



## CITY of NOVI CITY COUNCIL

**Agenda Item 3**  
**February 5, 2018**

**SUBJECT:** Approval of the request of Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital) for Zoning Map Amendment 18.722 to rezone 14.19 acres of property in Section 17, located south of Grand River Avenue, and west of Beck Road, from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). **FIRST READING**

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *Bmly*

**CITY MANAGER APPROVAL:**

**BACKGROUND INFORMATION:**

The petitioner is requesting a Zoning Map amendment for 14.19 acres of property located south of Grand River Avenue, west of Beck Road (Section 17) from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Park Hospital campus. Approximately 2.41 acres is being proposed to be rezoned to R-3 with PSLR Overlay to accommodate the existing Rose Senior Living development and approximately 11.78 acres is proposed to be rezoned to OSC for possible future development.

The applicant met with Planning staff to discuss the process and decided to apply for a straight rezoning as the proposed rezoning category is supported by the Future Land Use map recommendation for the subject property. As this is not a PRO (Planned Rezoning Overlay) rezoning request, the applicant is not bound to develop a specific plan after the rezoning has been approved.

The City's Planning staff reviewed the proposed rezoning request and supports the request as the rezoning request from R-3 to OSC is consistent with the 2016 Master Plan for Land Use Map, and the request to rezone from R-3 to R-3 with PSLR Overlay will be consistent with the boundaries shown in the approved Rose Senior Living plan. Additional reasons behind existing zoning pattern are explained under 'Subject Parcel Background' on Page 2 of Planning Review letter.

The City's Engineering staff prepared a review of the proposed rezoning request and found that the requested rezoning will result in utility demands that are approximately equal to or less than the utility demand if the property were to be developed under the current zoning. Further, the requested rezoning is consistent with the future land use plan for this location. Therefore, the rezoning would have negligible impact on utility demands.

The applicant has requested a waiver from the required Rezoning Traffic Impact Study for the subject property. The City's Traffic Consultant supports the request as the proposed rezoning is an initial step to define the zoning boundaries accurately to facilitate a possible

future development. Further determination whether a traffic study is required will be made at the time of Preliminary Site Plan review.

The Planning Commission met on January 10, 2018 and held a Public Hearing for the proposed rezoning request. There were no public hearing responses received at the time of the Public Hearing. The Planning Commission voted to **recommend approval** to the City Council to rezone the subject property from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay) for the reasons provided in the staff report.

**RECOMMENDED ACTION:** Approval of the request of Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital) for Zoning Map Amendment 18.722 to rezone 14.19 acres of property in Section 17, located south of Grand River Avenue, and west of Beck Road, from R-3 (One-Family Residential) to OSC (Office Service Commercial), and to R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay).

**FIRST READING**

The approval is subject to the following waiver:

1. Waiver of the required Rezoning Traffic Impact Study as the proposed rezoning is an initial step to accurately define the zoning boundaries in order to facilitate a possible future development;

Approval is provided for the following reasons:

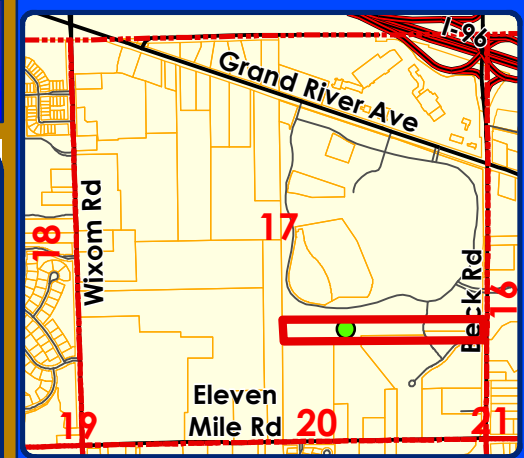
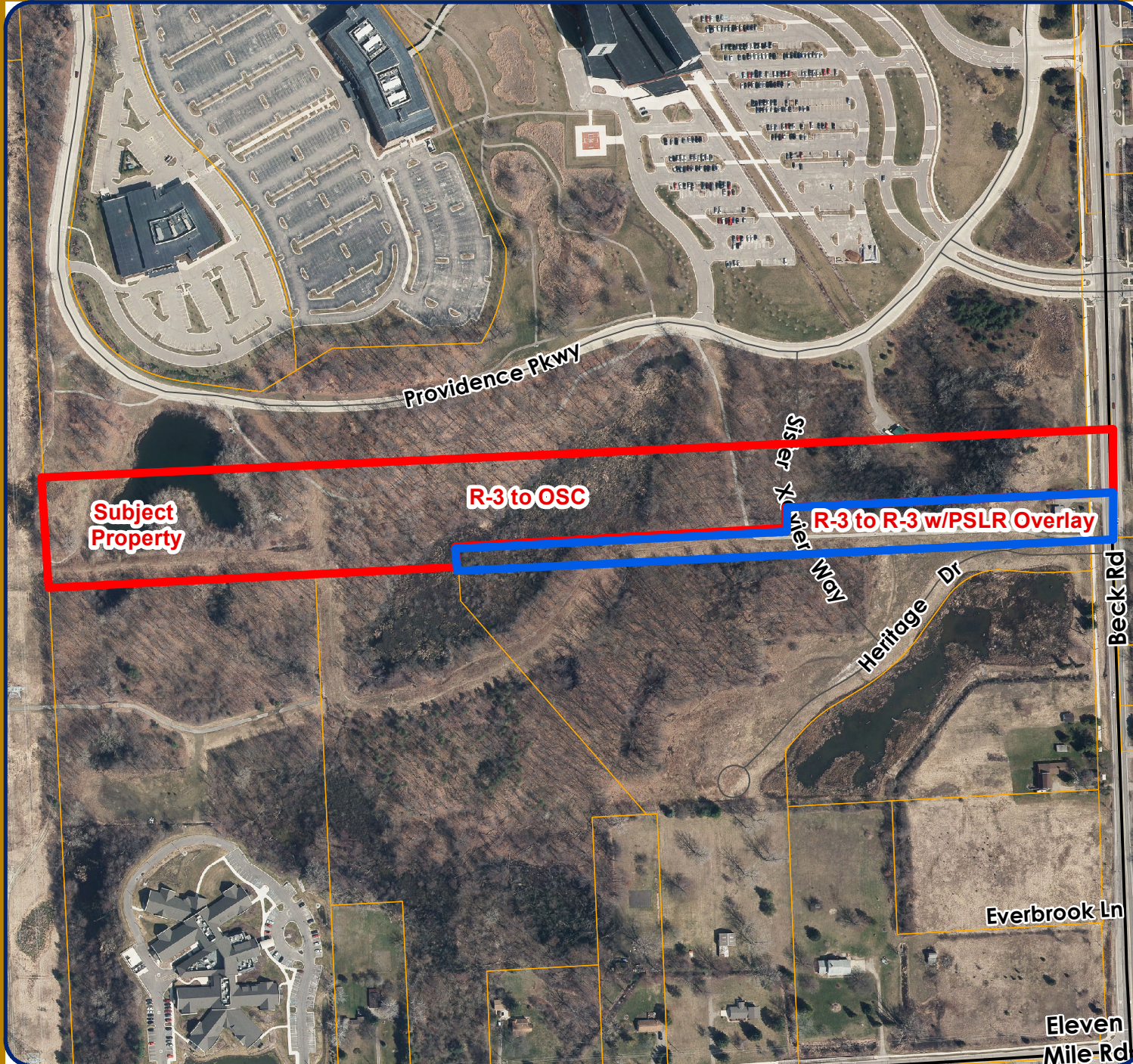
1. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south;
2. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;
3. The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development;
4. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;
5. The rezoning will not have a negative impact on public utilities.

**MAPS**  
**Location**  
**Zoning**  
**Future Landuse**  
**Natural Features**



# PROVIDENCE PARK HOSPITAL: JZ 17-51 with Rezoning 18.722

Location



### LEGEND

 Sections



## City of Novi

Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Sri Komaragiri  
 Date: 01/03/18  
 Project: PROVIDENCE PARK HOSPITAL\_JZ 17-51  
 Version #: 1



1 inch = 362 feet



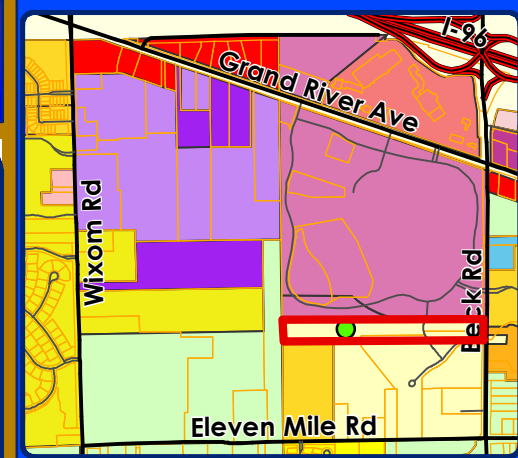
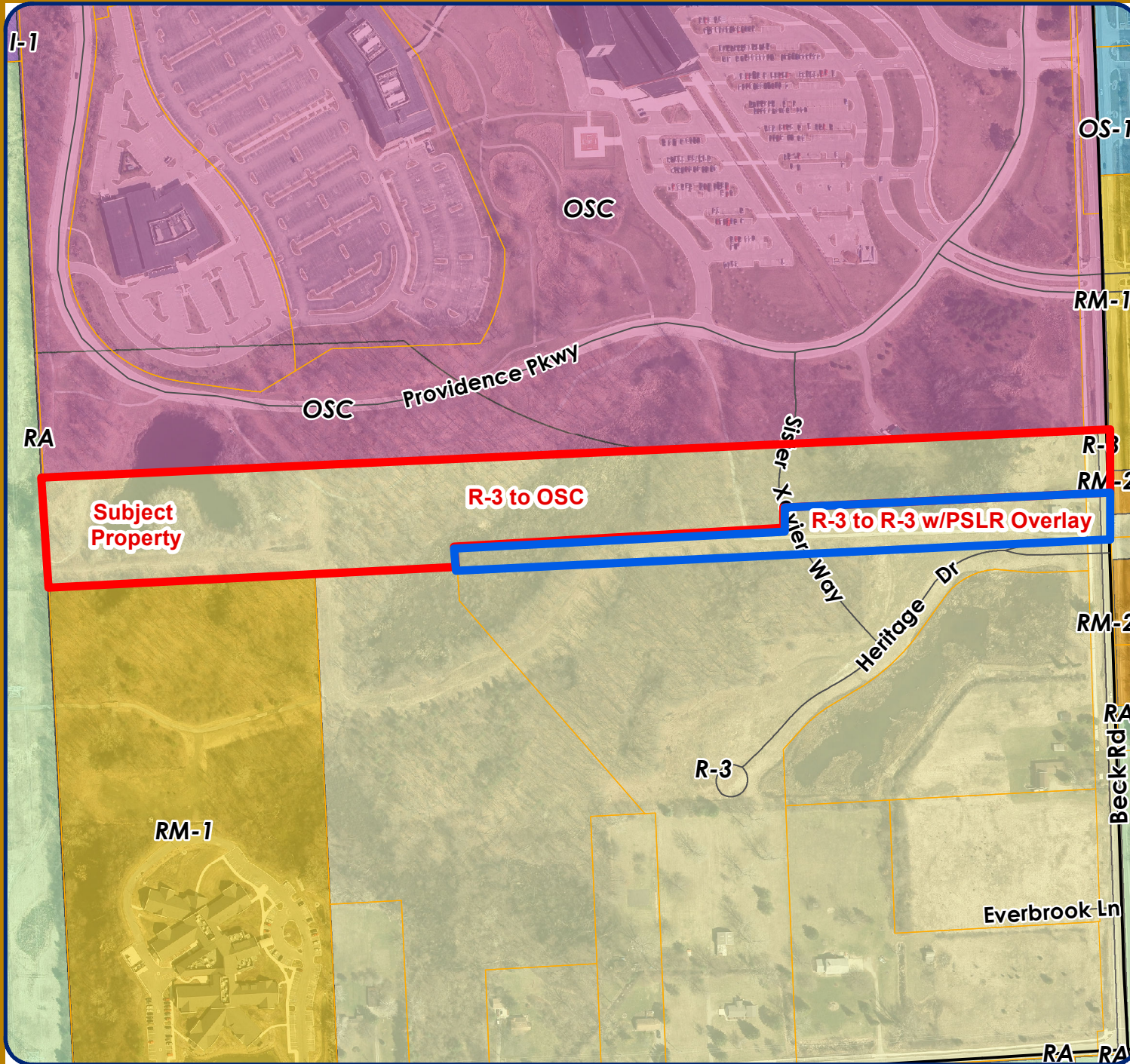
### MAP INTERPRETATION NOTICE

