



DUNHILL PARK JSP15-13 with Rezoning 18.711

DUNHILL PARK JSP14-46 with Rezoning 18.711

Public hearing at the request of Hunter Pasteur Homes Dunhill Park LLC for Planning Commission's recommendation to the City Council for rezoning of property in Section 32, located at the northwest corner of Beck Road and Eight Mile Road from RA (Residential Acreage) TO R-3 (One-Family Residential)) with a Planned Rezoning Overlay (PRO). The subject property is approximately 23.76-acres and the applicant is proposing to construct a 32 unit single family residential development in a cluster arrangement with frontage on and access to Eight Mile Road.

REQUIRED ACTION

Recommend to City Council approval or denial of rezoning request from RA Residential Acreage to R-3 One Family Residential with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	Postponement recommended	08-19-15	<ul style="list-style-type: none"> • Items to be addressed on next plan submittal
Engineering	Approval NOT recommended	08-18-15	<ul style="list-style-type: none"> • Items to be addressed on the next site plan submittal • City Council Variances for exceeding the maximum length for Street A, the lack of stub street along subdivision perimeter and for not meeting the minimum detention volume requirements.
Landscaping	Approval recommended	08-17-15	<ul style="list-style-type: none"> • City Council approval for deviations to landscape requirements for required berm, street trees, cul-de-sac planting and Right-of-way planting • Items to be addressed on next plan submittal
Traffic	Approval recommended	08-17-15	<ul style="list-style-type: none"> • Items to be addressed on the Preliminary site plan submittal
Wetlands	Approval NOT recommended	08-19-15	<ul style="list-style-type: none"> • City of Novi Wetland Minor Use Permit and Authorization to Encroach is required; modifications recommended avoiding wetland impacts.
Woodlands	Approval NOT recommended	08-19-15	<ul style="list-style-type: none"> • Woodland Permit required for removal of 90% of the site's regulated trees; further evaluation recommended to reduce woodland impacts
Facade	Approval recommended	09-01-15	<ul style="list-style-type: none"> • Proposed elevations not in conformance with the PRO Ordinance
Fire	Approval recommended	08-13-15	<ul style="list-style-type: none"> • Items to be addressed on next plan submittal

Motion sheet

Postpone

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to **postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve natural features, or provide additional usable open space on site, and to further substantiate the public benefits that are being offered.** This recommendation is made for the following reasons:

- Unlike other recent development plans submitted for review, the Concept Plan provides no parkland on the site, with the open space provided primarily devoted to an on-site detention ponds and wetland mitigation areas.
- Additional information is needed regarding the proposed environmental cleanup of the site, including a discussion of implications on future development, in order to supplement the information provided as a part of the response letter from the applicant and to support the assertion that the cleanup would be considered a significant public benefit.
- Contrary to the applicant's assertion, the proposed landscaping provided at the intersection and along Eight Mile Road and Beck Road frontages is not considered an enhancement over the ordinance standards.
- Further information is needed regarding the proposed contributions to the ITC Sports Park, which have been identified by the applicant as a PRO Condition supporting approval of the request.
- Further clarity is needed regarding whether the applicant will install the Eight foot wide concrete sidewalks along Eight Mile and Beck Roads, or whether the sidewalks will be installed by the City as a part of a public project.
- There are a number of outstanding issues noted in the woodland and wetland review letters, including reflagging and verification of the wetlands, review of alternate layouts to minimize impacts to the natural features, and clarification of calculations provided.
- There are a number of outstanding issues noted in the Engineering Review letter that need to be addressed on subsequent submittals.

Approval

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to **recommend approval** to the City Council to rezone the subject property RA (Residential Acreage) to R-3 (One Family residential) with a Planned Rezoning Overlay. The recommendation shall include the following ordinance deviations for consideration by the City Council:

90 ft. 14,030; 35ft. rear, 30' front, 10' min 30 total

- a. A Design and Construction Standards (DCS) waiver for the absence of required street extensions to the site boundary at access intervals not to exceed 1,300 ft.
- b. Landscape deviation from Section 5.5.3.B.ii and iii for absence of required berm along the entire frontage of Beck Road Right of Way due to existing natural features.
- c. Landscape deviation from Section 5.5.3.B.ii and iii for not meeting the minimum requirements of canopy and sub canopy trees along Public Rights-of-way.
- d. Landscape deviation from Section 5.5.3.B.ii and iii for not meeting the minimum requirement for berm slope and crest values.
- e. Landscape deviation from Section 5.5.3.E.i.c for not meeting the street tree requirements along Eight Mile and Beck if necessary approvals are unable to obtain from Oakland County Road Commission.
- f. Landscape deviation from Section 5.5.3.E.i.c for not meeting the minimum requirements for Cul-de-Sac planting.
- g. Landscape deviation from Section 5.5.3.E.iv for not meeting the minimum requirements for Storm Basin Landscape.
- h. City Council variance from Appendix C Section 4.04(A) (1) of Novi City Code for not providing a stub street to the subdivision boundary along subdivision perimeter;
- i. City Council variance from Section 11-194(a)(7) of the Novi City Code for exceeding the maximum distance between Eight Mile Road and the proposed emergency access;
- j. City Council variance for not meeting the minimum required detention volume subject to review and approval by City Engineer review.

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

- a. Acceptance of applicant's offer of Public benefits as proposed:
 - i. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
 - ii. Significant brownfield environmental cleanup.
 - iii. Installation of a "Welcome to Novi" landmark feature.
 - iv. The applicant will work closely with the Parks, Recreation and Cultural Services Department to make the appropriate contributions to the ITC Community Sports Park.
 - v. High-end, quality home construction.
 - vi. High-end landscaping at the intersection and along both 8 Mile and Beck Roads.
- b. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because:

- a. *Provide reasons here if any.*

-OR-

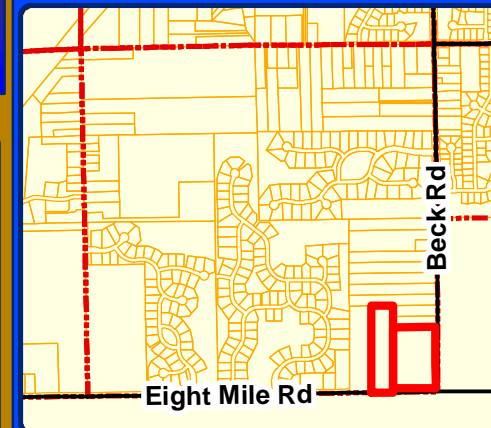
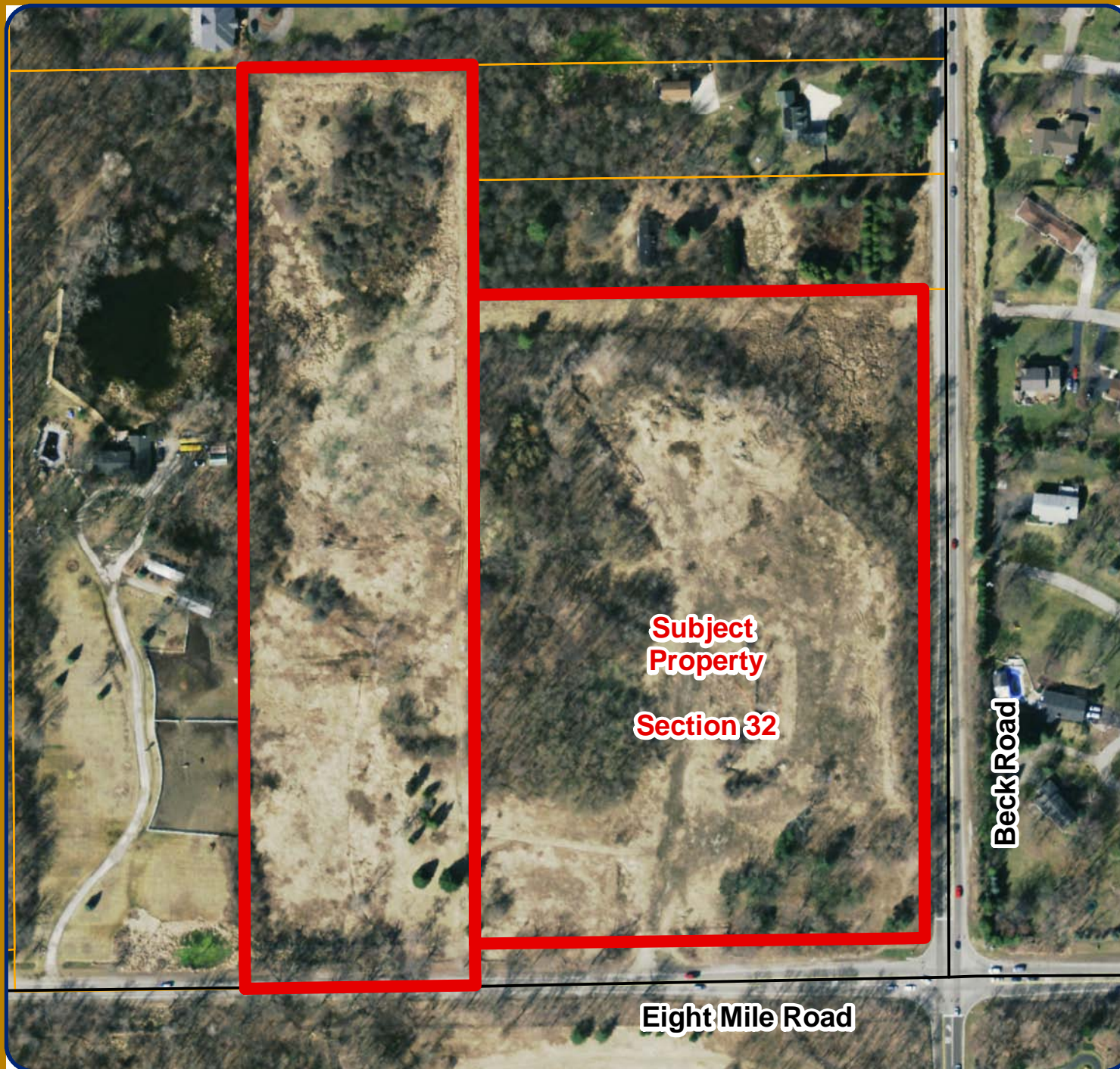
Denial

In the matter of the request of Hunter Pasteur Homes Dunhill Park LLC for Dunhill Park JSP15-13 with Zoning Map Amendment 18.711 motion to **recommend denial** to the City Council to rezone the subject property RA (Residential Acreage) to R-3 (One Family residential) with a Planned Rezoning Overlay. *...because the proposed zoning is not consistent with maximum density recommended by the Master Plan for Land Use.*

Maps
Location
Zoning
Future Land Use
Natural Features

JSP 15-13 Dunhill Park

Location



Legend

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 09/22/15
Project: JSP15-13 Dunhill Park
Version #: 1

