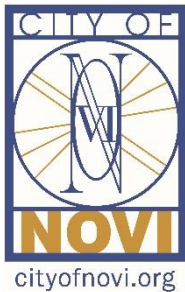


MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: CAMELOT PARC TOWNHOMES UPDATE
DATE: FEBRUARY 12, 2026

Mayor and Council –

FYI, as this (Camelot development proposal) will most likely appear on your February 23rd agenda

- Victor

KEY HIGHLIGHTS:

- City Council postponed a decision on this matter on December 1, 2025, asking the applicant to address issues raised at the meeting, including deviations for open space and the Stonebrook Drive maintenance agreement.
- A revised plan dated January 9, 2026, includes public access to the nature trail from an entrance on Wixom Road, additional active open space, private green space available behind each unit, and a proposal to contribute 15% to the maintenance of Stonebrook Drive.
- The revisions also impact an additional wetland area (0.04 acre), which is not accounted for in the on-site wetland mitigation plan. During site plan review, the applicant will need to either reduce wetland impacts, provide additional mitigation area on-site, or construct mitigation on another site in the City.
- The applicant states they have had several meetings with Villas at Stonebrook regarding their revised offer to contribute to the maintenance of Stonebrook Drive. They hope to have an agreement finalized in the near future.

BACKGROUND INFORMATION:

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan to construct 22 for-sale townhome units on the east side of Wixom Road, north of Eleven Mile Road. The homes will be in five low-rise (2-story) buildings with a proposed density of 2.7 units per acre. The concept plan indicates the main entrance to the development off of Stonebrook Drive, with secondary emergency-only access provided on the west side connecting directly to Wixom Road. The applicant is proposing a trail for residents through the open space areas and proposes wetland preservation and mitigation on-site. Low rise multiple family is considered a Special Land Use in the PSLR overlay.

In the PSLR Overlay, low-rise multiple-family residential uses are permitted as a special land use up to 6.5 dwellings per acre. The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas of Stonebrook was approved under.



The access easement to the property from Stonebrook Drive was a condition of approval in the PSLR Agreement for the Villas at Stonebrook in order to limit the number of driveways with direct access to Wixom Road, in the interest of safety. The applicant had originally proposed to contribute 8% to the maintenance costs for Stonebrook Drive.

Since the last Council meeting, the applicant states they have been in communication with members of the Villas at Stonebrook HOA to come to an agreement on the road maintenance. The applicant revised their calculation for road maintenance to include the area of Stonebrook Drive up to the entrance of Wildlife Woods Park, which increased Camelot's calculated pro rata share to 12.7% of the total road maintenance costs. The applicant states he has suggested a fair contribution of 15%.

The proposed development is largely in conformance with ordinance requirements, with requested minor deviations needed to reduce disturbance of natural features. As shown in an attached exhibit, over 50% of the property will be preserved in a conservation easement.

The most recent revisions to the plan add more active open space so that the project now meets the requirement for 10% of the total site. They have also added the required private open space behind each unit, which removes a previously requested deviation.

BENEFITS TO THE PUBLIC

Following the discussion by the Planning Commission at the September 10th public hearing, the applicant agreed to provide a conservation easement over the wetland and woodland areas to be preserved (4.25 acres), and to propose an additional public benefit prior to consideration by the City Council. Given the proximity of Wildlife Woods Park and the likelihood that new residents will utilize the park, the applicant reached out to Director Muck to inquire about needs for the park. In a letter to the City dated November 17, 2025, the applicant proposes to provide funding (\$30,000) to put toward a list of improvements to Wildlife Woods Park pavilion and restrooms, which were identified as needed:

- New roofing
- Seal and paint the pillars and exterior gutters
- 2 new steel picnic tables
- Improve the lighting and add security cameras
- Epoxy bathroom floor
- Paint restrooms
- Install new faucets
- Repair concrete behind pavilion
- Install bathroom partition wraps

In addition, the developer states they will enhance the habitat of the remaining natural features to be preserved on the property by removing invasive species, providing native plant seeding to promote the growth of desirable wetland species, placing habitat structures within the emergent wetland areas, and planting additional trees in the mitigation areas.

Based on comments from City Council, the applicant has added a trail connection to Wixom Road, and has proposed to allow public access over most of the nature trail on the property via an easement, which is an additional public benefit.

The applicant requests to be placed on the next available agenda for consideration for tentative approval of the proposed PSLR Plan and Agreement.

Attachments:

1. Applicant Letter, dated January 9, 2026
2. Exhibit showing preservation and open space area of the site