



CITY of NOVI CITY COUNCIL

Agenda Item 5
May 21, 2018

SUBJECT: Consideration for tentative approval of the request of Cambridge of Novi, LLC, for Villa D'Este, JSP17-52, for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment 18.718, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51 acres and is located east of Napier Road on the north side of Nine Mile Road in Sections 29 and 30. The applicant is proposing a 42-unit single-family ranch housing development in a gated community.

SUBMITTING DEPARTMENT: Community Development Department - Planning *Bu*

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

The petitioner is requesting to rezone approximately 51 acres of land on the north side of Nine Mile Road, east of Napier Road in Sections 29 and 30 from RA, Residential Acreage to R-1, One-Family Residential using the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 42-unit single-family ranch-style residential development.

The proposed 42 units on 39.18 net acres results in approximately 1.07 units/acre density. The Master Plan for Land Use recommends 0.8 units per acre for the subject property and the properties surrounding it. The maximum density proposed is 35 percent less than the maximum allowed for R-1 (1.65 DUA). As it is a Planned Rezoning Overlay concept plan, the applicant has agreed to include the proposed maximum density (1.07 DUA) as a condition of the agreement.

The applicant indicated that the residents will have an option to add a loft space or an attic, or an indoor pool. The applicant proposes to add language to deed restrictions that will allow indoor pools, outdoor hot tubs, fire pits, fireplaces, pizza ovens and grills. All land will be considered as common element to be maintained by association. The PRO Concept Plan shows two on-site detention ponds in the northwest corner of the site and on the southern side along the entrance to the site. One boulevard access point is proposed off of Nine Mile Road. An emergency access road is proposed off of the proposed cul-de-sac to Nine Mile Road. The development is proposed to be built in two phases. All proposed internal roads are proposed to be private, with gated access.

The concept plan has evolved over the last few months, as noted in the Planning Review letter. The total number of units has been reduced from 56 to 42 units. The development proposes four unit types with different sizes as opposed to one. The proposed width of units has increased from 50 feet to 75 feet. Changes to the road layout improve sight distances and better turning radii. An additional cul-de-sac was introduced to break the long length of the proposed internal road. Land proposed to be donated to the City has been

increased from 18 acres to 20 acres. Wetland buffer impacts are reduced from 0.45 acres to 0.30 acres. The Planning Review letter includes more details.

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to R-1) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

Updated Woodland Survey and Review

The Planning Commission's March 14th motion referenced continuing concern regarding the extent of the potential woodland impacts and lack of a tree survey (which the applicant wishes to address at the time of Preliminary Site Plan Review), as well as the deviations requested for receiving additional credits for upsizing replacement trees.

Following the Planning Commission meeting, the applicant has provided an updated survey and a revised landscape plan on April 17, 2018 to address some of the comments provided by the Planning Commission at their March 14, 2018 meeting. The woodland summary provides the following information for the area identified as the limits of disturbance. There are a total of 2449 woodland trees on site. The plan indicates 573 (23.4%) of the regulated trees are to be removed, while 1876 (76.6%) of the regulated trees are to be preserved.

The City's Landscape Architect and Woodland Consultant reviewed the plan and are currently recommending **denial** primarily due to the applicant's request for additional Woodland replacement credits for upsizing replacement tree material. Upsizing is not supported by the City's Woodland Ordinance for Woodland Replacement Trees.

The applicant has indicated that a request is being made for the City Council to allow the credit for upsizing of species on the berm at the east end of the development, in order to assist in screening the view of the two large transmission towers and lines, and to assist in screening the new development from Nine Mile Road in order to maintain a rural feel. The Woodland Review letter indicates that the applicant would be seeking a waiver of the ordinance for a total of 307 tree credits, in order to allow the upsizing of trees on the berm at the east end of the development.

Sheet WP-1 (Woodland Study Plan) notes that a total of 943 Woodland Replacement Credits are required and that 943 Woodland Replacement trees will be replaced on-site through the planting of Woodland Replacement materials. Again, the Woodland Consultant has determined that, after correcting for the upsizing of the proposed replacement trees on the ITC Berm, there is a shortage of 307 credits being replanted on the site, due to upsizing.

In the event the request for additional credit for upsizing woodland replacement trees is **not** approved by the City Council, the applicant would have to account for a total of up to 307 replacement trees. A total of \$122,800 should be paid into the tree fund, if the required replacement trees cannot be planted on site.

The Woodland Consultant's review also noted deficiencies in the plan with regard to the diversity requirement and additional trees that are not identified on the plans. In the response letter dated May 15, 2018, the applicant agreed to address those concerns at the time of Preliminary Site Plan approval.

