

## The Reserve of Island Lake of Novi JSP12-65

### The Reserve of Island Lake of Novi JSP12-65

Approval of the request of Toll Brothers, Inc. for approval of the revised phasing plan. The subject property is 40.68 acres in Section 20 of the City of Novi and located near the northeast corner of Ten Mile Road and Wixom Road. The applicant is proposing a 74 unit development that would be Phase 7 of the existing Island Lake of Novi development. The applicant previously proposed two phase plan and not proposes a three phase plan.

### Required Action

Approval/denial of the revised Phasing Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05-22-13	Items to be addressed on the Stamping Set submittal.
Engineering	Approval recommended	05-22-13	<ul style="list-style-type: none"> <li>• <b>Phases must be constructed in the order presented.</b></li> <li>• Items to be addressed on the Stamping Set submittal.</li> </ul>
Traffic	Approval recommended	05-22-13	Items to be addressed on the Stamping Set submittal.
Landscaping	Approval recommended	05-22-13	Items to be addressed on the Final Site Plan.
Wetland	Approval recommended	05-22-13	<ul style="list-style-type: none"> <li>• <b>City of Novi Minor Use Wetland Permit and Authorization to Encroach into the 25 Foot Natural Features Setback required with Phase 7A.</b></li> <li>• Items to be addressed on the Stamping Set submittal.</li> </ul>
Woodland	Approval recommended	05-22-13	<ul style="list-style-type: none"> <li>• <b>City of Novi Woodland Permit required with Phase 7A.</b></li> <li>• Items to be addressed on the Stamping Set submittal.</li> </ul>
Fire	Approval recommended	05-22-13	Items to be addressed on the Stamping Set submittal and/or construction plans.

**Motion sheet**

**Approval – Revised Phasing**

In the matter of The Reserve of Island Lake of Novi, JSP12-65, motion to **approve** the revised Phasing Plan subject to and based on the following:

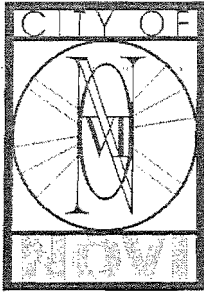
- a. The phases must be constructed in the order presented;
- b. A City of Novi Minor Use Wetland Permit and Authorization to Encroach into the 25 foot Natural Features Setback is required with Phase 7A;
- c. A City of Novi Woodland Permit is required with Phase 7A;
- d. *(additional comments here if any)*

*(This motion is made because the plan is otherwise in compliance with the Sixth Amendment to the Island Lake of Novi RUD Agreement, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance and City Code.)*

**Denial – Revised Phasing**

In the matter of The Reserve of Island Lake of Novi, JSP12-65, motion to **deny** the revised Phasing Plan...*(because the plan is not in compliance with the Sixth Amendment to the Island Lake of Novi RUD Agreement, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance and City Code.)*

**REVISED PHASING PLAN REVIEW**



# PLAN REVIEW CENTER REPORT

May 22, 2013

## Planning Review

The Reserve of Island Lake of Novi

JSP12-65

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### Petitioner

Toll Brothers, Inc.

### Review Type

Revised Phasing Plan

### Property Characteristics

- Site Location: North of Ten Mile Road and east of Wixom Road (Section 20)
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North: RA and RA with RUD; South and East: RA; West: RA with RUD
- Current Site Use: Vacant
- Adjoining Uses: North: Single-family residential/Existing RUD; South: Vacant, Daycare Center, Single-family residential, Fire Station; West: Single-family residential/Existing RUD; East: Single-Family Residential, Vacant
- School District: Novi Community School District
- Site Size: 40.68 acres
- Plan Date: 04-29-13

### Project Summary

The applicant is proposing to re-phase the previously approved phasing plan for The Reserve at Island Lake of Novi, a 74 unit single-family residential development at the northeast corner of Ten Mile Road and Wixom Road. The 40.68 acre parcel was added to the existing Island Lake of Novi Residential Unit Development (RUD) Agreement earlier this year.

The applicant has now proposed a three phase plan. The previously approved phasing plan was comprised of two phases. Phase 7A would consist of 15 units near Wixom Road and the proposed detention basin, sidewalks and park area. Phase 7B would include 18 units in the north part of the property. Phase 7C would be the remaining 41 units on the south portion of the property and nearest to Ten Mile Road.

