom Drive, which will then connect to the sports club, ice arena and dog park. An easement for this connecting path on the adjacent land will be obtained. This totally bypasses Ridgeview Villas, but as with Option 2, the city attorney indicated at the December 16 City Council meeting that if the original connector between the two townhouse developments is eliminated, reapproval of the original Ridgeview Villas PRO will be required and would abandon the public benefits of the existing PRO contract.

Option 4: The East Side Alternate Path- Unlike the other nature paths that are on dry land outside of natural areas this alternate path would be invasive through the east wetland nature conservation area would be constructed as an elevated boardwalk 1,275 feet long with a dedicated easement 12 feet wide. This entire area is a regulated wetland which protects such wetlands specifically from construction and other harmful activities. If proposed this would require a state EGLE (Environment, Great Lakes & Energy) permit and mitigation for the dedicated area. Mitigation would require offsetting and creating a new wetland protection elsewhere. In addition, the entire area is a flood plain and the path would be in the flood plain and most likely in the adjacent floodway. According to our highly experienced wetland consultants, Niswander Environmental, it would be very difficult to obtain EGL approval for this invasive boardwalk due to its long length and the permanent negative and damaging impact disruption of the natural habitat.

Wetland Comparisons

Option 1, the original proposed connector, which was favored by the Council, has no wetland impact. Option 2 follows the existing sidewalk system along 10 Mile Road, Novi Road and Nik Lidstrom Drive is all sidewalk along the streets and has no wetland impact. Option 3, the alternate connector shown on the adjacent west parcel has approximately 40 feet of its 800 foot total length through wetlands, or 0.01 acres. Option 4 will wrongfully disturb .35 acres of wetlands.

It is the conclusion of the developer of the Novi-10 PRO that the best solution for the connecting path is Option 1 as originally proposed. If this is not acceptable then Option 3, the west side path would be the second choice, recognizing the impact of this on the prior PRO approval.

See the Public Connecting Path Options Drawing that precedes this section and Wetlands, Floodplain & Woodlands drawing that follows this section





OPTION 4
 ALTERNATIVE CONSIDERED
 1275 FOOT LONG BOARDWALK
 IS INVASIVE THROUGH
 WETLANDS AND NOT
 PERMITTED PER EGLE
 REGULATIONS

B-2 GENERAL BUSINESS DISTRICT ZONING
 7.97 ACRES
 RM-1 RESIDENTIAL ZONING
 27.07 ACRES & 71 UNITS

PRO LINE

SEE ATTACHED NOTE

ENTIRE SITE IS WITHIN THE
 CITY OF NOVI REGULATED
 WOODLANDS

OPTION	LF OF PATH FROM START TO END	LF OF BOARDWALK	STREAM CROSSING WITH BRIDGE	ENV SETBACK DISTURBANCE AC	WETLAND DISTURBANCE AC	WOODLAND DISTURBANCE AC
1	1030	0	0	0.01	0	0.02
2	3140	0	0	0	0	0
3W & 3E	1940	40	0	0.27	0.01	0.37
4	3010	1275	2	0.06	0.35	0.53

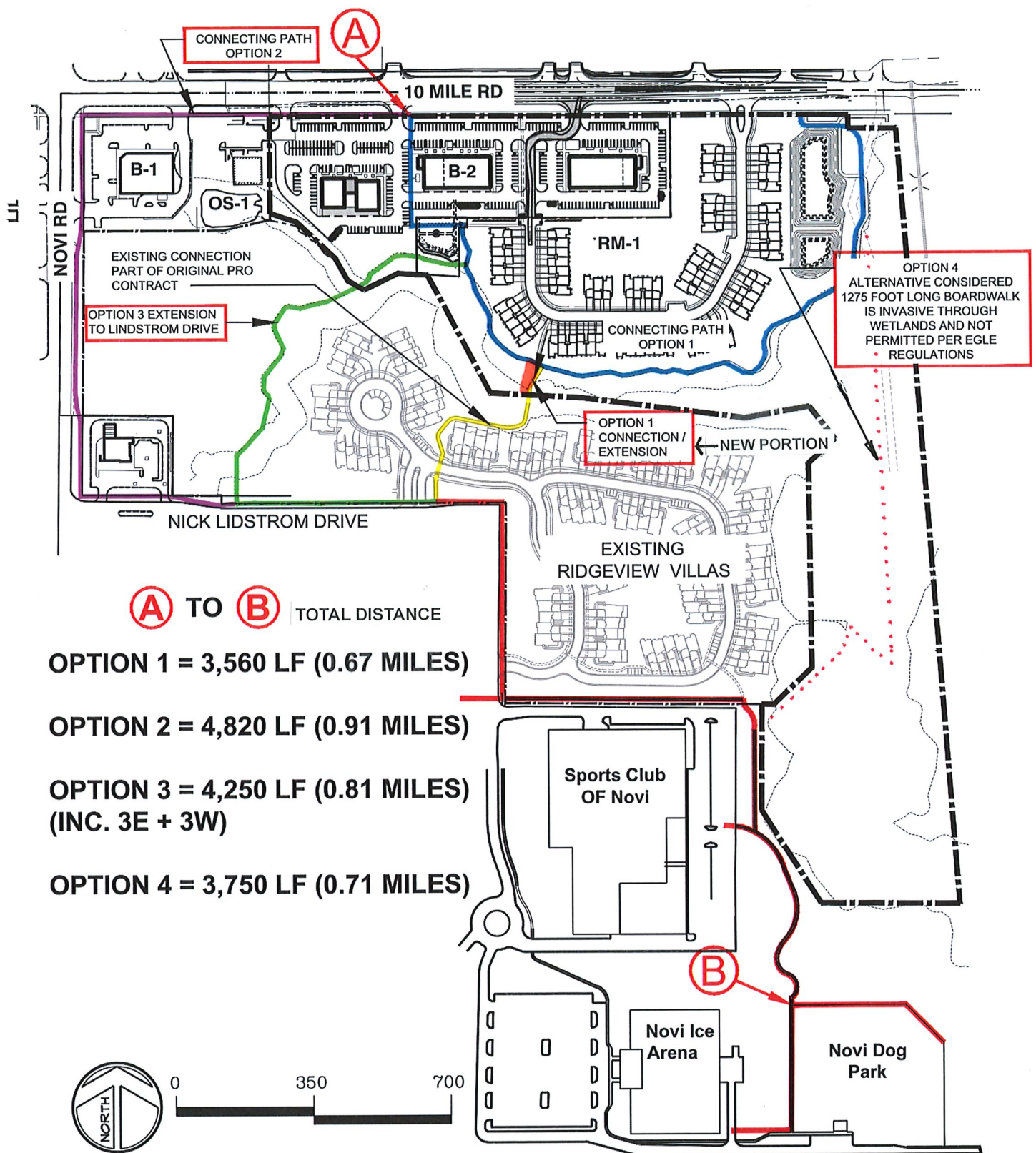
**SEIBER KEAST LEHNER
ENGINEERING | SURVEYING**
Professional Surveying & Mapping Office
 28300 Woodward Ave., Suite 200
 Farmington Hills, MI 48334
 248.858.3331

PROJECT NO. 21-008
 DATE 05-25-23
 DRAWN BY: J. K. K. K.
 CHECKED BY: J. K. K. K.
 SCALE: AS SHOWN
 PROJECT: NOVI TEN TOWN HOMES
 7 W. SQUARE LAKE ROAD
 NOVI, MI 48240
 248.909.1308

CLIENT: NOVI TEN TOWN HOMES
 7 W. SQUARE LAKE ROAD
 NOVI, MI 48240
 248.909.1308

PROJECT NAME: NOVI TEN TOWN HOMES
 SECTION 28, TOWN 1 NORTH, RANGE 6 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
 SHEET TITLE: CONNECTING PATH OPTIONS
 WETLANDS, FLOODPLAIN & WOODLANDS
 SHEET: 1

PUBLIC CONNECTING PATH OPTIONS DRAWING **WETLANDS, FLOODPLAIN & WOODLANDS**



CONNECTING PATH COMPARATIVE DISTANCES

(DISTANCE BETWEEN 10 MILE RD. & NOVI DOG PARK)

PUBLIC CONNECTING PATH THOUGH RIDGEVIEW VILLAS

When the original Ridgeview Villa PRO agreement was written and approved by the City Council and signed by the Mayor in 2015, a public nature path was created as a community benefit. See Attachment A that shows a portion of the PRO Agreement with an indication of the public pathway on page 3, item 2. This clearly states (circled in red) that this path will connect to a future development. This path was a benefit as required by the PRO agreement.

To ensure this 12 foot wide dedicated public path was created, an easement was written and recorded with Oakland County for the path which can be seen in the Attachment B easement drawings. The exact language of this public use easement created this community benefit, including a concrete Public Sidewalk and "Weiss Nature trail" signage is included in Attachment C, showing page 2, item 2 of the easement. This item requires signs at the "end points" of the paths. The easement indicates:

2.....the Developer shall install, and the City shall allow and maintain, directional signage at each of the four (4) end points of the Pathways, which signage will be approximately 20 inches by 30 inches, designed, fabricated and installed in the usual quality consistent with other park signs installed in parks in the City, and containing the following dedication statement:

"Weiss Nature Trail: Dedicated by Dan and Michelle Weiss family in honor of these various lands donated by them and honoring father Albert Weiss, and all their love and promotion of natural habitats, and fostering further acts of charitable community benefit, performed by all, sized however big or small.

Such signage may include typical nature habitat descriptive language or graphics showing Michigan vegetation, ducks, turtles, birds, and other information.

3. This instrument shall run with the land first described above and shall be binding upon and insure to the benefit of the City, and their respective heirs, representatives, successors and assigns. "

As shown in Attachment D, "Original Ridgeview Villas Drawing", this public nature path easement begins at Nik Lidstrom Drive and extends into Ridgeview, running between units 21 and 22, and then behind units 22 through 26 before turning north to a dead end. The drawing contains a note about the public easement and the proposed sign locations along the path.

Attachment E contains Aerial photos with enlargements of the public nature path and photos of the in-place signage follow the drawing. The existing easement documents for the path are recorded with Oakland County, and require the dedicated path to be public.



Attached Photos 1 through 5 show the signage along the path through Ridgeview up to the end of the connector.

At the December 16, 2024 Novi City Council meeting, Novi-10 was asked to provide alternate routes for this connector path system to allow walking from the retail area on 10 Mile Road around, not through Ridgeview, to reach the ice arena, sports club and dog park. This has been done and is part of this resubmission. At this same meeting, City Attorney Tom Schultz confirmed that the existing path through Ridgewood is a PUBLIC pathway and its connection to the path of the proposed Novi-10 PRO was a BENEFIT that was part of the original 2015 PRO approval. He said that it is not a private path only for the HOA but is "the same as any other public sidewalk in front of a house". He also indicated that if the existing public path does not connect to the new path, then the original Ridgeview Villas PRO will need to go through the PRO approval process again without this as a benefit.

SEE ATTACHMENTS A, B, C, D & E THAT FOLLOW

.



ATTACHMENT A

2015 PRO AGREEMENT (PARTIAL)

7/14/2015
RECORDED
OAKLAND COUNTY
REGISTER OF DEEDS
2015 AUG 17 AM 11:30

CITY OF NOVI
CITY CLERK'S OFFICE
2015 AUG 26 AM 11

218055
LIBER 48744 PAGE 1
\$91.00 MISC RECORDING
\$4.00 REMONUMENTATION
11/04/2015 03:12:08 P.M. RECEIPT# 132321
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PLANNED REZONING OVERLAY (PRO) AGREEMENT
NOVI TEN TOWNHOMES

AGREEMENT, by and among Toll II MI Limited Partnership, a Michigan Limited Partnership, whose address is 28004 Center Oaks Ct. Suite 200, Wixom, MI 48393 (referred to as "Developer"); Novi Ten Associates, L.L.C., a Michigan limited liability company, whose address is 400 Renaissance Center, Suite 2170, Detroit, Michigan 48243 ("Owner"); and the City of Novi, 45175 West Ten Mile Road, Novi, MI 48375-3024 ("City").

