

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: LINDSAY BELL, AICP, DIRECTOR OF PLANNING
SUBJECT: CAMELOT PARC TOWNHOMES UP
DATE: JULY 13, 2026

Mayor and Council –
The Camelot development item is proposed for your July 27th agenda. Please see the following summary of the project to date.

- Victor

KEY HIGHLIGHTS:

- On March 23, 2026, City Council granted tentative approval for the Camelot Parc Townhome development's Planned Suburban Low-Rise (PSLR) Plan
- The Camelot Parc Townhome PSLR Plan is for a vacant parcel totaling 8.24 acres (net) south of the Novi Promenade Shopping Center, east of Wixom Road.
- The plan shows the development of 22 townhome units in five 2-story buildings.
- The units would be for-sale, and each would have a two-car garage.
- The subject property is currently zoned R-1, One Family Residential, with a PSLR Overlay.
- As a benefit to the public, the applicant proposes a donation to fund improvements to the Wildlife Woods Park pavilion and restrooms, as well as conservation easements and enhancements to areas to be preserved.
- The PSLR Agreement has been drafted by the City's attorney and reviewed by the applicant, and is ready to return to City Council for final approval.
- In the site plan submittal, the applicant indicates they will remove one additional unit to further reduce the wetland impact.

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 Stonebrook Drive, with secondary emergency-only access provided on the west side 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.



CITY COUNCIL REVIEWS:

Following the City Council's discussion on December 1, 2025, the applicant revised the PSIR Plan to accommodate additional private and active open space on the site. The plan now shows a 10-ft by 26-ft area behind each unit to be available as private open space, so that the project now exceeds the requirement of the Ordinance. The nature trail has also been connected to Wixom Road, which will permit public access over the majority of the walking path. The requirement for 10% active open space has now been met. However, because the passive open space on the site is so large, the active open space is still below 50% of the total open space requirement. Over 50% of the site is to be preserved in a conservation easement, offering permanent protection to woodland, wetland, and wetland mitigation areas.

Given the proximity of Wildlife Woods Park and the likelihood that new residents will utilize the park, the applicant proposed a financial contribution to help improve 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 stated 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.

Following the City Council's discussion at the February 23, 2026, meeting, the applicant has indicated the following changes were provided:

- Adding an additional bench/fitness station
- Revision to the landscape plans adding more trees along the pathway in the mitigation area.

On March 12, the applicant sent an email to staff sharing a detailed document "Contribution for Maintenance and Repair of Private Road" stating the following:

Please find a copy of the agreement presented to the Villas incorporating the percentage contribution and scope of work along with square footage calculations per our agreement. I know the Villas are discussing some other items unrelated to the cost and scope which may be ultimately incorporated into the agreement after we have our zoom meeting which I expect prior to the meeting.

The Villas at Stonebrook HOA has not indicated they have accepted the applicant's offers of a maintenance agreement.

On March 23, City Council granted tentative approval for the Camelot Parc Townhome development's Planned Suburban Low-Rise (PSLR) Plan, subject to conditions and deviations, and directed that the applicant work with the City Attorney's Office to prepare the required Planned Suburban Low-Rise Overlay Agreement and return to the City Council for final approval.

ADDITIONAL UPDATE:

During a recent pre-application meeting with the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the applicant discussed the project history, current plans, wetland impacts and mitigation with representatives from EGLE and City Staff. Staff continued to urge the applicant to resolve the 0.04 acre (1,742 sf) area of deficiency in required wetland mitigation on the site, either by reducing impacts or expanding the area of mitigation. The city's wetland consultant provided a list of suggested alternatives to the applicant's engineer, and other ideas were discussed that would have required deviations from ordinance standards. It was agreed that additional woodland tree impacts were not desirable to create new wetland areas, and staff advised against taking additional deviations to Council for approval at this point in the process. The applicant has indicated they will remove one additional unit from the north side of the property in order to reduce the wetland impact, which will allow the mitigation area to be fully accommodated on site. This will bring the total number of units down to 21 (2.54 du/ac). This change will be reflected in the Site Plan submittal following approval of the PSLR Agreement.

The PSLR Agreement has been drafted by the City's attorney and reviewed by the applicant. The applicant requests to be placed on the next available agenda for consideration for final approval of the proposed PSLR Plan and Agreement.

Following approval of the PSLR Agreement, the site plan process would begin. The applicant will submit a site plan to be reviewed by staff and consultants prior to being scheduled for Planning Commission public hearing for Special Land Use, Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan approvals.