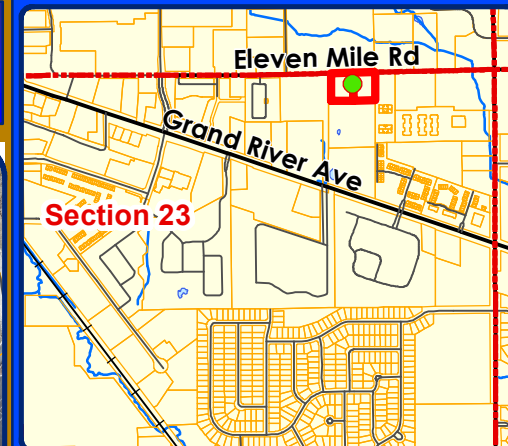


MAPS
Location
Zoning
Future Land Use
Natural Features

SAKURA EAST PRO

LOCATION



Legend

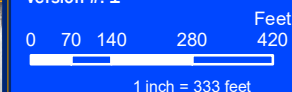
 Subject Property



City of Novi

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

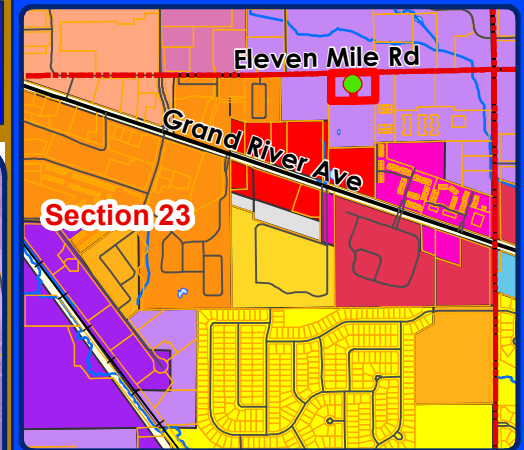
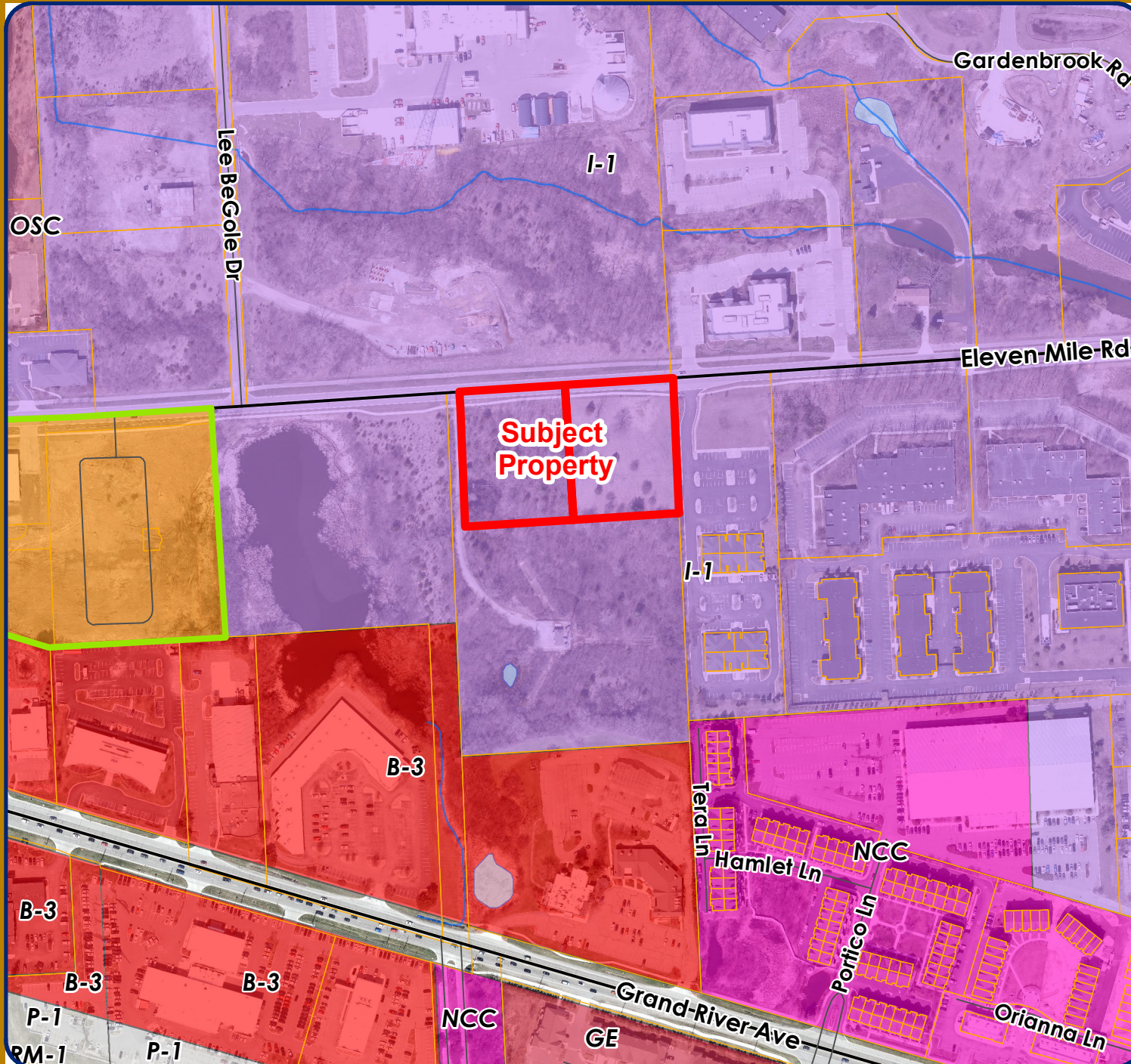
Map Author: Lindsay Bell
Date: 11/2/23
Project: SAKURA EAST PRO
Version #: 1



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.

SAKURA EAST PRO ZONING



Legend

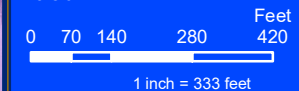
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC-1: Town Center -1 District
- Subject Property



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Map Author: Lindsay Bell
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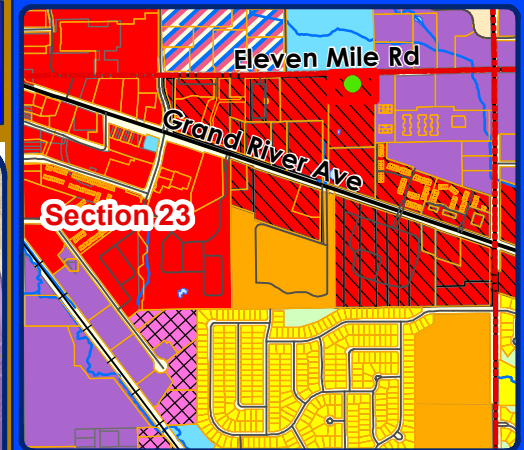
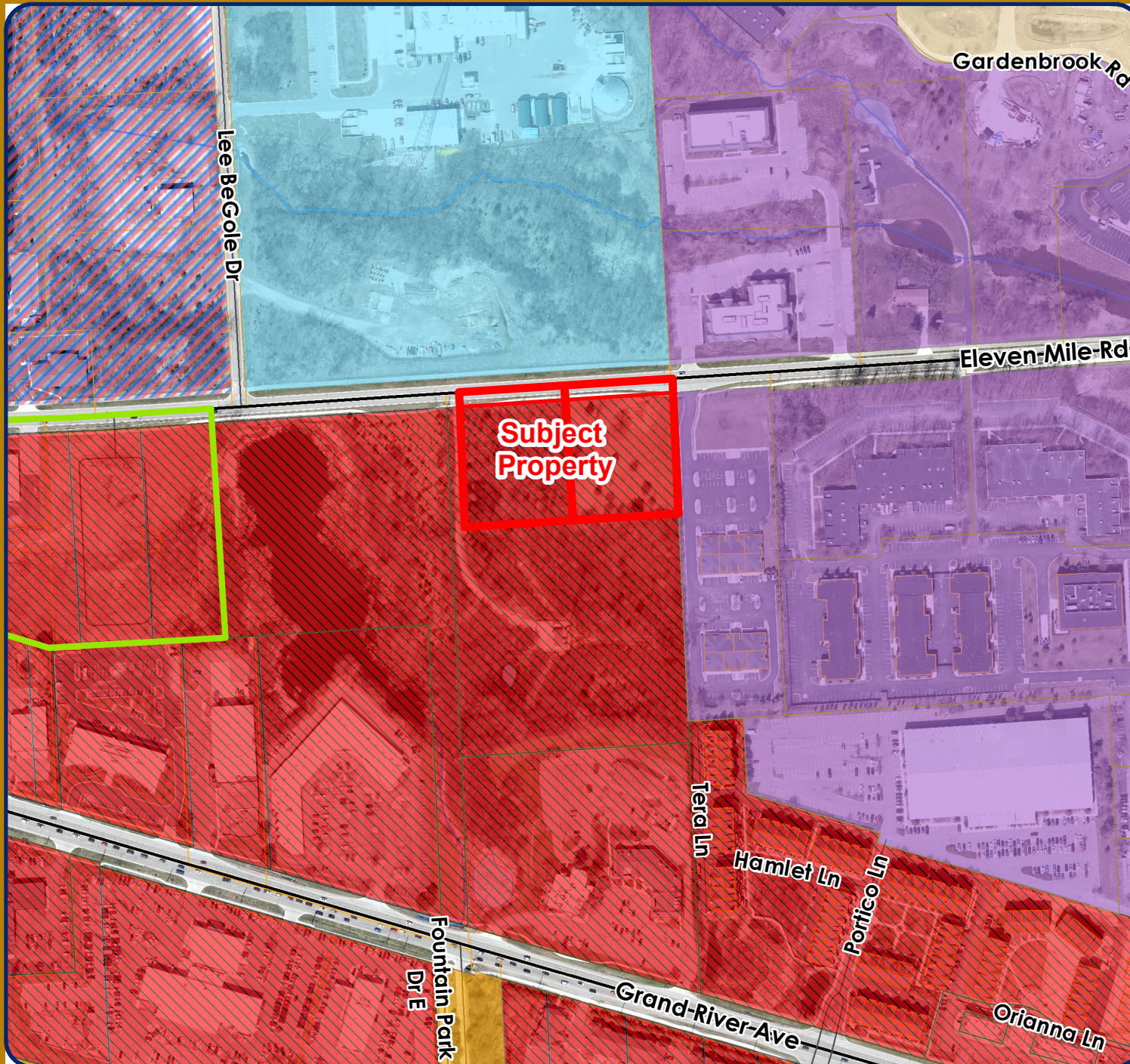


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SAKURA EAST PRO

FUTURE LAND USE



Legend

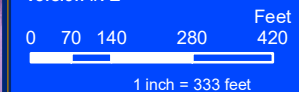
- Multiple-Family Residential
- Office Commercial
- Industrial, Research, Development and Technology
- Town Center Gateway
- Educational Facility
- Public
- Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 11/2/23
Project: SAKURA EAST PRO
Version #: 1

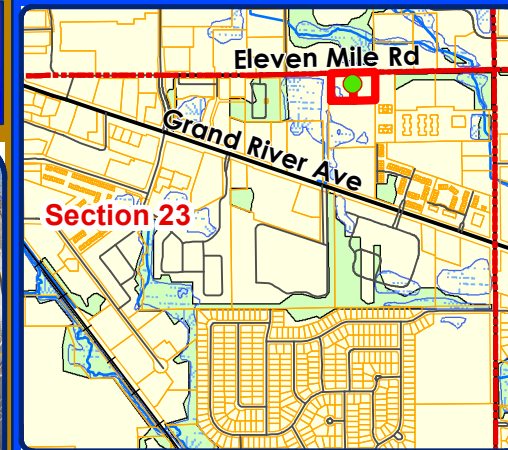
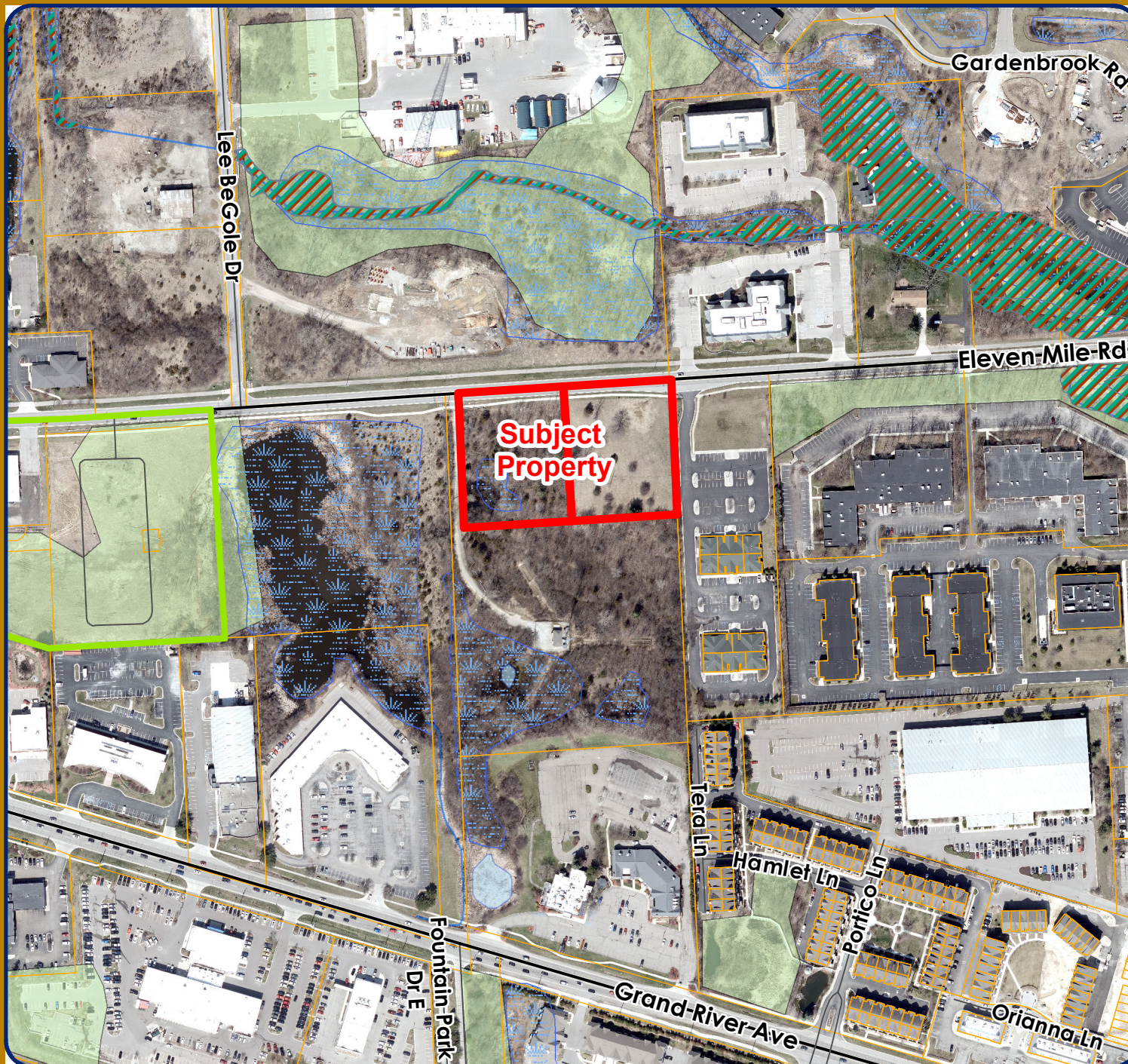


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SAKURA EAST PRO

NATURAL FEATURES



Legend

FEMA Flood Zone

Flood Zone

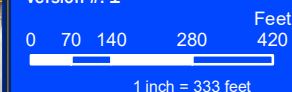
-  AE - Base floodplain
-  Wetlands
-  Woodlands
-  Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 11/2/23
Project: SAKURA EAST PRO
Version #: 1



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**APPLICANT RESPONSE LETTER
AND
REVISED CONCEPT PLAN
JANUARY 26, 2024**



January 22, 2024

City of Novi
Planning Department

Re: Sakura East PRO Concept Plan Review Response Letter – **Updated to address Planning Commission comments**

Robertson Brothers Homes and Robert B. Aikens & Associates are pleased to present a PRO concept plan for properties located on the south side of 11 Mile, just east of the Sakura Novi project that we are currently jointly developing. On December 13th, 2023, we presented our concept plan to the Planning Commission. During the discussions with the Commission members, it became evident that there is generally support for this additional phase of Sakura Novi, but several details needed to be provided in order to continue with the process. We believe that we have addressed the main concerns of the Planning Commission, and have addressed the comments from the Commission with a revised plan as detailed below.

Planning Commission Concerns

- 1. Reduce the density per the planning department's memo.**

The overall density has been revised downward to 14.38 units per acre, by removing 7 units from the project. This now meets the planning department's maximum room count requirement.

- 2. Provide additional perimeter buffer and meet setback requirements.**

Removing the units has allowed us to free up the site to provide the requested perimeter landscape buffering and to meet setback requirements.

- 3. Provide details on usable open space and meet the Ordinance requirements without utilizing balcony space toward minimum calculations.**



We have added details for the internal usable open space areas, which have been added to three distinct open areas, to include a gathering area amenity with fire pit and string lighting, a focal seating garden amenity, and a multi-purpose amenity with turf for outdoor recreational opportunities. The provided usable open space of 13,813 square foot exceeds the requirement of 9,000 square feet by almost 50%, even without the addition of the private balcony areas which by Ordinance can also be included in the usable open area calculation, to address the Planning Commission's thoughts that it is important to exceed the usable open space without the balcony area included.



Fire Table & Seating Area Amenity with Lights



Focal Entry Feature & Seating Area / Synthetic Turf Multi-Purpose Area



Community Garden with Seating

4. Provide a public benefit.

To provide for an appropriate public benefit, we have planned a pedestrian connection on the City of Novi owned wetland parcel to the west of our property, that would connect 11 Mile Road down to Grand River. We propose to provide a payment-in-lieu for this amenity, to provide the City flexibility on the ultimate alignment and timing of a pedestrian linkage at this location.

5. The use does not meet the industrial zoning in the area.

Existing uses to the west, east and south are all non-industrial in nature and are better described as either open space or office. Further, the City's Master Plan does not allow Industrial uses for the property, but does allow residential. The small size of the parcel does not work for a ground-up industrial property, and the brokers for both parcels have stated that there has been no interest from industrial or office users. The only realistically viable path to effective and productive use of the site is residential.



6. The site should be built as a senior living facility.

The site is far too small to accommodate a senior-living land use, which are typically developed on arterial roadways for emergency access and due to their more commercial use.

We believe that the plan now reflects the main concerns that we heard from the Planning Commissioners. Below are responses in blue to the review comments we received on November 8, 2023.

Robertson comments are in **bold blue**

1.

c. **AECOM's review of the submitted study notes that the change of use will generate fewer vehicle trips compared to possible development permitted under the current zoning.**

Noted

d. **The City's wetland consultant does not agree with the delineation of the wetland boundaries.**

Our delineation was based on a survey by a wetland professional, but we will work with the City's wetland consultant to establish the delineation of the wetland

e. **The rezoning sign will need to be posted in the location indicated no later than November 22nd if the public hearing is to be held on December 13, 2023.**

The sign was posted by the deadline date

2. **The applicant provided a request for certain deviations from TC-1 zoning standards. Development conditions could be included in the formal submittal that are more strict or limiting than would be permitted under the TC-1 district. Based on the information provided in the submittal, there are no use or size restrictions, or any other conditions presented that would provide an overall benefit to the public that would outweigh the detriments. See list of suggested conditions to be considered on page 11.**

We are requesting a PRO rezoning to permit only the plan and use proposed, which is a high-quality, residential rental townhome community as an additional phase to our Sakura Novi development. This would eliminate all other uses, including intense land



uses such as industrial development that is currently permitted by the existing zoning district. We are proposing to retain the small wetland at the southwest corner of the property, even though it is an orphaned wetland separated by a gravel access drive. The TC-1 district would allow 5-story 65' tall buildings and we are proposing to limit the height to 3-stories. We are happy to discuss additional conditions of a potential PRO Agreement during the planning commission and city council meetings.

3. The TC-1 District and the residential use proposed does not appear to be appropriate on this small parcel surrounded by Light Industrial zoning.

We respectfully disagree with this statement, as the area is inappropriately zoned in our opinion per the City's Master Plan. The Master Plan specifically does not allow Industrial uses but does allow residential, so transitions are already contemplated in your Master Plan. Further the existing uses to the west, east and south are all non-industrial in nature and are better described as either open space or office, and there are existing roads surrounding our property on the north, east and west which do not require buffering. The small size of the parcel does not lend itself to usefulness as industrial property, and the brokers for both parcels are on the record stating that there has been no interest from industrial or office users for years and they do not expect that to change. The only realistically viable path to effective and productive use of the site is residential.

4. The applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation. The density recommended on the Future Land Use Map for this area is 13.6 dwellings per acre, while the applicant is proposing 16.6 du/ac.

We disagree with this comment as the Sakura Novi development that we are currently constructing immediately to the west of the site has the same Future Land Use designation and includes the same exact product that we are proposing. Additionally, portions of the Sakura Novi development included the same industrial zoning category as the requested parcels. Further, residential is an allowable use within the Town Center Gateway and multifamily is a principal use within the TC-1 district, whereas industrial uses are specifically excluded from the Town Center Gateway area nor does the Master Plan envision industrial in this location. The request is wholly consistent with the City of Novi's Master Plan.

The Town Center Area Study within the Master Plan (page 59) specifically calls for residential development including townhouses, and incorporating existing natural features such as wetlands to "create an attractive environment for pedestrian-scaled uses", which is exactly what we are proposing. The purpose of the Town Center Area, which our site is part of, is to include an attractive, mixed-use hub of activity. This would seem to counter the argument for continued use as vacant industrial zoned land, and additional rooftops will serve to strengthen the existing and future retail corridor.



5. Not more than double the number of rooms can be approved (cap of 228 rooms in this case). The applicant's room count is 260, which exceeds the permitted maximum density of the TC-1 District. This could not be approved in the PRO. To permit any increase in additional rooms beyond 114, the Planning Commission must confirm the following:

- i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;
- ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Staff does not consider the proposed use compatible with the adjacent land uses surrounding it. See below for additional discussion.**

We have been consistent that we believe that the use is consistent with and complementary to the changing dynamics of the area, spurred by Sakura Novi, as well as the Master Plan designation, which does not contemplate industrial. Further, we have reduced the density based on our review from the Planning Commission, though we continue to believe that additional units will only help service the City's retail core in the Town Center area. This is how you transition an area by building one development at a time.

6. The PRO Plan does not propose any berms or alternative screening. Rezoning to residential will have impacts on the surrounding properties, which will now face additional scrutiny to develop, have certain uses prohibited, and new buffering requirements. At a minimum, the screening burden should be shouldered by the applicant, which is creating the non-compatibility.

We believe that the City has desires for the area to continue to change over time to meet the Town Center vision in this area, and as such comments relating to buffers to future industrial development (which is discouraged by the Master Plan) seem to conflict with that vision. However, since the Planning Commission meeting, we have substantially increased the buffer and screening to the surrounding properties now as a result of the reduction in the unit yield. With the increased setbacks, there will be at least an 80' building separation from the Sakura East buildings to any future building, and as currently designed the closest distance from any Sakura East building to an existing building is in excess of 180 feet. Note that we are surrounded by roads or driveways on the north, west and east perimeters, eliminating the need for buffers between uses on those three sides.



7. The applicant shall indicate areas of Usable Open Space that conform to the Ordinance definition:

We have indicated the areas that make up the usable open space and have provided details on the amenities to be included. We are now providing nearly 50% more than the minimum requirement, without adding in the balcony areas, which would also apply to the minimum requirement.

8. As the zoning requested is TC-1, the Eleven Mile sidewalk would need to be widened to meet the 12.5 foot requirement, or the applicant should request the deviation in the PRO Agreement. Additional access points from the development to the sidewalk along Eleven Mile should also be provided. Currently the only sidewalk connection proposed is on the east side of the entry drive.

We have proposed a sidewalk width that matches the existing sidewalk along 11 Mile, and this is a requested deviation for this PRO as it was also approved for Sakura Novi. Due to grade along the frontage of 11 Mile, additional access points are a challenge but we will look for opportunities to increase connectivity as we believe this is important.

9. No development amenities are currently shown in the PRO plan.

We have provided details on the development amenities to be included in the development, which includes a gathering area amenity with fire pit and string lighting, a focal seating garden amenity, and a multi-purpose amenity with turf for outdoor recreational opportunities. In addition, the proposed development is an extension of the Sakura Novi development and will become part of the project, which has ample amenities such as an Asian themed pond and gardens and significant pedestrian refuge areas. The wetland complex between the two properties is an asset that provides significant visual open space connecting these phases of Sakura Novi.

10. The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.

We have reviewed the comments and many of the detailed comments such as open space and buffering items have been addressed following the Planning Commission meeting.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

1. General Goal: Quality and Variety of Housing



- a. The development proposes the required sidewalks along the public and private streets, as well as a walking path behind the units that connect to the development to the south. No other open space amenities appear to be proposed.

As mentioned above, we have added three separate usable open space amenity areas to the plan.

2. General Goal: Community Identity

- a. The current proposed elevations are not compliant with Façade Ordinance standards and would require Section 9 waivers, which are minor and would be supported.

We are proposing to construct for-rent townhomes to match the approved architectural designs of the Sakura Novi development located immediately to the west of the site.

3. General Goal: Environmental Stewardship

- a. The small wetland area on the site is proposed to be preserved.

We will work with the City's environmental consultant to ensure the appropriate boundaries of the wetland.

- c. The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.

We will provide the same energy-efficient buildings that are being constructed immediately to the west of the site at our Sakura Novi development. We will also provide electric vehicle charging stations and will seek opportunities for best practice design for site elements.

4. General Goal: Infrastructure

- a. Provide and maintain adequate water and sewer service for the City's needs.

Please refer to the Engineering memo.

We have noted the Engineering is supportive at this time.

- b. The traffic study indicates that the surrounding road network would not be significantly impacted by the proposed development.

Agreed. Fleis & Vandenbrink has provided a memo dated September 8, 2023 to this effect, and we have since reduced the unit count even further.



5. General Goal: Economic Development / Community Identity

- a. Please refer to comments about compatibility with surrounding development earlier in this review.

As noted above, we believe that Novi envisions this area as part of its Town Center Area to transform into a mixed-use hub of activity, and not continue the status quo of underutilized industrial land uses. We disagree that the proposed request for residential use (which is permitted within the future land use designation) is inappropriate, and is in fact what the City had planned for in the Master Plan for the TC Gateway area, where rooftops with foot traffic will feed the retail and service areas. The industrial properties are incompatible with the City's own vision.

We look forward to continuing the conversation regarding the appropriateness of the request with the Planning Commission and City Council. Thank you.

Respectfully,

Tim Loughrin | Director of Land Acquisition
Robertson Brothers Homes, representing Sakura Novi
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com



Site Data:

Gross Site Area:	3.50 Ac.	Parking:	
Net Site Area:	3.13 Ac.	Garage Parking:	68 spaces
Proposed Units:	45 Units	Apron Parking:	68 spaces
1 Car Townhomes:	22 Units	Guest Parking:	21 spaces
2 Car Townhomes:	23 Units	Parking Distribution:	3.49 spaces / Du.
Proposed Density:	14.38 Du. / Ac.		
Building Setbacks:		Road Width:	24'
Front Yard:	17' min.	Road Length:	976 LF
Building Separation:	15' min.	Road Length per Unit:	21.69 LF / Du.
		Open Space:	1.42 Ac.
		Open Space Percentage:	45.37%

Site Plan Rendering

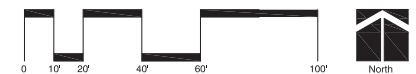
Sakura East
Novi, Michigan
Robertson Brothers Homes

January 2024



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

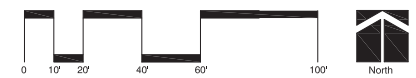
Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968



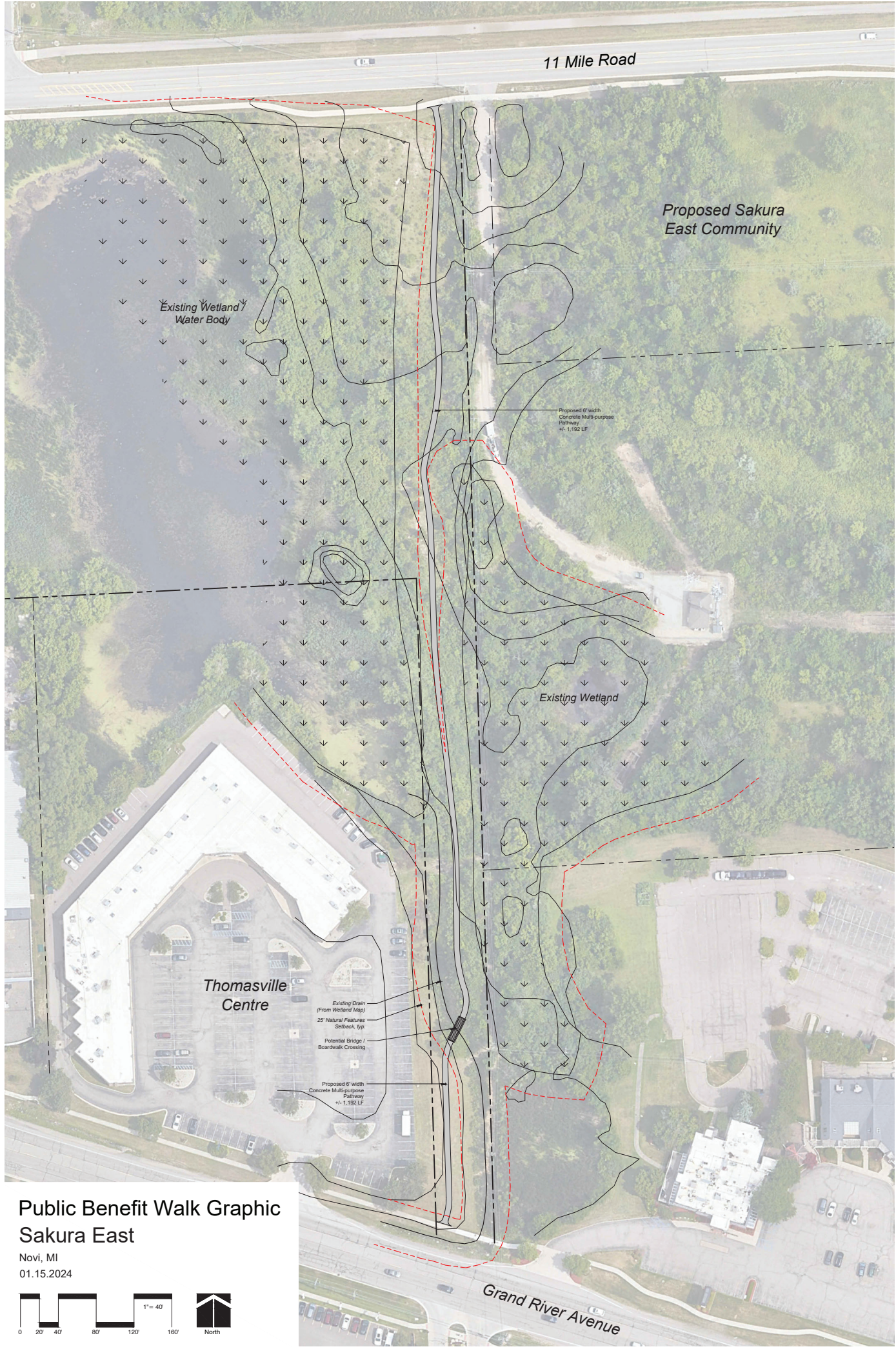


Usable Open Space Data:

	Required: 200 sf of Usable Open Space per Unit
	Proposed Units: 45
	Required: 9,000 sf
	Provided: 13,813 sf

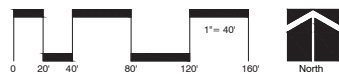






Public Benefit Walk Graphic Sakura East

Novi, MI
01.15.2024



INITIAL PRO CONCEPT PLAN
OCTOBER 10, 2023



Site Data:

Gross Site Area:	3.50 Ac.	Parking:	1 Car Garages:	27 spaces
Net Site Area:	3.13 Ac.		2 Car Garages:	50 spaces
Proposed Units:	52 Units		Apron Parking:	77 spaces
1 Car Townhomes:	27 Units		Guest Parking:	19 spaces
2 Car Townhomes:	25 Units		Parking Distribution:	3.33 spaces / Du.
Proposed Density:	16.61 Du. / Ac.			
Building Setbacks:		Road Width:	24'	
Front Yard:	17' min.	Road Length:	1,023 LF	
Side Yard:	11' min.	Road Length per Unit:	19.67 LF / Du.	
Building Separation:	15' min.	Open Space:	1.24 Ac.	
		Open Space Percentage:	35.40%	

Site Plan Rendering

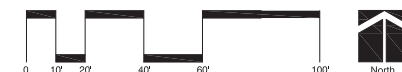
Sakura East
Novi, Michigan
Robertson Brothers Homes

October 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968





11 Mile Road

Pedestrian Connections

Town Center Drive

Pedestrian Connections

Grand River Avenue

Pedestrian Connections

City of Novi
Central Wetland
& Open Space

Views

Views

Views

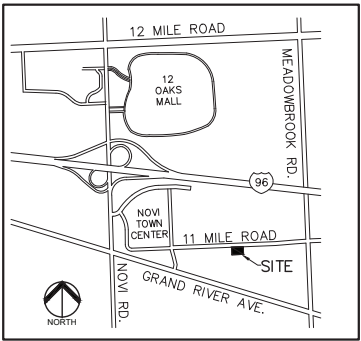
Views



PLAN RE-ZONING OVERLAY (PRO) PLAN FOR

SAKURA EAST

PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	OPEN SPACE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-5.0	PRELIMINARY UTILITY PLAN
C-6.0	NOTES AND DETAILS
L-1	OVERALL LANDSCAPE CONCEPT
L-2	BUILDING FOUNDATION AND CONCEPT DETAILS
L-3	TREE PRESERVATION PLAN
L-4	TREE SURVEY

PEA
GROUP

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

SAKURA NOVI RESIDENTIAL, LLC
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301
CONTACT: TIM LOUGHRIN
PHONE: 248.282.1428
EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: 248.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

LAND DESIGN STUDIO
750 FOREST AVE., SUITE 101
BIRMINGHAM, MI 48209
CONTACT: TAD KREAR
PHONE: 248.657.4968
EMAIL: TAD@LDSRO.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/10/2023



NOT FOR CONSTRUCTION

CLIENT
**ROBERTSON
BROTHERS CO.**
6905 TELEGRAPH ROAD, SUITE 210
BLOOMFIELD HILLS, MI 48301

REVISIONS

PEA JOB NO.	2018-3
P.M.	
DN.	
DES.	
DRAWING NUMBER	

C-1.0

LEGAL DESCRIPTION:
Parcel 22-23-226-021
(Per First American Title Insurance Company Commitment No. 849041
effective date May 08, 2019)

Land in the City of Novi, Oakland County, MI, described as follows:

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Nov, Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 836.18 feet along the North line of Section 23 from the North 1/4 corner of said Section 23; thence continuing North 88 degrees 24 minutes 50 seconds East, 242.50 feet; thence South 01 degree 35 minutes 10 seconds East, 309.87 feet; thence South 01 degree 35 minutes 55 seconds West, 242.50 feet; thence North 00 degrees 15 minutes 50 seconds West, 309.87 feet to the Point of Beginning.