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.



# PROVIDENCE PARK HOSPITAL: JZ 17-51 with Rezoning 18.722

## Zoning



**LEGEND**

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology


**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Sri Komaragiri  
 Date: 01/03/18  
 Project: PROVIDENCE PARK HOSPITAL\_JZ 17-51  
 Version #: 1

Feet  
 0 80 160 320 480

1 inch = 362 feet

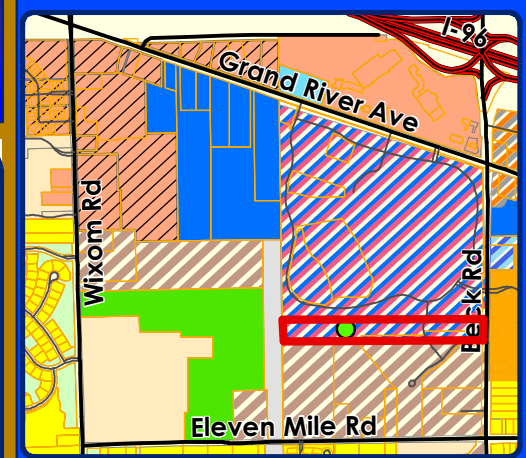
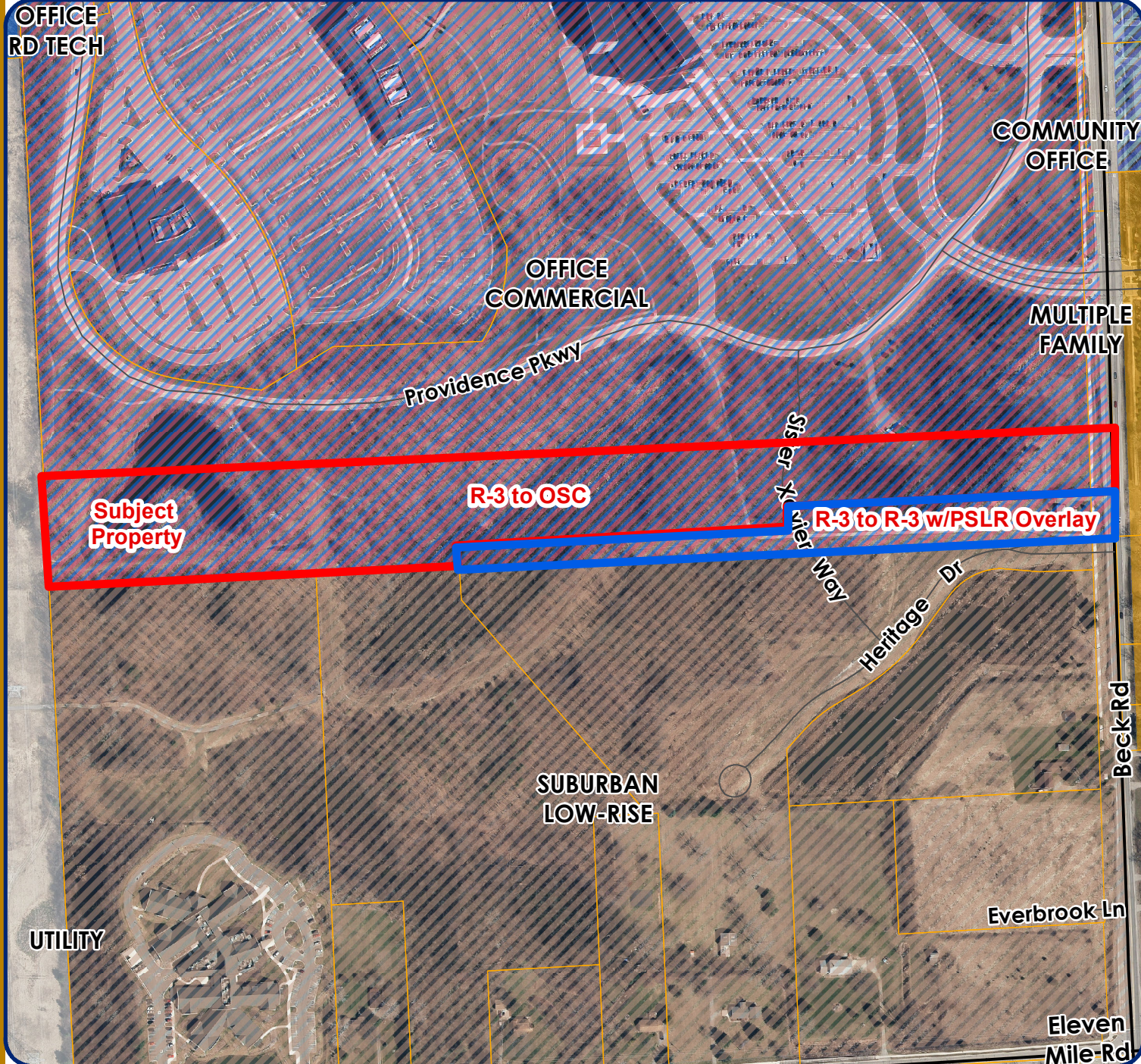
**MAP INTERPRETATION NOTICE**

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.



# PROVIDENCE PARK HOSPITAL: JZ 17-51 with Rezoning 18.722

Future Land Use



**LEGEND**

FUTURE LAND USE

- Single Family
- Multiple Family
- Suburban Low-Rise
- Community Office
- Office RD Tech
- Office Commercial
- Office Research W/Retail Overlay
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Sri Komaragiri  
 Date: 01/03/18  
 Project: PROVIDENCE PARK HOSPITAL\_JZ 17-51  
 Version #: 1

Feet  
 0 80 160 320 480

1 inch = 362 feet

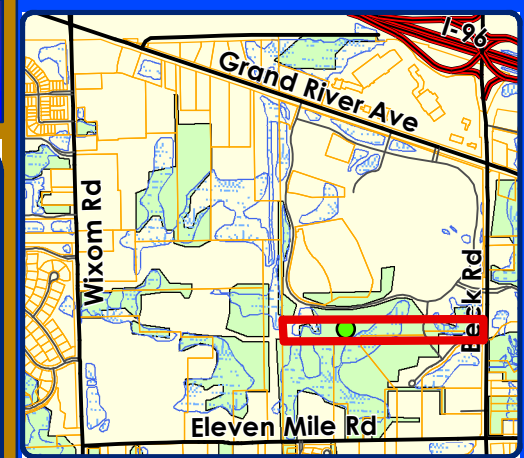
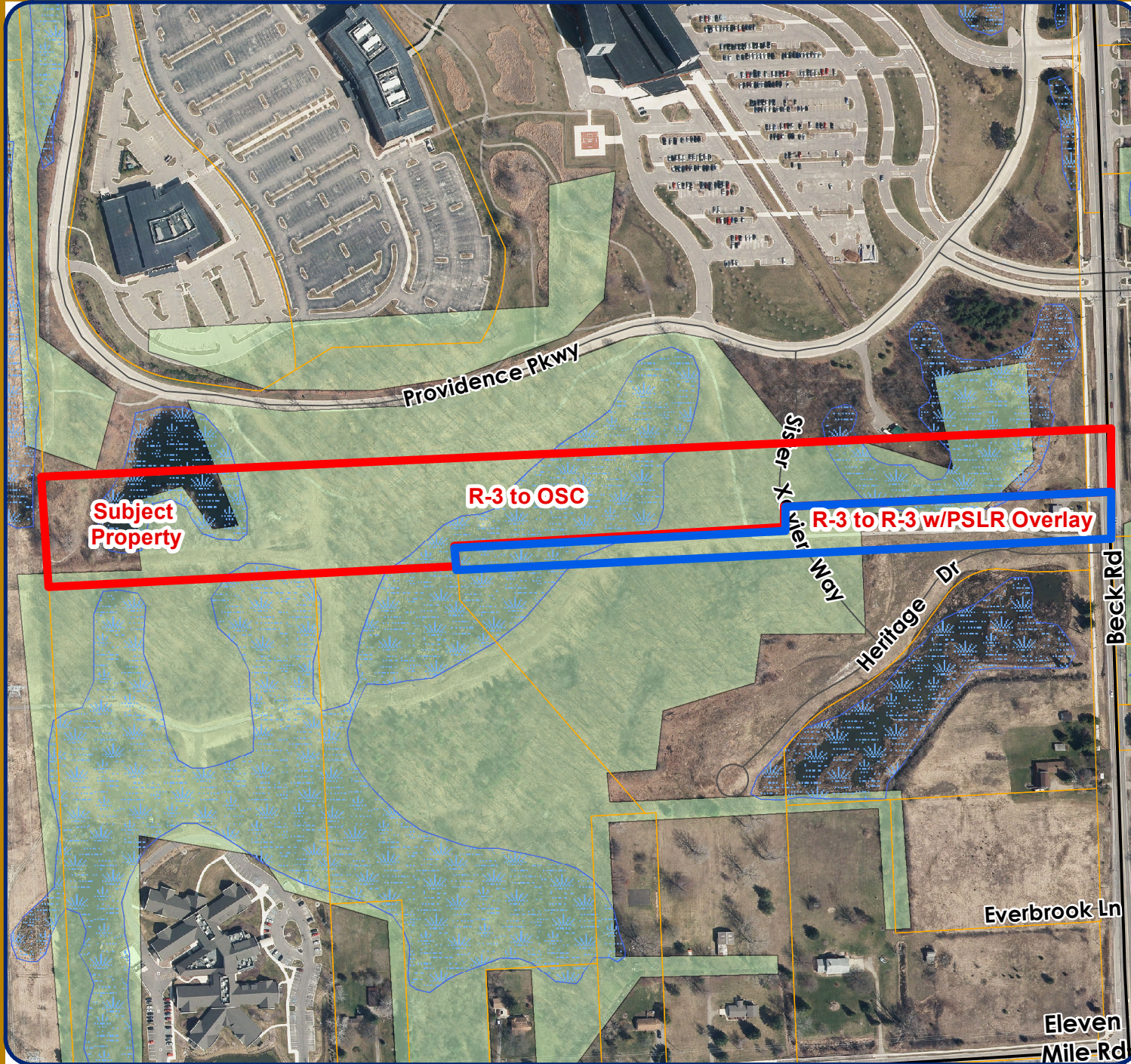
**MAP INTERPRETATION NOTICE**

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.