The applicant received approval from the City Council for the inclusion of the property in the existing RUD on March 25, 2013 with the following motion:

*"To approve the request of Toll Brothers, Inc. for The Meadows of Island Lake of Novi JSP12-65, for approval of the proposed Sixth Amendment to the Residential Unit Development (RUD) Agreement. This approval is subject to the Amended RUD Plan and all plans and activities related to it being in compliance with all applicable provisions of the Zoning Ordinance, including Articles 3, 24 and 25, and all applicable City Zoning Ordinance approvals, decisions, conditions and permits."*

The Planning Commission approved the Preliminary Site Plan, Phasing Plan, Woodland Permit and Stormwater Management Plan on April 3, 2013 with the following motions:

*"In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Preliminary Site Plan based on and subject to the following:*

- a) The applicant adding additional landscaping near the northeast corner of the subject property along Dinser Drive and discussed at the March 25<sup>th</sup> City Council approval of the 6<sup>th</sup> Amendment to the RUD;*

## Review – Revised Phasing

The Meadows of Island Lake of Novi  
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May 22, 2013

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- b) The applicant providing open space near the northeast corner of the subject property along Dinser Drive as discussed at the March 25<sup>th</sup> City Council approval of the 6<sup>th</sup> Amendment to the RUD;
- c) The applicant investigating the potential to relocate the sidewalk connection to the Dinser Drive sidewalk as discussed at the March 25<sup>th</sup> City Council approval of the 6<sup>th</sup> Amendment to the RUD; and
- d) The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with the approved 6<sup>th</sup> Amendment to the RUD, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance."

"In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Phasing Plan based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with the approved 6<sup>th</sup> Amendment to the RUD, Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance."

"In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Woodland Permit based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with the approved 6<sup>th</sup> Amendment of the RUD, Chapter 37 of the Code of Ordinance and all other applicable provisions of the Ordinance."

"In the matter of The Reserve of Island Lake of Novi (fka The Meadows of Island Lake of Novi), JSP12-65, motion to approve the Stormwater Management Plan, based on and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with the approved 6<sup>th</sup> Amendment to the RUD, Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance."

### Recommendation

Staff and consultants **recommend approval of the revised phasing plan**. Final site plan reviews for each phase from each discipline will include any minor items that can be addressed on the Stamping Sets for each individual phase.

### Ordinance Requirements

This project was reviewed for conformance with the standards of the RUD Agreement. Where the agreement fails to address an item of review, the underlying ordinance standards govern the review of the site including standards in Article 3 (RA Residential Acreage District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance or City Code. Items in **bold** below must be addressed by the applicant.

1. Planning Comments: The proposed revised phasing plan is consistent with Zoning Ordinance standards and City Council and Planning Commission approvals. No changes to the proposed phase lines are required.
2. Engineering Comments: The proposed revised phasing plan is consistent with Zoning Ordinance and City Code requirements and no changes to the proposed phase lines are needed. **The applicant must construct all phases in the order presented: Phase 7A to be followed by Phase 7B with Phase 7C being the last phase constructed.**

## Review – Revised Phasing

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May 22, 2013

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3. Traffic Comments: **The phase line should be made continuous as it crosses Acorn Trail from lot 65 to lot 34. This item should be addressed on the Stamping Set and will be detailed in the final site plan review letter for Phase 7A.**
4. Landscape Comments: The proposed revised phase lines are consistent with Landscape Ordinance requirements and City Council and Planning Commission approvals.
5. Wetland and Woodland Comments: Phase 7A includes the overall site land clearing and land balancing. **A City of Novi Wetland Minor Use Permit, an Authorization to Encroach into the 25 Foot Natural Features Setback and a City of Novi Woodland Permit would be required as part of Phase 7A.**
6. Fire Comments: The proposed revised phase lines are consistent with Fire Department standards and requirements.
7. Parcel Combination/Split: It appears a parcel combination and/or parcel split is proposed. All combinations and splits must be completed prior to Stamping Set approval.

### Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

### Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

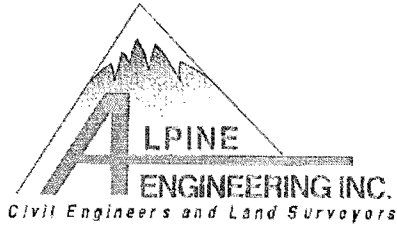
### Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to consideration by the Planning Commission and with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org).