Parcel 22-23-226-022
(Per First American Title Insurance Company Commitment No. 849037
effective date May 03, 2019)

Land in the City of Novi, Oakland County, MI, described as follows:

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East of Nod, Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 1078.68 feet along the North line of Section 23 from the North 1/4 of said Section 23; thence continuing North 88 degrees 24 minutes 50 seconds East, 248.99 feet; thence South 00 degrees 29 minutes 13 East, 310.00 feet; thence South 88 degrees 25 minutes 55 seconds 243.04 feet; thence North 01 degree 35 minutes 10 seconds West, 3 feet to the Point of Beginning.

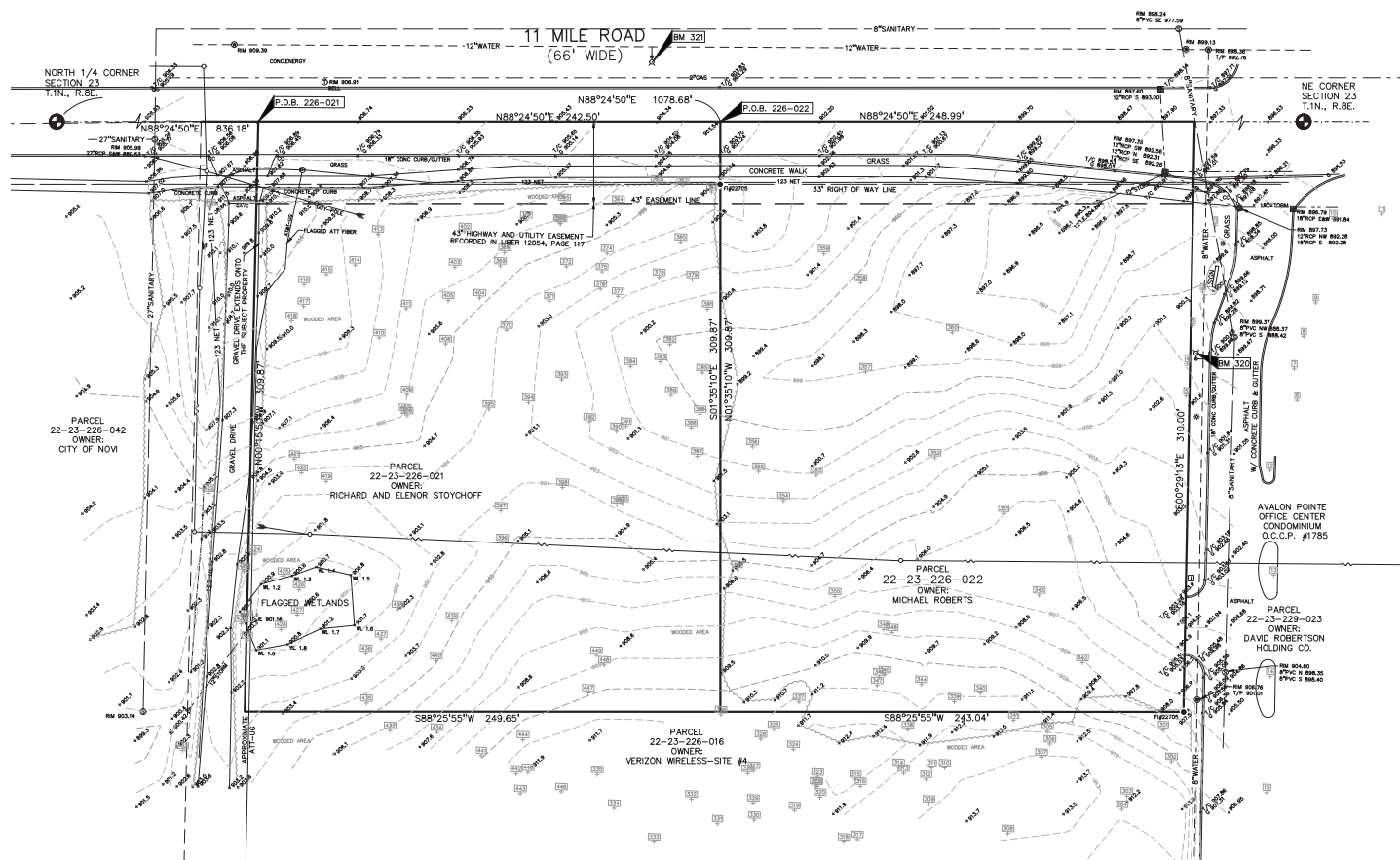
BENCHMARKS:
(NAVD88 DATUM GPS DERIVED)

BM 321
Arrow on hydrant on the north side of 11 Mile Road, 325'±
west of the driveway to Avalon Center.

BM 320
Arrow on hydrant 90 feet south of the south curb of 11 Mile Road
west line of Avalon Center.

FLOODPLAIN:
By graphical plotting, the subject parcel is in "Area determined to be outside of the 0.2% annual chance floodplain. (Zone X)" per FEMA Flood Insurance Rate Number 26125C-0627F, Effective September 29, 2011.

PARCEL
22-14-451-002
OWNER:
CITY OF NOVI



\\PROJECTS\2018\2018-0338 MEH - SAZURA EAST - NOV\2018\2_PROJ PLAN\2-1.03\2018-18-0338.dwg PL07

NOT FOR CONSTRUCTION

A JOB NO. 2018-3

P.M.

DN.

DES.

DRAWING NUMBER:

C 10

C-1.0

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR APPARATUS PROXIMATE TO THE CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 10 FEET HIGHER ON CONTRASTING BACKGROUND.
4. ALL FIRE APPARATUS ACCESS ROADS (PUBLIC AND PRIVATE) WITH A 20' ROAD AND DRIVE EXCESS OF ONE HAIRED FIFTY (50) FEET SHALL BE DESIGNED WITH A TURNING DESIGNED TO ACCOMMODATE THE FOLLOWING: VIIL-4 OR C-14-4 (C-20) ACCORDING TO THE STANDARD SPECIFICATIONS, VIIL-4 OR C-14-4 (C-20).
5. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL BE A MINIMUM OF 20' WIDE WITH OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS. SEC. 11-23.1

6. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL BE LOCATED WITHIN THE EXTERIOR PORTIONS OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING. (INTERNATIONAL FIRE CODE)
7. FOR INTERIOR FIRE PROTECTION SYSTEMS A SEPARATE FIRE PROTECTION LINE SHALL BE PROVIDED TO ADDITIONAL FIRE PROTECTION SERVICE FOR EACH BUILDING. INDIVIDUAL SHUTOFF VALVES FOR INTERIOR FIRE PROTECTION SHALL BE BY POST INDICATOR (PI) VALVES OR BY VALVE IN WELL, AND SHALL BE PROVIDED WITHIN A PUBLIC WATER MAIN EASEMENT. (I.D.C.S. SEC 11-64 (a)(9))
8. NO PART OF A COMMERCIAL, INDUSTRIAL OR MULTIPLE RESIDENTIAL AREAS SHALL BE MORE THAN 300 FEET FROM A HYDRANT. (I.D.C.S. SEC 11-38 (f)(1)(i))

9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OF AS OTHERWISE APPROVED BY THE CODE OFFICIAL. (INTERNATIONAL FIRE CODE)
10. WITH RESPECT TO HYDRANTS, DRIVEWAYS, BUILDINGS AND LANDSCAPING, FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO BUILDINGS FOR OTHER FIRES APPARATUS. THE LOCATION OF FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED. (INTERNATIONAL FIRE CODE)
11. PROXIMITY TO HYDRANT: IN ANY BUILDING, FIRE DEPARTMENT CONNECTIONS TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT. (FIRE PREVENTION ORD. SEC. 15-12).

12. ALL NEW MULTI-RESIDENTIAL BUILDINGS SHALL BE NUMBERED. EACH NUMBER SHALL BE A MINIMUM 10 INCHES HIGH, 1 INCH WIDE AND BE POSTED AT LEAST 15 FEET ABOVE THE GROUND ON THE BUILDING WHERE READILY VISIBLE FROM THE STREET. (FIRE PREVENTION ORD.)
13. ENTRANCES TO PUBLIC AND PRIVATE ROADWAYS SHALL NOT HAVE LOCATED GATES, CABLES OR BARRICADES THAT WOULD IMPEDE FIRE APPARATUS RESPONSE. (FIRE PREVENTION ORD.)

SITE AREA: 3.50 ACRES (152,484 SF) GROSS
3.13 ACRES (136,263 SF) NET

EXISTING ZONING: I-1
10-1 W/ PRO-PLANNED REZONING OVERLAY

PROPOSED USE:
-SINGLE-FAMILY ATTACHED RESIDENTIAL (51 UNITS)

PARKING CALCULATIONS:
REQUIRED:
RESIDENTIAL PARKING = TWO FOR EACH UNIT = 51 UNITS X 2 = 102 SPACES

PROVIDE:
BUILDINGS 1-5, 10 HAVE (1) GARAGE & (1) SPACE ADJACENT TO GARAGE EACH
BUILDINGS 2-9 HAVE (2) SPACES ADJACENT TO GARAGE
TOTAL = (27 units x 2) + (25 units x 4) + (19 GUEST SPACES) = 173 SPACES

BICYCLE PARKING CALCULATIONS:
RESIDENTIAL
REQUIRED = 1 SPACE PER 5 DWELLING UNITS
51/5 = 10.2 = 10 SPACES

PROVIDE = 10 SPACES (ADDITIONAL BIKE PARKING PROVIDED IN GARAGES)

FINAL BICYCLE PARKING TO BE PROVIDED PER FINAL PARKING REQUIRED

Figure 1: Standard symbols for various pavement types and features. The symbols include: Concrete Pavement (2x6 grid with diagonal lines), Asphalt Pavement (2x6 grid with horizontal lines), Gravel (2x6 grid with small circles), Wetland (2x6 grid with small triangles), Concrete Curb and Reverse Gutter Pair (two parallel lines with a dashed center line), Setback Line (two parallel lines), Sign Lightpole (a vertical pole with a sign), Fence (a line with small vertical posts), and Guard Rail (a line with small vertical posts and a central post).

"BARRIER FREE PARKING" SIGN	①	1 EA.
"VAN ACCESSIBLE" SIGN	②	1 EA.
"CROSSWALK" SIGN	③	2 EA.
"STOP" SIGN	④	2 EA.
"NO PARKING FIRE LANE" SIGN	⑤	3 EA.

ALL TRAFFIC SIGNAGE SHALL COMPLY WITH CURRENT MUTUOS STANDARDS. REFER TO SHEET C-7.0 FOR SIGN DETAILS.

SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓖ
SIDEWALK RAMP 'TYPE R'	Ⓗ

CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE OWNER, ARCHITECT OR ENGINEER, OR ANY APPLICABLE TO THE COMPLETE PROJECT OR ACCORDANCE THEREOF, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

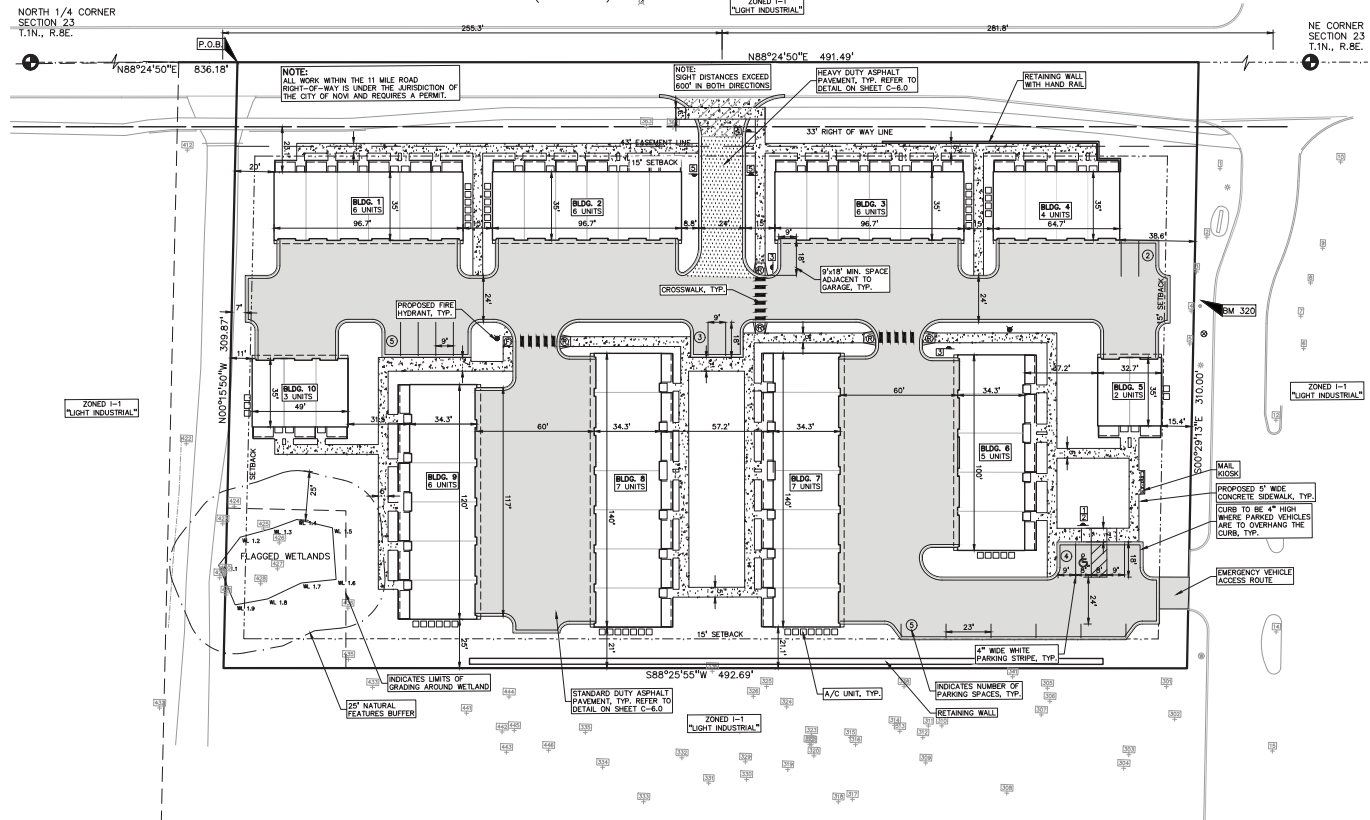
PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.
NOMI, MICHIGAN

[illegible]

PEA JOB NO.	2018-33
P.M.	JE
DN.	KR
DES.	DS
DRAWING NUMBER:	

C-2.0

11 MILE ROAD
(66' WIDE)



THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF CURB, OUTSIDE FACE OF BUILDING, PROPOSED LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTRICE OF POLE UNLESS OTHERWISE NOTED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVA CURRENT STANDARDS AND REGULATIONS.

3. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY CHARGING WITH THE VIOLATION PRIOR TO THE BEGINNING OF CONSTRUCTION.

4. ALL WORK BEHIND THE MAIN HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HIGHWAY DEPARTMENT. ALL WORK BEHIND THE HIGHWAY SHALL BE COMPLETED PRIOR TO THE BEGINNING OF CONSTRUCTION UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES TO SUCH BENCH MARKS AS SHOWN ON THE PLANS. ALL EXISTING GRADED AND/OR PAVED AREAS TO FINAL GRADE SHALL BE SHOWN ON THE PLANS. SUCH EXISTING GRADED AREAS SHALL BE MAINTAINED AND THE JOB WILL NOT BE PAID FOR SEPARATELY.

6. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

7. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SPACES. NOTE THAT THE CONTRACTOR SHALL PROVIDE 4" WHITE STRIPING FOR BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY 4" WHITE STRIPING.

8. SIGNS NOTED TO BE MOUNTED ON BUILDING FACE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TON ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

1 VPROJETS2018-0339 REH - SAGUNA EAST - NONPMS2_PMO_PUM(C-2)PM-1B-0339.dwg PLOT

NOT FOR CONSTRUCTION

JOB NO. 2018 32

PER JOB NO.	2016-33
P.M.	JE
DN.	KE
DES.	DS
DRAWING NUMBER:	

C-2.0

HATCH LEGEND

USABLE OPEN SPACE		53,468 SF
NATURAL AREA		5,000 SF

RESIDENTIAL USABLE OPEN SPACE AREA

USABLE OPEN SPACES DEFINED AS: BALCONIES, COURTS, AND YARDS FOR PRIVATE RECREATIONAL USE WITH NO DIMENSION LESS THAN 50' (SEC. 4.82.6)

REQUIRED:
200 SF (REQUIRED PER DWELLING) X 51 DWELLINGS = 10,200 SF = 0.23 AC USABLE OPEN SPACE REQUIRED

PROVIDED:
53,468 SF = 1.23 AC = 35.1%



0 15 30 60
SCALE: 1" = 30'



CAUTION!
UNDERGROUND UTILITIES MAY BE LOCATED OR OTHER OBSTRUCTIONS MAY BE PRESENT. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR ANY DAMAGE TO PROPERTY OR PERSONS.

CLIENT
ROBERTSON BROTHERS CO.
1800 TELEGRAPHY ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
T. 01 N., R. 08 E.
NOVA MICHIGAN

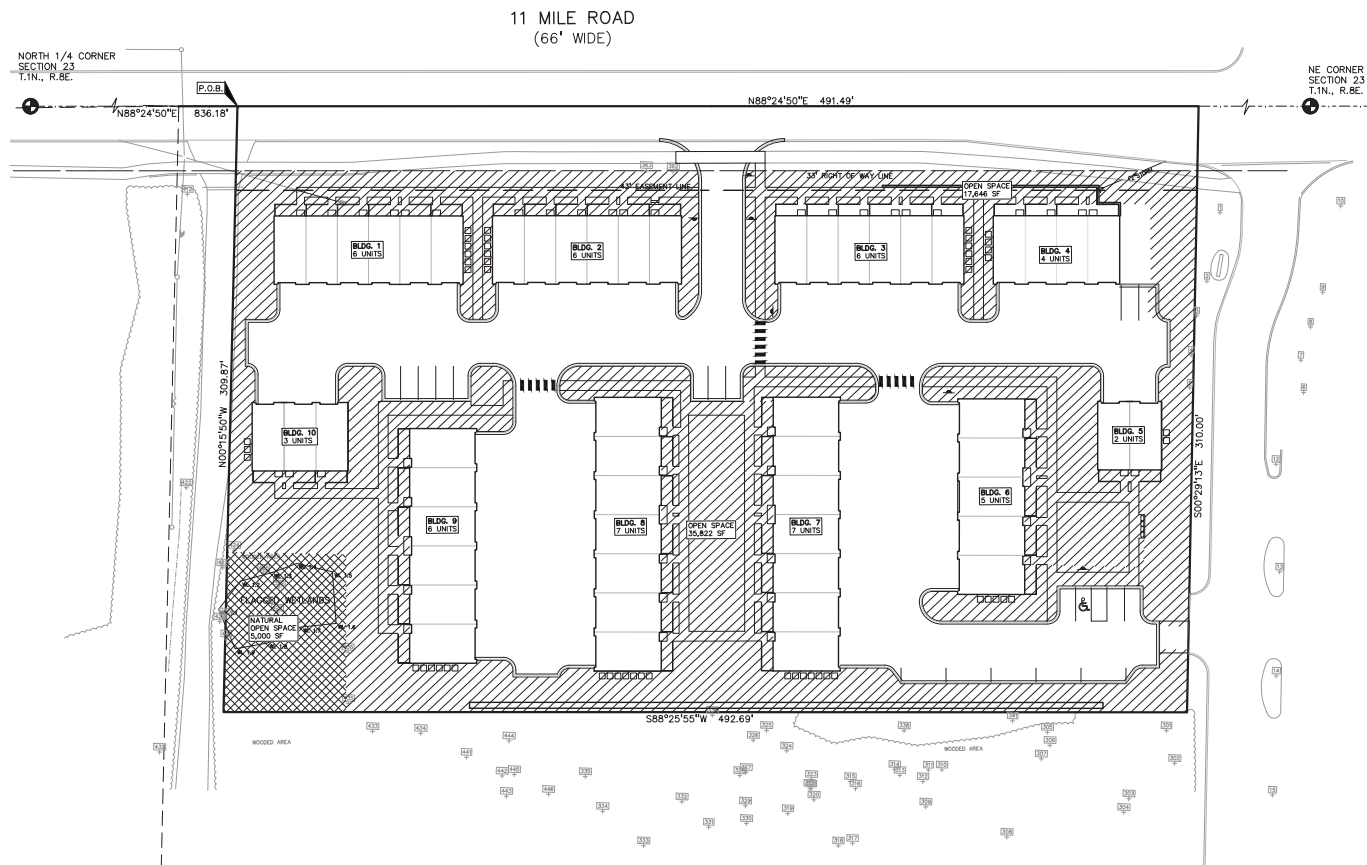
REVISIONS

ORIGINAL ISSUE DATE:
OCTOBER 10, 2023

DRAWING TITLE
**OPEN SPACE
PLAN**

PEA JOB NO.	2018-338
P.M.	JBT
D.N.	KFP
DES.	DSK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **C-3.0**



PRIOR TO THE START OF CONSTRUCTION.

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23
T. 01 N., R. 08 E.
NOMI MICHIGAN

DRAWING TITLE

**PRELIMINARY
GRADING PLAN**

C-4.0

C-4.0

GRADING LEGEND:	
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAVEMENT
	PROPOSED LEDGE
	PROPOSED SWALE/DITCH
ABBREVIATIONS	
TIC = TOP OF CURB	G.G. = GUTTER GRADE
TSP = TOP OF PAVEMENT	F.G. = FINISH GRADE
TSL = TOP OF SIDEWALK	RM = RIM ELEVATION
TW = TOP OF WALL	BW = BOTTOM OF WALL

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.

2. ALL GRADES ARE TO TOP OF PAVEMENT OR GUTTER UNLESS OTHERWISE NOTED.

3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ALL STAGING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. ALL EXISTING AND REMAINING TREES SHALL BE PROTECTED. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE CITY OF NOWA. AN EROSION CONTROL PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.

5. ALL EARTHWORK AND GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT TO BE PREPARED BY THE CONSULTING ENGINEER.

6. REFER TO CONSTRUCTION PLANS FOR ALL SOIL EROSION AND SEEDMENTATION CONTROL MEASURES AND NOTES.

7. SIDE SLOPE EXCEEDING 1:4 MUST BE STABILIZED BY SODDING OR BY PLACING A 6" MINIMUM PEGGED IN PLACE OVER.

8. ALL DISTURBED AREAS SHALL BE SEEDDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF MULCH OVER SEEDING AREAS TO PREVENT EROSION.

9. THE CONTRACTOR SHALL NOT EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXCAVATED MANUALLY, REPAIR OR REPLACE WITH HARD SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOLOGICAL ENGINEER. EXISTING UTILITY TRENCHES SHALL BE REPAIRED OR REPLACED. ALL EXISTING BODIES OF PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH CRUSHED GRANITE.

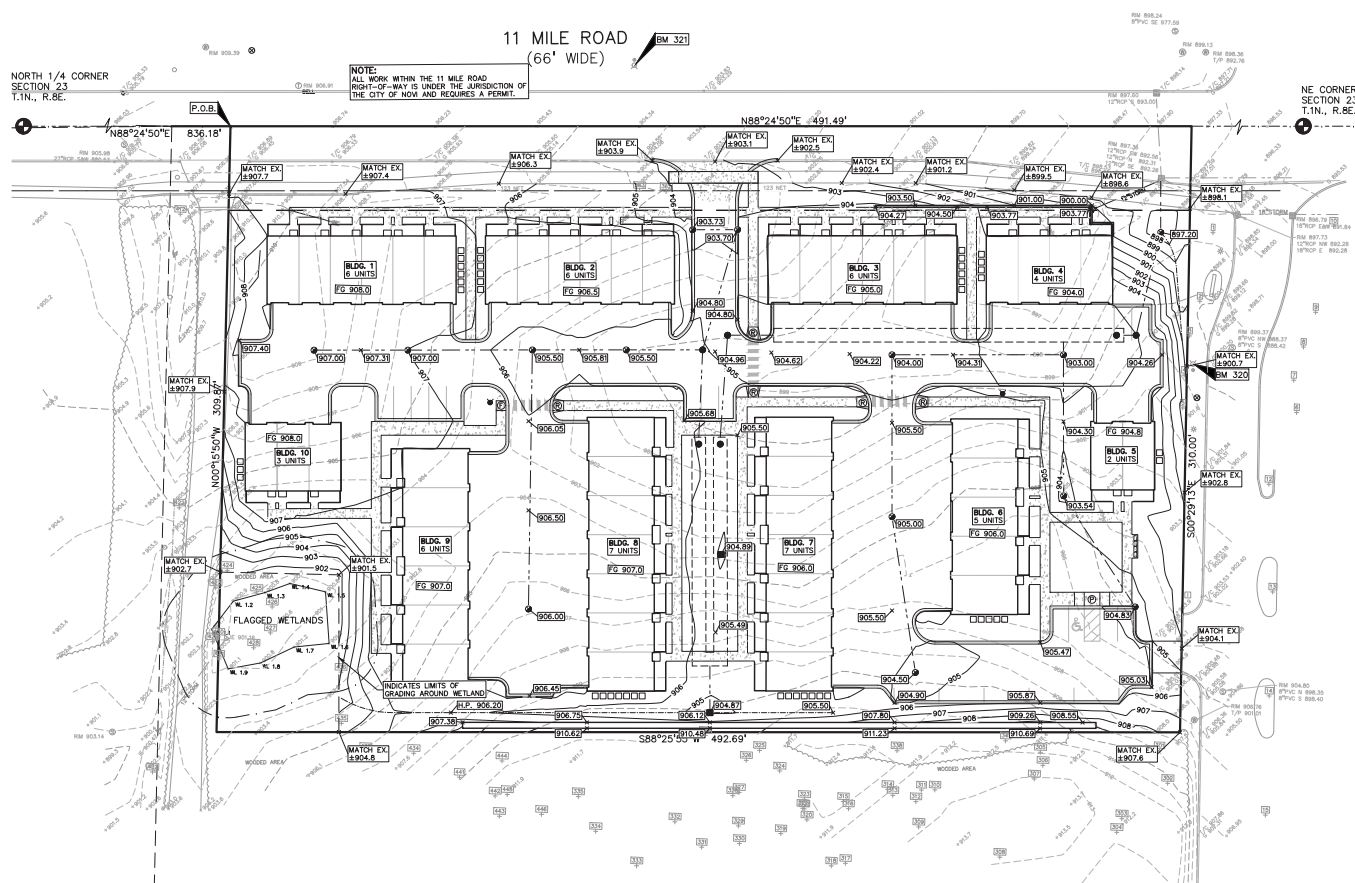
BENCHMARKS:
(NAVD88 DATUM GPS DERIVED)

BM 321
Arrow on hydrant on the north side of 11 Mile Road, 325[±]
west of the driveway to Avalon Center.
Elevation 908.27

BM 320
Arrow on hydrant 90 feet south of the south curb of 11 Mile Road on the
west side of Avalon Center.
Elevation 902.77

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



\\PROJECTS\JOHN\2018-0338 PHH - SAGURA EAST - NOV\2018\2_PHO_PUMP\0-4.0\2018-18-0338 day PLOT

4. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF NEW YORK.
5. NO PAVERING TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY ENGINEER.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE "X" ANNEALED SEAMLESS COPPER WITH FLARED ENDS, UNLESS OTHERWISE NOTED.
8. ALL WATER MAIN SHALL BE PROVIDED WITH 4" OF COVER UNLESS OTHERWISE NOTED.
9. FIRE HYDRANTS SHALL BE EXISTING "WATERMASTER" #8HR MODEL #250 PER CITY OF NEW YORK STANDARDS.
10. FIRE HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB OR PROVIDE BOLLARD PROTECTION.
11. ALL NECESSARY FITTINGS, THRUST BOLTS, RESTRAINING GLANDS, BLOW OFFS, ETC., SHALL BE PROVIDED AND ALL MATERIALS TO BE USED IN THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE AS TO THE QUALITY OF THE MATERIALS.
12. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT DEPARTMENT OF PUBLIC WORKS AT (313) 833-4682 AT LATEST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

10. ALL STORM SEWER 8" OR LARGER SHALL BE POLY(VINYL CHLORIDE) (PVC) SDR 26 PIPE AND ALL STORM SEWERS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LEADS SHALL BE POLY(VINYL CHLORIDE) (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
12. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.L.W. #1965 BOP OR EQUAL. ALL CLEANOUTS SHALL BE AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAYMENT.
13. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP - C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS OTHER THAN STANDARD UNLESS OTHERWISE NOTED.
14. ALL STORM SEWER LEADS SHALL BE PVC SDR 26 WITH PUSH-ON JOINTS UNLESS OTHERWISE NOTED.
15. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
16. THE TOP OF ALL SHEETS ARE INCORPORATED INTO THE CITY OF NEW STANDARD DETAIL SHEET FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, SETTING, ETC. NOTES AND DETAILS.

ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

ALL SANITARY SEWERS 8" AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN A 20' WIDE EASEMENT. ALL WATER MAIN SHALL BE LOCATED IN A 20' WIDE EASEMENT.

—○—ELECTRIC WIRE	—○—E.C. ELEC. POLE & GUY WIRE
—○—CABLE	—○—E.C. CABLE TV & PRESTAL
—○—CABLE TV	—○—E.C. COMMUNICATION LINE, PRESTAL & MANHOLE
—○—E.C. ELEC. MANHOLE, METER & HANGAR	
—○—E.C. GAS LINE	
—○—GAS VALVE & GAS LINE WORKER	
—○—WATERPUMP & REGISTRATION VALVE	
—○—WATER MAIN	
—○—HYDRANT, GATE VALVE & PORT & INDICATOR VALVE	
—○—WATER VALVE & BOX & SHUTOFF	
—○—E.C. SANITARY MANHOLE	
—○—E.C. SANITARY CLEANOUT & MANHOLE	
—○—COMBINED SEWER MANHOLE	
—○—E.C. STORM SEWER	
—○—E.C. CATCH BASIN	
—○—SOLAR, NOOD & BEEHIVE CATCH BASIN	
—○—YARD DRAIN & ROOF DRAIN	
—○—WASHDOWN & WASHDOWN VALVE	
—○—PROPOSED WATER MAIN	
—○—PROPOSED HYDRANT AND GATE VALVE	
—○—PROPOSED TAPPING SLEEVE, VALVE & WELL	
—○—PROPOSED PORT & INDICATOR VALVE	
—○—PROPOSED SANITARY SEWER	
—○—PROPOSED SANITARY CLEANOUT & MANHOLE	
—○—PROPOSED STORM SEWER	
—○—PROPOSED STORM CLEANOUT & MANHOLE	
—○—PROPOSED CATCH BASIN, NUT & YARD DRAIN	

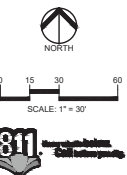
Multi-Family Residence	
Units	52
Unit Factor	1 / Unit
REU	52.0
TOTAL	
REU	52.0
Population (P) (3.2 PEOPLE/REU)	166 People
Average Flow (100 GPCPD)	16,600 G.P.D.
	0.038 C.F.S.
P (1000s)	0.166
Peaking Factor (PF)	4.18
PF = (18+sqrt(P)) / (4+sqrt(P))	
Peak Flow (G.D.P.)	69,320 G.P.D.
Peak Flow (C.F.S.)	0.167 C.F.S.
8" Pipe at 0.40% Capacity Provided =	0.776 C.F.S.

Multi-Family Residence	
1 Bedroom units	52
Unit Factor	1 / Unit
REU	52.0
TOTAL	
REU	52.0
Population (P) (3.2 PEOPLE/REU)	166 People
Average Flow (150 GPCPD)	24.0 G.P.D.
	0.039 C.F.S.
	0.025 M.G.D.
Design Max. Flow = (2*avg)	48.00 G.P.D.
	0.077 C.F.S.
	0.050 M.G.D.