# PROVIDENCE PARK HOSPITAL: JZ 17-51 with Rezoning 18.722

## Natural Features



**LEGEND**

- WETLANDS
- WOODLANDS

**CITY OF NOVI**  
City of Novi logo

**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: 01/03/18  
Project: PROVIDENCE PARK HOSPITAL\_JZ 17-51  
Version #: 1

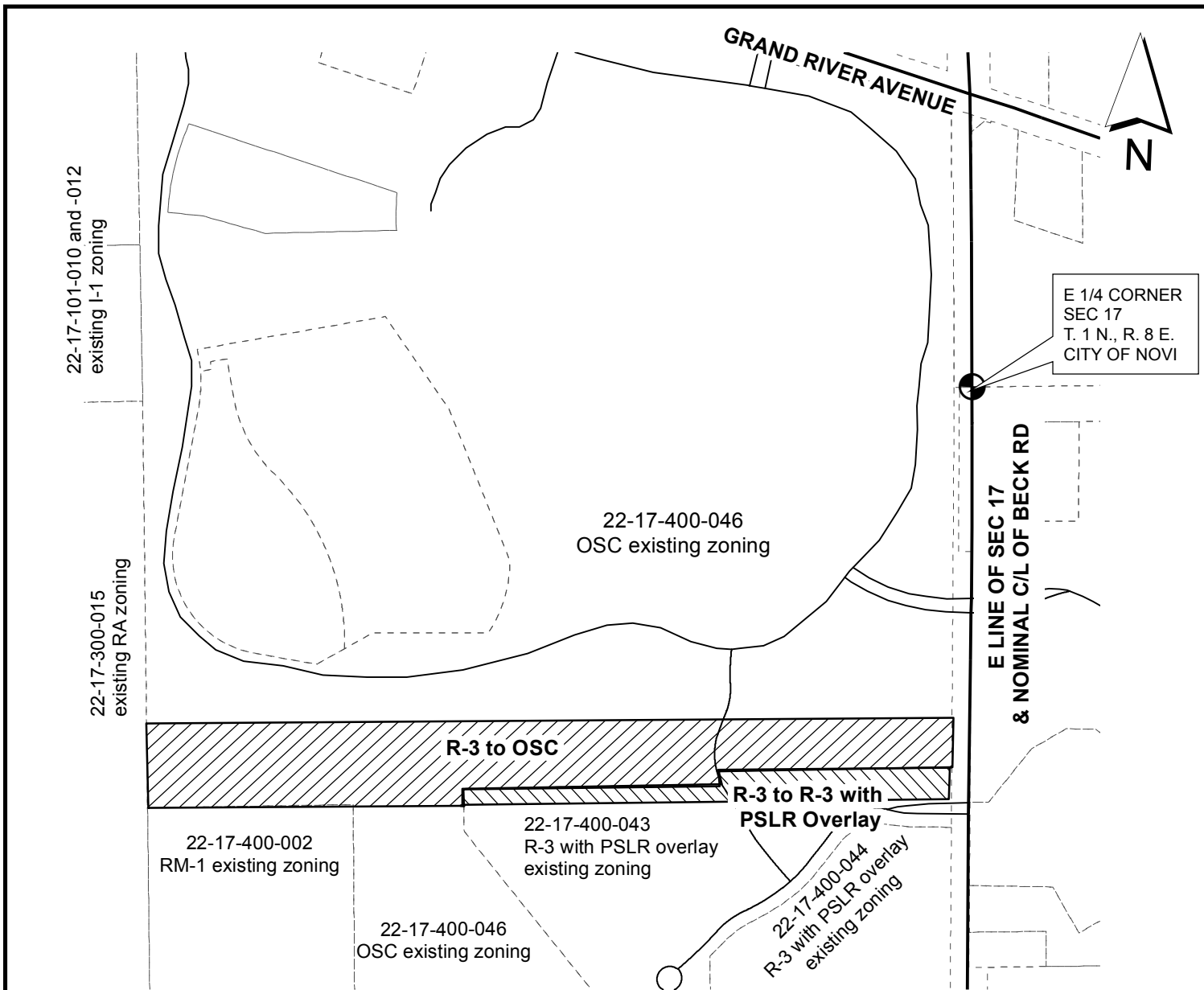
0 80 160 320 480 Feet  
1 inch = 362 feet

**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.



**REZONING PUBLICATION EXHIBIT**





To rezone a part of the southeast ¼ of Section 17, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan being part of parcels 22-17-400-046 and 22-17-400-043

**LEGAL DESCRIPTION:**

**REZONING R-3 TO OSC LEGAL DESCRIPTION (PART OF 22-17-400-046)**

Part of the Southeast ¼ of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West ¼ line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,081.00 feet along said right of way line from the East ¼ corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 152.19 feet; thence South 87 Degrees 53 Minutes 16 Seconds West 756.21 feet; thence along a curve to the left 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing South 10 Degrees 01 Minutes 23 Seconds East 47.39 feet; thence South 87 Degrees 15 Minutes 47 Seconds West 832.17 feet; thence South 02 Degrees 44 Minutes 13 Seconds East 45.76 feet; thence South 87 Degrees 17 Minutes 11 Seconds West 357.96 feet; thence South 87 Degrees 19 Minutes 01 Seconds West 666.08 feet to the North-South ¼ line of said Section 17; thence North 02 Degrees 25 Minutes 16 Seconds West 236.94 feet along said North-South ¼ line; thence North 87 Degrees 17 Minutes 09 Seconds East 2608.68 feet to the Point of Beginning. Said description contains 513,267 square feet, or 11.78 acres, more or less.

**REZONING R-3 TO R-3 WITH PSLR LEGAL DESCRIPTION (PART OF 22-17-400-043)**

Part of the Southeast ¼ of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West ¼ line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,233.19 feet along said right of way line from the East ¼ corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 85.17 feet; thence South 87 Degrees 17 Minutes 09 Seconds West 1,580.29 feet; thence North 02 Degrees 44 Minutes 13 Seconds West 45.76 feet; thence North 87 Degrees 15 Minutes 47 Seconds East 832.17 feet; thence along a curve to the right 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing North 10 Degrees 01 Minutes 23 Seconds West 47.39 feet; thence North 87 Degrees 53 Minutes 16 Seconds East 756.21 feet to the POINT OF BEGINNING. Said description contains 105,119 square feet, or 2.41 acres, more or less.

FROM: ONE-FAMILY RESIDENTIAL (R-3)

TO: OFFICE SERVICE TECHNOLOGY (OSC)  
AND  
ONE-FAMILY RESIDENTIAL (R-3) WITH PSLR OVERLAY

**ORDINANCE NO. 18.722**  
**ZONING MAP AMENDMENT NO. 722**  
**CITY OF NOVI, MICHIGAN**

ADOPTED BY THE CITY COUNCIL \_\_\_\_\_

\_\_\_\_\_ MAYOR  
ROBERT J. GATT

\_\_\_\_\_ ACTING CITY CLERK  
DAWN SPAULDING

**APPLICANT COVER LETTER**





October 30, 2017

To whom it may concern:

This letter is to confirm that Hubbell Roth and Clark, Inc. (HRC), are the Consulting Engineers for Ascension Health, at Providence Park in Novi. Representatives Gary Tressel and Melissa Coatta of Hubbell, Roth & Clark, Inc., have authorization to act on behalf of Ascension Health as our Agents to secure permits from various Governmental Agencies, and coordinate all other matters such as utilities, etc. as it pertains to this project.

If you have questions regarding this authorization, please contact me by phone at (248) 331-4667 or by e-mail at [Mark.Yagerlener@ascensionhealth.com](mailto:Mark.Yagerlener@ascensionhealth.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Yagerlener', written over a faint blue line.

