



PINNACLE HOMES (TWELVE MILE EAST OF NAPIER) ZONING MAP AMENDMENT 18.702

PINNACLE HOMES REZONING 18.702

Public hearing on the request of Pinnacle Homes for recommendation to City Council for rezoning of property in Section 18, located on the south side of Twelve Mile Road, east of Napier Road, from the RA, Residential Acreage District and R-1, One-Family Residential District, to the R-4, One-Family Residential District. The subject property is 64.0 acres.

Required Action

Recommend to City Council approval or denial of rezoning request from RA, Residential Acreage and R-1, One-Family Residential, to R-4, One-Family Residential.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01/13/12	Request is in compliance with the Master Plan for Land Use
Engineering	Comments provided	01/10/12	Summary of findings provided
Traffic	Comments provided	12/27/11	Summary of findings provided

Motion sheet

Approval

In the matter of the request of Pinnacle Homes for Zoning Map Amendment 18.702, motion to **recommend approval** to City Council to rezone the subject property from RA, Residential Acreage District and R-1, One-Family Residential District to R-4, One-Family Residential District, *for the following reasons...*

1. *The requested zoning is consistent with the Future Land Use Map in the 2010 Master Plan for Land Use as well as the recommended residential density shown in the Residential Density Map; and*
2. *The subject property was evaluated in detail as part of the "Twelve Mile, Napier, and Wixom Roads Study Area" in the 2008 Master Plan for Land Use Review, which recommended a Future Land Use designation and residential density for the subject parcel consistent with the requested zoning; and*
3. *The requested zoning is consistent with the zoning recommended for the subject parcel by the Planning Commission in November 2007 when the subject parcel and four others were collectively considered for rezoning; and*
4. *Twelve Mile Road is largely residential in character in this area and residential zoning is appropriate for this location; and*
5. *(Additional reasons here if any...)*

Denial

In the matter of the request of Pinnacle Homes for Zoning Map Amendment 18.702, motion to **recommend denial** to City Council to rezone the subject property from RA, Residential Acreage District and R-1, One-Family Residential District to R-4, One-Family Residential District, *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 13, 2012

Planning Review

Pinnacle Homes

Zoning Map Amendment 18.702

Petitioner

Pinnacle Homes (Howard Fingerroot)

Review Type

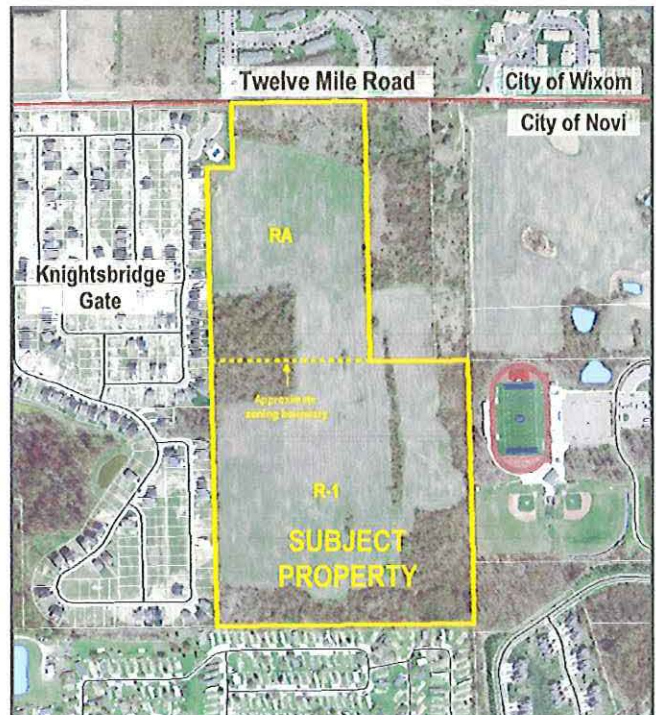
Rezoning Request from RA (Residential Acreage) and R-1 (One-Family Residential) to R-4 (One-Family Residential)