Site Drainage Data			
Select County:	Oakland		
Existing			
Natural Greenpace area:	1.50	acre	C = 0.25
Select NCIRS Soil type:	C		
Improved Greenpace area:	C	acre	C = 0.25
Select NCIRS Soil type:	C		
Wooded Area:	1.52	acre	C = 0.25
Select NCIRS Soil type:	C		
Impervious Area:	0.00	acre	C = 0.95
Greenbelt Area:	3.02	acre	C = 0.25
Total Area (A):	3.02		
Weighted Coefficient of Runoff (C):		0.25	
Proposed			
Natural Greenpace area:	0.33	acre	C = 0.25
Select NCIRS Soil type:	C		
Improved Greenpace area:	0.67	acre	C = 0.25
Select NCIRS Soil type:	C		
Wooded Area:	0.00	acre	C = 0.25
Select NCIRS Soil type:	C		
Impervious Area:	2.02	acre	C = 0.95
Greenbelt Area:	1.00	acre	C = 0.25
Total Area (A):	3.02	acre	
Weighted Coefficient of Runoff (C):		0.72	
Rainfall Intensity			
Peak Flood Time of Concentration, T _c =	15.00 min		

Time of Concentration (T_c)	15.00 min
Base SFE = 15 mm ($T_c = 2.0$ in/hr)	
$T_c = 1.302 \cdot [T_c + 9.17]^{.81}$	2.00 min
$10 = 50.12 \cdot [T_c + 9.17]^{.81}$	
$10 = 83.3(T_c + 9.17)^{.81}$	3.80 min
	6.31 min
CPVC: Channel Protection Volume Control Volume	
$V_{CPVC} = (.4719)CA$	10.261 cf
CPHC: Channel Protection Rate Control Volume: Extended Detention	
$V_{CPHC} = (.8892)CA$	14.667 cf
CPVC Allowable Outlet Rate	
$Q_{out} = W \cdot V / (.4876)90$	0.09 cfs
Water Quality Control	
Forayday Volume = (.545)CA	1.185 cf
Forayday Release Rate: $Q_{VF} = VF / (.4876)90$	0.01 cfs
100-Year Allowable Outlet Rate	
$Q_{out} = 2A \cdot V / 100, Q_{out} = 1.1055 \cdot 0.206(A)CA$	
$Q_{out} =$	0.88 cfs/ac
100-Year Peak Allowable Discharge	
Area, $A =$	3.02 ac
$Q_{out} = Q_{allow}(A)$	2.65 cfs
100-Year Runoff Volume	
$V_{100R} = (18.885)CA$	41.281 cf
100-Year Peak Inflow	
$Q_{in} = C_p(A)P$	13.72 cfs
Storage Curve Factor (Ys/Yp)	
$Y = 0.295 - 0.5 \cdot \ln [Q_{in}/Q_{p}(100R)]$	0.453
100-Year Storage Volume	
$V_{100S} = (R/V)Q_{100R}$	18.700 cf
No infiltration will be provided, so no CPVC deduction is taken.	
$V_{100} = V_{100S}$	18.700 cf
V_{100} must be larger or equal to V_{100S}:	
Is $V_{100} \geq V_{100S}$?	Yes
$V_{100} =$	18.700 cf

Pipe Diameter:	84 in
Pipe Volume per Linear Foot:	38.48 cwt/ft
Total Pipe Length, L:	180 ft
Pipe Storage Volume:	6,927 cf
Grass Area:	
Pipe Diameter:	84 in
Pipe Volume per Linear Foot:	38.48 cwt/ft
Total Pipe Length, L:	230 ft
Pipe Storage Volume:	9,159 cf
Void Volume per Linear Foot: (25% void space)	11.36 cwt/ft
Pipe Storage Volume:	2,709 cf
Total Storage Volume:	19,795 cf



PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23,
01 N., R. 08 E.
MI, MICHIGAN

REVISIONS

[illegible]

ORIGINAL ISSUE DATE:
OCTOBER 10, 2023

PRELIMINARY UTILITY PLAN

EA JOB NO.	2018-33B
M.	JBT
N.	KFP
ES.	DSK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION C-5.0

Landscape Summary

Landscape Adjacent to Public Right-of-Way

Required: 50' average width Greenbelt, min. width 34'
Min. 4' Ht. Berm with min. 4' width crest
1 Tree / 40 LF of Frontage
1 Ornamental Tree / 25 LF of Frontage

Frontage Length*: 468 LF
Required: 50' average width Greenbelt, min. width 34'
Min. 4' Ht. Berm with min. 4' width crest
12 Trees
19 Ornamental Trees

Provided: 8'-6" average width Greenbelt, min. width 8'-6"
12 Trees
19 Ornamental Trees

*Frontage Length does not include the width of Entry Drive

Parking Area Landscape

Required: 1 Tree / 35 LF of Parking Area
Parking Area Length: 247.50 LF
Required: 7 Trees
Provided: 7 Trees

Multi-Family Landscape

Required: 3 Trees / Dwelling Unit
Min. 75% Deciduous Canopy or Large Evergreen Trees
1 Tree / 35 LF of Interior Streets
60

Dwelling Units: 156 Dwelling Unit Trees
Interior Street Length: 1,023 LF
Required: 30 Street Trees
12 Dwelling Unit Trees

Provided: 100% Deciduous Canopy or Large Evergreen Trees
30 Street Trees

Tree Species Diversity

Required**: Fewer than 200 Trees, no more than:
- 25% from single genus
- 15% from single species
Greater than 200 Trees, no more than:
- 15% from single genus
- 10% from single species

Provided: To be determined for Preliminary Site Plan
** Diversity Requirement does not apply to Woodland Replacement Trees

Woodland Replacement Summary

Total Trees Surveyed: 164
- Total Trees Offsite: 65
Total Onsite Trees: 99
- Undersized Trees*: 53
Total Regulated Trees: 46

Total Trees Saved: 8
- Previously Dead Trees: 3

Total Trees Removed: 42
- Protected Trees: 22
- Exempt Trees: 20
- Dead Trees: 9
- Poor Quality Trees: 7
- Prohibited Species**: 4

Required Replacements

DBH of Trees Removed	Quantity	Required Trees**
8" to 11"	17	17
11.1" to 20"	3	6
20.1" to 29"	2	6
Greater than 30"	0	0

Total Replacements Required: 29 2.5" caliper Trees
Total Replacements Proposed: 19 2.5" caliper Trees

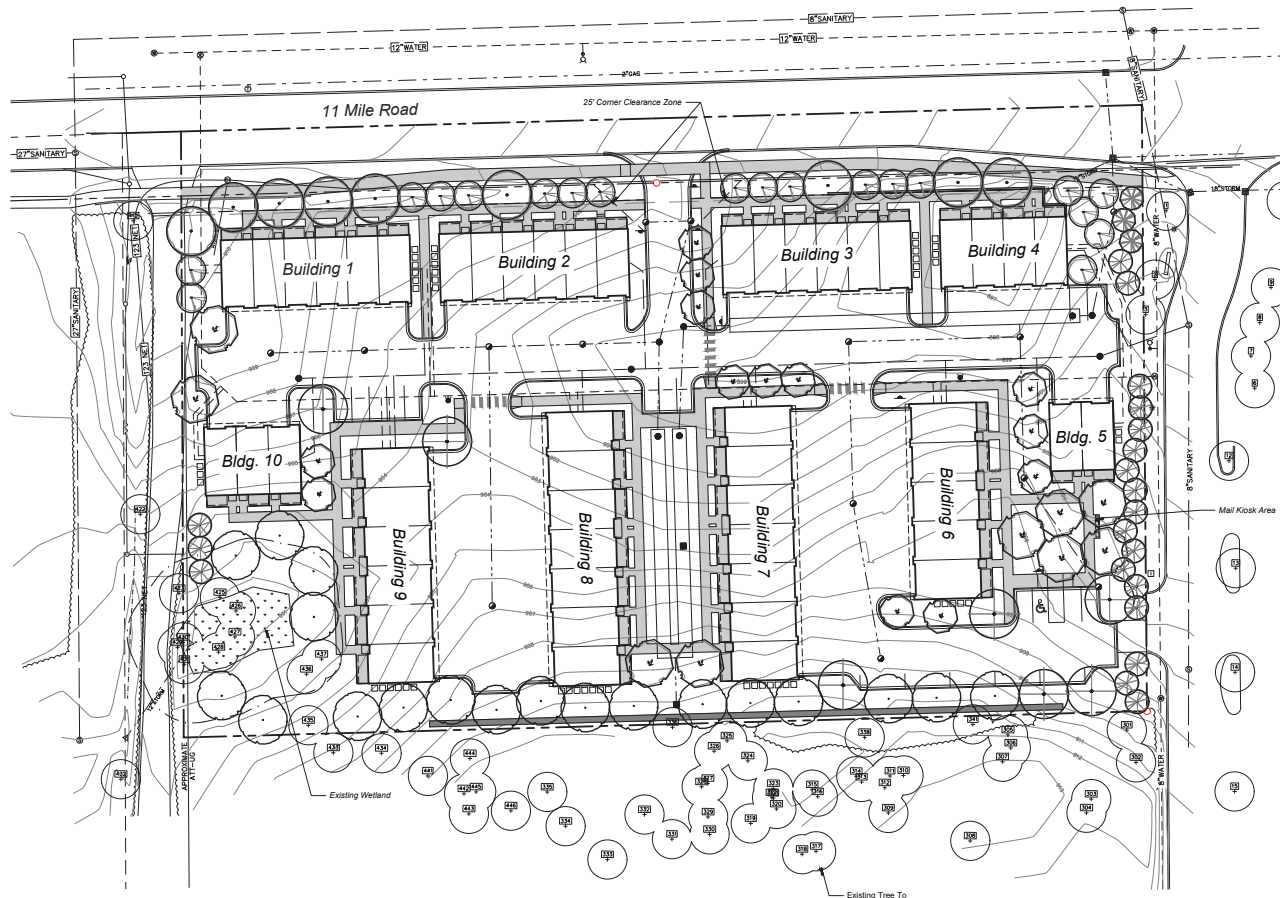
It is intended that the remaining 10 trees of the required replacement be paid into the Novi Tree Fund at the rate of \$400.00 per replacement tree not planted on site. This total amounts to \$4,000.00

* Trees with DBH 8" and larger are regulated by the City of Novi Ordinance Chapter 37
** Prohibited Species on this site include *Populus deltoides* (Cottonwood)

** Required Trees are calculated using the required replacement rate set forth in the City of Novi Ordinance Chapter 37, Article I, Section 37-8.A. See Chart

** No more than 10% of the Woodland Replacement Trees can be Evergreen

Removed Tree d.b.h. (in inches)	Ratio Replacement/Removed Trees
8" < 11"	1
> 11" < 20"	2
> 20" < 29"	3
> 30"	4



■ sheet title:

Overall Landscape Concept

■ project title:

Sakura East

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

19019

■ date:

10.09.2023

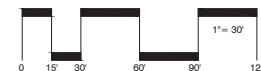
■ drawn by:

EMJ

■ checked by:

WTK

■ revisions:

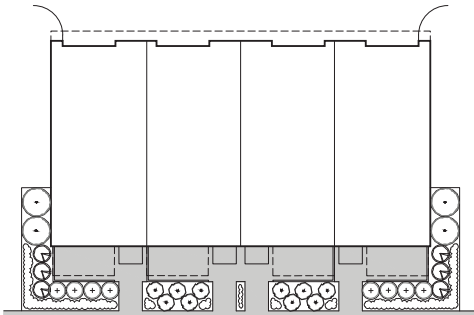


sheet no.

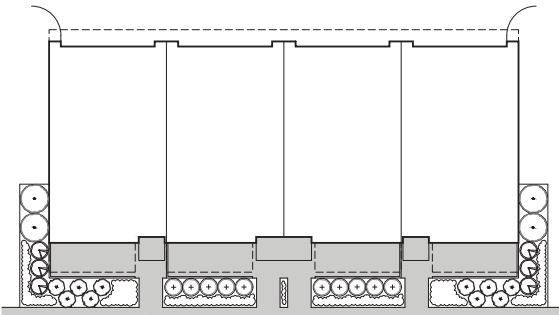
L-1

Landscape Notes

- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
- All unhealthy or dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.
- All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on graded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover. Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of incoherent size.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriflorm" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded.



16' Width Conceptual Typical Unit Landscape

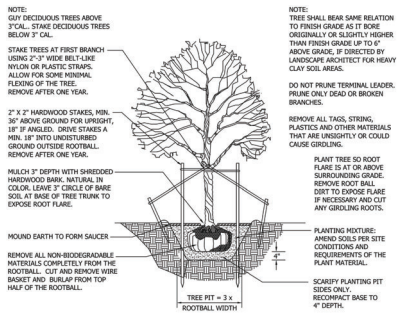


20' Width Conceptual Typical Unit Landscape

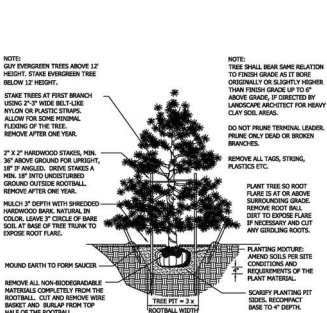
Building Foundation Summary

Required: Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape

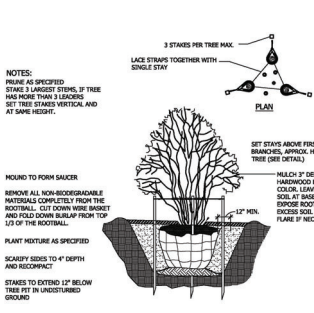
	Length	Required	Provided
Central Units:	12'	4.20'	12.00' (100%)
End Unit:	55'	19.25'	27.50' (50%)



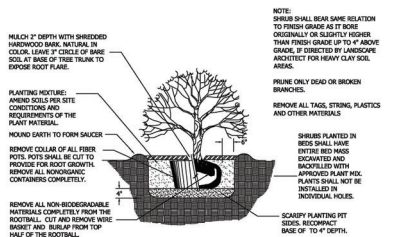
DECIDUOUS TREE PLANTING DETAIL



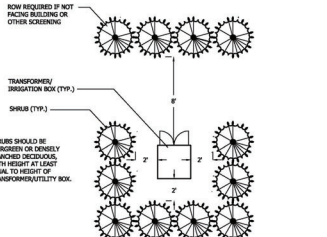
EVERGREEN TREE PLANTING DETAIL



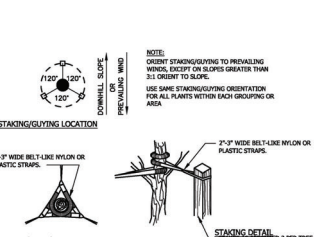
MULTI-STEM TREE PLANTING DETAIL



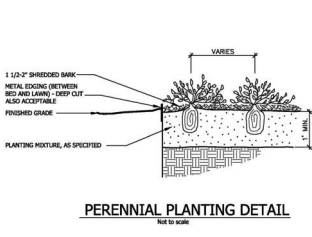
SHRUB PLANTING DETAIL



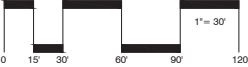
TRANSFORMER SCREENING DETAIL



TREE STAKING DETAIL



PERENNIAL PLANTING DETAIL



City of Novi Landscape Notes

- The proposed landscape shall be installed between March 15 & November 15
- It is intended to guarantee the plant material for 2 years from the date of acceptance and to maintain all such landscaped areas in accordance with the requirements set forth in the City of Novi Ordinance.
- The plant material should be grown in a nursery located in the Upper Midwest or Great Lakes region.
- The property's landscape shall be maintained per the approved final site plan in perpetuity, per Zoning Ordinance Section 5.5.7, including replacement of all dead or failing plant material within three (3) months of its discovery, or the next appropriate time as determined by the City Landscape Architect.
- Any plant species substitutions from the approved plan shall be approved in writing by the City Landscape Architect.

sheet title:

Building Foundation Concepts & Details

project title:

Sakura East

City of Novi, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:

19019

date:

10.09.2023

drawn by:

EMJ

checked by:

WTK

revisions:

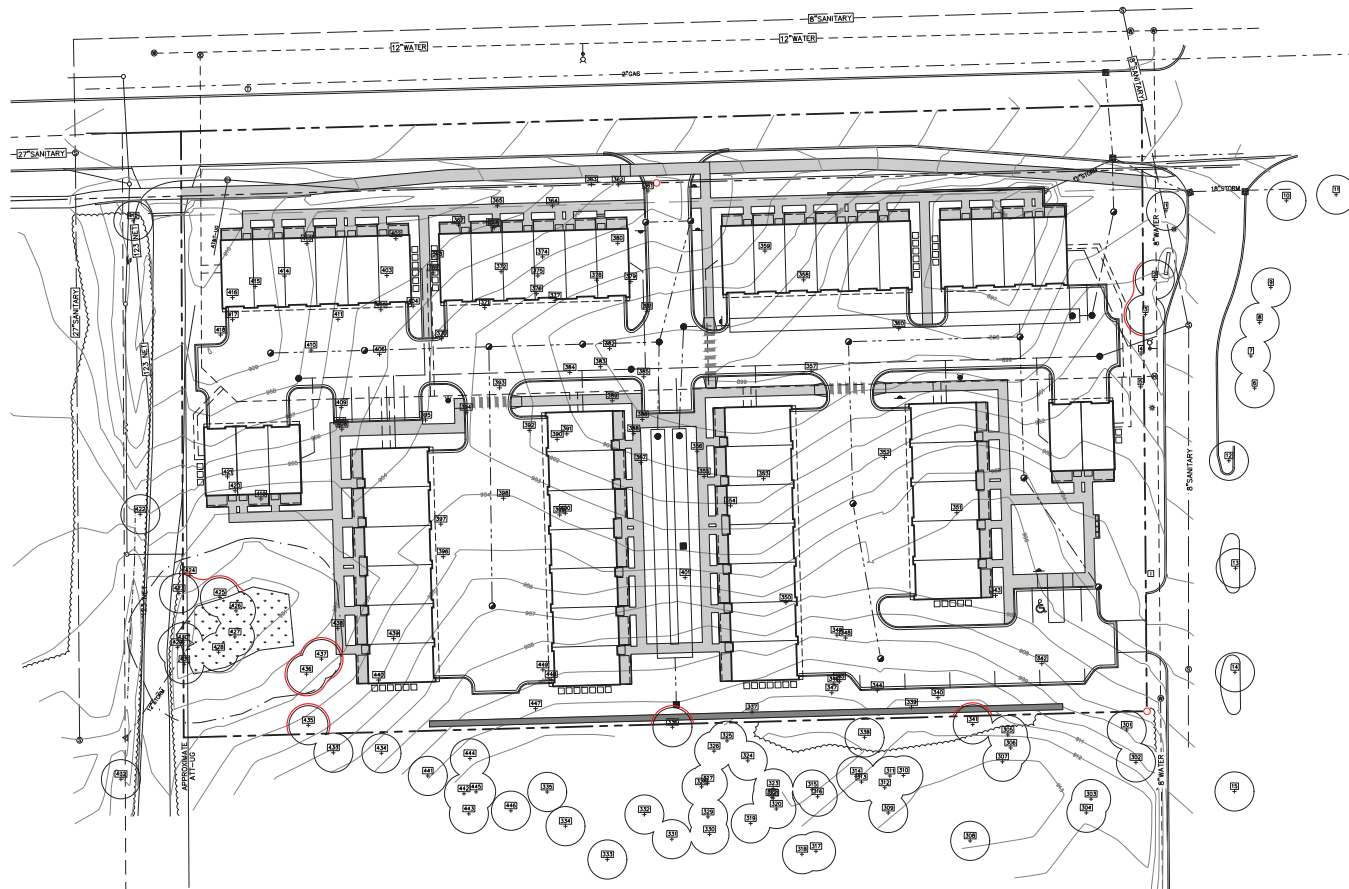


Know what's below.
Call before you dig.



sheet no.

L-2



sheet title:
Tree Preservation Plan

project title:
Sakura East

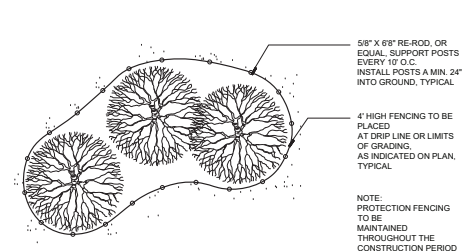
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

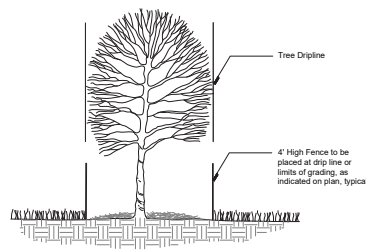
job number: 19019 date: 10.09.2023

drawn by: EMJ checked by: WTK



Tree Protection Detail - Plan

Scale: NTS



Tree Protection Detail - Section

Scale: NTS

Tree Preservation Legend

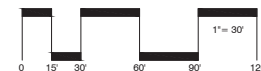
- = Existing Tree, To Remain
- = Existing Tree, To Be Removed
- = Approximate Location of Tree Protection Fencing

Tree Protection Notes

1. Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
2. No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, planting, staking, building materials, construction equipment, etc.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall affect any device or wire to any remaining tree.
5. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
6. Swales shall be routed to avoid the area within the drip lines of protected trees.
7. Trees located on adjacent properties that may be affected by construction activities must be protected.
8. Trees to be removed shall be flagged by the Owner Representative prior to site grading.
9. Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
10. The parking of cars and running equipment shall be prohibited under the drip line of protected trees.
11. The stripping of topsoil from around protected trees shall be prohibited.
12. Trees to be removed shall be cut away from trees to be saved.
13. Grubbing of undesirable vegetation in construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a high-saw.
14. The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.



revisions:



sheet no.

L-3

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	EXEMPT	SAVE/REMOVE
1	PO	5	Pin Oak	Quercus palustris	Fair		Offsite
2	CA	3	Crab Apple	Malus coronata	Fair		Offsite
3	CA	3	Crab Apple	Malus coronata	Good		Offsite
4	CA	4	Crab Apple	Malus coronata	Good	Size	Remove
5	CA	4	Crab Apple	Malus coronata	Good	Size	Remove
6	CA	3	Crab Apple	Malus coronata	Offsite		Offsite
7	CA	3	Crab Apple	Malus coronata	Fair		Offsite
8	CA	3	Crab Apple	Malus coronata	Fair		Offsite
9	CA	3	Crab Apple	Malus coronata	Poor		Offsite
10	PO	4	Pin Oak	Quercus palustris	DEAD		Offsite
11	PO	3	Pin Oak	Quercus palustris	DEAD		Offsite
12	LL	4	Littleleaf Linden	Tilia Cordata	Fair		Offsite
13	LL	5	Littleleaf Linden	Tilia Cordata	Fair		Offsite
14	LL	5	Littleleaf Linden	Tilia Cordata	Good		Offsite
15	LL	4	Littleleaf Linden	Tilia Cordata	Good		Offsite
301	WA	6	White Ash	Fraxinus americana	Fair		Remove
302	BC	12	Wild Black Cherry	Prunus serotina	Fair		Offsite
303	BC	8	Wild Black Cherry	Prunus serotina	Fair		Offsite
304	AP	7.7,5,6.4	Domestic Apple	Malus sylvestris	Fair		Offsite
305	WA	6.5	White Ash	Fraxinus americana	Fair		Offsite
306	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
307	BC	10,8.6	Wild Black Cherry	Prunus serotina	Fair		Offsite
308	BC	11	Wild Black Cherry	Prunus serotina	Good		Offsite
309	AP	6.7,6.3,3.3	Domestic Apple	Malus sylvestris	DEAD		Offsite
310	BC	6.1	Wild Black Cherry	Prunus serotina	Fair		Offsite
311	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
312	AP	6.3	Domestic Apple	Malus sylvestris	DEAD		Offsite
313	CT	7	Cottonwood	Populus deltoides	Fair		Offsite
314	BC	11	Wild Black Cherry	Prunus serotina	Fair		Offsite
315	BC	7.3	Wild Black Cherry	Prunus serotina	Poor		Offsite
316	WA	8	White Ash	Fraxinus americana	DEAD		Offsite
317	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
318	AP	7	Domestic Apple	Malus sylvestris	Poor		Offsite
319	E	6	American Elm	Ulmus americana	DEAD		Offsite
320	RM	7	Red Maple	Acer rubrum	Fair		Offsite
321	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
322	SU	8	Sugar Maple	Acer saccharum	Good		Offsite
323	BC	9	Wild Black Cherry	Prunus serotina	Poor		Offsite
324	SU	12	Sugar Maple	Acer saccharum	Good		Offsite
325	CT	8	Cottonwood	Populus deltoides	Fair		Offsite
326	SU	10,10	Sugar Maple	Acer saccharum	Good		Offsite
327	AP	7,6.4	Domestic Apple	Malus sylvestris	Poor		Offsite
328	AP	8	Domestic Apple	Malus sylvestris	Poor		Offsite
329	BC	6	Wild Black Cherry	Prunus serotina	Poor		Offsite
330	AP	7	Domestic Apple	Malus sylvestris	Poor		Offsite
331	WA	5,3.2	White Ash	Fraxinus americana	Fair		Offsite
332	WA	7	White Ash	Fraxinus americana	DEAD		Offsite
333	E	15	American Elm	Ulmus americana	Fair		Offsite
334	BC	9.7	Wild Black Cherry	Prunus serotina	Poor		Offsite
335	BC	6	Wild Black Cherry	Prunus serotina	Fair		Offsite
336	E	7	American Elm	Ulmus americana	Poor		Offsite
337	AP	8.7,5.4	Domestic Apple	Malus sylvestris	Fair		Remove
338	SU	10	Sugar Maple	Acer saccharum	Good		Offsite
339	BC	11	Wild Black Cherry	Prunus serotina	Good		Remove
340	WP	15	(Eastern) White Pine	Pinus strobus	Good		Remove
341	BC	10	Wild Black Cherry	Prunus serotina	Fair		Offsite
342	AP	7.5,3.4	Domestic Apple	Malus sylvestris	Poor	Quality	Remove
343	AP	11,6.2,3	Domestic Apple	Malus sylvestris	Fair		Remove
344	AP	7,4,3,5.5	Domestic Apple	Malus sylvestris	Fair	Size	Remove
345	WA	6	White Ash	Fraxinus americana	Fair	Size	Remove
346	AP	6.5,4.4,3	Domestic Apple	Malus sylvestris	DEAD	Quality	Remove
347	AP	7.6,6.3	Domestic Apple	Malus sylvestris	DEAD	Quality	Remove
348	AP	6.5,3.4,4	Domestic Apple	Malus sylvestris	DEAD	Quality	Remove
349	AP	6.3,3	Domestic Apple	Malus sylvestris	DEAD	Quality	Remove
350	RC	8	Red Cedar	Juniperus virginiana	Poor	Quality	Remove
351	AP	8,4.7	Domestic Apple	Malus sylvestris	DEAD	Quality	Remove
352	RC	7	Red Cedar	Juniperus virginiana	Fair	Size	Remove
353	TH	8.6	Thornapple/Hawthorne	Cotulae spp.	Poor	Quality	Remove
354	CT	20	Cottonwood	Populus deltoides	Fair	Species	Remove
355	SM	12,10	Silver Maple	Acer saccharinum	Good		Remove
356	MW	13,10	White Mulberry	Morus alba	Poor	Quality	Remove
357	MW	12,10	White Mulberry	Morus alba	Poor	Quality	Remove
358	CT	16	Cottonwood	Populus deltoides	Fair	Species	Remove
359	RC	10	Red Cedar	Juniperus virginiana	Fair		Remove
360	SM	28	Silver Maple	Acer saccharinum	Good		Remove
361	GA	6,3.1	Green Ash	Fraxinus pennsylvanica	Poor	Quality	Remove
362	SU	8	Sugar Maple	Acer saccharum	Fair		Remove
363	SU	7	Sugar Maple	Acer saccharum	Fair	Size	Remove
364	BW	7	Black Walnut	Juglans nigra	Fair	Size	Remove
365	WA	8	White Ash	Fraxinus americana	DEAD	Quality	Remove
366	SU	7	Sugar Maple	Acer saccharum	Fair	Size	Remove
367	BW	8	Black Walnut	Juglans nigra	Fair		Remove

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	EXEMPT	SAVE/REMOVE
368	BW	7	Black Walnut	Juglans nigra	Fair	Size	Remove
369	WA	6	White Ash	Fraxinus americana	DEAD	Quality	Remove
370	E	6	American Elm	Ulmus americana	Fair	Size	Remove
371	E	6	American Elm	Ulmus americana	DEAD	Quality	Remove
372	BW	7	Black Walnut	Juglans nigra	Fair	Size	Remove
373	SU	7	Sugar Maple	Acer saccharum	Fair	Size	Remove
374	BW	8	Black Walnut	Juglans nigra	Fair	Size	Remove
375	SU	7	Sugar Maple	Acer saccharum	Good	Size	Remove
376	SU	6	Sugar Maple	Acer saccharum	Fair	Size	Remove
377	SU	6	Sugar Maple	Acer saccharum	Fair	Size	Remove
378	WA	6.6,4.3	White Ash	Fraxinus americana	Fair	Size	Remove
379	WA	8	White Ash	Fraxinus americana	Fair		Remove
380	BW	6	Black Walnut	Juglans nigra	Fair	Size	Remove
381	WA	8	White Ash	Fraxinus americana	DEAD	Quality	Remove
382	SM	11.6	Silver Maple	Acer saccharinum	Fair		Remove
383	E	6	American Elm	Ulmus americana	Fair		Remove
384	WA	6	White Ash	Fraxinus americana	DEAD	Quality	Remove
385	WA	7	White Ash	Fraxinus americana	DEAD	Quality	Remove
386	RC	6,4.2	Red Cedar	Juniperus virginiana	DEAD	Quality	Remove
387	WA	8	White Ash	Fraxinus americana	DEAD	Quality	Remove
388	SC	10	Scotch Pine	Pinus sylvestris	DEAD	Quality	Remove
389	CT	18	Cottonwood	Populus deltoides	Fair	Species	Remove
390	PB	6	Paper Birch	Betula papyrifera	Fair	Size	Remove
391	WA	6	White Ash	Fraxinus americana	Fair	Size	Remove
392	WA	8	White Ash	Fraxinus americana	DEAD	Quality	Remove
393	WA	8	White Ash	Fraxinus americana	Poor	Quality	Remove
394	E	9	American Elm	Ulmus americana	Poor	Quality	Remove
395	RC	6	Red Cedar	Juniperus virginiana	Poor	Quality	Remove
396	CA	7.7,5.4	Crab Apple	Malus coronata	Offsite		Remove
397	WA	6	White Ash	Fraxinus americana	Fair	Size	Remove
398	CT	6	Cottonwood	Populus deltoides	Fair	Size	Remove
399	SC	8	Scotch Pine	Pinus sylvestris	Fair		Remove
400	SC	8	Scotch Pine	Pinus sylvestris	Fair		Remove
401	E	6	American Elm	Ulmus americana	Fair		Remove
402	WA	6	White Ash	Fraxinus americana	DEAD	Quality	Remove
403	WA	7	White Ash	Fraxinus americana	Fair	Size	Remove
404	E	7	American Elm	Ulmus americana	Fair	Size	Remove
405	AP	6.5,4.4,5.3	Domestic Apple	Malus sylvestris	Fair	Size	Remove
406	E	6.4	American Elm	Ulmus americana	Fair	Size	Remove
407	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	Remove
408	RC	8	Red Cedar	Juniperus virginiana	Fair	Size	Remove
409	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	Remove
410	BC	10	Wild Black Cherry	Prunus serotina	DEAD	Quality	Remove
411	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	Remove
412	BW	6	Black Walnut	Juglans nigra	Poor		Offsite
413	RC	11	Red Cedar	Juniperus virginiana	Fair		Remove
414	E	6	American Elm	Ulmus americana	Fair	Size	Remove
415	BW	6	Black Walnut	Juglans nigra	Fair	Size	Remove
416	CT	11	Cottonwood	Populus deltoides	Poor	Quality	Remove
417	WA	7	White Ash	Fraxinus americana	Fair	Size	Remove
418	BW	7	Black Walnut	Juglans nigra	Good	Size	Remove
419	WA	7	White Ash	Fraxinus americana	Poor	Quality	Remove
420	BW	10	Black Walnut	Juglans nigra	Fair		Remove
421	RC	8.7,8	Red Cedar	Juniperus virginiana	Fair	Size	Remove
422	BW	9.8	Black Walnut	Juglans nigra	Fair		Offsite
423	CT	22	Cottonwood	Populus deltoides	DEAD		Offsite
424	CT	20	Cottonwood	Populus deltoides	DEAD	Quality	Remove
425	CT	23	Cottonwood	Populus deltoides	Fair		Save
426	CT	16	Cottonwood	Populus deltoides	Fair		Save
427	E	7	American Elm	Ulmus americana	DEAD		Save
428	E	7	American Elm	Ulmus americana	DEAD		Save
429	CT	20	Cottonwood	Populus deltoides	DEAD		Offsite
430	CT	19	Cottonwood	Populus deltoides	DEAD		Offsite
431	CT	16	Cottonwood	Populus deltoides	DEAD		Save
432	CT	11	Cottonwood	Populus deltoides	Fair		Offsite
433	SU	13	Sugar Maple	Acer saccharum	Fair		Offsite
434	RC	13	Red Cedar	Juniperus virginiana	Poor		Offsite
435	SC	6	Scotch Pine	Pinus sylvestris	Poor		Save
436	RM	9	Red Maple	Acer rubrum	Fair		Save
437	WA	6	White Ash	Fraxinus americana	Fair		Save
438	TH	6.3,5	Thornapple/Hawthorne	Cotulae spp.	DEAD	Quality	Remove
439	CT	15	Cottonwood	Populus deltoides	Fair	Species	Remove
440	PW	7	White Poplar	Populus alba	Good	Size	Remove
441	SU	8	Sugar Maple	Acer saccharum	Fair		Offsite
442	SU	6	Sugar Maple	Acer saccharum	Fair		Offsite
443	E	6	American Elm	Ulmus americana	Fair		Offsite
444	BC	8	Wild Black Cherry	Prunus serotina	Fair		Offsite
445	E	8	American Elm	Ulmus americana	Poor		Offsite
446	AP	10	Domestic Apple	Malus sylvestris	DEAD		Offsite
447	RM	8.8	Red Maple	Acer rubrum	Fair		Remove
448	AP	6.4	Domestic Apple	Malus sylvestris	Poor	Quality	Remove
449	SU	13	Sugar Maple	Acer saccharum	Fair		Remove



■ sheet title:

Tree Survey

■ project title:

Sakura East

City of Novi, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

19019

■ date:

10.09.2023

■ drawn by:

EMJ

■ checked by:

WTK

■ revisions:



Know what's below.
Call before you dig.

sheet no.

L-4

SAKURA WAY

'100 SERIES'
16' WIDE TOWNHOUSE UNIT

NOVI, MICHIGAN

OWNER:

ROBERTSON HOMES

6905 TELEGRAPH RD., SUITE 200
BLOOMFIELD HILLS, MI 48301
248. 644. 3460 (P)

ARCHITECT:

BRIAN NEEPER ARCHITECTURE P.C.

630 N. OLD WOODWARD, SUITE 203
BIRMINGHAM, MICHIGAN 48009

248. 259. 1784

Brian@BrianNeeper.com

SHEET INDEX	
T-1	TITLE SHEET
ARCHITECTURAL DRAWINGS	
A-1	UNIT PLANS
A-2	UNIT PLANS
A-3	FRONT & SIDE ELEVATIONS
A-4	REAR ELEVATIONS & BUILDING SECTION
A-5	UNIT ROOF PLANS
A-6	WALL SECTIONS & TYPICAL DETAILS
A-7	3 UNIT BUILDING - PLANS
A-8	3 UNIT BUILDING - ELEVATIONS
A-9	5 UNIT BUILDING - PLANS
A-10	5 UNIT BUILDING - ELEVATIONS
A-11	4 UNIT BUILDING - PLANS
A-12	4 UNIT BUILDING - ELEVATIONS
A-13	1 UNIT BUILDING - PLANS
A-14	1 UNIT BUILDING - ELEVATIONS
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A-16	8 UNIT BUILDING - ELEVATIONS
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SHEET TITLE
TITLE SHEET

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - '100 SERIES'
NOVI, MICHIGAN

PREPARED BY
10-11-21
DESIGNED BY
10-11-21
CHECKED BY
10-11-21
REVISIONS
2-21-22
11-15-22
1-15-23
2-27-23
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ARCHITECTURE P.C.
JOB NUMBER
19011
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BRIAN / JF / RR
CHECKED BY
SHEET NUMBER

T-1

STRUCTURAL NOTES:

(1) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS PRATED PERPENDICULAR TO GALL LINE SHALL BEAR ON A TRUSS (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

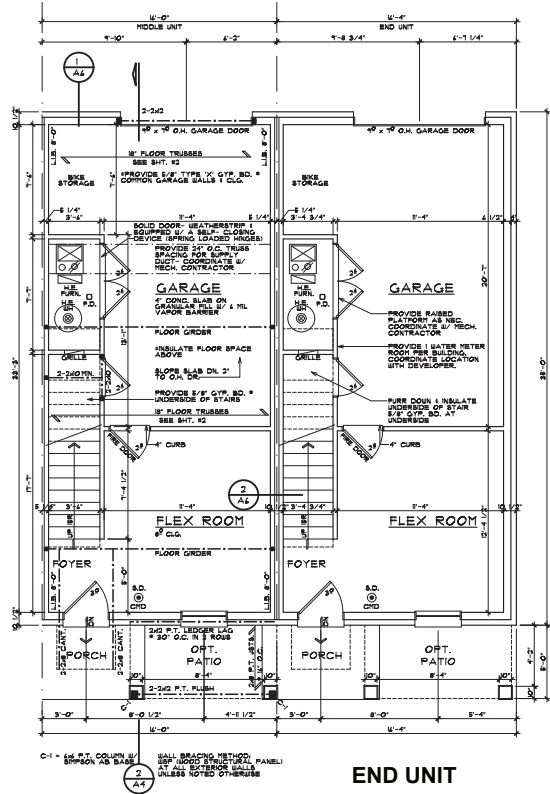
ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWING. ALL HEADERS SHALL BE SECURED WITH WALL OR BOLT AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GROUND TRUSSES TO BEAR ON (1) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLATE, WHICH EVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANDERS W/ NOOK. NO CLEARLY STAMPED LAYOUT DRAWING CLEARLY INDICATING LOCATION OF VARIOUS HANDERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

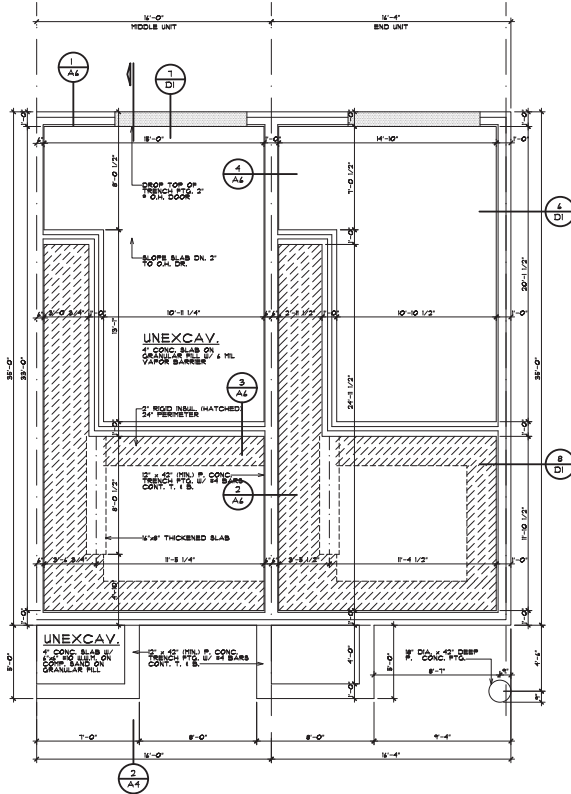
LOI DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 2900000 PSI (2.0 E).