Mark Yagerlener  
Regional Director, Real Estate – Michigan and Wisconsin

**SITE SURVEY**



# SKETCH OF DESCRIPTION

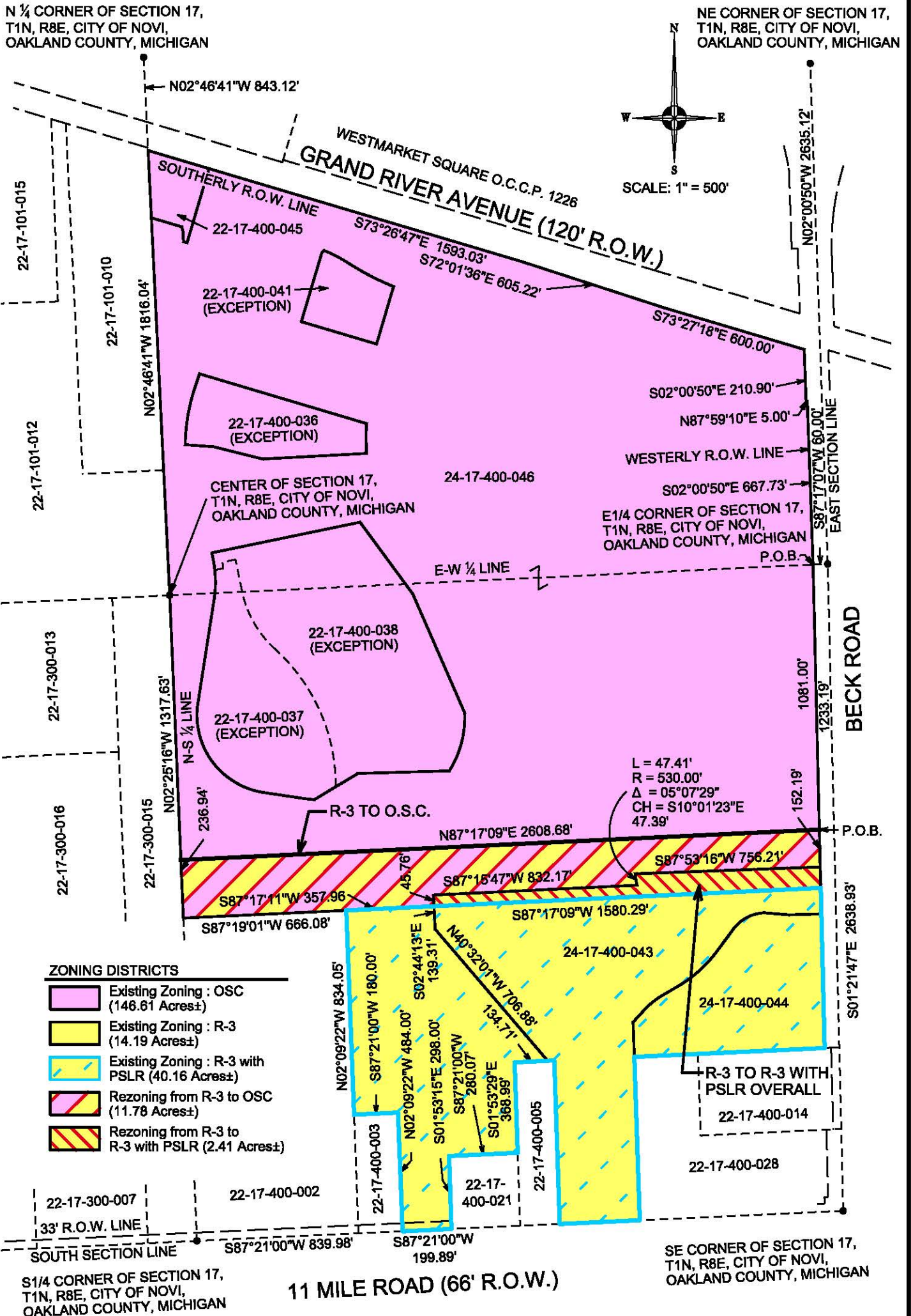
TIME - 27-Nov-2017, 02:38 PM

CL.R. TBL - I:\MSV\0\p\hrc\p\hrc\_PDF\_Clr\_p\hrcg PEN TBL - 07012015HRC\hrc

QUEUE -

DESIGN FILE - V:\201306\20130648\FV13648\_sktab\Rezoning\_R3\_OSC.dgn

USER NAME - rharlin



- ZONING DISTRICTS**
- Existing Zoning : OSC (146.81 Acres±)
  - Existing Zoning : R-3 (14.19 Acres±)
  - Existing Zoning : R-3 with PSLR (40.16 Acres±)
  - Rezoning from R-3 to OSC (11.78 Acres±)
  - Rezoning from R-3 to R-3 with PSLR (2.41 Acres±)

JOB NO.  
**20130648**  
DATE  
**10-28-17**



555 HULET DRIVE  
BLOOMFIELD HILLS, MICH. P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 338-2592  
WEB SITE: [http:// www.hrc-engr.com](http://www.hrc-engr.com)

SHEET NO.  
**1**  
OF  
**1**

REV. 11-27-17

**LEGAL DESCRIPTION**

**DESCRIPTION OF PROPERTY (SIDWELL NO. 22-17-400-043)**

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West  $\frac{1}{4}$  line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,233.19 feet along said right of way line from the East  $\frac{1}{4}$  corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 191.62 feet; thence South 88 Degrees 30 Minutes 39 Minutes West 134.26 feet; thence North 85 Degrees 13 Minutes 39 Minutes West 100.27 feet; thence along a curve to the left 148.13 feet; said curve having a radius of 168.00 feet, a central angle of 50 Degrees 31 Minutes 12 Seconds, and a chord bearing South 61 Degrees 40 Minutes 10 Seconds West 143.38 feet; thence South 36 Degrees 24 Minutes 34 Seconds West 109.30 feet; thence along a curve to the right 215.91 feet, said curve having a radius of 530.00 feet, a central angle of 23 Degrees 20 Minutes 28 Seconds, and a chord bearing South 48 Degrees 04 Minutes 48 Seconds West 214.42 feet; thence South 59 Degrees 45 Minutes 02 Seconds West 71.84 feet; thence along a curve to the left 95.14 feet, said curve having a radius of 320.00 feet, a central angle of 17 Degrees 02 Minutes 08 Seconds, and a chord bearing South 51 Degrees 13 Minutes 58 Seconds West 94.79 feet; thence South 42 Degrees 42 Minutes 54 Seconds West 69.93 feet; thence South 01 Degrees 54 Minutes 30 Seconds E 808.47 feet; thence South 87 Degrees 21 Minutes 00 Seconds West 326.50 feet; thence North 01 Degrees 54 Minutes 30 Seconds West 667.00 feet; thence South 87 Degrees 20 Minutes 58 Seconds West 27.61 feet; thence North 40 Degrees 32 Minutes 01 Seconds West 706.88 feet; thence North 02 Degrees 44 Minutes 13 Seconds West 139.31 feet; thence North 87 Degrees 15 Minutes 47 Seconds East 832.17 feet; thence along a curve to the right 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing North 10 Degrees 01 Minutes 23 Seconds West 47.39 feet; thence North 87 Degrees 53 Minutes 16 Seconds East 756.21 feet to the POINT OF BEGINNING. Said description contains 902,305 square feet, or 20.71 acres, more or less.

**REZONING R-3 TO OSC LEGAL DESCRIPTION (PART OF 22-17-400-043)**

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West  $\frac{1}{4}$  line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,233.19 feet along said right of way line from the East  $\frac{1}{4}$  corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 85.17 feet; thence South 87 Degrees 17 Minutes 09 Seconds West 1,580.29 feet ; thence North 02 Degrees 44 Minutes 13 Seconds West 45.76 feet; thence North 87 Degrees 15 Minutes 47 Seconds East 832.17 feet; thence along a curve to the right 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing North 10 Degrees 01 Minutes 23 Seconds West 47.39 feet; thence North 87 Degrees 53 Minutes 16 Seconds East 756.21 feet to the POINT OF BEGINNING. Said description contains 105,119 square feet, or 2.41 acres, more or less.



**DESCRIPTION OF PROPERTY (SIDWELL NO. 22-17-400-046)**

Part of the Northeast ¼ and Southeast ¼ of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the East ¼ corner of said Section 17; thence South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West ¼ line to the west right of way line of Beck Road (variable right of way) and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 1,233.19 feet; thence South 87 Degrees 53 Minutes 16 West 756.21 feet; thence along a curve to the left 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing South 10 Degrees 01 Minutes 23 Seconds East 47.39 feet; thence South 87 Degrees 15 Minutes 47 Seconds West 832.17 feet; thence South 02 Degrees 44 Minutes 13 Seconds East 139.31 feet; thence South 40 Degrees 32 Minutes 01 Seconds East 706.88 feet; thence South 87 Degrees 20 Minutes 58 Seconds West 134.71 feet; thence South 01 Degrees 53 Minutes 29 Seconds East 368.99 feet; thence South 87 Degrees 21 Minutes 00 Seconds West 280.07 feet; thence South 01 Degrees 53 Minutes 15 Seconds East 298.00 feet to the South line of said Section 17 and centerline of Eleven Mile Road (33 foot right of way); thence South 87 Degrees 21 Minutes 00 Seconds West 199.89 feet along said South line and centerline; thence North 02 Degrees 09 Minutes 22 Seconds West 484.00 feet; thence South 87 Degrees 21 Minutes 00 Seconds West 180.00 feet; thence North 02 Degrees 09 Minutes 22 Seconds West 834.05 feet; thence South 87 Degrees 19 Minutes 01 Seconds West 666.08 feet to the North-South ¼ line of said Section 17; thence North 02 Degrees 25 Minutes 16 Seconds West 1317.63 feet along said North-South ¼ line to the center of said Section 17; thence North 02 Degrees 46 Minutes 41 Seconds West 1541.04 feet; thence South 73 Degrees 26 Minutes 40 Seconds East 129.97 feet; ; thence South 13 Degrees 16 Minutes 54 Seconds East 16.92 feet; thence South 03 Degrees 33 Minutes 37 Seconds East 43.47 feet; thence South 73 Degrees 26 Minutes 40 Seconds East 15.01 feet; thence North 16 Degrees 33 Minutes 20 Seconds East 315.00 feet, to the southerly right-of-way line of Grand River Avenue (120 feet wide); thence along said southerly right of way line the following three (3) courses: (1) South 73 Degrees 26 Minutes 47 Seconds East 1333.64 feet, (2) South 72 Degrees 01 Minutes 36 Seconds East 605.22 feet, and (3) South 73 Degrees 27 Minutes 18 Seconds East 600.00 feet to the west right of way line of said Beck Road; thence along said west right of way line the following three (3) courses: (1) South 02 Degrees 00 Minutes 50 Seconds East 210.90 feet, (2) North 87 Degrees 59 Minutes 10 Seconds East 5.00 feet, and (3) South 02 Degrees 00 Minutes 50 Seconds East 667.73 feet to the East-West ¼ line of said Section 17 and the POINT OF BEGINNING. Except Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 2688.65 feet along the East-West ¼ line to the Center of said Section 17 and North 02 Degrees 46 Minutes 41 Seconds West 613.96 feet and North 89 Degrees 25 Minutes 44 Seconds East 93.26 feet from the East ¼ corner of said Section 17 and the POINT OF BEGINNING; thence along a curve to the right 241.87 feet, said curve having a radius of 770.00 feet, a central angle of 17 Degrees 59 Minutes 51 seconds, and a chord bearing North 09 Degrees 49 Minutes 50 Seconds East 240.88 feet; thence North 18 Degrees 49 Minutes 46 Seconds East 54.21 feet; thence South 73 Degrees 26 Minutes 40 Seconds East 710.49 feet; thence along a curve to the left 122.13 feet, said curve having a radius of 925.89 feet, a central angle of 07 Degrees 33 Minutes 28 seconds, and a chord bearing South 00 Degrees 35 Minutes 16 Seconds East 122.04 feet; thence South 86 Degrees 55 Minutes 32 Seconds West 424.54 feet; thence North 76 Degrees 07 Minutes 44 Seconds West 207.70 feet; thence North 85 Degrees 37 Minutes 51 Seconds West 115.68 feet to the POINT OF BEGINNING. Except Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 2392.55 feet along the East-West ¼ line from the East ¼ corner of said Section 17 and the POINT OF BEGINNING; thence along a curve to the left 275.98 feet, said curve having a radius of 447.00 feet, a central angle of 35 Degrees 22 Minutes 29 seconds, and a chord bearing South 30 Degrees 00 Minutes 10 Seconds East 271.62 feet; thence along a curve to the right 630.07 feet, said curve having a radius of 753.00 feet, a central angle of 47 Degrees 56 Minutes 33 seconds, and a chord bearing South 23 Degrees 43 Minutes 08 Seconds East 611.85 feet; thence South 58 Degrees 58 Minutes 03 Seconds West 101.95 feet; thence along a curve to the right 66.88 feet, said curve having a radius of 1470.00 feet, a central angle of 02 Degrees 36 Minutes 25 seconds, and a chord

