



**ST. CATHERINE OF SIENA &
 NICOLEENA ESTATES
 ZONING MAP AMENDMENT 18.676
 WITH PLANNED REZONING OVERLAY
 SITE PLAN 07-33A**

PLANNED REZONING OVERLAY, IN CONJUNCTION WITH REZONING REQUEST 18.676

Consideration of the request of Lakeside Oakland Development for Planning Commission's recommendation to City Council for rezoning in conjunction with a Planned Rezoning Overlay of property in Section 18, south of Twelve Mile, west of Wixom Road, from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage, to RM-2, High Density, Mid-Rise, Multiple-Family Residential. The subject property is approximately 115.89 acres. The applicant has indicated that the rezoning is being proposed to facilitate the construction of a residential development (Nicoleena Estates) and a Catholic girl's high school (St. Catherine of Siena) along with an associated convent and Catholic Educational Research Center on the site in the future.

Required Action

Recommend to City Council approval or denial of rezoning request from FS, (Freeway Service) to B-3 (General Business) with a Planned Rezoning Overlay.

REZONING REVIEW

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval is not Recommended	10/08/07	- Requested residential density is far beyond what currently exists on the site. - Applicant should consider requesting RT zoning.
Engineering	Comments provided	07/31/07	No utility related concerns.
Traffic	Comments provided	10/05/07	A revised Traffic Impact Study is required.

PLANNED REZONING OVERLAY REVIEW

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval is not recommended	10/08/07	-Proposed residential density is far beyond what is currently permitted on the site. - Items to be addressed at the time of Preliminary Site Plan submittal.

Landscaping	Comments provided	10/08/07	Applicant should work within the requirements of the Landscape Ordinance at the time of Preliminary Site Plan submittal.
Wetlands	Approval recommended	08/08/07	-City of Novi Non-Minor Use Wetland permit required. - MDEQ Wetland Permit required. - Authorization to Encroach in the 25 Foot Natural Features Setback required. -Applicant should consider an alternate stormwater management plan for Nicoleena Estates. - Items to be addressed at the time of Preliminary Site Plan submittal.
Woodlands	Approval recommended	08/08/07	Items to be addressed at the time of Preliminary Site Plan submittal.
Traffic	Approval recommended	10/05/07	Items to be addressed at the time of Preliminary Site Plan submittal.
Engineering	Comments provided	10/10/07	- Sanitary sewer and stormwater discharge easements required. - Items to be addressed at the time of Preliminary Site Plan submittal.
Fire	Approval recommended	10/08/07	Items to be addressed at the time of Preliminary Site Plan submittal.

Motion sheet

Approval

In the matter of Zoning Map Amendment 18.676 and Planned Rezoning Overlay SP07-33A for St. Catherine of Siena and Nicoleena Estates, motion to **recommend approval** to the City Council to rezone the subject property from I-1 (Light Industrial), RA (Residential Acreage) and R-1 (Single-Family Residential) to RM-2 (High Density, Mid-Rise Multiple-Family Residential) with a Planned Rezoning Overlay, *with the following considerations...*

- a. Compliance with all the conditions listed in the staff and consultant review letters,
- b. *(Insert specific considerations here)*
- c. *For the following reasons ... (because it is in compliance with Article 34, Section 3402 of the Zoning Ordinance and the Master Plan leaves this area open for further study.)*

Denial

In the matter of Zoning Map Amendment 18.676 and Planned Rezoning Overlay SP07-33A for St. Catherine of Siena and Nicoleena Estates, motion to **recommend denial** to the City Council to rezone the subject property from I-1 (Light Industrial), RA (Residential Acreage) and R-1 (Single-Family Residential) to RM-2 (High Density, Mid-Rise Multiple-Family Residential) with a Planned Rezoning Overlay *for the following reasons...(because the Master Plan leaves this area open for further study and the requested zoning greatly exceeds the existing zoning of the subject property.)*

**PLANNING REVIEW
FOR REZONING 18.676 AND PLANNED
REZONING OVERLAY**



PLAN REVIEW CENTER REPORT

October 8, 2007

Planning Review

St. Catherine of Siena & Nicoleena Estates
Planned Rezoning Overlay - Revised
SP# 07-33A/Rezoning 18.676

Petitioner

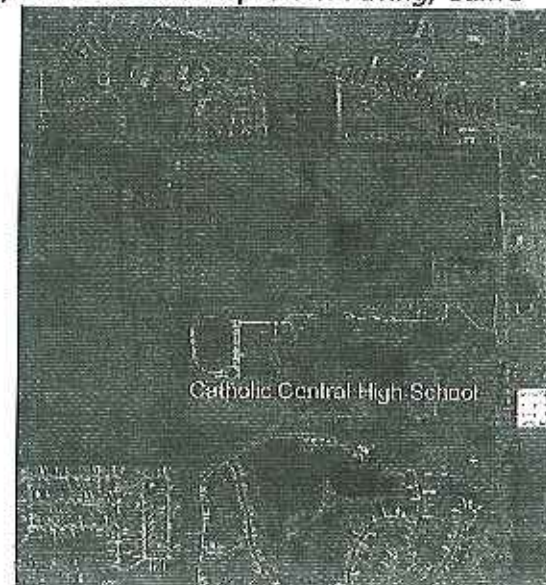
Lakeside Oakland Development, LLC (Frank Pellerito)

Review Type

Proposed Rezoning from I-1 (Light Industrial), RA (Residential Acreage) and R-1 (One-Family Residential) to RM-2 (High Density, Mid-Rise Multiple-Family Residential) with a Planned Rezoning Overlay

Property Characteristics

- Site Location: West side of 12 Mile Road, west of Wixom Road, east of the Napier Road
- Site Zoning: B-2, Community Business; I-1, Light Industrial; RA, Residential Acreage; R-1, One-Family Residential
- Adjoining Zoning: North (City of Wixom): IRO, Industrial Research Office, RC-1, Multiple Family Residential, B-3, General Business; East: B-3, General Business, I-1, Light Industrial, I-2, General Industrial; South: MH, Mobile Home; West: OS-2, Planned Office Service
- Site Use(s): Agricultural Production (~65% of the site), Vacant (~35%)
- Adjoining Uses: North: Vacant, Leisure Co-operative Housing, Wixom Meadows Condominiums, Meadowood Park Apartments (City of Wixom); West: Knightsbridge Gate; South: Catholic Central, Old Dutch Farms Mobile Home Park; East: Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development, Varsity Lincoln
- Proposed Use: St. Catherine of Siena Academy, Associated Convent and Catholic Educational Research Center & Nicoleena Estates Condominiums
- Site Size: 115.89 acres
- Plan Date: 09-17-07



Project Summary

The petitioner is requesting comment on a proposed rezoning with a Planned Rezoning Overlay. The PRO acts as a zoning map amendment, creating a

"floating district" with a conceptual plan attached to the rezoning of the parcel. PRO requests require a 15-day public hearing notice for the Planning Commission, which offers a recommendation to the City Council, who can grant the final approval of the PRO. As a part of the PRO, the underlying zoning is changed, in this case to RM-2 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. After final approval of the PRO plan and agreement, the applicant will submit for Preliminary and Final Site Plan under the typical review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the rezoning and PRO concept plan expires and the agreement becomes void.

The parcel in question is located on the south side of 12 Mile Road, between Wixom Road and Napier Road in Section 18 of the City of Novi. The property totals 115.89 acres. The current zoning of the property varies by parcel. The applicant has identified five parcels that will be included in the development. The attached map identifies each parcel and indicates the existing zoning. The applicant has indicated that the rezoning is being proposed to facilitate the construction of a residential development (Nicoleena Estates) and a Catholic girl's high school (St. Catherine of Siena) along with an associated convent and Catholic Educational Research Center on the site in the future. Currently, some portions of the proposed site are zoned I-1, which does not permit the proposed uses. In addition, the residential zoning (RA and R-1) of other portions of the development does not permit the proposed density. A school is a Special Land Use in the RM-2 district.

The applicant appeared before the Master Plan and Zoning Committee on August 29th, 2007 and resubmitted a revised concept plan for review shortly thereafter. As part of the revised concept plan, the density of the proposed Nicoleena Estates was reduced by 16 units resulting in a density reduction from 3.8 units per acre to 3.6 units per acre. The applicant also made some modifications to the plan incorporating comments from the first round of reviews and provided additional information requested by specific disciplines.

Recommendation

Staff **does not recommend approval** of the proposed Zoning Map Amendment and Planned Rezoning Overlay, which would rezone the property from I-1, Light Industrial, R-1, One-Family Residential and RA, Residential Acreage, to RM-2, High Density, Mid-Rise, Multiple-Family Residential. Approval is not recommended for the following reasons.

- The density of the proposed rezoning is far above what is necessary to permit the proposed development. The applicant could achieve the same density with a rezoning to RT with a Planned Rezoning Overlay. The girl's high school and associated structures would also be permitted in the RT district.

The City of Novi is currently in the process of enlisting the help of outside consultants to further study the subject properties and the density of and types of development that would be appropriate for the area. The requested residential density is far beyond what is currently recommended on the site, RA and R-1 densities, with a maximum of 0.8 units per acre and 1.65 units per acre, which would result in a development of approximately 155 dwelling units. The suggested density of 3.6 units per acre (230 dwelling units are proposed) would be a drastic change from what is currently allowed on the subject properties. Please see the attached map showing the densities of surrounding residential developments. The applicant should consider amending the proposal to request an R-1 through R-4 or, at a maximum, additional limitations

on the density as a part of the RT zoning with a Planned Rezoning Overlay. The applicant has met the requirements of Article 34 and the concept plan and Planned Rezoning Overlay Agreement conform to the PRO ordinance. Should the applicant receive a recommendation from the Planning Commission and the approval of the City Council, he may proceed to Preliminary Site Plan submittal.

Master Plan for Land Use

The Master Plan for Land Use currently identifies the majority of the property as a Special Planning Project Area. This essentially means that this area was left open for further study and the Master Plan does not currently designate a future land use for the property. Presently, the Planning Commission has opened certain sections of the Master Plan for review. The project area is currently being reviewed by the Master Plan and Zoning Committee for Recommendation to the Planning Commission concerning the future land use of the site. A small portion of the project area is identified in the Future Land Use Map as Community Commercial. However, considering the overall size of the development and the fact that the designation line splits an existing parcel, the portion designated as Community Commercial can be considered negligible. The previous Master Plan, adopted in 1999, identified office and light industrial uses for the subject properties.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	B-2, Community Business; I-1, Light Industrial; RA, Residential Acreage, R-1 One-Family Residential	Agricultural production (~65%), vacant land	Special Planning Project Area (small amount of Community Commercial)
North Parcels	City of Wixom - IRO, Industrial Research Office, RC-1, Multiple Family Residential, B-3, General Business,	City of Wixom - Leisure Co-operative Housing, Vacant, Wixom Meadows Condominiums, Meadowood Park Apartments	Multi-Family, Community Business, Industrial Research Office
Eastern Parcels	B-3, General Business, I-1, Light Industrial, I-2, General Industrial	Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development, Varsity Lincoln	Community Commercial
Southern Parcels	R-1, One-Family Residential	Catholic Central High School, Old Dutch Farms Mobile Home Park	Educational Facility, Mobile Home Park
Western Parcels	OS-2, Planned Office Service	Knightsbridge Gate	Single Family

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested RM-2 zoning with the zoning and uses on the adjacent properties should be considered when examining the proposed rezoning with PRO.

Directly to the north of the subject property is the City of Wixom. The properties to the **north** are zoned IRO (Industrial Research Office), RC-1 (Multiple Family Residential) and B-3 (General Business). The parcels to the north are currently mostly residential with some vacant land in between. The Leisure Co-operative Housing, Wixom Meadows Condominiums, and Meadowood Park Apartments would be similarly impacted by the proposed development. The City of Wixom has indicated that the three aforementioned properties are developed with an average density of 9 units per acre. Additional traffic and noise would be the most noticeable impact to these existing multiple-family developments. Although the proposed density of Nicoleena Estates is less than what currently exists in the neighboring properties of the City of Wixom, the proposed development would add a considerable amount of new residents to the area, as well as increased traffic from the proposed high school and associated uses. For additional information regarding traffic concerns, please see the Traffic Study submitted by the applicant and the attached review letters from the City's Traffic Consultant.

The properties to the **east** of the subject property, Cadillac Asphalt & Paving, Sam's Real Estate, Novi Promenade Shopping Development and Varsity Lincoln. The proposed RM-2 rezoning with PRO would not negatively impact the properties to the east. Cadillac Asphalt and Paving would most likely be minimally impacted. Depending on the types of services they offer, they may see a slight increase in business as new residents in the area use their services. Sam's Real Estate will also be only minimally impacted. The Novi Promenade Shopping Development will see an increased customer base in the area and will be positively impacted as the new residents and students frequent their businesses. The Varsity Lincoln car dealership will be minimally impacted as car dealerships are "regional-type" businesses that serve communities as opposed to local neighborhoods. Although there will be an increase in traffic as a result of the proposed development, this should not negatively affect the existing commercial businesses.

The properties to the **south** of the subject property are Catholic Central High School and Old Dutch Farms Mobile Home Park. The proposed St. Catherine of Siena girl's Catholic high school will compliment the existing boy's Catholic high school. The two uses will blend together to create a seamless transition from one educational facility to the next. The applicant has indicated that there is a possibility that the two schools may work together to collectively share some of the sports facilities each has to offer and use the neighboring school as a resource for both educational and extra-curricular activities. Old Dutch Farms Mobile Home Park is currently developed at a density of 8 units per acre. Some residents may object to the loss of open space that will occur as a result of this development and the noise typically associated with a high school. Traffic impacts will also be a concern.

The properties to the **west** of the subject property comprise Knightsbridge Gate residential development. The proposed rezoning with a PRO will likely have both positive and negative effects on the adjacent residential development, which is developed with a density of 5.4 units per acre. Impacts to Knightsbridge Gate will be similar to those impacts described for the adjacent residential properties in the City of Wixom and the adjacent Mobile Home Park.