Property Characteristics

- Site Location: South side of Twelve Mile Road, between Wixom Road and Napier Road
- Site Zoning: RA, Residential Acreage – Northerly ~23 acres
R-1, One-Family Residential – Southerly ~41 acres
- Adjoining Zoning: North (across Twelve Mile, City of Wixom): RM-1, Multiple-Family Residential; South: MH, Mobile Home District; East: RA and R-1; West: R-4, One-Family Residential (Knightsbridge Gate Consent Judgment)
- Current Site Use: Vacant
- Adjoining Uses: North (across Twelve Mile, City of Wixom): Multiple-Family Residential; South: Old Dutch Farms Mobile Home Park; East: Vacant, Catholic Central High School campus, Island Lake Arbors; West: Knightsbridge Gate single-family homes
- School District: South Lyon Community Schools
- Proposed Rezoning Size: 64 acres

Project Summary

The petitioner is requesting the rezoning of a 64-acre parcel on the south side of Twelve Mile Road between Wixom Road and Napier Road. The subject property is currently split-zoned; the northerly ~23 acres is zoned RA, Residential Acreage, and the southerly ~41 acres is zoned R-1, One-Family Residential District (see aerial photo to the left). The applicant has requested a rezoning for the whole property to R-4, One-Family Residential. While the rezoning application is not tied to any concept plan, the application does estimate approximately ± 130 single-family homes built in two or three phases (the rezoning traffic impact study included with the submittal assumed 165 homes). The maximum density within R-4 would allow as many as 206 single-family homes, based on an estimated net acreage of 62.5 acres. Staff discussed with the applicant the option of a rezoning with a Planned Rezoning Overlay (PRO); the applicant has opted not to pursue the PRO option at this time.



Recommendation

Staff recommends approval of the proposed Zoning Map amendment, which would rezone the property from RA, Residential Acreage and R-1, One-Family Residential, to R-4, One-Family Residential. The rezoning request is consistent with the Master Plan for Land Use, which recommends Single Family with a residential density of 3.3 units per acre. This residential density is consistent with the maximum density permitted in the R-4 zoning district. Approval is recommended for the following reasons:

- ❑ The requested zoning is in compliance with the Master Plan for Land Use and recommended residential density shown in the Residential Density map;
- ❑ The requested zoning is consistent with the zoning recommended for the subject parcel by the Planning Commission in November 2007 when the subject parcel and four others were collectively considered for rezoning;
- ❑ Twelve Mile Road is largely residential in character in this area and residential zoning is appropriate for this location;
- ❑ The requested zoning is consistent with adjacent residential zoning districts and land uses.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the parcel to R-4, One-Family Residential (**APPLICANT REQUEST, STAFF RECOMMENDATION**).
2. Recommend denial of the request, with the zoning of the property to remain RA, Residential Acreage (northerly ~23 acres) and R-1, One-Family Residential (southerly ~41 acres).
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is most appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The 64-acre subject parcel is designated for Single Family on the Future Land Use map within the City's 2010 Master Plan for Land Use, with a planned maximum density of 3.3 dwelling units/acre as shown on the Residential Density map. This Future Land Use designation and planned density are a result of the City's 2008 Master Plan for Land Use Review, the recommendations of which were incorporated into the 2010 Master Plan for Land Use (adopted August 25, 2010). The 2008 Review included the subject property as part of the "Twelve Mile, Napier, & Wixom Roads Study Area", one of three Study Areas included in that report. Recommendations for that Study Area included encouraging high quality residential development with lot widths and setbacks consistent with R-4 zoning standards. Prior to the 2008 Review, the property was designated as "Special Planning Project Area #2" in the 2004 Master Plan for Land Use, without a residential density designation. Based on the 2008 Review and the 2010 Master Plan, a rezoning to the R-4 District would be in compliance with the planned use and density for the site as indicated by the Future Land Use map.

Property History

The 64-acre parcel in question was part of a larger collection of five parcels for which a Planned Rezoning Overlay (PRO) rezoning was applied for in 2007. The intent of that rezoning application was to collectively rezone all five parcels to RM-2 with a PRO option; the corresponding concept plan included the campus of St. Catherine of Siena Catholic girls' school as well as 230 attached condominium units (Nicoleena Estates). Planning staff reviewed the proposal and recommended against a rezoning to RM-2 in a letter dated October 8, 2007, and further advocated for a rezoning to RT, Two-Family Residential District with a Planned Rezoning Overlay.