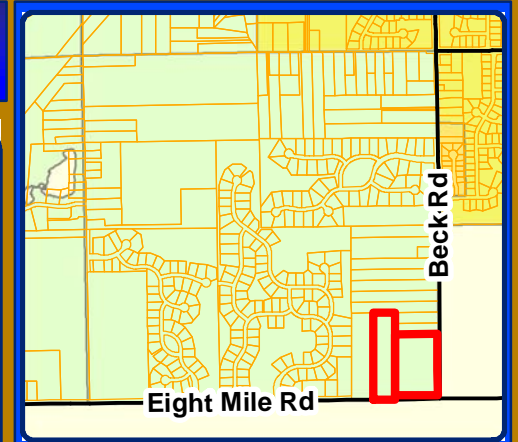
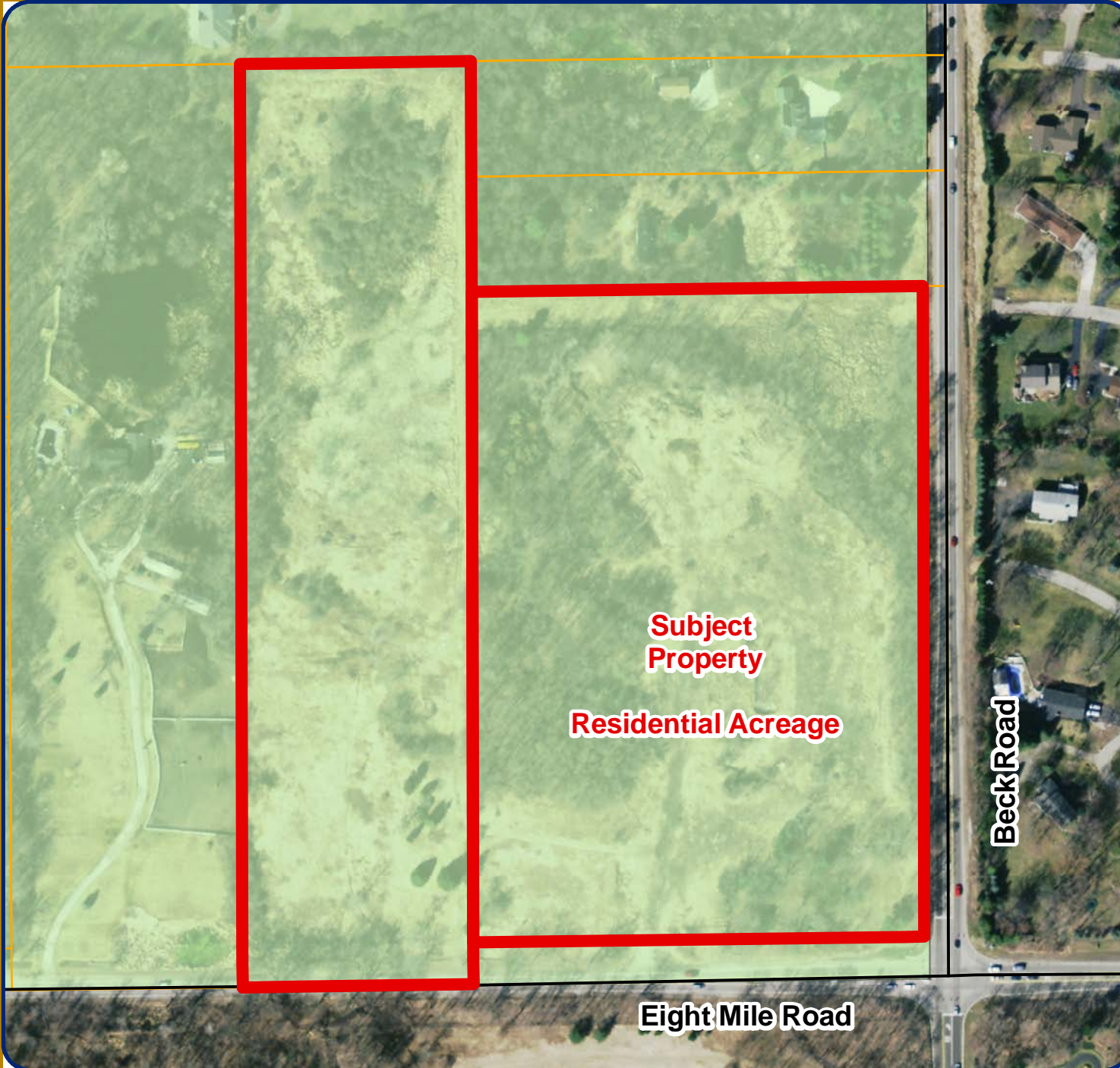


MAP INTERPRETATION NOTICE




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.

JSP 15-13 Dunhill Park

Zoning



Legend


-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family



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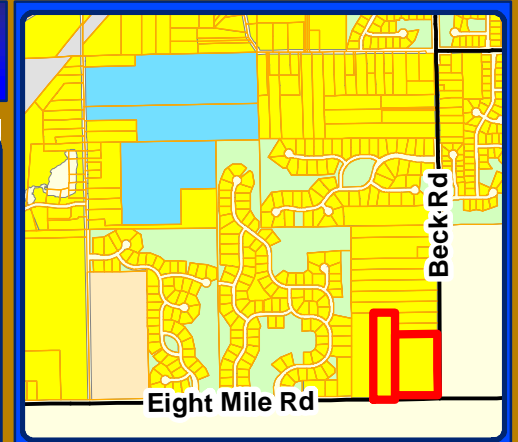
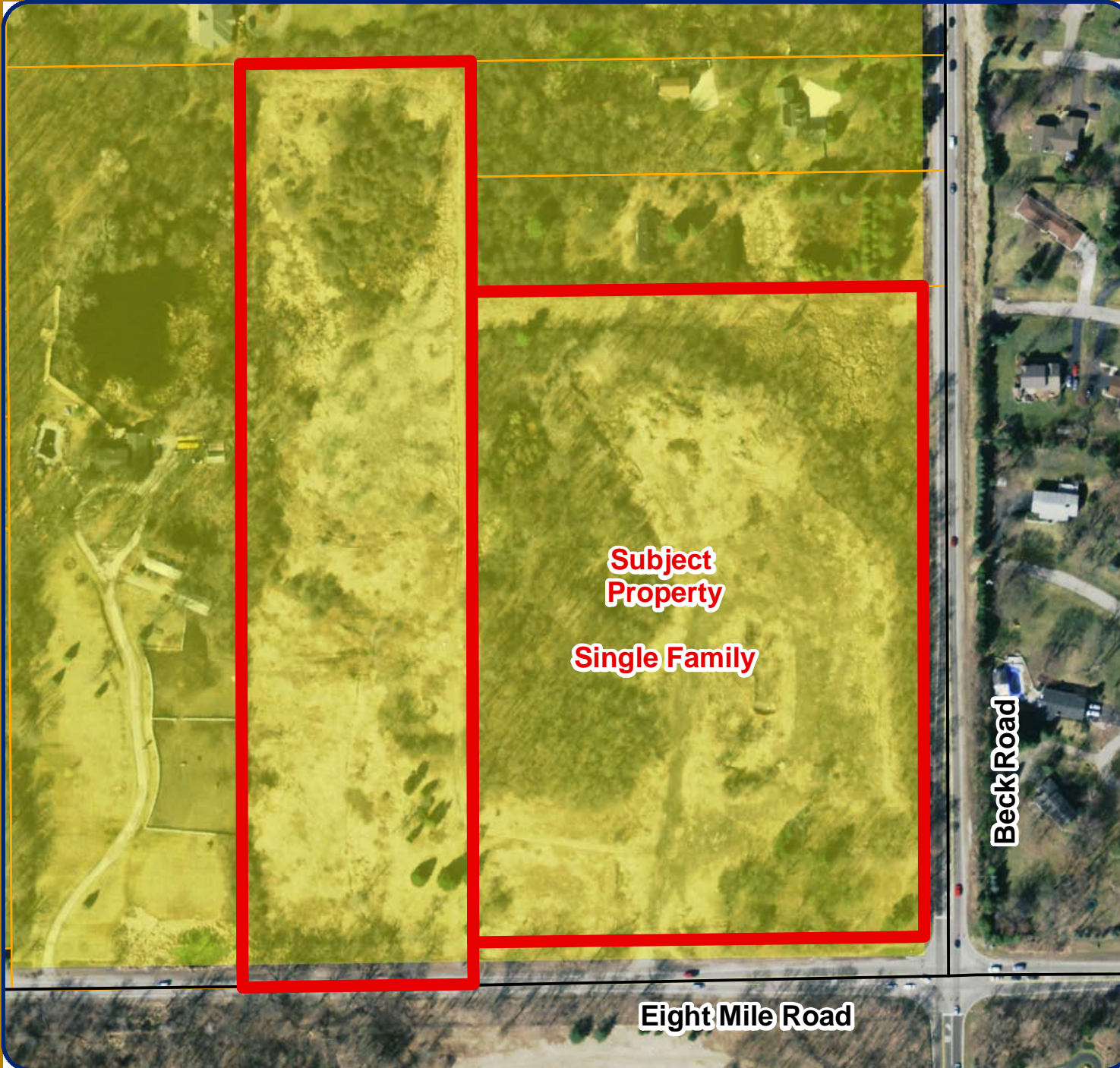
0 45 90 180 270 Feet
1 inch = 208 feet



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JSP 15-13 Dunhill Park

Future Land Use



Legend

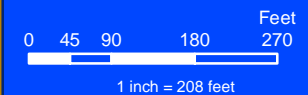
- SINGLE FAMILY
- EDUCATIONAL FACILITY
- PUBLIC
- PRIVATE PARK
- UTILITY



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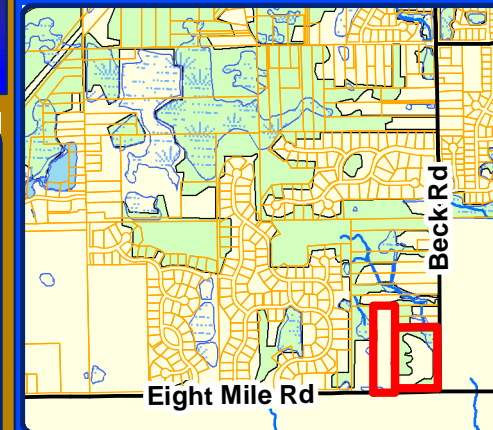
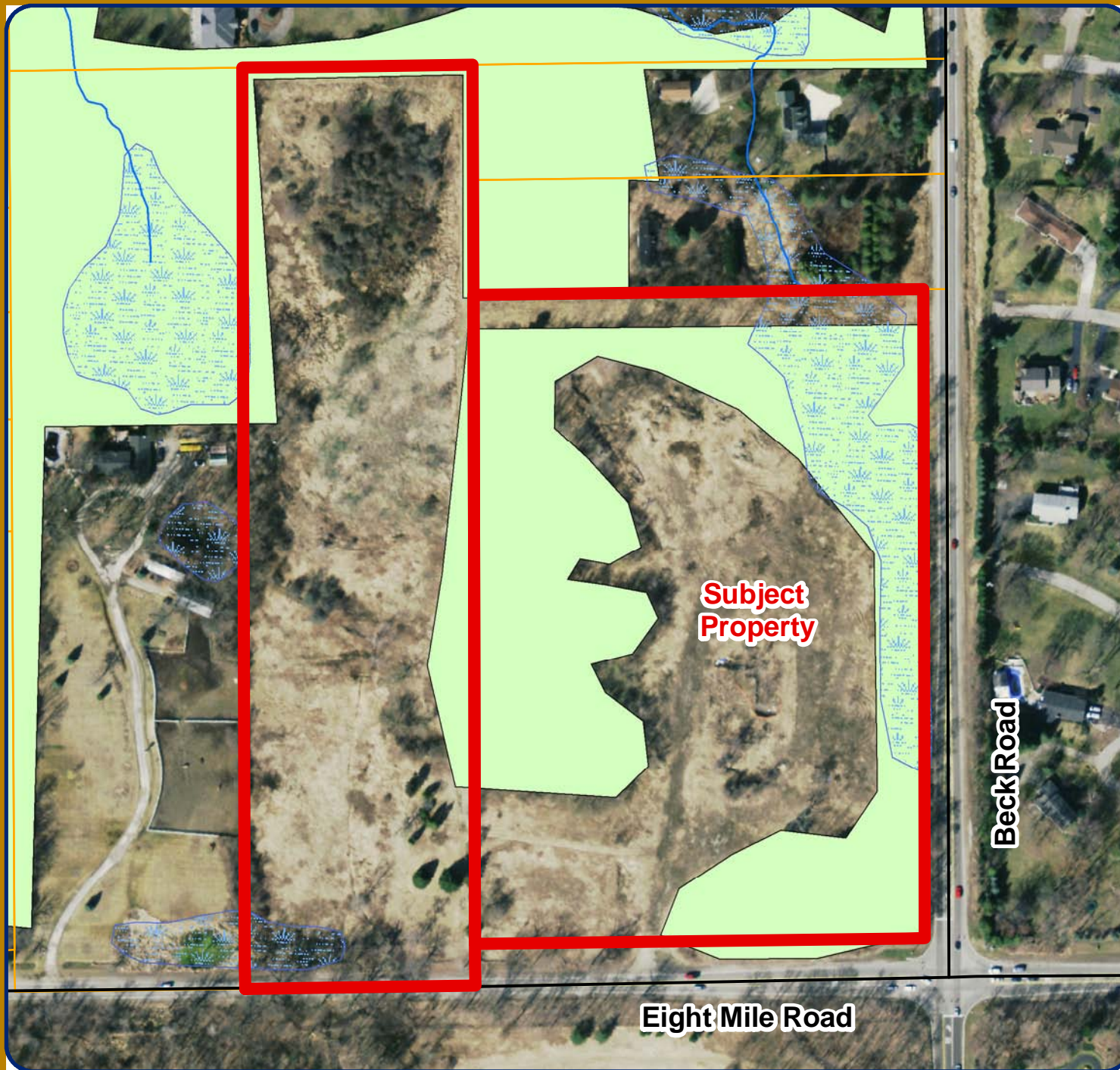