The development of St. Catherine of Siena and Nicoleena Estates Condominiums would add traffic and noise to the area. A Traffic Impact Study has been submitted by the applicant. However, this study does not adequately quantify the proposed impacts or address all the traffic concerns on the surrounding road network. For additional information, please see the Traffic Impact Study review letter prepared by the City's traffic consultant. The noise from the high school would not significantly alter the noise levels in the area as a high school already exists on the neighboring site. The proposed high school and residential development would add a large amount of new residents and "daytime" visitors associated with the high school to the area which would significantly alter the character of the existing neighborhood.

Comparison of Zoning Districts

The following table provides a comparison of the current and proposed zoning classifications. One alternative has been provided at this time, the RT, Two-Family Residential district. The RT district would be the only other logical district that would be permit the density shown on the concept plan and permit the high school, convent, and educational center. The RM-2 district requested by the applicant would permit the uses and density indicated on the concept plan. However, the density permitted in the RM-2 district is far above what the applicant is suggesting. For purposes of comparison, the existing zoning of the site is listed as RA. In actuality, some portions of the site are zoned I-1 and R-1. This was not listed as it would not permit both the residential density and institutional uses proposed by the applicant.

	RA Zoning (Existing)	RM-2 Zoning (Proposed)	RT Zoning (Alternative)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings. 2. Farms and greenhouses subject to the standards in Section 301. 3. Publicly owned and operated parks, parkways and outdoor recreational facilities. 4. Cemeteries which lawfully occupied land at the time of the adoption of this ordinance. 5. Public, parochial and other private elementary schools offering courses in general education and 	<ol style="list-style-type: none"> 1. All uses permitted and as regulated in the RM-1 Low-Density, Low-Rise Multiple-Family district. 2. Multiple-family dwellings. 3. Accessory buildings and uses customarily incident to any of the above permitted uses. 	<ol style="list-style-type: none"> 1. All uses permitted and as regulated in the One-Family Residential districts. 2. Two-family dwellings (site built). 3. Shared elderly housing as defined by Section 201 and subject to the requirements in this section. 4. Accessory buildings and uses customarily incident to any of the above permitted uses.

	RA Zoning (Existing)	RM-2 Zoning (Proposed)	RT Zoning (Alternative)
	<p>not operated for profit and not including dormitories.</p> <p>6. Home occupations, as set forth in Section 201 of this ordinance.</p> <p>7. Accessory buildings and uses customarily incidental to any of the above uses.</p> <p>8. Family day care homes, as regulated pursuant to MCL 125.583b, provided the licensee shall occupy the dwelling as a residence.</p>		
Special Land Uses	<p>1. The raising of nursery plant materials provided no such stock or any related material shall be sold on the premises.</p> <p>2. Dairies when operated as an integral part of a dairy farm, with no retail commercial sales to customers on the premises.</p> <p>3. The keeping and raising of livestock subject to the requirements of Section 401.7 of this Ordinance.</p> <p>4. All principal uses permitted subject</p>	<p>1. Retail commercial services and office uses (subject to specific conditions).</p>	<p>There are no Special Land Uses in the RT district.</p>

	RA Zoning (Existing)	RM-2 Zoning (Proposed)	RT Zoning (Alternative)
	<p>to special conditions and regulated in Section 402 of this ordinance.</p> <p>5. To promote the City's heritage, historical buildings in residential districts may be occupied by limited nonresidential uses so as to encourage their preservation as historical landmarks. Subject to the conditions in Section 302 of the ordinance.</p>		
Maximum Density (Dwelling Units/Net Site Area)	0.8 (Dwelling Units/Net Site Area)	<p>1 bedroom = 31.1 dwelling units/gross acre</p> <p>2 bedroom = 20.7 dwelling units/gross acre</p> <p>3 bedroom = 15.6 dwelling units/gross acre</p>	4.8 (Dwelling Units/Net Site Area)
Building Height	2.5 stories or 35 feet	5 stories or 65 feet	2.5 stories or 35 feet
Building Setbacks (Residential Development)	<p>Front: 45 feet</p> <p>Sides: 20 feet</p> <p>Rear: 50 feet</p>	<p>Front: 30 feet</p> <p>Sides: 10 feet</p> <p>Rear: 35 feet</p>	<p>Front: 30 feet</p> <p>Sides: 10 feet</p> <p>Rear: 35 feet</p>
Building Setbacks (School Development)	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>	<p>Front: 75 feet</p> <p>Sides: 75 feet</p> <p>Rear: 75 feet</p>

Infrastructure Concerns

An initial engineering review was done to analyze the information that has been provided thus far. The City's engineering staff noted that the concept plan proposed would not have a discernible impact on the public utilities when compared to the existing zoning and that

additional detail would be required at the time of site plan submittal. An easement will be required for the both stormwater management and the sanitary sewer and there are some concerns regarding the capacity of the wetlands on the Knightsbridge Gate Development with regard to the stormwater management plan proposed. Additional information can be found in the attached review letter. A full scale engineering review will take place during the course of the Site Plan Review process.

A Traffic Impact Study was required for this rezoning with PRO request. The conclusion of the study is as follows, "The analysis...indicates that the proposed development of a girl's high school and the adjoining residential development alone would have a minor impact on the operation of the intersection (Grand River Ave. and Wixom Road)." The City's traffic consultant also reviewed the Traffic Impact Study, concept plan and rezoning request. The traffic consultant noted that the Traffic Impact Study appears to be lacking and noted a number of concerns with the data evaluation and projected impacts. Additional information can be found in the attached review letters.

The City's Fire Marshall also did an initial review of the proposed plan. He noted that the applicant will be required to provide additional details regarding fire hydrant placement and that secondary access to the Catholic Educational Center will be required.. For additional information, please see the Fire Department's review letter.

Natural Features

There are some regulated woodlands and wetlands on the site, mostly grouped on the high school site with some regulated woodlands bordering the residential portion of the development. The applicant has proposed mitigation on-site and wishes to also mitigate at this time for any future impacts to the commercially zoned property to the east. The revised concept plan appears to reduce some woodland impacts and impact a small wetland (Wetland Q) that was not previously impacted. Overall, with regards to the woodlands and wetlands on site, the changes in the concept plan are positive, but fairly minor. Therefore, additional woodland and wetland reviews were not performed. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed in detail during the site plan submittal for any project on the property. Please see the attached woodland and wetland review letters from the original concept plan submittal for additional information.

Development Potential

Development of a portion of the project area under the current 46.9 acres of I-1 zoning could result in a moderately sized office or industrial establishment of approximately 612,000 square feet depending on the parking requirements of the particular use.

Development of a portion of the project area under the current 30.5 acres of RA zoning could result in a housing development of approximately 25 houses, depending on the specific plans of a developer and the size of the proposed houses.

Development of a portion of the project area under the current 40.6 acres of R-1 zoning could result in a housing development of approximately 67 houses, depending on the specific plans of a developer and the size of the proposed houses.

The development of a multiple family housing project under the proposed 115.89 acres of RM-2 zoning could result in a large scale, multi-story housing facility. However, the Planned Rezoning

Overlay, if approved, would hold the applicant to the proposed plan, meaning a large scale multi-family development would not be permitted per the conditions of the Planned Rezoning Overlay and approved concept plan.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Article 34). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant's conceptual plan has been reviewed and the following are items shown on the plan by the applicant and interpreted by the Plan Review Center as conditions they are willing to attach to the PRO.

1. 12 Mile Road will be paved along the boundaries of the proposed property.
2. Limitation of uses and density.

Ordinance Deviations

Under Section 3402.D.1.c, deviations from the strict application of the Zoning Ordinance may be permitted by the City Council in the PRO agreement. These deviations must be accompanied by a finding by the 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."* For each such deviation, City Council should make the above finding if they choose to include the items in the PRO agreement. The following are areas where the current concept plan does not appear to meet ordinance requirements. The applicant should include a list of ordinance deviations as part of the proposed PRO agreement.

Building Height

Section 2400 of the Zoning Ordinance lists the maximum height for each district. Under the standards of the ordinance, the maximum building height permitted in the R-1 through R-4 district is 35 feet. The applicant has indicated that all buildings, except the auditorium portion of the proposed school will be less than 35 feet in height. The auditorium at its highest point will be approximately 50 feet in height. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to conform to the ordinance.**

Barrier Free Spaces

The Barrier Free Code indicates that one barrier free van accessible space should be provided for any parking area having one to twenty-five spaces. Six spaces are shown for the proposed convent, three in the garage of the convent and three in the driveway. However, none of these spaces are barrier free. One barrier free van accessible space should be provided. **The applicant should indicate whether this space will be provided on the response letter.**

Major and Minor Drives

Currently, a private street is shown adjacent to the tennis courts and practice field and

ending at 12 Mile Road. Five foot sidewalks are required along private drives. A sidewalk is proposed adjacent to this drive and ending at the tennis courts. Per the ordinance, this sidewalk should extend up to 12 Mile Road. **The Community Development Department finds that the City Council should act on this ordinance deviation in the PRO Agreement or the applicant should modify the plans to allow this.**

Items for Further Review and Discussion

There are a variety of other items inherent in the review of any proposed development. At the time of Preliminary Site Plan, further detail will be provided, allowing for a more detailed review of the proposed development. After this detailed review, added concerns with the site layout may be identified and additional variances may be uncovered, based on the actual product being proposed. This would require amendments to be made to the PRO Agreement, should the PRO be approved. **The applicant should address these items at this time, in order to avoid delays later in the project.**

Number of Parking Spaces

From a parking perspective, there is no specific standard in the Zoning Ordinance for a convent type use. The applicant has indicated that the residents of the convent will share three cars and the proposed three-car garage will house these vehicles with three additional spaces in the driveway for any visitors. The Planning Division feels that this parking arrangement will be sufficient to meet the parking needs of the convent. **The Planning Commission is asked to make a finding under Section 2505.10 that the amount of parking provided is adequate for the use being proposed. By recommending the proposed plan for approval, the Planning Commission would effectively approve the proposed convent parking.**

Lighting

A photometric plan is required at the time of Preliminary Site Plan submittal due to the site being adjacent to a residentially zoned property.

Landscape Standards

The applicant should review Section 2509 of the Zoning Ordinance to ensure they meet the landscape requirements. Once a formal submittal has occurred, the City's Landscape Architect will review the concept plan for deficiencies.

Public Benefit Under PRO Ordinance

At this time, the applicant has identified several items of public benefit. These are called out in the Community Impact Statement and the Supplemental Letter (dated September 14, 2007) submitted by the applicant. These items should be weighed against the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- 12 Mile Road will be paved along the east, west-northerly boundaries of the subject property.
- The applicant will construct the north-south link of 12 Mile Road from its northern property line to the point where connection to the existing pavement will be made.
- The applicant will construct the sidewalk on the south side of 12 Mile Road from the east boundary to the west boundary of the subject property. (This would be associated with the typical development of the property.)
- The applicant will construct the necessary drainage to facilitate the road system.

- The applicant will be coordinating the facilities to address the overall drainage and water quality within the district, including the property to be rezoned and the adjacent commercially zoned property owned by the applicant. (This would be associated with the typical development of the property.)
- Wetland mitigation for the wetland impacts from the residential, educational and adjacent commercial property will be constructed on the Academy property simultaneously so as to minimize future construction impacts and create a large natural area to include both wetland and forested upland habitats. (Wetland mitigation would be required per the Ordinance, although it wouldn't have to necessarily be on site.)
- The construction of the St. Catherine of Siena Academy girls high school will serve as another cultural resource to the residents of the City who attend the school and who will have the opportunity to participate in many of the theater, drama and music events as well as being able to become involved in the athletic activities at the school. (This would normally be associated with the construction of any school throughout the City.)
- The City will benefit by having a quality educational facility. (This would normally be associated with the construction of any school throughout the City.)
- The Catholic Educational Research Center will be made available to the City for scheduled senior citizen programming and for other city associations that require a meeting area.
- The impact of the proposed high school and the residential development will not be the cause of the needed improvements at Wixom Road and Grand River Avenue.
- The proposed land development project will result in an enhancement of the project area as compared to the existing zoning.
- A conservation easement will be placed over remaining and created woodlands and wetlands.

For additional information on the proposed public benefits, please see the Community Impact Statement and the Supplemental Letter (dated September 14, 2007) provided by the applicant.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to make certain showings under the PRO ordinance that requirements and standards are met. The applicant should be prepared to discuss these items, especially in part a, 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 3402.D.2 states the following:

- a. *Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
- b. *Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which 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; provided, 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.

• **Submittal Requirements**

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The rezoning sign should be erected on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. This sign should be erected no later than 15 days prior to the scheduled public hearing.
- A traffic impact study has been submitted.
- A community impact statement has been submitted.