GROUND FLOOR PLAN

STANDARD INTERIOR LAYOUT

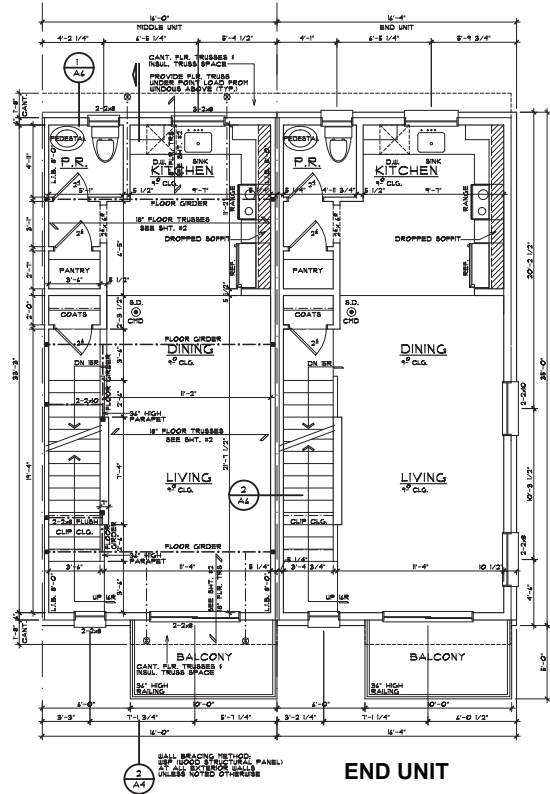
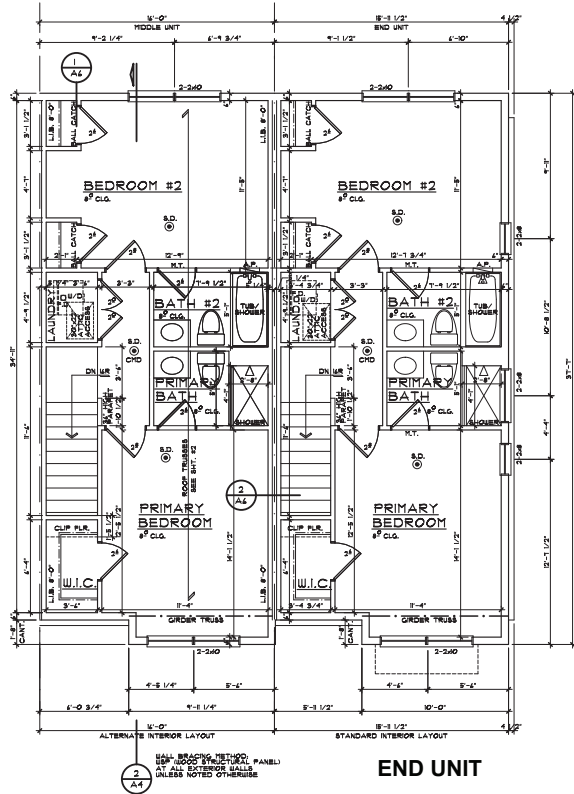
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
LOWER LEVEL	182 SQ. FT.
1ST FLOOR	548 SQ. FT.
2ND FLOOR	401 SQ. FT.
TOTAL	1,331 SQ. FT.



WINDOW SILLS

IN DETAILING NOTE, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 34" ABOVE THE FINISHED GRADE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. CLEARANCE BETWEEN THE FLOOR AND 34" SHALL BE MAINTAINED THROUGHOUT SUCH A 4" BOX QUARTER WHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS SHOWS OPENINGS SHALL NOT ALLOW A 4" DIA. OBSTACLE TO PASS THROUGH THE OPENING WHERE THE OPENING IS ITS LARGEST OPENED PORTION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DRAINAGE IS COMPLETED TO AN UNOBSTRUCTED DRAINAGE SYSTEM PER CITY ORDINANCE.

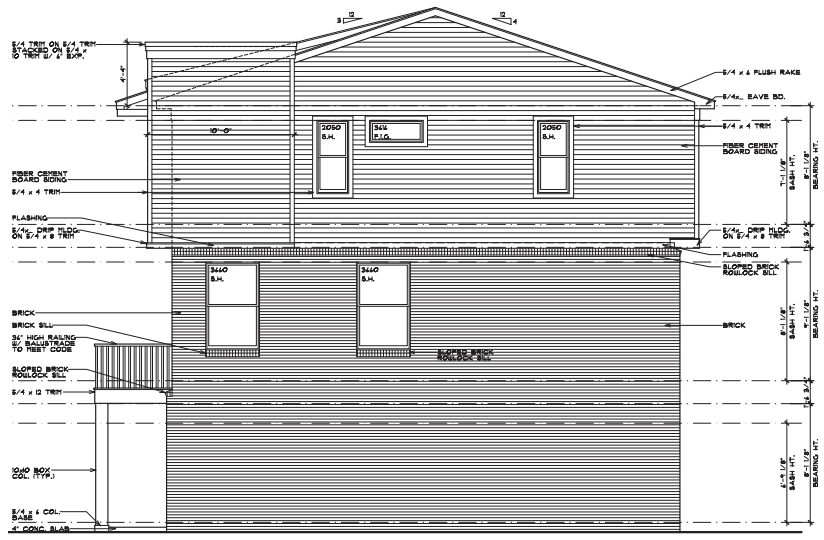
WHERE NOTED OTHERWISE OVERHANG DIMENSIONS ARE: 12" ROOF PRAISE, RAISE DIMENSIONS ARE 4" AT BRICK AND 3" AT SIDING.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. SPAN (FEET)	LINTEL SIZE
0'-0" LESS	3 1/2" x 3 1/2" x 5/8"
0'-0" LESS	4" x 3 1/2" x 5/8"
0'-0" LESS	5" x 3 1/2" x 5/8"
0'-0" LESS	6" x 3 1/2" x 5/8"
0'-0" LESS	7" x 3 1/2" x 5/8"
0'-0" LESS	8" x 3 1/2" x 5/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS. OF 3/4" DIA. STEEL LINTEL SHALL BE USED FOR 4" LINTEL RAISE OR COMMON-WEATHER STEEL.

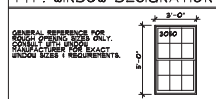


RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

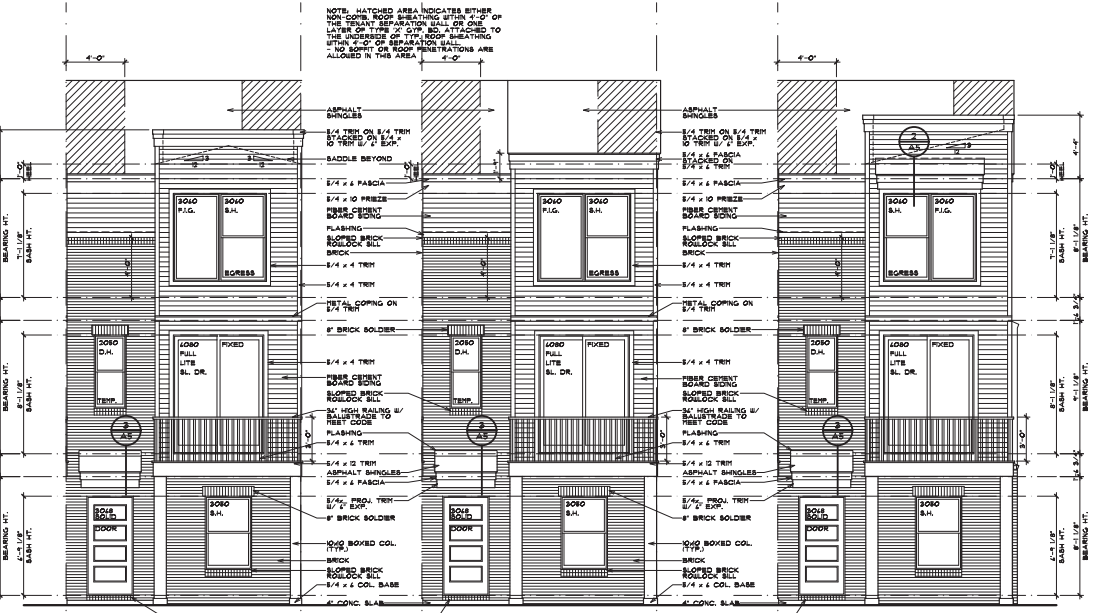
SCALE: 1/4" = 1'-0"

TYP. WINDOW DESIGNATION



EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EGRESS WINDOW OR EXTERIOR DOOR APPROVED FOR EGRESS PURPOSES. THE WINDOW OR DOOR SHALL BE LOCATED WITHIN THE ROOM TO THE CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RECESS SHALL HAVE A MINIMUM OF 20" FROM THE FLOOR TO THE BOTTOM OF THE WINDOW. ALL EGRESS OR RECESS DOORS FROM SLEEPING ROOMS SHALL BE 34" MINIMUM NET CLEAR OPENING HEIGHT. DIMENSION SHALL BE 34" MINIMUM AND 36" MAXIMUM.



FRONT ELEVATION 'C'

SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 1'-0" ABOVE FINISHED FLOOR OR FINISHED CEILING, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GUARDS BETWEEN THE FLOOR AND 24" SHALL BE PROVIDED OR HAVE OPENINGS THROUGH WHICH EACH CHILD'S HEAD CANNOT PASS.

1. WINDOWS ABOVE OPENINGS SHALL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.

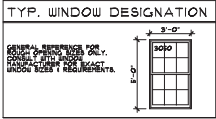
2. OPENINGS THAT ARE PROVIDED WITH WINDOWS GUARDS THAT COMPLY WITH ASTM F 3000 OR F 3040.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DRAINAGE IS CONNECTED TO ALL UNDERGROUND STORM DRAINAGE SYSTEMS PER SITE SPECIFICATIONS.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 6" FROM FRAMES. RAKE DIMENSIONS ARE 4" AT BRICK AND 7" AT SIDING.

STEEL LINTEL SCHEDULE	
LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOADS)	
MAX. CLEAR SPAN	LINTEL SIZE
0'-0"	ON LESS 3 1/2" x 3 1/2" x 8/16"
0'-0"	ON LESS 4" x 3 1/2" x 8/16"
0'-0"	ON LESS 4" x 3 1/2" x 8/16"
0'-0"	ON LESS 4" x 3 1/2" x 8/16"
0'-0"	ON LESS 4" x 3 1/2" x 8/16"
0'-0"	ON LESS 4" x 3 1/2" x 8/16"
NOTE: STEEL LINTELS ARE TO BE CORROSION-RESISTANT.	
NOTE: STEEL LINTELS REQUIRE A SHOP COAT OF CORROSION-RESISTANT STEEL.	



EGRESS WINDOW

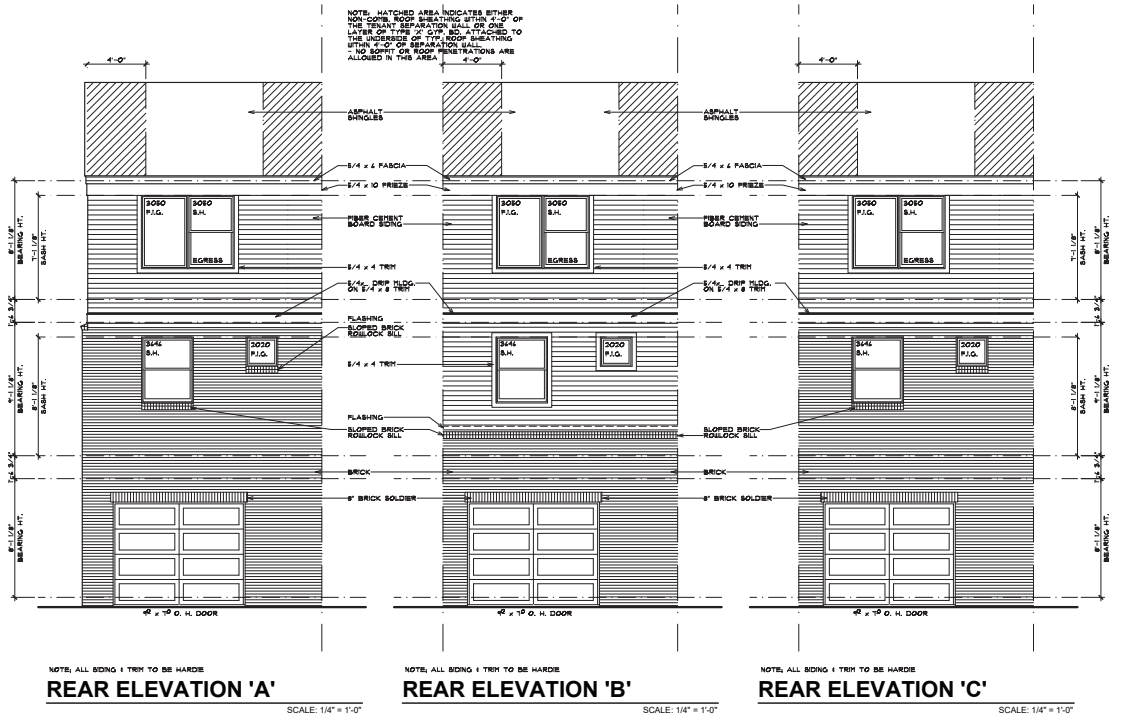
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE OPERABLE FROM THE INTERIOR TO A FULL CLEAR OPENING AROUND THE ENTIRE PERIMETER. FULL CLEAR OPENINGS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE. THEY SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT MORE THAN 24" INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" INCHES AND WIDTH OF 20" INCHES.



2
A4

BUILDING SECTION

SCALE: 1/4" = 1'-0"



REAR ELEVATION 'A'

SCALE: 1/4" = 1'-0"

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

REAR ELEVATION 'C'

SCALE: 1/4" = 1'-0"

PROPOSED VENT AREA PER UNIT

VENT AREA RATIO 1/60

ATTIC AREA = 821 SQ.FT. (1/60)

VENT AREA = 3.52 SQ.FT. x 144 = 506 SQ.IN.

50% SOFFIT AND 50% RIDGE = 253 SQ.IN. EACH

VENT AREA PROVIDED = RIDGE

LOUVER AT RIDGE TYPE = 84 SQ.IN. EA. = 6 UNITS

TOTAL VENTING AT RIDGE = 324 SQ.IN.

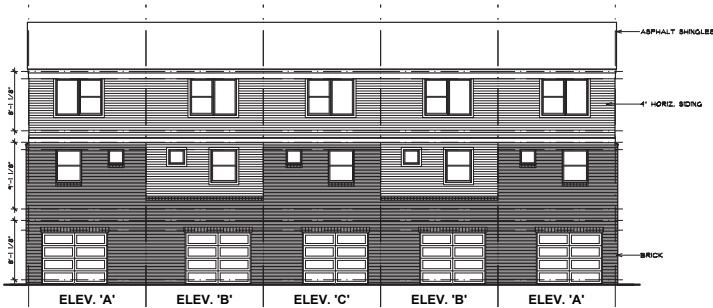
VENT AREA PROVIDED = SOFFIT

CONTINUOUS SOFFIT TYPE = 18 SQ.IN. PER FT. = 16 FEET

TOTAL VENTING AT SOFFIT = 288 SQ.IN.

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	5	3050 S.H.	36"x 40"	NO
LIVING RM.	5	4080 SL.GL.DR.	12"x 96"	YES
LIVING RM.	5	2050 F.I.G.	24"x 40"	YES
LIVING RM.	4	3440 S.H.	42"x 12"	NO
KITCHEN	5	3646 S.H.	42"x 84"	NO
P.R.	5	2020 F.I.G.	24"x 24"	NO
BR. #1	5	3040 S.H.	36"x 12"	NO
BR. #1	5	3040 F.I.G.	36"x 12"	NO
BR. #1	2	2050 S.H.	24"x 40"	NO
BATH	2	3014 F.I.G.	36"x 18"	YES
BR. #2	2	2050 S.H.	24"x 40"	NO
BR. #2	5	3050 S.H.	36"x 40"	NO
BR. #2	5	3050 F.I.G.	24"x 24"	NO



REAR ELEVATION
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



FRONT ELEVATION
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"

ROBERTSON BROTHERS SAKURA NOVI SPLIT-LEVEL TOWNHOMES

11 MILE RD. AND TOWN CENTER DR.
NOVI, MI 48375

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DETROIT, MI 48202

CLIENT
ROBERTSON BROTHERS HOMES
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BLOOMFIELD HILLS, MI 48301

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF NOVI

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2015 MICHIGAN RESIDENTIAL BUILDING CODE (MRC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2018 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN
AMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

CEILING:
WOOD FRAMED WALL:
MASS WALL:
FLOOR:
SLAB:

PROJECT DESCRIPTION
RESIDENTIAL TOWNHOUSE BUILDINGS

BUILDING DATA:
STORIES: 3 STORIES

SPRINKLERED: NO

BUILDING HEIGHTS: FROM GRADE CEILING HEIGHT
FIRST FLOOR 4'-7" 8'-0"
SECOND FLOOR 9'-9" 9'-0"
THIRD FLOOR 20'-6" 8'-0"
ROOF (HIGH POINT) 34'-7"
ALLOWABLE 35'-0"

BUILDING AREAS (CONDITIONED):
LEVEL UNIT (GROSS)
FIRST FLOOR 224 GSF
SECOND FLOOR 756 GSF
THIRD FLOOR 785 GSF
TOTAL UNIT 1,765 GSF

PARKING
GARAGE: 2 SPACES PER UNIT

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE
CLIMATE ZONE: SA

CEILING:
WOOD FRAMED WALL:
MASS WALL:
FLOOR:
SLAB:

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1 LOCATION PLAN
SCALE: 1" = 100'-0"

SYMBOL LEGEND	ABBREVIATIONS
Drawing Navigation Symbols Elevation Callout Section Callout Detail Callout Other Symbols 	ABBREVIATIONS @ Acoustical ACoust Acoustic Ceiling Tile ADJ Adjacent AFF Above Finish Floor ALUM Aluminum ANOD Anodized BO Board BLDG Building BLK Block BLKG Blocking CEN Corner CJ Control Joint CLG Ceiling CL Centaline CO Clean Out COL Column CONC Concrete CG Corner Guard CONST Construction CONT Continous CORR Corrugated CPT Carpet CT Ceramic Tile DET Detail DIA Diameter DM Dimension DN Down DO Door Opening DR Door DWG Drawing EA Each ELEV Elevation EW Each Way EXG Existing EXIST Existing EXP Expansion, Exposed FD Floor Drain FDM Foundation FSP Fiber Reinforced Panels FIN Finish FLR Floor FO Face Of FOS Face of Stud FR Frame FTG Footing FY Field Verify GA Gauge GALV Galvanized GYP Gypsum HDM Hardware HM Hollow Metal HORIZ Horizontal HT Height ID Inside Diameter INSUL Insulation INT Interior JNT Joint LAV Lavatory LQ Long LLO Long Leg Outstanding LLV Long Leg Vertical MAX Maximum MECH Mechanical MET Metal MEZZ Mezzanine MI Miscellaneous Iron MIN Minimum MSC Miscellaneous MO Masonry Opening NIC Not in Contract NTS Not To Scale OC On Center OD Outside Diameter OPNG Opening OPP Opposite PLG Plate Glass PLS Plate Steel PLAM Plastic Laminate PLAS Plaster PREFAB Prefabricated PROJ Project, Projection PSF Pounds per Square Foot PT Paint, Point, Pressure Treated R Return RA Return Air RB Rubber Base RC Roof Connector RCP Reflected Ceiling Plan RD Roof Drain RF Rubber Flooring REIN Reinforced, Reinforcing REQD Required RFG Roofing RM Room RS Roof Sump RT Rubber Tile SAN Sanitary SCHED Schedule SHT Sheet SIM Similar SPEC Specification SS Service Sink STL Steel STD Standard STOR Storage STRUCT Structural SUSP Suspended SW Switch SYM Symmetrical T Thread T&B Top and Bottom TEL Telephone TERR Terrace TAG Tongue and Groove THK Thick, Thickness THRESH Threshold TOS Top Of (Steel) TYP Typical UNC Uncond UNO Unless Noted Otherwise VB Vinyl Base VCT Vinyl Composition Tile VF Verify in Field W Wide W Vertical WANSW Wainscot WC Water Closet WD WN Wood Window WT Weight WWF Waxed Wire Fabric

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NOVI, MI

Issued for:
PERMITS 05/24/2023



Drawn by:
JRM
Checked by:
JRM
Sheet Title:
TITLE SHEET

Project No.:
2021008

Sheet No.:
TS1.1

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WINDOW SILLS

IN DRILLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWER EDGE OF THE WINDOW SILL OR THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. THE SPACE BETWEEN THE FLOOR AND 24" SHALL BE FENCED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS SILL NOT ALLOW A 4" DIA. BALL TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS UNRAISED OR OPENED POSITION.

2. OPENINGS THAT ARE PROVIDED WITH WINDOWS GUARDS THAT COMPLY WITH ASTM F 2066 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF. WATER DOWNSPOUTS ARE TO BE CONNECTED TO 1" STORMWATER COLLECTION SYSTEM. DOWNSPOUT LOCATIONS TO BE DETERMINED BY TRADE AND COORDINATED W/ CIVIL ENG.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAM. RAKE DIMENSIONS ARE 4" AT BRICK AND 4" AT SIOG.

STEEL LINTEL SCHEDULE

LOWEST STEEL LINTELS FOR MASONRY - EXTERIOR
 ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

SPAN CLEAR HAF	LINTEL SIZE
0" ON LBS	3 1/2" x 3 1/2" x 5/16"
1" ON LBS	4" x 1 1/2" x 5/16"
2" ON LBS	5" x 3 1/2" x 5/16"
3" ON LBS	5" x 3 1/2" x 3/8"
4" ON LBS	6" x 3 1/2" x 3/8"

NOTE: THE FOLLOWING ANGLES UNLESS NOTED
 OTHERWISE ARE 45° AND 135° ELEVATIONS.

NOTE: INTERIOR LINTELS REQUIRE A SHIP-
 CATCHER OR AN ANGLE, EXCEPT FOR LINTELS MADE
 OF CIRCULAR STEEL.

TYP. WINDOW DESIGNATION

GENERAL REFERENCE FOR
ROUGH OPENING SIZES ONLY.
CONSULT WITH WINDOW
MANUFACTURER FOR EXACT
WINDOW SIZES & REQUIREMENTS.

3'-0"

6'-0"

3050

EGRESS WINDOW

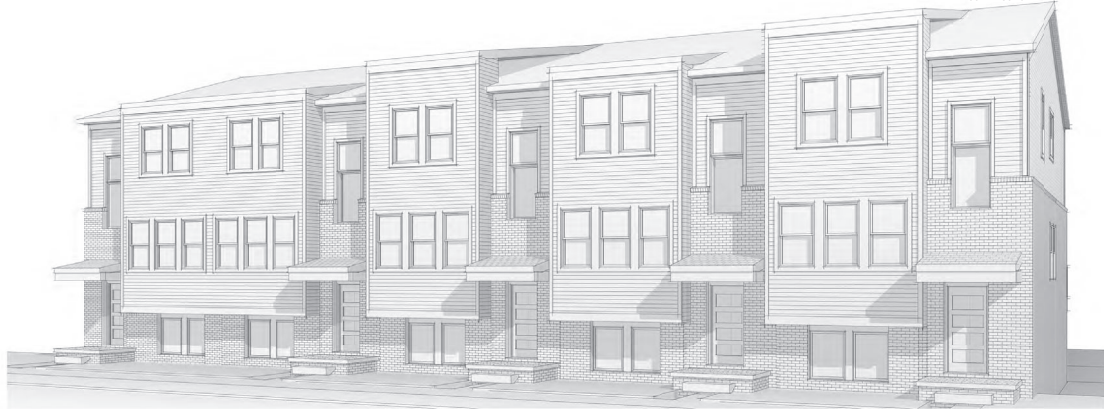
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY RESCUE OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, RESCUE, OR RESCUE, THE WINDOW MUST HAVE A MINIMUM CLEAR HEIGHT OF 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO COMPLEMENT THE DESIGN DEVELOPMENT. THE ARCHITECT IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD, VERIFY & VALIDATE ALL DRAWINGS & NEW WORK. THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FURTHER TO DO SO WILL BE CONSIDERED AS ACCEPTANCE OF FULL RESPONSIBILITY AND LIABILITY FOR SAE DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODE REGULATIONS AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE.
5. ATTIC VENTING: NO VENTING PERMITTED IN FIRE-RATED ASSEMBLY AREAS. POSITION EAVE AND ROOF VENTS IN ADJACENT NON-FIRE RATED AREAS.
6. WINDOWS: CONTRACTOR TO VERIFY THAT ALL SLEEPING ROOMS HAVE OPERABLE WINDOWS THAT MEET CODE REQUIRED EGRESS AND MINIMUM FINISH WINDOW SIZES WITH MANUFACTURER WINDOW U-FACTOR: 0.32 MAXIMUM.
7. REFER TO SHEET A31 FOR ALL TYPICAL, ELEVATION INFORMATION INCLUDING WINDOW SIZES, ROOF VENTING, AND FIRE RATED CONSTRUCTION.

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2 FRONT VIEW - 5 UNIT
SCALE:



1 FRONT ELEVATION - 5-UNIT
SCALE: 3/16" = 1'-0"



Drawn by : JRM Checked by : JRM
Sheet Title : 5-UNIT BUILDING ELEVATIONS
Project No. : 2021008
Sheet No. :

A3.2

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WINDOW SILL

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOW HOUSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS OPENED TO 15° OR 17.5°.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2004 OR F 2090.

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE CONNECTED TO THE STORM WATER COLLECTION SYSTEM. DOWNSPOUT LOCATIONS TO BE DETERMINED BY TRADE AND COORDINATED W/ CIVIL ENG.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 2' FROM FRAME. RAKE DIMENSIONS ARE 4' AT BRICK AND 4" AT SIDING.

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR
ANGLES FOR BRICK OR STONE (NO FLOOR LOADS)

MAX CLEAR SPAN	UNTEL SIZE
5'-0" OR LES.	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LES.	4" x 3 1/2" x 5/16"
9'-0" OR LES.	5" x 3 1/2" x 5/16"
11'-0" OR LES.	5" x 3 1/2" x 3/8"
13'-0" OR LES.	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUS-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

GENERAL REFERENCE FOR
ROUGH OPENING SIZES ONLY.
CONSULT WITH WINDOW
MANUFACTURER FOR EXACT
WINDOW SIZES & REQUIREMENTS.



EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE FULL CLEAR OPENING FROM THE INSIDE TO THE OUTSIDE MUST BE UNOBSTRUCTED. THE WINDOW OR DOOR SHALL HAVE UNOBSTRUCTED ACCESS TO THE EXTERIOR. WHEN PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE A MINIMUM HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 30 INCHES.

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.

2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STA COUNTY CODE REGULATIONS, O.S.H.A. AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ATTIC VENTING: NO VENTING PERMITTED IN FIRE-RATED ASSEMBLY AREAS. POSITION EAVE AND ROOF VENTS IN ADJACENT NON-FIRE RATED AREAS.
6. WINDOWS: CONTRACTOR TO VERIFY THAT ALL SLEEPING ROOMS HAVE OPERABLE WINDOWS THAT MEET CODE REQUIRED EGRESS REQUIREMENTS. COORDINATE FINAL WINDOW SIZES WITH MANUFACTURER. WINDOW U-FACTOR: 0.32 MAXIMUM
7. REFER TO SHEET A3.1 FOR ALL TYPICAL, ELEVATION INFORMATION INCLUDING WINDOW SIZES, ROOF VENTING, AND FLOOR FINISH CORRELATION.

ARCHIT

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CONSULTANT

Project :

ROBERTSON BROTHERS
SAKURA NOVI
MATSU SPLIT-LEVEL
TOWNHOMES
NOVI, MI

Issued for :	
PERMITS	05/24/2023

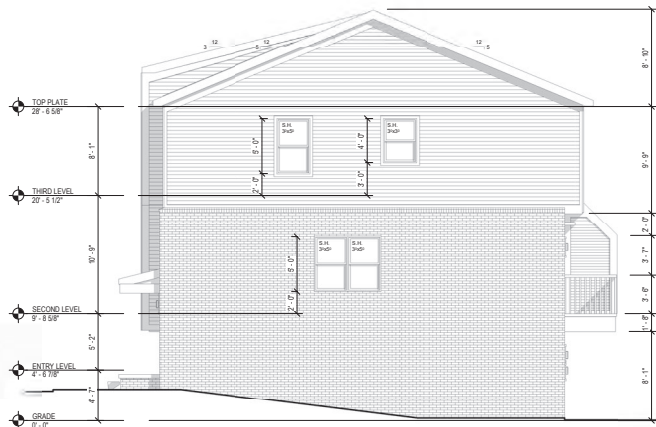
Drawn by : JRM Checked by : JRM	Sheet Title : 5-UNIT BUILD ELEVATIONS
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Project No. :	2021008
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Sheet No. :

42

A3.3



2 SIDE ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



1 REAR ELEVATION - 5 UNIT
SCALE: 3/16" = 1'-0"

PROJECT NARRATIVE



October 11, 2023

City of Novi
Planning Department

Re: **Sakura East** PRO Concept Plan Narrative
Property on the south side of 11 Mile, East of Sakura Novi
Parcel Numbers **2223226021** and **2223226022**
Novi, MI

Robertson Brothers Homes and Robert B. Aikens & Associates are pleased to submit a PRO concept plan for properties located on the south side of 11 Mile, just east of the Sakura Novi project that we are currently jointly developing. The 3.5 acre combined parcel is envisioned as a continuation of the Sakura Novi development, and is located just east of the upcoming project, separated by a City of Novi owned natural wetland complex. The proposed plan for these parcels consists of rezoning the properties to PRO with an underlying zoning designation of TC-1 to allow for 52 rental townhomes, developed to match the approved Sakura Novi design aesthetic. The additional units would become part of the Sakura Novi development and will add additional residents to the burgeoning Novi Town Center area to support the retail infrastructure that the City of Novi has worked hard to create.

The vision for the project is centered in the philosophy of maintaining a high level of architectural design and inclusion of highly curated amenities found within the overall Sakura Novi plan. Each unit in the Sakura East development will have its own one or two-car attached garage along with guest surface parking.

The parcels are currently zoned I-1, but the City has previously envisioned this area as an extension of the Town Center area, as reflected by the Master Plan designation of TC Gateway which is the same as Sakura Novi. The parcels have sat vacant and available for many years, and the I-1 designation may not be appropriate for the site currently as evidenced by the City's Master Plan future land use designation and the lack of any interest over time from industrial users. The site is removed from the retail core of the TC Gateway area, making it unattractive for retail investment. Further, the office market will continue to struggle for many years to come, due to the obvious shift in office space needs as a result of the



pandemic and how experts believe office space will be marginalized in the future. While workers have gone back to office buildings, it is clear that the office industry is considerably oversaturated in general as vacancy rates have adjusted upwards to an overall vacancy rate of 23% in Southeast Michigan, according to Signature Associates, as many businesses have re-imagined the traditional office park model.

As a result of the aforementioned challenges, we feel the most logical land use for the property is residential, and the Robertson and Robert B. Aikens team is the logical developer as we intend to incorporate the plan into the exciting Sakura Novi development.

Concept Plan



Sakura East PRO Concept Plan



The site is laid out to front the units along 11 Mile, thus creating a high value design aesthetic to the public. There will be a total of 35.4% open space provided on the site. Internally, guest parking spaces are provided in addition to 1 and 2 car attached garage parking spaces for each unit. Although the existing wetland at the southwest corner is small and low quality, we are proposing to preserve it in its natural state. The density proposed of 15.27 units per acre is consistent with the density approved in Sakura Novi as well as other nearby Novi multifamily developments. While the RM-1 density in Section 4.82.2 provides for density of 12.1 units per acre for 2-bedroom units and 9.07 for 3-bedroom units, and the TC-1 density allows for 9.075 units per acre for 2-bedroom units and 7.26 units per acre for 3-bedroom units, Section 4.82.2.B specifically provides flexibility for the Planning Commission to increase the density up to twice the allowable density when the following conditions are met:

- i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;
- ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;

We believe that the Sakura East proposal meets both criteria, as there is adequate capacity and facilities to serve the development, and the proposal is compatible with surrounding uses as there are no single family homes in near proximity, and the project is a logical extension of the Sakura Novi development located directly to the west. The requested density is in line with the surrounding area and will enhance the project's benefits to retail and restaurant establishments in the Novi Town Center district.

Product Design

Since this is an extension of the Residences at Sakura Novi which is currently under development, the elevations and floorplans of the homes are proposed to match the already approved elevations in design, scale, colors and materials. The designs provide visual interest and variety that will match the Sakura Novi retail aesthetic. Materials include high quality brick with hardieboard elements.



The homes feature two and three bedroom floorplans and each home includes a one or two car attached garage. The units are not stacked and are designed as 3-story attached townhomes. Square footages range from 1,300 to 1,600 square feet in size. Trash pickup is managed similar to a single family neighborhood, with individual bins stored within the enclosed garages with weekly City curb pickup. All mechanical equipment will be ground mounted and screened from view.



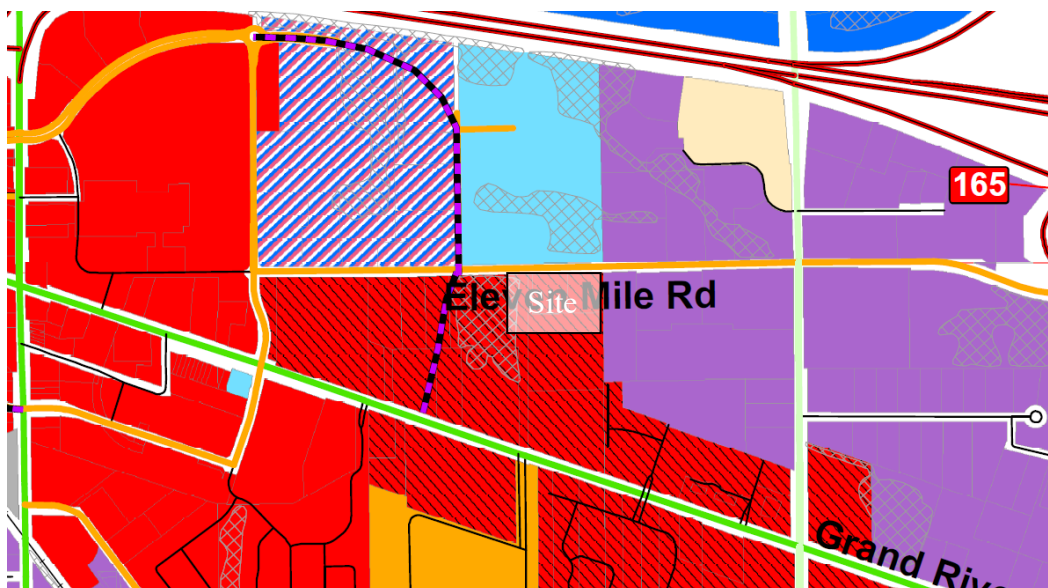
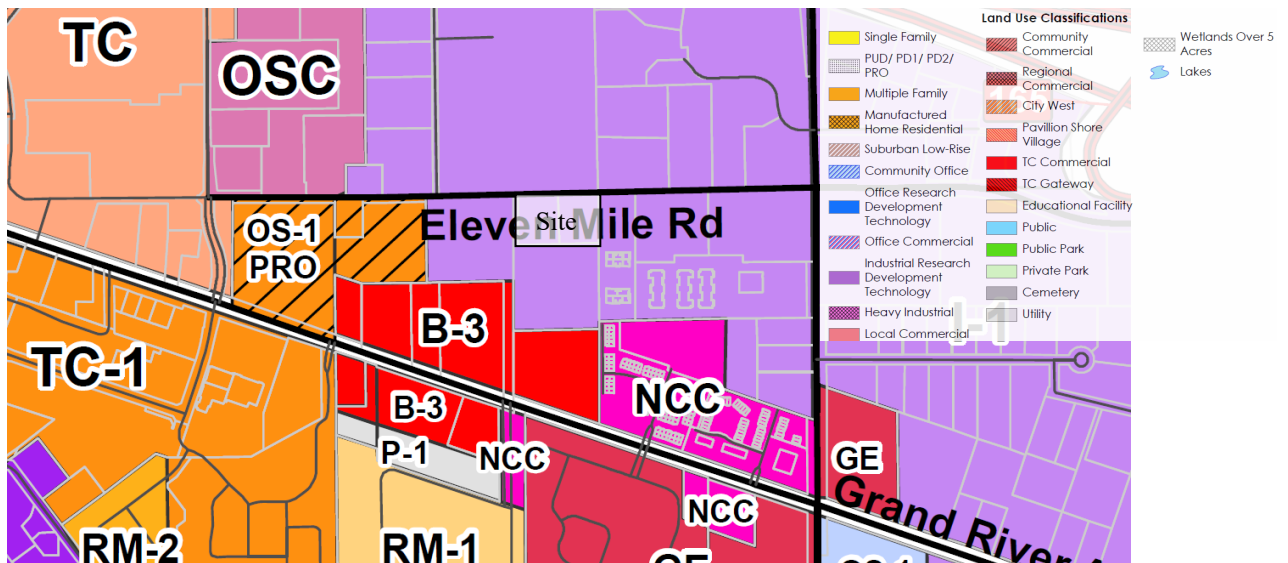
Sakura Novi Elevations

Traffic

A rezoning traffic study was conducted by Fleis & Vandenbrink on September 8, 2023. The report studied the traffic generation for the project compared to various by-right uses within the I-1 zoning district. The study shows that the proposed project will generate less traffic than that generated by projects consisting of general light industrial, manufacturing, general office building, or medical-dental office buildings.

