



**CITY OF NOVI CITY COUNCIL  
MARCH 22, 2021**

**SUBJECT:** Approval of the request from the developer of Taft Knolls Phase III, Trowbridge Homes, for a variance from the Design and Construction Standard outlined in Section 11-194 (a)(7) of the Code of Ordinances.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**BACKGROUND INFORMATION:** The applicant, Trowbridge Homes, is proposing a 13 lot, single-family development over approximately 9.60 acres with access to Taft Road via Jacob Drive and Danyas Way. An extension of Danyas Way is proposed to serve the development. The developer also proposed a connection to Taft Road for secondary emergency access only.

The Planning Commission approved a development plan on June 10, 2020, subject to City Council approval of the variance request for a cul-de-sac with a 50 foot radius, as opposed to the Ordinance required 54 foot radius. Exhibits prepared by the applicant for this request are attached.

Staff supports approval of the requested deviation from Section 11-194 (a)(7) of the Code of Ordinances since the cul-de-sac meets the International Fire Code radius standard and meeting the ordinance required radius could require further encroachment into the wetland buffer.

Engineering Division staff recommends approval of this variance given this site has natural features worth preserving and there are no safety concerns at this time.

**RECOMMENDED ACTION:** Approval of the request from the developer of Taft Knolls Phase III, Trowbridge Homes, for a variance from the Design and Construction Standard outlined in Section 11-194 (a)(7) of the Code of Ordinances.



**CITY OF NOVI**  
**Engineering Division**

**MEMORANDUM**

**To:** Charles Boulard, Community Development Department  
 Ben Croy, PE; Department of Public Works  
 Kevin Pierce, Fire Department

**From:** Kate Richardson, EIT; Department of Public Works

**Date:** March 5, 2021

**Re:** Variance from Design & Construction Standards  
 Taft Knolls Phase III - Cul-de-sac does not meet Ch. 11, VIII-F standard in Ordinance.

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety, or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **March 9, 2021.**

**ROUTING**

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)	3/8/21	X			
Charles Boulard (Comm. Development)	3/5/21			X	
Kevin Pierce (Fire Department)	3-5-2021	X			

\* SEE REVERSE

**If recommending approval or denial, please complete the following:**

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application?  Yes  No

Explain:

**Charles/Kate** - Compliance with the Ordinance requirements would result in a practical difficulty due to expanded impact to wetlands or reduction in the number of lots developed.

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards?  Yes  No

Explain:

**Kate** – The reduced width would still allow for adequate use of the cul-de-sac. However, snow clearing would be more difficult for a cul-de-sac that does not meet City of Novi standards (or has no inner island). It would require more maneuvers by the snowplow truck.

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property?  Yes  No

Explain:

**Kevin** – The cul-de-sac meets the International Fire Code 2015 503.2.4, but not City of Novi Code of Ordinances Section 11-194 (a)(7).



# Taft Knolls Phase III

Location Map



Taft Knolls Phase III  
50-22-22-100-012

Map Author: Kate Richardson  
Date: 03/09/2021  
Project: Taft Knolls Phase III  
Version: 1.0

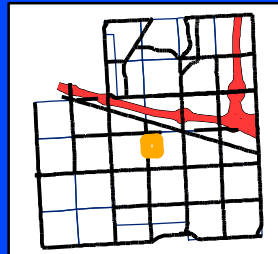
Amended By:  
Date:  
Department:

**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate 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.

## Legend

 Subject Parcel



## City of Novi

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org







## Request for Variance Design and Construction Standards

### Applicant Information

Name: Trowbridge Homes/Taft Knolls 3

Address: 2617 Beacon Hill

Auburn Hills, MI 48326

Phone No: 248-240-3009

### Engineer Information

Name: Michael C. Powell, P.E.

Address: 4700 Cornerstone Dr.

White Lake, MI 48383

Phone No: 248-714-9895

### Applicant Status (please check one):

- Property Owner       Developer       Developer / Owner Representative  
 Other \_\_\_\_\_

Project Name Taft Knolls III PSP # 19-34

Project Address/Location 25150 Taft Road / North of 10 Mile Road

Variance Request Reduce Cul-De-Sac ROW from 140 ft. diameter to 120 ft. diameter

Justification (attach additional pages if necessary) The pavement diameter of 96 feet has been provided meeting NFPA requirement for fire department and garbage truck turn-around as well as a 60 foot wye per NFPA. Also, emergency vehicles have access to the 20 foot emergency route to Taft Road. The narrower ROW has been mitigated.

### INTERNAL USE

Date Submitted: 2/3/2021  
Code Section from which variance is sought: Section 11-194 (a)(7)  
Submittal Checklist:  One (1) copy of plan on 8.5 x 11 size paper  
 \$100 Filing Fee (No fee for driveway width variance requests)  
Request Status:  APPROVED       DENIED  
Authorized By: Ben Croy, Charles Brouard, Kevin Pierce  
Authorization Date: March 8, 2021