Kristen Kapelanski
Report by Planner Kristen Kapelanski (248) 347-0586

St. Catherine of Siena Academy & Nicoleena Estates
 Surrounding Residential Densities

Map Created: August 8, 2007



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 (248) 547-3279
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 MAP AUTHOR: KRISTEN KAPILANSKI

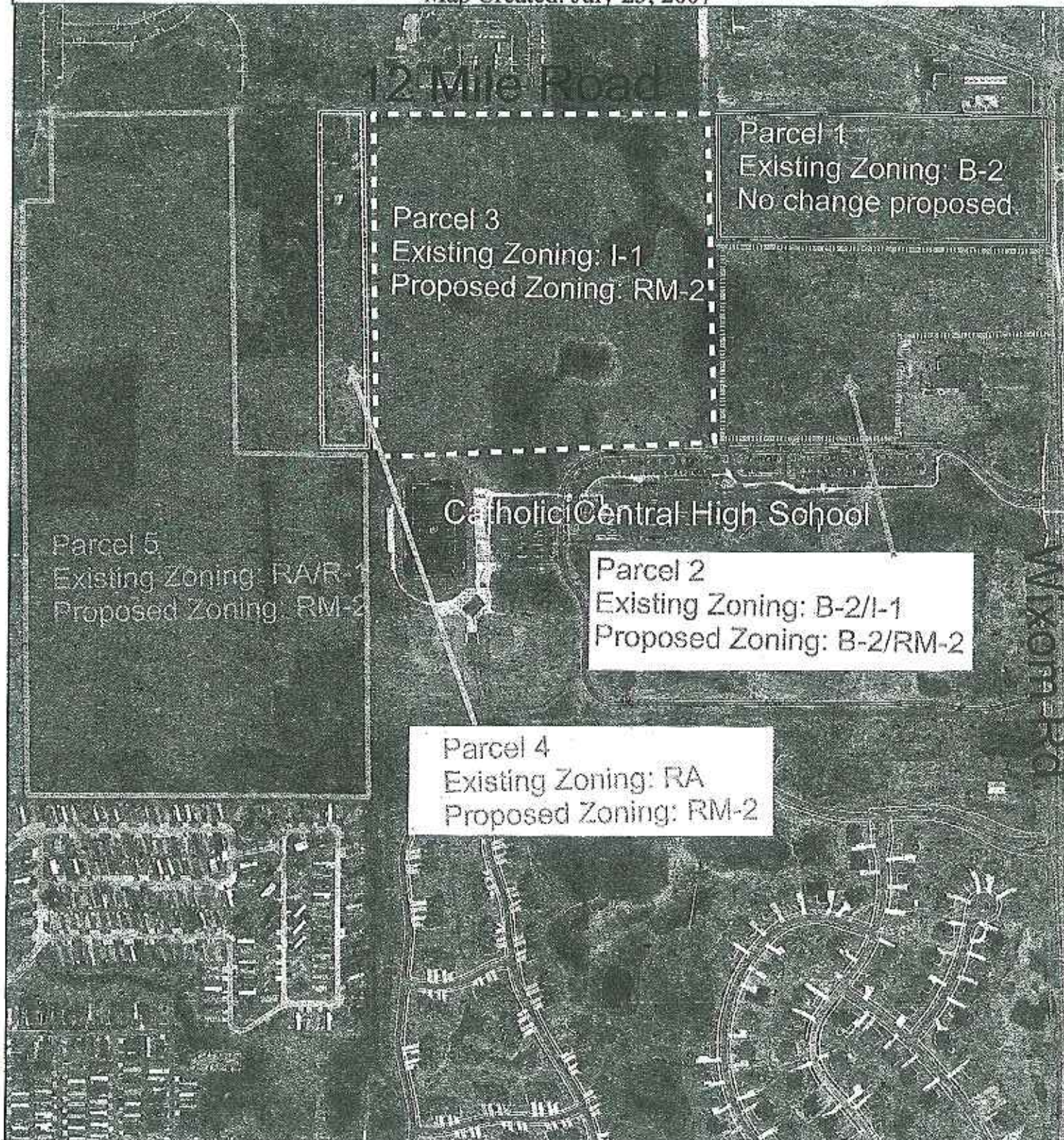


MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and 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.

St. Catherine of Siena Academy & Nicoleena Estates

Zoning Changes by Parcel

Map Created: July 25, 2007



Parcel 1
Existing Zoning: B-2
No change proposed

Parcel 3
Existing Zoning: I-1
Proposed Zoning: RM-2

Parcel 2
Existing Zoning: B-2/I-1
Proposed Zoning: B-2/RM-2

Parcel 4
Existing Zoning: RA
Proposed Zoning: RM-2

Parcel 5
Existing Zoning: RA/R-1
Proposed Zoning: RM-2



CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48175-5024
(248) 347-3279
WWW.CITYOFNOVI.MI.US
MAP AUTHOR: KRISTIN KAPELANSKI



MAP INTERPRETATION NOTICE
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Planning Review Summary Chart

St. Catherine of Siena and Nicoleena Estates

Rezoning 18.676 with Planned Rezoning Overlay – Revised Concept

SP# 07-33A

October 8, 2007

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Special Planning Project Area	No change	N/A	
Zoning	B-2, I-1, RA, R-1	RM-2, B-2 (no change)	N/A	See attached review letter.
Permitted Uses	See section Article 7 of the Zoning Ordinance	St. Catherine of Siena girl's high school, Convent, Catholic Education Center, Nicoleena Estates		See attached review letter.
Building Height (Sec. 2400)	35 feet	Elevations not provided.	Yes/No	Applicant has indicated that all buildings (excluding the school building) will be less than 35 feet. The proposed school building, at its highest point, will be approximately 50 feet.
Building Setbacks – High School, Convent, Education Center (Sec. 2400)				
Front (North)	75 feet or the height of the main building, whichever is greater	75 feet +	Yes	
Interior Side (East)		75 feet +	Yes	
Interior Side (West)		Approx. 84 feet	Yes	
Rear (South)		80+	Yes	
	No more than 30% of setback shall be used for parking, maneuvering lanes, loading and dumpster.		Yes	
Building Setbacks – Nicoleena Estates (Sec. 2400)				
Front (North)	30 feet	75 feet +	Yes	
Interior Side (East)	10 feet	Approx. 48 feet	Yes	
Interior Side (west)	10 feet	Approx. 44 feet	Yes	
Rear (South)	35 feet	75 feet +	Yes	
Minimum lot width (Sec. 2400)	50 feet	Approx. 100 feet	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Minimum floor area per unit (Sec. 2400)	750 square feet	No information provided.	Yes	
Maximum percent of lot area covered (Sec. 2400)	25% of lot area can be covered by all buildings		Yes	
Maximum Density (dwelling units/net site area) (Sec. 2400)	4.6	3.6	Yes	
Public Utilities	All public utilities must be available		Yes	
Parking Setbacks – Section 2400				
Front (North)	20 feet	100 feet +	Yes	
Interior Side (East)	20 feet	100 feet +	Yes	
Interior Side (West)	20 feet	100 feet +	Yes	
Rear (South)	20 feet	100 feet +	Yes	
Number of Parking Spaces (Sec. 2505)	<p>High School: 1 parking space for each teacher, administrator, or other day employee 60 employees = 60 parking spaces required</p> <p>1 parking space for every 4 students over driving age, or the requirements of the auditorium, whichever is greater Auditorium capacity of 500 with 1 space/3.4 seats required 500 occupants/3.4 = 147 spaces</p> <p>60 + 147 = 207 parking spaces required</p> <p>Convent: Applicant has indicated that 3 vehicles will be shared by convent residents.</p>	<p>250 spaces provided</p> <p>6 spaces provided</p>	Yes	The Planning Division feels the proposed 6 spaces will be sufficient to meet the parking needs of the convent. See review letter for additional information.

Item	Required	Proposed	Meets Requirements?	Comments
	<p>Catholic Education Center: 1 parking space for every 3 people</p> <p>Occupancy of 196 people</p> <p>196 people/3 = 65 spaces required</p> <p>Nicoleena Estates: 2 parking spaces for each dwelling 230 dwellings x 2 = 460 parking spaces required</p>	<p>41 spaces provided</p> <p>460 spaces provided</p>		Although adequate parking is not available immediately adjacent to the proposed Catholic Education Center, the Planning Division feels that parking elsewhere on the site will fulfill any additional parking needs the Catholic Education Center may have.
Parking Space Dimensions (Sec. 2506)	90-degree spaces should be 9 feet wide by 19 feet deep with a 24-foot wide aisle; when adj. to landscaping, spaces can be 17 feet deep, with a 2 foot overhang into the landscaped area	Spaces sized and measured appropriately throughout the site	Yes	In locations where spaces are not 19 feet deep, a four inch curb should be indicated.
Barrier Free Spaces (Barrier Free Code)	<p>High School: 6 barrier free spaces required (1 van accessible)</p> <p>Convent: 1 van accessible barrier free space required</p> <p>Catholic Education Center: 3 van barrier free spaces required (1 van accessible)</p>	<p>6 spaces (2 van accessible) provided</p> <p>0 barrier free spaces provided</p> <p>4 barrier free spaces provided (2 van accessible)</p>	Yes/No?	See review letter for further discussion of this item
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	No signs shown.	No	The applicant has indicated that one barrier free sign will be shown for each space at the time of Preliminary Site Plan

Item	Required	Proposed	Meets Requirements?	Comments
				submittal.
Accessory Buildings (Sec. 2503.1)				
	Accessory buildings shall not be erected in any required front yard or exterior side yard.	Accessory buildings located in rear yard and side yard of property.	Yes	
	The total floor area of all accessory buildings shall not occupy more than 25% of any required rear yard.	Accessory buildings less than 25 % of required rear yard.	Yes	
	Each accessory building shall meet all setback requirements for the zoning district in which it is proposed.	Accessory buildings set back appropriately.	Yes	
	A detached accessory building shall not be located closer than 10 feet to any main building and 6 feet to any interior side lot or rear lot line.	Accessory buildings set back appropriately.	Yes	
Accessory Structures (Sec. 2503.2)				Accessory Structures such as flagpoles and dumpsters will require review and approval from the Community Development Department.
	Each accessory structure shall meet all setback requirements for the zoning district in which it is proposed.	Accessory structures set back appropriately.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Lighting (Section 2511)	Photometric plan required at the time of Preliminary Site Plan due to site being adjacent to residentially zoned property		N/A	Photometric plan should be submitted with Preliminary Site Plan submittal.
Sidewalks (City Code Sec. 11-276 (b))	A 5' wide sidewalk shall be constructed along 12 Mile Road required by the City of Novi's Pedestrian and Bicycle Master Plan.	5' sidewalk proposed along 12 Mile Road.	Yes	
Residential Sidewalks (Sec. 2400)	5' sidewalk required along all residential streets	5' sidewalk proposed along residential streets and private drives. Sidewalk along drive south of 12 Mile and adjacent to the proposed school, tennis courts and practice field terminates at the tennis courts and does not extend to 12 Mile Road.	No	The proposed sidewalk should extend to 12 Mile Road. See review letter for additional information.
Major and Minor Drives (Sec. 2514)	All uses and developments shall include a public road network or private drive network.	Road network proposed.	Yes	
	There shall be a private "major" drive.	Drive shown on the far western portion of the property on 12 Mile Road.	Yes	
	Where on-street parking is proposed it shall be limited to one side of a minor drive and the drive shall be a minimum of 28 feet wide.	Approx. 28 feet	Yes	

**ENGINEERING REVIEW
FOR REZONING 18.676**



MEMORANDUM

To: Rob Hayes, P.E., City Engineer
Barb McBeth, AICP; Planning Director

From: Brian Coburn, P.E., Civil Engineer *BC*

Re: **Review of PRO Impact on Public Utilities**
St. Catherine of Siena Academy and Nicoleena Estates

Date: July 31, 2007

The Engineering Division has reviewed the Planned Rezoning Overlay (PRO) proposed for St. Catherine of Siena Academy and Nicoleena Estates. The request consists of approximately 115 acres located south of 12 Mile Road and west of Wixom Road in Section 18. The applicant is requesting a PRO to construct a high school consisting of approximately 700 students, a convent with 20 sleeping rooms, a 10,000 square foot educational facility, and a concession stand on 51.89 acres. The applicant is also proposing a 246 unit condominium on 64 acres.

Utility Demands

Because this is a PRO request, the analysis will be based on the concept plan that has been provided and not the proposed zoning. The existing zoning of the parcels is a mix of RA, R-1 and I-1 and would typically yield between 150 and 430 residential equivalent units (REUs) for a warehouse use in the I-1 district or a factory use in the I-1 district, respectively. An REU equates to the utility demand from one single family home. The master plan designates these parcels as a special planning area which does not define a specific use; therefore, the existing zoning was used to determine sanitary sewer capacity. If the parcels were to receive a traditional rezoning to RM-2, it would result in approximately 3,100 REUs. Based on the concept plan provided with the application, we estimate a demand of approximately 285 REUs will result from the proposed development.

Water System

Water service is currently available from the existing water main constructed with Knightbridge Gate and the water main constructed with Catholic Central. A water main stub to the east of the site for eventual connection to Wixom Road would be recommended on a potential site plan. Additionally, there will need to be a pressure study to determine the location of a pressure reducing valve to isolate Knightbridge Gate and Catholic Central from the Island Lake Pressure District, which operates using a booster pump. The City's water model indicates that the development of the PRO concept plan would decrease pressures by approximately 3 pounds per square inches (psi), but would not have a negative impact on the overall system if looped properly.

Sanitary Sewer

The project is located within the Lannys Sanitary Sewer District. As you know, we are currently undertaking a project to increase the capacity of the Lannys district with the addition of a diversion chamber, pumping station and bypass forcemain along the Beck Road and I-96 corridors. The design of the Lannys bypass project was based on the Master Plan for Land Use that was adopted in 2004.

Based on the topography of the site, the sanitary sewer flow could be discharged easterly or westerly from the site. Any flow that is discharged to the west impacts three existing pump stations (Knightsbridge Gate, Napier Road, and Wixom Road) along with the proposed Lannys Bypass Pump Station. The flow to the east would impact only the Lannys Bypass Pump Station. Therefore, we support the applicant's proposed plan to construct a new pump station to direct all sanitary flows to the east. We can estimate based on the information provided that the PRO concept plan could result in an increased peak sanitary sewer discharge of 0.25 cubic feet per second (cfs) over the anticipated flows assuming a warehouse/office use in the I-1 district, or a decrease of 0.1 cfs in flow assuming a factory use in the I-1 district. If the PRO request is approved by the City Council, we would require the applicant to provide a sanitary sewer basis of design. Additionally, the applicant would be required to study the existing capacity of the downstream infrastructure to determine the impact, if any, of the flows being requested under the PRO.

Summary

The concept plan included in the PRO application does not have a marked impact on the public utilities when compared to the existing zoning, which could otherwise yield double the number of REUs for the site depending on the I-1 building use proposed.

cc: Ben Croy, P.E.; Civil Engineer

TRAFFIC REVIEW
FOR REZONING 18.676
TRAFFIC IMPACT STUDY

October 5, 2007

Ms. Barbara E. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: St. Catherine of Siena & Nicoleena Estates – Traffic Impact Study – 2nd Review
OHM Job No. 163-07-326

As requested, we have reviewed the re-submitted Traffic Impact Study (TIS) for St. Catherine of Siena and Nicoleena Estates Condominiums. The TIS was prepared by William C. Taylor, PhD., PE. and is dated September 2007.

OHM RECOMMENDATION

At the time of the review of re-submitted TIS, we discovered that it was re-submitted without revision per the review comments from the earlier review. On September 13, 2007, we had received an e-mail from the author of the TIS, Mr. William Taylor, stating that he would be modifying the study report as appropriate and had requested more information. The requested information was provided to Mr. Taylor on September 14, 2007. Hence, we are awaiting the revised TIS based on the review comments from the earlier review and the communication between Mr. Taylor and us thereafter.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "Stephen B. Dearing".

Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering

A handwritten signature in black ink, appearing to read "Anita S. Katkar".