Relationship to City's Zoning Map and Master Plan

The surrounding parcels are zoned I-1, with the OS-1 PRO zoned Sakura Novi development located almost immediately to the west across the City owned wetland complex. The proposal is consistent with the Master Plan future land use designation of TC Gateway, which is the land use designation that guided our Sakura Novi development.





Development Standards / Deviations

Schedule of Regulations and Modifications Sakura East – Attached 1-Car and 2-Car Townhomes			
	TC-1 Zoning District	Sakura East	Deviations
Min. Building Setbacks			
Front Setback (Bldg)	15'	23' to building; 18' to balcony	In Compliance
Side Min. Principal	15'	11'	4'
Rear Setback Principal	10'	21'	In Compliance
Minimum Open Space	15%	35%	In Compliance
Allowable Number of Rooms	268	260	In Compliance
Allowable Density (21 3-bed and 31 2-bed)	RM-1: 12.1 (2-bed) or 9.07 (3-bed) TC-1: 9.075 (2-bed) or 7.26 (3-bed)	15.27 (Blended)	Sec. 4.82.2.B Provides for Increase in Density
Min. Parking Spaces	104	173	In Compliance
Parking Space Dimension (Apron Parking)	9' x 19'	9' x 18'	1' in Depth
Principal Building Height to Midpoint	5 Stories/65 Feet	3 Story/35 Feet	In Compliance

Robertson Brothers Homes and Robert B. Aikens are pleased to present the Sakura East PRO concept plan for consideration. There will be a positive economic impact to the City in property taxes paid, and importantly add residents to strengthen the existing retail businesses in the area and the future retail users that will be part of the adjacent Sakura Novi project. We believe this extension of the highly anticipated Sakura Novi development will be a strong addition to the Town Center area and will take an otherwise undevelopable property into productive use.



Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

Tim Loughrin | Director of Land Acquisition

Robertson Brothers Homes

6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301

Direct Dial: 248.282.1428 | Mobile: 248.752.7402

tloughrin@robertsonhomes.com

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

November 8, 2023

JZ23-41/JSP23-09 Sakura East PRO

PETITIONER

Sakura Novi Residential, LLC

REVIEW TYPE

Initial PRO Plan: Consideration of Eligibility

Rezoning Request from I-1 Light Industrial to TC-1 Town Center One with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	23	
Site Location	South of Eleven Mile Road, West of Meadowbrook Drive	
Site School District	Novi Community School District	
Current Site Zoning	I-1 Light Industrial	
Proposed Site Zoning	TC-1: Town Center - 1	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	I-1 Light Industrial
Current Site Use	Vacant	
Adjoining Uses	North	City of Novi Department of Public Works
	East	Office Complex
	West	Vacant, wetland area
	South	Verizon cell tower
Site Size	3.5 acres	
Parcel ID's	22-23-226-021 & 22-23-226-022	
Plan Date	October 10, 2023	

PROJECT SUMMARY

The subject property is located on the south side of Eleven Mile Road, west of Meadowbrook Road in Section 23 of the City of Novi. The property to be rezoned totals about 3.5 acres and is currently vacant. The applicant is proposing to change the zoning of the site from I-1 Light Industrial to TC-1 Town Center One utilizing the Planned Rezoning Overlay option. The PRO Plan proposes to develop 52 multiple-family residential units in 10 townhouse-style buildings. One new access point to Eleven Mile Road would be constructed. Parking would be provided in garages, on garage aprons, and small bays of surface parking.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1

Light Industrial to TC-1 Town Center One), and the applicant submits a detailed conceptual plan for development of the site, along with site-specific conditions relating to the proposed improvements. After Staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council to review and comment on whether the project meets the requirements of eligibility for a PRO. The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO Plan and Agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. If development is not commenced within two years from the effective date of the PRO Agreement it will expire, unless otherwise agreed to by the parties.

RECOMMENDATION

Staff notes concerns with the proposed residential uses' compatibility with the Industrial zoning surrounding it, lack of buffers to adjacent property, the possible deficiency in usable open space, lack of public benefits, deficiency in required trees and the inconsistency with the Master Plan for Land Use.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in July 2023. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

REVIEW CONCERNS

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

1. Supporting Documentation: The applicant has provided the following studies as part of their application packet:
 - a. **Narrative:** The statement provided states Rezoning allows for a continuation of the Sakura Novi development currently under development to the west. The 52-unit rental townhome project would support the growing Town Center area, with the building designs matching those approved at Sakura Novi.
 - b. The statement also notes a few deviations proposed and explains the project will have a positive economic impact.
 - c. **Rezoning Traffic Impact Statement:** A rezoning traffic study prepared by Fleis & Vandenbrink, dated September 8, 2023, was included in the submittal. **AECOM's review of the submitted study notes that the change of use will generate fewer vehicle trips compared to possible development permitted under the current zoning.**
 - d. **Wetland Delineation Letter:** Prepared by Atwell, dated September 16, 2019, the report describes one wetland area 0.03 acre in size. The site plan shows the wetland will be preserved. **The City's wetland consultant does not agree with the delineation of the wetland boundaries.**
 - e. **Sign Location Plan:** The sign location plan and signage detail is provided as a loose sheet, prepared October 13, 2023. **The rezoning sign will need to be posted in the location indicated no later than November 22nd if the public hearing is to be held on December 13, 2023.**

2. Eligibility for PRO (Section 7.13.2): "In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that (1) are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C [of the Ordinance]; and (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning." **The applicant provided a request for certain deviations from TC-1 zoning standards. Development conditions could be included in the formal submittal that are more strict or limiting than would be permitted under the TC-1 district. Based on the information provided in the submittal, there are no use or size restrictions, or any other conditions presented that would provide an overall benefit to the public that would outweigh the detriments. See list of suggested conditions to be considered on page 11.**
3. Intent of the Town Center District: It is the applicant's stated goal to create a continuation of the Sakura Novi development, which is currently under construction approximately 600 feet west of the proposed site. As stated in Section 3.1.26, the TC-1 district "is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted." **The TC-1 District and the residential use proposed does not appear to be appropriate on this small parcel surrounded by Light Industrial zoning.**
4. Future Land Use: The City's Future Land Use map indicates Town Center Gateway for this site, which corresponds to the Gateway East district. The GE district allows multifamily residential under a Special Development Option process. However, the SDO requires a minimum acreage of 5 acres, and there are many other conditions for approval in order to ensure compatibility between adjacent areas. **The applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation. The density recommended on the Future Land Use Map for this area is 13.6 dwellings per acre, while the applicant is proposing 16.6 du/ac.**
5. Density: In the TC-1 district, multiple family residential units are permitted, with the maximum density allowed based on the number for "rooms." The applicant indicates there are 52 proposed units, 21 are one-bedroom and 31 are three-bedroom units. Based on the floorplan provided, each unit would be said to have 5 rooms as defined by the Ordinance, for a total proposed count of 260 rooms. The maximum density described in Section 4.82, which states the maximum number of rooms permitted is the land area in square feet divided by 1,200 ($136,263/1200 = 114$ maximum permitted rooms). The ordinance permits the Planning Commission to allow an increase in the number of rooms if strict adherence would serve no good purpose or if the intent of the district would be better served by allowing the increase. **However, not more than double the number of rooms can be approved (cap of 228 rooms in this case). The applicant's room count is 260, which exceeds the permitted maximum density of the TC-1 District. This could not be approved in the PRO. To permit any increase in additional rooms beyond 114, the Planning Commission must confirm the following:**
 - i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;
 - ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Staff does not consider the proposed use compatible with the adjacent land uses surrounding it. See below for additional discussion.**

6. Adjacent Industrial Uses: The subject property is surrounded by I-1 Light Industrial zoning on all sides. The I-1 district permits less intense industrial uses in the City, and *"is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material."* However, when such uses are adjacent to a residential district they are treated as a Special Land Use. Other uses listed as Special Land Uses, such as drive-up self-storage facilities, automobile service establishments, tool, die and machine shops, and municipal uses are not permitted when adjacent to a residential district.

Currently the uses on the north side of 11 Mile in the I-1 district include the City's public works facility (city maintenance yard, fueling pumps, and recycling drop off) and an office complex. To the east is an office complex, the parcel to the south has a cell tower, and to the west is currently vacant City-owned land; the City has long-term plans to construct a public street generally along the parcel's west property line, connecting Grand River Avenue to Eleven Mile Road that but is not reflected on the Concept Plan. Other uses permitted in the I-1 district could replace those uses in the future. Typically, when industrial zoning abuts a residential district, a 10-15 foot berm is required to buffer the uses. **The PRO Plan does not propose any berms or alternative screening. Rezoning to residential will have impacts on the surrounding properties, which will now face additional scrutiny to develop, have certain uses prohibited, and new buffering requirements. At a minimum, the screening burden should be shouldered by the applicant, which is creating the non-compatibility.**

7. Usable Open Space: The applicant shows the overall open space for the residential portion of the project as 53,468 square feet, which exceeds the 15% minimum open space requirement for the TC-1 District. However residential uses require 200 square feet per unit of Usable Open Space, which is not indicated on the plans. **The applicant shall indicate areas of Usable Open Space that conform to the Ordinance definition:**
- *Balconies with direct access to the dwelling unit;*
 - *Courts and yards at grade level which are devoted exclusively to recreational use, and which:*
 - *Are open and unobstructed from its lowest level to the sky; and*
 - *Are directly accessible by means of a common passageway to residents of all dwelling units within the buildings; and*
 - *Has no dimension less than fifty (50) feet; and*
 - *Are designed and intended for the private recreational use of residents of the building.*
 - *Roof-top recreational uses.*
8. Sidewalks (Sec 3.27.1.I): The TC-1 district requires 12.5 foot sidewalks along Non-Residential Collectors and local streets, and direct pedestrian access between all buildings and adjacent areas. The plan shows the existing 6-foot sidewalk along the frontage of Eleven Mile Road, and 5-foot sidewalks on both sides of the private drives. **As the zoning requested is TC-1, the Eleven Mile sidewalk would need to be widened to meet the 12.5 foot requirement, or the applicant should request the deviation in the PRO Agreement. Additional access points from the development to the sidewalk along Eleven Mile should also be provided. Currently the only sidewalk connection proposed is on the east side of the entry drive.**
9. Development Amenities (Sec 3.27.1.L): *The ordinance states: All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walks and planters in accordance with the Town Center Area Study. No development amenities are currently shown in the PRO plan.*

10. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**

11. Other Reviews:

- a. **Engineering**: Engineering recommends approval of the PRO Concept Plan, with additional comments to be addressed in the Site Plan process. Negative impacts to public utilities are not expected with the requested change to residential use.
- b. **Landscape**: Landscape review notes concerns with insufficient screening between proposed residential and adjacent industrial uses, and significant deficiencies in required trees. **Landscape does not recommend approval at this time.**
- c. **Traffic**: Traffic review notes that there are no traffic deviations required. The traffic study shows that the proposed rezoning would result in fewer vehicle trips compared to possible development under current zoning.
- d. **Woodlands**: The site does not contain City-regulated woodland trees. The wooded area consists mostly of invasive Buckthorn, with a few sugar maple, crab apple and little leaf linden. **No woodland permit is required, no additional woodland review is required.**
- e. **Wetlands**: Wetlands notes that the delineation of wetland features do not appear to accurately represent the wetlands on site. **The wetland report should be updated to reflect current conditions on the site.**
- f. **Façade**: Façade notes that the elevations provided have minor underage of brick and overage of Cement Fiber Siding on the Matsu unit styles. **As the deviations are minor and do not adversely affect the aesthetic quality of the building, Section 9 Façade Waivers would be supported.**
- g. **Fire**: **Fire recommends conditional approval**, if comments provided are addressed in subsequent submittals.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The subject property has frontage along Eleven Mile Road. To the **north** is a large City-owned parcel, zoned I-1, which contains the recently renovated Department of Public Works building and Police Training Gun Range. The city's maintenance vehicle fleet is stored there, along with fueling facilities, recycling drop-off, and salt dome.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1 Light Industrial	Vacant	Town Center Gateway (uses consistent with Gateway East Zoning District)
Western Parcels	I-1 Light Industrial	Vacant – City-owned property, contains wetland	Town Center Gateway + Planned N/S road extension to connect Grand River to Lee BeGole Drive
Eastern Parcels	I-1 Light Industrial	Office; Vacant office pad site	Light Industrial
Northern Parcels	I-1 Light Industrial	City Public Works offices, fueling, maintenance yard, recycling drop-off, Police Gun Range	Public Facilities
Southern Parcels	I-1 Light Industrial	Cell tower site	Town Center Gateway (uses consistent with Gateway East Zoning District)

To the **west** is an area zoned I-1 Light Industrial separating the site from the larger Sakura Novi site. The City-owned parcel is currently vacant and contains a large area of wetland. The Master Plan indicates a future north-south road connection is planned to be developed to connect Lee BeGole Drive to Grand River Avenue in this area. If the planned roadway is constructed the maintenance vehicle traffic could present an undesirable impact on the proposed residential units.

South of the subject property is an area zoned I-1 Light Industrial which is largely vacant except for a cell tower. The health impacts of living near a cell tower may be a concern to some residents, which may impact the desirability of these units. (The American Cancer Society website indicates it is unlikely that living near such towers would increase cancer risk. The International Agency for Research on Cancer, the National Toxicology Program, and the US Environmental Protection Agency (EPA) have not classified cell phone towers specifically as to their cancer-causing potential.)

To the **east** is an area zoned I-1 Light Industrial. There is an office complex there with two existing buildings, with a third building approved to be constructed. There is no firm timeline on when that building would be constructed. This area is planned to remain Light Industrial use in the City's Master Plan. If residential uses are located adjacent to the property, the uses permitted in the I-1 district would be severely restricted compared to the list of uses that could otherwise be permitted. In addition, there is no berm separating the properties, as is required when non-residential uses are adjacent to residential uses. It would be the applicant's responsibility to provide the required berm and screening on the parcel to be developed with residential uses. No such berm is currently proposed

Figure 1: Current Zoning

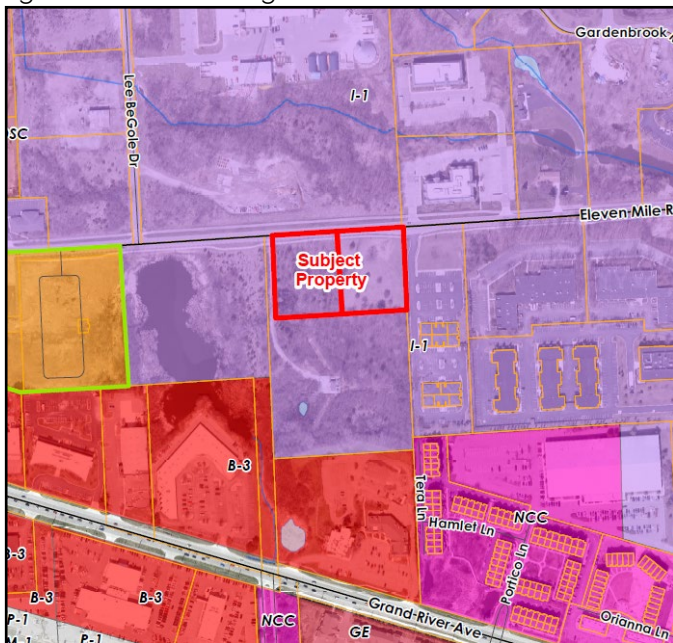
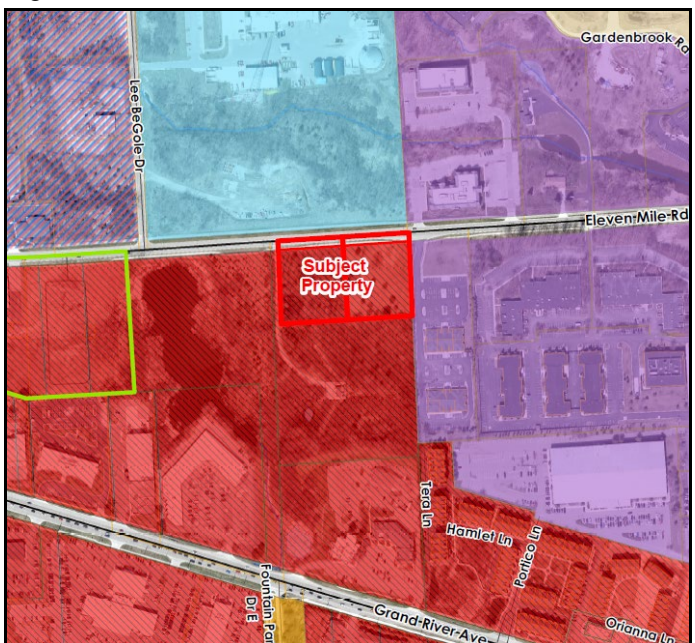


Figure 2: Future Land Use



The proposed residential use would be surrounded on all sides by industrially zoned properties. There is no obvious connection to the larger Sakura Novi development, except for the sidewalk along 11 Mile Road and identical townhouse product type to be developed. The lack of contiguity between the projects is a significant barrier to justifying the proposed rezoning. Another barrier could be the completion of the planned road extension of Lee BeGole Drive down to Grand River, which preliminary designs have shown to be located just west of the subject property. In addition,

locating residential uses here would constrain the future development of each of the parcels surrounding it. Existing uses in the area may present undesirable conditions for new residents of the development, potentially creating a situation of incompatible land uses. The applicant has also not provided enough buffer/screening from industrially zoned properties. The public benefit to including this additional property also requires further definition by the applicant/developer.

Compatibility with Surrounding Land Use

The rezoning to TC-1 is difficult to justify since it will be surrounded on all sides by I-1 Light Industrial zoning and not connected in a meaningful way to the mixed-use district of the larger Sakura Novi project. In essence changing the zoning to TC-1 could be considered spot zoning as it is not consistent with the Master Plan, would result in incompatible land uses, and would also create hardships on future development of the surrounding parcels by limiting the by-right uses that could be developed. The intent of the TC-1 district does not match what is being proposed for this small area.



Figure 3: Names of surrounding developments and businesses

Some potential conflicts with the adjacent users could be the noise and disruption of the City's maintenance vehicle traffic, including snowplows and de-icing operations, on the proposed residents. As discussed above, the presence of a residential use will create additional burdens on existing and future landowners of the surrounding parcels if development or redevelopment is pursued.

The applicant should at a minimum provide buffering and screening of the proposed use as required by the Landscape ordinance, or an acceptable alternative. Additional benefits should be proposed to balance the detriments of the proposal.

Comparison of Zoning Districts

The following tables provide comparisons of the current and proposed zoning classifications. The proposed TC-1 district is compared to current I-1 District. It is not a direct comparison, given that the character of the districts are clearly distinct from each other. It represents a change of use from Industrial to Residential. The requirements for building and parking setbacks, open space, and uses permitted are significantly different between these district.

	I-1 (EXISTING)	TC-1 (Proposed)
Intent	The I-1 district is designed so as to primarily accommodate research, office, and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner negatively affect any of the surrounding districts.	The TC-1, Town Center -1 district is designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted.
Principal Permitted Uses	Professional office, office sales and service, medical offices; Publicly owned and operated parks, parkways and outdoor recreational facilities; Public or private health and fitness facilities and clubs; Research & Development, technical training and design of pilot/experimental products; Data processing & computer centers; Warehousing & wholesale establishments; Manufacturing; Industrial office sales, service and industrial office related uses; Trade or industrial schools; Laboratories experimental, film or testing; Greenhouses; Public utility, telephone exchange, electrical transformer stations and substations, etc. Public or private indoor, private outdoor recreation facilities; Pet boarding facilities; Veterinary hospitals and clinics; Motion picture, television, radio and photographic production facilities; **See attached copy of Section 3.1.18.B for full list	Retail Businesses; Retail business service uses; Dry cleaning establishments, or pick-up stations; Business establishments which perform services on the premises; Professional services; Post office and similar governmental office buildings; Off-street parking lots; Private clubs, fraternal organizations and lodge halls; Places of Worship; Service establishments of an office showroom or workshop nature; Restaurants (sit down), banquet facilities or other places serving food and beverage; Theaters, assembly halls, concert halls, museums or similar places of assembly; Business schools and colleges or private schools operated for profit; Offices and office buildings; Public and quasi-public; Indoor commercial recreation facilities; Brewpubs; Outdoor theaters, plazas, parks, public gathering places; Hotels; Transient residential uses; Financial institutions; Residential Dwellings; Day car centers and adult day care centers; Instructional Centers; Other similar uses.
Special Land Uses	See attached copy of Section 3.1.18.C, which would not be permitted on the subject property as it is adjacent to	Open air business uses; Sale of produce and seasonal plant materials outdoors;

	I-1 (EXISTING)	TC-1 (Proposed)
	residential	Veterinary hospitals or clinics; Fast food drive-through restaurants; Microbreweries
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.
Lot Coverage		
Building Height	40 feet	65 feet or 5 stories whichever is less** (exception in Section 3.27.2.A)
Building Setbacks	Front: 40 feet Side: 20 feet Rear: 20 feet **Setback increased to 100-feet where adjacent to residential district	Sec. 3.27.1.C Depends on type of road frontage; 11 Mill is classified a non-residential collector; 11 Mile: Front: 0 ft. minimum; 10 feet maximum Side and rear: 0 feet minimum; no maximum
Parking Setbacks See 3.6.2. for additional conditions	Front: 20 feet Rear: 10 feet Side: 10 feet Exterior side yard setbacks same as front **Setback increased to 100-feet where adjacent to residential district	Building to Parking: 10 feet if contains openings to living areas, else 5 feet; 10 feet to street ROW; 5 feet to other property lines, unless residential property – then 30 feet
Usable Open Space	Not applicable	200 sq. ft. Minimum usable open space per dwelling unit 15% gross open space

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

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

1. General Goal: Quality and Variety of Housing

- Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. **The development proposes the required sidewalks along the public and private streets, as well as a walking path behind the units that connect to the development to the south. No other open space amenities appear to be proposed.**
- Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
- Maintain existing housing stock and related infrastructure.
- Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

2. General Goal: Community Identity

- a. Maintain quality architecture and design throughout the City. **The current proposed elevations are not compliant with Façade Ordinance standards and would require Section 9 waivers, which are minor and would be supported.**

3. General Goal: Environmental Stewardship

- a. Protect and maintain the City's woodlands, wetlands, water features, and open space. The concept plan proposes additional removal of regulated woodlands. **The small wetland area on the site is proposed to be preserved.**
- b. Increase recreational opportunities in the City.
- c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**

4. General Goal: Infrastructure

- a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**
- b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **The traffic study indicates that the surrounding road network would not be significantly impacted by the proposed development.**

5. General Goal: Economic Development / Community Identity

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

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

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

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, and may not authorize uses or development not permitted in the district proposed. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

Staff suggests the following benefits/conditions that would be more strict or limiting than otherwise permitted by the Zoning Ordinance:

1. The height of the buildings will be limited to 35 feet. **The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.**
2. The use of the property is restricted to 45 attached residential units, with a total room count of 228 and a density of 14.3.
3. The total open space of the site will exceed the 15% requirement, with no less than 35% provided.
4. The distance between buildings will be a minimum of 15 feet.
5. No more than 7 units would be in a single building.

Additional conditions to be included in the PRO Agreement, if it should be approved, will likely be added during the review process. Example conditions included in Section 7.13.2 of the Zoning Ordinance:

1. *Establishment of development features such as the location, size, height, area, or mass of buildings, structures, or other improvements in a manner that cannot be required under the Ordinance or the City's Code of Ordinances, to be shown in the PRO Plan.*
2. *Specification of the maximum density or intensity of development and/or use, as shown on the PRO Plan and expressed in terms fashioned for the particular development and/or use (for example, and in no respect by way of limitation, units per acre, maximum usable floor area, hours of operation, and the like).*
3. *Provision for setbacks, landscaping, and other buffers in a manner that exceeds what the Ordinance of the Code of Ordinances can require.*
4. *Exceptional site and building design, architecture, and other features beyond the minimum requirements of the Ordinance or the Code of Ordinances.*
5. *Preservation of natural resources and/or features, such as woodlands and wetlands, in a manner that cannot be accomplished through the Ordinance or the Code of Ordinances and that exceeds what is otherwise required. If such areas are to be affected by the proposed development, provisions designed to minimize or mitigate such impact.*
6. *Limitations on the land uses otherwise allowed under the proposed zoning district, including, but not limited to, specification of uses that are permitted and those that are not permitted.*
7. *Provision of a public improvement or improvements that would not otherwise be required under the ordinance or Code of Ordinances to further the public health, safety, and welfare, protect existing or planned uses, or alleviate or lessen an existing or potential problem related to public facilities. These can include, but are not limited to, road and infrastructure improvements; relocation of overhead utilities; or other public facilities or improvements.*
8. *Improvements or other measures to improve traffic congestion or vehicular movement with regard to existing conditions or conditions anticipated to result from the development.*
9. *Improvements to site drainage (storm water) or drainage in the area of the development not otherwise required by the Code of Ordinances.*
10. *Limitations on signage.*
11. *Creation or preservation of public or private parkland or open space.*
12. *Other representation, limitations, improvements, or provisions that may be approved by City Council.*

ORDINANCE DEVIATIONS

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

Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. **The applicant provided a request for certain deviations related to the area to be rezoned to TC-1, but no detailed justifications have been included. The applicant should refer to all review letters and identify what deviations they would**

seek and what they would revise the plan to conform.

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

1. **Building Setback (Sec 4.82.2.E):** Residential building require 15-foot setbacks from all property lines. The applicant proposed side yard setback of 11 feet, a deviation of 4 feet.
2. **Allowable Number of Rooms (4.82.2.B):** The maximum density described in Section 4.82, which states the maximum number of rooms permitted is the land area in square feet divided by 1,200 ($136,263/1200 = 114$ maximum permitted rooms). The ordinance permits the Planning Commission to allow an increase in the number of rooms if strict adherence would serve no good purpose or if the intent of the district would be better served by allowing the increase. **However, not more than double the number of rooms can be approved (cap of 228 rooms in this case). The applicant's room count is 260, which exceeds the permitted maximum density of the TC-1 District. To permit any increase in additional rooms beyond 114, the Planning Commission must confirm the following:**
 - i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;
 - ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Staff does not consider the proposed use compatible with the adjacent land uses surrounding it. See below for additional discussion.**
3. **Parking Space Dimensions (Sec 5.3.2):** The ordinance requires perpendicular parking spaces to have minimum standards of 19 feet length, 9 feet width. The PRO plan proposes 9 foot by 18 foot space on the garage apron areas, a deviation of 1 foot. **This would also be a deviation from Sec. 4.82.2.F, which requires off-street parking spaces to be a minimum of 5 feet from any wall with no openings.**

See this and other review letters for other possible deviations to be addressed in future submittals. All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement. Below are some of the additional deviations that may be required if the plans are not revised:

4. **Development Amenities (Sec. 3.27.1.L):** TBD
5. **Sidewalks (Sec 3.27.1.I):** Six-foot wide sidewalks where the ordinance requires 12.5 foot wide sidewalks along Non-Residential Collectors and local streets.
6. **Usable Open Space (Sec. 4.82.5):** TBD
7. **Section 9 Waiver (Section 5.15):** Proposed elevations for residential buildings have an underage of minimum required brick on the front facade (26% proposed, 30% minimum required) and an overage of Cement Fiber Siding (58% on sides, 50% maximum allowed). **As the deviation is minor and does not adversely impact the aesthetic quality of the building.**
8. **Landscape Screening (Sec. 5.5.3.B.ii and iii):** Insufficient screening between site and surrounding I-1 property. **This deviation is not supported by Staff.**

9. **Multifamily Unit Trees** (Sec 5.5.3.F.iii): Deficiency in multifamily unit trees provided. **This deviation is not supported by Staff.**
10. **Interior Drive Trees** (Sec 5.5.3.F.iii): Deficiency in interior drive trees located along the drives. **This deviation is not supported by Staff.**

APPLICANT'S BURDEN UNDER PRO ORDINANCE

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

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

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

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments. The following benefits appear to be suggested by the applicant (as listed in their narrative or shown on the PRO plan):

1. A reduction in traffic compared to development under the current zoning. **The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.**
2. The plan appears to show that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district.
3. Preservation of the on-site wetland.

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. In Staff's opinion the proposed benefits to the City do not constitute an overall benefit to the public that outweigh the detriments (including compatibility with adjacent parcels/uses, landscaping deficiencies, etc.) of the proposed rezoning. The applicant should more clearly define and list the benefits proposed in future submittals.

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

NEXT STEP: PLANNING COMMISSION CONSIDERATION OF ELIGIBILITY

The Planning Commission will have an opportunity to discuss the initial submittal and eligibility of the rezoning request from I-1 (Light Industrial) to TC-1 Town Center One with a Planned Rezoning Overlay.

