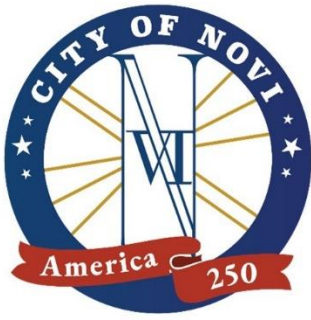




CITY OF NOVI CITY COUNCIL
SEPTEMBER 14, 2026

SUBJECT: Approval of the request of Sri Venkateswara Temple for an Addendum to the Basilian Fathers PRO Agreement, for property located near 11 Mile and Taft Roads.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The applicant is requesting a minor revision to the PRO Agreement as it relates to the number of residents permitted. The PRO Agreement states a maximum occupancy of 14 residents; the applicant seeks to have up to 17 residents.

In 2007, the Basilian Fathers of Milford, Michigan submitted a Planned Rezoning Overlay request to accommodate the development of a 20,000 square foot residence for their priests. The multiple family zoning classification was found to be appropriate in the context of the proposed plan and use, and it was approved by City Council in 2008 (Liber 4036 Page 488).

Under the terms of the PRO Agreement, the development was restricted to "an approximately 20,000 square foot residential building to be used as a residence for a religious order including 14 individual sleeping quarters with communal kitchen, dining and living areas, and a chapel for the Basilian Fathers."

The residence is no longer needed by the Basilian Fathers, and they intend to sell the property to a new owner. The adjacent Sri Venkateswara Temple is interested in purchasing the site to use as a residence for their religious order. As the Temple's priests can be married, some reconfiguration of the interior of the building is required to change eight of the 1-bedroom units into four 2-bedroom units to accommodate the priests and their families. The proposed addendum would raise the maximum number of permanent residents from 14 persons to 17 persons. All other terms of the original PRO Agreement would remain in effect for the new owner beyond those described in the addendum.

The minor increase by 3 persons does not impact the available parking on the site, utilities, traffic, or other City services. The purchase of the property by another religious order for the same use maintains the character of the use and represents the best

possible outcome of the property changing hands. Staff has no objections to the proposed addendum.

RECOMMENDED ACTION: Approval of the request of Sri Venkateswara Temple for an Addendum to the Basilian Fathers PRO Agreement, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final addendum.

This motion is made because the change does not materially affect the pro agreement.