Anita S. Katkar, P.E.
Traffic Project Engineer

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LANDSCAPING REVIEW
FOR PLANNED REZONING OVERLAY



PLAN REVIEW CENTER REPORT

October 8, 2007

Rezoning and PRO Landscape Review

07-33 St. Catherine of Sienna
and Nicolenna Estates

Review Type

Rezoning and PRO Landscape Plan

Property Characteristics

- Site Location: Wixom Road / Twelve Mile
- Site Zoning: R-1, RA, I-1 (Proposed PRO)
- Site Use(s): Residential / Educational
- Plan Date: 9/17/07

Recommendation

Staff currently has no principal issues with the Rezoning and PRO Application for St. Catherine of Siena Academy and Nicoleena Estates. No Landscape Plan has been submitted at this stage of the approval process. As the project enters the Preliminary Site Plan Approval phase, all requirements of the Landscape Ordinance must be met.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

A handwritten signature in black ink, appearing to read 'Beschke'.

Reviewed by: David R. Beschke, RLA

**WETLAND REVIEW FOR
PLANNED REZONING OVERLAY**



Environmental Consulting & Technology, Inc.

August 8, 2007

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)
Wetland Review of the Concept Plan

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed the proposed St. Catherine of Siena Academy and Nicoleena Estates Concept Plan (Plan) and the corresponding documentation (Rezoning and PRO Application) prepared by Zeimet Wozniak & Associates, CDPA Architects and Grissim, Metz, Andriese Associates dated July 11, 2007. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

Existing Conditions and Proposed Impacts

The proposed project will construct a Catholic high school for girls, a convent for the housing of approximately ten sisters, a Catholic Educational Research Center, athletic fields and 123 duplexes (246 units) for the Nicoleena Estates Condominiums. The Plan proposes two (2) phases of development on the site. Phase 1 shall include the construction of the St. Catherine of Siena Academy, convent, Catholic Educational Center, varsity field and track, two (2) practice fields, tennis courts, two (2) softball fields as well as five (5) proposed wetland mitigation areas. Phase 2 consists of the construction of the Nicoleena Estates Condominiums (123 duplexes; 246 units). In addition, the Plan proposes an on-site storm water sedimentation basin (Phase 1) and an on-site sedimentation basin/detention basin (Phase 2). The Plan currently proposes a total of 6.13 acres of proposed wetland mitigation (5 areas; M-1 through M-5). This proposed project is located south of Twelve Mile Road and west of Wixom Road in Section 18.

The project site currently consists of five (5) project parcels. A total of twenty-three (23) wetland areas have been identified and surveyed within these parcels (Wetlands A through W, delineated by King & MacGregor Environmental, Inc.). Approximately thirteen (13) acres of wetland are located on the proposed project site. The project proposes impacts to several of these wetland areas. A total of 4.55 acres of wetland impact are proposed on the Plan. The following table summarizes the existing wetland areas and the proposed wetland impacts:

2200 Commonwealth
Boulevard, Ste 300
Ann Arbor, MI
48105

(734)
769-3104

FAX (734)
769-3184

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Table 1. Wetland characteristics and proposed impacts.

Wetland ID	Regulatory Status	Total Area (acre)	Proposed Impact Area (acre)
A	City Regulated	0.73	0.73
B	MDEQ (> 5 acres)/ City Regulated	5.35	0.01
C	City Regulated	0.04	0.04
D	City Regulated	0.76	0.76
E	City Regulated	2.21	2.21
F	City Regulated	0.04	0.04
G	City Regulated	0.49	0.49
H	City Regulated	0.11	0.00
I	City Regulated	0.10	0.10
J	City Regulated	0.93	0.00
K	City Regulated	1.59	0.00
L	City Regulated	0.07	0.00
M	City Regulated	0.06	0.00
N	City Regulated	0.14	0.00
O	City Regulated	0.14	0.00
P	City Regulated	0.003	0.00
Q	City Regulated	0.06	0.06
R	City Regulated	0.05	0.00
S	City Regulated	0.01	0.00
T	City Regulated	0.07	0.07
U	City Regulated	0.04	0.04
V	City Regulated	0.01	0.00
W	City Regulated	0.02	0.00
TOTAL		13.013	4.55

The project proposes impacts to Wetlands A, G and limited impacts to Wetland B on the Phase 1 portion of the project. Wetland A will be filled for the purpose of constructing the St. Catherine of Siena Academy. Wetland G will be filled for the purpose of constructing the athletic fields and track. The limited impact to Wetland B is for the purpose of constructing a boardwalk along the south side of Twelve Mile Road. *Because this wetland is greater than five (5) acres in size, any impacts to this wetland will require a permit from the MDEQ.*

Several wetland impacts are proposed for Phase 2 of the project (Nicoleena Estates Condominiums). The filling of Wetland I is proposed for the construction of Siena Drive and Unit 102. The filling of Wetland Q is proposed for the construction of proposed Units 48 and 49.

Additional impacts to "Off-Site" Wetlands C, D, E, F, T and U are also proposed on the Plan. The Plan proposes the complete filling of each of these six (6) wetlands. The

purpose of these proposed wetland fills is currently not clear as there does not appear to be a Site Plan provided for this portion of the property (Parcel 1 and the portion of Parcel 2 zoned B-2). It is the Applicant's responsibility to clarify the necessity of these impacts.

In addition to wetland impacts, the Plan also appears to propose impacts to the 25-foot natural features setback (wetland buffer) of most of the impacted wetlands listed above. The Plan does not currently specify/quantify the proposed wetland buffer impacts. The proposed wetland buffer impact quantities (both proposed area and proposed volume of cut or fill) should be added to the Preliminary Site Plan.

Recommendations

ECT currently recommends Conditional Approval of the Concept Plan contingent on the clarification of the following comments in the Preliminary Site Plan submittal:

1. ECT will conduct a wetland boundary verification at the time of Preliminary Site Plan submittal for the proposed project site to assess current wetland conditions and verify the wetland boundaries. ECT will complete an essentiality assessment at that time in order to verify the functions of each wetland and the associated regulatory status of each wetland.
2. It is the Applicant's responsibility to provide an alternatives analysis describing why the proposed wetland/wetland buffer impacts are unavoidable. This is especially true for the "Off-Site" Wetlands listed on the Plan (Wetlands C, D, E, F, T and U). ***ECT will need to see a site plan that illustrates the proposed development on Parcel 1 and Parcel 2 (portion zoned B-2) prior to approving the impacts to Wetlands C, D, E, F, T and U.***
3. The Plan currently proposes a total of 6.13 acres of proposed wetland mitigation (5 areas; M-1 through M-5). A more detailed Wetland Mitigation Plan shall be submitted with the next plan submittal. This Plan shall include a mitigation cost estimate that outlines the quantities and types of proposed planting materials associated with the wetland mitigation areas as well as an associated cost estimate for the wetland mitigation material and construction costs. In addition, please provide clarification on how the wetland mitigation acreage of 6.13 was determined.
4. As stated in item #2 above, it is the Applicant's responsibility to further explain the necessity of the proposed filling of 3.16 acres of "Off-Site" wetland (Wetlands C, D, E, F, T and U). The current Plan does not include a proposed Site Plan for this parcel, however, the Plan calls for the complete filling of these six (6) wetlands. The need for these wetland impacts is currently unclear. As stated above, ECT will need to review a site plan that illustrates the proposed development on Parcel 1 and Parcel 2 (portion zoned B-2) prior to approving impacts to Wetlands C, D, E, F, T and U.
5. As proposed, the Plan will require a City of Novi Non-Minor Use Wetland Permit for the proposed wetland fills, an MDEQ Wetland Permit (for the construction of the proposed boardwalk through state-regulated Wetland B along Twelve Mile Road) and an *Authorization to Encroach the 25-Foot Natural Features Setback* for the associated impacts to the wetland buffers.
6. It is the Applicant's responsibility to provide correspondence with/from the MDEQ regarding the application for a wetland use permit for the project. The supporting

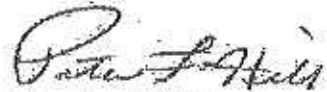
St. Catherine of Siena Academy and Nicoletta Estates (SP#07-33)
Wetland Review of the Concept Plan
August 8, 2007
Page 4

documentation states that the wetlands permit application will be included with the Preliminary Site Plan Submittal. Please provide a copy of any MDEQ wetland permit application or issued MDEQ wetland permit to the City and to our office for review.

If you have any questions, please contact us.

Respectfully Submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter F. Hill, P.E.
Associate Engineer

cc: Angela Pawlowski
Kristen Kapelanski



Environmental Consulting & Technology, Inc.

August 16, 2007

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)
Wetland Boundary Verification

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed wetland boundaries in the field with the Applicant's consultant (Mr. Woody Held of King & MacGregor Environmental) at the proposed St. Catherine of Siena Academy and Nicoleena Estates project site near the corner of 12-Mile Road and Napier Road. This letter is a summary of our findings and recommendations.

Wetland Inventory and Boundary Update

The Concept Plan shows twenty-three (23) wetland areas mapped at the site on five (5) parcels. Following our field verification, three more small wetland areas were added and another wetland boundary (Wetland T) was significantly expanded. These revisions have been surveyed and shown on an updated Wetland Plan prepared by Zimmet Wozniak and dated July 19, 2007. Over thirteen (13) acres of wetland are located on the proposed project site and the Applicant is proposing to fill about five (5) acres of it.

Regulatory Status

The site contains a wide range of wetland quality, and, for the most part, the proposed project would avoid the highest quality wetland complexes, which include forested, emergent, and open water wetland habitat. At least some of the wetlands on the site are most likely MDEQ-regulated and would require an MDEQ permit for proposed impacts. The Applicant's consultant has asked the City to consider Wetlands A, I, T, and X as "nonessential" and not require mitigation to fill them. While we agree that Wetlands I, T, and X appear to have very limited wetland value, Wetland A appears to have a significant stormwater storage function that would need to be addressed in the site plan. ECT recommends that the City not make a final determination of regulatory status and essentiality until the MDEQ has determined what it will regulate.

Additional Concerns

In ECT's Concept Review letter dated August 8, 2007, we listed six (6) concerns that the Applicant needs to address in its next submittal. As a result of further investigation, we add two more concerns:

St. Catherine of Siena Academy and Nicoleena Estates (SP#07-33)
Wetland Boundary Review
August 16, 2007
Page 2

1. The Plan proposes to discharge stormwater into a wetland that extends onto the Knightsbridge Gate property west of the Nicoleena Estates property. According to ECT's records, this wetland was placed into a Conservation Easement (CE) per final site plan requirements for Knightsbridge. The addition of a stormwater outlet to this wetland likely violates the Conservation Easement. Even if it does not, we are concerned with the prospect of adding additional stormwater to a high-quality forested wetland complex within the Knightsbridge Gate Development. We believe the risk of drowning many trees is high. ECT recommends that an alternative means of stormwater management be developed for the Nicoleena Estates property.
2. ECT also understands that Wetland B, a large (5.35-acres) wetland complex would be used for stormwater discharge. This wetland does contain some mature trees along its perimeter, however it appears to have considerable non-forested freeboard available for water storage. This wetland is connected via a small (16-inch?) culvert under 12-Mile Road that appears in disrepair and may be partially plugged. ECT recommends the Applicant coordinate with us and the City's Engineers to determine drainage characteristics of the property north of 12-Mile Road and what the stormwater discharge from the proposed project would mean to downstream properties and residents.

If you have any questions, please contact us.

Respectfully Submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



John A. Freeland, Ph.D., PWS
Environmental Scientist

cc: Angela Pawlowski
Kristen Kapelanski

**WOODLAND REVIEW FOR
PLANNED REZONING OVERLAY**



Environmental Consulting & Technology, Inc.

August 8, 2007

Ms. Barbara McBeth
Director of Planning
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: St. Catherine of Siena Academy and Nicoleena Estates (SP# 07-33)
Woodland Review of the Concept Plan

Dear Ms. McBeth:

Environmental Consulting & Technology (ECT) has reviewed the proposed St. Catherine of Siena Academy and Nicoleena Estates Concept Plan (Plan) prepared by Zaimet Wozniak & Associates, CDPA Architects and Grissim, Metz, Andriese Associates dated July 11, 2007. The plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed project will construct a Catholic girl's high school, a convent for the housing of approximately ten sisters, a Catholic Educational Research Center, athletic fields and 123 duplexes (246 units) for the Nicoleena Estates Condominiums. The Plan proposes two (2) phases of development on the site. Phase 1 will include the construction of the St. Catherine of Siena Academy, convent, Catholic Educational Center, varsity field and track, two (2) practice fields, tennis courts, two (2) softball fields as well as five (5) proposed wetland mitigation areas. Phase 2 will include the construction of the Nicoleena Estates Condominiums (123 duplexes; 246 units). This proposed project is located south of Twelve Mile Road and west of Wixom Road in Section 18.

After reviewing the City of Novi Official Woodlands Map, it appears as if the property does contain several regulated woodland areas across several different areas of the site (see Woodland Map on the following page). The preliminary site information provided by the Applicant states that there are 20 acres of Regulated Woodlands located on the project site.

Proposed Woodland Impacts

The *Overall Natural Features Impact Summary Plan* (Sheet L-1.0) states that 441 total trees are to be removed requiring 596 replacement trees. Phase 1 requires the removal of 79 trees for a subtotal of 114 required replacement trees. Phase 2 requires the removal of 362 trees for a subtotal of 482 required replacement trees. As stated above, the project total for proposed tree removals is 441 total trees requiring 596 replacement trees. The proposed Plan calls for the following impacts to on-site regulated trees:

Site Plan Compliance with Ordinance Chapter 37 Standards

The Plan appears to generally comply with the Site Plan standards. Soils are mapped on the site, drainage patterns are estimated, and tree protection fence is shown for some areas.

2200 Commonwealth
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Ann Arbor, MI
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St. Catherine of Siena Academy and Nicoletta Estates (SP#07-33)
Woodland Review of the Concept Plan
August 8, 2007
Page 3

and any impacts to Regulated Woodlands located on this portion of the proposed project.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully Submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter F. Hill, P.E.
Associate Engineer

cc: Angela Pawlowski
Kristen Kapelanski

**TRAFFIC REVIEW
FOR PLANNED REZONING OVERLAY**

October 5, 2007

Ms. Barbara E. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: St. Catherine of Siena & Nicolcna Estates – Concept Plan – 2nd Review
SP No. 07-33A
OHM Job No. 163-07-322

As requested, we have reviewed the revised concept plan for St. Catherine of Siena and Nicolcna Estates Condominiums. The plans were prepared by Zeimet – Wozniak & Associates, Inc. and are dated September 17, 2007.