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JSP 15-13 Dunhill Park

Natural Features



Legend

-  Wetlands
-  Woodlands



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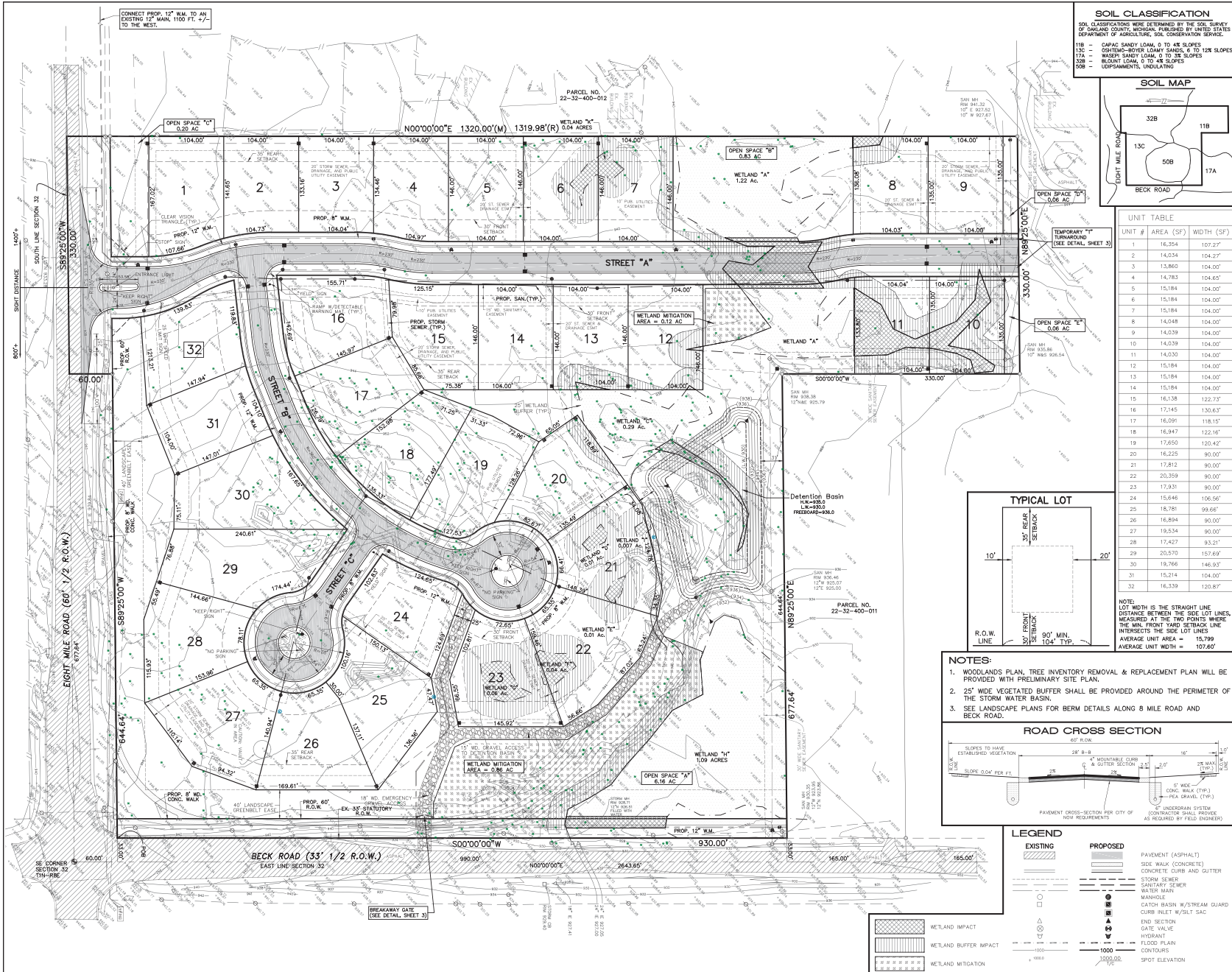
CONCEPT PLAN

(Full plan set available for viewing at the Community Development Department.)

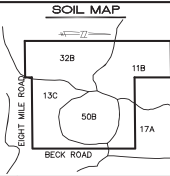
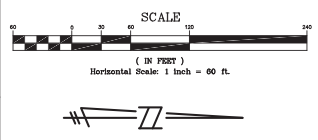


**GRISSIM
METZ ASSOCIATES
ANDRIESE**
300 East Cody Street
Northville, MI 48167
Ph: 248-347-7010

Project:	Dunhill Park
Location:	Northville, Michigan
Client:	
Overall Landscape Plan	
Job Number:	135-151
Drawn:	ATP
Checked:	ATP/SMB
Scale:	1"=50'-0"
Date:	07.29.2015
Issued for:	Planned Rezoning Overlay (PZO)
Sheet Number:	L101



SOIL CLASSIFICATION
 SOIL CLASSIFICATIONS WERE DETERMINED BY THE SOIL SURVEY OF MICHIGAN COUNTY, MICHIGAN, PREPARED BY MICHIGAN STATE UNIVERSITY DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.
 118 C CAPAC SANDY LOAM, 0 TO 4% SLOPES
 130 C GRAVELLY-SANDY LOAM, SANDS, 6 TO 12% SLOPES
 17A WASHY SANDY LOAM, 0 TO 3% SLOPES
 33B BLOOMY LOAM, 0 TO 4% SLOPES
 50B UPLANDS, UNULATING



WETLAND IMPACT

WETLAND	AREA (AC.)	WETLAND IMPACT AREA (AC.)	PERMANENT 25' ENVIRONMENTAL SETBACK DISTURBANCE (AC.)	PERMANENT 25' ENVIRONMENTAL SETBACK DISTURBANCE (AC.)
A	1.22	0.36	0.68	
C	0.29	0.04	0.40	
E	0.01	0.01	0.09	
F	0.01	0.01	0.11	
G	0.04	0.04	0.13	
K	0.06	0.06	0.14	
H	1.09	0.05	0.20	
I	0.007	0.007	0.09	
K	0.04	0.04	0.17	
TOTAL:			2.767	0.617
TOTAL WETLAND FILL = 0.617 AC				
WETLAND MITIGATION PROVIDED = 0.98 AC				

UNIT TABLE

UNIT #	AREA (SF)	WIDTH (SF)
1	16,354	107.27
2	14,034	104.27
3	13,860	104.00
4	14,783	104.65
5	15,189	104.00
6	15,184	104.00
7	15,184	104.00
8	14,048	104.00
9	14,039	104.00
10	14,039	104.00
11	14,039	104.00
12	15,184	104.00
13	15,184	104.00
14	15,184	104.00
15	16,138	122.73
16	17,145	130.63
17	16,091	118.15
18	16,947	122.16
19	17,650	120.42
20	16,225	90.00
21	17,872	90.00
22	20,359	90.00
23	17,821	90.00
24	15,646	106.56
25	16,781	99.66
26	16,894	90.00
27	19,534	90.00
28	17,427	93.21
29	20,570	157.69
30	19,766	146.93
31	15,214	104.00
32	16,339	120.87

SITE DATA
 PROPOSED ONE-FAMILY RESIDENTIAL SITE CONDOMINIUM
 CURRENT ZONING: "R-A"
 AREA GROSS = 23.761 ACRES
 AREA NET = EXCLUDING STATUTORY R.O.W. ON EIGHT MILE ROAD (33') = 23.511 ACRES.

PROPOSED DESIGN CRITERIA
 (CONSISTENT WITH "R-3" ZONING)
 MINIMUM LOT SIZE = 12,000 SQ.FT.
 MINIMUM LOT WIDTH = 90.00 FEET
 FRONT SETBACK = 30 FEET
 REAR SETBACK = 35 FEET
 SIDE YARD SETBACK = 10 FEET (MINIMUM)
 SIDE YARD SETBACK = 30 FEET (AGGREGATE)
TOTAL OPEN SPACE
 OPEN SPACE "A" = 6.16 AC.
 OPEN SPACE "B" = 0.83 AC.
 OPEN SPACE "C" = 0.00 AC.
 OPEN SPACE "D" = 0.06 AC.
 OPEN SPACE "E" = 0.06 AC.
TOTAL OPEN SPACE = 7.31 ACRES = 31.09% OF SITE

PROPOSED IMPROVEMENTS

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING 12" SANITARY SEWER LOCATED AT THE NORTHERLY PROPERTY LINE.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 12" WATER MAIN LOCATED ON THE NORTH SIDE OF EIGHT MILE ROAD AND 1100 FT. WEST OF THE WESTERLY PROPERTY LINE. ALL PROPOSED WATER MAIN SHALL BE 12" AND 8" DUCTILE IRON CL.54 AS SHOWN.
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. AN 8-FOOT WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG EIGHT MILE ROAD AND BECK ROAD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
- ALL ROADWAYS TO BE PUBLIC.
- A CITY OF NON RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

DUNHILL PARK
SECTION 32, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02-16-13	JTB	FOR SUBMITTAL TO CITY OF NOVI
2	02-16-13	JTB	FOR SUBMITTAL TO THE H&E LETTER
3	02-16-13	JTB	FOR SUBMITTAL

DATE: 02-16-13 | DESIGNED BY: A.A. JOB NUMBER: 14-011
 CHECKED BY: P.K. DRAWING FILE: 14-0118P-04

SITE PLAN

PLANNING REVIEW

August 19, 2015

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

**SUBJECT: Review of Dunhill Park DRAFT
JSP15-13 Rezoning with a PRO**

Dear Ms. McBeth:

At your request, we have reviewed the request for rezoning with a Planned Rezoning Overlay referenced above and offer the following analysis:

Applicant

Hunter Pasteur Homes Dunhill Park, LLC

Review Type

Rezoning from RA Residential Acreage to R-3 One-Family Residential with a Planned Rezoning Overlay (PRO)

Property Characteristics

- Site Location: Northwest corner of Eight Mile Road and Beck Road (Section 32)
- Site Zoning: RA Residential Acreage
- Adjoining Zoning: North and west: RA Residential Acreage; East (City of Northville): R-1A First Density Residential; South (Northville Township): R-1 Single Family Residential
- Current Site Use: Vacant
- Adjoining Uses: North, east and west: single family homes; South: Maybury State Park
- School District: Northville Community
- Site Size: 23.76 gross acres/23.51 net acres

Project Summary

The petitioner is proposing a Zoning Map amendment for two parcels that total 23.76 acres located at the northwest corner of Beck Road and Eight Mile Road (Section 32) from RA (One-Family Residential, 0.8 DU's per net acre) to R-3 (One-Family Residential, 2.7 DU's per net acre) utilizing the City's Planned Rezoning Overlay (PRO) option.