bearing North 82 Degrees 45 Minutes 09 Seconds West 66.88 feet; thence North 81 Degrees 26 Minutes 57 Seconds West 141.71 feet; thence along a curve to the right 504.69 feet, said curve having a radius of 320.00 feet, a central angle of 90 Degrees 21 Minutes 51 seconds, and a chord bearing North 36 Degrees 16 Minutes 01 Seconds West 453.98 feet; thence North 08 Degrees 54 Minutes 54 Seconds East 423.03 feet; thence along a curve to the left 123.31 feet, said curve having a radius of 480.00 feet, a central angle of 14 Degrees 43 Minutes 08 seconds, and a chord bearing North 01 Degrees 33 Minutes 19 Seconds East 122.97 feet; thence North 78 Degrees 20 Minutes 12 Seconds East 35.17 feet; thence along a curve to the left 25.25 feet, said curve having a radius of 515.00 feet, a central angle of 02 Degrees 48 Minutes 33 seconds, and a chord bearing North 07 Degrees 36 Minutes 29 Seconds West 25.25 feet; thence North 78 Degrees 20 Minutes 12 Seconds East 54.39 feet; thence South 11 Degrees 39 Minutes 48 Seconds East 129.26 feet; thence along a curve to the left 5.09 feet, said curve having a radius of 447.00 feet, a central angle of 00 Degrees 39 Minutes 08 seconds, and a chord bearing South 11 Degrees 59 Minutes 21 Seconds East 5.09 feet to the POINT OF BEGINNING. Except Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 1725.19 feet along the East-West ¼ line from the East ¼ corner of said Section 17 to the POINT OF BEGINNING; thence South 36 Degrees 19 Minutes 21 Seconds East 50.59 feet; thence South 23 Degrees 36 Minutes 07 Seconds East 528.27 feet; thence along a curve to the right 249.45 feet, said curve having a radius of 409.50 feet, a central angle of 34 Degrees 54 Minutes 08 seconds, and a chord bearing South 14 Degrees 46 Minutes 03 Seconds West 245.61 feet; thence South 88 Degrees 27 Minutes 41 Seconds West 372.84 feet; thence South 58 Degrees 58 Minutes 03 Seconds West 106.02 feet; thence along a curve to the left 630.07 feet, said curve having a radius of 753.00 feet, a central angle of 47 Degrees 56 Minutes 33 seconds, and a chord bearing North 23 Degrees 43 Minutes 08 Seconds West 611.85 feet; thence along a curve to the right 281.07 feet, said curve having a radius of 447.00 feet, a central angle of 36 Degrees 01 Minutes 37 seconds, and a chord bearing North 29 Degrees 40 Minutes 36 Seconds West 276.46 feet; thence North 11 Degrees 39 Minutes 48 Seconds West 129.26 feet; thence South 78 Degrees 20 Minutes 12 Seconds West 54.39 feet; thence along a curve to the right 25.25 feet, said curve having a radius of 515.00 feet, a central angle of 02 Degrees 48 Minutes 33 seconds, and a chord bearing South 07 Degrees 36 Minutes 29 Seconds East 25.25 feet; thence South 78 Degrees 20 Minutes 12 Seconds West 35.17 feet; thence along a curve to the left 71.80 feet, said curve having a radius of 480.00 feet, a central angle of 08 Degrees 34 Minutes 13 seconds, and a chord bearing North 10 Degrees 05 Minutes 21 Seconds West 71.73 feet; thence North 78 Degrees 20 Minutes 12 Seconds East 617.95 feet; thence South 36 Degrees 19 Minutes 21 Seconds East 313.24 feet to the POINT OF BEGINNING. EXCEPT Beginning at a point distant South 87 degrees 17 minutes 07 seconds West 2688.65 feet along the East-West ¼ line to the Center of said Section 17 and North 02 degrees 46 minutes 41 seconds West 1816.04 feet to the Southerly right of way line of Grand River Avenue (120 foot wide right of way) and along said right of way line South 73 degrees 26 minutes 47 seconds East 319.39 feet to the Easterly right of way line of Providence Parkway (60 foot wide private right of way) and along said right of way line South 16 degrees 33 minutes 20 seconds West 185.67 feet to the Southerly right of way line of said Providence Parkway and along said right of way line South 73 degrees 26 minutes 40 seconds East 450.95 feet and along a curve to the right 34.92 feet, said curve having a radius of 470.00 feet, a central angle of 04 degrees 15 minutes 25 seconds and a chord bearing South 71 degree 18 minutes 57 seconds East 34.91 feet to the POINT OF BEGINNING; thence continuing along said curve to the right 84.57 feet, said curve having a radius of 470.00 feet, a central angle 10 degrees 18 minutes 36 seconds and a chord bearing South 64 degrees 01 Minutes 57 seconds East 84.46 feet; thence South 58 degrees 52 seconds 39 minutes East 63.78 feet; thence along a curve to the left 170.80 feet, said curve having a radius of 1,030.00 feet, a central angle of 09 degrees 30 minutes 03 seconds and a chord bearing South 63 degrees 37 minutes 40 seconds East 170.60 feet; thence South 16 degrees 33 minutes 20 seconds West 245.24 feet; thence North 73 degrees 26 minutes 40 seconds West 320.00 feet; thence North 16 degrees 33 minutes 20 seconds East 287.00 feet; thence along a curve to the right 18.94 feet, said curve having a radius of 25.00 feet, a central angle 43 degrees 24 minutes 59 seconds and chord bearing North 38 degrees 15 minutes 49 seconds East 18.49 feet to the POINT OF BEGINNING. Said description contains 6,293,557 square feet, or 144.49 acres, more or less.

**REZONONING R-3 TO OSC LEGAL DESCRIPTION (PART OF 22-17-400-046)**

Part of the Southeast  $\frac{1}{4}$  of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West  $\frac{1}{4}$  line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,081.00 feet along said right of way line from the East  $\frac{1}{4}$  corner of said Section 17 and the POINT OF BEGINNING; thence continuing along said right of way line South 01 Degrees 21 Minutes 47 Seconds East 152.18 feet; thence South 87 Degrees 53 Minutes 16 Seconds West 756.21 feet; thence along a curve to the left 47.41 feet, said curve having a radius of 530.00 feet, a central angle of 05 Degrees 07 Minutes 29 Seconds and a chord bearing South 10 Degrees 01 Minutes 23 Seconds East 47.39 feet; thence South 87 Degrees 15 Minutes 47 Seconds West 832.17 feet; thence South 02 Degrees 44 Minutes 13 Seconds East 45.76 feet; thence South 87 Degrees 17 Minutes 11 Seconds West 357.96 feet; thence South 87 Degrees 19 Minutes 01 Seconds West 666.08 feet to the North-South  $\frac{1}{4}$  line of said Section 17; thence North 02 Degrees 25 Minutes 16 Seconds West 236.94 feet along said North-South  $\frac{1}{4}$  line; thence North 87 Degrees 17 Minutes 09 Seconds East 2608.68 feet to the Point of Beginning. Said description contains 513,267 square feet, or 11.78 acres, more or less.

**PLANNING REVIEW**





## PLAN REVIEW CENTER REPORT

January 3, 2018

### Planning Review

Providence Park Hospital  
JZ 17-51 with Rezoning 18.722

#### Petitioner

Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital)

#### Review Type

Rezoning Request from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay).

#### Property Characteristics

<b>Section</b>	17	
<b>Site Location</b>	South side of Grand River Avenue, west of Beck Road; Part of Parcel 50-22-17-400-046 and part of Parcel 50-22-17-400-043	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	R-3 (One-Family Residential)	
<b>Adjoining Zoning</b>	North	OSC: Office Service Commercial
	East	RM-1 and RM-2: Multi-Family
	West	RA: One-Family Residential
	South	R-3 with PSLR overlay: One-Family Residential with Planned Suburban Low-Rise Overlay
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Providence Park Hospital
	East	Multiple Family Residential across Beck Road
	West	School
	South	Senior Living (Rose Senior Living)
<b>Site Size</b>	14.19 Acres	
<b>Plan Date</b>	October 28, 2017	

#### Project Summary

The petitioner is requesting a Zoning Map amendment for 14.19 acres of property located at the south side of Grand River Avenue, west of Beck Road (Section 17) from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel. Approximately 2.41 acres is being proposed to be rezoned to R-3 with PSLR Overlay to accommodate the existing development and approximately 11.78 acres is proposed to be rezoned to OSC for future development.

The applicant met with the planning staff to discuss the process and determined to apply for a straight rezoning as the proposed rezoning category is supported by the Future Land Use map recommendation for the subject property. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved.

**Master Plan for Land Use**

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Gateway East. The proposal would address the general goal for “Economic Development” listed in Master Plan for Land Use by fulfilling the following objective:

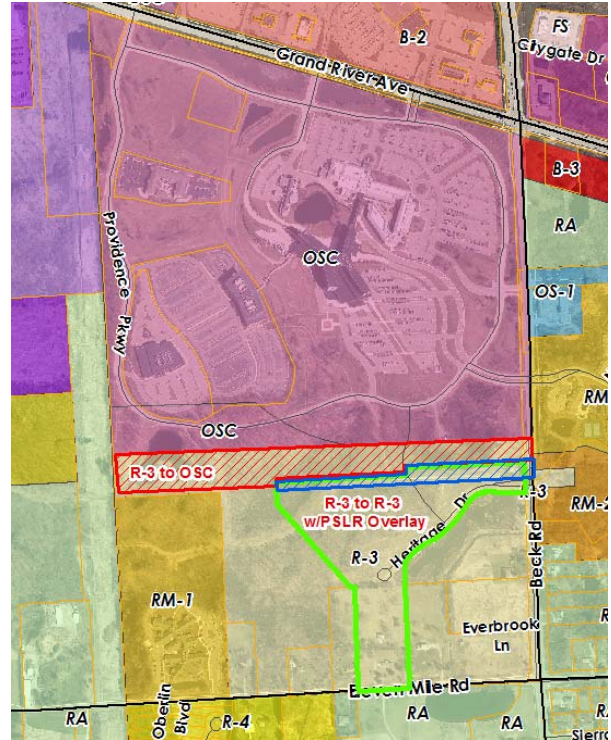
1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.