RECITATIONS:

- I. Owner is the owner and Developer is the developer, of two vacant parcels totaling approximately 20 gross acres (with final acreage determined in accordance with the PSA as hereinafter defined) located south of Novi Road and East of Novi Road along Nick Lidstrom Drive, herein known as the "Land" or the "Development" described on Exhibit A, attached and incorporated herein. Owner and Developer are hereinafter referred to as "Applicants."
- II. For purposes of improving and using the Land for a 93-unit owner occupied attached condominium development, Applicants have petitioned the City for an amendment of the Zoning Ordinance, as amended, so as to reclassify the Land from I-1 Light Industrial and OS-1, Office Service, to RM-1, Low-Density Multiple-Family. The I-1/OS-1 classification shall be referred to as the "Existing Classification" and RM-1 shall be referred to as the "Proposed Classification."
- III. The Proposed Classification would provide the Applicants with certain material development options not available under the Existing Classification, and would be a distinct and material benefit and advantage to the Applicants.
- IV. The City has reviewed and approved the Applicants proposed petition to amend the zoning district classification of the Land from the Existing Classification to the Proposed Classification under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance and has reviewed the Applicants' proposed PRO Plan, including conceptual renderings of unit styles and materials, attached hereto and incorporated herein as Exhibit B (the "PRO Plan"), which is a conceptual or illustrative plan for the potential development of the Land under the Proposed Classification, and not an approval to construct the

RECORDING TO ADD EXHIBIT B ELEVATIONS
SEE LAST 3 PAGES THE ORIGINAL DOCUMENT
IS RECORDED IN LIBER 48514 PAGE 617 ON 8/19/2015
LTS

(00715837.DOC)
3091347.3 NW

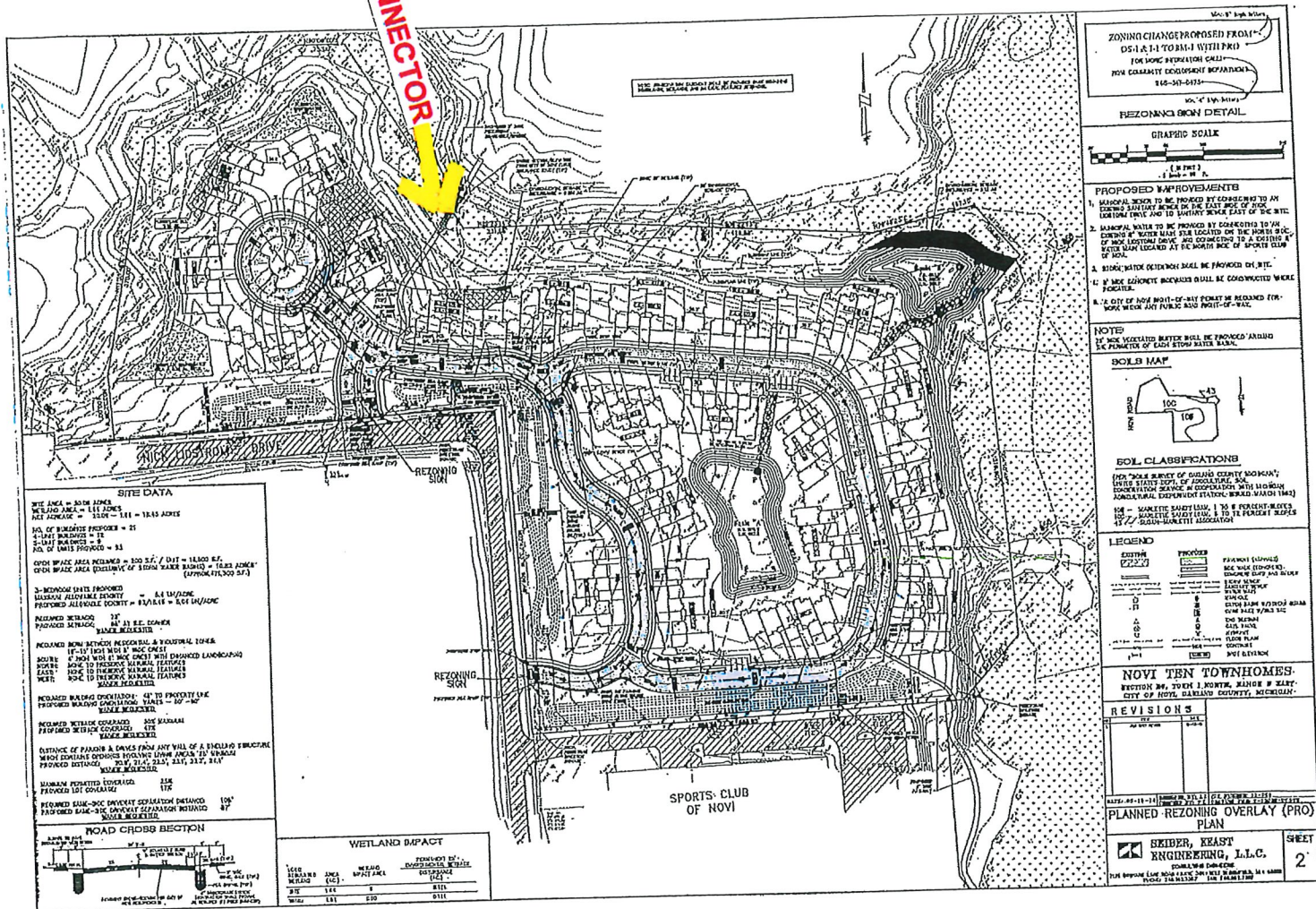
~~OK-LB~~

OK-LB

25P
128

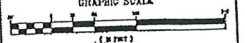
1. Residences that exceed the minimum architectural standards of the City and are similar, in the City's determination, to those conceptual architectural renderings in the PRO Plan attached as Exhibit B.
2. Construction of a pathway for public use through the Development from Nick Lidstrom Drive to the north property line for connection to the future development of the non-residential property to the north in the location and to the standards shown in the PRO Plan attached as **Exhibit B**. Pathway easements in a form acceptable to the City, shall be provided to the City for dedication for public use of the pathways. The pathways will thereafter be repaired and replaced by the City, as determined by the City. Winter maintenance consisting of snow and ice removal shall be completed in accordance with applicable City ordinances; as the may be amended from time to time, as determined by the City. The pathway easements shall be offered to the City for dedication by the Owner prior to the issuance of any building permits (except for the model) for the Development. The pathway easements shall be non-exclusive and shall permit the fee title owner of the easement property to make use of the property that is not inconsistent with use as a public pathway. The Applicants may construct and/or install underground improvements to the property, including utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathways in the pathway easement areas shown on the PRO Plan;
3. Construction of an off-site pathway for public use to the Novi Dog Park commencing from the site's southeast corner along the rear property line of Novi Sport's Club and a connection to the existing pathway along Nick Lidstrom Drive, in the location and to the standards shown in the PRO Plan attached as **Exhibit B**;
4. Installation of pedestrian directional signage along the pathways set forth above, which the City and Applicants acknowledge shall include signage identifying the pathway in four (4) locations, including 2 signs along the north and 2 signs on the south, as follows:

Weiss Nature Trail: Dedicated by the Dan and Michelle Weiss family in honor of these various lands donated by them, and honoring their father Albert Weiss and their love and promotion of natural habitats and to foster



ZONING CHANGE PROPOSED FROM:
OSHA 1-1 TO RM-1 WITH PMA
FOR SOME IMPROVEMENTS ONLY
HOW EXISTING ZONING MAPS:
145-30-0111

REZONING SIGN DETAIL



- PROPOSED IMPROVEMENTS**
1. MANHOLE WORK TO BE PROVIDED BY CONVEYING TO AN EXISTING MANHOLE IN THE EAST SIDE OF 200' LONG LINE AND TO EXISTING MANHOLE EAST OF THE SITE.
 2. MANHOLE WORK TO BE PROVIDED BY CONVEYING TO AN EXISTING MANHOLE IN THE NORTH SIDE OF 200' LONG LINE AND TO EXISTING MANHOLE EAST OF THE SITE.
 3. MANHOLE DETENTION SHALL BE PROVIDED ON SITE.
 4. IF MANHOLE DETENTION SHALL BE CONSTRUCTED WHERE POSSIBLE.
 5. IF CITY OF NOVI NORTH-OF-200' LINE BE REQUIRED FOR WORK WITHIN CITY PUBLIC ROAD RIGHT-OF-WAY.

NOTE
IF MANHOLE DETENTION SHALL BE PROVIDED AND 20' PORTION OF 200' LONG LINE SHALL BE CONSTRUCTED.



SOIL CLASSIFICATIONS
NOVI TOWN HOMES OF GRAND COUNTY (NOVI) SOILS: S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100.

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED TRAIL
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED LIGHT
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPOSED DRAINAGE
[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	PROPOSED PLANTING
[Symbol]	PROPOSED TREES
[Symbol]	PROPOSED SHRUBS
[Symbol]	PROPOSED FLOWERS
[Symbol]	PROPOSED GRASS
[Symbol]	PROPOSED MULCH
[Symbol]	PROPOSED SOIL
[Symbol]	PROPOSED ROCK
[Symbol]	PROPOSED SAND
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED BRICK
[Symbol]	PROPOSED STONE
[Symbol]	PROPOSED TILE
[Symbol]	PROPOSED GLASS
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[Symbol]	PROPOSED LEATHER
[Symbol]	PROPOSED CLOTH
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[Symbol]	PROPOSED RUBBER
[Symbol]	PROPOSED LEATHER
[Symbol]	PROPOSED CLOTH
[Symbol]	PROPOSED PAPER

NOVI TOWN HOMES
SECTION 26, TOWNSHIP 1 NORTH, RANGE 9 EAST,
CITY OF NOVI, GRAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMIT

PLANNED REZONING OVERLAY (PRO) PLAN

SEIDER, KEAST ENGINEERING, L.L.C.
10000 W. 100th Ave., Suite 100, Overland Park, KS 66211
913.666.1111

SHEET 2

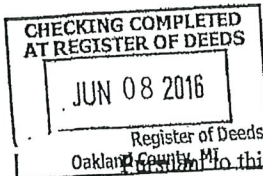
PRO AGREEMENT EXHIBIT B

ATTACHMENT B

2015 PATHWAY PUBLIC EASEMENT (PARTIAL)

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2016 JUN -7 PM 3:57

132513
LIBER 49574 PAGE 400
\$46.00 MISC RECORDING
\$4.00 REINUMENTATION
07/13/2016 09:40:49 A.M. RECEIPT# 77903
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS



PATHWAY EASEMENT

To this Pathway Easement Agreement (the "PEA"), **NOVI TEN ASSOCIATES LLC**, a Michigan limited liability company ("**N-10**"), with an address at 400 Renaissance Center, Suite 2170, Detroit, MI 48243, Attn: Dan Weiss, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the **CITY OF NOVI**, a Michigan Municipal Corporation ("**City**"), whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a), a permanent, non-exclusive easement (the "Easement") for a public non-motorized pathway over across and through the pathways described on Exhibit B attached hereto ("**Pathways**").