The subject parcel is 23.76 gross acres on the northwest corner of Beck Road and Eight Mile Road. The site includes 0.25 acres of land in the Eight Mile Road right-of-way, and the net acreage is 23.51 acres. It is currently zoned RA. The applicant is proposing to rezone the property to R-3. The concept PRO plan proposes 32 total lots¹ in a cluster arrangement, with 7.31 acres, or 31.09% of the total site, preserved

¹ 1.36 units per net acre.

as open space. The open space does not include parkland and is primarily devoted to an on-site detention pond and wetland mitigation areas. One boulevard access point is proposed onto Eight Mile Road and one stub street is proposed.

This site was the former home to J.J. Zayti Trucking, Inc. The 1999 aerial photo below shows the trucking operation, which public records show resulting in some environmental contamination on this site. *The Applicant should provide an overview of the proposed cleanup on this site including a discussion of implications on future development and whether any of these factors should be considered by the Planning Commission as part of this review.*



Summary of PRO Agreements

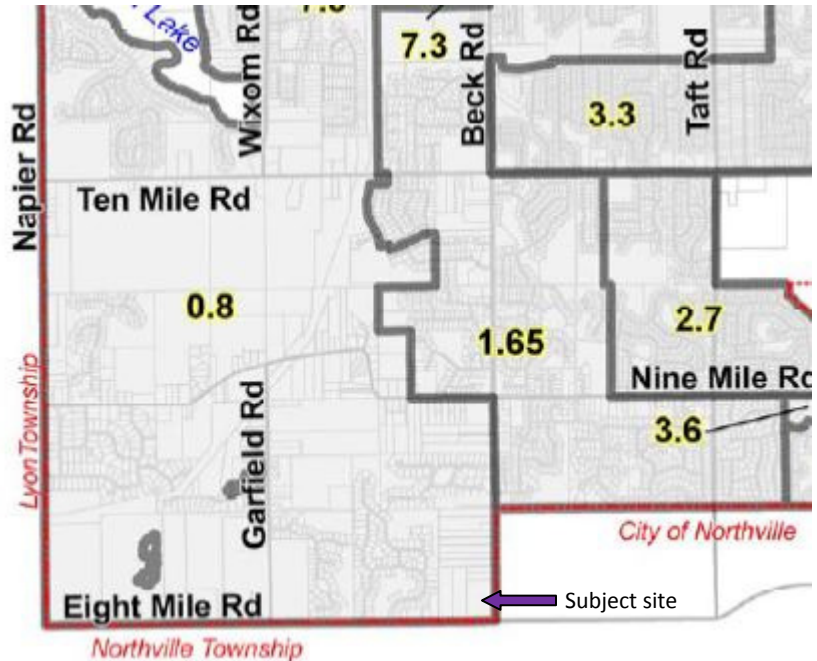
The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to R-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan 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 (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

Potential Development with Existing Zoning

The existing zoning, RA, permits 0.8 dwelling units per acre. Under current zoning, the 23.51 net acres of the site could be developed with 18 single family homes. Homes are proposed to be clustered; the open space preservation option, however, does not offer a density bonus for clustered homes. The site is currently vacant. R-3 zoning would permit a maximum density of 2.7 units per net acre, or a total of 63 single family homes. The applicant is requesting roughly half the maximum allowable units under the proposed zoning. We note that the applicant could build a total of 38 units with R-1 zoning (1.65 units per acre), and that rezoning to R-3 is unnecessary for the proposed density. We will address the appropriateness of the proposed rezoning elsewhere in this letter.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property and all adjacent land within the City as single family residential, with a density of 0.8 dwelling units per acre. This designation matches the existing zoning of the site. The City of Northville identifies land to the east as low density residential (3.63 units per acre), while Northville Township designates land to the south as single family residential; it is occupied by Maybury State Park and unlikely to be developed.



The Master Plan establishes numerous goals and supporting objectives for the City. This concept plan supports several objectives and conflicts with others.

Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups, including but not limited to singles, couples, first time home buyers, families, and the elderly. *The development would provide medium-lot single family dwelling units, an intermediate size between the City’s existing large-lot and small-lot developments.*

Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan’s inclusion of pathways and connection to the City’s larger pathway system enables walking and bicycling.*

Objective: Protect and maintain open space throughout the community. *31.09% of the site is preserved as open space, primarily for the purpose of stormwater detention and wetland mitigation.*

Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The development is proposed to be linked to the City’s developing pathway system.*

The proposal calls for a departure from the vision of the Master Plan, which is to provide for 0.8 dus/acre in this location (see below for addition density discussion). *Neighborhood compatibility with existing large lot RA properties in the area should be considered.*

Proposed Residential Density

The applicant is proposing 32 units on 23.51 net acres for a net density of 1.36 units per acre. As mentioned above, the Master Plan calls for a density of 0.8 dwelling units per acre on this land and surrounding sites. The proposed density is 1.7 times the Master Plan recommendation for the site.

Proposed density is most consistent with the R-1 One-Family Residential District (maximum density of 1.65 units per acre). *We note that a rezoning to R-1 would accomplish the same result for the developer as a rezoning to R-3 if the applicant was granted relief from lot area, width, and setback requirements.*

Compatibility with Surrounding Land Use

Summary of Land Use and Zoning of Subject and Adjacent Properties			
	Existing Zoning	Existing Land Use	Master Plan Designation
Subject Property	RA Residential Acreage	Vacant	Single Family, 0.8/acre
To the North	RA Residential Acreage	Single Family Homes	Single Family, 0.8/acre
To the East	R1-A (Northville)	Single Family Homes	Single Family, 3.63/acre
To the South	R-2 (Northville Twp)	Maybury State Park	Single Family, 1.0/acre
To the West	RA Residential Acreage	Single Family Home	Single Family, 0.8/acre

The surrounding land uses are detailed in the table above. In making its recommendation to City Council, the Planning Commission should consider the compatibility of the PRO concept plan with existing adjacent land uses and zoning.

In general, standard construction noise during development and increased traffic after development are the most likely negative effects of this development on surrounding properties.

Directly to the **north** of the subject property are several properties zoned RA, One-Family Residential, containing single-family homes. Casa Loma, a 10-unit residential development is located one half mile north of Eight Mile Road on the west side of Beck Road.

Directly to the **west** of the subject property is an existing single-family home with the Maybury Park Estates development a bit further to the west. Maybury Park Estates contains 106 units on roughly 133 acres for a gross density of roughly 0.8 units per acre. These properties would experience greater traffic volumes on Beck Road and Eight Mile Road under the proposed development than under the maximum currently permissible density.

Directly to the **south** of the subject property in Northville Township is property zoned R-1, Single-Family Residential. The R-1 Zoning District allows one unit per acre. However, the site is part of Maybury State Park and therefore unlikely ever to be developed. As a result, impacts from the proposed development would be negligible.

The properties to the **east** of the subject property are in the City of Northville in the R-1A, First Density Residential district and contain single-family homes. The existing residential development would experience greater traffic volumes along Beck and Eight Mile Roads than it would if the site was developed within the limits of current zoning.

Comparison of Zoning Districts

	RA Zoning (Existing)	R-3 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care 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. Home occupations 5. Keeping of horses and ponies 6. Family day care homes 7. Accessory buildings and uses
Special Land Uses	<ol style="list-style-type: none"> 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. Places of worship 5. Utility and public service buildings (no storage yards) 6. Group day care, day care centers, adult day care 7. Private noncommercial recreation areas 8. Golf courses 9. Colleges and universities 10. Private pools 11. Cemeteries 12. Mortuary establishments 13. Limited nonresidential uses of historic structures 14. Bed and breakfasts 15. Accessory buildings and uses 	<ol style="list-style-type: none"> 1. Places of worship 2. Schools 3. Utility and public service buildings (no storage yards) 4. Group day care, day care centers, adult day care 5. Private noncommercial recreation areas 6. Golf courses 7. Colleges and universities 8. Private pools 9. Cemeteries 10. Mortuary establishments 11. Bed and breakfasts 12. Accessory buildings and uses
Minimum Lot Size	43,560 sq ft (1 acre)	12,000 sq ft
Minimum Lot Width	150 ft	90 ft
Building Height	2.5 stories or 35 ft	2.5 stories or 35 ft
Building Setbacks	Front: 45 ft Side: 20 ft (aggregate 50 ft) Rear: 50 ft	Front: 30 ft Side: 10 ft (aggregate 30 ft) Rear: 35 ft

Infrastructure

Water and sanitary sewer are available at the site. We defer to the engineer regarding the adequacy of proposed stormwater management.

The applicant proposes one primary access street (Street “A” on the concept plan) with a boulevard at the entrance. This street runs straight north and south through the western portion of the site and stubs to a temporary T turnaround at the northern property line. Two additional courts (Street “B” and Street “C” on the concept plan) are proposed, each ending in a cul de sac with a center island. Secondary access is proposed from Beck Road via a gravel access path secured with a breakaway gate.

The plan illustrates an eight-foot-wide concrete sidewalk along Eight Mile and Beck Roads. The narrative document provided by the applicant indicates that the applicant is collaborating with the City to install this but that there is also some uncertainty regarding timeframe and whether the applicant is committing to installation; *this issue should be cleared up before any recommendation of approval is made.*

The applicant has provided a basic traffic study indicating that developing the site with the proposed number of units would be expected to generate approximately 140 more trips per weekday than maximum development with current zoning.

Natural Features

There is a significant area of regulated woodlands on the site including trees that could be considered specimen trees. The applicant has proposed woodland impacts and will need to plant woodland replacement trees and contribute money to the tree fund to account for said impacts. The applicant has submitted the required tree survey. Based on the woodlands consultant's review, consideration should be given to modifying lots and/or lot boundaries to provide as little impact on woodlands as possible.

There are ten on-site regulated wetlands totaling 2.767 acres and the concept plan proposes 0.617 acres of impact to the wetlands. An impact of 2.01 acres on the 25 foot natural features setback is anticipated as well. The applicant has proposed 0.98 acres of wetland mitigation. See wetlands consultant review regarding recommendations to consider alternative lot arrangements to reduce impacts on higher quality wetlands.