  
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Kristen Kapelanski, AICP, Planner

APPLICANT RESPONSE LETTER



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: 248-926-3701  
Fax: 248-926-3765

May 22, 2013

Kristen Kapelanski, AICP  
City of Novi Community Development Department  
45175 West 10 Mile Road  
Novi, Michigan 48375

Re: **The Reserve of Island Lake  
Revised Phasing Plan  
(City of Novi Review JSP#12-65)**

Dear Kristen:

We have reviewed all the comments in the staff and consultant review letters, dated May 22, 2013, and understand that the letters recommend approval of the revised phasing plan. We are in agreement with the comments which will be addressed as part of the Final Site Plan / Stamping Set submittals.

If you have any questions or require additional information please feel free to call our office at (248) 926-3701.

Regards,  
Alpine Engineering, Inc.

  
Tom Gizoni, PE

cc: Mike Noles, Toll Bros., Inc.



REVISED PHASING PLAN

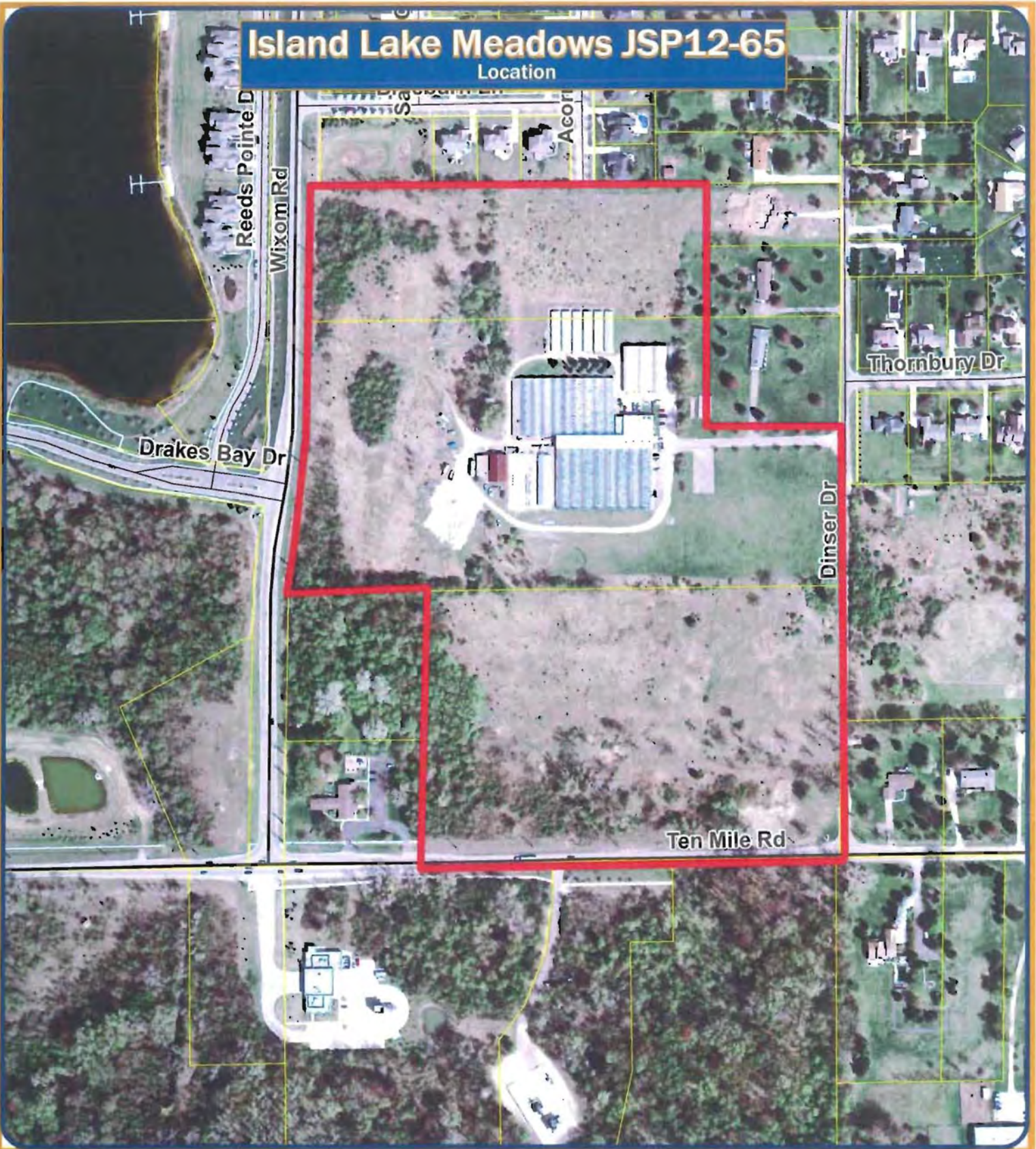


MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



# Island Lake Meadows JSP12-65

Location



Map Author: Kristen Kapelanski  
 Date: 12-05-12  
 Project: Island Lake Meadows JSP12-65  
 Version #: 1.0