As stated in the newly amended PRO Ordinance,

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

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

(Full text of the PRO ordinance, including Subsection C, is available here)

This item will be scheduled for initial review and comment on the PRO Plan on Wednesday, December 13, 2023. **Please ensure that the rezoning signage, as shown on the Rezoning Sign Detail, are posted in the appropriate location indicated no later than November 23, 2023, to give proper notice prior to the public hearing before the Planning Commission on December 13, 2023.**

CITY COUNCIL CONSIDERATION OF ELIGIBILITY

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

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



Lindsay Bell, AICP, Senior Planner



PLANNING REVIEW CHART: TC-1

Review Date: November 3, 2023
Review Type: Initial PRO Review - PRO
Project Name: JSP 23-26 SAKURA EAST
 South of 11 Mile, W of Meadowbrook Rd
Plan Date: October 10, 2023
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold To be addressed in Formal PRO Plan submittal
Underline To be addressed in Preliminary Site Plan submittal
Bold and Underline Possible deviations if not revised to conform
Italics Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	TC Gateway	TC-1 Town Center One	No	Gateway East would be the district corresponding to TC Gateway
Area Study	2014 Town Center Area Study did not include this area			
Zoning <i>(Effective January 8, 2015)</i>	Light Industrial (I-1)	TC-1 Town Center One	No	
Uses Permitted (Sec 3.1.21.B & C)		Multi-Family Residential – 52 townhome units		
Density <i>Future Land Use Map (adopted July 26, 2017)</i>	Maximum 13.6 du/ac	Total site area: 3.5 acres (gross), 3.13 net 52 units / 3.13 ac = 16.6 DUA	No	Density exceeds the recommended Residential Density map of the Master Plan
Phasing		Not proposed	NA	
Planned Rezoning Overlay Document Requirements (Section 7.13.2 and SDM: <u>Site development Manual</u>)				
Written Statement <u>(Section 7.13.2)</u> The statement should include the following:	Statement of eligibility for PRO Approval: Describe the rezoning requested including uses proposed, justification for why it makes sense	Narrative provided		Maximum development under I-1 shall be compared to proposed development under new district.
	How does the project constitute an overall benefit to the public that outweighs any material detriments or could otherwise be accomplished without the rezoning?	Narrative provided – public benefits listed: Economic impact		Review <u>Section 7.13.2</u> of the ZO to understand PRO requirements for benefits to the public. Cannot be incidental or general benefits of development. See Planning Review for additional comments

Item	Required Code	Proposed	Meets Code	Comments
	Deviations and Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, height or uses, etc)	No conditions proposed, only deviations	No	Propose conditions that would be more limiting than would be allowed under proposed zoning districts, identify and provide justification of deviations from ZO requirements
Rezoning Traffic Impact Study Site development Manual	Required regardless of site size, with requirements in SDM	Provided		See Traffic Review
Community Impact Statement (Sec. 2.2)	Required according to site plan manual (SDM link: Site development Manual)	Not required	NA	
Rezoning Signs (Site Plan Development Manual)	Sign location plan Mock-up of sign details	Provided Provided	Yes	
TC-1 Residential Building Setbacks (Sec 4.82)				
Front @ 11 Mile	15 ft. min	18 ft. (to balcony)	Yes	West Side setback does not comply – adjust or request deviations
Rear (South)	15 ft.	21 ft	Yes	
Side (East)	15 ft.	15.4 ft	Yes	
Side (West)	15 ft.	11 ft.	No	
Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2				
Front	20 ft.	Parking is internal to site – meets setback standards	Yes	
Rear	10 ft.		Yes	
Side (East)	10 ft.		Yes	
Note to District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		NA	No exterior side yards present
Lot area & width, max. lot coverage (Sec 3.6.2.D)	Min. lot area, width and max lot coverage determined on basis of parking, loading, greenbelt screening, yard setback or usable open space requirements			
Setback from Residential District (Sec 3.6.2.H)	Where a use abuts a residential districts, the minimum building setback distance shall be 3 feet for each foot of building height		NA	Does not abut residential

Item	Required Code	Proposed	Meets Code	Comments
Min Yard Setback (Sec 3.6.2.L)	Where directly adjacent to residentially zoned property, min yard setback shall be 20 feet		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetland exists on southwest corner of the site.	Yes	Refer to wetlands review for more details – identify 25' wetland buffer
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3. TC-1: Surface parking areas must be screened by either a 2.5 ft. brick wall/decorative fence or a landscaped berm.	Surface parking is internal to parcel and southeast of parcel – not visible from 11 Mile		
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None required	NA	
TC-1 District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	Site is under 5 acres (3.5 acres)	Yes	<i>Site plan requires Planning Commission approval; PRO Plan requires City Council approval for rezoning, with Planning Commission recommendation</i>
Parking Setbacks (3.27.1 D)	20 ft. from ROW	No parking along ROW	Yes	
	Surface parking areas must be screened by either a 2.5 ft. brick wall or a landscaped berm from all public ROW	Parking areas not visible from ROW	Yes	
	No front yard or side yard parking on any non-residential collector.	Not proposed		
Architecture/ Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred	Measurements not provided	No	<i>Sec. 4.84 has a different building length requirement – see section below</i>

Item	Required Code	Proposed	Meets Code	Comments
	twenty-five (125) feet of frontage.			
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas accessible to the public) Required: 20,451 sq ft	53,468 sq ft indicated	Yes	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.			See façade Review for detailed comments
Parking, Loading, Signs, Landscaping, Lighting, Etc (Sec. 3.27.1 H)	All loading in TC-1 shall be in rear yards.		NA	
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	Not proposed	NA	
	PC may allow parking requirement reduction when parking areas serve dual functions.		NA	
	Special assessment district for structured parking		NA	
Sidewalks required (Sec. 3.27.1 I)	Sidewalks required along non-residential collector to be 12.5 ft. wide	Existing sidewalk 6 ft width - Does not comply	No	<u>11 Mile Road is classified as non-residential collector – show sidewalk dimension on plan, provide justification if deviation is requested</u>
	Direct pedestrian access between all buildings and adjacent areas	Some sidewalks shown	Yes?	Provide additional sidewalk connections to 11 Mile for western units
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.		No	
Development amenities (Sec. 3.27.1 L)	All sites must incorporate amenities such as exterior lighting, outdoor furniture, safety paths in accordance with Town Center Study Area.	Not shown	No	Applicant states no additional amenities proposed, as residents will have access to amenities in Sakura Novi

Item	Required Code	Proposed	Meets Code	Comments
Combining Use Groups within a Structure (Sec. 3.27.1 M)	Commercial and office uses may occupy any number of total floors within a building with residential uses: - Not on same floor as residential Not above residential	Not proposed	NA	
Retail Space (Sec.3.27.2.B)	7,500 sq. ft. GLA max may exceed when: - All floors above 1 st floor permitted in TC-1 - No retail above 2 nd floor - 2 nd floor retail is less than 12,000 sq. ft. or 25% of the floor area - Single user max. is 15,000 sq. ft. - 50% of retail commercial space on 1 st floor is devoted to users of 5,000 sq. ft. or less	Not Proposed	NA	
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards			11 Mile is classified as non-residential collector – include any changes on plan
Non-Mixed Use Guidelines (Sec. 4.82.2)				
Number of Rooms and Area of Parcel (Sec. 4.82.2.A) <i>TC/TC-1, Multiple Family, and Mixed-Use</i>	Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For 3.13 acres : 136,342 sq. ft. / 1200 = 114 rooms permitted	*5 rooms/unit x 52 units = 260 rooms	No	
Allowing increase in number of rooms (Sec. 4.82.2.B)	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve 2x increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. : i. increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, to	Max. Allowed: 228 rooms Proposed: 260	No	<u>Proposed # of rooms exceeds max allowed – rooms above 228 cannot be approved in PRO</u> Use does not appear to be compatible with adjacent uses of land

Item	Required Code	Proposed	Meets Code	Comments
	serve existing and planned uses in the area; ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhd;			
Floor Plans (Sec. 4.82.2.C)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Provided – appear to show 5-room units	Yes	
Minimum Distance between Buildings (Sec. 4.82.2.D)	10 ft.	15 ft minimum	Yes	
Building Setbacks (Sec. 4.82.2.E)	15 ft. minimum, unless conflicts with corner clearance		Yes	<u>Show measurements</u>
Parking Setbacks Off-street Parking (Sec. 4.82.2.F)	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	Parking areas appear to be greater than 10 feet from units		Provide dimensions to verify conformance <u>May be a deviation</u>
	5 ft. from any wall with no openings	Garage apron parking is closer than 5 feet	No	
	10 ft. from any ROW (includes drives and loading)		Yes	
	5 ft. from all other property lines	15 ft minimum	Yes	
	30 ft. from property lines adjacent to Single family homes		NA	
Max. Horizontal Length (Sec. 4.82.2.G)	Max. horizontal length of a building or group of buildings attached shall not exceed 180 feet. May be modified in opinion of Façade Consultant if variation in building mass or elevation meets intent	140 ft longest building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Business and Office Uses (Sec. 4.82.3)	- Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided		NA	
Parking Location (Sec. 4.82.4)	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building. Individual garages shall not be placed on a front-facing façade.	Off-street, individual unit garages and garage aprons proposed	Yes	
Usable Open Space (Sec. 4.82.5)	200 sf of Minimum usable open space per dwelling unit For a total of 52 dwelling units, <u>required Open Space: 10,400 SF</u> <u>Refer to definitions for Usable Open Space and Open Space</u>	Sheet C-3.0 indicates 53,468 sf of Usable Open Space, but much of the space indicated does not meet the definition	No	Refer to definition of usable open space in ZO. Provide the square footage of all <u>usable open spaces</u>. Staff recommends a play structure or other amenities as there are no parks in the area
Maximum Room Count: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	1	Not proposed	NA	Provide unit sizes – min and max
1 BR: 500 sq. ft.	2	Not proposed	NA	
2 BR: 750sq. ft.	3	Proposed	??	
3 BR: 900 sq. ft.	4	Proposed	??	
4 BR: 1000 sq. ft.	5	Not proposed	NA	
Maximum Density: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	--	Proposed density: 16.61 DUA	No	Density for residential dwellings in TC-1 is based on the maximum number of rooms allowed.
1 BR: 500 sq. ft.	18.15 (25%)			
2 BR: 750sq. ft.	12.1			
3 BR: 900 sq. ft.	9.07			
4 BR: 1000 sq. ft.	7.26			
Maximum Percentage of Units: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	5%	Not proposed		Provide percentage of each unit type
1 BR: 500 sq. ft.	25%	0		

Item	Required Code	Proposed	Meets Code	Comments
2 BR: 750sq. ft.	100%	60%	Yes	
3 BR: 900 sq. ft.	100%	40%	Yes	
4 BR: 1000 sq. ft.	100%	0		
Minimum Off-street parking per unit: Non-Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	1 per unit	52 units 52 x 2 = 104 PROPOSED: 120		Apron spaces may not meet dimensions of a full space to be counted as a parking space
1 BR: 500 sq. ft.	1 per unit			
2 BR: 750sq. ft.	2 per unit			
3 BR: 900 sq. ft.	2 per unit			
4 BR: 1000 sq. ft.	2 per unit			
RM-1 and RM-2 Required Conditions (Sec 3.8)				
Public Utilities (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	Refer to Engineering review for more details
Setback along natural shore line (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA	
Structure frontage (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	Many structures Fronting on private drive, some on 11 Mile	Yes	
Pedestrian Connectivity (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	Sidewalks are not proposed on both sides of the private drive at some places	No	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	The plan has potential for providing additional sidewalks	No	
	All sidewalks shall comply with barrier free design standards		Yes?	Add a note to the plan to verify conformance, show ramps, etc.
Number of Parking Spaces Residential, Multiple-family (Sec.5.2.12.A)	TC-1: 1 space for 1 bedroom and 2 spaces for 2 or more bedroom units 52 units * 2 spaces = Total required: 104	Attached Garage: 77 Apron Garage: 77 90° open parking: 19 173 spaces	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. with 22 or 24 ft. lanes - 45° Parking: 9 ft. x 18 ft. with 15 feet lanes - 24 ft. two way drives	- 9 ft. x 17 ft. parking spaces allowed along green space or sidewalks -	Yes?	Provide dimensions to verify conformance

Item	Required Code	Proposed	Meets Code	Comments
	- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping			
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Unable to determine	Yes?	Include dimensions on the plan. Refer to Traffic comments. Parking end islands must be three feet shorter than the adjacent parking space.
Barrier Free Spaces <i>Barrier Free Code</i>	2 percent of total in excess of 1/unit:	1 proposed		Verify requirements of ADA code for residential uses
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	1 proposed Van Accessible	Yes	Provide dimensions
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Shown	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units Required: 10 Spaces	Will be provided	Yes	
Bicycle Parking General requirements	No farther than 120 ft. from the entrance being served	Not shown	TBD	Will be evaluated when details are provided

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.16)	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Layout is not specified	TBD	
Loading & Unloading (Sec 5.4)	On same premises with buildings involving receipt or distribution of vehicles, materials or merchandise...loading and unloading space required		NA	
Road Design (Sec 5.10)	Private Drive network: Major Drive – principle internal loop or cul de sac with direct access to exterior public road; Minor Drive – intersecting off major drive	Major Drive entering site		Review Sec 5.10 for Major Drive Requirements
Accessory and Roof top Structures				
Dumpster Sec 4.19.2.F	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Not shown – Curb-side trash service intended	NA	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure <i>Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</i>	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not proposed	NA	
Roof top equipment and wall mounted utility equipment <i>Sec. 4.19.2.E.ii</i>	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not proposed	NA	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways. There is a recommendation for neighborhood connector	Not applicable	NA	
Sidewalks <i>(Subdivision Ordinance: Sec. 4.05)</i>	Five foot sidewalks required on both sides of internal public or private drives		NA	
Public Sidewalks <i>(Chapter 11, Sec. 11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	12.5 ft sidewalk on 11 Mile per Sec 3.27.1.1	6 ft existing sidewalk	No	Deviation required
Entryway lighting <i>Sec. 5.7</i>	One street light is required per entrance.	Lighting not indicated at this time	TBD	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk	All exits are connected to internal sidewalk through	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	the driveways		
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Additional information is requested in this other review letters to verify conformance	No	Please provide additional information as requested in future submittals
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	No	
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3)	Signage if proposed requires a permit. It can be reviewed at the time of Preliminary site plan or after site plan approval	Signage is not proposed at this time.	Yes?	<u>For sign permit information contact ordinance at 248-735-5678</u> Please provide tentative locations if proposed
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name Sakura East and Kawa Lane have been approved for use	Yes	Please use the approved street name on future submittals
Property Split or Combination	The proposed property split must be submitted to the Assessing Department for approval.		Yes	<u>Provided details of any parcel splits/combinations are proposed</u>
Other Legal Requirements				
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the		NA	<u>Would be required with PRO Rezoning</u>

Item	Required Code	Proposed	Meets Code	Comments
	City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	<u>If one is proposed, then a Master Deed draft shall be submitted prior to Stamping Set approval.</u>
Conservation easements	Conservation easements may be required for woodland impacts	Not applicable at this moment	NA	
Previous agreements	Provide all pre-existing easements and agreements that pertain to the property		NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		TBD	Provide additional information that conforms to the code at the time of Preliminary site plan
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures			
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices (Also see Sec. 5.7.3.D)			
	Type & color rendition of lamps			
	Hours of operation			

Item	Required Code	Proposed	Meets Code	Comments
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties			
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			
Required Conditions (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			

Item	Required Code	Proposed	Meets Code	Comments
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			
NOTES: 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

11/1/2023

Engineering Review

Sakura East
JSP23-0026

APPLICANT

Sakura Novi Residential LLC

REVIEW TYPE

Concept Plan

PROPERTY CHARACTERISTICS

- Site Location: South of 11 Mile Road between Meadowbrook Road and Town Center Drive
- Site Size: 3.50 acres
- Plan Date: 10/10/2023
- Design Engineer: PEA Group

PROJECT SUMMARY

- Construction of a residential development with 10 Buildings with 52 units and associated parking. Site access would be provided via 11 Mile Road.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of Eleven Mile Road. Along with two new hydrants proposed.
- Sanitary sewer service would be provided by an extension from the existing 10-inch sanitary sewer along the north side of Eleven Mile Road.
- Storm water would be collected by storm sewer collection system and discharged into 2 underground detention systems.

RECOMMENDATION

Approval of the PRO Concept is recommended, with the following comments addressed at next submittal.

Comments:

The Concept Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Preliminary Site Plan submittal:

General

1. The current zoning for this site is I-1, under the light industrial zoning the permitted uses are office buildings, medical offices, industrial offices. Based on other sites in the city that are zoned I-1 and are a similar size the approximate building size that could be built will be around 40,000 square feet with approximately 190 parking spaces (if 80% of the building is leasable space). The approximate REU's for this site under the existing zoning will be approximately 21. The applicant has proposed town center one zoning for this site, and with a total of 51 units their approximate REU's for the site will be 52. The difference in REU's is not a concern since this development will connect into the Lower Pressure District. No negative impacts on public utilities are expected with this proposed zoning change.
2. A [Right-of-Way Permit](#) will be required from the City of Novi.
3. Provide sight distance measurements for the Eleven Mile Road entrance in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
4. Label the 35-foot right-of-way width to be dedicated along Eleven Mile as "proposed" right-of-way.
5. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development.

Water Main

Additional details shall be required at time of site plan submittal.

6. All water main easements shall be 20-feet wide.
7. A tapping sleeve, valve and well is required at the connection to the existing water main.
8. Provide water main modeling calculations demonstrating that the required water supply of 3,000 GPM will be available.
9. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
10. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.

Sanitary Sewer

Additional details shall be required at time of site plan submittal.

11. Show 20-foot-wide easement around proposed 8-inch sanitary sewer.
12. Peaking Factor for Sanitary Basis of design should be 4.0.

13. Section 11-164 (g)-4 states the maximum length of a sanitary sewer lead shall not exceed 100-feet unless otherwise approved. Extend Sanitary Sewer so that leads are not more than 100-feet long **or** provide clean-outs every 100-feet.
14. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
15. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

Additional details shall be required at time of site plan submittal.

16. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
17. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge off- site/to the storm water basin.
18. Illustrate all pipes intersecting storm structures on the storm profiles.
19. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
20. Show and label all roof conductors and show where they tie into the storm sewer.

Storm Water Management Plan

21. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#).
22. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
23. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
24. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structures. Also, include an access easement to the detention area from the public road right-of-way.
25. Provide a soil boring in the vicinity of the underground detention systems to determine soil conditions and to establish the high-water elevation of the

- groundwater table. Note the bottom of the detention facility **must** be a **minimum of three (3)** feet above the groundwater elevation. Soil borings must be provided with Preliminary Site Plan Submittal.
26. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system. This will need to be provided for both of the underground detention systems.
 27. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.
 28. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
 29. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
 30. Indicate the assumed porosity of the aggregate. The volume calculations shall consider only 85-percent of that volume as available for storage to account for sediment accumulation in the aggregate.
 31. Provide an isolator row in the underground detention system in addition to the swirl concentrator chamber. Contact the Engineering Division for further information.
 32. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Also, include an additional inspection port in the center of the header and footer. Two inspection ports should be located along the isolator row.
 33. The underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes.
 34. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

Paving & Grading

35. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
36. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
37. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
38. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.

39. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
40. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets).

Off-Site Easements

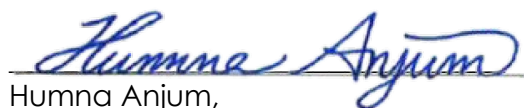
41. An off-site temporary construction easement will be required for the connection to the water main and sanitary sewer.
42. Off-site sanitary sewer easement will be required for the off-site sanitary sewer connection.
43. Emergency Access Easement shall be required for the connection to the parking lot on the east side of the development.

The following must be submitted with the next submittal:

44. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

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

Please contact Humna Anjum at (248)735-5632 or email at hanjum@cityofnov.org with any questions.



Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Adam Yako, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 24, 2023

Sakura East

PRO Concept Plan - Landscaping

Review Type

PRO Concept Plan Landscape Review

Job #

JZ23-41/JSP23-0026

Property Characteristics

- Site Location: Eleven Mile Road
- Site Acreage: 3.50 ac.
- Site Zoning: I-1 Proposed: TC-1 with PRO
- Adjacent Zoning: North, South, East, West: I-1
- Plan Date: 10/9/2023

Ordinance Considerations

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

RECOMMENDATION:

This project is **not recommended for approval**. Significant deviations are required by the proposed layout and landscaping that are not supported by staff.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- Insufficient screening between site and surrounding I-1 property – *not supported by staff*
- Deficiency in multifamily unit trees provided – *not supported by staff*
- Deficiency in interior drive trees located along the drives – *not supported by staff*

PLEASE REVISE THE LAYOUT, UTILITIES AND LANDSCAPING TO ELIMINATE OR REDUCE THE ABOVE DEVIATIONS.

PLEASE ADD THE CITY PROJECT NUMBER, JSP23-0026, TO THE BOTTOM RIGHT CORNER OF THE SET COVER SHEET.

Ordinance Considerations

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

1. Tree survey is provided.
2. Wetland survey is provided.
3. **Woodland replacements should only be proposed if there is room for them after meeting the other landscaping requirements. Any required replacements that can't fit on the site must be made with a deposit to the tree fund.**

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

1. The project is adjacent to industrial property so a 10-15 foot tall landscaped berm is

- required for the proposed residential property.
2. The plan proposes a single line of trees around most of the site. **This is nowhere close to meeting the requirement. Please add significantly more buffering, both visual and audible, for the residences.**

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

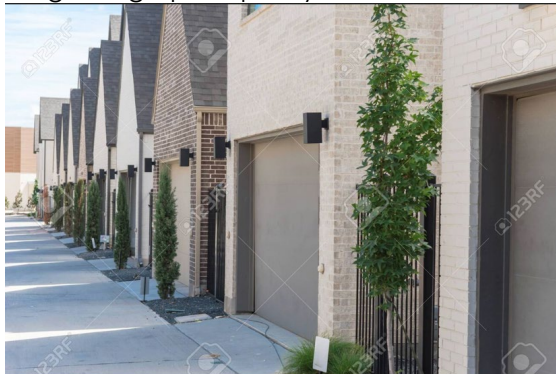
1. The project does not require any berm along 11 Mile Road and one isn't proposed.
2. **The calculations need to be revised per the TC-1 requirements, and the correct number of either Canopy/Large evergreen trees OR subcanopy trees must be provided.**

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

1. There are no lots on the site, only single-sided bays or parallel parking bays, so only perimeter parking trees will be required.
2. **See the discussion of multifamily interior roadway trees on the landscape chart and below.**

Multi-family Residential Landscaping (Zoning Sec 5.5.3.F.iii)

1. **Multi-family unit trees**
 - a. 52 units are proposed, so 156 trees are required.
 - b. Only 16 unit trees are proposed per the plan, but 59 of the trees shown on the plan should be designated as multi-family unit trees (including all of the proposed woodland replacement trees).
 - c. **A landscape deviation is required for the significant deficiency in trees provided.** *It would not be supported by staff.* The site layout and utilities create the conditions that cause the deficiency and **should be revised to eliminate it.**
2. **Interior roadway trees**
 - a. The plan indicates 1023 lf of interior roadway frontage, which requires 30 trees. 30 trees are indicated as being provided.
 - b. The basis can be reduced to just 700 lf as interior roads and driveways may be deducted from the basis.
 - c. Only deciduous canopy trees within 15 feet of the drive curb can count as interior roadway trees, so only 18 trees can count as roadway trees.
 - d. **A landscape deviation is required for the deficiency in trees provided.** *It would not be supported by staff as there are many areas that should have trees added.*
 - e. **Please provide trees as discussed on the landscape chart.**
3. **Foundation landscaping**
 - a. The conceptual details provided show that the required frontage will be provided.
 - b. **Please add some landscaping, such as shown below, to the site to add some degree of beauty to the garage sides of the site.** Area for them can be provided without much difficulty. Garbage cans could be placed in front of the small planting areas on garbage pickup days.



Plant List (LDM 4, 10)

Please provide a plant list on the Preliminary Site Plans.

Planting Notations and Details (LDM 10)

Provided

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

1. Underground detention is proposed. If that is approved by engineering, no detention basin landscaping is required.
2. **If above-ground detention is required, detention basin landscaping will also be required.**

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – PRO Concept Plan

Review Date: October 24, 2023
Project Name: JSP23 – 0026: Sakura East
Plan Date: October 9, 2023
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Bold and underlined items need to be addressed by the applicant before approval of the Concept Plan. Bold items need to be addressed on the Preliminary Site Plans and underlined items need to be addressed on the Final Site Plan.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- Insufficient screening between site and surrounding I-1 property – *not supported by staff*
- Deficiency in multifamily unit trees provided – *not supported by staff*
- Deficiency in interior drive trees located along the drives – *not supported by staff*

PLEASE ADD THE CITY PROJECT NUMBER, JSP23-0026, TO THE BOTTOM RIGHT CORNER OF THE SET COVER SHEET.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Concept plan scale is 1"=30 ft • Foundation details are shown at 1"=10'	Yes	<u>Please show the scale for the foundation details. The scale for the sheet is labeled as 1"=30'</u>
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	On title block	Yes	
Project Information (LDM 2.d.)	Name and Address	On cover sheet	Yes	<u>Please add the location plan and location map to the site plans and landscape plans.</u>
Survey information (LDM 2.c.)	Legal description or boundary line survey	Description and survey on Sheet C-1.0	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	William T. Krear - Land Design Studio	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature is	Yes	

Item	Required	Proposed	Meets Code	Comments
		provided		
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2), Sec 12, 37))	- Show location type and size. - Label to be saved or removed. - Plan shall state if none exists.	- Tree Survey on L-3 - Tree Chart on L-4 - All removals are indicated on L-4 - A small wetland is indicated at southwest corner of the site	Yes	
Soil type (LDM.2.r.)	As determined by Soils survey of Oakland county	No	No	1. Please add the soils information on the topographic survey (boundaries and descriptions) to the plans. 2. If not on the landscape plan please add a note to the landscape plans indicating where the information can be found.
Zoning (LDM 2.f.)	Site: I-1 Proposed: TC-1 with PRO overlay North, South, East, West: I-1	Shown on C-2.0	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	- Included on Landscape Plan L-1.0 - Dimensions on C-2.0	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	- Utilities included on L-1.0 - There are no overhead utilities on the site	Yes	<u>Please add a stating note that there are no overhead utilities on the site.</u>
Proposed topography - 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed grading on C-4.0	Yes	Please copy the proposed contours to the landscape plan
Clear Zones (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	The clear vision zone is shown for the 11 Mile Road entry.	Yes	Please add the same clear vision zone for the east entry (off the entry to the office park) and move trees outside of it.

Item	Required	Proposed	Meets Code	Comments
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
- All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours - Berm should be located on lot line except in conflict with utilities. - Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<u>Multi-family Residential adjacent to I-1 residential requires:</u> 10-15 foot high landscaped berm with 6 foot wide crest. - Opacity 80% winter, 90% summer.	- No berms are provided. - No alternative screening beyond a single row of trees around the site is provided	- No - No	<u>A landscape deviation is required for the proposed screening</u> <i>It would not be supported by staff.</i> <u>Please provide more robust screening for the site, including sound buffering</u>
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii) (TC-1)				
Greenbelt width (2)(3) (5)	Use TC-1 requirements - Adj to parking: 20 ft - Not adj to pkg: 0 ft	18 ft	Yes	
Min. berm crest width	Not required	0 ft	Yes	
Min. berm height (9)	Not required	0 ft	Yes	
3' wall	(4)(7)	A greenbelt retaining wall is shown for the east end of the site Elevation ranges from 0.75' to 3.77'	Yes	<u>An engineer will need to design the retaining walls taller than 3.5 feet</u>
Canopy deciduous or large evergreen trees Notes (1) (10)	- Adj to pkg: 1 tree per 25 ft - Not adj to pkg: 1 tree per 30 ft. 11 Mile Road: $(249+242.5 - 24)/30 = 16$ trees OR subcanopy trees Greenbelt landscaping is not required along Avalon Pointe Office Center Drive	11 trees	No	<u>Correct the calculations to use the TC-1 requirements.</u> <u>Provide the required trees.</u> <u>Uniquely label trees as greenbelt trees.</u> <u>A landscape waiver would be required for any deficiency in landscaping provided.</u> <i>It would not be supported by staff.</i>
Sub-canopy deciduous trees Notes (2)(10)	- Adj to pkg: 1 tree per 15 ft - Not adj to pkg: 1 tree per 20 ft.	15 trees	No	See above

Item	Required	Proposed	Meets Code	Comments
	11 Mile Road: $(249+242.5 - 24)/20 = 23$ trees OR canopy trees			
Canopy deciduous trees in area between sidewalk and curb	No street trees are required in the TC-1 district	None	Yes	
Multi-Family Residential (Sec 5.5.3.F.ii)				
Building Landscaping (Zoning Sec 5.5.3.E.ii.)	3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. 52 units * 3 = 156 trees - Up to 25% of requirement can be subcanopy trees	12 trees per calculation. 59 of the trees shown on the plans, not including interior drive or required greenbelt trees, should be counted as multi-family unit trees, not roadway or woodland replacement trees.	No	<u>1. Uniquely label as Multi-family unit trees (different from interior street trees)</u> <u>2. This requirement and the interior drive tree requirement must be met completely before woodland replacement trees are added to the site. A deposit to the tree fund may be made for any woodland replacement trees that can't be planted on the site.</u> <u>3. The underground detention tanks located between buildings 7 and 8 should be located beneath the pavement so plantings can be planted in that open space.</u> <u>4. Additional space for the required trees could be gained by reducing Buildings 7 and 8 to only 6 units. This would also reduce the requirement to 150 trees.</u> <u>5. A deficiency in the number of trees provided would require a landscape deviation. It would not be supported by</u>

Item	Required	Proposed	Meets Code	Comments
				<i>staff.</i> 6. Provide all required trees
Interior Street Landscaping	1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. - Trees in boulevard islands do not count toward street tree requirement $1023/35 = 29$ trees - The driveways and interior roads may be deducted from the length. Doing this, the total interior drive length is only 700 lf. $700/35 = 20$ trees	30 trees per calculation. - The proposed layout only has 18 trees that could legitimately be counted as interior street trees.	No	<u>Uniquely label trees as interior street trees (different symbols or labels from multifamily unit trees).</u> <u>Street trees must be deciduous canopy trees no more than 15 feet from the curb</u> <u>Trees should be added to the west side of the entry drive, and to the islands between Buildings 1 and 2, 3 and 4 and north of Buildings 6, 8 and 9 instead of jamming trees together in other areas to get a more uniform coverage of street trees. (The walks between buildings 3 and 4 and 1 and 2 are not required.)</u> <u>Multifamily unit trees could be used in the end corners of the drives instead of street trees to help meet this requirement and increase the number of multifamily unit trees provided.</u>
Foundation Landscaping	35% of building façades facing road must be landscaped	Conceptual details that meet the requirements are provided	Yes	Please add plant labels on the final site plans and include all plantings in the plant lists.
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements (LDM 1.c)	- Clear sight distance within parking islands - No evergreen trees	No plantings appear to block vision across parking lot islands	TBD	
Name, type and	As proposed on planting	NA	TBD	

Item	Required	Proposed	Meets Code	Comments
number of ground cover (LDM 1.c.(5))	islands			
General (Zoning Sec 5.5.3.C)				
Parking lot Islands (a, b, i)	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	Islands are not dimensioned or labeled with their area	TBD	<u>Please widen the area between the interior drive and adjoining sidewalks to at least 6 feet to provide better protection for the trees.</u>
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	• 17 feet with a 7 foot wide sidewalk • 22 foot parallel spaces	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	No bay is more than 7 spaces	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		<u>Only single-sided parking areas are provided so only parking lot perimeter trees will be provided, but some will need to be in the islands separating the bays</u>
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		<u>See above</u>
All Categories				
C = A+B Total square footage of landscaped islands	$A + B = C \text{ SF}$	NA		<u>See above</u>
D = C/200 Number of canopy trees required	$C/200 = D \text{ Trees}$	None	Yes	
Parking Lot Perimeter Trees	• 1 Canopy tree per 35 lf • Sub-canopy trees can be used under overhead utility lines. • Perimeter within 20 feet of a building does not need to be included in the basis	7 trees	NA	1. <u>See discussion of Multifamily interior roadway trees above.</u> 2. <u>Multi-family unit canopy trees may be used to meet the parking lot perimeter requirements.</u>

Item	Required	Proposed	Meets Code	Comments
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (d)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. - Trees should not be planted within 5 feet of underground lines.	Please adjust the utility layout as required to provide room for the required trees.	TBD	1. Many more trees are required than are proposed, and the utility layout limits the area available for the required plantings. 2. <u>Please revise the utility layout to allow room for the required plantings, with the required spacing.</u>
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	None indicated	TBD	<u>Please landscape per requirement</u>
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	None indicated	TBD	<u>Please indicate groundcovers on landscape plan</u>
Snow deposit (LDM.2.q.)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	No	No	<u>Please show areas on landscape plan</u>
Transformers/Utility boxes (LDM 1.e from 1 through 5)	- A minimum of 2 ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	No utility boxes or utility box landscaping is shown	TBD	1. <u>Please show transformers and other utility boxes when their locations are determined.</u> 2. <u>If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.</u> 3. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)	Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line.	Underground detention is proposed so no detention basin landscaping is proposed	TBD	If above-ground detention is required, it must be landscaped per the requirements noted.

Item	Required	Proposed	Meets Code	Comments
	- Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for basin mix - Include seed mix details on landscape plan			
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		No plant list is given	No	Provide plant list on landscape plans.
Root type		No plant list is given	No	See above
Botanical and common names	- At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. - The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.	No plant list is provided	No	See above
Type and amount of lawn		No	No	<u>Need for final site plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Need for final site plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	- Label contour lines - Maximum 33% slope	No	No	<u>Provide detail on landscape plans if a</u>

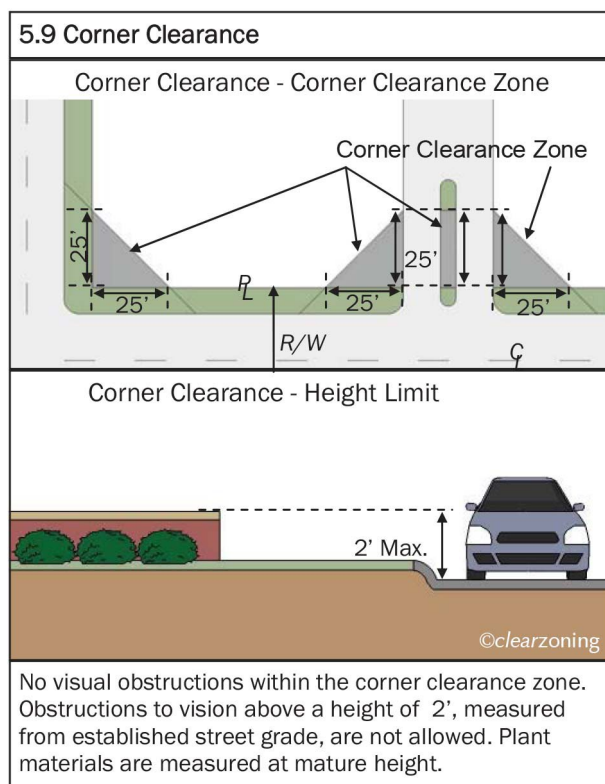
Item	Required	Proposed	Meets Code	Comments
	- Constructed of loam 6" top layer of topsoil			<u>berm is provided.</u>
Type of Ground Cover		No	No	<u>Indicate on cross section</u>
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	No	No	1. Show all utilities on landscape plan. 2. Space all trees appropriately from utility lines, poles and utility structures
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	- One retaining wall is proposed in the greenbelt and one is proposed along the south side of the property - TW/BW elevations are provided.	Yes	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer			TBD	<u>If walls are taller than 3 ½ feet, please have engineer design, sign and seal.</u>
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	- Provide intended date - Between Mar 15 – Nov 15	Between Mar 15 and November 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	- Include statement of intent to install and guarantee all materials for 2 years. - Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Miscellaneous Landscape Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	TBD	TBD	Please add note near property lines.
Irrigation plan	A fully automatic	No		1. <u>Please add an</u>

Item	Required	Proposed	Meets Code	Comments
(LDM 2.s.)	irrigation system and a method of draining is required with Final Site Plan			<u>irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> 2. The plan should meet the requirements listed at the end of this chart. 3. If xeriscaping is used, please provide information about plantings included.
Other information (LDM 2.u)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	None shown		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	- Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. - Refer to LDM section 11.b for more details	No plant list is provided	TBD	Include correct sizes on plant list.
Plant size credit (LDM11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	No plant list is provided	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	TBD	TBD	1. Clearly show any overhead lines on landscape plan. 2. If there are none, add a note stating that. 3. Use plants of appropriate size in proximity of those lines.
Collected or Transplanted trees (LDM 3.f)		None indicated		

Item	Required	Proposed	Meets Code	Comments
Nonliving Durable Material: Mulch (LDM 4)	- Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth - Specify natural color, finely shredded hardwood bark mulch. - Include in cost estimate. - Refer to section for additional information	No		<u>Include requirements in planting details and landscaping notes.</u>

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.



Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.

3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WOODLAND REVIEW



November 8, 2023

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

RE: Sakura East; JSP23-26
Woodland Review of PRO Concept Plan
MSG Project No. 2300844

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the "Sakura East PRO Plan" prepared by PEA Group dated October 10, 2023, stamped received by the City of Novi October 12, 2023 (Plan). The project site is located south of 11 Mile Road and west of Meadowbrook Road, Tax Parcel IDs 50-22-23-226-021 and -022, in Section 23 (Site). The Plan depicts the building of 52 rental townhomes and associated parking areas.

Published Data

Upon review of published resources, the Site appears to contain or immediately borders:

- ☐ City-regulated woodlands, as identified on the City of Novi Wetlands interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 1).

Permits and Regulatory Status

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	NO
Tree Replacement (Chapter 37, Section 37-8)	NO
Tree Protection (Fence) (Chapter 37, Section 37-9)	NO
Woodland Conservation Easement (Chapter 37-30 (e))	NO

Comments

The City of Novi Regulated Woodland Map indicates the property does not include a City-regulated woodland (Figure 1). Based on MSG's review of the arborist survey performed by Land Design Studio (Plan Sheets: L-3 "Tree Preservation Plan" and L-4 "Tree Survey") and a site visit performed by a MSG on November 6, 2023, MSG has determined this site should not be considered a City-regulated woodland. The parcel is mostly wooded; however, it is a very low quality forest. The site is almost completely dominated by buckthorn, a highly invasive tree species, with only a few quality trees interspersed at a low density, including sugar maple, crab apple, and little leaf linden. Site photos are included in this letter.

The site does not contain city-regulated trees. Trees regulated by Chapter 37 include those that are 8-inches or greater DBH (diameter at breast height, 4.5-feet above existing grade) located within a regulated woodland and any tree 36-inches or greater DBH, irrespective of whether it is located in a regulated woodland.

Due to the site not containing city-regulated trees, no tree replacement credits are required.

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

Sincerely,

The Mannik & Smith Group, Inc.



Keegan Mackin
Environmental Scientist



Douglas Repen, CDT
Project Manager
Certified Storm Water Management Operator

CC: James Hill, City of Novi Planner
Ian Hogg, City of Novi Planner
Heather Zeigler, City of Novi Planner
Barbara McBeth, City of Novi Planner
Angela Sosnowski, City of Novi Bond Coordinator
Diana Shanahan, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland. Approximate Site boundary is shown in red. Regulated Woodland areas are shown in green.



PHOTOGRAPHS





Photo 1: View of buckthorn scrub/shrub understory, facing east.



Photo 2: View of Tree 426 in wetland area, facing northwest.

WETLAND REVIEW



November 8, 2023

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

RE: Sakura East; JSP23-26
Wetland Review of PRO Concept Plan
MSG Project No. 2300844

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the "Sakura East PRO Plan" prepared by PEA Group dated October 10, 2023, stamped received by the City of Novi October 12, 2023 (Plan) and "Wetland Delineation Letter" prepared by Atwell dated September 16, 2019 (Report). The project site is located south of 11 Mile Road and west of Meadowbrook Road, Tax Parcel IDs 50-22-23-226-021 and -022, in Section 23 (Site). The Plan depicts the building of 52 rental townhomes and associated parking areas.

Published Data

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi Wetlands interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 1).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). See Comments section below.
- ☐ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (Figure 2). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies.
- ☐ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (Figure 2).