BACKGROUND

The Parties (together with Toll II MI Limited Partnership, a Michigan limited partnership, whose address is 28004 Center Oaks Ct., Suite 200, Wixom, MI 48393 ("**Developer**")) have executed and delivered a **PLANNED REZONING OVERLAY (PRO) AGREEMENT** recorded August 19, 2015, in Liber 48514 Page 617 Oakland County Records, and re-recorded November 14, 2015, in Liber 48766 Page 1 Oakland County Records ("**PRO**"), which pertains to the development by Developer (the "Development") of certain land in Section 1, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described on Exhibit A attached hereto (the "**Premises**").

The Pathways are located within the Premises.

The Premises abut certain property which is owned by N-10 which is described on Exhibit C attached hereto ("N-10 Land").

The PRO sets forth certain terms and conditions regarding the construction of improvements on the Development. The terms and conditions set forth in the PRO require the construction of the Pathways for public use through the Development and the dedication for public use of the Pathways.

N-10 is executing and delivering this PEA in partial satisfaction of the terms of the PRO.

This PEA and the Easement are exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

TC13-50012

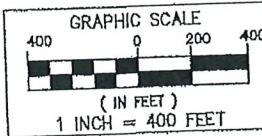
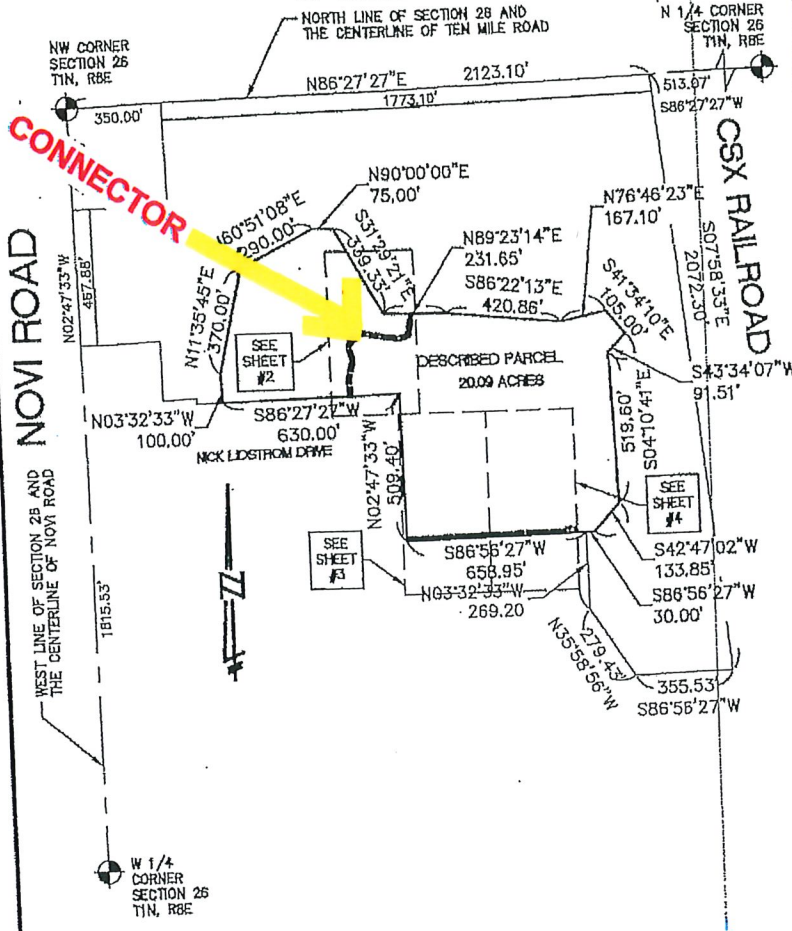
"47

OK - LB
as per date
of dec

#2
NOV

EXHIBIT B
2 of 5

10 MILE ROAD



SUBJECT PROPERTY & SHEET INDEX
EASEMENT FOR PATHWAY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MARQUETTE • SUITE 10 • BLOOMHILL, MI • 48117
PHONE: 248.394.3331 EMAIL: info@seiberkeast.com

**RIDGEVIEW
VILLAS OF NOVI**

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

SCALE	1" = 400'
DATE	11-05-2015
JOB NO.	13-038
DWG. FILED	13-038-SIT-SW
DRAWN BY	DFR
CHECKED	JE
SHEET	1 OF 4

EXHIBIT B 3045

NW CORNER
SECTION 26
T1N, R8E

NORTH LINE OF SECTION 26 AND
THE CENTERLINE OF TEN MILE ROAD

10 MILE ROAD

N86°27'27"E 2123.10'

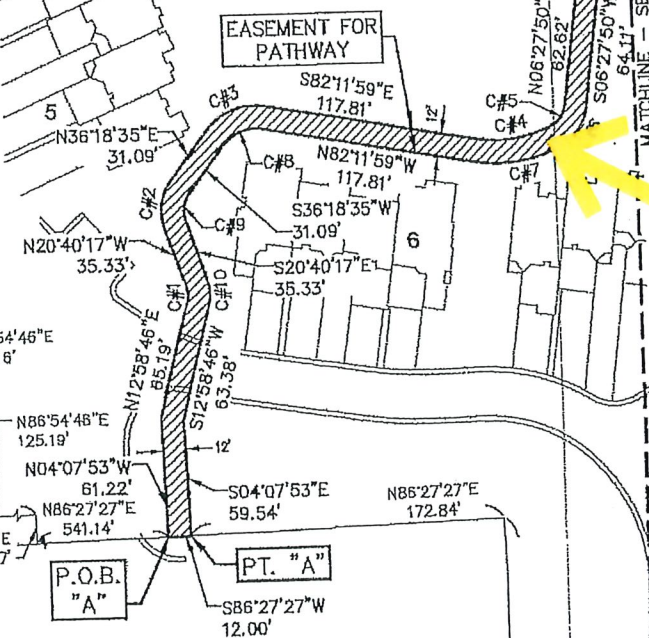
N 1/4 CORNER
SECTION 26
T1N, R8E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Distance
C#1	2.35'	4.00'	33°39'02"	N3°50'45"W	2.32'
C#2	25.86'	26.00'	56°58'52"	N7°49'09"E	24.80'
C#3	37.56'	35.00'	61°29'26"	N8°03'18"E	35.79'
C#4	42.86'	65.00'	37°47'03"	N78°54'30"E	42.09'
C#5	12.15'	13.00'	53°33'09"	N33°14'24"E	11.71'
C#6	23.37'	25.00'	53°33'09"	S33°14'24"W	22.53'
C#7	50.78'	77.00'	37°47'03"	S78°54'30"W	49.86'
C#8	24.86'	23.00'	61°29'26"	S67°03'18"W	23.52'
C#9	13.92'	14.00'	56°58'52"	S7°49'09"W	13.30'
C#10	9.40'	16.00'	33°39'02"	S3°50'45"E	9.26'

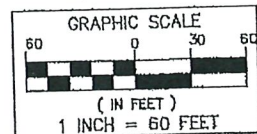
CSX RAILROAD

NOVI ROAD
WEST LINE OF SECTION 26 AND
THE CENTERLINE OF NOVI ROAD

S02°47'33"E 817.86'



CONNECTOR



EASEMENT FOR PATHWAY
(0.299 ACRES)

EASEMENT FOR PATHWAY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAIN STREET • SUITE 10 • NORTHVILLE, MI • 48177
PHONE 248.304.3331 EMAIL info@seiberkeast.com

HEDGEVIEW

VILLAS OF NOVI

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

SCALE	1" = 60'
DATE	11-05-2015
JOB NO.	13-035
FILE NO.	13-035-SW
DRAWN BY	DFR
CHECKED	JE
SHEET	2 OF 4

ATTACHMENT C

2015 PATHWAY PUBLIC EASEMENT (PARTIAL)

1. N-10 does hereby dedicate to the City the Easement on the terms and conditions set forth herein. The Pathways will be repaired and replaced by the City, as determined by the City. Winter maintenance consisting of snow and ice removal shall be completed in accordance with applicable City ordinances, as the same may be amended from time to time, as determined by the City. The Easement shall be non-exclusive and shall permit the fee title owner of the Easement property to make use of the Easement property that is not inconsistent with use as a public pathway.

2. Subject to the City's approval, the Developer shall install, and the City shall allow and maintain, directional signage at each of the four (4) end points of the Pathways, which signage will be approximately 20 inches by 30 inches, designed, fabricated and installed in the usual quality consistent with other park signs installed in parks in the City, and containing the following dedication statement:

"Weiss Nature Trail: Dedicated by Dan and Michelle Weiss family in honor of these various lands donated by them and honoring father Albert Weiss, and all their love and promotion of natural habitats, and fostering further acts of charitable community benefit, performed by all, sized however big or small."

Such signage may include typical nature habitat descriptive language or graphics showing Michigan vegetation, ducks, turtles, birds, and other information.

3. This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the City, and their respective heirs, representatives, successors and assigns.

4. This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

5. This PEA shall be recorded in the Office of Records for Oakland County, Michigan before the conveyance of the Premises by N-10 to the Developer.

6. This PEA shall be interpreted and enforced in accordance with the laws of the State of Michigan.

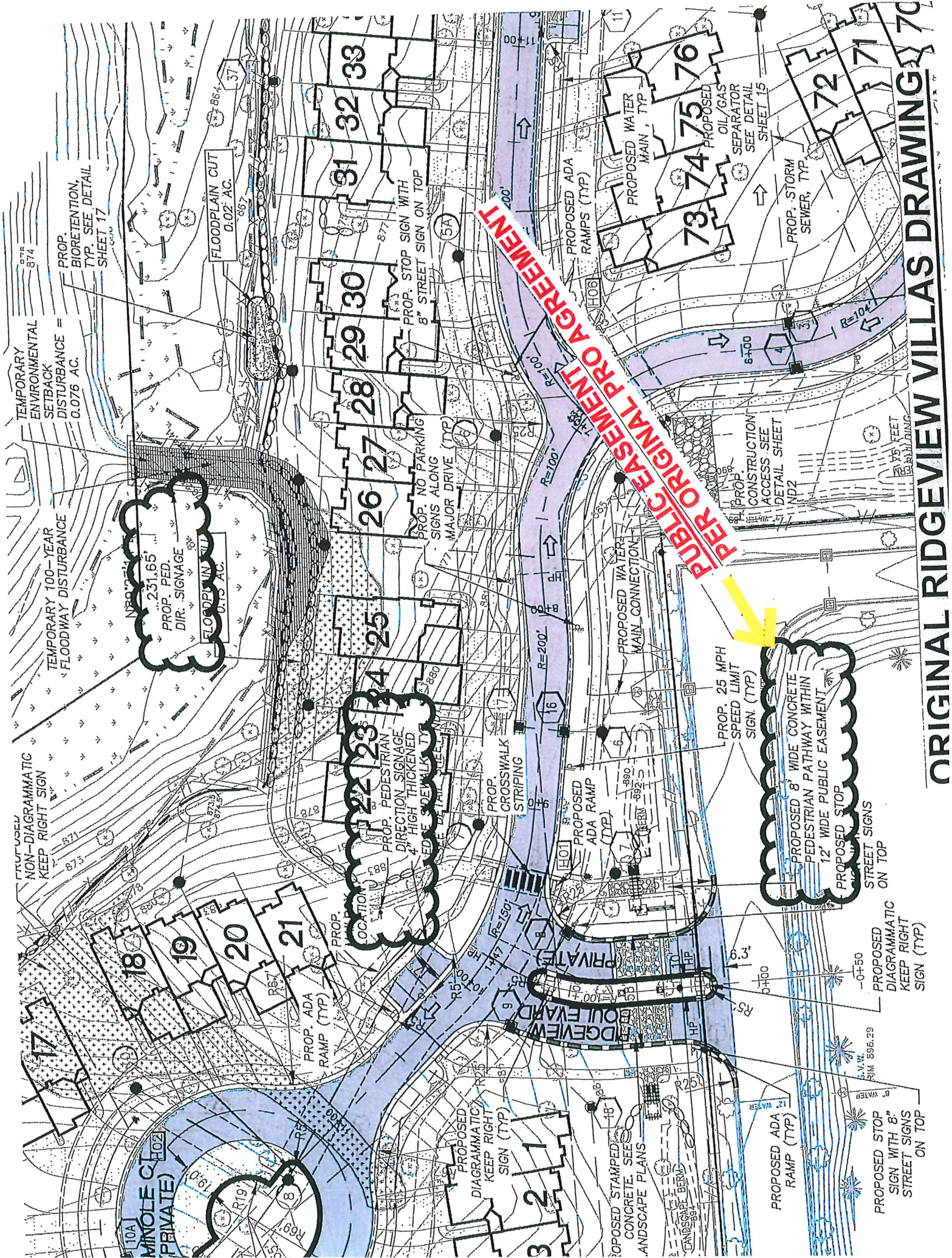
7. In the event the City does not accept the Pathways, or if after acceptance, the City abandons the Pathways, then:

- I. the Pathways will no longer be "public access" Pathways, but instead will be reserved solely for the use and benefit of (and this instrument will be deemed amended to be consistent with such reservation) both (1) the owners and occupants of the N-10 Land, (2) the Developer, the owner or the successor owner of the Premises, and (3) the homeowner or condominium association operating the Premises ("HOA"); and
- II. said Developer, owner or successor owner of the Premises and said HOA (following thirty (30) days written notice of either the City's rejection of

Handwritten signature/initials

ATTACHMENT D

**2015 PATHWAY PUBLIC EASEMENT
CONSTRUCTION DOCUMENT**



TEMPORARY ENVIRONMENTAL SETBACK DISTURBANCE = 0.076 AC.
TEMPORARY 100-YEAR FLOODWAY DISTURBANCE = 0.076 AC.

231.65' PROP. PED. DIR. SIGNAGE
FLOODPLAIN CUT 0.02 AC.

22 23 34 25
PROP. PEDESTRIAN DIRECTION SIGNAGE 4" HIGH THICKENED EDGE SIDEWALK TYP.

PER ORIGINAL PRO AGREEMENT

PROPOSED 8' WIDE CONCRETE PEDESTRIAN PATHWAY WITHIN 12' WIDE PUBLIC EASEMENT
PROPOSED STOP STREET SIGNS ON TOP

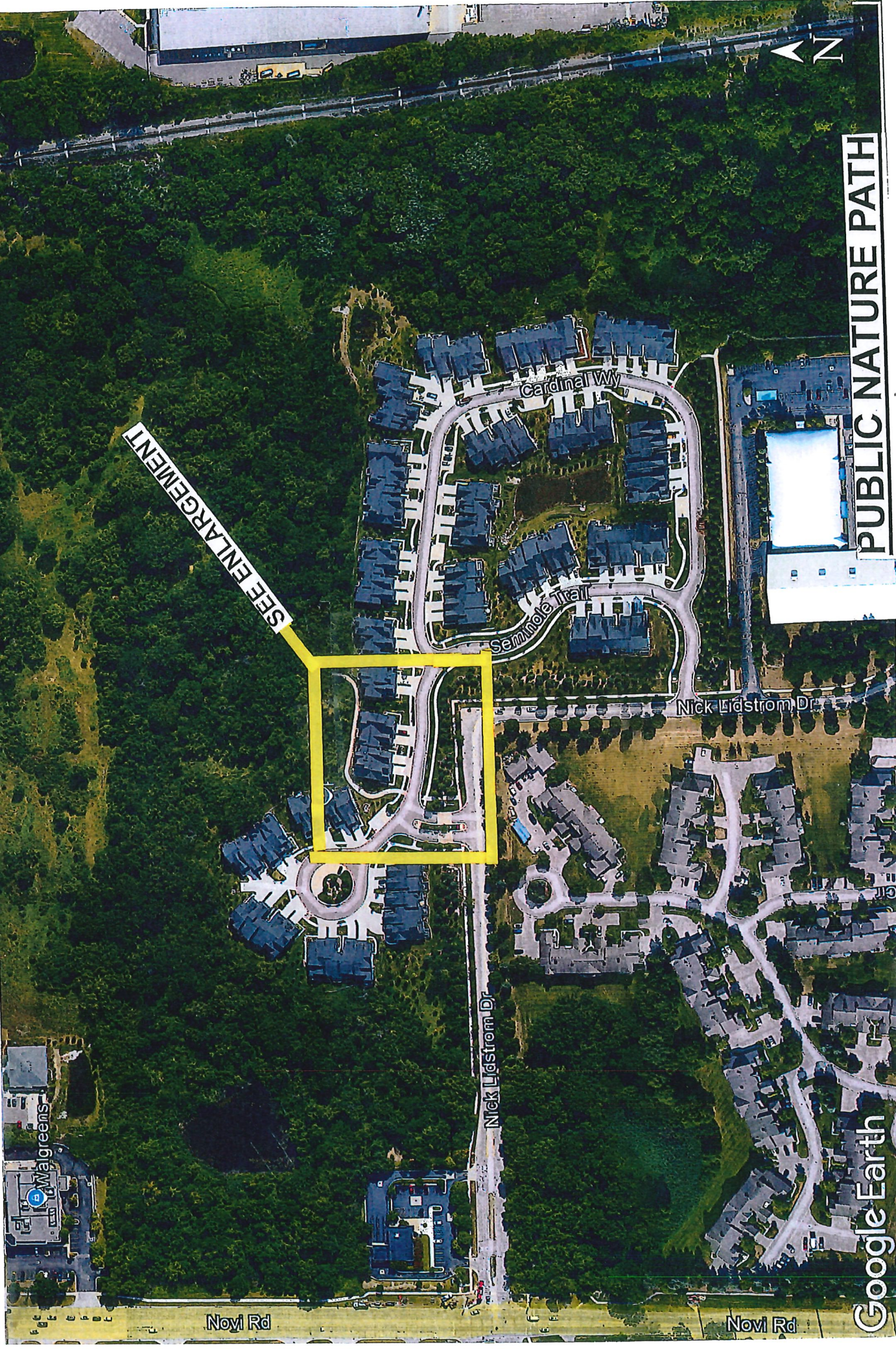
PROPOSED STOP SIGN WITH 8" STREET SIGNS ON TOP

ORIGINAL RIDGEVIEW VILLAS DRAWING 70

ATTACHMENT E

**EXISTING PUBLIC
NATURE PATH PHOTOS**

PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT



PUBLIC NATURE PATH

Google Earth

PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT

Novi



PHOTO 5

PHOTO 4

PHOTO 3

PHOTO 2

PHOTO 1



PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT



ENLARGE NATURE PATH WITH PHOTO REFERENCES

PUBLIC NATURE PATH PHOTOS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

B.

Road Commission for Oakland County Correspondence - 10 Mile Road

(See included RCOC preliminary review and the traffic consultant's response letter)

As requested by the City Council at the December 16, 2024 meeting, communications between the Novi-10 development team and the Road Commission for Oakland County are attached. The June 17, 2024 PRO drawing package and Updated Traffic Impact Study was received by the RCOC on July 22, 2024, as indicated by their received stamp on the enclosed drawing title page. The preliminary RCOC review was made via comments on the drawings and traffic study, which are also enclosed. These preliminary comments were forwarded to Novi-10 traffic consultant, Midwestern Consulting review, and on December 19, 2024 the traffic consultant sent the response letter to the developer, also enclosed. SKL Engineers, who has been coordinating with the RCOC, has indicated that a final review will not be made by RCOC until construction drawings are received.

The RCOC review did not question the suitability of the proposed widening of 10 Mile Road for the anticipated traffic indicated in the submitted traffic study. The items they comment on are all capable of being resolved as the project moves forward towards site plan approval and construction documents.

See Traffic Consultant's Analysis that follows





M I D W E S T E R N
C O N S U L T I N G

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

January 3, 2025

Novi Ten Associates
400 Renaissance Center – Suite 2170
Detroit, MI 49243

RE: RCOC Review Comments on
March 11 2024 Traffic Impact Study
Novi Ten Project

The Road Commission for Oakland County has provided a few comments on our March 11th 2024 Traffic Study for the Novi Ten project located southeast of Novi Road and Ten Mile Road. Our responses are as follows:

Comment (Page 5)

- Five approaches is excessive from an access management standpoint.

Response

- The Pickleball/Tennis area has been eliminated and replaced with a park on land to be donated to the City of Novi.
- Siegal Tuomaala Associates has been planning consultants on projects in numerous cities over the decades and is very familiar with common well accepted urban planning including this topic: The reduced amount of curb cuts remaining now shown is reasonable and by common practice deemed very acceptable and we respectfully ask that you accept this layout as shown.

Comment (Page 20)

- How is delay being reduced by adding more traffic. Is this Forecast LOS based upon a mitigated signal timing? If so this should be stated.

Response

- In my experience, Synchro can occasionally come up with counter intuitive results. The forecast model uses the same timing as the background model. In neither instance is the average calculated delay significantly changed.

Comment (Page 30)

- This is an illegal maneuver, as such should not be considered in this traffic study.

Response

- Any future updates to the traffic study can remove this comment, it is also no longer relevant as this pickleball portion of the site is no longer part of the Novi Ten project.

Comment (Page 30)

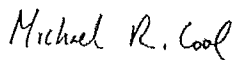
- And residential driveway.

Response

- This comment is in regards to extending the continuous center left turn lane along 10 Mile Road to include the residential driveway. However, if the center turn lane is extended to include the residential driveway it creates a head-on left turn safety issue with an existing driveway across 10 Mile Road. Our recommendation is to leave that configuration as currently designed.

If there are any questions regarding this response letter, please let me know.