The matter was discussed by the Planning Commission on November 7, 2007, and a public hearing was held before the Planning Commission on November 28, 2007. Following the public hearing and further discussion, the Planning Commission unanimously voted to recommend approval to the City

Council of a rezoning to R-4 (rather than RM-2 as requested), with a PRO deviation allowing for duplex units (which are typically not permitted in R-4) at a density not to exceed 3.3 units per acre. Since the residential density proposed by the applicant was 3.6 units per acre, the density recommended by the Planning Commission would have resulted in 18 fewer residential units (230 units versus 212).

Following this recommendation from the Planning Commission, the applicant chose to revise their application prior to bringing it before City Council on January 7, 2008. In the revised submittal, the proposed zoning was to be split between RM-2 for the 52 acres to the east (the proposed St. Catherine's campus), and RT with a PRO for the 64 acres to the west (the attached condominiums); 230 attached condominium units were still proposed on the 64 acre portion. (The westerly 64-acre portion proposed to be rezoned to RT in the revised submittal is the same 64-acre parcel currently under review.)

In the interim between the November 28, 2007 public hearing with the Planning Commission and the January 7, 2008 meeting before the City Council, the Planning Commission on December 12, 2007 endorsed a Master Plan designation of Educational Facility for the 52 acres to the east and Single Family with 3.3 units/acre density for the 64-acre parcel to the west. This endorsement was made as part of the 2008 Master Plan for Land Use Review that was wrapping up around the time the rezoning application was submitted, and was consistent with the Planning Commission's motion following the November 28, 2007 public hearing.

On January 7, 2008, the revised rezoning application was brought before City Council. After much discussion, the matter was tabled for a future meeting. On January 22, 2008, Council passed a motion to tentatively approve the rezoning request (with a PRO for the westerly 64 acres) with the condition that the westerly 64 acres would be rezoned to R-4 (and not RT as proposed by the applicant) with duplex units permitted at 3.3 units/acre. The City Council directed the applicant to work with the City Attorney on a draft PRO agreement to be brought back before the Council within 60 days for a final determination on the rezoning request. The draft PRO Agreement never materialized, and St. Catherine's ultimately built their campus on the north side of Twelve Mile Road in the City of Wixom.

On August 25, 2010, the Planning Commission adopted the 2010 Master Plan for Land Use, in which the 64-acre parcel was designated as Single Family with a planned density of 3.3 units per acre.

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	Northerly ~23 acres – RA, Residential Acreage	Vacant land	Single Family (3.3 dwelling units per acre)
	Southerly ~41 acres – R-1, One-Family Residential		
Northern Parcels (across Twelve Mile Road – City of Wixom)	RM-1, Multiple-Family Residential	Multiple-Family Residential	Multi-Family (9 units/acre)
Southern Parcels	MH, Mobile Home District	Old Dutch Farms Mobile Home Park	Mobile Home Park
Eastern Parcels	R-4, R-1	Vacant, Catholic Central Athletic Fields	Educational Facility
Western Parcels	R-4	Knightsbridge Gate	Single Family

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested R-4 zoning with the zoning and uses (existing and planned) on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. Based on an estimated net acreage of 62.5 acres, a rezoning of the subject property to R-4 will allow it to be developed with as many as 206 single-family homes (62.5 net acres at 3.3 dwelling units per net acre).

Across Twelve Mile Road to the **north** in the City of Wixom are two housing developments; multiple-family apartments to the west and attached single-story units to the east. Just west of the apartments is the new St. Catherine of Sienna Academy. The multi-family development directly north of the subject property currently has two points of gated emergency-only access to Twelve Mile, with its main access on the south side of Grand River. Just east of that development is another residential development (attached units) that has full access off of both Twelve Mile and Grand River. The addition of as many as 206 new homes on the south side of Twelve Mile would add – based on the applicant's rezoning traffic study – over 2,000 new trips to the adjacent road network. The majority - if not all - of those trips would enter and exit the subject property via one of more new driveways on Twelve Mile (some may enter and exit via Napier if there is a public connection to adjacent property). The residents of the multi-family to the north would see a significant increase in traffic along Twelve Mile Road with the maximum level of development permitted under R-4 zoning. If and when a residential site plan is approved for the subject property, it will be conditioned upon road improvements as determined by the mitigation recommended in the traffic impact study that will be required. While the residents and landowners across Twelve Mile north of the subject property will experience higher traffic volumes on Twelve Mile Road as a result of development of the subject property consistent with R-4 zoning, they may also benefit from anticipated road improvements triggered by that development (depending on what those improvements will be, which has not yet been determined).