MSG Wetland Boundary Verification

The Plan and Report depict one wetland onsite that is 0.03 acres. MSG visited the Site on November 6, 2023 to evaluate the wetland limit lines depicted on the Sheet L-3 of the Plan. The observed conditions at the project site generally consisted of vacant, mostly wooded land. Wetland delineation markers (labeled pink ribbon) were observed that generally corresponded to the perimeter of Wetland 1. Wetland 1 was observed to be forested wetland. **MSG does not agree with the delineation of Wetlands 1 as depicted on the Plan and flagged in the field. Based on MSG's assessment of Site conditions, the boundaries of Wetland 1 should be extended up to the off-Site access road and include trees 423, 424, 436, and 437.**

Permits and Regulatory Status

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is MSG's opinion that Wetland 1 provides the functional characteristics of storm water storage capacity and/or wildlife habitat, and accordingly it meets the criteria for an essential wetland as noted above and is considered City-regulated wetland (Figure 1). The report states that Wetland 1 appears to meet the requirements for regulation by EGLE.

Based on available information, the following wetland-related items may be required for this project:

Item	Required / Not Required
Wetland Permit (specify Non-Minor or Minor)	May be required
Wetland Mitigation	Not required
Environmental Enhancement Plan	May be required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	May be required
Wetland Conservation Easement	Not required

Comments

1. EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river or isolated wetlands of 5-acres area or more. Therefore, EGLE jurisdiction may apply to Wetland 1. Based on aerial images Wetland appears to be within 500 feet of a pond to the west that is greater than 1 acre in size (Figure 2). The City requires compensatory wetland mitigation for regulated total impacts of 0.25-acre and greater; however, EGLE may require it for lesser impacts and typically does for commercial projects. EGLE is the final authority of the location and regulatory status of wetlands in Michigan. MSG recommends the client request a pre-application meeting with EGLE to determine the state jurisdictional status and mitigation requirements for each of the Site wetlands if the Plans change to impact Wetland 1.
2. A City Wetland permit cannot be issued for EGLE-regulated wetlands until EGLE has issued a wetland use permit. The applicant is advised both City and EGLE requirements would apply to a mitigation plan, if applicable.
3. **Wetland 1's boundaries must be adjusted to include the entirety of the wetland onsite.** The City of Novi requires the boundary lines of any watercourses or wetlands on the Site be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity.
4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffers/setback limit is 25 feet horizontal feet, regardless of grade change.

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

Sincerely,

The Mannik & Smith Group, Inc.


Keegan Mackin
Environmental Scientist


Douglas Repen, CDT
Project Manager
Certified Storm Water Management Operator

CC: James Hill, City of Novi Planner
Ian Hogg, City of Novi Planner
Heather Zeigler, City of Novi Planner
Barbara McBeth, City of Novi Planner
Angela Sosnowski, City of Novi Bond Coordinator
Diana Shanahan, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue.



2365 Haggerty Road South, Canton, Michigan 48188
Tel: 734.397.3100 Fax: 734.397.3131

Sakura East; JSP23-26
Wetland Review of PRO Concept Plan
MSG Project No. 2300844

Figure 2 EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red.

Wetlands Map Viewer



November 8, 2023

Part 303 Final Wetlands Inventory

Wetlands as identified on NWI and MIRIS maps

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

1:2,390

0 0.02 0.04 0.06 0.08 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific



2365 Haggerty Road South, Canton, Michigan 48188
Tel: 734.397.3100 Fax: 734.397.3131

Sakura East: JSP23-26
Wetland Review of PRO Concept Plan
MSG Project 2300844

PHOTOGRAPHS



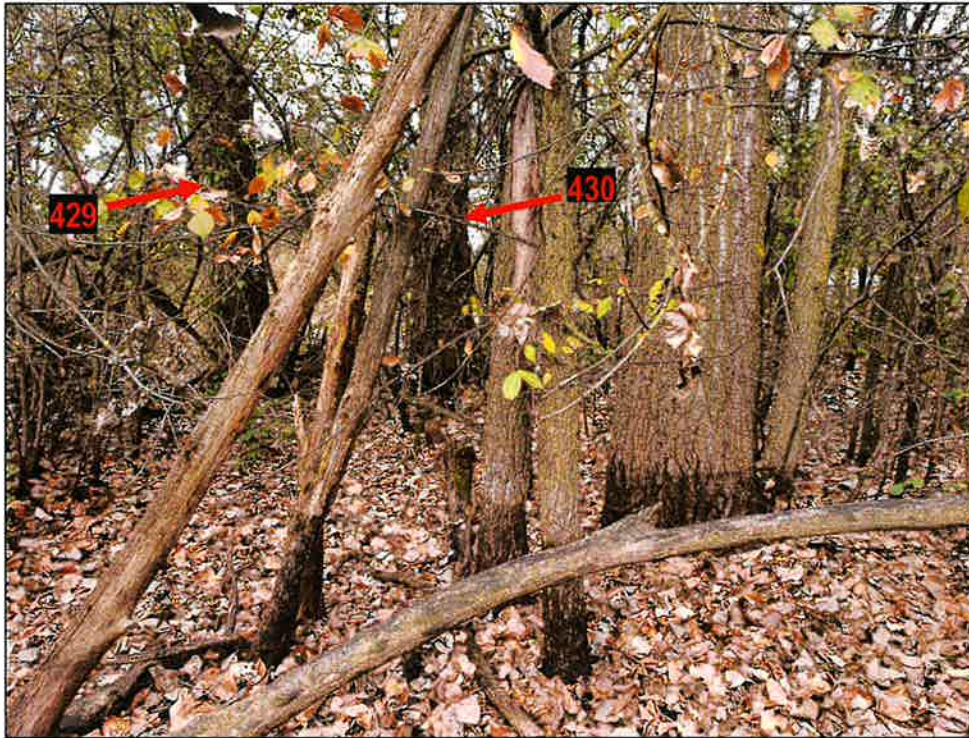


Photo 1: View of Wetland 1 with trees 430 and 429 outside of delineated wetland in background, facing west. Note water staining on tree 430.



Photo 2: View of wetland vegetation (reed canary grass and grey dogwood) outside of delineated wetland area near tree 436, facing north.



Photo 3: View of wetland vegetation directly outside of delineated wetland area, facing southeast.



Photo 4: View of wetland vegetation and water-stained buckthorn bushes directly outside of delineated wetland area, facing northeast.

TRAFFIC REVIEW



AECOM
39575 Lewis Dr
Novi
MI, 48377
USA
aecom.com

Project name:
JSP23-26 – Sakura East Initial PRO Concept
Traffic Review

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

From:
AECOM

Date:
October 31, 2023

CC:
Lindsay Bell, James Hill, Ian Hogg, Heather Zeigler,
Humna Anjum, Diana Shanahan, Adam Yako

Memo

Subject: JSP23-26 – Sakura East Initial PRO Concept Traffic Review

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

GENERAL COMMENTS

1. The applicant, Robertson Brothers Homes, is proposing 52, three-story rental townhomes on the east side of the proposed Sakura Way development (JSP22-09).
2. The development is located on the south side of Eleven Mile road, north of Grand River Avenue. Eleven Mile Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial) and the applicant is requesting a PRO for TC-1 (Town Center-1), as granted for Sakura Way.
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

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

ITE Code: 220 – Multifamily Housing (Low-Rise)
Development-specific Quantity: 52 Dwelling Units
Zoning Change: I-1 to TC-1 PRO

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	39	16	100	No
PM Peak-Hour Trips	27	17	100	No
Daily (One-Directional) Trips	409	N/A	750	No

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

Trip Impact Study Recommendation	
Type of Study:	Justification
Rezoning Traffic Impact Study (RTIS)	Proposed rezoning from I-1 to TC-1. The RTIS is submitted along with this traffic review, reviewed, and approved. Conclusion of RTIS: The results of the trip generation comparison indicate that the proposed PRO (52 townhomes) will generate less trips compared to the various build uses (General light industrial, manufacturing, general offices, and medical-dental offices) permitted under the existing zoning.

TRAFFIC REVIEW

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

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

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	Not indicated	Inconclusive	Provide in future submittals.
2	Driveway Width O Figure IX.3	24'	Met	Within range.
3	Driveway Taper O Figure IX.11			
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access O 11-194.a.19	2 access points	Partially Met	Show emergency access gate details in future submittals.
5	Driveway sight distance O Figure VIII-E	600'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	256' and 282'	Met	
6b	Opposite side O 11.216.d.1.e	282'	Met	
7	External coordination (Road agency)	N/A	-	
8	External Sidewalk Master Plan & EDM	Existing walk	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-J	Not indicated	Inconclusive	Indicate ramps at sidewalk along entrance.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	-	
12	Trash receptacle ZO 5.4.4	Curbside pickup, no dumpsters	Met	
13	Emergency Vehicle Access	Turning movements not provided	Inconclusive	Provide turning movements to show emergency vehicle access.
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Not dimensioned	Inconclusive	Provide dimensions of end islands in future submittals.
15b	Internal to parking bays	N/A	-	
16	Parking spaces ZO 5.2.12	19 as well as spaces in and in front of each garage		See Planning review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces in all parking bays	Met	
18	Parking space length ZO 5.3.2	18' and 23' parallel	Partially Met	17' standard space length measured to face-of-curb/walk with 4" height.
19	Parking space Width ZO 5.3.2	8' and 9'	Partially Met	Label width of parallel parking spaces.
20	Parking space front curb height ZO 5.3.2	4"	Met	
21	Accessible parking – number ADA	1	Met	
22	Accessible parking – size ADA	8' with 8' aisle	Met	
23	Number of Van-accessible space ADA	1	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	10 listed in table	Met	10 spaces required for 52 units.
24b	Location ZO 5.16.1	Not indicated	Inconclusive	Split between buildings, with a minimum of 2 per location.
24c	Clear path from Street ZO 5.16.1	Not indicated	Inconclusive	Provide a 6' clear path with ramps from every bike parking location to adjacent facilities.
24d	Height of rack ZO 5.16.5.B	Not indicated	Inconclusive	Provide 3' tall loop racks.
24e	Other (Covered / Layout) ZO 5.16.1			
25	Sidewalk – min 5' wide Master Plan	5' and 7' in front of parking	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated	Met	Include MDOT sidewalk ramp standard plan R-28 in future submittals.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
27	Sidewalk – distance back of curb EDM 7.4	Not indicated	Inconclusive	Provide in future submittals.
28	Cul-De-Sac O Figure VIII-F	N/A	-	
29	EyeBrow O Figure VIII-G	N/A	-	
30	Turnaround ZO 5.10	Not idimensioned	Inconclusive	Provide dimensions in future submittals.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Some indicated	Partially Met	Provide sizes for all proposed signs in future submittals.
33	Signing table: quantities and sizes	Indicated	Partially Met	Include sign sizes and MMUTCD sign code in table. The quantities do not match what is shown on the site plan.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Indicated	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Indicated	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Indicated	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings ADA	Not indicated	Inconclusive	Provide detail in future submittals.
42	Crosswalk pavement marking detail	Indicated	Met	
43	Any Other Comments:	Review locations of crosswalk signs, only shown in one direction.		

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

Memo

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

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



October 31, 2023

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

Façade Review Status Summary:

Approved - Section 9 Waiver Recommended

Re: **FACADE ORDINANCE REVIEW - Initial PRO Concept**
Sakura East (Residential Units), JSP23-26
Façade Region: 1, Zoning District: OSC & OS-1,

Dear Ms. McBeth;

The following Façade Review is based on the drawings dated 5/24/23 by 4545 Architecture for the “Matsu Split-Level” Townhomes, and the drawings dated 2/27/23 by Brian Neeper Architects for the “100 Series” Townhomes. The maximum and minimum percentage of façade materials required by the Ordinance is shown in the right-hand column. Materials in non-compliance, if any, are highlighted in **red**. The Sample Board required by Section 5.15.4.D of the Ordinance was provided in the form an 8.5”x11” colored illustration.

Matsu, Split-Level Townhomes Typical 5-Unit Building	Front	Rear	Right	Left	Ordinance Maximum (Minimum)
Brick	26%	33%	39%	39%	100% (30% Min)
Cement Fiber Siding (Footnotes 10 & 13)	44%	25%	58%	58%	50%
Asphalt Shingles (Footnote 14)	26%	32%	0%	0%	50%
Trim	4%	10%	3%	3%	15%

100 Series Townhomes Typical 5-Unit Building	Front	Rear	Right	Left	Ordinance Maximum (Minimum)
Brick	36%	42%	55%	55%	100% (30% Min)
Cement Fiber Siding (Footnotes 10 & 13)	39%	30%	41%	41%	50%
Asphalt Shingles (Footnote 14)	15%	22%	0%	0%	50%
Trim	10%	6%	4%	4%	15%

Façade Ordinance Section 5.15 - As shown above the percentage of Brick is below the minimum amount required on the front façade and the percentage of Cement Fiber Siding exceeds the maximum amount allowed on the right and left facades of the Matsu Split-Level Townhomes. In this case the deviations are minor in nature and do not adversely affect the aesthetic quality of the building. A Section 9 Waiver is therefore recommended for the underage of Brick (4%) and overage of Cement Fiber Siding (8%). The 100-Series Townhomes are in full compliance with the Façade Ordinance.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



October 18, 2023

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

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Justin Fischer

Brian Smith

Ericka Thomas

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Interim Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief

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

cityofnovi.org

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

RE: Sakura East

JSP23-26
PreApp #23-0013

Project Description:

Build a 10 building multi-tenant family structures off Eleven Mile Rd.

Comments:

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. **(D.C.S. Sec 11-194 (a)(20))**
- All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. **(Fire Prevention Ord.)**
- For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. **(D.C.S. Sec.11-68(a)(9))**

- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. **(D.C.S. Sec. 11-68 (f)(1)c.1)**
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(International Fire Code 912.2.1)**
- Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.
- Watermains, their sizes and fire hydrants shall be put on a site plan for review.

Recommendation:

Approved with Conditions

Sincerely,



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

cc: file

APPLICANT RESPONSE LETTERS



December 7, 2023

City of Novi
Planning Department

Re: Sakura East PRO Concept Plan Review Response Letter

Robertson Brothers Homes and Robert B. Aikens & Associates are pleased to present a PRO concept plan for properties located on the south side of 11 Mile, just east of the Sakura Novi project that we are currently jointly developing. Below are responses in blue to the review comments we received on November 8, 2023.

Robertson comments are in **bold blue**

1.

c. **AECOM's review of the submitted study notes that the change of use will generate fewer vehicle trips compared to possible development permitted under the current zoning.**

Noted

d. **The City's wetland consultant does not agree with the delineation of the wetland boundaries.**

We will work with the City's wetland consultant to establish the delineation of the wetland

e. **The rezoning sign will need to be posted in the location indicated no later than November 22nd if the public hearing is to be held on December 13, 2023.**

The sign was posted by the deadline date

2. **The applicant provided a request for certain deviations from TC-1 zoning standards. Development conditions could be included in the formal submittal that are more strict or limiting than would be permitted under the TC-1 district. Based on the information provided in the submittal, there are no use or size restrictions, or any other conditions presented that would provide an overall benefit to the public that would outweigh the detriments. See list of suggested conditions to be considered on page 11.**



We are requesting a PRO rezoning to permit only the plan and use proposed, which is a high-quality, residential rental townhome community as an additional phase to our Sakura Novi development. This would eliminate all other uses, including noxious land uses such as industrial development that is currently permitted by the existing zoning district. We are proposing to retain the small wetland at the southwest corner of the property, even though it is an orphaned wetland separated by a gravel access drive. The TC-1 district would allow 5-story 65' tall buildings and we are proposing to limit the height to 3-stories. We are happy to discuss additional conditions of a potential PRO Agreement during the planning commission and city council meetings.

3. The TC-1 District and the residential use proposed does not appear to be appropriate on this small parcel surrounded by Light Industrial zoning.

We respectfully disagree completely with this statement, as the area is improperly zoned per the City's Master Plan. Further the existing uses to the west, east and south are all non-industrial in nature and are better described as either open space or office. The small size of the parcel does not lend itself to usefulness as industrial property, and the brokers for both parcels are on the record stating that there has been no interest from industrial or office users for years and they do not expect that to change. The only viable path to effective and productive use of the site is residential.

4. The applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation. The density recommended on the Future Land Use Map for this area is 13.6 dwellings per acre, while the applicant is proposing 16.6 du/ac.

This comment is incorrect as the Sakura Novi development that we are currently constructing immediately to the west of the site has the same Future Land Use designation and includes the same exact product that we are proposing. Additionally, portions of the Sakura Novi development included the same industrial zoning category as the requested parcels. Further, residential is an allowable use within the Town Center Gateway and multifamily is a principal use within the TC-1 district, whereas industrial uses are specifically excluded from the Town Center Gateway area. The request is wholly consistent with the City of Novi's Master Plan.

The Town Center Area Study within the Master Plan (page 59) specifically calls for residential development including townhouses, and incorporating existing natural features such as wetlands to "create an attractive environment for pedestrian-scaled uses". The purpose of the Town Center Area, which our site is part of, is to include an attractive, mixed-use hub of activity. This would seem to counter the argument for continued use as vacant industrial zoned land, and additional rooftops will serve to strengthen the existing and future retail corridor.

5. Not more than double the number of rooms can be approved (cap of 228 rooms in this case). The applicant's room count is 260, which exceeds the permitted maximum



density of the TC-1 District. This could not be approved in the PRO. To permit any increase in additional rooms beyond 114, the Planning Commission must confirm the following:

- i. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
- ii. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. Staff does not consider the proposed use compatible with the adjacent land uses surrounding it. See below for additional discussion.*

We have been consistent that we believe that the use is consistent with and complementary to the changing dynamics of the area, spurred by Sakura Novi, as well as the Master Plan designation. We are willing to have a conversation regarding density, though we believe additional units will only help service the City's retail core in the Town Center area.

6. The PRO Plan does not propose any berms or alternative screening. Rezoning to residential will have impacts on the surrounding properties, which will now face additional scrutiny to develop, have certain uses prohibited, and new buffering requirements. At a minimum, the screening burden should be shouldered by the applicant, which is creating the non-compatibility.

We are happy to have conversations relating to setbacks, landscape screening and buffers once we can establish the appropriateness of the proposed residential use of the property. We believe that the City has desires for the area to continue to change over time to meet the Town Center vision in this area, and as such comments relating to buffers to future industrial development (which is discouraged by the Master Plan) seem misguided.

7. The applicant shall indicate areas of Usable Open Space that conform to the Ordinance definition:

A portion of the usable open space required will come from balconies as well as open space courtyards. The plan provided is a concept as we believe the discussion at this stage is for the appropriateness of the land use and density.

8. As the zoning requested is TC-1, the Eleven Mile sidewalk would need to be widened to meet the 12.5 foot requirement, or the applicant should request the deviation in the PRO Agreement. Additional access points from the development to the sidewalk along Eleven Mile should also be provided. Currently the only sidewalk connection proposed is on the east side of the entry drive.

We have proposed a sidewalk width that matches the existing sidewalk along 11 Mile, and this is a requested deviation for this PRO as it was also approved for Sakura Novi.



Due to grade along the frontage of 11 Mile, additional access points are a challenge but we will look for opportunities to increase connectivity as we believe this is important.

9. No development amenities are currently shown in the PRO plan.

The proposed development is an extension of the Sakura Novi development and will become part of the project, which has ample amenities such as an Asian themed pond and gardens and significant pedestrian refuge areas. The wetland complex between the two properties is an asset that provides significant visual open space connecting these phases of Sakura Novi. We would be happy to look for opportunities for amenities once the appropriateness of the proposed development is established.

10. The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.

We have reviewed the comments and many of the detailed comments such as open space and buffering items will be addressed once the conceptual plan has been approved.

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

1. General Goal: Quality and Variety of Housing

- a. The development proposes the required sidewalks along the public and private streets, as well as a walking path behind the units that connect to the development to the south. No other open space amenities appear to be proposed.

As mentioned above, we will work with the City on connectivity and amenities during the next stage of approvals.

2. General Goal: Community Identity

- a. The current proposed elevations are not compliant with Façade Ordinance standards and would require Section 9 waivers, which are minor and would be supported.

We are proposing to construct for-rent townhomes to match the approved architectural designs of the Sakura Novi development located immediately to the west of the site.

3. General Goal: Environmental Stewardship

- a. The small wetland area on the site is proposed to be preserved.



We will work with the City's environmental consultant to ensure the appropriate boundaries of the wetland.

c. The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.

We will provide the same energy-efficient buildings that are being constructed immediately to the west of the site at our Sakura Novi development. We will also provide electric vehicle charging stations and will seek opportunities for best practice design for site elements.

4. General Goal: Infrastructure

a. Provide and maintain adequate water and sewer service for the City's needs.

Please refer to the Engineering memo.

We have noted the Engineering is supportive at this time.

b. The traffic study indicates that the surrounding road network would not be significantly impacted by the proposed development.

Agreed. Fleis & Vandenbrink has provided a memo dated September 8, 2023 to this effect.

5. General Goal: Economic Development / Community Identity

a. Please refer to comments about compatibility with surrounding development earlier in this review.

As noted above, we believe that Novi envisions this area as part of its Town Center Area to transform into a mixed-use hub of activity, and not continue the status quo of underutilized industrial land uses. We fully disagree that the proposed request for residential use (which is permitted within the future land use designation) is inappropriate, and is in fact what the City had planned for in the Master Plan for the TC Gateway area, where rooftops with foot traffic will feed the retail and service areas. The industrial properties are incompatible with the City's own vision.

We look forward to continuing the conversation regarding the appropriateness of the request with the Planning Commission and City Council. Thank you.

Respectfully,

Tim Loughrin | Director of Land Acquisition
Robertson Brothers Homes, representing Sakura Novi
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com



December 6, 2023

City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Parcel 22-23-226-021
[no address] 11 Mile Road
Novi, MI 48375

To Whom It May Concern:

Gerdome Realty & Investment represents the Stoychoff family in the sale of a parcel of land on 11 Mile Road, just east of the Novi Town Center. We have been marketing the property for 2 years; however, the parcel has been vacant and available for many years. There has been a complete lack of interest in purchasing from industrial users thus far. The I-1 (Light Industrial 1) zoning designation is not appropriate for the site. The city's master plan even recognizes this fact with a future land use designation of TC Gateway. Moreover, the site is removed from the retail core of the Novi Town Center area, making it unattractive for retail investment. Finally, the office market is forecasted to struggle for many years to come, due to shifts in office space needs since the pandemic, so added office use does not make sense for the land.

The only serious interest in the property has been from Robertson Homes, which intends to use the land to extend the residential portion of the Sakura Novi development (located immediately to the west of this site). There is a need for housing, and added residential will support the retail components of Novi Town Center and Sakura Novi; therefore, residential is the only land use that makes sense for the property.

The seller wants to move on from the property and believes that the Robertson proposal is the best use of the land. The area is changing for the better, and increased residential will be beneficial for the area and the city as a whole.

We welcome questions or comments regarding this matter. We can be reached at 248.242.6766.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tjader TS Gerdome', written over a horizontal line.

Tjader TS Gerdome
President

Michael Murphy
Vice President



Brian J. Gargaro

37637 Five Mile Road, Suite 214 • Livonia, Michigan 48154

Office: (734) 207-2020 • Cell: (734) 355-0616

Email: bgargaro@foresiteproperties.com • Web: foresiteproperties.com

December 4, 2023

City Of Novi Planning Commission

Re: Roberts Property - 1.75 acres 11 Mile Rd

Dear Planning Commission Members,

I am the real estate agent representing the Roberts property located on 11 Mile Road, west of Meadowbrook. This property has been listed and actively marketed since February 2017. With almost 7 years of continuous exposure to the market I can confirm that the property has had no serious interest for development as an Industrial use (which is the current zoning). In fact, the only serious inquiries have come from residential developers and especially from Robertson Homes, which intends to build upon the anticipated success of the Sakura Novi development.

I believe that the parcel's current industrial zoning may be obsolete given the location of the property versus the many other competing industrial sites but especially because the market seems to be indicating that the highest and best use would be that which more closely complements the current retail/commercial nature of the surrounding area. In my opinion, the most logical land use would be a residential use to provide local, convenient and strategically located housing for new residents which would naturally provide additional consumers and labor supply in service to this commercial core of the city.

I am aware that the Master Plan calls for TC Gateway, which I understand is the same as the Sakura Novi development. I see no good reason why the subject site should not be tied in with the Sakura development, zoned accordingly and thereby fall in line with the City's Master Plan.

It is important to note that the Seller has a reasonable expectation for a path to utilization of the property. The site has been listed for almost 7 years and the only serious interest has come from the current developer. It is a reasonable request to match the use and density of the residential portion of the Sakura Novi project, which is only separated from our property by a city owned natural wetland complex. By not considering a residential use for the property, which is the most logical land use considering the changing character of the immediate area and the market feedback give over the past several years, I feel the site will be challenged for many more years to come.

On behalf of Mr. Roberts, I hope that you will finally support moving this project forward.

Sincerely,
FORESITE PROPERTIES

A handwritten signature in black ink, appearing to read "B. Gargaro", with a stylized, cursive script.

Brian Gargaro

REZONING TRAFFIC IMPACT STUDY

MEMO

VIA EMAIL tloughrin@robertsonhomes.com

To: **Tim Loughrin**
Robertson Brothers Homes

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

Date: **September 8, 2023**

Re: **Proposed Sakura East Residential Development**
Novi, Michigan
Rezoning Traffic Study

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for a proposed residential development in the City of Novi, Michigan. The project site is located adjacent to the south side of Eleven Mile Road, approximately $\frac{1}{4}$ west of the Meadowbrook Road intersection in Novi, Michigan, as shown in **Figure 1**. The proposed development is located on approximately 3.5 acres that is undeveloped and will include construction of 52 Townhome units. As part of this development project, the subject property is proposed to be rezoned from the existing I-1 (Light Industrial) to Planned Rezoning Overlay (PRO) with underlying TC-1 (Town Center-1) zoning.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

This RTIS was performed in accordance with the requirements outlined in the *City of Novi Site Plan and Development Manual*. Included in this RTIS are background information, description of the requested use, trip generation analysis, and available traffic counts within one mile of the subject property. Sources of data for this study include MDOT, Southeast Michigan Council of Governments (SEMCOG), and ITE.

BACKGROUND INFORMATION

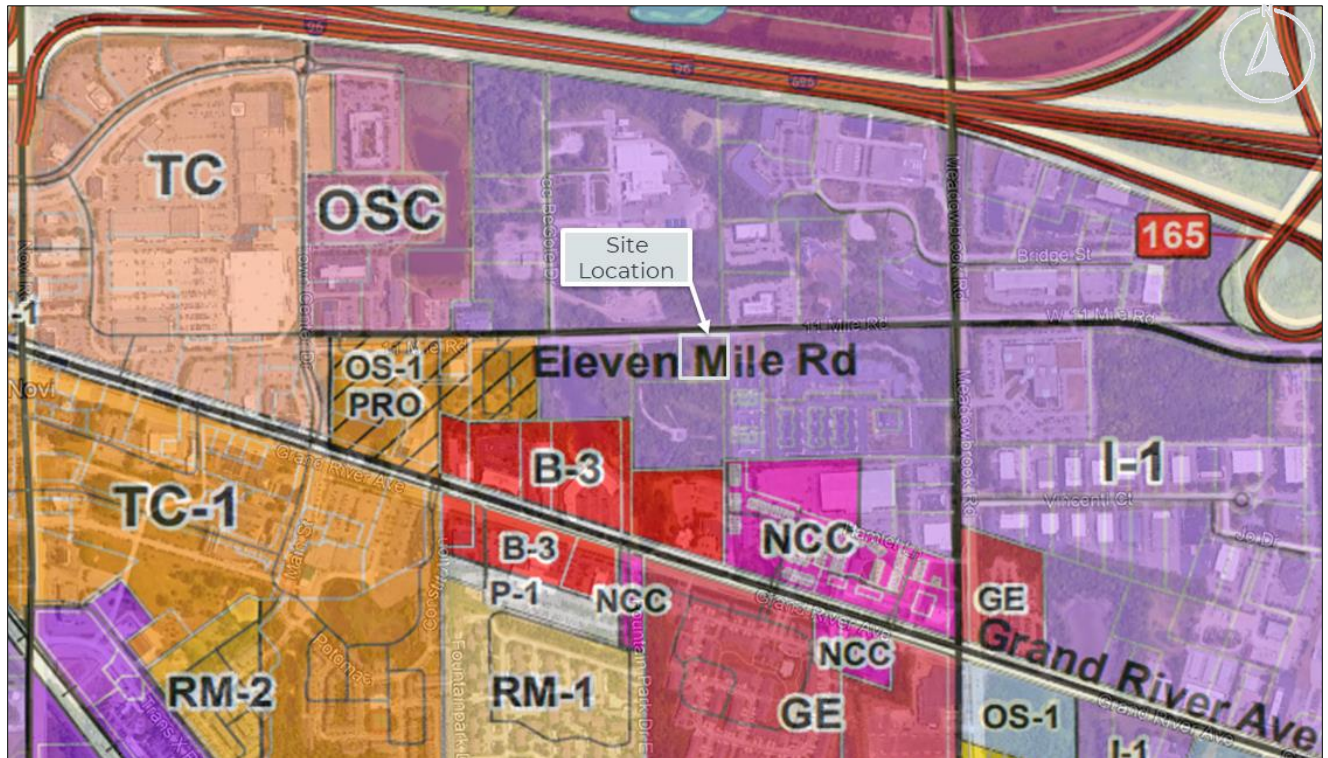
The project site is located adjacent to the south side of Eleven Mile Road, approximately ¼ west of the Meadowbrook Road intersection in Novi, Michigan. Site access is proposed via one driveway on Eleven-Mile Road and shared access with the development east of the site. Eleven Mile Road runs generally in the east and west directions and is under the jurisdiction of the City of Novi. Additional roadway information¹ is summarized in the table below and attached.

TABLE 1: ROADWAY INFORMATION

Roadway Segment	Eleven Mile Road (Town Center Drive to Meadowbrook Road)
Number of Lanes	3 (1-lane each direction and TWLTL)
Functional Classification	Major Collector
Posted Speed Limit	35 mph
Traffic Volumes (MDOT 2022)	4,346 AADT
Short Range Transportation Improvement Projects	None
Long Range Transportation Improvement Projects	None

The project site is located on the south side of Eleven Mile Road, north of Grand River Avenue, and currently zoned as I-1 (Light Industrial). Adjacent to the east side of the project site are several small offices and small businesses. The remaining property adjacent to the site is currently undeveloped. The adjacent land uses and existing zoning are shown on **Figures 2 and 3**.

FIGURE 2: EXISTING ZONING MAP



¹ Source: Southeast Michigan Council of Governments (SEMCOG)

FIGURE 3: ADJACENT LAND USE MAP



DESCRIPTION OF REQUESTED USE

The proposed project includes the development of 52 townhome units. The proposed development is located on approximately 3.5 acres of undeveloped property. As part of this development project, the subject property is proposed to be rezoned from the existing I-1 (Light Industrial) to Planned Rezoning Overlay (PRO) with underlying TC-1 (Town Center-1) zoning.

TABLE 2: ROADWAY INFORMATION

PROJECT SUMMARY	SAKURA EAST
PROJECT TYPE	Residential
UNIT TYPE	Townhomes
NUMBER OF UNITS	52
LAND AREA	3.5 Acres
EXISTING ZONING	I-1 (Light Industrial)
PROPOSED ZONING	PRO (TC-1)
PROJECT PHASING	None
FUTURE EXPANSION	None

TRIP GENERATION

A trip generation comparison was performed to evaluate the maximum potential development plan under the existing I-1 zoning, as compared to the proposed PRO site plan. The City of Novi Zoning Ordinance describes the land uses permitted by-right under the existing I-1 zoning. In order to determine the maximum site trip generation potential under the existing and the planned rezoning overlay (PRO), the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 11th Edition.

The Ordinance definition of uses permitted under I-1 zoning includes several categories: general light industrial, manufacturing warehousing, medical and general offices, and veterinary clinics. Review of the corresponding ITE land use descriptions indicates that General Light Industrial (LUC 110), Manufacturing (LUC 140), General Office (LUC 710), and Medical-Dental Office (LUC 720) uses best match the uses defined by Ordinance and the size of site parcel. The maximum trip generation potential of the subject site was forecast for the existing I-1 zoning and was compared to the projected trips generated by the proposed development. The trip generation forecasts are shown in **Table 3**.

TABLE 3: TRIP GENERATION COMPARISON

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (I-1)	General Light Industrial	110	83,400	SF	364	54	7	61	5	30	35
	Manufacturing	140	83,400	SF	516	46	14	60	17	38	55
	General Office Building	710	30,000	SF	407	52	7	59	10	51	61
	Medical-Dental Office Building	720	30,000	SF	1,181	65	17	82	36	83	119
	<i>Max for Existing Zoning (I-1)</i>				1,181	65	17	82	36	83	119
Proposed PRO	Single-Family Attached Housing	215	52	DU	346	5	16	21	16	11	27
Difference					-835	-60	-1	-61	-20	-72	-92

CONCLUSIONS

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

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



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

Julie M. Kroll

Digitally signed by Julie M. Kroll

Date: 2023.09.08 12:25:55
-04'00'

Attached: Site Concept Plan
Traffic Volume Data
SEMCOG Roadway Data



Site Data:	
Gross Site Area:	3.50 Ac.
Less ROW:	0.37 Ac.
Net Site Area:	3.13 Ac.
Proposed Units:	52 Units
1 Car Townhomes:	31 Units
2 Car Townhomes:	21 Units
Proposed Density:	16.61 Du. / Ac.
Building Setbacks:	
Front Yard:	27' min.
Side Yard:	14' min.
Building Separation:	15' min.
Parking:	
1 Car Garages:	31 spaces
2 Car Garages:	42 spaces
Apron Parking:	31 spaces
Guest Parking:	16 spaces
Parking Distribution:	2.31 spaces / Du.
Road Width:	24'
Road Length:	1,025 LF
Road Length per Unit:	19.71 LF / Du.