Sincerely,



Michael R. Cool, P.E.
Midwestern Consulting

Updated Traffic Impact Study

Novi / Ten PRO Project

Novi, Michigan

(Version 03, March 11, 2024)

Prepared For:

Novi Ten Associates
400 Renaissance Center – Suite 2170
Detroit, Michigan 49243

Prepared By:

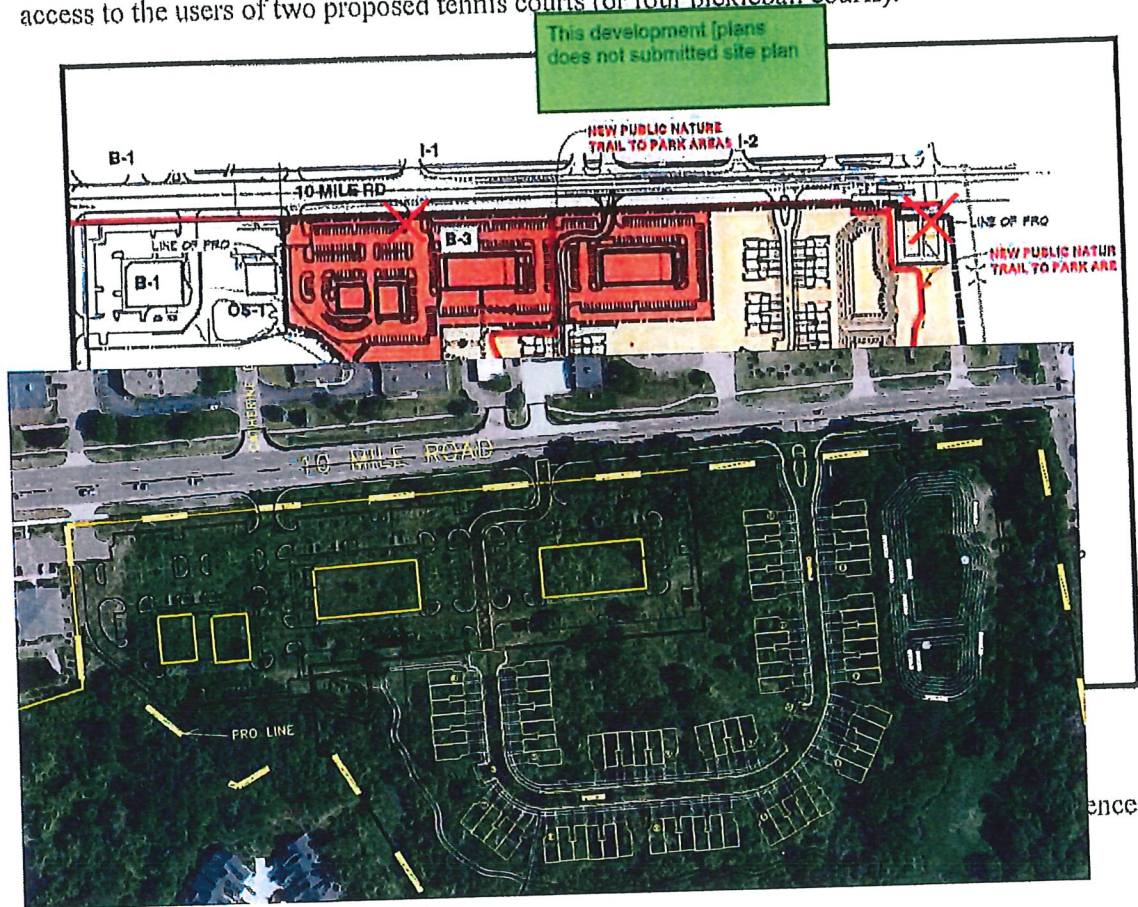
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, Michigan 48108



M I D W E S T E R N
C O N S U L T I N G

3.3 Proposed Zoning and Site Plan

The proposed development is a PRO project with 71 townhouse residential units and a total of 35,900 SF of commercial space. A portion of the commercial space, 9,200 SF, is assumed to be high-turnover restaurant. A small parking lot in the northeast corner of the site will provide access to the users of two proposed tennis courts (or four pickleball courts).



- Major Intersections
 - 10 Mile Road & Novi Road
 - 10 Mile Road & Meadowbrook Road
- Site Driveways (5 shown in concept plan)
 - 10 Mile Road & Shared 1st Commercial Driveway
 - ~~○ 10 Mile Road & Catherine Industrial Drive / 2nd Commercial Driveway~~
 - 10 Mile Road & 3rd Commercial Driveway / Double Driveways
 - 10 Mile Road & 4th Proposed Residential Driveway
 - ~~○ 10 Mile Road & Pickleball / Tennis Driveway~~
- Other Relevant Driveways
 - 10 Mile Road & Tremar's Driveway
 - 10 Mile Road & Wrenchers' Driveway (now BCDC)

5 approaches is excessive from an access management standpoint.

8.2 Capacity Analysis: Intersection 1001 - 10 Mile Road & Novi Road

Table 8.2.1 shows the capacity analysis results for the 10 Mile Road and Novi Road intersection for the morning and afternoon peak hours of the day. Background growth and the proposed development traffic is not anticipated to significantly impact the average LOS of the intersection, which is currently a D and will remain a D.

Table 8.2.1 – Capacity Analysis – 10 Mile Road & Novi Road

Scenario	EB 10 Mile Road			WB 10 Mile Road			NB Novi Road			SB Novi Road			Int.
AM Peak Hour	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Total
Existing, Background, Generated, and Forecast Traffic Volumes													
Existing Vol.	200	426	148	85	350	83	155	447	113	78	361	157	2603
Background Vol.	202	430	149	86	354	84	157	451	114	79	365	159	2630
Generated Vol.	0	25	0	18	20	28	0	0	23	24	0	0	138
Forecast Vol.	202	455	149	104	374	112	157	451	137	103	365	159	2768
Existing, Background, and Forecast Highway Capacity Manual (HCM) average delay (seconds)													
Existing Delay	48.9	46.2	46.7	36.7	53.9	54.6	19.3	24.3	24.4	18.9	25.3	25.5	36.5
Background Delay	49.6	46.2	46.7	36.5	54.0	54.7	19.5	24.6	24.7	19.1	25.6	25.8	36.7
Forecast Delay	49.0	45.7	46.1	35.0	55.4	56.2	21.0	27.8	27.9	20.7	27.4	27.6	38.1
Traffic Impact = Change in Average Delay from Background to Forecast													
Traffic Impact	-0.6	-0.5	-0.6	-1.5	1.4	1.5	1.5	3.2	3.2	1.6	1.8	1.8	1.4
Highway Capacity Manual (HCM) Level of Service Grades (LOS)													
Existing LOS	D	D	D	D	D	D	B	C	C	B	C	C	D
Background LOS	D	D	D	D	D	D	B	C	C	B	C	C	D
Forecast LOS	D	D	D	C	E	E	C	C	C	C	C	C	D

How is the delay being reduced by adding more traffic. Is this Forecast LOS based upon a mitigated signal timing? If so this should be stated.

Scenario	EB 10 Mile Road			WB 10 Mile Road			NB Novi Road			SB Novi Road			Int.
PM Peak Hour	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Total
Existing, Background, Generated, and Forecast Traffic Volumes													
Existing Vol.	223	430	225	172	504	176	201	616	88	120	624	304	3683
Background Vol.	225	434	227	174	509	178	203	622	89	121	630	307	3719
Generated Vol.	0	28	0	27	27	35	0	0	28	43	0	0	188
Forecast Vol.	225	462	227	201	536	213	203	622	117	164	630	307	3907
Existing, Background, and Forecast Highway Capacity Manual (HCM) average delay (seconds)													
Existing Delay	87.0	45.1	45.7	43.5	49.0	49.6	32.5	29.3	29.3	22.4	38.0	38.3	42.4
Background Delay	90.6	45.0	45.6	43.9	49.1	49.6	34.1	29.7	29.7	22.6	38.7	39.1	43.0
Forecast Delay	90.9	42.8	43.2	53.2	49.5	50.0	39.4	34.6	34.7	25.0	42.6	43.1	45.2
Traffic Impact = Change in Average Delay from Background to Forecast													
Traffic Impact	0.3	-2.2	-2.4	9.3	0.4	0.4	5.3	4.9	5.0	2.4	3.9	4.0	2.2
Highway Capacity Manual (HCM) Level of Service Grades (LOS)													
Existing LOS	F	D	D	D	D	D	C	C	C	C	D	D	D
Background LOS	F	D	D	D	D	D	C	C	C	C	D	D	D
Forecast LOS	F	D	D	D	D	D	D	C	C	C	D	D	D

Our 2022 counts at the Tremar and Wrencher's Driveways (now BCDC) near the eastern end of the site indicated that there were about 13,000 vehicles in a 13-hour window from 6:00 AM to 7:00 PM. Based on a 2018 count at 10 Mile Road and Novi Road, the ratio of the same 13 hours versus the full 24-hours creates a factor of about 1.225. Therefore, it is reasonable to assume that the current 24-hour volume at this eastern end of the site is about 16,000 (15,925 rounded up). Conservatively assuming, with no reductions for pass-by traffic, that 35% of the proposed 2970 weekday trips will travel to and from the east on 10 Mile Road, then the forecast traffic volumes would be around 1,040 trips higher or around 17,040 vehicles per day near the eastern end of the site. Therefore, about 15 left-turns into a driveway would justify a center left turn lane.

The projected number of left-turns into each of the site driveways during the busier PM peak hour is 16, 19, 19, 12, and 2 from west to east. Therefore all three commercial driveways warrant a center left-turn lane. The RCOC has indicated that a left-turn passing lane should be provided at the residential driveway in lieu of realignment and a center left-turn lane, as shown on the site plan.

No deceleration/acceleration taper is shown on the PUD at the Tennis driveway. There is an existing guard rail just east of that proposed driveway, and the stop bar for the two-lane wide railroad crossing is located about 200' to the east. Given the geometry on the north side of the street, left-turn passing maneuvers will be likely be done within the right-turn deceleration lane section for the BCDC driveway.

Conceptual Recommendations

When the conceptual neighborhood retail portion of the site is developed, the following improvements may be needed:

- Widen eastbound 10 Mile Road to two through lanes, ending with a right-turn lane at the site's easternmost residential driveway.
- Widen westbound 10 Mile Road to two through lanes west from the 3rd site driveway to help provide additional capacity for outbound site traffic.
- Provide a continuous center lane turn lane to serve the 1st, 2nd and 3rd commercial driveways. and residential driveway

This is an illegal maneuver. As such should not be considered in this study.

The following table briefly summarizes the average delays for outbound left turning and right-turning traffic, and the corresponding queues for outbound traffic at each of the site driveways if all of the recommendations are implemented.

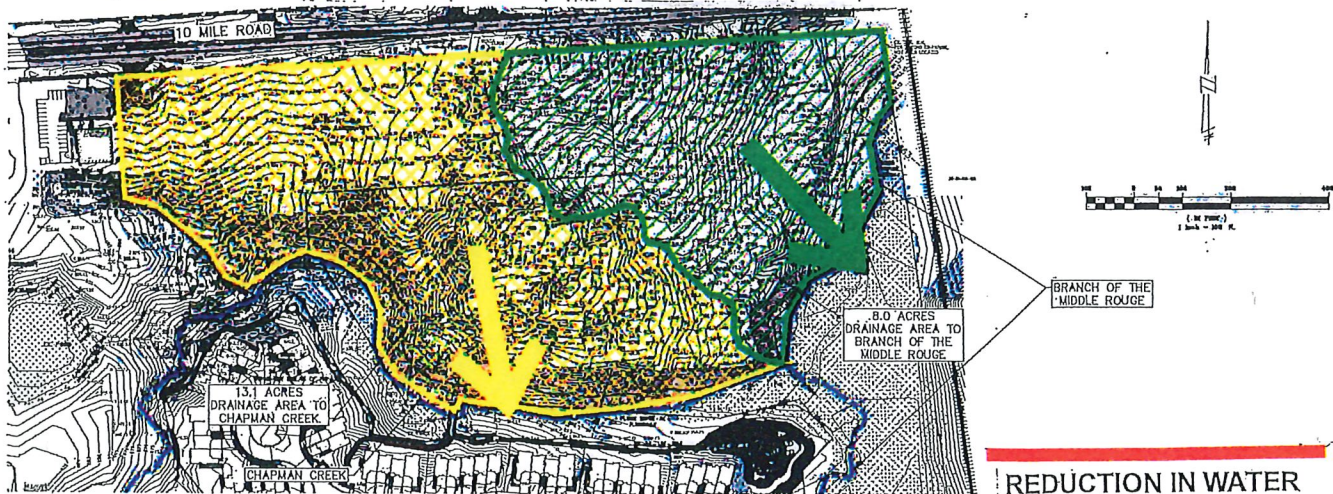
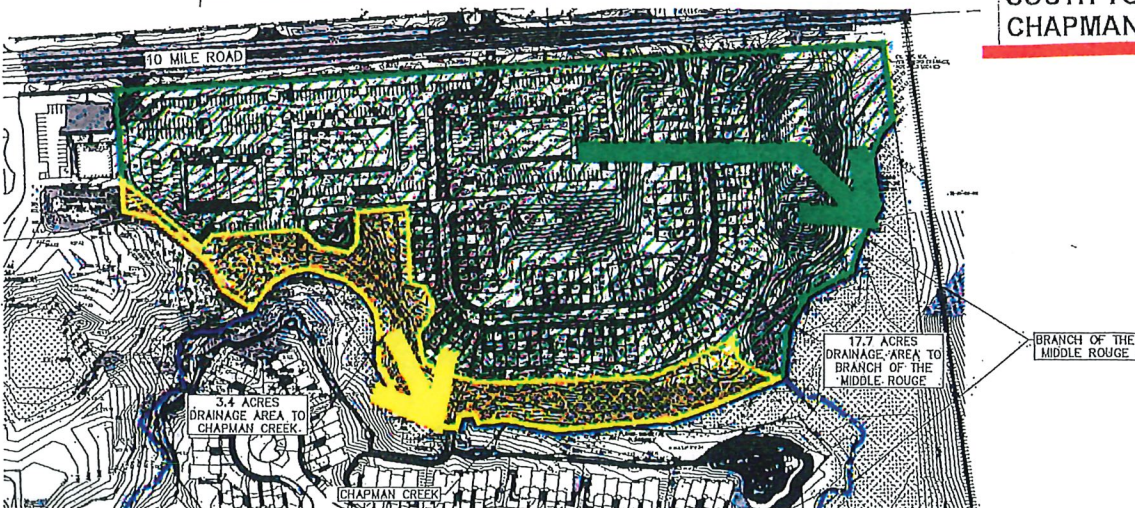
Table 9.1 Forecast conditions at the site driveways if mitigated.