**Subject Parcel Background**

The subject property (two strips of land) is owned by Providence Park Hospital. The applicant has rezoned the parcel to the north to OSC to develop the existing hospital campus. At that time, the applicant has determined that the existing OSC boundary as shown in the figure to the right as the required area for the development.

The southern parcel has a PSLR Overlay. In 2014, approximately 23.61 acres of southern parcel (indicated in green) was split off from the larger Providence Hospital parcel and is now developed as a 182 unit senior living facility. At that time, the area indicated in blue was not updated to the correct zoning designation of R-3 with PSLR overlay.

These two developments happened at two different times and as a result, the applicant has currently identified a strip of land shown in red which was inadvertently left out from both the developments and has a zoning designation which is inconsistent with the existing surrounding development.



With the current rezoning application, the applicant is requesting to rezone to the two strips of land to match the adjoining zoning designation to eliminate split zoning within single development. Staff supports the request as the rezoning request to rezone from R-3 to OSC is recommended by the 2016 Master Plan for Land Use map and the request to rezone from R-3 to R-3 with PSLR Overlay will be consistent with the boundaries indicated in the approved PSLR Concept plan and the agreement.

**Development Potential**

Currently the strip of lands to be rezoned does not have any development potential due to the shape of the parcel and the existing woodlands and wetlands. At the time of a concept meeting, the applicant indicated intent to develop a small area of land west side of St. Xavier’s way, south of Providence Park Way as an independent medical office. Without the rezoning, it would not be possible due to multiple zoning boundaries existing in that area. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. A more thorough review will be performed at the time of site plan submittal to assess the impacts to the natural features and traffic and storm water management.

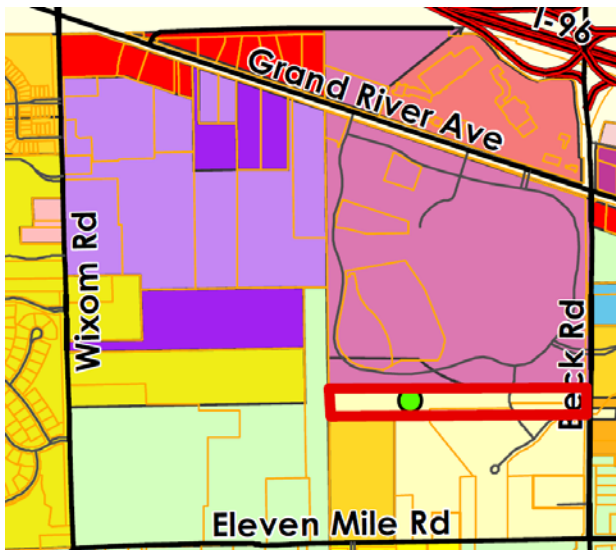
**Compatibility with Surrounding Land Use**

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

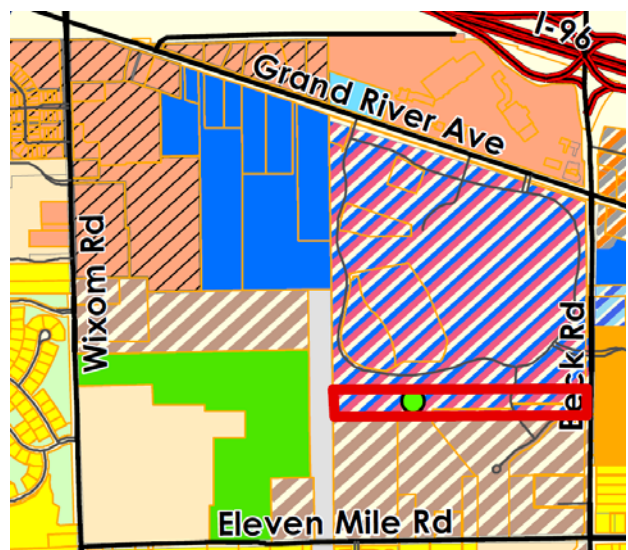
**Land Use and Zoning: For Subject Property and Adjacent Properties**

	Existing Zoning	Master Plan Land Use Designation	Existing Land Use	Compatibility
<b>Subject Property (two parcels)</b>	R-3: One-Family Residential	Office Commercial	Vacant	Proposed rezoning provides better opportunity for future development compatible with the existing surrounding development
<b>Northern Parcels</b>	OSC: Office Service Commercial	Office Commercial	Providence Park Hospital	Unlikely to change
<b>Eastern Parcels (across Beck Road)</b>	RM-1 and RM-2: Multi-family development	Multiple Family	Central park Estates	Unlikely to change
<b>Western Parcels (across ITC Corridor)</b>	RA: One-Family residential  City park	Utility Corridor/ City park	Wildlife Woods park	Unlikely to change
<b>Southern Parcels</b>	R-3 with PSLR (Planned Suburban Low-rise) Overlay	Planned Suburban Low-rise Overlay	Senior Living (Rose Senior Living and Well Bridge of Novi) Daycare (Everbrook Academy)	Unlikely to change; Possible similar developments compatible with the hospital

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.



Existing Zoning



Future Land Use



**Comparison of Zoning Districts**

Related sections of the zoning Ordinance that pertain to the existing zoning (R-3) and proposed zoning (R-3 w/PSLR Overlay and OSC) are attached to this review letter for reference.

**Link to City of Novi Zoning Ordinance:**

<http://www.cityofnovi.org/Government/City-Services/Community-Development/Codes,-Ordinances-and-Master-Plan/ZoningOrdinance.aspx>

	R-3: One-Family Residential (Existing)	R-3: One-Family Residential with PSLR (Proposed)	OSC: Office Service Commercial (Proposed)
Principal Permitted Uses	See attached 3.1.4.	See attached Sec. 3.1.27.	See attached 3.1.22
Special Land Uses	See attached 3.1.4.	See attached Sec. 3.1.27.	See attached 3.1.22
Minimum Lot Size	12,000 sq. ft	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Minimum Lot Width	90 ft.		
Building Height	35 ft. or 2.5 stories whichever is less	35 ft. or 2.5 stories whichever is less	65 ft. or 5 stories whichever is less
Building Setbacks	Front: 30 feet Rear: 35 feet Side: 10 feet one side; 30 feet total two sides	Setbacks& Minimum front yard setback: 30 ft* Minimum rear yard setback: 30 ft Minimum side yard setback: <ul style="list-style-type: none"> <li>• Exterior side yard adjacent to roads and drives 30 ft*</li> <li>• Exterior side yard adjacent to planned or existing section line road ROW 50 ft</li> <li>• Interior side yard 30 ft</li> </ul> Minimum other building setback: <ul style="list-style-type: none"> <li>• Building to building 30 ft</li> <li>• Corner to corner 15 ft</li> </ul>	Front: 35 feet Rear: 35 feet Side: 35 feet
Parking Setbacks	Not applicable	See Section 3.21: PSLR District Required Conditions	Front: 3.6.2.E. Rear: 20 feet Side: 20 feet

**Engineering**

The Staff Engineer has reviewed the rezoning request and summarized that the requested rezoning will result in utility demands that are approximately equal to or less than the utility demand if the property were to be developed under the current zoning. The rezoning would have negligible impact on utility demands. Please see the attached memo.

**Traffic**

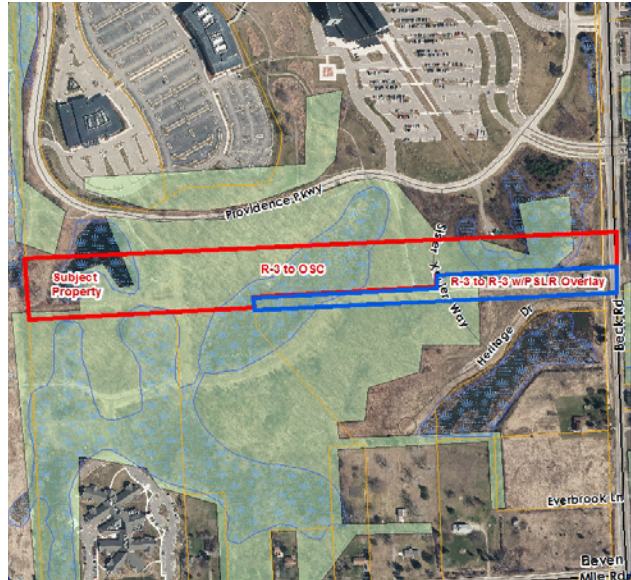
The applicant has requested a waiver from the required Rezoning Traffic Impact Study for the subject property. Staff supports the request as the proposed rezoning is an initial step to define the

zoning boundaries accurately to facilitate a future development. Further determination whether a traffic study is required or not will be made at the time of Preliminary Site Plan review.

**Natural Features**

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands and Woodlands Maps it appears as if this proposed project site contains both City-Regulated Wetlands and Regulated Woodlands.

The applicant will provide an accurate tree survey at the time of Preliminary Site Plan. A wetland evaluation is not complete at the time of submittal of the rezoning request. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. Staff is unable to determine the extent of impact on wetlands or woodlands at this time. A more thorough review will be performed at the time of site plan submittal and necessary permits will have to be obtained. The applicant is encouraged to propose minimum or no impacts to the wetlands and wetland buffer areas.



**Recommendation**

Approval of the ***Rezoning is recommended*** because

- The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate.
- The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south.
- The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations.
- The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development. It provides a clear path for future development.
- The rezoning will not have impact on public utilities.

The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan depending on the requirements as determined at the time of site plan review.

**Next Step: Planning Commission Meeting**

This Rezoning request is scheduled to go before the **Planning Commission** on **January 10, 2018** for recommendation to City Council. **Please provide a response letter by January 05, 2018 by 10 am.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [skomaragiri@cityofnovi.org](mailto:skomaragiri@cityofnovi.org).