Major Conditions of Planned Rezoning Overlay Agreement

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). 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 has submitted a conceptual plan showing the general layout of the internal roads and lots, the location of the proposed detention ponds, location of the proposed open space, and proposed landscaping throughout the development. Also included were conceptual renderings of housing styles and materials proposed for the development. The applicant has described conditions for the rezoning, summarized as such:

1. Maximum number of units shall be 32 single family detached dwelling units (50% of the density permitted by the proposed zoning)
2. Replacement trees as required and installation of street trees.
3. Wetland mitigation as required.
4. Heavy landscaping exceeding ordinance requirements at the intersection and along the Eight Mile Road and Beck Road frontages.
5. Minimum unit width shall be 90 feet and minimum square footage of 13,860 square feet.
6. Significant brownfield environmental cleanup with funds potentially coming back to the City.
7. Installation of a "Welcome to Novi" landmark feature.

8. Contributions to the ITC Community Sports Park (to be coordinated with Parks, Recreation and Cultural Services).

Ordinance Deviations

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by 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.”* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

Street extensions to the site boundary shall provide access intervals not to exceed 1,300 ft. This standard is not met. The city’s traffic consultant is suggested a stub street to the west in addition to the stub street proposed to the north.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.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.*
2. *(Sec. 7.13.2.D.ii.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.*

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant has identified the public benefits listed below at this time. These proposed benefits will be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning.

1. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
2. Significant brownfield environmental cleanup.
3. Installation of a “Welcome to Novi” landmark feature.
4. We (the applicant) will work closely with the Parks, Recreation and Cultural Services Department to make the appropriate contributions to the ITC Community Sports Park.
5. High-end, quality home construction. (*This is not generally considered a public benefit, but is offered in the applicant’s list.*)
6. High-end landscaping at the intersection and along both 8 Mile and Beck Roads.

Submittal Requirements

- Rezoning signs must be erected along the property’s frontage in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. The signs should be erected no later than 15 days prior to the scheduled public hearing. The concept plan does not show the proposed locations of the two required rezoning signs.

Planning Commission Options

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

1. Recommend City Council conditionally approve the request to rezone the parcel to R-3, One--Family Residential with a Planned Rezoning Overlay (APPLICANT REQUEST); OR
2. Recommend City Council deny the request to rezone the parcel to R-3 with a PRO, with the zoning of the property to remain RA; OR
3. Recommend City Council rezone the parcel to a zoning district other than R-3 (an additional public hearing may be required); OR
4. Postpone consideration of the request for further study or consideration of another alternative.

Recommendation

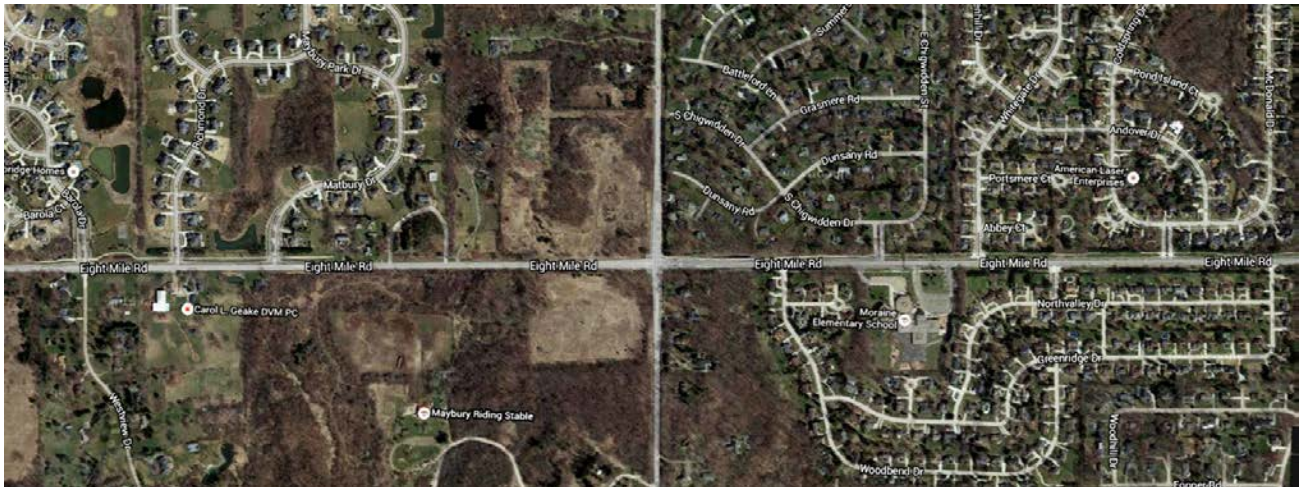
The Planning Commission should postpone making a recommendation to City Council on Dunhill Park PRO and Rezoning (JSP14-18 & Rezoning 18.707) due to the following:

1. There are outstanding issues noted on the wetland/woodland review and the engineering review.
2. The request for R-3 zoning appears to be unnecessary to achieve the applicant’s desired development plan. Rather, a rezoning to R-1, with relaxation of some of the dimensional requirements for a lot under the PRO agreement, would accomplish the same level of development with a much less dramatic change to zoning (R-3’s maximum density is 2.7 du’s per acre; R-1’s is 1.65 du’s per acre, versus RA’s 0.8 units per acre). R-1 zoning does not match the Master Plan for this area, but it is significantly closer to planned density than R-3. It could be argued that slightly denser housing in this location could provide a transition from denser development in the City of Northville and the large-lot subdivisions in Novi to the west. The Planning Commission should discuss whether this has merit and whether it is appropriate given the information provided and following consideration of public input.
3. The applicant should indicate if it is committing to installing the pathway along Eight Mile Road referenced in the applicant’s narrative.

Sincerely,
CLEARZONING, INC.

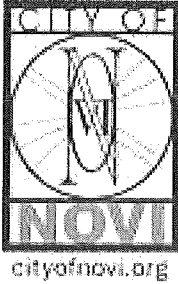


Rodney L. Arroyo, AICP
President



2015 Aerial – Google

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

08/18/2015

Engineering Review

DUNHILL PARK

JSP15-0013

Applicant

HUNTER PASTEUR HOMES DUNHILL PARK

Review Type

PRO Concept Plan

Property Characteristics

- Site Location: N. of 8 Mile Rd. and W. of Beck Rd.
- Site Size: 23.76 acres
- Plan Date: 07/28/2015

Project Summary

- Construction of a 32 lot subdivision. Site access would be provided by a single curb cut on 8 Mile Rd. to internal roadways.
- Water service would be provided by 12-inch and 8-inch extension from the existing 12-inch water main along the north side of 8 Mile Rd. approximately 1,100 feet to the west, along with 8 additional hydrants.
- Sanitary sewer service would be provided by an extension of the existing 10-inch sanitary sewer running along the north property line.
- Storm water would be collected by a single storm sewer collection system and detained in an on-site basin.

Recommendation

Approval of the Concept Plan and the Concept Storm Water Management Plan is NOT recommended.

Comments:

The Concept Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

1. The proposed water main dead end exceeds 800-feet, provided modeling data showing sufficient fire flows at the dead end or provide a loop

- connection through the parcel to the west. An offsite easement will be required for the loop connection.
2. The length of Street A exceeds the maximum of 1,000 feet and would require a variance unless an emergency access is provided. The access could be temporary until adjacent development occurs to provide secondary access.
 3. A stub street shall be provided to the west for future connection or a variance would be required.
 4. Provide detention for the entire 23.76 acres. Open space areas not tributary to the basin must be included in the overall basin volume calculations.

Additional Comments (to be addressed prior to the Preliminary Site Plan submittal):

General

5. A right-of-way permit will be required from the City of Novi and Oakland County.
6. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
7. Traffic signs in the RCOC right-of-way will be installed by RCOC.
8. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
9. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
10. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

11. Provide a plan and profile for the off-site water main construction.
12. The water main stubs shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
13. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

14. Provide a basis of design.

15. Provide size and material for proposed sanitary sewer.
16. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

17. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
18. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
19. Match the 0.80 diameter depth above invert for pipe size increases.
20. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
21. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
22. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
23. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.

Storm Water Management Plan

24. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
25. Provide detention time calculations for the bankfull volume. The bankfull volume must be detained for 24 to 40 hours.
26. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.

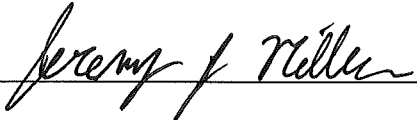
Paving & Grading

27. Clarify if the streets are to be public or private.
28. Provide a pathway connection to the west. If a stub street is provided to the west, the sidewalk adjacent to the street would provide that connection.
29. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.

The following must be provided at the time of Preliminary Site Plan resubmittal:

30. A letter from either the applicant or the applicant's engineer must be submitted with the revised concept plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 17, 2015

Conceptual Site Plan

Dunhill Park

Review Type

Conceptual Landscape Review

Job

JSP15-0013

Property Characteristics

- Site Location: Northwest corner of Beck and Eight Mile Roads
- Site Zoning: RA
- Adjacent Zoning: RA to north and west, Northville to east, Maybury State Park to south
- Plan Date: 7/28/2015

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation:

This concept is **recommended for approval**. The conceptual landscape plans have a number of areas that need revisions, but the basic concept and layout indicate that there is sufficient room provided to meet city requirements.

General comments:

- The concept for right-of-way landscaping does not meet the goals of the landscape ordinance for landscaping along Beck and Eight Mile roads and will need to be revised to more closely meet those goals.
- The landscape design manual (page 10) specifically lists areas where credits can be gained for using larger trees. Street trees, right-of-way landscaping and woodland replacement trees are listed as tree requirements that cannot be reduced through the use of larger trees. Larger trees can be used, but no reduction in tree quantities provided can be achieved through this use.
- The landscape design manual calls for a much more diverse mix of species than is provided, especially along Beck and Eight Mile Roads. Please consult this section of the manual (page 4, paragraph (d)) when revising the plans. The City of Novi is working toward having a healthy mix of genus and species across the city to avoid future situations such as the Dutch Elm and Emerald Ash borer problems.

Existing Soils (Preliminary Site Plan checklist #10, #17)

Soil information is provided.

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Utilities are shown on the topographic survey, but need to be added to the Landscape Plans to ensure conflicts are avoided.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Existing trees and proposed removals have been shown on Sheets W-1 through W-4.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

1. Show proposed tree fencing at a minimum of 1' outside of tree driplines.
2. Include tree planting detail that shows fencing at 1' outside of tree driplines.
3. Please include the tree labels of trees to be saved from Sheet W-1 on sheets L-101 and L-102.