Old Dutch Farms mobile home park is located directly **south** of the subject property. No negative impacts are expected with the proposed rezoning, as it is unlikely that any road connections will be proposed between the subject property and the mobile home park. Residents of the mobile home park that commute via Twelve Mile Road will see higher traffic volumes along that road, but might benefit from road improvements triggered by future development as discussed above.

Vacant land (planned for an Educational Facility, zoned RA) is located directly **east** of the northern 23 acres of the subject property, and Catholic Central's athletic fields (notably the football stadium) are located to the east of the southern 41 acres. The vacant land consists of two long narrow lots, the easterly of which is under the same ownership as the parcel proposed to be rezoned. East of those two lots are the newly-constructed athletic practice fields for Catholic Central High School. Impacts to Catholic Central's athletic fields (and the campus as a whole) to the southeast will be negligible, other than the effects to Twelve Mile Road discussed above.

Directly to the **west** of the subject property is the Knightsbridge Gate single-family development. In addition to the effects on Twelve Mile Road already discussed, it is possible that there will be one or more future roadway connections proposed between the subject property and adjacent properties if and when the subject property is developed.

Comparison of Zoning Districts

The table on the following page provides a comparison of the current and proposed zoning classifications. No alternate zoning districts have been proposed at this time.

	RA (Existing, Northerly 23 Acres)	R-1 (Existing, Southerly 41 acres)	R-4 (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses* 3. Publicly owned and operated parks, parkways, and outdoor recreation facilities 4. Cemeteries (existing) 5. Public, parochial, or private elementary schools 6. Home occupations 7. Accessory buildings and uses 8. Family daycare homes 	<ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses* 3. Publicly owned and operated parks, parkways and outdoor recreational facilities 4. Cemeteries (existing) 5. Home occupations 6. Accessory buildings and uses 7. Keeping of horses and ponies* 8. Family daycare homes 	Same as R-1
Special Land Uses <i>(Italics denotes a special land use only when adjacent to residential)</i>	<ol style="list-style-type: none"> 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock* 4. Special land uses in R-1 through R-4 5. Limited nonresidential use of historic buildings* 6. Bed and breakfasts* 	<ol style="list-style-type: none"> 1. Churches and facilities normally incidental thereto* 2. Public, parochial and private elementary, intermediate or secondary schools offering courses in general education* 3. Utility and public service buildings and uses* 4. Group Day Care Homes, Day Care Centers and Adult Day Care Centers* 5. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pools* 6. Golf courses* 7. Colleges, universities and other such institutions of higher learning* 8. Private pools* 9. Cemeteries (proposed)* 10. Railroad right-of-way 11. Mortuary establishments* 12. Bed and breakfasts* 13. Accessory building and uses incidental to a Special Land Use 	Same as R-1
Minimum Lot Size (Area)	43,560 square feet	21,780 square feet	10,000 square feet
Minimum Lot Size (Width)	150 feet	120 feet	80 feet
Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet	Same as R-1
Building Setbacks	Front: 45 feet Sides: 20 feet minimum either side, aggregate of 50 feet Rear: 50 feet	Front: 30 feet Sides: 15 feet minimum either side, aggregate of 40 feet Rear: 35 feet	F: 30' S: 10' min, 24' aggregate R: 35'

	RA (Existing, Northerly 23 Acres)	R-1 (Existing, Southerly 41 acres)	R-4 (Proposed)
Minimum Floor Area Per Unit / Maximum % of Lot Area Covered	1,000 square feet / 25%	1,000 square feet / 25%	Same as R-1
Maximum Density	0.8 dwelling units per net acre	1.65 units per net acre	3.3 units per net acre

*Subject to certain conditions.