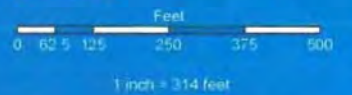
**Map Legend**

 Subject Property



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

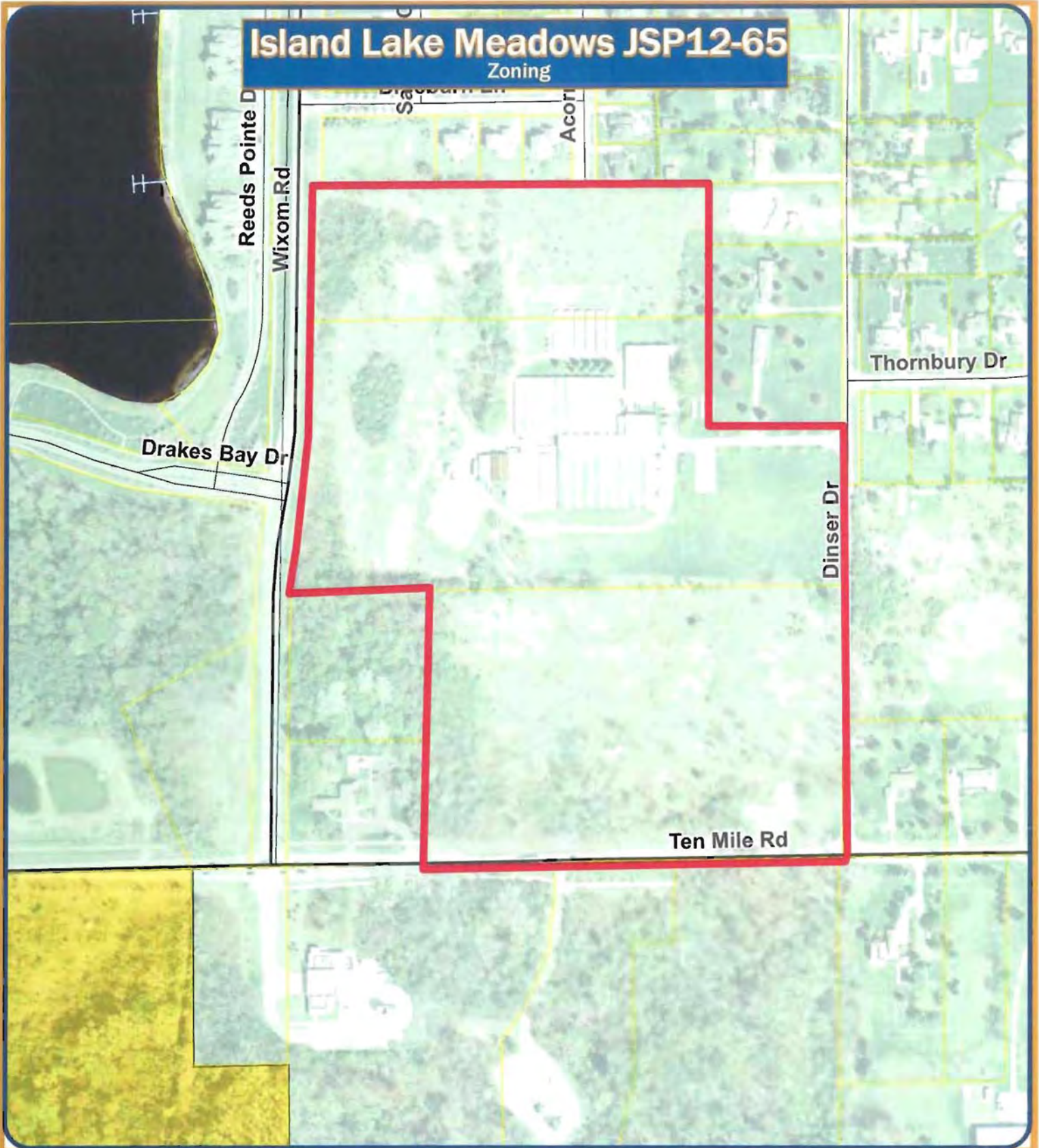
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# Island Lake Meadows JSP12-65