Woodland Replacement Trees

1. As noted above, upsizing of trees cannot be used to reduce the number of replacement trees required. Please revise the calculations to remove the upsizing credit.
2. Please uniquely label trees proposed as woodland replacement trees.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. Calculations have been provided but the LF basis for the calculations needs to be included. Waivers for the extent of frontage occupied by natural areas that would be negatively impacted by the construction and planting of the required berms and landscaping can be sought. Staff would support the waiver for the section of Beck Road that is wetland and may also support the waiver for the wetland mitigation area if the area between the mitigation and the houses is landscaped to screen those houses from Beck Road.
2. Using only red maples for both the canopy and subcanopy requirements is not allowed. A mix of subcanopy and canopy trees is specified in the ordinance and needs to be provided between the right-of-way and the lot property lines. That area can't be just lawn.
3. The berm needs to be a minimum of 4' tall and have a 4' wide crest, with a maximum slope of 1:3. While the berm is shown to be a maximum of 8' tall and have a slope toward Eight Mile Road of flatter than 1:3, no 4' wide crest is provided and the slope of the north side of the berm needs to be called out as 1:3 or flatter.
4. Please add proposed contours to the landscape plan for the entire site.
5. Please uniquely label plants according to the requirement they meet.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. No street trees along Eight Mile Road or Beck Road have been proposed. Calculations for this requirement need to be provided and the required number of trees proposed along the roads. If the Oakland County Road commission prohibits any or all of those trees, a waiver for the prohibited trees will be supported but all allowed trees need to be planted.
2. Please add the LF basis for the interior street tree calculations.
3. As noted above, upsizing of trees cannot be used to reduce the number of street trees required. Please revise the calculations to remove the upsizing credit and add the required number of trees. Using the table for street tree requirements by lot width (Landscape Design Manual Section 1.d.(1).(b) may help to reduce the number of trees required from a calculation based on 1 per 35 LF.
4. Please uniquely label plants according to the requirement they meet.
5. At least 75% of the area of all cul-de-sac islands need to be landscaped with a combination of canopy and subcanopy trees, shrubs, groundcovers, perennials, annuals and/or bulbs – not just lawn. Please add additional landscaping to the cul-de-sac islands.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Calculations have been provided and a number of shrubs required per the requirement for 70-75% of the rim being planted with clusters of large native shrubs is shown.
2. The proposed trees cannot be used as substitutes for the required shrubs. They can be planted in addition to the shrubs, but can't replace them.
3. Please add the High Water Line (HWL) to the landscape plans and locate the shrubs at and above that line.

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

When proposed transformers/utilities/fire hydrants are available, add to landscape plan and adjust plant spacing accordingly.

Plant List (LDM 1.d.(1).(d) and LDM 2.h. and t.)

1. Plant lists have been provided that meet the city requirements.
2. Note the requirements for species diversity in the Landscape Design Manual (Section 1.d.(1).(d)). The overall diversity of the development needs to conform to these guidelines.

Planting Notations and Details (LDM)

1. Details provided meet City of Novi requirements.
2. Include all standard City of Novi landscape notes on plans. Available upon request.
3. For final site plans, costs per the City of Novi Community Development Fee Schedule need to be provided for all plants, including seed and sod, and mulch proposed to be used on the site.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas is required for Final Site Plan.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Please show contours for entire site – not just berms and detention basin.

Snow Deposit (LDM.2.q.)

Please indicate areas to be used for snow plowing that won't harm existing or proposed landscaping.

Corner Clearance (Zoning Sec 5.9)

Indicate Corner Clearance triangles for interior roads as well as intersection at Eight Mile Road.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

WETLANDS REVIEW

August 19, 2015

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

Re: Dunhill Park (JSP15-0013)
Wetland Review of the Concept/PRO Plan (PSP15-0121)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/PRO Plan for the proposed Dunhill Park single-family residential condominium project located at the northwest corner of Eight Mile Road and Beck Road in Section 32. This included the review of the Planned Rezoning Overlay Plan (PRO) prepared by Seiber, Keast Engineering, L.L.C. dated July 28, 2015 (Plan). 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. ECT conducted a preliminary wetland evaluation for the property on August 12, 2015.

ECT does not currently recommend approval of the Concept/PRO Plan for Wetlands. ECT recommends that the applicant consider and implement the wetland comments noted in this letter prior to receiving Wetland approval of the Plan.

The Plan proposes the construction of a 32-unit single-family development on approximately 23 acres. The property is currently zoned RA (Residential Acreage) and is proposed to be rezoned to a Planned Rezoning Overlay (PRO). The applicant states that the property has not been developed in the past due to known environmental issues that significantly impact the site.

The proposed project site contains several areas of City-Regulated Wetlands (see Figure 1).

Onsite Wetland Evaluation

ECT visited the site on August 12, 2015 for the purpose of a preliminary wetland boundary verification. It should be noted that the applicant does not appear to have submitted for an on-site Wetland Boundary Evaluation Review through the City of Novi's Community Development Department.

The focus of our preliminary inspection was to review site conditions in order to determine whether on-site wetlands are considered regulated under the City of Novi's Wetland and Watercourse Protection Ordinance. Wetland boundary flagging was only partially in place at the time of this site inspection. The Plan indicates nine (9) total areas of on-site wetland (Wetlands A through K).

The wetlands include:

- Wetland "A" – 1.22 acre;
 - Wetland "C" – 0.29-acre;
 - Wetland "D" – 0.01-acre;
 - Wetland "E" – 0.01-acre;
 - Wetland "F" – 0.04-acre;
 - Wetland "G" – 0.06-acre;
 - Wetland "H" – 1.09 acre;
 - Wetland "I" – 0.007-acre;
 - Wetland "K" – 0.04-acre;
- Total Wetland – 2.767 acres**

Wetland C is a forested wetland area and the other wetland areas are emergent and/or scrub shrub wetlands. Many of the on-site emergent wetlands contain mainly common reed (*Phragmites australis*), an invasive species. The forested wetland areas (Wetland C) contain mainly black willow (*Salix nigra*), and box elder (*Acer negundo*).

Wetlands C and K appear to be the higher quality wetlands on-site. Because wetland boundary flagging was not apparent in all areas of the site, ECT was unable to confirm that the existing wetland boundaries are all accurately depicted on the Plan. ECT recommends that the applicant's wetland consultant re-flag/re-fresh the wetland boundary flags and submit for a Wetland Boundary Verification through the City of Novi Community Development Department.

What follows is a summary of the wetland impacts associated with the proposed site design.

Wetland Impact Review

The Plan includes some level of proposed impact to all of the on-site wetlands and the associated 25-foot wetland setbacks located on this property. Most of these impacts are for the purpose of lot development. The current Plan includes a total of 0.617-acre of proposed wetland impact and 2.01 acres of proposed wetland buffer impacts.

The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Planned Rezoning Overlay Plan* (Sheet 2):

Table 1. Proposed Wetland Impacts

Wetland Area	Wetland Area (acres)	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	1.22	0.36	Not Provided
C	0.29	0.04	Not Provided
D	0.01	0.01	Not Provided

E	0.01	0.01	Not Provided
F	0.04	0.04	Not Provided
G	0.06	0.06	Not Provided
H	1.09	0.05	Not Provided
I	0.007	0.007	Not Provided
K	0.04	0.04	Not Provided
TOTAL	2.767	0.617	Not Provided

The currently-proposed wetland impacts are above the City of Novi 0.25-acre impact area threshold for compensatory wetland mitigation. As such, the Plan proposes two (2) areas of on-site wetland mitigation, totaling 0.98-acre. Subsequent plans should indicate what wetland mitigation ratios have been used for each area of wetland impact (i.e., 1.5-to-1 or 2-to-1 for forested wetland areas, etc.).

In addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the *Planned Rezoning Overlay Plan*):

Table 2. Proposed Wetland Buffer Impacts

Wetland Area	Wetland Buffer Area (acres)	Wetland Buffer Impact Area (acre)
A	Not Provided	0.68
C	Not Provided	0.40
D	Not Provided	0.09
E	Not Provided	0.11
F	Not Provided	0.13
G	Not Provided	0.14
H	Not Provided	0.20
I	Not Provided	0.09
K	Not Provided	0.17
TOTAL	Not Provided	2.01

ECT suggests that efforts should be made in order to avoid impacts to this existing wetland and wetland buffer areas. Specifically to Wetlands C and K as these wetlands appear to be of the highest quality.

Permits & Regulatory Status

The on-site wetlands do not appear to be regulated by the Michigan Department of Environmental Quality (MDEQ) as they do not appear to be within 500 feet of a watercourse/regulated drain. In addition, none of the wetlands appear to be greater than 5 acres in size. The Applicant should

provide any associated information to the City with respect to the regulatory status of the on-site wetlands. It is the applicant's responsibility to contact the MDEQ in order to determine if a wetland permit will be required from MDEQ for the proposed wetland impacts.

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. The on-site wetlands appears to be considered essential by the City as it they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

Wetland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. Wetland boundary flagging was not apparent in all areas of the site at the time of our preliminary site walk. ECT recommends that the applicant's wetland consultant re-flag/re-fresh the wetland delineation flags and submit to the City of Novi's Community Development Department for a Wetland Boundary Evaluation.
2. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve wetland and wetland buffer areas. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

"There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses".

This is especially true in the case of Wetlands C and K, which appear to be the highest-quality on-site wetlands. As noted above, most of these impacts are for the purpose of lot development. The current Plan includes a total of 0.617-acre of proposed wetland impact and 2.01 acres of proposed wetland buffer impacts.

2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.
3. Subsequent plans should indicate what wetland mitigation ratios have been used for each area of wetland impact (i.e., 1.5-to-1 or 2-to-1 for forested wetland areas, etc.).

4. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer. The Applicant should consider modification of the proposed lot boundaries and/or site design in order to preserve all wetland and wetland buffer areas.
5. The overall areas of the existing wetland and wetland buffer should be indicated on the Plan. The Plan indicates the acreage of proposed permanent disturbance to the wetland and wetland buffer but does not list the acreage of the wetland buffer areas themselves. The Plan should be reviewed and revised as necessary.
6. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

Recommendation

ECT does not currently recommend approval of the Concept/PRO Plan for Wetlands. ECT recommends that the applicant consider and implement the wetland comments noted above prior to receiving Wetland approval of the Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Christopher Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

WOODLANDS REVIEW

August 19, 2015

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

Re: Dunhill Park (JSP15-0013)
Woodland Review of the Concept/PRO Plan (PSP15-0121)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/PRO Plan for the proposed Dunhill Park single-family residential condominium project located at the northwest corner of Eight Mile Road and Beck Road in Section 32. This included the review of the Planned Rezoning Overlay Plan (PRO) prepared by Seiber, Keast Engineering, L.L.C. dated July 28, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on Wednesday, August 12, 2015.

ECT does not currently recommend approval of the Concept/PRO Plan for Woodlands. ECT recommends that the applicant consider and implement the woodland comments noted in this letter prior to receiving Woodland approval of the Plan.

The Plan proposes the construction of a 32-unit single-family development on approximately 23 acres. The property is currently zoned RA (Residential Acreage) and is proposed to be rezoned to a Planned Rezoning Overlay (PRO). The applicant states that the property has not been developed in the past due to known environmental issues that significantly impact the site.

The proposed project site contains several areas of City-Regulated Woodland (see Figure 1 and Site Photos).

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or*

unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and

- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Wednesday, August 12, 2015.

An existing tree survey has been completed for this property by Allen Design. The *Woodland Plan* (Sheet W-1) contains existing tree survey information (tree locations and tag numbers). The *Woodland List* is included on Sheets W-2 and W-3, and includes tree tag numbers, diameter-at-breast-height (DBH), common/botanical name, and condition of all surveyed trees as well as the required woodland replacement credit requirements.

The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland List* to the existing tree diameters in the field. ECT found that the *Woodland Plan* and the *Woodland List* appear to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The entire site is approximately 23 acres with regulated woodland mapped across a significant portion of the property. The mapped City-regulated woodlands area generally located within the central and eastern sections of the site (see Figure 1). It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of American elm (*Ulmus americana*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), black willow (*Salix nigra*), box elder (*Acer negundo*), bur oak (*Quercus macrocarpa*), mulberry (*Morus alba*), common pear (*Pyrus sp.*), eastern cottonwood (*Populus deltoides*), eastern red cedar (*Juniperus virginiana*), green spruce (*Picea pungens*), red maple (*Acer rubrum*), Siberian elm (*Ulmus pumila*), sugar maple (*Acer saccharum*), and several other species. Black willow, box elder and cottonwood compromise approximately 46% of all on-site trees.