OIIM RECOMMENDATION

At this time, we recommend approval of the concept plan, subject to the following corrections be made prior to next stage submittal.

DEVELOPMENT BACKGROUND

- The site is currently zoned as RA (Residential Acreage), R-1 (One-Family Residential), and I-1 (Light Industrial).
- The applicant is proposing the rezoning of the property to RM2 (High Density Multiple Family).
- The property contains approximately 115.89 acres.
- The applicant is proposing condominiums on 64 acres and a catholic girls' school on 51.89 acres of the property.
- The TIS was submitted for the proposed development.

ROADWAY NETWORK

The development is located west of Wixom Road on the South side of 12 Mile Road. Wixom Road is functionally classified as a minor arterial with a posted speed of 35 mph, and is under the jurisdiction of the City of Novi. 12 Mile Road is considered a non-residential collector with a posted speed limit of 25 mph, and falls within the jurisdiction of the City of Novi. The developer has proposed three (3) access points on 12 Mile Road.

SITE PLAN CORRECTIONS

1. Geometry:
 - For the southbound school entrance drive, south of southern end of the boulevard, we strongly believe that the horizontal curve should be flattened to avoid the danger of the southbound vehicles drifting to the left of the center of the road.
 - At least 50' tangents should be provided between the reverse curves.
 - The horizontal curve at Kristen Court south of Units 102 and 103 should be modified so that it intersects the north-south stretch of Kristen Court at close to 90 degrees.
2. 12 Mile Road Improvements: The plans provide a right turn taper and acceleration taper at the site driveways on Twelve Mile Road. The traffic impact study performed for this development states that majority of the school and condominium traffic will come from the east. Therefore, the site drives will experience extensive eastbound left turns. Hence, we believe that a center left turn lane on 12 Mile Road would be more beneficial for such traffic to make left turns without blocking the

eastbound through traffic and for the storage of left turning vehicles. We also strongly recommend that such improved 3-lane section of 12 Mile Road should be extended from Nicoleena Drive to the beginning of the north-south segment of 12 Mile Road.

3. Sidewalk: We strongly recommend that the sidewalk on the east of the Siena Drive should be extended to the 12 Mile Road for improved pedestrian accessibility.
4. Traffic Control on Nicoleena Estates local Streets: The traffic control signs should be installed on the local minor drives based on the "Safe Approach Speed" calculations to enforce the stopping or yielding for the local major drives.
5. ADA Compliance:
 - The ADA compliant sidewalk ramps must be provided where the sidewalk crosses the roadway.
 - Each barrier free parking stall southwest of catholic educational center should be provided with the standard R7-8 sign (RESERVED PARKING), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional sign R7-9a (mod) (VAN ACCESSIBLE) should be provided at van accessible stalls.
 - The type of ADA ramps should be clearly noted on the plans.
 - A copy of the MDOT Standard Plans for Sidewalk Ramps (R-28-F) should be included in the plan set.
6. Parking Stalls: Width of the parking stalls adjacent to the turnaround areas should be 9' from the face of the curb. Such typical should be clearly labeled on the plan.
7. Sign Code Call-outs: The sign codes compliant to the MMUTCD shall be noted on the plans along with the signs.
8. Sign Quantity Table: A traffic sign quantity table should be shown the plans. The table should include a brief description, sign code, dimensions, and quantity for each sign.
9. Loading Area and Dumpster: The location of loading area and dumpster should be clearly noted on the plans.
10. Traffic Circulation Plan: The traffic circulation plan for the school buses and the passenger vehicles dropping-off the pupil, in terms of the number of vehicles, the path taken by such vehicles, and the drop-off area should be included in the site plans.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.



Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering



Anita S. Katkar, P.E.
Traffic Project Engineer

**ENGINEERING REVIEW
FOR PLANNED REZONING OVERLAY**



PLAN REVIEW CENTER REPORT

October 10, 2007

Engineering Review

St. Catherine of Siena and Nicoleena Estates
SP #07-33A

Petitioner

Lakeside Oakland Development, LLC

Review Type

Concept Site Plan (Second Submittal)

Property Characteristics

- Site Location: South side of 12 Mile Rd, between Napier and Wixom Road.
- Site Size: 115.89 acres
- Date Received: September 2007

Project Summary

- Phase 1 includes construction of a school complex (St. Catherine of Siena Academy), athletic facilities, and associated parking. Site access for the school would be provided by two drive approaches on 12 Mile Rd and one connection to Catholic Central High School to the south. Future Phase 2 includes construction of a 230 unit condominium development (Nicoleena Estates). Site access for the residential development would be provided by an additional drive approach on 12 Mile Rd along with a connection to 12 Mile through Phase 1.
- Water service would be provided by extending the 12-inch water main at the Knightsbridge Gate development along the south side of the 12 Mile frontage of this development. A connection would also be provided to the Catholic Central development creating a looped system between Napier and Wixom Roads.
- Sanitary sewer service would be provided by a connection to an existing sewer within the Catholic Central development as well as a proposed connection to Knightsbridge Gate through a stub. Two on-site pump stations are being proposed to serve the development. Nicoleena Estates is proposing a lift station connecting to Knightsbridge Gate stub and St. Catherine's is proposing a lift station to connect to Catholic Central's sanitary system. The private sanitary sewer on Catholic Central's property will require dedication to the City. Further analysis of the sanitary system is required.
- Storm water for the majority of Phase 1 would be collected and routed to a large sedimentation basin and then discharged into the on-site wetland. Since the wetland flows northward across 12 Mile into the City of Wixom, and drainage concerns have been noted in this area, further information will be required addressing any potential

drainage issues. Storm water for Phase II would be routed to a storm water management basin consisting of a forebay and detention basin. This basin would discharge west into the wetland system on the Knightsbridge Gate property. A drainage easement will most likely be required for this discharge.

Comments:

Because of the nature and scale of this concept plan a complete engineering review could not be conducted. Any items shown on the plan that are not in conformance with Chapters 11 and 12 shall be addressed prior to approval and may require a variance from City Council. Approval of the concept plan does not imply approval of non conforming items unless specifically addressed and approved.

General

1. The plans shall indicate any improvements proposed to 12 Mile (i.e. paving, drainage ditches, etc.). Detailed information is not required at this time.
2. The City of Wixom shall be notified of the proposed development as Wixom will require various submittals throughout the approval process. 12 Mile Road is currently under the jurisdiction of the City of Wixom, and will require a right-of-way permit for the proposed improvements.
3. Indicate whether the streets proposed within the development are proposed to be public or private.
4. A 5-foot separation distance shall be provided between the sidewalk and back of curb along the main drive within the school complex.
5. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

Water Main

6. A pressure reducing valve may be required because the proposed water main route would cross pressure districts. Further analysis of the system will be required.

Sanitary Sewer

7. The existing sanitary stub from Knightsbridge Gate shall only be extended for gravity sewer service. No additional flow via force main shall be permitted.
8. As previously discussed, a new design proposing a single pump station shall be proposed for this development.
9. A sanitary sewer easement will be required over the portion of existing private sanitary sewer within the Catholic Central High School site accepting flow from the proposed development, and shall be accepted by the City as public sewer. This off-site sewer easement must be executed by both parties **prior to final approval of the plans**. A draft of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
10. The capacity of the downstream infrastructure shall be studied to determine the impact of the flows being proposed for this development. Further detail will be required to verify adequate capacity exists in the sanitary sewer district serving this

development, or if improvements are necessary (see attached Brian Coburn memo dated 7/31/2007 for further information).

11. The sanitary sewer system shall be designed to accommodate future flows from Parcel 22-18-100-004, located on 12 Mile.

Storm Sewer

12. It appears that the current storm water design flow for Nicoleena Estates is based on an available flow rate of 20 cfs through the 18-inch culvert. Based on the information available it does not appear that this culvert alone has a capacity of 20 cfs. Further calculations will be required supporting the capacity of this culvert and the 12-inch culvert to the north. If the capacity is less than originally assumed, the discharge rate from the proposed storm water basin may require further reduction.

Storm Water Management Plan

13. All storm water management plans shall conform to the new Engineering Design Manual for the City of Novi. The latest revision was made September 24, 2007.
14. As discussed, there is an 18-inch CMP culvert and a 12-inch CMP culvert crossing Napier along the frontage of the Knightsbridge Gate development. Field observation has revealed that both culverts are currently blocked with soil/debris and do not currently pass any drainage. To allow the existing wetland to properly drain these culverts shall be repaired or replaced. According to the City's wetland consultant the wetland currently has increased water levels that may be harming the forested wetland east of Napier. No further discharge to this wetland can be permitted until the downstream drainage route can be reestablished, assuming this would lower the water level in the wetland to proper levels.
15. The storm water discharge from Nicoleena Estates to the existing wetland within the Knightsbridge Gate development is not conveyed by means of a watercourse, and therefore will require an easement to permit the drainage. **This easement must be executed by both parties prior to final approval of the plans.** Drafts of the easement shall be submitted at the time of the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
16. The drainage route downstream of the 18-inch and 12-inch culverts shall be shown on the plans. Any cross-sections or other information shall be provided for reference.
17. The wetland system on the northeastern portion of the property drains north across 12 Mile into Wixom. Since this wetland is proposed to be used for storm water storage, the downstream impacts due to the additional flow shall be addressed. Drainage concerns have been noted in this area.
18. The storm water discharge from the school complex to the existing wetland north of Twelve Mile does not appear to be conveyed by means of a watercourse for the entire route to the storm water basin further north, and therefore will require an easement to permit the drainage. If a watercourse does exist, evidence must be presented to support its existence (i.e. a defined channel having bed and banks). **If required, this easement must be executed by both parties prior to final approval of the plans.** Drafts of the easement shall be submitted at the time of

- the Preliminary Site Plan submittal for review, and shall be approved by the City prior to final signatures.
19. The calculations provided show that the storm water elevations on-site will only increase slightly during a 100-year storm event. The affect on any off-site connecting wetlands due to the additional drainage shall also be addressed. Provide an analysis of the off-site wetland systems accepting discharge from the site. The analysis shall include the 100-year storm water elevations within the wetlands for pre- and post-development conditions.
 20. The new runoff coefficient values located in Section 2.1.1 of the new Engineering Design Manual shall be used for this development. The new coefficients will result in an increase in the required storage volume.
 21. Storm water conveyed from the softball fields shall be pre-treated prior to discharge into wetland K 1-48. Consider designing bioretention (Section 2.8 of the new Engineering Design Manual) or a vegetated swale (Section 2.9.3) as an alternative for the proposed grassed waterway. Design guidelines can be found in the new Engineering Design Manual (located on the city website).
 22. Storm water from the proposed varsity field and track shall be pre-treated prior to discharge into wetland M-5. Again, consider using bioretention or a vegetated swale.
 23. The proposed spillway on the east side of the drive approximately 300 feet north of the connection to the Catholic Central site shall pre-treat storm water prior to discharge into Wetland M-2.
 24. Sediment basins are required to hold a first flush volume calculated by the formula $V_{ff} = 1815 \times A \times C$. The current formula used in the proposed calculations results in a larger volume, which would be acceptable to the City.
 25. A 25-foot vegetated buffer shall be provided around the perimeter of the Phase 2 storm water basin. This buffer shall not encroach onto adjacent lots.
 26. Access to each storm water basin, including the school complex sedimentation basin and wetland outlet control structure, shall be provided for maintenance access in accordance with Section 11-123 (c)(8) of the Design and Construction Standards. This access shall not encroach onto adjacent residential lots.
 27. Provide a sheet or sheets entitled "Storm Water Management Plan" (SWMP) that complies with the Storm Water Ordinance. This plan must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. 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 and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

The following must be submitted at the time of Final Site Plan submittal (following Preliminary Site Plan submittal):

28. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
29. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The cost estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

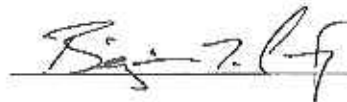
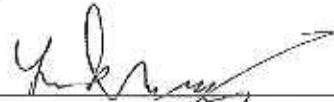
30. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
31. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
32. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
33. An executed copy of any required off-site utility easements, including the Catholic Central sanitary segments, must be submitted to the Community Development Department.
34. An executed copy of the drainage easement on the Knightsbridge Gate property must be submitted to the Community Development Department.

The following must be addressed prior to construction:

35. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
36. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size.
37. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

38. A permit for work within the right-of-way of Beck Road must be obtained from the City of Wixom. Please contact the City of Wixom at 248-624-0141 directly with any questions. The applicant must forward a copy of this permit to the City.
39. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
40. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
41. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
42. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
43. An incomplete site work performance guarantee for Phase I (non-residential) will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
44. An incomplete site work performance guarantee for Phase II (residential) equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
45. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
46. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Benjamin Croy, PE at (248) 735-5635 or Lindon Ivezaj at (248) 735-5694 with any questions or concerns.



cc: Rob Hayes, City Engineer
Kristen Kapalanski, Community Development Department
Tina Glenn, Water & Sewer Dept.

**FIRE REVIEW
FOR PLANNED REZONING OVERLAY**



Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162 fax 248.349.1724

October 8, 2007

TO: Barbara McBeth, Deputy Director
Planning & Community Development, City of Novi

RE: St. Catherine of Siena Academy and Nicoleena Estates, SP 07-33A
Revised Conceptual / PRO
2nd Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and is **Recommended for Approval** with the following items still to be addressed.

Phase I; St. Catherine of Sienna Academy:

1. Additional access is required to the Educational Center. All parts of the building are to be within 150' of a fire apparatus access drive. The rear of this building does not meet this criteria.
The applicants reply indicates the use of a 20' wide "grasscrete" pavers in order to obtain access to this building. City code does not allow grass pavers to be utilized in this manner. This access drive shall be paved and capable of supporting 35 tons.
2. Fire hydrant placement has not been provided. Hydrant spacing is to be 300' apart maximum and may be reduced to 500' spacing if buildings are equipped with automatic fire sprinkler systems. No part of a building is to be more than 300' from a hydrant.
The hydrants are shown on a 1" = 100' scale plan. This plan scale is too small to provide a proper evaluation of the hydrant spacing. An engineering scale of greater detail and larger scale shall be provided.
3. **Complete:** Additional details shall be provided for the accesses to the Catholic Central property and to the residential property to the southwest.