**ENGINEERING MEMO**



# MEMORANDUM



**TO:** BARBARA MCBETH, CITY PLANNER  
**FROM:** DARCY RECHTIEN, STAFF ENGINEER DR  
**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
PROVIDENCE PARK HOSPITAL  
**DATE:** JANUARY 3, 2018

---

The Engineering Division has reviewed the rezoning request for the 14.19 acre site located on the south side of Grand River Avenue and west side of Beck Road. The applicant is requesting to rezone 2.41 acres from R-3 to R-3 with PSLR Overlay, and 11.78 acres from R-3 to OSC. The Master Plan for Land Use indicates OSC as the master planned land use for this site. The impact of OSC land use on the utilities in this area has previously been reviewed and considered in light of the Master Plan for Land Use, with no concerns regarding sanitary sewer capacity and available water capacity. Therefore, the Engineering Division recommends approval of this rezoning request.

cc: George Melistas, Engineering Senior Manager  
Ben Croy, P.E., Water and Sewer Senior Manager

APPLICANT RESPONSE LETTER



**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

**PRINCIPALS**

Daniel W. Mitchell  
Nancy M.D. Faught  
Keith D. McCormack  
Jesse B. VanDeCreek  
Roland N. Alox  
Michael C. MacDonald  
James F. Burton  
Charles E. Hart

**SENIOR ASSOCIATES**

Gary J. Tressel  
Randal L. Ford  
William R. Davis  
Dennis J. Benoit  
Robert F. DeFrain  
Thomas D. LaCross  
Albert P. Mickalich  
Timothy H. Sullivan  
Thomas G. Maxwell

**ASSOCIATES**

Marvin A. Olane  
Marshall J. Grazioli  
Donna M. Martin  
Colleen L. Hill-Stramsak  
Bradley W. Shepler  
Karyn M. Stickel  
Jane M. Graham  
Todd J. Sneathen  
Aaron A. Uranga  
Salvatore Conigliaro

HUBBELL, ROTH & CLARK, INC.  
OFFICE: 555 Hulet Drive  
Bloomfield Hills, MI 48302-0360  
MAILING: PO Box 824  
Bloomfield Hills, MI 48303-0824  
PHONE: 248.454.6300  
FAX: 248.454.6312  
WEBSITE: www.hrcenr.com  
EMAIL: info@hrcenr.com

January 4, 2018

City of Novi  
45175 West 10 Mile Road  
Novi, Michigan 48375

Attn: Sri Ravali Komaragiri, Planner

Re: Ascension Health c/o Providence Park Hospital HRC Job No. 20170543  
2.3 Acre Medical Office Building Rezoning Request  
Planning Review Letter Response  
JZ 17-51 with Rezoning 18.722

Dear Sri:

This letter is a response to your planning letter dated January 3, 2018. The following are our comments:

**Petitioner**

Hubbell, Roth and Clark, Inc. on behalf of Ascension Health (Providence Park Hospital)

**Review Type**

Rezoning Request from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay).

**Property Characteristics**

<b>Section</b>	17	
<b>Site Location</b>	South side of Grand River Avenue, west of Beck Road; Part of Parcel 50-22- 17-400-046 and part of Parcel 50-22-17-400-043	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	R-3 (One-Family Residential)	
<b>Adjoining</b>	North	OSC: Office Service Commercial
	East	RM-1 and RM-2: Multi-Family
	West	RA: One-Family Residential
	South	R-3 with PSLR overlay: One-Family Residential with Planned Suburban Low-Rise Overlay
<b>Current</b>	Vacant	
<b>Adjoining Uses</b>	North	Providence Park Hospital
	East	Multiple Family Residential across Beck Road
	West	School
	South	Senior Living (Rose Senior Living)
<b>Site Size</b>	14.19 Acres	
<b>Plan Date</b>	October 28, 2017	



### **Project Summary**

The petitioner is requesting a Zoning Map amendment for 14.19 acres of property located at the south side of Grand River Avenue, west of Beck Road (Section 17) from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel. Approximately 2.41 acres is being proposed to be rezoned to R-3 with PSLR Overlay to accommodate the existing development and approximately 11.78 acres is proposed to be rezoned to OSC for future development.

The applicant met with the planning staff to discuss the process and determined to apply for a straight rezoning as the proposed rezoning category is supported by the Future Land Use map recommendation for the subject property. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan after rezoning has been approved.

### **Master Plan for Land Use**

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Gateway East. The proposal would address the general goal for “Economic Development” listed in Master Plan for Land Use by fulfilling the following objective:

1. Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi.

### **Response: Applicant Understands.**

### **Subject Parcel Background**

The subject property (two strips of land) is owned by Providence Park Hospital. The applicant has rezoned the parcel to the north to OSC to develop the existing hospital campus. At that time, the applicant has determined that the existing OSC boundary as shown in the figure to the right as the required area for the development.

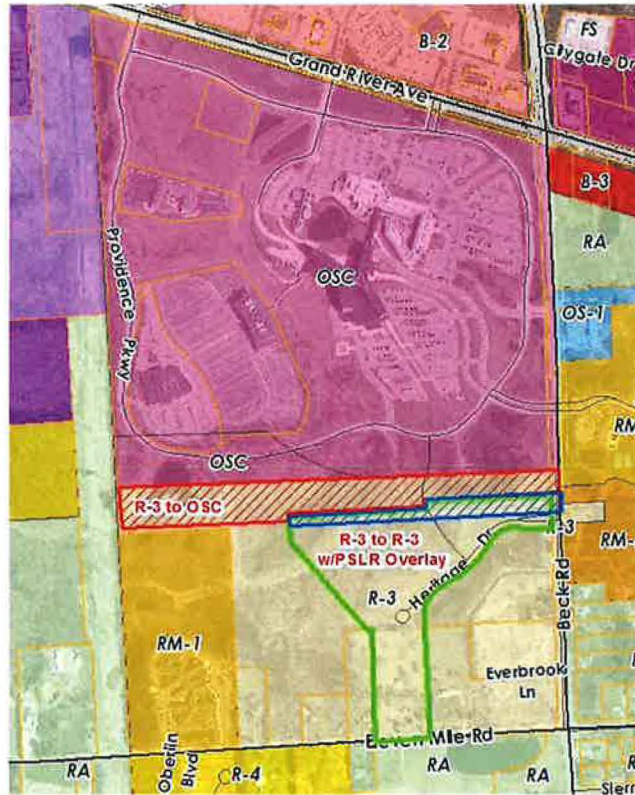
The southern parcel has a PSLR Overlay. In 2014, approximately 23.61 acres of southern parcel (indicated in green) was split off from the larger Providence Hospital parcel and is now developed as a 182 unit senior living facility. At that time, the area indicated in blue was not updated to the correct zoning designation of R-3 with PSLR overlay.

These two developments happened at two different times and as a result, the applicant has currently identified a strip of land shown in red which was inadvertently left out from both the developments and has a zoning designation which is inconsistent with the existing surrounding development.

With the current rezoning application, the applicant is requesting to rezone to the two strips of land to match the adjoining zoning designation to eliminate split zoning within single development. Staff supports the request as the rezoning request to

rezone from R-3 to OSC is recommended by the 2016 Master Plan for Land Use map and the request to rezone from R-3 to R-3 with PSLR Overlay will be consistent with the boundaries indicated in the approved PSLR Concept plan and the agreement.

**Response: Applicant Understands.**



**Development Potential**

Currently the strip of lands to be rezoned does not have any development potential due to the shape of the parcel and the existing woodlands and wetlands. At the time of a concept meeting, the applicant indicated intent to develop a small area of land west side of St. Xavier's way, south of Providence Park Way as an independent medical office. Without the rezoning, it would not be possible due to multiple zoning boundaries existing in that area. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. A more thorough review will be performed at the time of site plan submittal to assess the impacts to the natural features and traffic and storm water management.

**Response: Applicant Understands.**



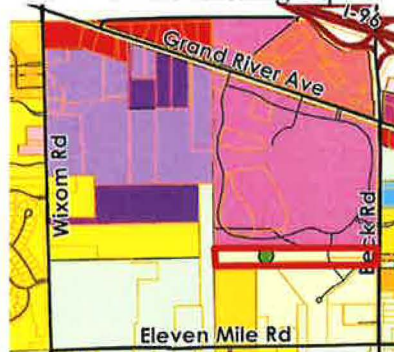
**Compatibility with Surrounding Land Use**

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

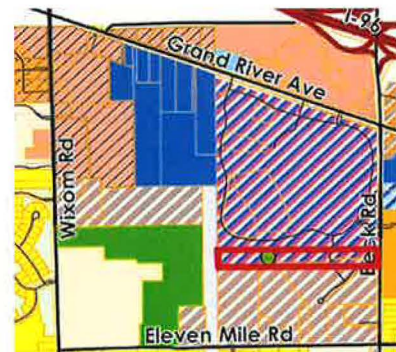
**Land Use and Zoning: For Subject Property and Adjacent Properties**

	Existing Zoning	Master Plan Land Use Designation	Existing Land Use	Compatibility
<b>Subject Property (two parcels)</b>	R-3: One-Family Residential	Office Commercial	Vacant	Proposed rezoning provides better opportunity for future development compatible with the existing surrounding development
<b>Northern Parcels</b>	OSC: Office Service Commercial	Office Commercial	Providence Park Hospital	Unlikely to change
<b>Eastern Parcels (across Beck Road)</b>	RM-1 and RM-2: Multi-family development	Multiple Family	Central park Estates	Unlikely to change
<b>Western Parcels (across ITC Corridor)</b>	RA: One-Family residential  City park	Utility Corridor/ City park	Wildlife Woods park	Unlikely to change
<b>Southern Parcels</b>	R-3 with PSLR (Planned Suburban Low-rise) Overlay	Planned Suburban Low-rise Overlay	Senior Living (Rose Senior Living and Well Bridge of Novi) Daycare (Everbrook Academy)	Unlikely to change; Possible similar developments compatible with the hospital

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.



**Existing Zoning**



**Future Land Use**

**Comparison of Zoning Districts**

Related sections of the zoning Ordinance that pertain to the existing zoning (R-3) and proposed zoning (R-3 w/PSLR Overlay and OSC) are attached to this review letter for reference.

**Link to City of Novi Zoning Ordinance:**

<http://www.cityofnovi.org/Government/City-Services/Community-Development/Codes,-Ordinances-and-Master-Plan/ZoningOrdinance.aspx>

	R-3: One-Family Residential (Existing)	R-3: One-Family Residential with PSLR (Proposed)	OSC: Office Service Commercial (Proposed)
Principal Permitted Uses	See attached 3.1.4.	See attached Sec. 3.1.27.	See attached 3.1.22
Special Land Uses	See attached 3.1.4.	See attached Sec. 3.1.27.	See attached 3.1.22
Minimum Lot Size	12,000 sq. ft	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Minimum Lot Width	90 ft.		
Building Height	35 ft. or 2.5 stories whichever is less	35 ft. or 2.5 stories whichever is less	65 ft. or 5 stories whichever is less
Building Setbacks	Front: 30 feet Rear: 35 feet Side: 10 feet one side; 30 feet total two sides	Setbacks: □ □ Minimum front yard setback: 30 ft* Minimum rear yard setback: 30 ft Minimum side yard setback: <ul style="list-style-type: none"> <li>● Exterior side yard adjacent to roads and drives 30 ft*</li> <li>● Exterior side yard adjacent to planned or existing section line road ROW 50 ft</li> <li>● Interior side yard 30 ft</li> </ul> Minimum other building setback: <ul style="list-style-type: none"> <li>● Building to building 30 ft</li> <li>● Corner to corner 15 ft</li> </ul>	Front: 35 feet Rear: 35 feet Side: 35 feet
Parking Setbacks	Not applicable	See Section 3.21: PSLR District Required Conditions	Front: 3.6.2.E. Rear: 20 feet Side: 20 feet

**Engineering**

The Staff Engineer has reviewed the rezoning request and summarized that the requested rezoning will result in utility demands that are approximately equal to or less than the utility demand if the property were to be developed under the current zoning. The rezoning would have negligible impact on utility demands. Please see the attached memo.