Intersection	Mitigated Forecast AM				Mitigated Forecast PM			
	Vol L/R	Delay L/R	LOS	Q95%	Vol L/R	Delay L/R	LOS	Q95%
1002 - 1 st Driveway	15/10	12.6	B	0.3	28/19	14.4	B	0.6
1003 - 2 nd Driveway	15/8	17.9	C	0.3	28/14	24.0	C	0.7
1004 - 3 rd Driveway	15/8	16	C	0.2	29/13	19.9	C	0.6
1007 - Residential Drive	21/13	11.8/11.2	B/B	0.1/0.1	13/6	30.4/14.9	D/B	0.3/0.1
1010-Tennis Driveway	2/2	23.5	C	0.1	2/2	29.9	D	0.1

C.

Stormwater Site Drainage (See included site drainage drawing below)

The existing Novi-10 PRO parcel has 8 acres draining east towards the Rouge River branch paralleling the railroad tracks in the east wetland area, and 13.1 acres of land naturally draining to the south towards Chapman Creek. With the proposed Novi-10 PRO the storm drainage to the south towards Chapman Creek and Ridgeview Villas is reduced to 3.4 acres, a 75% reduction. The storm drainage to the east, away from Ridgeview Villas, increased from 8 acres to 17.7 acres, a 221% increase.

EXISTING SITE DRAINAGE - CURRENT ZONING**SITE DRAINAGE - PROPOSED PRO**

**REDUCTION IN WATER
RUN-OFF FLOWING
SOUTH TOWARDS
CHAPMAN CREEK**

STAG SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS AND PLANNERS INC. 29200 NORTHWESTERN HWY SUITE 160 SOUTHFIELD, MI 48034 TEL: 248.352.0099 FAX: 248.352.0088 WWW.STA-ARCHITECTS.COM	
PROJECT NAME NOVI-TEN TOWN HOMES 10000 W. 10TH AVE. SUITE 100 NOVI, MI 48240	CLIENT SIEGAL/TUOMAALA ASSOCIATES, LLC 77 W. 22ND AVE. SUITE 200 LANSING, MI 48202 TEL: 248.352.0088
PROJECT NO. 2008-001	DATE 01/20/08
SHEET NO. 1	TITLE SITE DRAINAGE



D.

Reducing the Number of New Townhouse Units

As requested by City Council at the December 16, 2024 meeting, Toll Brothers has reviewed the possibility of reducing the number of townhouse units to less than the 71 units shown. A letter addressing this follows.



To: Mayor Fischer & City Council

From: Jason Iacoangeli, AICP

Date: 01.28.2025

RE: JZ23-09 NOVI-TEN PRO Density

This memo is an attempt to address the City Council comment on proposing a reduction in the amount of low-rise multiple family residential units in the Novi-10 project. The current proposed density of the project is 4.5 dwelling units per acre this is based on (71 units / 15.74 acres). The RM-1 Zoning is district allows for a maximum density of 5.4 dwelling units per acre based on the development of three (3) bedroom units. The Ordinance would require that the lot size be a minimum of thirteen (13) acres. This site is 27.07 acres and is only proposing a density of 4.5 (du/ac). This was done to cluster the units on the available upland closest to 10 Mile to avoid the impacts to the natural features on the site.

This residential project sets aside 11.33 acres of property to open space preservation and proposes a conservation easement over the wetland area that is a part of the Middle Rouge River Watershed. A portion of the open space is usable including park areas and a playground, this is about 2.47 acres in total. The total usable open space exceeds the ordinance requirement by 6.5 times.

In reviewing the approval for the Ridgeview PRO which is a Toll Brothers project immediately to the south of Novi-10 with a similar housing product it was approved based on it being compatible from a land use perspective with the surrounding area. The neighborhood that has developed south of 10 Mile and east of Novi Road has a mix of housing types like River Oaks West and Woodbridge Park. It also has recreational uses such as the Novi Sports Club and Ice Arena. The density for the Ridgeview PRO was 4.6 units per acre which was based on 93 units on a 20-acre parcel again which is below the allowable maximum for RM-1 which is 5.4 units per acre. The residential development proposed at Novi-10 mirrors the density that was approved for Ridgeview.

At this time Toll Brothers would respectfully propose no further reduction in the number of units for Novi-10 as the project has already been designed to accommodate the property and its natural features as described above. Every effort has been made to ensure that this development meets the current ordinance standards for the proposed PRO RM-1 Zoning. The site design for the development clusters the units to preserve open space and preserve a significant greenway linkage that extends off property to Orchard Hills West Park that is to the east of the project site.

Kind Regards,

Jason Iacoangeli

Jason Iacoangeli, AICP

TollBrothers.com | New York Stock Exchange | Symbol TOL

Michigan Division | 26200 Town Center Dr, Suite 200, Novi, MI 48375 | (248) 305-4000

SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS AND PLANNERS INC.

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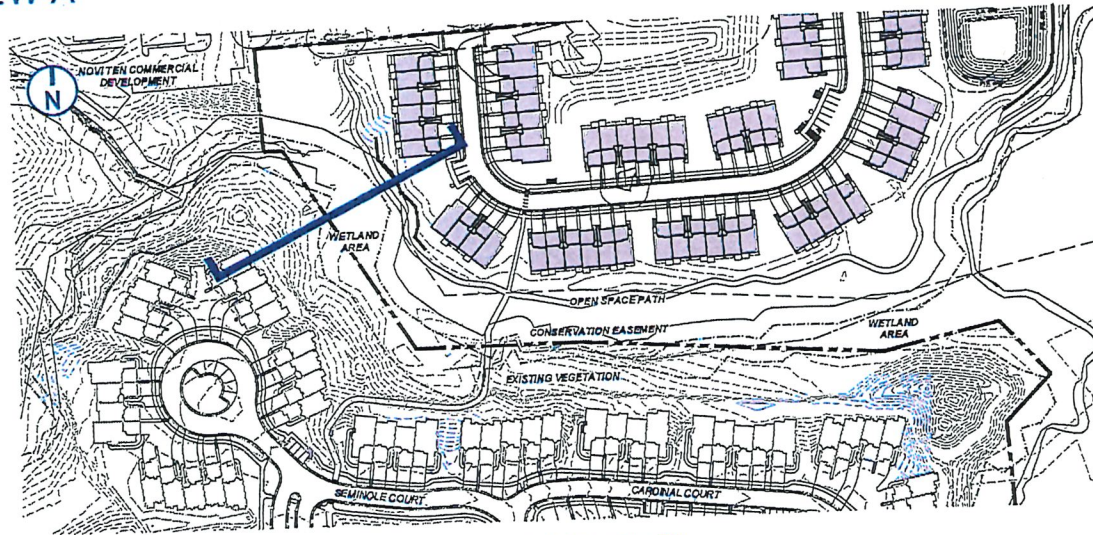
E.

Rendered Views & Landscape at Trail (See included rendered views that follow)

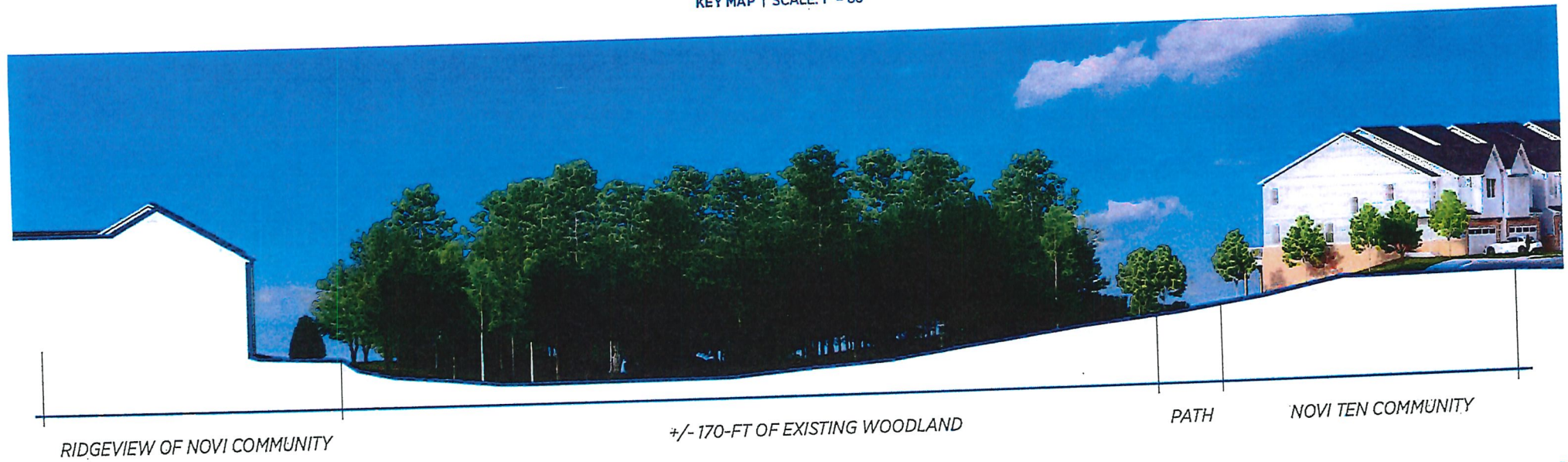
The included drawings show an existing 150–170 feet of woodland that separates Ridgeview from the proposed units. Along the proposed trail that is located south of the new units and runs east-west there is also a line of evergreens to increase the opacity of the separation. Per the landscape architect, additional trees in this area are not possible without removing some existing trees.