Phase II; Nicoleena Estates:

1. Fire hydrant placement has not been provided. Hydrant spacing is to be 500' maximum.
The hydrants are shown on a 1" = 100' scale plan. This plan scale is too small to provide a proper evaluation of the hydrant spacing. An engineering scale of greater detail and larger scale shall be provided.

2. The proposed street names are subject to approval by the Street and Project Naming Committee.
The applicant has indicated the names will be presented to the Street Naming Committee.

Sincerely,



Michael W. Evans
Fire Marshal

cc: file

**MASTER PLAN AND ZONING COMMITTEE
MINUTES - EXCERPT AUGUST 29, 2007
(DISCUSSION OF PROPOSED REZONING)**



MASTER PLAN AND ZONING COMMITTEE

City of Novi Planning Commission
August 29, 2007 at 7:00 PM
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

ROLL CALL

Present: Members John Avdoulos, Victor Cassis (7:59 PM), Michael Lynch, Wayne Wrobel
Staff Support: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Beth Kudla, City Attorney
Audience: Father Elmer, Catholic Central; Matt Quinn, Tom Ryan, Andy Wozniak, Mike Dewan, St. Catherine of Siena

APPROVAL OF AGENDA

Member Avdoulos chaired the meeting. A Master Plan update was added to the Agenda.

Moved by Member Wrobel, seconded by Member Lynch:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER LYNCH:

Motion to approve the Agenda as amended. Motion carried 3-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

MATTERS FOR DISCUSSION

1. Saint Catherine's of Siena and Nicoleena Estates

Request for Discussion to provide comments, suggestions and questions regarding the rezoning of five parcels totaling 115, 89 acres located on the south side of Twelve Mile between Napier and Wixom Roads in Section 18 from I-1, Light Industrial, R-A, Residential Acreage and R-1, One-Family Residential to RM-2, High Density, Mid-Rise Multiple Family Residential with a PRO.

Planner Mark Spencer said that this request represents most of the area in the Master Plan Special Planning Project Area 2. The PRO includes a girls' catholic high school and 246 duplex homes. There are natural features on the eastern portion of the site, and the Applicant proposes to fill in some of the wetlands and save the area's woodlands. Wetland mitigation will be added to the area. Maps were provided to the Committee for review. They were provided a site plan of the proposal. There is a sizable piece of land that is not part of the proposal.

This request for RM-2 is somewhat unique; the density is less than what would be provided for in the R-T District. Staff provided a comparison of districts for the Committee to consider, and R-T was provided as an alternate for their consideration. Densities in the area include Knightsbridge Gate (5.4) to the west, Old Dutch Farms (8.0) to the southwest, and Island Lake's overall density is somewhere between .8 and 1.0. Catholic Central is in the general area, and north of Twelve Mile is Wixom Meadows Apartments and condos with a density of about 9.

The site plan issues will be discussed at the Planning Commission. The traffic study provided was inadequate and the City's consultant has provided the Applicant with items to correct.

Deputy Director of Community Development Barbara McBeth said that the Special Planning designation on the Master Plan occurred in 2004. This is now under review. A consultant team will assist the City in the review of this area.

Member Avdoulos remembered that an active adult community was once reviewed for this site but the plan never came forward. There is a change to the character of the area, going north from Ten Mile to this Twelve Mile location where the traffic and density become more evident.

Mr. Matthew Quinn addressed the Committee. Mr. Pellerito is the owner of the property. The eastern portion is for the school for 750 women. The access is from Twelve Mile, and a secondary access comes through Catholic Central. Also proposed are a convent, athletic fields and a catholic educational research center. The western part of the property is planned for 246 duplexes. The Applicant does not control the interior section but those owners are aware of this plan and they are not opposed. Mr. Quinn stated the PRO has been applied for. The density proposed is 3.8 which is less than the 4.8 provided by R-T zoning.

The wetland plan is to fill some areas and mitigate for them in other areas. This is a "district-wide" wetland plan that he felt was a coordinated effort that would benefit the area. Mr. Pellerito has agreed to pave Twelve Mile and connect it to Wixom's pavement as part of the PRO. Wixom has control of Twelve Mile but they are working with this City to assume the future jurisdiction and maintenance of this road. Twelve Mile drainage is being designed; the area drains north and that presents problems.

Mr. Quinn felt that no one objected to the high school. He felt that the standing objection to the plan is the density. He said that 246 units spread across the entire site would yield an approximate density of 2. The RM-2 designation gives Mr. Pellerito a value to his donation that makes it worthwhile. The difference between RM-2 and R-T to him is roughly 4:1. Mr. Quinn asked what difference it made to the City what the underlying zoning district was in light of the fact that the PRO controls the development of the site. Mr. Quinn said that the site would never develop as R-A or R-1 because the increased density of the surrounding developments would preclude that possibility – no one would want a large-lot home backing up to highly-dense properties. Buffers are being preserved. This project is less dense than everything else in the area. He did not consider the Island Lake density because he felt that there was only a 100-foot adjacency, thereby making it less of a factor in this review. Conditional approval was offered by the various disciplines, except that Traffic wants a revised study and Planning wants the underlying zoning to be R-T.

Member Wrobel confirmed that the Twelve Mile design would be three lanes. Member Wrobel thought the traffic impact would be substantial. School trips would be about 300-350 in the morning and 246 duplexes would yield about 500 trips in the morning. The Applicant said that by revising their traffic study they would address this. There will be some impact at Grand River and Wixom Road but it is not prohibitive. There is also a plan to redo that intersection. Member Wrobel was concerned about the Twelve Mile traffic. The Applicant maintained that his traffic consultant did not feel the impact was truly noteworthy.

Member Wrobel appreciated that the density is less than what RM-2 would provide, but he thought the plan had no character.

Member Lynch said that *many* people don't care about living near high density *housing* as the Applicant had suggested; *several* Island Lake residents live next to the *manufactured mobile* home park. He also felt that the Island Lake density should in fact be included in the Applicant's presentation to Planning Commission. He thought the school was a wonderful idea – it increases the quality of life in the City. He felt the opposition would be to the density and lack of character of the housing component.

Member Lynch had an ethical problem with the statements made by the Applicant regarding the donation of the land being tied to the value of the property; he maintained that it lacked the spirit intended by the concept of donating.

Member Lynch was concerned that if Novi takes on the Twelve Mile jurisdiction it would increase the City's financial exposure.

Member Lynch said perhaps *adding* a community *clubhouse and* swimming pool would make the site more appealing. The density may be reasonable but the design does seem a bit jammed; he would prefer to review the revised traffic study before taking a position.

Mr. Mike Dewan said the idea for a girls' school was his. There were no strings attached to the Catholic Central donation. Mr. Pellerito is a very smart and good man who, at eighty years old, wishes to build a

better community in this area. Mr. Dewan wished to get the highest and best value for the land for Mr. Pellerito because he is doing such a marvelous thing. In reviewing the site with Clay Pearson, Steve Rumble and Barbara McBeth, they discussed what the project really did for the community. Removing the school property from the City's tax base must somehow provide for the community in other ways.

Mr. Dewan said when they designed the site, they hoped to enhance and enlarge the natural buffer. The wildlife is incredible. Deer are well fed and can't be hunted in this area. There should be merit to the idea that an industrially-zoned property will now be a wildlife corridor for years and years to come. The smaller pockets of unregulated wetlands will be captured and the one section will be expanded to make it a high-quality property. That is truly a benefit. He noted that when Catholic Central was being developed the City routinely sent others to the campus to see how well they were caring for the natural features on that site. This theme is being carried over to this site.

Mr. Dewan said they had to search for an order of nuns to represent the school; an Ann Arbor order was chosen and they will provide ten habited sisters to staff the school. This in itself was a difficult feat. This is a young order – the average age is 28. These women are vibrant and joyful. They do not want this school to be anything less than what is Catholic Central. Father Elmer ensured this request was always considered during the design of this facility – to ensure that this is a great educational environment.

Mr. Dewan said he believed the dictate came from the City Manager's office, that the entire area should be resolved with this proposal. Mr. Dewan said that they were so far into the process that they could not involve the independent piece, but they have kept that property owner apprised of their pursuit every step of the way.

Mr. Dewan said that the traffic study was prepared by the same Michigan State gentleman who prepared Catholic Central's study. He recalled that the Catholic Central study was reviewed again and again. He promised he would get the requested information back to the City. He said that the improvements proposed for Twelve Mile – paving, sidewalks, accel and decel lanes – all improve the safety of the road. The chosen speed limit will also help regulate the flow of traffic. He said that it did not matter to them whether Wixom or Novi controlled Twelve Mile, and he did not know if Wixom had seen their plans yet.

Mr. Dewan concluded that the area was indeed being improved by this project. The road was being improved. The wildlife corridor and natural features were being improved and preserved.

The Committee discussed the manner in which the land donation has thus far been presented as a value to the contributor. Member Lynch also added that another great benefit is the fact another quality educational facility is coming to Novi. He asked that the Island Lake density be added to the Applicant's next presentation when the adjacent densities are discussed.

Mr. Dewan thought that another benefit of this proposal is that its design provides for senior living, and this allows the aging Novi citizenry to downsize and still maintain their Novi residency. Further, the placement of this school in this area exposes today's youth to a natural environment that will teach them to be good stewards of the land. They will be close to a hospital where they can volunteer. If this housing development does in fact attract seniors, this potential alliance is also of great benefit to the young women to attend this school.

Member Lynch addressed Mr. Dewan's comment regarding senior living and his assertion that this size of home would not accommodate, for instance, his family of four. Member Lynch thought it might be of benefit to consider this site specifically for senior living. This could reduce traffic problems. He again encouraged some type of recreational center so that the community is somewhat self contained. Duplexes are nice for seniors and he again stated that senior living might be a good sell.

Member Lynch confirmed that the PRO is for both elements of the plan.

The Committee discussed the duplexes would be similar to what is being built at Lenox Park, and the cost is under \$300,000, maybe close to the mid-twos. A comment was made that Lenox Park duplexes are currently selling in spite of the housing market slowdown.

Member Avdoulos thought the introduction of a girls' school in conjunction with the boys' school makes sense. The concern is with the residential component. Those sixty acres are currently zoned R-A and R-1. This would yield a density closer to 2. If the design didn't cover the entire land – all the way to the borders – it would be better – the site would flow better with the natural features of the site. He thought it was a contradiction, that the Applicant would tout their preservation of natural features and then propose a very dense development with no openness. The cookie-cutter design needs relief.

Member Avdoulos stated that he was not opposed to the proposed density based on the adjacencies, but he did think however, that the layout is not comfortable. Catholic Central has a nice flow. The girls' school has a nice flow. Island Lake has a nice flow. There are options which provide relief to setbacks in exchange for open areas that have been used in PRO plans in the past.

Member Avdoulos thought the residential project should not have a rigid feel. He thought the review should place the emphasis on the density, the openness and the rigidity of the design. He was not worried about Twelve Mile and the fact that it isn't paved. Some of it will become paved and have turn lanes. The traffic associated with the school will have specific timeframes. The natural feature items are being addressed. He acknowledged that the Island Lake residents may be interested in the progress of the site plan, because they are stakeholders in the area. He believed that Catholic Central has benefited the City, and the thought this plan would do the same.

Deputy Director of Community Development Barbara McBeth said that pre-application comments included a discussion of the west-side residential. This Applicant did make modifications to their plan. This plan increases the density from R-A, past R-1, almost to the R-T levels. There is a wooded area on the westerly portion of the site that could be used or enhanced in some way to buffer the development. The Applicant did not see that request as being feasible. The driveways near Twelve Mile were modified. The Staff believes there are too many homes proposed for the piece of property.

Ms. McBeth explained that the Ordinance does not provide for a gated community; the Applicant would have to seek permission from City Council.

Chair Cassis said that the financial arrangement with the Pellerito family need not be discussed with the Planning Commission because it is not an indicator that the Planning Commission considers. He recommended that the Applicant modify the residential aspect of the plan. Chair Cassis felt that in general a homeowner wants spaciousness around his home and he didn't know whether the Applicant could find customers who would like this tight arrangement. The Applicant should provide more privacy. The project will increase the need for public services and these factors enter into the judgment of determining how much can be allowed in this City.

Father Elmer said that the interchange of students between the two schools has not been discussed. Catholic Central supports St. Catherine's but it is not meant to be a girls' Catholic Central. The sisters feel likewise. However, there will be an auditorium at the girls' school, which there isn't at the boys' school, so it is logical to assume there would be an interchange of sorts in that regard. He also felt that parents with children at both schools would travel the connector roads to drop their children off. Member Wrobel was concerned that people familiar with the route would use it as a perceived shortcut through the area.

Mr. Quinn asked whether there was a concern that the PRO overlay request is based on a rezoning to RM-2. Member Avdoulos thought the RM-2 designation was being used for setbacks. Planner Mark Spencer said that when duplexes are proposed, the plan typically meets the requirements of the R-T District and that is what he thought the plan was reviewed against.

Member Avdoulos did not think the RM-2 classification was a problem. That allows for the buildings to get a little tighter, but the plan should allow some open space and free flow. There will be a concern from Island Lake regarding the buffer zone. There is some natural vegetation in the area. He thought a nice buffer was proposed near Knightsbridge Gate.

The Applicant stated that he was looking at the woodland area to determine if there was some adjustment he could make to the plan. Mr. Quinn, representative of the Applicant, said the site is really just a big flat

farm field. Most all of the southerly trees have been preserved. The easterly trees and the Twelve Mile trees have also been preserved. The westerly trees are low-grade. Chair Cassis encouraged the Applicant to consider the preservation of those trees for the exchange of something, i.e., density. He said that the Applicant could kick his price point up \$20,000 and make the site less dense. He thought that future owners would be families with children attending the catholic schools.