Based on the information provided on the Plan, the maximum size tree diameter on the site is a black cherry (36-inch DBH). This tree is listed in poor condition and is proposed to be removed. The average diameter of on-site trees is 11-inches. In terms of habitat quality and diversity of tree species, the on-site areas of mapped City-regulated woodlands are of fair to good quality. The majority of the woodland areas consist of relatively immature growth trees of fair to good health. Although many areas of the site have been previously disturbed, the wooded areas provide a fair

level of environmental benefit. The subject property is bordered on the east and on the west by existing residential use; however there are remaining natural areas located to the north and south (i.e., Maybury State Park) of the site. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair quality.

After our woodland evaluation and review of the *Tree List* submitted by the applicant's woodland consultant, there are ten (10) trees on-site that meet the minimum caliper size for designation as a specimen tree. These trees include:

- Tree #336, 27" black cherry (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #98, 36" black cherry (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #40, 26" black locust (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #48, 18"/24" black locust (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #86, 24" bur oak (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #18, 24" sugar maple (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #42, 26" sugar maple (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #21, 26" sugar maple (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #16, 27" sugar maple (measures ≥ 24 ", the minimum caliper size for specimen trees);
- Tree #10, 33" sugar maple (measures ≥ 24 ", the minimum caliper size for specimen trees).

Of these ten (10) potential specimen trees, two (2) of these trees will be saved and eight (8) are proposed for removal. The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

"A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission.

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval".

Proposed Woodland Impacts and Replacements

As shown, there appear to be substantial impacts to regulated woodlands associated with the proposed site development. It appears as if the proposed work (proposed lots and roads) will cover the majority of the site and will involve a considerable number of tree removals. It should be noted

that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches.

A *Woodland Summary* Table has been included on the *Tree List* (Sheet W-3). The Applicant has noted the following:

- Total Trees: 520
- Total Regulated Trees: 298
- Regulated Trees Removed: 269 (90% removal)
- Regulated Trees Preserved: 29 (10% preservation)

- Stems to be Removed 8" to 11": 170 x 1 replacement (Requiring 170 Replacements)
- Stems to be Removed 11" to 20": 74 x 2 replacements (Requiring 148 Replacements)
- Stems to be Removed 20" to 30": 15 x 3 replacements (Requiring 45 Replacements)
- Stems to be Removed 30"+: 1 x 4 replacements (Requiring 4 Replacements)
- Multi-Stemmed Trees: (Requires 132 Replacements)

- Sub-total Replacement Trees Required: 499
- Less credit for "non-woodland tree preservation": 23
(The applicant proposes the preservation of 9 trees that lie outside of the City's Regulated Woodland Boundary and is requesting credits towards required Woodland Replacements)

- Total Woodland Replacement Required: 476

The current Plan does not clearly quantify the proposed number, location and species of the trees that will satisfy the 476 on-site Woodland Replacement Tree credits. The Plan should clearly indicate the locations, sizes, species and quantities of all on-site woodland replacement trees. The applicant should review and revise the Plan in order to better indicate how the Woodland Replacement requirements will be met on-site. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits).

With regard to the location of woodland replacement trees, the Woodland Ordinance states:

- *The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not*

be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping;

- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*
- *Where tree relocation or replacement is not feasible within the woodland area, or on the project property, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the market value for the tree replacement as approved by the planning commission. The city tree fund shall be utilized for the purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree fund plantings shall take place on public property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission;*
- *Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.*

The applicant shall demonstrate that the all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city.

City of Novi Woodland Review Standards and Woodland Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the granting or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition, *“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.*

There are a significant number of replacement trees required for the construction of the proposed development. This development consists of 32 proposed single-family residential units. The subject property is surrounded by existing residential use on the east and west sides. Some relatively natural areas remain to the north and to the south (i.e., Maybury State Park) of the site. Some degree of impact to on-site trees is likely in the development of this property for residential use; however, ECT suggests that the applicant consider preserving existing trees to the greatest extent possible even on individual proposed lots, outside of the proposed building envelope. The current Plan appears to clear the vast majority of all trees within the lots and proposes a 90% removal of the existing on-site City-regulated trees.

Woodland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above). Ten percent (10%) of the regulated on-site trees are proposed to be preserved and ninety percent (90%) are proposed for removal. The applicant should demonstrate why additional trees cannot be preserved.
2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to woodlands have been reviewed and considered. The Applicant should consider modification of the proposed lot boundaries in order to preserve existing Regulated woodland areas as well as potential Specimen Trees.
3. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.
4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable. It is not clear how all of the proposed replacement trees will be guaranteed in perpetuity. As stated in the woodland ordinance:

Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.

5. The Plan states that a total of 476 Woodland Replacement Credits are required for the proposed tree removals. The Plan shall clearly state the locations, sizes, species and quantities of all Woodland Replacement trees. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees.

6. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.
7. A Woodland Replacement financial guarantee for the planting of replacement trees will be required, if applicable. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

8. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.
9. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Recommendation

ECT does not currently recommend approval of the Concept/PRO Plan for Woodlands. ECT recommends that the applicant consider and implement the woodland comments noted above prior to receiving Woodland approval of the Plan.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

Dunhill Park (JSP15-0013)
Woodland Review of the Concept/PRO Plan (PSP15-0121)
August 19, 2015
Page 8 of 10

cc: Christopher Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 & Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Site Photos



Photo 1. Looking north near central portion of site. City-regulated woodlands shown (ECT, 8/12/15).



Photo 2. Tree #498, 10"/10" City-regulated cottonwood. Tree to be preserved within proposed open-space area; this area Includes existing Wetland A (ECT, 8/12/15).



Photo 3. Tree #498, 10"/10" City-regulated cottonwood.
Tree to be preserved within proposed open-space area; this area
Includes existing Wetland A (ECT, 8/12/15).

TRAFFIC REVIEW

August 17, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: Dunhill Park, Traffic Review of Concept Planned Rezoning Overlay (PRO) Site Plan
JSP15-0013**

Dear Ms. McBeth,

The concept/PRO site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

1. General Comments

- a. The applicant, Hunter Pasteur Homes Dunhill Park, LLC, is proposing the development of a 23 acre, 32-unit single-family residential development in the northwest quadrant of Eight Mile Road and Beck Road. The development provides site access through one (1) roadway intersecting Eight Mile Road.
- b. Beck Road is within the City of Novi's jurisdiction and Eight Mile Road is within the Road Commission for Oakland County's jurisdiction. All site roadways are proposed to be public.

2. Potential Traffic Impacts

- a. The applicant provided a rezoning traffic impact study which reviews the effects the proposed development may have on the existing roadway. The proposed single-family residential development is expected to have the highest impact during the PM peak hour of traffic.
- b. The trips generated are not expected produce traffic volumes in excess of the Cities thresholds; therefore, further traffic impact studies are not recommended at this time.

3. General Plan Comments – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.

- a. Access to the proposed development is provided by one driveway that intersects with Eight Mile Road. The applicant is also proposing an emergency access road onto Beck Road.
- b. Proposed Roadways - Provide additional details for the intersection of the proposed Street "A" with Eight Mile Road, including but not limited to:
 - i. Nose offset of center island
 - ii. Other details as necessary to convey design intent and the meeting of applicable City standards
- c. The cul-de-sac and temporary "T" turn around designs are indicated to be per the City specifications. If design deviates from such specifications, detailed dimensioned plans should be submitted for review.

- d. The MDOT Standard Plan R-28-F on sheet 3 should be updated with the latest version R-28-I.
- 4. **Signing and Pavement Marking** – Review of the plan generally shows compliance with the Signing and Pavement Marking Master Plan.
 - a. The applicant should consider adding a sign table showing the proposed signs and their quantities.
- 5. **Bicycle and Pedestrian** – The proposed pathway and sidewalk widths are in compliance with the City of Novi Bicycle and Pedestrian Master Plan

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Paula K. Johnson, PE
Reviewer, Senior Transportation Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FACADE REVIEW



September 1, 2015

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Re: Dunhill Park – Conceptual PRO, JSP15-13

Dear Ms. McBeth;

The following is our review of the conceptual façade renderings provided by the applicant for the subject project. Four models were provided; The Cheshire (3,340 SF), The Madison (3,200 SF), The Cambridge (4,150 SF) and The Gabriella Grand (3,750 SF). The drawings indicate that all models will have a significant percentage of brick or stone front façade with brick extending up to the second floor belt line on the side and rear facades. The front facades are well articulated with variable roof lines and multiple front-facing gables. All have well defined front entrance features such as two-story masonry arches and large covered front porches.

Similar/Dissimilar Ordinance, Section 303 - The property is located in close proximity to Maybury Park Estates Subdivision. It appears that several lots in Marbury Park would be located within 350' of homes located in the proposed PRO. Section 303.1.g.1 of the Similar Dissimilar Ordinance requires that proposed new homes be within 75% of the average square footage of existing homes within 350' in R-3 and 1,000' in RA districts. Based on preliminary measurement the minimum square footage for homes in the proposed PRO would be approximately 3,450 square feet. Two of the models submitted would not meet this requirement. This figure could vary somewhat depending on the distance (350' vs. 1,000') and sequence of construction of individual lots.

Section 303.1.g.2 of the Similar Dissimilar Ordinance requires that the type of materials used not be “grossly dissimilar” to those used in the surrounding area. The relative percentage of brick or stone is an important factor in determining compliance. It appears that the proposed facades have a somewhat lower percentage of brick or stone as compared to the facades located within the adjacent Maybury Park and Bellagio Subdivisions.

Section 303.2 of the Similar / Dissimilar Ordinance requires that nearby homes (two on the left, two on the right and any across the street that overlap by 50%) not be “substantially similar” in appearance to the proposed home. The applicant has provided four different models. It is our experience that this would not provide sufficient diversity to meet Section 303.2 requirements. We believe that compliance will require a greater variety of front elevations.

Planned Rezoning Overlay Ordinance (Section 7.13) - The PRO Ordinance requires that the development “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.” In general, it appears that type and quantity of materials and architectural features indicated on the façade elevations DOES NOT represent an enhancement to what may otherwise be constructed in the absence of the PRO.

Recommendation – For the reasons stated above we believe that the proposed homes do not meet the PRO’s requirement of achieving a “higher standard that would not otherwise be achieved under the current Ordinance Requirements” and that significant issues may exist with respect to compliance with the Similar / Dissimilar Ordinance Section 303.

If you have any questions please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below it.

Douglas R. Necci, AIA

FIRE REVIEW



August 13, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center

RE: Dunhill Park

PSP#15-0023

PSP#15-120

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

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City Manager
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**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description: A 32 single family home development on the Northwest corner of Eight Mile and Beck.

Comments:

- 1) Proposed water main exceeds maximum length without looping. **Item corrected 8/13/15**
- 2) The single point entry exceeds maximum length. Site plan shall provide more than one point of external access to the site. A boulevard entranceway shall not be considered as providing multiple points of access. Multiple access points shall be as remote from one another as is feasible. The requirement for secondary access may be satisfied by access through adjacent property where an easement for such access is provided. Secondary access shall not be required. **Item corrected 8/13/15**
- 3) Fire hydrants exceed maximum distance. In single family residential areas, hydrants shall be spaced a maximum of 500 feet apart. It is recommended that a hydrant be located at every intersection on the same corner with the street sign. This will help with locating the fire hydrants in winter when they are covered with snow. **Item corrected 8/13/15**

Recommendation: Recommended for approval

Improve secondary access roadway to 20' wide.