Site Plan Rendering

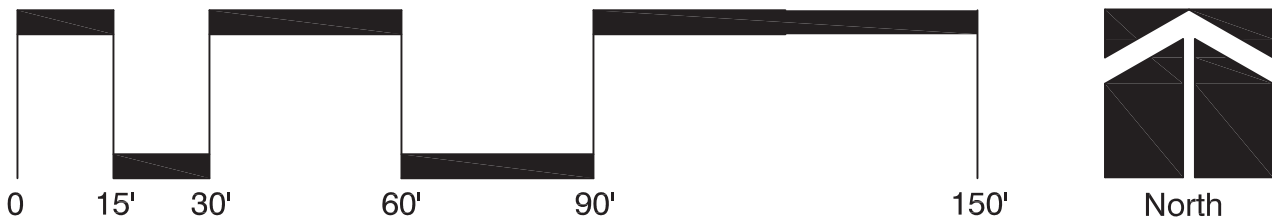
Sakura East
Novi, Michigan
Robertson Brothers Homes

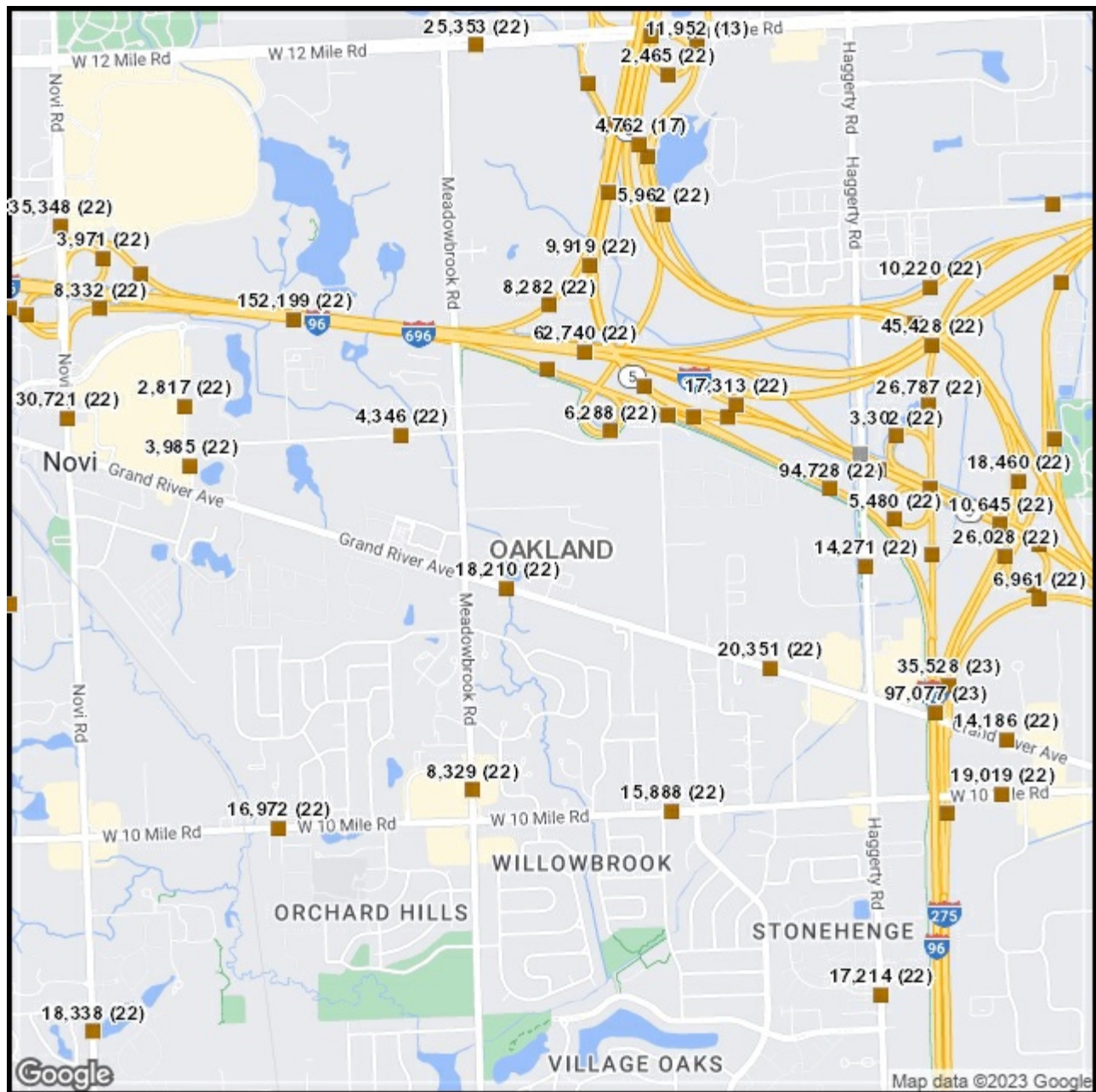
June 2023



Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968





TCDS Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM
- Inactive Location
- State Owned



9/8/2023

Crash and Road Data

Road Segment Report

11 Mile Rd W, (PR Number 657010)

From:	Town Center Dr 0.000 BMP
To:	Meadowbrook Rd 0.707 EMP
Jurisdiction:	City
FALINK ID:	2121
Community:	City of Novi
County:	Oakland
Functional Class:	5 - Major Collector
Direction:	1 Way
Length:	0.707 miles
Number of Lanes:	3
Posted Speed:	0 (source:)
Route Classification:	Not a route

Annual Crash Average 2017-2

2021:

Traffic Volume (2016)*: 4,100 (Observed AADT)

Pavement Type (2021): Asphalt

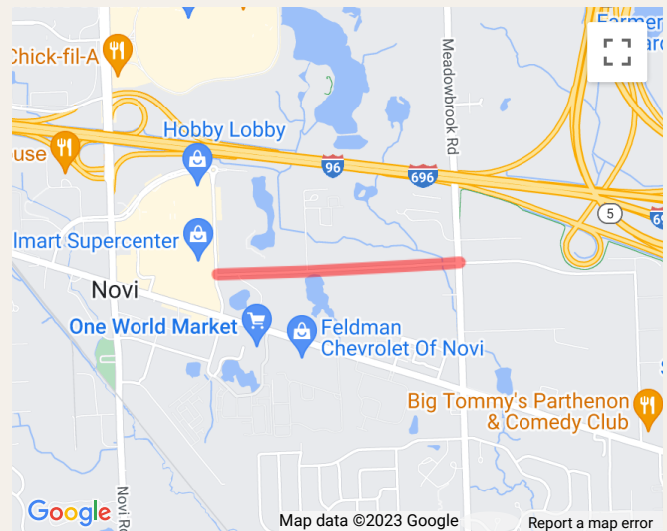
Pavement Rating (2021): Fair

Short Range (TIP) Projects: No TIP projects for this segment.

Long Range (RTP) Projects: No long-range projects for this segment.

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

Street View



**PLANNING COMMISSION MINUTES - EXCERPT
DECEMBER 13, 2023**



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

December 13, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barb McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ian Hogg, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the December 13, 2023 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE DECEMBER 13, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 7-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner Barb McBeth introduced new Planner Ian Hogg. Ian has been with the City since July. He recently graduated from Wayne State University with a Master's degree in Planning and he is wrapping up his tenure with us on December 21st.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda – Removals and Approvals.

PUBLIC HEARINGS

1. SAKURA EAST PRO JZ23-41 WITH REZONING 18.743

Public hearing at the request of Sakura Novi LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 52-unit multiple-family townhome development.

Senior Planner Lindsay Bell relayed the applicant is proposing to rezone approximately 3.5 acres south of Eleven Mile Road, to the west of Meadowbrook Road, utilizing the Planned Rezoning Overlay (PRO) option. The existing development to the east is largely office developments, with some vacant parcels to the west. The City's public works and police training facility is to the north, and a Verizon cell tower is located on the property to the south.

The current zoning of the property is I-1 Light Industrial as are the properties surrounding the site.

The Future Land Use Map identifies this property and those around it in red hatch as TC Gateway, which would be consistent with the Gateway East zoning district. East of the site is planned for Industrial Research Development and Technology, and to the north is public facilities.

The natural features map shows there is a small wetland area in the southwest corner of the site. The wetland survey provided by the applicant confirms this feature, however the City's wetland consultant has recommended the boundaries be re-evaluated as the wetland appears to extend a little further north than was previously delineated.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the whole property to TC-1 Town Center 1. The initial PRO plan shows a total of 52 attached townhome units on the site. The development is accessed by one entrance off Eleven Mile Road. A secondary emergency access drive to the office development to the east is shown. Parking is provided in garages, on garage aprons, and a few small bays of guest surface parking.

The applicant has stated they chose the TC-1 district to be consistent with the Sakura Novi development that is under construction to the west. They state that this project is an extension of Sakura Novi, and the future residents would be able to enjoy the amenities that the larger project offers. Between this site and Sakura Novi there is a 7-acre parcel of land owned by the City which is largely occupied by a wetland. There is an existing sidewalk along Eleven Mile Road, but the distance between the nearest entrances is over 1,000 feet.

Rezoning to the TC-1 category would permit the use proposed, however that zoning district is not in compliance with the current Master Plan designation as TC Gateway. The corresponding Gateway East district is intended as a transitional zoning into the Town Center area, allowing office, retail, financial, and restaurant uses as principle permitted uses. Residential uses are only permitted under the Special Development Option, which requires a minimum parcel size of 5 acres, and has requirements for buffers and screening between uses.

The applicant has not proposed public benefits or more strict conditions with this submittal, which are required to be eligible for the PRO process. These will need to be more clearly defined if this proposal moves forward.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, as mentioned the zoning district indicated does not match the Future Land Use map guidance. Staff has concerns with the proposed use's compatibility and buffering from the adjacent uses that will remain I-1 Light Industrial. In addition, the proposed change might be considered spot zoning.

Being adjacent to a residential development will require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners. Certain uses that were considered principal permitted become Special Land Use when adjacent to residential uses, and other uses are

simply not permitted in the I-1 district when adjacent to residential uses. I-1 landowners would also be responsible for providing the 10-15 foot berm that is required to separate such uses unless sufficient screening and buffering is provided on the proposed site.

Another big issue is the number of rooms proposed is more than can be approved on the site within the PRO process as it exceeds the permitted density of the TC-1 District. The Town Center districts also require development amenities to be provided, which have not been proposed at this time. Landscaping also notes a significant deficiency in the multifamily unit trees provided, as well as some deficiencies in interior drive trees.

The Traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to a Light Industrial development. Engineering notes there is capacity for the water and sewer demands for the proposed use, and stormwater detention is to be provided in underground systems. The buildings proposed have the same facades as were previously approved for Sakura Novi.

This initial public hearing is an opportunity for the members of the Planning Commission to hear public comments, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal.

In order to be eligible, the applicant must propose clearly identified site-specific conditions relating to the proposed improvements that, (1) are more strict or limiting than the regulations that would apply under the proposed new zoning district (in this case the TC-1 District regulations), and (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.

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

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

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

The applicant, Tim Loughrin from Robertson Brothers, as well as others on his team, are here representing the project. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Tim Loughrin, Robertson Brothers Homes, 6905 Telegraph Road, Bloomfield, relayed with him is Robertson President Jim Clarke and Robertson COO Darian Neubecker. Scott Aikens, partner on Sakura, could not attend.

Mr. Loughrin relayed that Robertson Brothers has completed several developments in Novi over the past few years and he personally has been in front of the Planning Commission a few times. He has a lot of respect for staff, they have worked very closely and tackled a lot of issues together, however he respectfully disagrees with staff on several points here.

Tonight, the fundamental question is should the status quo continue or should the Master Plan and the Town Center Gateway plan be implemented.

Mr. Loughrin requested his presentation be shown on the screen and relayed he would like to start out with the question of why residential. A couple of brokers who represent the land sellers are present to

speak during the public comment and they have a lot to say about why residential at the site.

Industrial and manufacturing uses really are best suited when they're in industrial centers outside of the city's core, and this site really is the city's core. The city has identified this in the Master Plan as being part of the Town Center Gateway area. An industrial site is much better suited to an industrial area far away from a core like that. Robertson Brothers believes residential is warranted here, there is existing residential in the area. Of course, Robertson is building the Sakura Novi project right now, literally right down the street. Office use is suboptimal and there have been shifts due to COVID with a lot of data on this. Very few office buildings are being built, it's over saturated as it is. There is actually an office vacancy rate of 23% in Southeast Michigan right now. It will take a long time for office to come back, if ever. This site is not conducive to office use because of that alone. Looking down I-275, there is over 1,000,000 vacant square feet of office just in that area. So obviously office is not a valid use either and just the cost to build new office can't be justified with suburban rents.

Rooftops are very important to a downtown area. You want to see rooftops in your area. You want people to come in and visit your retail centers. You plan this in your Master Plan. This justifies the change in land use to residential. There are restaurant and retail uses nearby. Now those typically don't go mid-block, this site is considered mid-block. It really wouldn't be conducive to a restaurant because it doesn't have that much traffic. It certainly is conducive to having residential, that will then feed the retail and restaurant uses, which of course are being built in Sakura, but are also elsewhere in Novi and it's just going to be more pump based on your area plans.

Lastly, the Town Center district specifically calls for residential development, including specifically townhomes, to create that mixed-use hub of activity. What is needed here is people. Counter to the argument for continued use of vacant industrial zoned land is rooftops. It'll strengthen the future retail corridor. Industrial is not going to do that or help in the Gateway Center. Page 49 of the Master Plan states that it assumes 50% of the vacant land in the Town Center Gateway area was assumed to be residential. Robertson looks at the Master Plan and sees it a lot different than staff for several reasons. The Master Plan calls out specifically missing middle, it doesn't call out high rises, it doesn't call out single family, it calls out exactly what is being proposed which are residential townhomes.

Touching on the site plan, Mr. Loughrin wants to stress that this is a concept plan, and he is aware there are deficiencies in landscape and in open space, and he certainly will work with staff and is familiar with the process. The fundamental question of should this property be industrial or do you want to see more rooftops to feed the retail needs to be resolved. Again, this plan is not fully vetted. Certainly, there will be open space and amenities inside. This is an extension of Sakura Novi. In fact, Robertson views this as the final phase of Sakura Novi and believes had they come with this parcel as part of Sakura Novi it probably would have received approval at that time as it just makes sense to put this all as one project. Regarding the site data, it is 3 1/2 acres gross with 52 units being proposed, essentially the same units being built right now at Sakura Novi.

The site context shows a lot of existing retail. It shows some burgeoning areas, such as Sakura Novi, which will change the face of this area, and a lot of areas for growth. A lot of areas are already planned to be filled in, and a lot of areas don't have plans on the drawing board right now but are specifically envisioned in the Master Plan, and Mr. Loughrin would argue that in the future will develop into more mixed-use type of development similar to what is being discussed today. The overall context really shows the importance of the parcel and the general vicinity of the Town Center Gateway area, but also that it is growing and will continue to grow.

The focus on the water feature, which is the city of Novi wetland complex, is not too dissimilar from the wetland feature being built right now in Sakura Novi and will be a fantastic amenity. Having that visual open space, that water feature, is the connector here. There are basically views from both sides of Sakura Novi and this final phase of Sakura. It is not unheard of to have a project that is centered around a water feature as being proposed here connected by a beautiful open space area.

Robertson is investing a lot of money in Sakura Novi and wants to invest more in this area. They believe in this area and that this is a logical final phase of Sakura. They have talked to the property management company for the Sakura project, KMG Prestige, who agree this would be a fantastic addition to the

development. KMG Prestige has no issues whatsoever with incorporating this additional land into the project and thinks that it fits in perfectly. This is how the development team looks at it as well, which is different than what staff is looking at, but Mr. Loughrin believes he is really looking at the future of Novi, not existing zoning, which just does not make sense for industrial.

The zoning map does show the property as industrial, but the bottom of the Master Plan clearly and squarely houses in the Town Center Gateway area. It's the exact same Master Plan designation that Robertson came to the Planning Commission a few years ago now to discuss the Sakura Novi project. It made sense at the time and obviously it will be great for that project to develop with a residential component of mixed-use development. It is an important fact that Sakura East is in the exact same Master Plan designation as Sakura Novi and Mr. Loughrin hopes the city leaders can agree to that. Mr. Loughrin is a Planning Commissioner as well and knows what Commissioners need to juggle with as decisions are being made, the kind of gray areas, and what makes sense for the overall city as a whole.

Mr. Loughrin addressed a slide shown to point out his understanding of a potential ring road. There is nothing imminent, but he has seen a number of plans that show a potential ring road in this area. Robertson would fine with it being built or not, what's important is that a ring road would not be placed through the middle of an industrial center. A ring road is typically placed to draw into a core development area and basically this proposed ring road is right next to the Sakura parcel, in one case it's directly next to and the other one it's a little bit farther to the east, so proposed for either side of the wetland. It would not make any sense to have an industrial complex around your ring road. It appears the proposed plan is trying to provide for future growth to really create a nice Town Center area, so that was important to Robertson when going through the Master Plan.

As a quick project summary, the parcel is just over 3 acres, with about 16 units per acre. Robertson is proposing a TC-1 PRO, again the Master Plan designation is Town Center Gateway. Fifty-two townhomes are proposed, Sakura Novi has up to 132 townhomes allowed, and as mentioned, Sakura East will have the exact same elevation as Sakura Novi. It's a missing middle rental townhome, with attached one and two car garages. Nobody lives on top of each other. They aren't typical garden apartments. They are townhomes, with first floor garage with entry, second floor livable area with kitchen, dining, and great room, and then third floor bedrooms. Robertson builds a lot of these, and they are very successful. They know what they're doing, and Mr. Loughrin thinks it is something that's going to be very attractive in the area. Unit sizes are about 1,300 to 1,600 square feet and there will be about just over a third of the site as open space.

So just a few of the highlights, Robertson is really working to fill a housing need. There is a housing need regionally, Mr. Loughrin thinks it's even more amplified in Novi in this area particularly. Honestly Robertson has no clue why you'd want to have industrial here. It makes all the sense in the world for residential and Robertson sees that as an opportunity to fill that need and build on the mixed-use area that exists here. The planned land uses don't fit in with that mixed-use, Mr. Loughrin pointed out in fact industrial doesn't fit, it's not even an allowable use in the current Master Plan designation. Again, high quality residential townhomes are proposed, with productive use of land, the city's core, walkable inviting community, and Robertson believes it's an appropriate continuation of Sakura Novi. Mr. Loughrin knows the Planning Commission may disagree with Robertson and that's fine, it's understood cities make their own decisions. It was important for Robertson to come here and present their case as they believe that this is something that will be better for the entire community.

Mr. Loughrin presented a few of the elevations from Sakura Nova marketing exhibits. They have rich detail. Robertson is very happy and very proud of how these have turned out and thinks they have a beautiful aesthetic. There are Asian themes throughout and the mixed-use that Robert Aikens is doing off Grand River, again, bringing everything together and tying it in as a full mixed-use corridor. Mr. Loughrin presented the floor plans, one plan has a one-car garage attached, the other has a two-car garage attached. There is what Robertson calls a zoom room down on the first floor which has been very popular, just sort of like a getaway kind of room at the first floor on both units. It's a very open second floor plan, with a dining, living, and kitchen area and then the bedrooms on the top floor, which would either be a two or three bedroom unit that can be selected.

Mr. Loughrin appreciates the Planning Commission's time and is happy to answer any questions. He feels it is very important for Robertson to come here and have this conversation about the future of Novi.

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

Dorothy Duchesneau, 125 Henning and 1191 South Lake Drive, relayed from reading the notes in the packet it seems the concept plans were submitted to staff in July 2023 under the new PRO rules. The papers showed that the request was made by Sakura Novi LLC. Later it shows up as Sakura Novi Residential LLC, and on page 36 of tonight's packet, the wording is Robertson Brothers Homes and Robert Aikens and Associates are pleased to submit a PRO concept plan.

One of the city findings was that the TC-1 District and the residential use is not appropriate or compatible for this small parcel. It's surrounded by Light Industrial. Ms. Duchesneau pondered what is the city going to do to protect the rights of the existing neighbors who have made their plans around their I-1 zoning. From past proposals she has followed, having residential next to your property changes all the rules. A rezoning will immediately affect those neighbors' own future plans. Master Plans may not be in stone, but they exist for reasons.

Future plans the city has for roads in this area must also be taken into consideration. We need to look beyond those four edges of just this property's borders. As a city, we don't need to be in a hurry to build out to 100%. We are almost there anyway.

Other than the proposed sidewalk along Eleven Mile, no other benefits are mentioned. In fact, in Robertson Brothers reply, they state they are an extension of the Sakura Novi Development and will become part of that project, which has ample amenities. It doesn't sound like the new renters are going to get much, nor will the city get anything more than what has already been negotiated for from the original Sakura Novi Pro.

When Sakura Novi was proposed, Ms. Duchesneau thought the City had rejected their proposal of Phase III in this location. This project seems to want to revive Phase III in the same location that it was rejected before. This seems more like an attempt to rewrite the original Sakura Novi Pro agreement with the City. PRO's need to bring benefits. Novi has limited open land; we can afford to be picky.

Mike Duchesneau, 1191 South Lake Drive, relayed this Sakura proposal first showed up to the Master Plan and Zoning Committee in late 2019. It was followed up with an appearance at the Planning Commission a couple of months later, and the Commission sent it back to the developer for refinement. In those meetings, this proposal was nixed. It was basically viewed as not inclusive, not contiguous. Novi owns the property between the proposed developments and was not willing to sell it to the developer. Mr. Duchesneau was in attendance at the previous meetings with previous Council Commissioners Farrell, Gronachan and Maday. So that's how far back this proposal goes.

Mr. Duchesneau supported Sakura back then. He thought it was an excellent idea, loved the Asian theme, loved the partnership with One World Market, and loved the partnership with the City of Novi Library to provide Asian themed books and a reading room and those things have disappeared from the Sakura proposal.

Today, we heard that this area is industrial. But, no it isn't. Look at the properties to the east of this – there is office space, dentist and lawyer space, there is no industry, it's all offices. To the north, same thing, it's all offices. So, we heard we don't want industry, but the I-1 district can and will be office space.

When you look at the PRO requirements, which Mr. Duchesneau has followed several PRO projects throughout the city, this proposal has no benefits other than the rezoning. It's a simple rezoning request. It is not a PRO request because other than the reduced traffic, which is a biggie, there are no PRO benefits.

Brian Gargaro, Real Estate agent representing Michael Roberts, the owner of the east half of the subject property, relayed this property has been listed and on the market since February 2017. It's almost seven years of continuous exposure to the market. There has been no serious interest in the development of any industrial uses and for that matter, any other commercial type uses, restaurants, retail office buildings. As for Mr. Loughrin's point, the office space to the east has a 30% vacancy. Across the street they are almost at 34%. Mr. Gargaro does not see industrial happening there anymore. That property, that whole strip, would have filled in as industrial if there was a market for it over these past many, many years.

So based on the market feedback, which is sometimes the market is the best teacher of land use, Mr. Gargaro does not see industrial happening there anymore. In fact, the only serious inquiries he has had are from residential type builders of which the applicant is one who has spent time, money, and a lot of study to try to make this work within their existing Sakura Novi development. The parcel falls within that TC Gateway and the intent was good on the Master Plan. It is Mr. Gargaro's understanding that TC-1 is the same zoning under which Robertson is currently developing the Sakura Novi project. It makes good sense. It seems consistent and compatible with the Future Land Use plan. It's going to provide more local onsite captive customers for the all the pre-existing retail and commercial establishments that are already in the area. It's a symbiotic thing, good for all parties. Mr. Gargaro does not see what's wrong but knows there are some subtleties in the zoning laws that might make it TC-1 versus whatever, but the concept makes a lot of sense.

This property has been on the market and has been vacant forever. The last remaining industrial site is Echo Tool, which is probably going to be gone in 10 years. Mr. Gargaro has not had anyone who wants to do industrial there and after all this time, we've got a piece of vacant land that's currently adding nothing to the community. The only guy who has benefited from the property is the guy that's been cutting the lawn there for many years. After seven long years, we hopefully found a way forward. There is a reputable developer who has a good plan with a use that falls within what appears to be the Master Plan for the area. Mr. Gargaro does not see any downside to this and no reason why it shouldn't go forward. It is like putting a round peg in a round hole, it should be easy. Mr. Gargaro appreciates the Planning Commission's time and hopes they will consider this and make the property productive.

Michael Murphy, 19754 Haggerty Road, Vice President at Gerdorn Realty and Investment, relayed he and President Tjader Gerdorn, have represented the seller of the vacant parcel on the west side of Eleven Mile just to the east of Novi Town Center. Mr. Murphy has been with Gerdorn Realty and Investment for 10 years. Throughout this time, he has successfully represented sellers, landlords, tenants, and buyers in the Novi market and throughout the state. He knows the area well. In addition, his office was in Novi for seven of the ten years that he has been with Gerdorn Realty, located just one mile west of the site of question. He lives off Haggerty, so Novi is his backyard. He is professionally and personally interested in the health and progress of the city of Novi.

Based on the work with the seller and his market knowledge, Mr. Murphy supports the zoning of this parcel to be amended from I-1 Light Industrial to TC-1 with the Planned Zoning Overlay. Mr. Gerdorn and Mr. Murphy have been marketing the property for two years. However, the parcel has been vacant and available for many years. There has been a complete lack of interest in purchasing from industrial users thus far. As mentioned, the lack of interest from industrial users was also felt by the neighboring parcel for sale, which has been listed for over 7 years.

The I-1 zoning designation is not appropriate for the site. The City's master plan recognizes the fact with the Future Land Use designation, TC Gateway. The site is removed from the retail core of the Novi Town Center, making it unattractive for retail investment and the office market is still struggling from COVID. The only serious interest in the property has been the Robertson Brothers, which intends to use the land to extend the residential portion of Sakura Novi building a 52-unit multifamily home development. Residential or multifamily is the only use that makes sense for the parcel. The seller would like to move on from the property and believes Robertson's proposal is the best use of the land. It is beyond time to change the zoning here from Light Industrial to Town Center so Novi can adapt, progress, and grow.

Paul Stoychoff introduced himself as the attorney representing his parents' estate, as they are the owners of one of the parcels. He has personally been involved with the property since 1967. Mr. Stoychoff has seen how Novi has grown. He remembers when Eleven Mile didn't reach back to where the mall is right now, it dead ended. His parents owned the Saratoga Trunk. Before that, it was the Saratoga Farms. His family owned all the property from Grand River all the way back to Eleven Mile.

Mr. Stoychoff is still a little perplexed why there is a cellular tower there. He thinks that area would be excellent for residential. With the trends of millennials, what's happening is everybody wants to live and be within walking distance. This is appropriate for that.

Mr. Stoychoff is a consumer bankruptcy attorney. He knows what's going on in the real estate market and has a general idea of what's going on with the office space, it's going to crash very shortly. The City of Novi was visionary when they allowed Twelve Oaks Mall to come in, stealing it from Farmington Hills. The thing that the City should do right now is begin to develop small units such as this project. Everybody would like to have a Royal Oak type set up over at the other side of Grand River, and this would be appropriate for the Eleven Mile area now because it's within walking distance to the mall and there's going to be all sorts of retail and restaurants there. Mr. Stoychoff thinks it would be appropriate to have the variance to allow the development to occur and hopes that the Commission rules in that favor.

Seeing no other audience members who wished to speak, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed one written response was received from Paul Stoychoff on behalf of the estate of Eleanor Stoychoff in support of the development.

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

Chair Pehrson relayed that to level set everybody, the Planning Commission is not approving the concept plan, they are looking at the eligibility of the zoning right now. He does not want to really start talking about bushes and berms and things of that nature, that will ultimately come back to the Planning Commission at some point in time but would like to focus on the applicability of the base argument here.

Member Lynch relayed he went through the project and agrees the industrial uses are a lot different than what we anticipated years and years ago. Remember, Novi was basically a gravel pit and a bunch of cement companies and asphalt companies and things like that.

The good things Member Lynch sees that he likes are having garages with the high-density units and it's fantastic. Fewer vehicle trips make sense going to residential, it's going to reduce the traffic burden for everybody in the City.

A few years ago, Member Lynch was a little worried about switching over from industrial to residential, but in looking at what we did with the Villas at Stonebrook and Berkshire, they were both higher density units that we put into industrial sites, and it worked out very, very well. In fact, we've had the homeowners in here and they seem to be pretty happy with their homes and are really taking some pride in ownership.

Member Lynch does not have a problem with going to residential, mainly because his concern is feeding bars, restaurants, and businesses in the Town Center area to make sure that our businesses are healthy. In this particular location of the City, Member Lynch agrees that higher density homes probably make sense now with this particular proposal.

Member Lynch knows the Planning Commission is not approving at this point, but there are some things he is a little concerned about, things to consider when the developer brings it back. His understanding is the wetland boundary issue was resolved.

Member Lynch inquired regarding concern of overloading utilities with residential use. Senior Planner Bell confirmed that it's not significantly more or less than what could be developed under I-1.

Another concern is it would not be appropriate to cause a burden on the adjacent property owner as far as screening requirements are concerned. It would not be fair that they are punished due to adjacency to residential.

Regarding the usable open space requirement, Member Lynch is not a big proponent of including balconies as part of open space. When he thinks of open space, and the intent of open space, is that it is accessible by all. A balcony is accessible by a resident and does not meet the intent of the ordinance.

Regarding public benefit, Member Lynch referred to reading something in the applicant's proposal, that was perhaps misstated, that noted nothing noxious would be permitted in the area. The City has ordinances against noxious activity in any area of the City, so Member Lynch believes the applicant needs to readdress their intention for public benefit, such as something along the lines of maybe expanding the sidewalks.

Member Lynch referred to the City ownership of the parcel between Sakura Novi and the proposed Sakura East, stating that he is not aware of the City's plans for the property. While the two locations either side of the City owned parcel will look consistent, the City may decide to develop their property in the future.

Member Lynch does not have an issue going from industrial to residential in that area of the City where there are so many businesses to keep traffic, and walkable traffic would be even better. It makes sense, but the developer still has some hurdles to resolve.

Member Becker relayed he appreciated the clarification that the project itself is not being looked at during the meeting, but it is very important that this particular project is being proposed, and for the Planning Commission to indicate whether the property should be rezoned to allow residential. Member Becker cautioned that it doesn't mean that the Planning Commission would necessarily approve this particular 52-unit project because he believes it is incredibly over built. The parking will be problematic as well as some other things.

Since the intent right now isn't talking about what's actually going to go there, the intent is to discuss whether residential could go there, Member Becker would like to reiterate that to use the PRO, as has been mentioned here several times by several people, there needs to be some public benefit. More apartment residences within the city is not a unique and powerful public benefit to justify the PRO and all of the waivers that might be necessary for the actual project.

There are already a large number of mid-rise residences being built immediately adjacent to Main Street and a large number of mid-rise residences being built on Haggerty near Thirteen Mile. It is a bit of a strain to say that the public benefit is the need for more apartments as they are already being built. That does not speak to making it a unique benefit for the public.

In this case, if we wanted to look at something that might be attractive, if it was determined to do residential here, why not go to the underserved senior population within Novi and not build three stories with stairways inside, rather build a one story that seniors can live in and not have to worry about stairs. To have a nice, gentle transition from one story office buildings to the buildings in Sakura Novi, a one-story residential development would satisfy that as well. That would be something that a project under the PRO would provide public benefit because we are underserved for senior housing, not just housing in general.

Member Becker also wants to comment on the walking distance to Sakura Novi. We are entering the next four months where walking any place is going to be rather problematic. Walkability through the seven acre site on a single sidewalk just to get to Sakura is not necessarily a walkability advantage here. In many cases there's going to be driving. Granted, residents living here might spend money here, but Member Becker agrees with a comment made earlier that was questioning the rush. We need to be careful if we want to get into the business of making something more profitable to sell as opposed to looking at how we're going to actually use it to make our city better.

Member Dismondy relayed he thinks the PRO makes sense as the Future Land Use map is TC Gateway. The challenge of this is more the size of the parcel than the location, it just makes it tougher to be able to do what the developer wants to do with it. Assuming density and buffers and public benefit requirements can be hashed out and consistent with what got approved at Sakura Novi, Member Dismondy thinks it is a great project.

Member Verma relayed he quite agrees with comments made by Member Becker and Member Lynch. If we were to rezone, we should make sure that it should be single story for senior living, as we don't have many of this type. As proposed, it is benefiting the developer, but not the public. Member Verma feels if a change were to be made it should be for the benefit of the public.

Member Roney relayed that his thoughts are similar to what has already been shared. There has to be public benefit for a PRO to go forward. Another concern is the burden for the neighbors and how their uses would change and what they could do with their property. The third point is the timing is a little off. There was a PRO for Sakura Novi and it is not built yet. That PRO had a lot of significant deviations in it and the developer is asking for pretty much the same thing for this proposal. Before the developer even approaches a PRO, we should see what is built for Sakura Novi.

Member Avdoulos inquired of Senior Planner Bell as to why this proposal is not compatible with TC-1. Senior Planner Bell responded the TC Gateway designation of the Master Plan corresponds with the Gateway East district more commonly. That is what has been developed in the Grand River and Meadowbrook area. In the case of Sakura Novi, the developer came in and requested TC-1. In analyzing that case, it was adjacent to the other Town Center districts. It was adjacent to TC on the west side, it was adjacent to the TC-1 on the south side across Grand River, and so staff reasoned that it did seem to make sense for that piece because it was contiguous and kind of filled out what was existing already. The current proposal is detached from the TC districts, and the surrounding properties are still zoned I-1. The Gateway language takes into consideration those transitional spaces. When allowing residential in the Gateway East district, it has to be at least five acres and there are a lot of other requirements that go along with that, that you don't have in the TC-1 district.

Member Avdoulos inquired whether the Future Land Use map showing the property as red, which incorporates that piece into that area, is something that should be considered. Senior Planner Bell responded that if some of those other adjacent parcels were to also be rezoned, it might make more sense if it was a larger area that was consolidated. Member Avdoulos responded that this seems like a floating piece, where it feels like spot zoning.

Initially Member Avdoulos thought that the proposal made sense because there is a residential development on the west side of the City owned area, and now a another similar development to the east side is being proposed and it could all be interconnected. However, there are issues with coming up with and bringing forward a concept plan that doesn't provide what the PRO is asking to provide. There is a lack of public benefit and development amenities. There is no consideration for the hardship that's going to be created for the adjacent properties. It is too much density. There's a lot there that has to be considered but it's just not at a point where Member Avdoulos can agree that this is a good idea, that will be a benefit and fit in accordingly. If something is being presented to the City as a PRO request, it should at least accommodate a lot of those requirements.

Chair Pehrson relayed going back to the eligibility comment made earlier, the City proactivity looking forward makes sense in his mind. All the requirements of the PRO have not been fulfilled. Chair Pehrson's recommendation is that while he agrees with the concept, there are a lot of details that have to be worked out to figure out how to make this successful and it is not there yet. There are way too many deviations to feel comfortable with, even at a very high level. Chair Pehrson thinks the applicant needs to go back and formulate a new plan that really starts to address the concerns.

Mr. Loughrin responded he appreciates and understands the comments made. To that vein, he heard a comment that the concept was just kind of thrown together. To be completely honest, he would have loved to come in front of the Planning Commission with just a concept discussion. A lot of cities do that,

basically a planning concept review. That is what Robertson was shooting for. They had to spend a ton of money just to get to this point to even understand if there's any willingness whether to allow residential. Mr. Loughrin thinks he hears some willingness both ways. He understands density and hears those comments loud and clear. Public benefits will certainly be vetted out and Mr. Loughrin would like to work with staff and the Planning Commission on some of those things. As far as future development goes, Mr. Loughrin is going to continue to bang the drum. Industrial is not what you want to see in the City; and while he shouldn't tell the Commissioners what it is that you want to see in your city, he believes this is going to turn over to better development.

To the last point regarding senior housing, Robertson would love to build senior housing and 100% agrees there's a demand for it. They cannot build single-story senior housing on the site as they cannot build a project to lose money. The economics won't work especially with a single level type of housing. They build a lot of single-story senior housing and would love to find a site in Novi to do that type of housing. It's very tough because you just can't get the density to make the numbers work.

Jim Clark added Robertson has heard the Planning Commission clearly that they don't want to encumber the future uses of neighbors, as well as the need for benefits, and there are some fundamental issues with the 52 units laid out. Robertson recognizes there is still a lot of work to do, but they needed to get something in front of the Planning Commission to get a read of whether there is support for residential development.

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

MATTERS FOR CONSIDERATION

1. TOWNSHIP SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5-story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Planner Ian Hogg relayed the subject parcel is part of the Adell Center Development, referred to as Unit 3. This is the fifth development, out of the nine proposed that is being presented to the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp and west of Novi Road. This Unit is located south of Adell Center Drive. It is currently zoned Town Center with a PRO, with the same zoning on all sides except for Heavy industrial which is to the west. There are a few regulated wetlands along the Southern boundary. A temporary impact of 1240 square feet will occur within the 25-foot wetland buffer.

The applicant is proposing a 5-story hotel with 120 rooms on Unit 3 of the Adell Center Development. The proposed site plan proposes associated parking and other site improvements.

The PRO agreement was approved by City Council on October 22, 2018. An amendment to the PRO agreement was approved on June 17, 2019. This project is subject to the conditions of the PRO agreement and the amendment. The Planning Commission initially approved the Preliminary Site Plan on June 26, 2019, but that approval has now expired. The Stamping Set approval expired in June 2023 and now the Site Plan once again requires Planning Commission approval.

The original approval and the amendment noted that certain deviations from the Ordinance requirements can be approved by the Planning Commission. The first one is to allow a reduction of loading zone area. The applicant stated that their typical delivery trucks are 'box-size' trucks, and a regular parking space is sufficient. The second item is to allow a transformer in the interior side yard instead of being required in the rear yard. It is located in the location shown due to its proximity to the electrical room. And finally, a landscape waiver to allow shrubs in lieu of required perimeter parking lot trees along the western property line, due to conflicts with the proposed underground storm water detention system.