Infrastructure Concerns

See the Engineering review letter (dated January 10, 2012) for a specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be increased demand on utilities as a result of the proposed rezoning. However, demands were evaluated as part of the Master Plan for Land Use update process and it was determined that the capacity exists within the system to manage the increased demand with minimal impact. The Engineering review letter did note that the sanitary sewer area plan recommended sewer flows be routed to the east to Wixom Road.

A Rezoning Traffic Impact Study was submitted, showing that the maximum allowable single-family residential density under the proposed R-4 zoning would generate approximately double the traffic of the maximum allowable density under the current split zoning (RA and R-1). The City's traffic consultant has provided a review letter stating that the applicant's rezoning traffic study is generally acceptable, and verifying that a full Traffic Impact Study will be required if and when the parcel is rezoned and a residential site plan is submitted. The scope of that traffic study will be determined once a conceptual site plan has been created, but will likely evaluate traffic impacts at one or more off-site intersections (Twelve Mile & Napier and Twelve Mile & Grand River are good possibilities) and certainly the traffic impacts along Twelve Mile Road. It is worth noting that the Road Commission for Oakland County (RCOC) generally considers 500 trips/day to be the threshold for paving a gravel road, and as already discussed, the proposed development is expected to generate as many as 2,000+ new trips

Twelve Mile Road from Napier to approximately 3,900 feet east of the Napier intersection is under the jurisdiction of the City of Novi, and is designated in the Thoroughfare Classification map within the 2010 Master Plan as a Non-Residential Collector. Approximately 3,900 east of Napier, Twelve Mile Road curves into a short north/south segment that intersects with Grand River Avenue. The north/south segment of Twelve Mile and the intersection with Grand River are in the City of Wixom. Both this segment north/south segment of Twelve Mile and the whole of Grand River Avenue are under the jurisdiction of the Road Commission for Oakland County, as is Napier Road. The jurisdiction of the roads in the vicinity of the subject property will be relevant for the analysis and recommendations within any traffic impact study included as part of a future residential site plan submittal. Twelve Mile Road is paved from Napier to approximately 1,300 feet east of Napier (the extent of the Knightsbridge Gate frontage), and from the Novi city limits north to Grand River. Between the two paved portions, which includes the frontage of the 64-acre subject parcel, is approximately 2,600 feet of unpaved roadway.

Natural Features

The regulated wetland and woodland maps indicate that there are regulated woodlands and a small pocket of wetlands on the site. 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 parcel. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the

property. Typically the City does not require a review from our woodlands and wetlands consultant for a standard rezoning request. It is worth noting, however, that when this parcel was part of the larger rezoning request in 2007 for St. Catherine of Sienna girls' school and the Nicoleena Estates attached condominiums, a woodlands and wetlands review was conducted because there was a PRO concept plan attached. The 2007 wetlands review determined that both City and MDEQ wetlands permits would be required for the PRO concept plan, although several of the wetlands to be impacted were/are located on parcels other than the 64-acre parcel currently under review. The woodlands review noted that over 300 existing trees were proposed to be removed from the 64-acre site based on the PRO concept plan, and that nearly 500 replacement trees would be required. If and when the rezoning is approved and a development plan is submitted by the applicant, a revised woodland and wetland survey will be required for a residential site plan on the subject property, with a corresponding review and field verification by the City's consultants.

Development Potential

Based on the estimated net area of the property and the density permitted under its current split zoning (RA to the north and R-1 to the south), the subject property could be developed with as many as 84 single-family homes ($[22.5 \text{ net acres} \times 0.8 \text{ units / net acre} = 18 \text{ units}] + [40 \text{ net acres} \times 1.65 \text{ units / net acre} = 66 \text{ units}]$), either as a site condominium or a subdivision. Under the proposed R-4 zoning, the property could be developed with as many as 206 single-family homes based on the estimated net site acreage of 62.5 acres ($62.5 \text{ net acres} \times 3.3 \text{ units / net acre}$). The rezoning application estimates "±130 units", and the applicant's rezoning traffic study assumed 165 units. Since the application is not tied to a concept plan with a defined number of units, the City has no mechanism at this stage to hold the applicant to a certain number of units, and the potential maximum should be considered.