RENDERED SECTION | VIEW A



KEY MAP | SCALE: 1" = 80'



RIDGEVIEW OF NOVI COMMUNITY

+/- 170-FT OF EXISTING WOODLAND

PATH

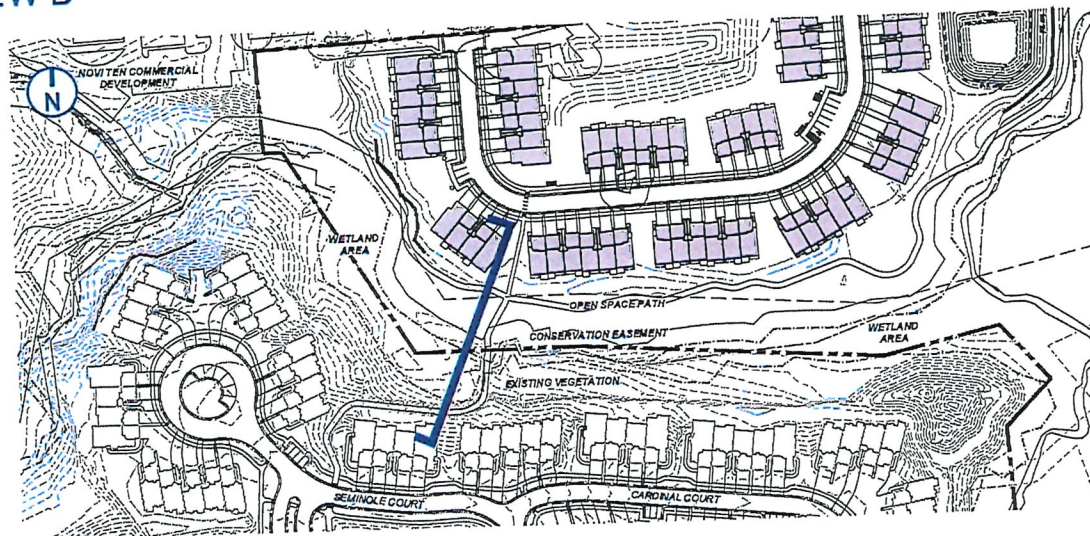
NOVI TEN COMMUNITY

NOVI TEN COMMUNITY
NOVI, MICHIGAN

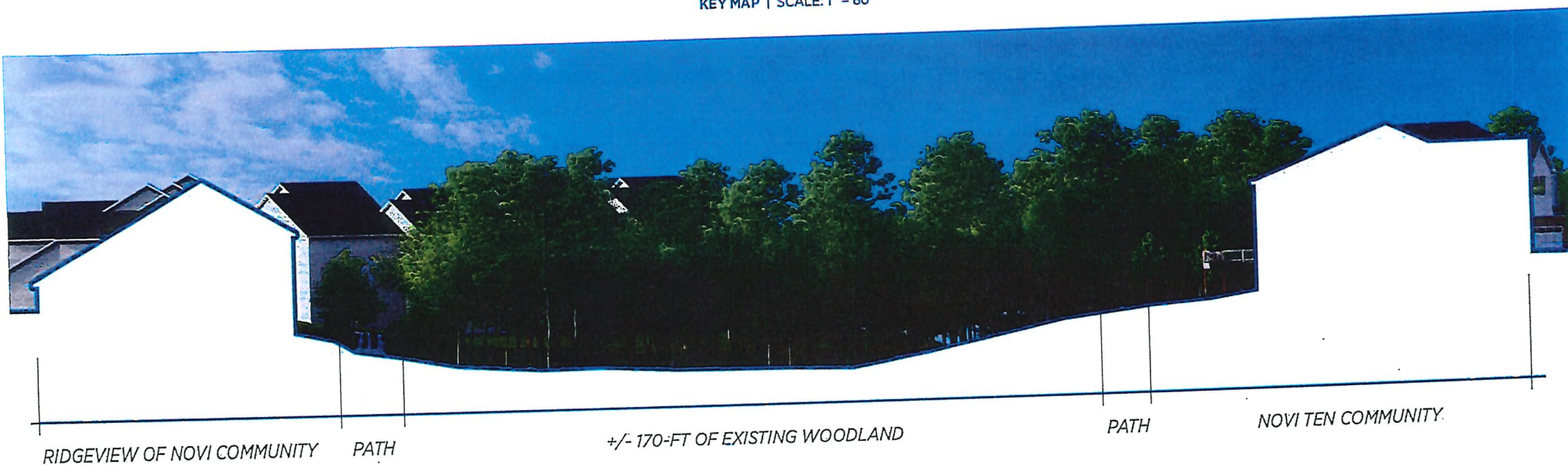
Toll Brothers
AMERICA'S LUXURY HOME BUILDER
ESE CONSULTANTS

ARTIST'S ANIMATION/RENDERING. DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT, FEATURES, AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

RENDERED SECTION | VIEW B



KEY MAP | SCALE: 1" = 80'

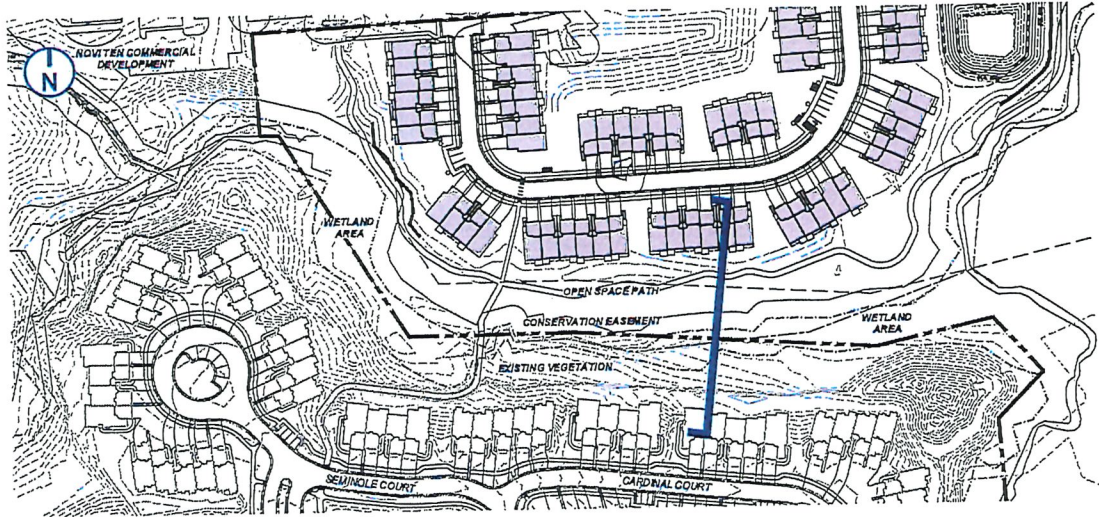


NOVI TEN COMMUNITY
NOVI, MICHIGAN

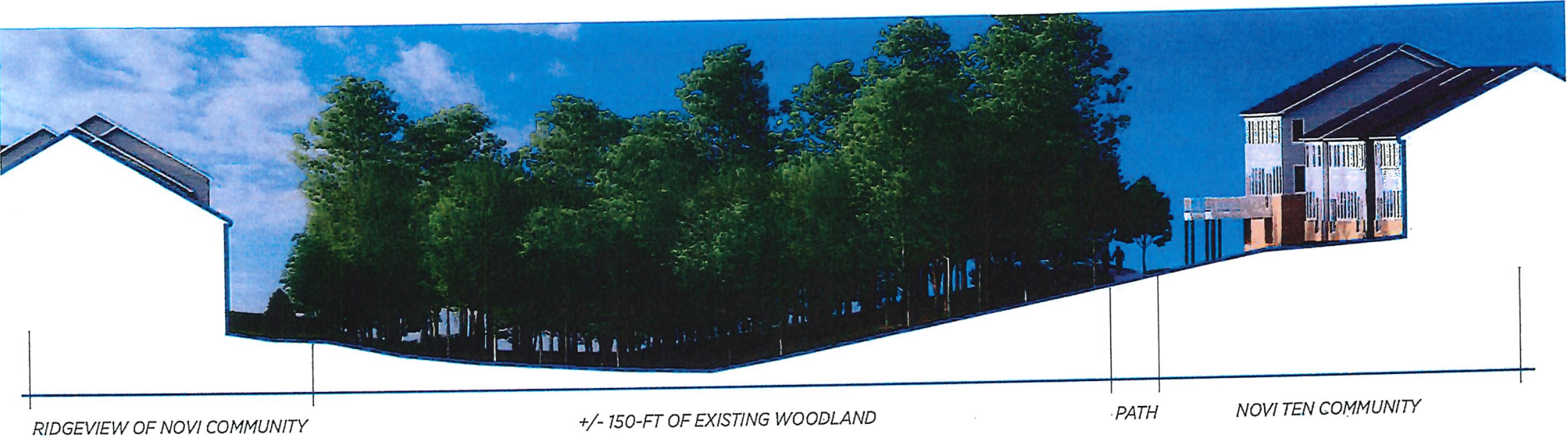
Toll Brothers
"AMERICA'S LUXURY HOME BUILDER"
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ARTIST'S ANIMATION/RENDERING DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT. FEATURES AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

RENDERED SECTION | VIEW C



KEY MAP | SCALE: 1" = 80'



NOVI TEN COMMUNITY
NOVI, MICHIGAN

Toll Brothers
"AMERICA'S LUXURY HOME BUILDER"
ESE CONSULTANTS

ARTIST'S ANIMATION/RENDERING DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT. FEATURES AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

BENEFITS, DEVIATIONS, AND SUBSTANTIAL CONSIDERATIONS

Per PRO Application process, additional info: Many of these items summarized here for this list, are described in greater detail above.

In the Novi 10 PRO plan, both Novi Ten Associates and Toll Brothers will provide the following:

- A. Benefits**
- B. Deviations**
- C. Supplemental Substantial Positive Considerations**

A. BENEFITS:

1. The complete east portion adjacent to the railroad tracks and the south 50 foot wide strip along the wetland of the proposed PRO (15.87 acres of the 27.07 RM-1 rezoning) are being retained as natural area with a conservation easement to preserve and protect its existing marshland and wildlife. This natural area, with wetlands, wraps around the PRO and includes on the west end a proposed new 0.4 acre park/playground located between the proposed residential and retail sites. The proposed trail system, with its overlooks near the Novi Athletic Club becomes a usable and accessible community resource.
2. To help achieve walkability and connectivity of the entire area, a trail system is being added which consists of new crushed limestone paths, overlooks, and existing sidewalks. This walkway system is planned to provide connectivity between surrounding existing residential areas and new proposed PRO residential area with all the marshland nature areas, the proposed pocket parks, the Novi Athletic Club, Ice Arena, and Dog Park (with the city facilities located on the 18 acres, \$3.2 million dollars' worth of Novi 10 land previously donated to the city, as initiated by the city of Novi's request), and with the new proposed local retail and restaurants along Ten Mile Road, including the existing Walgreen's and dental office. The new walkways and bike paths wind through the natural area, overlook 15.87 acre wildlife area and connect this PRO development to the recreation areas For the Novi Arena Facility and the Novi Dog Park)



As indicated in the analysis in the previous section, all the options for the trail and sidewalk system provide connectivity. However, the originally planned connection between the new proposed townhouses and the existing Ridgeview Villas provides the most connectivity, since it does not bypass Ridgeview Villas as the condo owners have requested at Planning Commission and City Council meetings.