Member Lynch said that the area's residents are concerned that this project will jam in the homes. They are already having problems selling their homes. Father Elmer said his school was going to address the volume of the outdoor speaker system and the parking of cars up and down the Island Lake roads. Member Lynch said that the Applicant should emphasize that the girls' school will improve the parking accommodations for Catholic Central football games.

Mr. Spencer clarified that the City would receive money for the maintenance of Twelve Mile. Any raise in taxes for road maintenance he felt would be negligible. Member Lynch maintained that Island Lake banter about the concept that they represent 18-20% of the tax base and therefore taxes are a big issue to them.

Mr. Spencer stated that the proposal may have less impact on the water infrastructure than an industrial use.

Mr. Spencer said the Applicant could consider whether designing with fourplexes would maintain greater open space. The Applicant could add meanders to the roads to add character to the site. Mr. Spencer suggested that if the future residents, are indeed families relocating near the schools, the Applicant might consider greater pedestrian connectivity. He thought the Applicant was missing an opportunity by not designing the site as such. Add sidewalks or pathways for the students to use between the schools. The natural features would be enhanced by a pathway which can be designed at a low price and people will use it.

Ms. McBeth noted that the Master Plan consultant will be reviewing this area for the City's benefit as well. She suggested the Applicant go back and look at the plans to determine whether any of these comments could be addressed in a revision, which would go back to the Planning Department for review. She did not necessarily think this Committee would review a revised set of plans.

**APPLICANT'S
RESPONSE LETTER**

Z EIMET W OZNIAK
& ASSOCIATES
Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375
(248) 442-1101 • Fax (248) 442-1241
www.zeimetwozniak.com

October 26, 2007

Ms. Kristen Kapelanski
City of Novi
Planning Department
45175 West Ten Mile Road
Novi, Michigan 48375

Re: Concept Site Plan for
St. Catherine of Siena Academy & Nicoleena Estates
SP #07-33A

Dear Ms. Kapelanski:

In response to your planning review comments outlined in your correspondence dated October 8, 2007, we offer the following:

Zoning and Land Use

We believe that the proposed zoning and land use is reasonable and compatible with the surrounding properties and, when completed, will complement this portion of the City.

Infrastructure

We believe that the City's concerns will be satisfactorily addressed during the course of the Preliminary Site Plan review process.

Natural Features

We believe that the project is designed to be sensitive to the existing natural features and has minimized the impacts to the woodlands and wetlands. We look forward to working with your consultants during the site plan submittal to discuss this in greater detail.

PRO Agreement

This will be addressed by the applicant's attorney.

Ordinance Deviations

1. We will request that the building height deviation be incorporated in the PRO Agreement.
2. We are proposing that visitors to the convent in need of barrier-free parking use the spaces in the adjacent parking lot.
3. The sidewalk shall be extended to Twelve Mile Road.

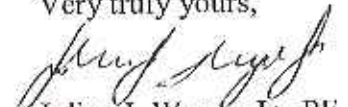
Additional Items

We would prefer to address these items in this manner:

1. We believe that the proposed parking count for the convent is appropriate and turn to the Planning Commission for guidance.
2. A photometric plan will be submitted with the Preliminary Site Plan.
3. A landscaping plan will be submitted with the Preliminary Site Plan.

We look forward to presenting this project to the Planning commission and explaining its benefits at the earliest opportunity.

Very truly yours,


Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter13w

Stacy E. Peterson, AIA
John P. Argenta, AIA
Najim N. Saymugh, AIA

October 26, 2007

City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

Attention: Ms. Kristen Kapelanski
Planning Department

Re: St. Catherine of Siena and
Nicoleena Estates Planned Rezoning Overlay
SP#07-33A / Rezoning 18.676
Architect's Project No. 05-070

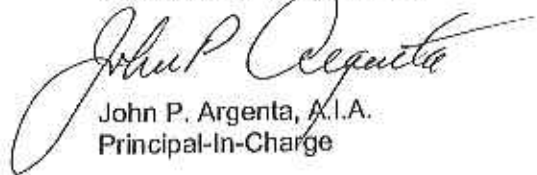
Dear Ms. Kapelanski:

For clarification, the footprint of the new school building is approximately 120,000 square feet. The height of the school building will not exceed 35 feet except for the 2,900 square foot fly loft portion of the auditorium which will not exceed 50 feet. The fly loft area of 2,900 square feet is only 2.5% of the entire building footprint.

If you have any further questions, please call.

Sincerely,

CDPA ARCHITECTS, INC.



John P. Argenta, A.I.A.
Principal-In-Charge

JPA/lm

pc: File

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(248) 442-1101 • Fax (248) 442-1241
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October 27, 2007

Mr. Brian Coburn, PE
City of Novi
Engineering Department
45175 West Ten Mile Road
Novi, Michigan 48375

Re: St. Catherine of Siena Academy &
Nicolocna Estates
Planned Rezoning Overlay
SP #07-33 / Rezoning 18.676

Dear Mr. Coburn:

In response to your review of the proposed PRO's impact on public utilities dated July 31, 2007, we offer the following:

Utility Demands

The revised layout for Nicolocna Estates now yields a total of 230 condominiums for a demand of 184 REUs.

The proposed Academy shall serve a student body of approximately 750 girls for a demand of 20 REUs.

Therefore, we estimate the total demand to be 213 REUs, which is still less than the 3,100 REUs that would result if the parcels were developed under a traditional zoning of RM-2.

Water System

The proposed watermain system through the PRO shall be looped to the existing watermain in Knightsbridge Gate and Catholic Central High School. A pressure reducing valve shall be installed where needed. We shall work with you to determine its location.

Sanitary Sewer

the PRO shall direct its sewage via a single pump station easterly to the existing sanitary sewer in Catholic Central high School.

A detailed study shall be provided at the time of final preliminary site plan application that will demonstrate the available capacity of the downstream infrastructure.

Franchise Utilities

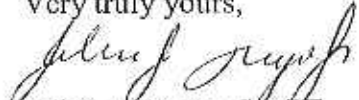
Previously we furnished you with "letters of availability" from DTE and Consumers Energy for your use.

Summary

We believe that development of the revised proposed PRO will not have a marked impact on the existing public utilities when compared to the traditional rezoning or existing zoning.

Thank you for your consideration.

Very truly yours,


Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter5w

Western Wayne Service Center
8001 Haggerty Rd.
Belleville Rd. Mi 48111

Detroit Edison



“LETTER FOR AVAILABILITY OF ELECTRIC SERVICE”

June 26, 2007

40024 Grand River Ave. Suite 100
Novi, Michigan 48375

RE: Novi Development 12 Mile & Wixom Rd.

To Whom It May Concern:

Your inquiry regarding a statement of availability of electric service for the above named project has been received.

The Detroit Edison Company maintains electric distribution facilities in the general area in question and will provide electric service, subject to the rule of the Michigan Public Service Commission in effect at that time.

Sincerely,

Bleu R. Carter

Bleu R. Carter
Senior Support Specialist
Western Wayne Service Center





A CMS Energy Company

11801 Farmington Rd.
P.O. Box 510684
Livonia, MI 48151-6684

Fax: (734) 513-6266

June 28, 2007

Zeimet Wozniak & Associates
Attn: Earl Miller
40024 Grand River Ave, Ste. 100
Novi, MI 48375

Fax: 248-442-1241

AVAILABILITY OF NATURAL GAS

RE: Proposed Rezoning, Parcels 1-5 (Job No. 97228), City of Novi, Section 18
Location: Between 13 Mile Rd, Woodard Ave, and Coolidge Highway

At the present time, Consumers Power Company has adequate natural gas supplies available to serve the above-referenced project. Your request will be subject to any restrictions and/or limitations that may be imposed by regulatory or other governmental authorities, which would preclude the supplying of the natural gas, and our Standard Rules and Regulations under our Customer Attachment Program.

Our gas main facilities, however, may not be located adjacent to the parcels in question and a financial contribution may be required in order to serve the project. If you need specifics on existing gas main locations, please contact Map Request at 877-240-9602.

Paula Shetlon
Customer Energy Specialist
734-513-6257

availabltr

ZEIMET WOZNIAK
& ASSOCIATES
Civil Engineers & Land Surveyors

40024 Grand River Avenue, Suite 100 • Novi, Michigan 48375
(248) 442-1101 • Fax (248) 442-1241
www.zeimctwozniak.com

October 26, 2007

Mr. Ben Croy, PE
City of Novi
Plan Review Center
45175 West Ten Mile Road
Novi, Michigan 48375

Re: Concept Site Plan for
St. Catherine of Siena Academy & Nicoleena Estates
SP #07-33A

Dear Mr. Croy:

In response to your comments dated October 10, 2007, we offer the following:

General

1. Paving and drainage improvements to Twelve Mile Road will be shown on future submittals.
2. The City of Wixom has been informed about the proposed development. The first of what we expect to be several meetings was held on October 21, 2007.
3. All proposed streets within the development are private. This is so noted on Sheet C-1.0 (re: Note # 4 under "Site Notes").
4. For ease of plowing in the winter, a five-foot separation between the curb and walk is NOT provided.
5. This note appears on Sheet C-1.0 (re: Note #17 under "Site Notes").

Watermain

6. Further analysis of the water main system shall be performed with preparation of the Preliminary Site Plan to determine the location of the pressure reducing valve. See Note #18 under "Site Notes" on Sheet C-1.0.

Sanitary Sewer

7. The proposed sanitary sewer shall be redesigned so that it does not discharge to the existing sanitary sewer at Knightsbridge Gate per the originally-proposed layout.
8. The proposed sanitary sewer has been redesigned so that a single pump station that discharges to the existing sanitary sewer at CCHS.
9. CCHS has agreed to grant this easement. A draft of the agreement shall be submitted at the time of PSP review.
10. An analysis of the downstream infrastructure shall be performed with the preparation with the Preliminary Site Plan to determine what, if any, improvements are needed.
11. A stub has been provided to Parcel 22-18-100-004.

Storm Sewer

12. An analysis of the culverts shall be performed with the preparation with the Preliminary Site Plan to determine the appropriate discharge rate from the proposed storm water basins in Nicoleena Estates.

Storm Water Management

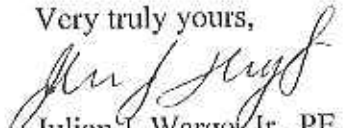
13. The storm water management plans shall reflect the latest design standards.
14. We agree that the existing wetland situation should be addressed and that the existing culverts should be repaired or replaced. We believe that this task, however, falls upon the developers of Knightsbridge Gate. The task described appears on the approved plans and either was not done or was not done correctly. Is the City still holding onto the bond for this development?
15. We shall pursue this easement immediately.
16. The downstream drainage route shall be depicted on future submittals.
17. We shall work with the City Engineer from the City of Wixom to address potential impacts to the downstream.
18. We shall pursue this easement immediately.
19. Any analysis of the offsite wetlands shall be performed with the preparation of the Preliminary Site Plan to determine the pre- and post-development conditions based upon the 100-year storm event.
20. The new runoff coefficients shall be used in the calculations.
21. A vegetative swale has been incorporated into the design.
22. A vegetative swale has been incorporated into the design.
23. A vegetative swale has been incorporated into the design.
24. The proposed sediment basins are sized to meet the City's requirements. The additional storage has been provided to allow for construction tolerances during grading operations.
25. The 25-foot buffer zone is delineated on Sheet C-2.2.
26. A hard-surfaced road has been provided to permit access for maintenance of the sediment basins and outlet control structures.
27. The sheets entitled "Stormwater Management Analysis" shall be revised and incorporated into sheets entitled "Storm Water Management Plan" and shall

include the information that is required. They shall be submitted at the time of Preliminary Site Plan review.

28-46. These items shall be addressed at the appropriate times.

Thank you for your consideration.

Very truly yours,



Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter11w

LAW OFFICES
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1026 WEST ELEVEN MILE ROAD -- ROYAL OAK -- MICHIGAN 48067-2451

CHARLES Y. COOPER
ARNOLD J. SHIFMAN
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NOVI OFFICE
28200 TOWN CENTER DRIVE
SUITE 145
P.O. BOX 352
NOVI, MICHIGAN 48375-0352
TELEPHONE (248) 349-8050

ST. CATHERINE OF SIENA ACADEMY
&
NICOLEENA ESTATES CONDOMINIUM
CITY OF NOVI

TRAFFIC STUDY

October 26, 2007

William C. Taylor, PhD., PE prepared a traffic study dated May 2007 for St. Catherine of Siena Academy and Nicoleena Estates Condominium. The City Traffic Consultants reviewed the Traffic Study for the Conceptual Site Plan. Dr. Taylor has been asked to revise his Traffic Study based upon the reduction in the condominium units from 246 to 230, to contact the City's Traffic Consultants to discuss the concerns raised in the review letters and he will revise and resubmit a Traffic Study at or prior to the public hearing to be held on the rezoning and PRO applications.

Further, please find attached the most recent traffic study dated October 2007 which was also drafted by William C. Taylor, PhD, PE.

Respectfully submitted,

Matthew C. Quinn
Project Attorney

Z EIMET W OZNIAK
& ASSOCIATES
Civil Engineers & Land Surveyors

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(248) 442-1101 • Fax (248) 442-1241
www.zeimetwozniak.com

October 26, 2007

Mr. Stephen Dearing, PE
OHM
3000 Plymouth Road
Livonia, Michigan 48150

Re: St. Catharine of Siena Academy & Nicoleena Estates
SP #07-33A

Dear Mr. Dearing:

In response to your second review of the concept plan for this project dated October 5, 2007, we offer the following:

1. General

- The geometry of the southbound school entrance drive shall be revised.
- Fifty-foot tangents shall NOT be provided between the reverse curves. We believe that the geometry is responsible to the site's natural features and is appropriate for the layout of the streets. We have driven similar layouts from projects in Novi, such as Lenox Park, and concerns such as speed and setting have never been issues.
- Kristen Court shall be revised.

2. 12 Mile Road Improvements

- The final layout and cross-section to be used is still under study. Further input from the City of Novi and the City of Wixom is being sought.

3. Sidewalk

- The sidewalk along Siena Drive shall be extended to 12 Mile Road.

4. Traffic Control in Nicoleena Estates' Local Streets

- A "Traffic Control Sign" plan shall be prepared to meet this requirement..

5. ADA Compliance

- ADA-compliant ramps shall be provided.
- All parking shall be marked and signed.
- ADA ramps shall be appropriately noted on the plans.
- MDOT ramp details shall be included on the plans.