Submittal Requirements

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The applicant has provided a plot plan of the location of the rezoning sign on the property, along with a proof of the sign's size and content, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. The applicant has been notified of the requirements for when to install and remove the sign.
- The landowner (Mr. Pellerito) has provided his notarized signature on the rezoning application.



David R. Campbell, AICP, Planner
248-347-0484 or dcampbell@cityofnovi.org

ENGINEERING REVIEW

MEMORANDUM



TO: BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.
FROM: BRIAN COBURN, PE; ENGINEERING MANAGER *BTC*
SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.702 PELLERITO
DATE: JANUARY 10, 2012

The Engineering Division has reviewed the rezoning request for the 64.00 acres located south of 12 Mile Road and east of Napier Road. The applicant is requesting to rezone 23.68 acres from RA to R-4 and 40.32 acres from R-1 to R-4. The Master Plan for Land Use indicates a master planned density of 3.3 units per acre, which is equivalent to the requested R-4 zoning.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be about 85 REUs. The proposed R-4 zoning would yield about 211 REUs, an increase of approximately 2.5 times the current zoning. However, the proposed zoning is in line with the proposed density in the current master plan. Therefore, there are no major concerns related to the increased demand.

Water System

Water service is currently available from the existing water main constructed with Knightsbridge Gate. 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 may need to be a pressure study to determine the location of a pressure reducing valve to isolate Knightsbridge Gate and Catholic Central from the Island Lake Pressure District, which operates using a booster pump. The City's water model indicates that the rezoning 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

There is no sanitary sewer service directly available for this site. There is sanitary sewer available in Wixom Road to the east and Knightsbridge Gate to the west. A sanitary sewer area plan was developed for this area and recommended that sanitary sewer flows be sent easterly to Wixom Road for discharge through the 11 Mile Road sanitary sewer and Lannys Bypass Pumping Station. If the flows are directed to the east, as master planned, the proposed rezoning would have a minimal impact on the capacity of the downstream sanitary sewer.

Summary

The proposed rezoning is in line with the master planned density and was determined to have a negligible impact on utilities.

TRAFFIC REVIEW

December 27, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Rezoning Request by Pinnacle Homes / Pellerito, RZ 18.702,
Traffic Review**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following comments.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant, Pinnacle Homes, has asked the City to rezone to R-4 (One-Family Residential) two contiguous parcels, one of 23.68 acres and now zoned RA (Residential Acreage) and one of 40.32 acres and now zoned R-1 (One-Family Residential). The subject property is on the south side of 12 Mile Road approximately ¼ mile east of Napier Road (see attached aerial photo).
2. The site is bordered on the west by the Knightsbridge Gate single-family detached condominium complex; on the south by the Old Dutch Farms Mobile Home community; on the southeast by the existing athletic complex of Catholic Central High School; and on the northeast by vacant property (which would retain its existing RA zoning).
3. 12 Mile Road abutting the site is an unpaved, two-lane Non-Residential Collector under City jurisdiction. According to counts made in September 2010, the average daily volume on this section of 12 Mile was about 420 vehicles.

Traffic Study and Trip Generation

Was a traffic study submitted and was it acceptable? How much new traffic would be generated?

4. We have reviewed the applicant's Rezoning Traffic Study, prepared by Wilcox Professional Services and dated December 15, 2011, and found it acceptable.
5. Wilcox based its trip generation forecast on the north parcel being 22 acres and the south parcel being 42 acres, areas slightly different than those indicated in the rezoning application. Applying the Zoning Ordinance's maximum permissible densities, Wilcox determined that the two parcels developed at their existing zoning would accommodate 17 and 69 homes, respectively, for a total of 86. Applying those densities to the application's areas, we have determined that the two parcels together would accommodate 84 homes.

6. Since the equations used to forecast trip generation by single-family homes are non-linear, predicting trip generation by the existing parcels separately and adding the results will produce slightly higher values than predicting trip generation for the two parcels combined. Results for the alternative forecasting methods are summarized in Table I (below). Also, Wilcox made trip forecasts for a “proposed development” of 165 homes, whereas the rezoning application indicates “130 +” homes; our forecast for the latter is shown in the last row of the table.