**Response: Applicant Understands.**

**Traffic**

The applicant has requested a waiver from the required Rezoning Traffic Impact Study for the subject property. Staff supports the request as the proposed rezoning is an initial step to define the zoning boundaries accurately to facilitate a future development. Further determination whether a traffic study is required or not will be made at the time of Preliminary Site Plan review.

**Response: Applicant Understands.**

**Natural Features**



Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands and Woodlands Maps it appears as if this proposed project site contains both City- Regulated Wetlands and Regulated Woodlands.

The applicant will provide an accurate tree survey at the time of Preliminary Site Plan. A wetland evaluation is not complete at the time of submittal of the rezoning request. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. Staff is unable to determine the extent of impact on wetlands or woodlands at this time. A more thorough review will be performed at the time of site plan submittal and necessary permits will have to be obtained. The applicant is encouraged to propose minimum or no impacts to the wetlands and wetland buffer areas.

**Response: Applicant Understands.**

**Recommendation**

Approval of the *Rezoning is recommended* because

- The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate.
- The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south.



- The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations.
- The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development. It provides a clear path for future development.
- The rezoning will not have impact on public utilities.

The rezoning is the first step in the process; the applicant will still need to seek the required approvals from Planning Commission for the Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan depending on the requirements as determined at the time of site plan review.

**Response: Applicant understands and will seek the required approvals as determined at the time of Site Plan Review.**

**Next Step: Planning Commission Meeting**

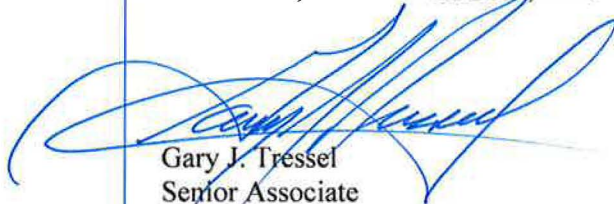
This Rezoning request is scheduled to go before the **Planning Commission** on **January 10, 2018** for recommendation to City Council. **Please provide a response letter by January 05, 2018 by 10 am.**

**Response: Applicant Understands.**

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel  
Senior Associate



Melissa A. Coatta, P.E.  
Senior Project Engineer

GJT/nef  
pc: HRC; File

**PLANNING COMMISSION DRAFT MINUTES  
01-10-18**



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**January 10, 2018 7:00 PM**

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

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

**Present:** Member Avdoulos, Member Greco, Member Howard, Member Lynch,  
Chair Pehrson

**Absent:** Member Anthony (excused), Member Zuchlewski (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Thomas Schultz,  
City Attorney

## PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Avdoulos.

## VOICE VOTE TO APPROVE THE JANUARY 10, 2018 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

**Motion to approve the January 10, 2018 Planning Commission Agenda. Motion carried 5-0.**

## AUDIENCE PARTICIPATION

No one in the audience wished to speak.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## CITY PLANNER REPORT

City Planner Barb McBeth had nothing to report.

## CONSENT AGENDA – REMOVALS AND APPROVALS

There were no items on the consent agenda.

## PUBLIC HEARINGS

### 1. PROVIDENCE PARK HOSPITAL ZONING MAP AMENDMENT 18.722

Public hearing at the request of Hubbell, Roth and Clark, Inc. for Planning



Commission's recommendation to City Council for rezoning of property in Section 17, located on the south side of Grand River Avenue, west of Beck Road from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 With PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay). The area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel. The subject parcel is approximately 14.19 acres.

Planner Komaragiri stated that the area proposed to be rezoned is a strip of land that extends along the southern part of the Providence Hospital parcel and is owned by Providence Park Hospital.

It is currently zoned R-3, One-Family residential. It has OSC: Office Service Commercial to the north, RM-1 and RM-2: Multi-Family to the east, RA: One-Family Residential to the west and R-3 with Planned Suburban Low-Rise Overlay to the south.

The Master Plan for Land Use indicates Office Commercial for the subject property, Office Commercial to the north, multiple family to the east, City park and Utility corridor to the west and Planned Suburban Low-Rise Overlay to the south.

This proposed project site contains both City-Regulated Wetlands and Regulated Woodlands. A more thorough review will be performed at the time of site plan submittal and necessary permits will have to be obtained.

Planner Komaragiri continued and said that the applicant has rezoned the parcel to the north to OSC to develop the existing hospital campus. At that time, the applicant has determined that the existing OSC boundary as shown in the image in front of you as the required area for the development.

The southern parcel has a PSLR Overlay. In 2014, approximately 23.61 acres of southern parcel (area within the green polygon) was split off from the larger Providence Hospital parcel to develop a 182 unit senior living facility using the City's PSLR option. At that time, the area indicated within blue polygon was not updated to the appropriate zoning designation of R-3 with PSLR overlay.

These two developments happened at two different times and as a result, the applicant has currently identified the subject strip of land which was accidentally left out from both the developments and has a zoning designation which is inconsistent with the existing surrounding development.

With the current rezoning application, the applicant is requesting to rezone to the two strips of land to match the adjoining zoning designation to eliminate split zoning within a single development. Approximately 2.41 acres is being proposed to be rezoned to R-3 with PSLR Overlay to accommodate the existing development and approximately 11.78 acres is proposed to be rezoned to OSC for future development.

Planner Komaragiri further explained that currently the area to be rezoned does not have any development potential due to the shape of the parcel and the existing woodlands and wetlands, and existing conservation easements. At the time of a concept meeting, the applicant indicated intent to develop a small area of land west side of St. Xavier's way, south of Providence Park Way as an independent medical office. Without the rezoning, it would not be possible due to multiple zoning boundaries existing in that area. As this is not a PRO (Planned Rezoning Overlay) rezoning, the applicant is not bound to develop a specific plan until after the rezoning request has been approved. A more thorough review will be performed at the time of site plan submittal to assess the impacts

to the natural features, traffic and storm water management.

The applicant has requested a waiver from the required Rezoning Traffic Impact Study for the subject property. Staff supports the request as the proposed rezoning is an initial step to define the zoning boundaries accurately to facilitate a future development. Further determination whether a traffic study is required or not will be made at the time of Preliminary Site Plan review.

Staff supports the request as the rezoning request to rezone from R-3 to OSC is recommended by the 2016 Master Plan for Land Use map and the request to rezone from R-3 to R-3 with PSLR Overlay will be consistent with the boundaries indicated in the approved PSLR Concept plan and the agreement. The Planning Commission is asked tonight to hold the public hearing and make a recommendation to City Council. The applicant's team Joseph Kyle from Ascension Health, and Gary Jonna and the Engineers Gary Tressel and Melissa Coatta are here tonight.

Gary Tressel from Hubbell, Roth and Clark, Inc. told the Planning Commission that we are here to clarify the zoning and get it to match the Master Plan. He said we are here to answer any questions the Planning Commission has about the project and ultimately we have about 3 acres of land from this rezoning that could be developed that is not under conservation easement or woodland easement. The intent is to look at potential small users on those three acres for the hospital.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there was any public correspondence.

Member Greco said there is no public correspondence.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Avdoulos said this is pretty simple, I don't have any issues with it. I think trying to bring it up to speed with what we've got is a good thing to do.

Motion made by Member Avdoulos and seconded by Member Greco.

**ROLL CALL VOTE TO RECOMMEND APPROVAL OF REZONING MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

**In the matter of the request of Providence Park Hospital JZ 17-51 with Zoning Map Amendment 18.722, motion to recommend approval to City Council to rezone the subject property from R-3 (One-Family Residential) to OSC (Office Service Commercial) and R-3 with PSLR Overlay (One-Family Residential with Planned Suburban Low-Rise Overlay) subject to a:**

- 1. Deviation for not providing the required Rezoning Traffic Impact study as the proposed rezoning is an initial step to accurately define the zoning boundaries to facilitate a future development;**

**The motion is made for the following reasons:**

- 1. The rezoning would clarify the existing zoning boundaries which are inconsistent with the existing development. It provides a clear path for future development;**
- 2. The rezoning request fulfills one of the Master Plan for Land Use objectives by fostering a favorable business climate;**

3. The rezoning is a recommended land use for the subject property by 2016 Master Plan for Land Use and will be consistent with the zoning to the north and south;
4. The rezoning provides an opportunity for developing the subject property in conformance with Master Plan for Land Use recommendations;
5. The rezoning will not have impact on public utilities.

*Motion carried 5-0.*

## **MATTERS FOR CONSIDERATION**

### **1. BOLINGBROOKE WOODLAND PERMIT**

Correspondence from Singh Development to request reconsideration of the conditions of approval of the Woodland Permit for the Bolingbrooke site plan.

Planner Komaragiri said that the Planning Commission approved the Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan on June 28, 2017 subject to a number of conditions. Planning Commission approved an amendment to the Woodland Permit for Bolingbrooke site condominium development at their meeting on July 26, 2017. The approval required the applicant to pay the 537 proposed off-site replacements to the City of Novi Tree Fund if no Building Permits are applied for and issued for the Ballantyne site by November 1, 2018, or if the current owner of the Ballantyne site (Singh Development) sells the property.

A letter was received by Planning staff from Singh Development regarding the Bolingbrooke Woodland Permit that was approved subject to a number of conditions at the January 05, 2018. The applicant's letter states that they are in the process of selling Ballantyne property with the approved plans to another developer. It is the prospective buyer's intention to plant the woodland replacement trees on the property. The applicant suggested an amendment as listed in the memo provided to you.

Staff reviewed the request and believes that the change of ownership does not affect the conditions previously agreed upon. Staff recommends amending the applicants suggested motion to assure that no changes will be made to the approved Ballantyne RUD landscape plan.

Planner Komaragiri continued that a suggested motion is provided in the cover memo dated January 05, 2018. It allows for the 537 replacement trees to either get planted on Ballantyne site or the financial guarantee gets deposited in the tree fund based on conditions listed in the amended motion by future owner. This would fulfill the requirements of Bolingbrooke woodland permit. The replacement tree count for Bolingbrooke does not exempt the future owner from planting the remaining trees shown on the approved Ballantyne RUD Landscape plan. The current or the future owner should update the Ballantyne RUD plan to accept Bolingbrooke replacement trees. The current plan indicates that it is accepting replacement trees from another project, Oberlin West, but that developer has already paid into the Tree Fund.

It is up to the Planning Commission to reconsider the motion that was made at the last Planning Commission meeting. If the Planning Commission has any questions regarding the applicant's letter or the staff memo, City staff and the applicant Avi Grewal from Singh Development are here to answer any questions.