## Zoning



Map Author: Kristen Kapelanski  
 Date: 12-05-12  
 Project: Island Lake Meadows JSP12-65  
 Version #: 1.0

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**Map Legend**

- Subject Property
- R-A: Residential Acreage
- R-1: One-Family Residential District



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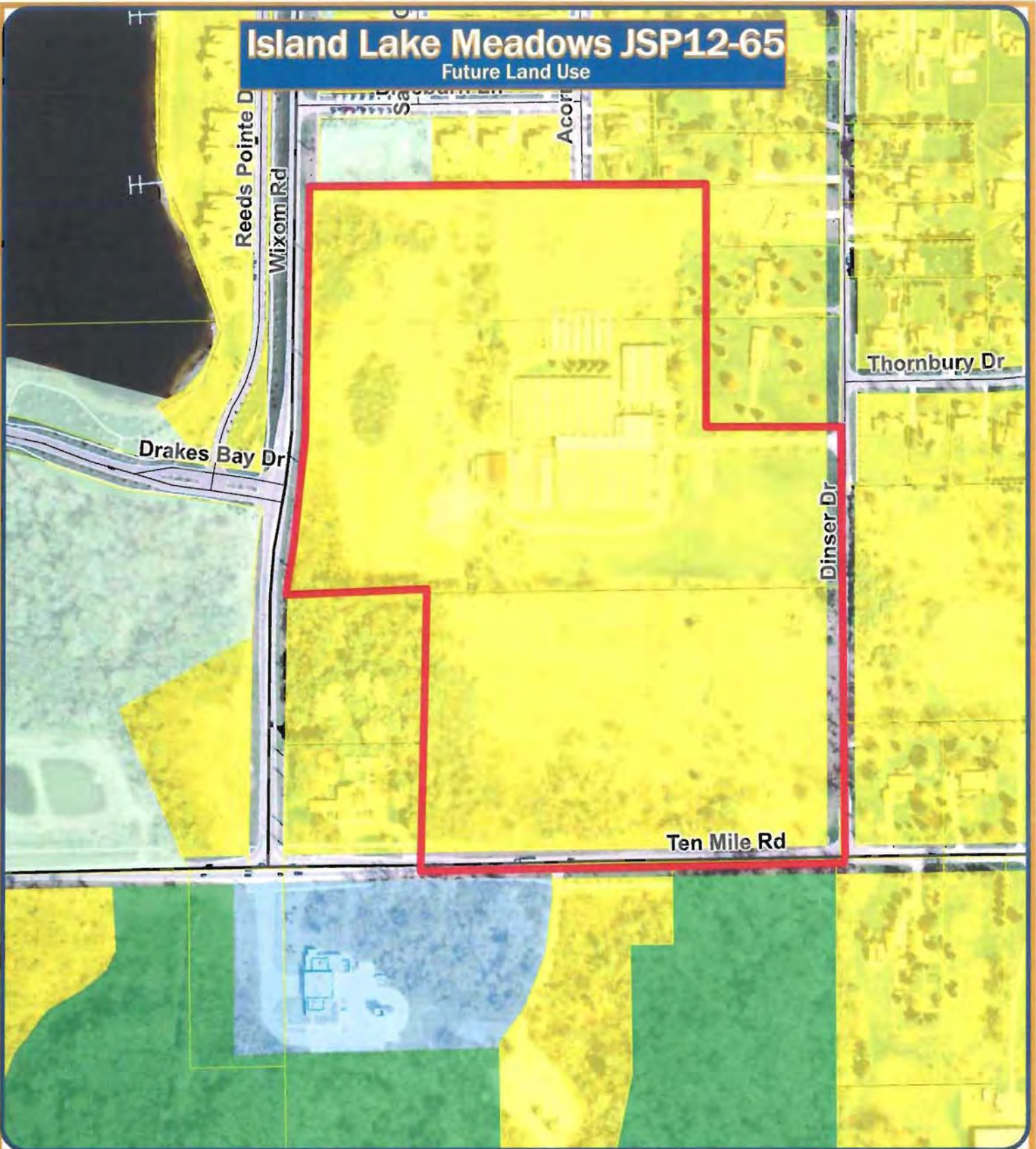