Table I. Trip Generation Comparison

Case	No. of Homes	Weekday Trip Ends	AM Peak-Hour Trip Ends			PM Peak-Hour Trip Ends		
			In	Out	Total	In	Out	Total
Existing Zoning per Wilcox								
RA	17	204	6	16	22	13	8	21
R-1	69	739	15	43	58	47	28	75
Both	86	Totaling Above Forecasts						
		943	21	59	80	60	36	96
		Forecasting Directly for 86 Homes (by BA)						
		905	18	52	70	58	34	92
Existing Zoning per Birchler Arroyo								
RA	18	Not Forecasted Individually						
R-1	66							
Both	84	886	17	52	69	57	33	90
Permitted by Requested Zoning								
R-4	211	2,067	39	118	157	130	76	206
Assumed to Be Developed Under Requested Zoning								
Wilcox	165	1,648	31	94	125	104	61	165
Applicant	130	1,324	25	76	101	84	49	133

7. In summary, site development under the requested R-4 zoning could result in 2.3 times as many trips, on both a daily and peak-hour basis, as site development under existing RA and R-1 zoning. Although the assumed development size under the requested new zoning has no status absent a conditional rezoning agreement, estimates show that possible development under the new zoning would generate 1.5-1.9 times as many trips.
8. The above forecasts show that if the two parcels are rezoned as requested, the potential peak-hour, peak-direction trips would exceed 100. Hence, City policy would call for the preparation of a full traffic impact statement, wherein one or more off-site intersections would have to be evaluated in addition to the proposed site access drives. We would also be interested in forecasts of future daily traffic on the unpaved sections of 12 Mile Road, assuming build-out of both the subject site and the adjoining Knightsbridge Gate detached condominium complex. If and when the requested rezoning is obtained, the applicant’s traffic consultant to call us regarding the appropriate traffic impact study scope.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering

Attachment

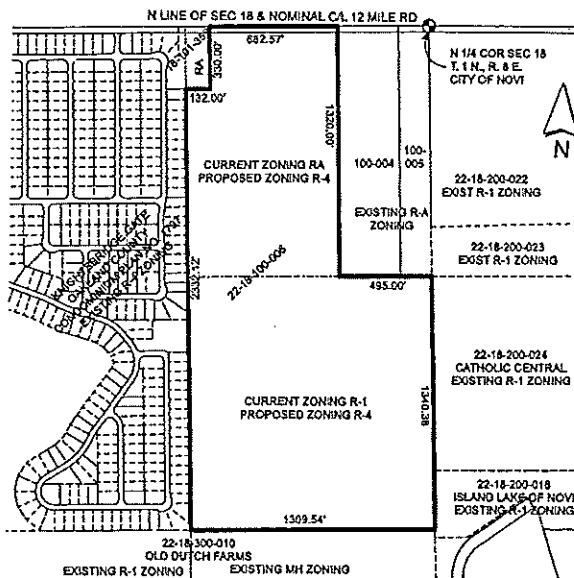


Rezoning 18.701, Pellerito

PROPERTY SURVEY

CITY OF NOVI PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Novi will hold a public hearing on Wednesday, February 8, 2012 at 7:00 P.M. in the Novi Civic Center, 45175 W. Ten Mile Road, Novi, MI to consider ZONING MAP AMENDMENT 18.702 FOR A RECOMMENDATION TO CITY COUNCIL FOR REZONING OF PROPERTY IN SECTION 18, SOUTH OF TWELVE MILE ROAD AND EAST OF NAPIER ROAD, FROM RA, RESIDENTIAL ACREAGE, AND R-1, ONE-FAMILY RESIDENTIAL DISTRICT, TO R-4, ONE-FAMILY RESIDENTIAL DISTRICT. The subject property is approximately 64.0 acres.



To rezone a part of the northwest 1/4 of Section 18, T.1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-18-100-005 more particularly described as follows:

Commencing at the north 1/4 corner of said section 18 and proceeding N. 89°31'51" W. 495.00 feet along the north line of section 18, also being the center line of 12 Mile Road (33 feet wide, 1/4 width) to the point of beginning; thence S. 00°15'03" E. 1320.00 feet; thence S. 89°31'51" E. 495.00 feet; thence along the north and south 1/4 line of said section 18 S. 00°15'03" E. 1340.38 feet to the center of said section 18; thence along the east and west 1/4 line of said section 18 N. 89°35'24" W. 1309.54 feet; thence the following three (3) courses along "Knightsbridge Gate" Oakland County Condominium Subdivision Plan No. 1797 1) N. 00°15'03" W. 2332.12 feet, 2) S. 89°31'51" E. 132.00 feet, and 3) N. 00°15'03" W. 330.00 feet; thence along said north line of section 18 and 12 Mile Road centerline S. 89°31'51" E. 682.57 feet to the point of beginning containing 64.00 acres more or less.

