



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

March 9, 2016 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

ROLL CALL

Present: Member Anthony, Member Giacobetti, Member Greco, Chair Pehrson, Member Baratta, Member Zuchlewski

Absent: Member Lynch

Also Present: Barbara McBeth, Community Development Deputy Director; Kirsten Mellem, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney; Matt Carmer, ECT; Pete Hill, ECT; Sterling Frazier, AECOM

PUBLIC HEARINGS

1. COVINGTON ESTATES JSP15-02

Public hearing at the request of Biltmore Land, LLC for recommendation to City Council for approval of a Residential Unit Development (RUD) Plan – Alternate. The subject property is located in Section 31 north of Eight Mile and West of Garfield in the RA, Residential Acreage District. The applicant is proposing a Residential Unit Development (RUD) on a 48.83 acre parcel to construct 38 single-family residential units. The applicant is proposing a possible relocation of the emergency access drive along the north property line from Garfield Road as an alternate to the current proposed emergency access drive location from neighboring property to east in the event easements are not acquired.

In the matter of Covington Estates, JSP 15-02, motion to postpone action on the Residential Unit Development (RUD) Plan – Alternate to allow the applicant and adjacent property owner time to explore the option of an easement for emergency access instead. *Motion carried 4-2.*

2. DIXON MEADOWS JSP14-46 with Rezoning 18.709

Public hearing at the request of Pulte Homes for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay associated with a Zoning Map amendment, from RA (Residential Acreage) to RT (Two-Family Residential). The subject property is approximately 22.36-acre and is located in Section 10 on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing a development of a 90-unit single-family residential detached site condominium. An alternate plan is being presented for public hearing, review, and recommendation.

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to recommend approval to the City Council to rezone the subject property from RA (Residential Acreage) to RT (Two-family residential) with a Planned Rezoning Overlay and Alternate Concept Plan. The recommendation shall include the following ordinance deviations for consideration by the City Council:

- a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 5,400 square feet and 45 feet provided);
- b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);

- c. Reduction in minimum rear yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (35 feet required, 30 feet provided);
- d. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 5 feet with 10 feet aggregate provided);
- e. Increase in maximum lot coverage permitted per Zoning Ordinance (maximum of 30 percent of total site required; 35 percent of total site provided);
- f. A Design and Construction Standards (DCS) waiver for the lack of paved eyebrows as per Traffic Engineering review.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Maximum number of units shall be 90.
 - ii. Minimum unit width shall be 45 feet and minimum square footage of 5,400 square feet
 - iii. Paving of 1,800 linear feet of Dixon Road (as initially proposed by the applicant).
 - iv. Planting of woodland replacement trees along the Dixon Road frontage.
 - v. Remediation of on-site arsenic contamination.
 - vi. Pocket parks/tree preservation within the development.
 - vii. Housing style upgrades as shown on the elevations enclosed with the PRO Application.
 - viii. Dedication of public right-of-way along Dixon Road.
 - ix. Financial contribution for the design and construction of a meandering five feet wide concrete sidewalk along east side of Dixon Drive extending approximately 850 feet south from the subject property to the existing sidewalk just north of Twelve Mile Road, provided City secures the required easements. Alternatively, the applicant has offered to contribute the amount for the anticipated sidewalk construction to the City for future construction of the sidewalk.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.
- c. Subject to City approval, the Applicant planting required replacement trees in the Dixon Road right-of-way on both sides of the road rather than satisfying its responsibility for those trees by payment into the City tree fund

This motion is made because:

- a. The applicant has presented a reasonable alternative to the proposed Master Plan designation of a maximum of 1.65 units/acre to an actual 4.2 units/acre, and which supports several objectives of the Master Plan for Land Use as noted in the planning review letter.
- b. The proposed density of 4.2 units/acre provides a reasonable transitional use and density between the lower density Liberty Park – Single Family development to the west (approximately 3.5 units/acre), and the Carlton Forest development to the east (approximately 5.6 units/acre).
- c. The roadways and surrounding intersections are expected to maintain acceptable levels of service with the addition of the site generated traffic, and the proposed paving of approximately 1,800 linear feet of Dixon Road from the existing terminus point at Twelve Mile Road to the northern entrance of the proposed development may be seen as a public benefit to the potential residents of the new development, as well the residents who currently use Dixon Road.
- d. The site will be adequately served by public utilities.
- e. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low.

- f. Submittal of a concept plan, and any resulting PRO Agreement, provides assurances to the Planning Commission and to the City Council of the manner in which the property will be developed.

Motion carried 6-0.

3. **OBERLIN JSP14-42**

Public hearing request of Singh Development for revised Preliminary Site Plan utilizing the Open Space Preservation Option and revised Woodland Permit approval. The subject property is 29.9 acres in Section 20 of the City of Novi and located at 48301 Eleven Mile Road on the south side of Eleven Mile Road, west of Beck Road in the R-4, One-Family Residential District. The applicant is proposing a 72-unit development using the Open Space Preservation Option. The petitioner has proposed significant changes to the Woodland Permit.

In the matter of Oberlin, JSP14-42, motion to approve the Revised Preliminary Site Plan with Open Space Preservation Option based on and subject to the following:

- a. Zoning Board of Appeals variance for the deficient lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided) (as previously approved);
- b. Planning Commission waiver for the lack of a berm in areas of preserved woodlands along Eleven Mile Road which is hereby granted (as previously approved);
- c. Planning Commission approval to permit 433 on-site woodland replacement credits and 914 woodland replacement tree credits to be paid into the City of Novi Tree Fund, which is hereby granted subject to the on-site conservation easements required by the Ordinance being provided; and
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Oberlin, JSP14-42, motion to approve the Revised Woodland Permit based on and subject to the following:

- a. Planning Commission approval to permit 433 on-site woodland replacement credits and 914 woodland replacement tree credits to be paid into the City of Novi Tree Fund, which is hereby granted subject to the on-site conservation easements required by the Ordinance being provided; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

Please note: Actual language of motions subject to review.