6. Parking Stalls

- The parking stalls shall be dimensioned to provide at least .9 feet from the face of curb.

7. Sign Code Call Outs

- All signs shall be coded to current MMUTCD standards.

8. Sign Quantity Table

- A traffic sign quantity table shall be included on the plans..

9. Loading Area and Dumpster

- The loading area within the school's maintenance yard shall be fully detailed.

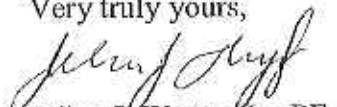
10. Traffic Circulation Plan

- A traffic circulation plan shall be prepared.

The above shall be addressed at the time of Preliminary Site Plan review.

Thank you for your consideration.

Very truly yours,


Julian J. Wargo, Jr., PE

JJW/bf

enclosure

z:\06103Letter12w

Landscape Architecture Civil Engineering
300 East Cady St. Northville, MI 48167
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248.347.7910 FAX 248.347.7005

GRISSIM
METZ ASSOCIATES
ANDRIESE

October 26, 2007

Kristen Kapelanski, City Planner
Community Development Department
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

Re: **St. Catherine of Siena Academy &
Nicoleena Estates Condominium**
Novi, Michigan

Dear Kristen:

This letter is in response to the Woodland Review letter of August 8, 2007. A revised Natural Features Impact plan and Tree Survey booklet is being reissued under the Rezoning and PRO Application resubmission based upon the revised Nicoleena Estates site plan. This site plan reduces the number of trees being removed along the west side of the site.

This submission is for Conceptual Site Plan only, a landscape plan reflecting required tree replacements has not been provided at this time. Upon approval of the Conceptual Site Plan a landscape plan will be submitted for Preliminary Landscape Submission which will include required replacement trees and all pertinent information relative to these trees.

Respectfully,



Richard G. Houdek, ASLA
Partner

RGH/cs



King & MacGregor
Environmental
Inc.

October 26, 2007

Sent Via Email

Mr. Peter Hill
Mr. John Freeland
ECT
2200 Commonwealth Blvd., Suite 300
Ann Arbor, MI 48105

Re: St. Catherine of Siena / Nicoleena Estates
ECT August 8, 2007 Wetland Review of the Concept Plan
ECT August 16, 2007 Wetland Boundary Verification

Dear Mr. Hill and Mr. Freeland:

The following comments are provided in response to your letters referenced above.

Additional impacts to "Off-Site" wetlands are proposed for development of a commercially zoned property between the St. Catherine of Siena Academy property and Wixom Road. A site plan for this development has been prepared and will be included in an application for permit submittal to the Michigan Department of Environmental Quality. A separate application for a City of Novi wetland permit will be submitted for the commercial development.

Impacts to wetland buffers will be quantified at the time of Preliminary Site Plan submittal.

A wetland boundary verification was performed by ECT on July 9, 2007 and the results reported in Mr. Freeland's letter dated August 16, 2007. Where requested wetland boundaries were revised. A revised wetland boundary survey was submitted to ECT under cover letter dated August 1, 2007.

An alternatives analysis will be provided at the time of Preliminary Site Plan submittal.

A detailed wetland mitigation plan, cost estimate and rationale for the proposed design will be submitted at the time of Preliminary Site Plan submittal.

The discharge of storm water to the Knightsbridge Gate property is proposed because this is the current natural path of surface water movement from the western portion of the subject property. The applicant does not have a copy of the conservation easement for the Knightsbridge Gate wetland and can not respond to whether the discharge of storm water to the wetland is an activity prohibited by the conservation easement. The applicant requests that the City of Novi provide to them a copy if it is in their possession. The portion of the subject property that presently drains to Knightsbridge Gate constitutes approximately half of the watershed of the Knightsbridge Gate wetland. Excluding this discharge could significantly compromise the hydrology of the wetland. If the drowning of trees in the wetland is a concern, one factor which would substantially reduce the potential for this would be to clean out the several blocked culverts under Wixom Road that are supposed to be conveying excess water out of this wetland. It is the applicant's understanding these culverts were to have been cleaned out as part of the Knightsbridge Gate utility



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Grand Rapids
East Lansing
Traverse City
St. Clair Shores

e-mail: kmac@king-macgregor.com

improvements but this clean out has not yet occurred. The project engineers for the applicant have done some preliminary evaluation of the potential hydrologic changes from the proposed development to the Knightsbridge Gate wetland. For example, the bank full storm in the undeveloped condition contributes runoff within several hours sufficient to cover the wetland with one inch of water. The same storm event in the developed condition would contribute storm water discharge sufficient to cover the wetland with five inches of water but over a 48 hour time period. If the culverts under Wixom Road are cleaned out and the previously existing outlets from the wetland re-established, we believe the additional volume of water would have little chance of drowning the trees.

Storm water management for the St. Catherine of Siena Academy is anticipated to include storage in a 0.73 acre sedimentation basin, wetland mitigation areas M-1, M-2 and M-3, as well as Wetland B. Engineering evaluations associated with Preliminary Site Plan submittal will include quantities of water to be stored and length of storage. In coordination with City of Novi engineering staff, an evaluation will also be made of the downstream conditions north of 12 Mile Road and how the storm water discharge may affect downstream properties and residents.

We appreciate your time and efforts related to these projects. Please feel free to call me or contact me via email at wheld@king-macgregor.com if you have any questions or need additional information.

Sincerely,


King & MacGregor Environmental, Inc.
Woody L. Held

Cc: Frank Pellerito (Lakeside Oakland Development, LLC)
Mike Dewan (Degue, LLC)
Andy Wozniak (Zeimet Wozniak)

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GRISSIM
METZ ASSOCIATES
ANDRIESE

October 26, 2007

Mr. Peter Hill
ECT
2200 Commonwealth
Ann Arbor, Michigan 48105

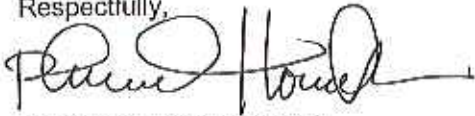
Re: **St. Catherine of Siena Academy &
Nicoleena Estates Condominium**
Novi, Michigan

Dear Peter:

This letter is in response to the Woodland Review letter of August 8, 2007. A revised Natural Features Impact Plan and Tree Survey booklet will be reissued based upon the revised Nicoleena Estates site plan. This site plan reduces the number of trees being removed along the west side of the site.

This submission is for Conceptual Site Plan only, a landscape plan reflecting required tree replacements has not been provided at this time. Upon approval of the Conceptual Site Plan a landscape plan will be submitted for Preliminary Landscape Submission which will include required replacement trees and all pertinent information relative to these trees.

Respectfully,



Richard G. Houdek, ASLA
Partner

RGH/cs

Z EIMET W OZNAK
& ASSOCIATES
Civil Engineers & Land Surveyors

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(248) 442-1101 • Fax (248) 442-1241
www.zeimetwozniak.com

October 27, 2007

Mr. Michael W. Evans, Fire Marshal
Novi Fire Department
42975 Grand River Avenue
Novi, Michigan 48375

Re: St. Catherine of Siena Academy &
Nicoleena Estates
Rezoning & PRO
SP #07-33

Dear Mr. Evans:

In response to your review of the Conceptual Site Plan dated October 8, 2007, we offer the following:

Phase I – St. Catherine of Siena Academy

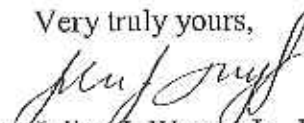
1. Additional paved access to the Catholic Educational Center capable of supporting 35 tons will be provided.
2. Fire hydrants will be depicted on 50 scale plans to facilitate your review. In as much as the school, convent, and education center are to be sprinklered, a hydrant spacing of 500 feet has been followed. All buildings are within 300 feet of a hydrant.

Phase II – Nicoleena Estates

1. Fire hydrants will be depicted on 50 scale plans to facilitate your review. A hydrant spacing of 500 feet has been followed.
2. Street names shall be submitted to the Street and Project Naming Committee for approval. Additional correspondence is attached.

Thank you for your consideration.

Very truly yours,


Julian J. Wargo, Jr., PE

JJW/bf
enclosure

z:\06103Letter10w

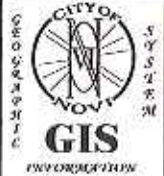
MAPS

**LOCATION
ZONING
FUTURE LAND USE
WETLANDS
WOODLANDS**

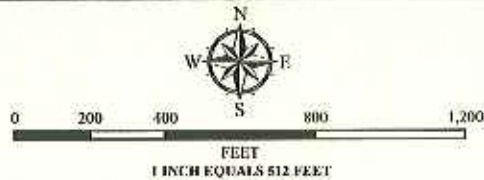
St. Catherine of Siena Academy & Nicoleena Estates

Location

Map Created: October 29, 2007



CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
451 1/2 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
WWW.CITYOFNOVI.MI.GOV
MAP AUTHOR: KRISTEN KAPILANSKI



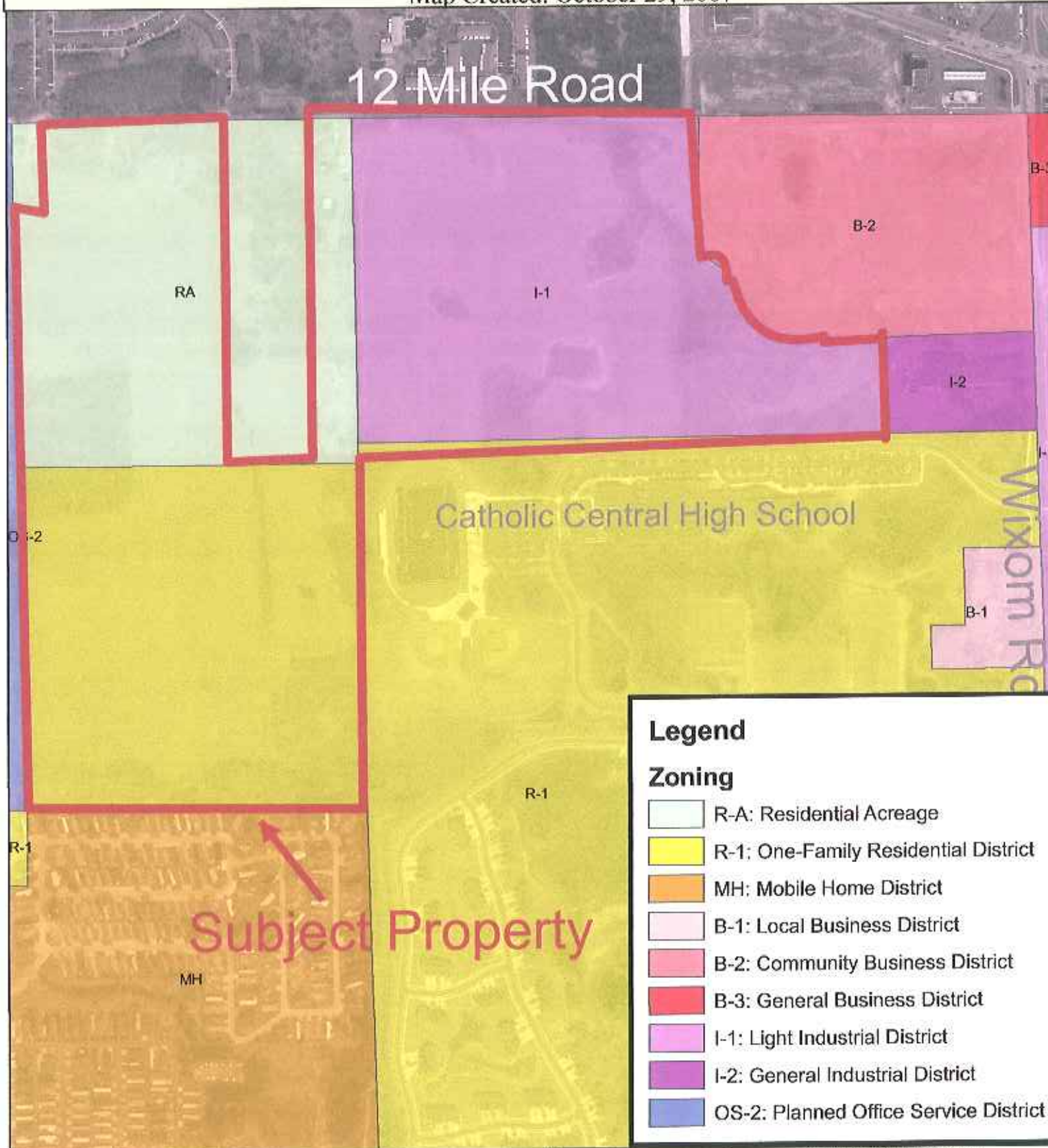
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St. Catherine of Siena Academy & Nicoleena Estates

Zoning

Map Created: October 29, 2007

12 Mile Road



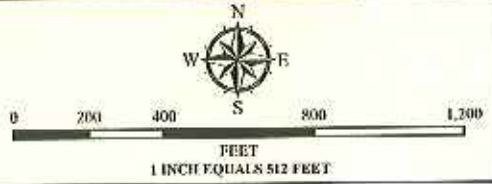
Legend

Zoning

- R-A: Residential Acreage
- R-1: One-Family Residential District
- MH: Mobile Home District
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-2: Planned Office Service District



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St. Catherine of Siena Academy & Nicoleena Estates

Future Land Use

Map Created: October 29, 2007

12 Mile Road

Subject Property -
Special Planning
Project Area 2

Catholic Central High School

Wixom Road

Legend

Future Land Use

-  SINGLE FAMILY
-  MOBILE HOME PARK
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  EDUCATIONAL FACILITY
-  PRIVATE PARK



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St. Catherine of Siena Academy & Nicoleena Estates

Wetlands

Map Created: October 29, 2007

12 Mile Road

Subject Property

Legend

 Wetlands



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St. Catherine of Siena Academy & Nicoleena Estates

Woodlands

Map Created: October 29, 2007

12 Mile Road

Catholic Central High School

Wixom Rd.

Subject Property

Legend

Regulated Woodlands

- Light
- Medium
- Dense



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PLANS ARE
AVAILABLE FOR
VIEWING AT THE
COMMUNITY
DEVELOPMENT
DEPARTMENT