All interested persons are invited to attend. Verbal comments may be heard at the hearing and any written comments must be received by the Planning Department, 45175 W. Ten Mile Road, Novi, MI 48375 until 4:00 P.M., Wednesday, February 8, 2012.

Novi Planning Commission
David Greco, Secretary

Publish: January 19, 2012

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APPLICANT RESPONSE LETTER



February 2, 2012

Ms. Barbara McBeth, Deputy Director of Community Development
City of Novi - Community Development Department
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: Capital Park of Novi – Request for Rezoning
Section 18, City of Novi, Oakland County, Michigan – 64 acres
Applicant - Pinnacle Homes

Dear Ms. McBeth,

We received the staff review comments for our proposed rezoning, and appreciate the **recommended approval** of the proposed zoning map amendment by the city staff. Obviously, we concur with staff that the rezoning to the R-4 district would be in compliance with the planned use and density for the site as indicated by the Future Land Use map.

On the utility services question, we did recently meet with the city engineering manager, Mr. Brian Coburn, to discuss sanitary sewer services to the property. We will be working with his department to confirm that a connection to the public sanitary sewer provided to our site on Twelve Mile road, which flows westerly, not easterly, through the Knightsbridge Gate development will be an appropriate outlet for the property.

That said, we look forward to the public hearing and discussing any questions the community or the Planning Commissioners may have on our proposal. Thank you again for your support.

Sincerely,
A-Team Associates, LLC

William W. Anderson, PE

William W. Anderson, PE
President

XC: Howard Fingerroot, Applicant / Pinnacle Homes

MAPS

**Location
Zoning
Future Land Use
Natural Features**

RZ 18.702 Twelve Mile East of Napier

Location

Twelve Mile Rd

Napier Rd

**SUBJECT PARCEL
(64.0 acres)**

Map Author: David Campbell
Date: Jan. 27, 2012
Project: RZ 18.702
Version #: 1.0

Amended By:
Date:
Department:

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 source's 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.



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 125 250 500 750 1,000
Feet

1 inch = 603 feet

RZ 18.702 Twelve Mile East of Napier

Zoning

Twelve Mile Rd

Napier Rd

**SUBJECT PARCEL
(64.0 acres)**








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Map Legend

Zoning	
Zoning Code	
	R-A: Residential Acreage
	R-1: One-Family Residential District
	R-4: One-Family Residential District
	MH: Mobile Home District
	B-2: Community Business District
	I-1: Light Industrial District
	I-2: General Industrial District



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RZ 18.702 Twelve Mile East of Napier

Future Land Use

Twelve Mile Rd

Napier Rd

**SUBJECT PARCEL
(64.0 acres)**





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Map Legend

- | | | |
|-------------------------------|---|----------------------|
| Future Land Use (2010) |  | COMMUNITY COMMERCIAL |
| Proposed Land Use |  | EDUCATIONAL FACILITY |
| |  | PRIVATE PARK |
| |  | LOCAL COMMERCIAL |



City of Novi

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1 inch = 603 feet

RZ 18.702 Twelve Mile East of Napier

Natural Features

Twelve Mile Rd

Napier Rd

**SUBJECT PARCEL
(64.0 acres)**

Map Author: David Campbell
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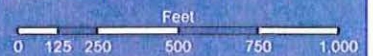
Map Legend

- | | |
|--------------------------------|-------------------------------|
| Waterways | Wetlands |
| Lake or Pond | Woodlands |
| FIRM Flood Hazard Areas | Habitat Priority Areas |
| Flood Zones | Rank |
| 1.0% Chance Flood Zone A | High |
| 1.0% Chance Flood Zone AE | Medium |
| | Low |



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