1 inch = 314 feet



# Island Lake Meadows JSP12-65

## Future Land Use



Map Author: Kristen Kapelanski  
 Date: 12-05-12  
 Project: Island Lake Meadows JSP12-65  
 Version #: 1.0

### Map Legend

-  Subject Property
-  Single Family
-  Public
-  Public Park
-  Private Park

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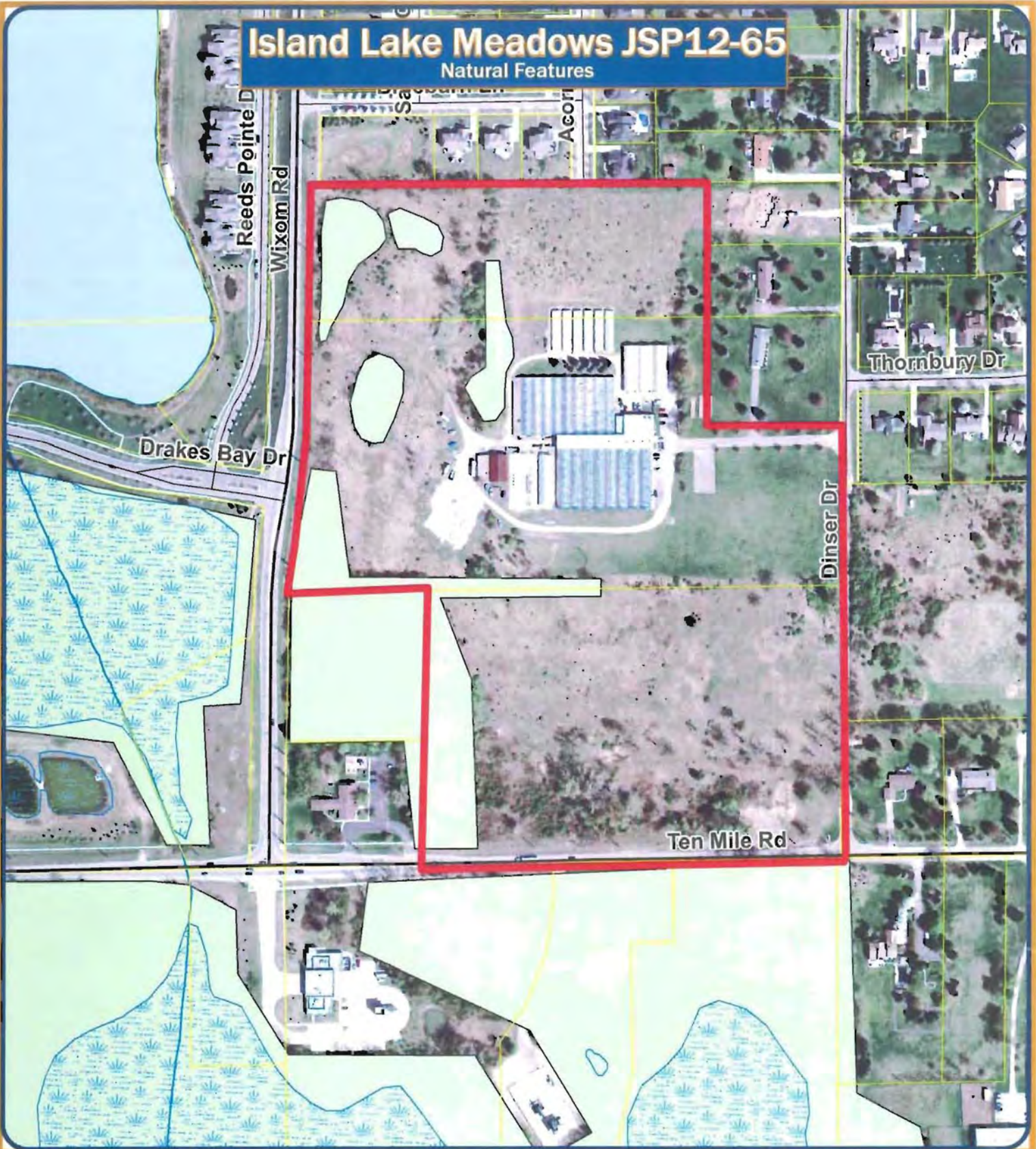


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# Island Lake Meadows JSP12-65

## Natural Features



Map Author: Kristen Kapelanski  
 Date: 12-05-12  
 Project: Island Lake Meadows JSP12-65  
 Version #: 1.0

Map Legend	
	Subject Property
	Wetlands
	Woodlands

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