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANTS RESPONSE LETTER



September 15, 2015

Ms. Sri Komaragiri, Planner
City of Novi
Community Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

**Re: Dunhill Park PRO - JSP15-13
Rezoning with a PRO**

Dear Ms. Komaragiri:

In response to the review of the PRO plans dated July 28, 2015 and the various review letters received from the City's consultants, we offer the following in response.

PLANNING

Clearzoning, Inc., issued a review letter dated August 19, 2015 which identified the following items in addition to the technical reviews.

Brownfield

Information was requested regarding the proposed Brownfield clean-up of this site as well as outlining any implications on future development that should be considered by the Planning Commission. Please see the enclosed letter dated September 14, 2015 from our environmental consultant, McDowell & Associates.

Zoning and Density

This site is currently zoned RA and is proposed to be rezoned to R-3, which is consistent with the lot widths, areas and setbacks being proposed. The letter from Clearzoning, Inc., recommends that the rezoning should be to R-1 instead, with variances for lot width, areas and setbacks. The developer finds that either zoning classification would be acceptable as long as the site plan, as proposed and consistent with R-3 zoning, can be achieved through the PRO.

Rezoning Signs

The required rezoning sign locations were approved by the City Planner via e-mail on September 8, 2015 and the signs were installed per the City of Novi requirements on September 9, 2015.

PRO Conditions

1. Maximum number of units shall be 32 single-family detached dwelling units (50% of the density permitted by the proposed zoning).
2. Replacement trees as required and installation of street trees.
3. Wetland mitigation as required.
4. Heavy landscaping exceeding ordinance requirements at the intersection and along the Eight Mile Road and Beck Road frontages.
5. Minimum unit width shall be 90 feet and minimum square footage of 13,860 square feet.
6. Significant Brownfield environmental cleanup with funds coming back to the City.
7. Installation of a "Welcome to Novi" landmark feature.
8. Contributions to the ITC Community Sports Park (to be coordinated with Parks, Recreation and Cultural Services).

The PRO Conditions should be written into the proposed PRO Agreement with consideration of the following Public Benefits.

Public Benefits

We believe that the density bonus is warranted due to the following public benefits which are unique to this property and will greatly enhance the entire Novi community due to its "gateway" location.

1. Tax benefits for the City including significant property taxes and potential Brownfield benefits from Oakland County.
2. Significant Brownfield environmental cleanup (see additional information below).
3. Installation of a "Welcome to Novi" landmark feature.
4. We will work closely with the Parks, Recreation and Cultural Services Department to make the appropriate contributions to the ITC Community Sports Park.
5. High-end and quality home construction.
6. High-end landscaping at the intersection and along both 8 Mile and Beck Roads.

ENGINEERING

The City of Novi Engineering Department provided a review letter dated August 18, 2015 that does not recommend approval due to four (4) items and we offer the following in response:

1. Fire flow testing will be completed and the modeling data will be provided. If the modeling demonstrates insufficient fire flows at the dead end of the water main, the developer will agree to provide a secondary connection (loop).
2. A stub street is being provided to the north property line. Secondary access at this location will be available when the site to the north is developed and the road is extended and looped back to Beck Road. Due to the site geometry and adjacent wetlands, it is not practical to provide secondary access to this location. However, a temporary tee turn around will be provided until such time as the road is extended. A waiver (if required) will be requested as part of the PRO.
3. A waiver of the requirement for a stub street to the west is being requested as part of the PRO.

4. Detention basin volume is being provided for the portion of the site that is to be developed only, not for the undisturbed areas of the site (i.e. wetlands) where there is no change to the storm water runoff characteristics. Those areas will continue to discharge at current agricultural rates. A waiver (if required) will be requested as part of the PRO.

Pathway

Pursuant to our discussions with the City Engineering Department, the Developer agrees to install the 10-foot wide concrete pathway that is proposed along 8 Mile Road unless the City of Novi constructs the pathway prior to the construction of this development.

The additional comments outlined in the engineering review letter will be addressed and included in our preliminary site plan submittal as required.

LANDSCAPE

The City of Novi Landscape Architect, Rick Meader, issued a review letter dated August 17, 2015 recommending approval for this development. The General Comments relate to issues regarding the right-of-way landscape, street trees and overall woodland replacement trees which are all items being requested to be included in the PRO Agreement. Our intent is to provide a reduced amount of replacement trees but at a higher caliper which will create more of an immediate impact and fit with the scale of the proposed architecture.

All additional landscape comments will be addressed at the time of preliminary site plan review as required.

NATURAL FEATURES

Environmental Consulting & Technology, Inc., issued a review letter dated August 19, 2015 which did not recommend approval based on the review of the wetlands and woodlands at this time. It should be noted that both wetlands and woodlands are proposed as a condition of the PRO Agreement.

Wetlands

Wetland mitigation is proposed as a condition for the PRO Agreement however we offer the following in response to the six (6) comments relating to the wetlands onsite:

1. Re-flagging of the wetlands will be completed prior to the preliminary site walk by the City of Novi Community Development Department.
2. It is our intent to minimize the onsite wetland impacts as much as possible with the current site plan layout. Alternative layouts were considered in the early site planning stages however the 32-unit site plan as submitted is what we are seeking approval for and we will work with the City of Novi and MDEQ to obtain the required permits.
3. Overall ratio of wetland mitigation to be provided is 1.5/1.0 (1.18/0.787). The breakdown of the forested vs. non-forested ratio used for wetland mitigation will be provided in subsequent plan submittals as requested.

4. Wetland Conservation Easements will be reviewed and provided as necessary upon approval of the PRO Agreement.
5. Overall areas of the existing wetland and wetland buffer will be included in our preliminary site plan submittal. New buffer areas will be created adjacent to the mitigation area.
6. A replacement and mitigation plan for any permanent impacts to existing wetlands will be provided in our preliminary site plan submittal.

Woodlands

Woodland replacement is proposed as a condition for the PRO Agreement however we offer the following in response to the nine (9) comments relating to the woodlands onsite:

1. We agree to minimize the impacts to the Woodlands to the greatest extent possible once the PRO Agreement and site plan layout have been finalized.
2. Alternative layouts were considered in the early site planning stages however the 32-unit site plan as submitted is what we are seeking approval for.
3. A preservation/conservation easement will be provided as necessary upon approval of the PRO Agreement and site plan layout.
4. The replacement trees that will be guaranteed in perpetuity will be determined upon finalization of the PRO Agreement and site plan layout.
5. Woodland Replacement Credit details will be provided upon approval of the PRO Agreement.
6. A Woodland Permit will be obtained from the City of Novi for any trees 8-inch d.b.h. or greater, as required.
7. A Woodland Replacement Guarantee will be provided, if applicable, for the planting of the replacement trees upon approval of the PRO Agreement and site plan layout.
8. This will be addressed upon the approval of the PRO Agreement.
9. All replacement material locations will be addressed upon the approval of the PRO Agreement.

TRAFFIC

The required Rezoning Traffic Study was provided with our July 28, 2015 submittal. AECOM issued a review letter dated August 17, 2015 which recommends approval of the proposed traffic for this development and no further traffic impact studies are required at this time. If additional details are required as noted in paragraph three (3) the information will be provided at the time of preliminary site plan review.

FACADE

DRN & Associates, Architects, PC issued a review letter dated September 1, 2015 after review of the four (4) different sample elevations and floor plans that were provided in our July 28, 2015 PRO submittal.

It is our intent to satisfy the requirements of the Similar/Dissimilar Ordinance as well as to achieve a higher standard that would not otherwise be achieved under the current ordinance and zoning. The four (4) elevations and floor plans that were provided were to demonstrate the types

Ms. Sri Komaragiri
September 15, 2015
Page 5 of 5

of high quality finishes and also to provide samples of the variety of different floor plans and finishes that will be offered in Dunhill Park. However there will be as many as six (6) or seven (7) different floor plans offered at the time of construction which will ensure diversity within the development. The additional floor plans will each exceed 4,000 square feet. All will be constructed using high-end and quality materials and sample materials will be provided by request.

FIRE

The Fire Marshall, Joseph Shelton, issued a review letter dated August 13, 2015 where he notes that the three (3) issues that were identified in our pre-application submittal review have been corrected and he is therefore recommending approval.

We look forward to seeing you at the September 30, 2015 Planning Commission Meeting. Please contact us should you have any questions.

Sincerely,

FRANKLIN CONSTRUCTION COMPANY, L.L.C.
On Behalf of Hunter Pasteur Homes Dunhill Park, LLC


Whitney Findlay
Project Manager

Cc: Michael McInerney, Archdiocese of Detroit
Randy Wertheimer, Hunter Pasteur Homes Dunhill Park, LLC
Seth Herkowitz, Hunter Pasteur Homes Dunhill Park, LLC
Jeff Sakwa, Hunter Pasteur Homes Dunhill Park, LLC
Andy Milia, Franklin Construction Company, L.L.C.
Karen Brown, Franklin Construction Company, L.L.C.
Pat Keast, P.E., Seiber Keast Engineering, L.L.C.
Scott Black, LLA, ASLA, Grissim Metz Andriese Associates

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue • Ferndale, MI 48220
Phone: (248) 399-2066 • Fax: (248) 399-2157

September 14, 2015

Hunter Pasteur Homes Dunhill Park, LLC
300 South Old Woodward
Birmingham, Michigan 48009

Job No. 14-15929

Attention: Ms. Whitney Findlay
Subject: Dunhill Park Proposed Clean-up
Northwest of 8 Mile and Beck Roads
Novi, Oakland County, Michigan

Dear Ms. Findlay:

At your request, we have completed this letter to address a recent question from the City of Novi Planning Consultant – Clearzoning, Inc.

Clean-ups will be completed under Part 201 of Michigan Public Act 451 to achieve MDEQ Criteria for unrestricted residential use. The intent of the Applicant is to obtain MDEQ No Further Action letters for areas where clean-ups are completed.

Areas that will be remediated include the former J.J. Zayti Trucking commingled maintenance / UST areas and soil with residual contamination from historic orchard use.

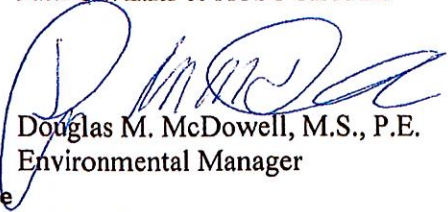
The Applicant is aware of significant fill soil on the property. There is no evidence of widespread contamination in general fill soil located on the property other than where historic trucking related operations are known to have left contamination in place.

During the course of site development and subsurface construction, the Applicant will retain McDowell & Associates to screen excavations for evidence of contamination. Where suspect fill soil is encountered, sampling and testing will be completed to evaluate the soil for contamination. If soil contamination is encountered, then it will be remediated in accordance with Part 201.

This development will remedy an eyesore at a main thoroughfare entering the City of Novi with significant environmental stigma and undesirable visual and environmental features, and replace it with a modern subdivision that has been remediated to achieve MDEQ Clean-up Criteria with MDEQ involvement and approval.

If you have any questions regarding the information contained with this letter, please do not hesitate to call.

Very truly yours,
McDOWELL & ASSOCIATES


Douglas M. McDowell, M.S., P.E.
Environmental Manager

DMM/dm

Mid-Michigan Office

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