3. Two (2) pocket parks added: One added at the trail head on 10 Mile Road at the north end of the new conservation easement area. The second is on the west end of the trail townhouses to include playground equipment.
4. A planted plaza over 20 feet deep, with benches and other amenities is proposed to be continuous along the storefronts of the new local retail area including a variety of planter sizes and types with a variety of trees and flowers.
5. Proposed use restrictions not permitting certain automotive and other business uses in the proposed B-2 commercial zoning (Sec. 3.1.11.B & C) are to be part of the PRO. Not permitted uses are:
 - A. Vehicle oriented uses- Gas Station, Automotive Repair, Car Sales and Car Wash
 - B. Other excluded uses- Hotels, Motels, Check Cashing, Pawn shop (Marijuana sales already not permitted in the city of Novi) will also be excluded by the PRO documents in case the city's law is changed to allow it in the future.)
6. EV Charging Stations will be located at each of the commercial buildings. 240 outlets for EV chargers will be provided in each townhouse garage.
7. Open Space: (Sec. 3.1.7.D) The amount of open space provided for the RM-1 townhouses exceeds the ordinance requirements.
8. Commercial Building Setbacks: (Sec. 3.1.11.D)
 - Front- 40 ft. min. required.....101 ft. provided
 - Rear- 30 ft. min. required..... 74 ft. provided
 - Side- 15 ft. min. required.....88 ft. provided
9. Residential Building Height (Sec. 3.1.7.D)
 - 35 ft. permitted.....29 ft. max. proposed
10. Commercial Building Height (Sec. 3.1.11.D)
 - 30 ft. permitted.....23 ft. max. proposed
11. Residential Lot Coverage (Sec. 3.1.7.D)
 - 25% max. permitted
 - 14% provided



B. DEVIATIONS: (*Deviation 2 added*)

1. Zoning Ordinance section 3.8.2.D – deviation for proposed residential buildings not to be configured 45 degrees at the property lines normally for aesthetic reasons. Most of the buildings are not on any main road and they front to a substantial irregular shaped 20 acre wetland nature area of a minimum 200 feet wide separation across from Toll's existing multi-family Ridgeview project. Also, please note, this is one of the most common easily granted variance requests: where layouts are dictated by natural land features such as two rivers and large canyon, not created by the applicant.
2. Zoning Ordinance section 3.8.2.H – deviation proposed for residential buildings of less than 3 feet for the 30 foot requirement between buildings.
3. Zoning Ordinance sections 3.1.7.D and 3.6.2.B – deviation for the two residential buildings at the northwest corner of the RM-1 are set back 25 feet from the proposed B-2 district in lieu of the required 75 feet. This has been granted elsewhere in the city and still includes screening between the residential and commercial. That screening is located on the residential edge of the zoning line that separates the residential from the commercial and functions with the same screening effect. (Only a small portion, at northwest corner being wall plus landscape, instead of berm). Is on Residential side and none will be on the commercial side of the line. Deviates from Zoning Ordinance section 5.5.3.A.ii but provides same screening! Is still located between the residential and commercial.
4. Zoning Ordinance Section 5.10 – request deviation allowing perpendicular parking on a 'major' drive in the residential.
- 5.. Zoning Ordinance section 5.5.3.A.ii – requires a 10-15 foot high berm with a 6 foot crest next to I-1 district. A PRO deviation is requested to wave this requirement to preserve open viewing to the beautiful natural features instead of the usual berm screening that blocks the views from Industrial.
6. Zoning Ordinance Section 5.5.3.B.ii requires trees along 10 Mile Rd. A PRO deviation is requested due to a conflict with the existing water main location, but the total tree count remains in compliance with the ordinance.
- 7.. Zoning Ordinance Section 3.8.2.H, the distance formula for side-to-side building separation requires 37.56 feet maximum (at the residential buildings) based on the equations provided. 30 feet is provided, being a deviation of 7.56 feet to enable this



project to be more viable and provide all such benefits to a modest amount of more residents. This is still far less than density such as R6.

8. Zoning Ordinance Section 5.7.3, Exterior Lighting shall not exceed 4:1 ratio. That is typical commercial practice. For the residential, we request a small deviation to conform with common municipal lighting standards for residential areas.
9. Section 9 Waiver (Sec.5.15) Requested deviation from minimum required brick and asphalt shingles.
10. Major Drive Radius (Sec. 5.10) Requested deviation from the 100' foot minimum
11. Foundation Landscape (Sec. 5.5.3.D) Request deviation to allow planters as the landscape on walkway in front of the retail to be part of foundation landscaping.
12. Deviation for no street trees at commercial. Utility conflicts with trees along 10 Mile Road. (LDM2.e.(4))
13. Deviation for a 3 ft. high wall at the commercial instead of a berm (Sec. 5.5.A)
14. Deviation requested for foundation landscape front percentage at commercial buildings A and C. (Sec. 5.5.3.D.d) - Building B foundation landscape to be increased to comply in next drawing submission. Building D foundation landscape complies.

C. SUPPLEMENTAL SUBSTANTIAL CONSIDERATIONS:

To provide a more comprehensive picture to the City of Novi administration, staff and expert consultants please note the following:

Regarding Master Plan Goals:

1. SP Designation: Historically, the designations in the Master Plan ((in this case; industrial and office) are not the only uses that are in the best interest of the city. In many instances other zoning or uses have been permitted because they benefit the city. This site and the entire parent parcels, from 10 Mile Road to Arena Drive/Lindstrom Drive comprise well over 100 acres and have substantial geographical features, these include a large deep canyon and low marshland nature area varying from 100 to 400 feet wide in sections and over 1000 feet long and includes a large wetland of over 25 acres. The wetland has a "T" shaped intersection of three substantial river flows that naturally zig zag a bit and crisscross through this property. For these reasons, this property was designated for years by the City as "SP" (Special Planning District), which



needed extra attention to accommodate such geographic realities not created by the applicant landowner.

2. Historical Improvements to Master Plan and Zoning: This SP Master Plan overall Property including the adjacent parent parcel, contains uses approved by the city that were not designated in the master plan, but approved because they were determined by the city to be in the best interest of the community, overall. These prior approved uses include:
 - a. The land use for the dog park was approved.
 - b. The land designated as the Arena building (multi-use facility) was approved.
 - c. The Sports Club of Novi was approved.
 - d. The residential Ridgeway Villa was approved.
 - e. These new uses here presented simply implementing more of the same SP approach, being very compatible and consistent with those same residential and commercial type adjacent uses, approved, in this good pattern of SP special review and the many other clearly stated goals of the city (Walkable amenities etc.).

Conclusion: As with the previous PRO, these same uses and elements are present, including bordering large canyons and wetlands that affected those other portions of this overall area. And as with the previous parcels, this proposed Novi 10 PRO also is constant with and further implements the ideals and goals of the Master Plan (e.g., walkability, etc.) even though the uses are not specifically named in the Master Plan or on the zoning map.

The same adjacent beneficial uses are currently in place in the immediate surroundings. For example, on directly adjacent lands there is commercial on adjacent street corners and residential to the south. Accordingly, we ask that this same pattern of good planning be approved for continuance here, of what exists on the adjacent lands which fulfill the written goals of the Master Plan: walkable community, with good recreation and other stated benefits etc.

This Novi-10 PRO, all ALONE, is a great community benefit per traditional urban planning concepts with extra community benefit added by the project's listed benefits. Please consider also that I have been a member of this community for decades and the City of Novi formally came to me many years ago, solely on its own initiative, and asked that I help the city by donating land that it needed for the Novi Arena facility and the Novi Dog Park area but were far short on funds. (we were proposing no development or any action at all) I did accommodate their request, never asking nor receiving anything then or EVER in exchange for that large donation of 18 acres, (appraised at \$ 3.2 million dollars and audited by the IRS as a pure charitable



donation.) The only deed restriction is that such lands be used for children's recreation and other direct resident recreational beneficial uses

This land donation was completely initiated and asked for by the City of Novi, for its own goals, etc., and not any Novi 10 Associates goals. The city recognized this charitable good deed with the attached official NOVI LETTER OF COMMENDATION.

Further Perspective: While this previous donation does not count as one of the NEW extra benefits required for the PRO evaluation, it is in fact part of our same parent land parcel, from the same owner, same family applicant and Novi is empowered to consider ALL relevant facts in their totality. And so accordingly, I hereby respectfully request that this prior 18 acre (\$3.2 million dollar land donation) be recognized for its benefit to the City of Novi. While certainly not determinative, it should not be totally discounted either. Please further note, the reason this is mentioned lastly in the analysis is, as detailed above, even if this was no factor, this proposed project is, on its own, beneficial to the community and in conformance with sound urban planning and the city's stated goals, without any extra such benefits given to the city. And this application is not as some mere typical real estate developer but is from a demonstrated solid member of this community for over 40 years, having lived and worked here for over three generations, and caring about the welfare of our community. And we humbly ask for this project to please be approved expeditiously, as submitted here.

SUMMARIZING: There are numerous examples where the City's actions have recognized that current zoning and/or Master Plan designations can evolve and be updated and improved, including right at this location., to benefit the community and its residents. This site, with its 15.87 acres of meandering wetland marsh wildlife areas to be put in a conservation easement, does deserve such special consideration such as designated SP (Special Planning) in the past. Here the surrounding parcels previously developed – the arena facility, the sports club, the dog park, the Ridgeway Villas multifamily, were all uses recognized as beneficial and approved, though none were designated in the zoning or Master Plan at the time. This development also protects the nature features of the larger property and provides new and improved connectivity, for recreation and retail access as recognized and desired by the community in the Master Plan stated goals. This proposed Novi 10 PRO plan is likewise a natural extension of the previous concepts and benefits the community for residential development and local commercial uses. Easier access is provided here for all aged people to walk to nearby stores rather than walk or drive greater distances.

We believe the proposed Novi 10 PRO, with its proposed RM-1 residential and B-2 retail development, should all be considered beneficial to the city, we have for decades always been good citizens and caring and contributing to this community. Please keep



all these benefits in mind during your review process and don't hesitate to contact us if you have any questions or comments. Thank you for your consideration.

A handwritten signature in black ink that reads "Daniel Weiss". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Dan Weiss, Novi 10 Associates





city of novi

45175 west ten mile road / novi, michigan 48375-3024 / (248) 347-0460 general information
www.ci.novi.mi.us

CITY COUNCIL

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City Clerk

January 28, 2000

Mr. Dan Weiss
Novi Ten Associates
400 Renaissance Center, Suite 2170
Detroit, Michigan 48243

Re: Letter of Commendation

Dear Mr. Weiss:

The City of Novi has been very fortunate to receive several gifts over the past thirty years that have made a difference in terms of providing community services that may otherwise not be available. In the instance of the Novi Ice Arena, the City of Novi was very fortunate to be able to work with Mr. Dan Weiss and others to assemble a recreational property that will benefit the residents for many generations.

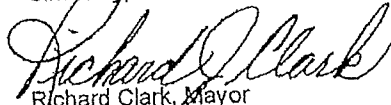
The City of Novi extends it's sincere "Thanks" to the families of Dan Weiss, Al Weiss, Roland Redner, Ray Maedel and John Cassella for their generous gift. Their donation of 18 acres of land given here, to the whole community, and "especially for the kids", has made the Novi Ice Arena and Recreation Facilities a reality. They have donated this land in the spirit of giving, with this message to all:

"May we each do whatever we can, something, however big or small, some charitable acts to make our world a better place in which to live, work or play."

This was a substantial donation having a documented value of \$3.2 Million dollars. It has promoted the wholesome development of our children and our community. Be it known that this exemplary action by these contributors is highly commended by the City of Novi, as helping to make the world a better place.

For this great deed, on behalf of the residents of Novi, I, Mayor Richard Clark, extend our community appreciation for all that has been given to our City.

Sincerely,


Richard Clark, Mayor
City of Novi