Other Site Plan Issues

The applicant has noted few changes to the plan that was recommended by Planning Commission in the response letter dated March 6, 2018. A revised site plan was not included in the accompanying submittal that demonstrates the change. Staff's comments are underlined.

1. The applicant proposed a 24 feet wide road with the earlier submittal, which does not meet our standards. A 28 feet wide road is required. With the last submittal, the applicant revised the roadway width to 28 feet throughout the development, except for the length from the entrance gates to the first intersection where a 24 foot width is proposed to preserve woodland trees. No parking will be allowed in this area.
2. The applicant offered to reduce the rear setback of 30 feet with a slight adjustment to the south boundary of the donated property, provided City Council allows the deviation. Alternatively, the applicant can provide the minimum required setback of 35 feet per R-1 standards by slightly reducing amount of land donated to the City. The applicant did not provide the difference in area proposed to be donated to the City if the setbacks are reduced. The deviation for the rear yard setback is included in the suggested motion.
3. The applicant agreed to connect to the proposed location of the ITC trail per staff's suggestion. Staff can work with the applicant at the time of Preliminary Site Plan review to identify the right location.
4. The applicant indicated that water service will be looped with two connections. Staff can work with the applicant at the time of Preliminary Site Plan review.
5. The applicant and the City's Engineering staff have had ongoing discussions regarding the applicant's offer for proposed paving of the Nine Mile Road intersection. The applicant has offered, as a community benefit, to pave 320 lineal feet of Nine Mile Road, with drainage improvements, including the Nine Mile/Garfield intersection. The applicant is willing to work with the City to address the rutting and pothole issues, by providing additional depth of pavement at the transitions from asphalt to gravel. The applicant believes that the paving of the intersection will reduce the maintenance of that intersection, and that there will be a net savings in maintenance, even with the potential pothole issues. The applicant has declined staff's request to extend the paving an additional 480 feet east to the proposed to the ITC Trail comfort station at this time. Staff suggests that the applicant and the Department of Public Services continue to work through the construction details of the offered public benefit to reduce maintenance issues.

Master Planning and Zoning Committee Meetings

The R-1 Zoning requested by the applicant is currently not supported by the Future Land Use Map. On August 23, 2017, the plan was presented before Master Planning and Zoning Committee for input. The plan received favorable comments from the Committee. The Committee directed the applicant to work with staff on issues such as density.

Following the Planning Commission's recommendation for denial at their November 8, 2017 meeting, the applicant submitted a revised plan and requested input from Master

Planning and Zoning Committee. The applicant met with the Committee on January 10, 2018 and received favorable comments, except for woodland deviations requested.

Planning Commission Action

On September 13, 2017, Planning Commission held a public hearing and postponed the recommendation to Council at a later time based on the following motion:

- a. To allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters; and
- b. To allow staff to advertise for another public hearing to include the fourth parcel in the public hearing notice, as this was left out from the current notice due to misrepresentation in the site plan submittal.

On November 8, 2017, Planning Commission held another public hearing and recommended denial to the City Council based on the fact that the proposed request is not consistent with the recommendations of 2016 Master Plan for Land Use.

On March 14, 2018, Planning Commission held the third public hearing and recommended the applicant to move forward to the City Council with three conditions listed below in addition to the suggested motion by the staff (Staff's comments are underlined):

- a. The applicant shall redesign the utility layout along proposed internal roads to avoid conflicts with proposed street trees at the time of Preliminary Site Plan. Street trees cannot be located within the 20 foot wide utility easements. The applicant requested an alternate option for planting the street trees within the 30 feet front yard setback (in the area from back of the curb to building front façade) if there is a conflict with the utility lines and easements and noted that the minimum required number of street tree shall be met. However, staff does not object planting the trees away from the curb, as long as they are planted a minimum of 5 feet away from the underground water and sewer lines, and 10 feet from all utility structures, and are planted within 15 feet of the back of the curb. All alternate locations will be subject to City's Landscape Architect's approval at the time of Site Plan Review.
- b. The applicant shall provide a tree survey prior to consideration of Concept Plan by City Council, in order to allow staff to identify the proposed impacts and to recommend options to minimize impacts as needed. The applicant has provided an updated woodland survey and a landscape plan as recommended. Review letters provided by the City's Landscape Architect and Woodland Consultant are included in the packet. A summary of the comments are provided Page 2.
- c. The applicant shall conform to the ordinance requirements at the time of Preliminary Site Plan and Woodland permit review. The Planning Commission did not support the applicant's request to delay the submittal of the plans at the March 14, 2018 meeting, and instead directed the applicant to meet the standards. The applicant has agreed to meet the diversity requirements after the meeting, but is continuing to request additional credits for upsizing woodland replacement trees. A summary of the comments are provided Page 2.

Master Plan for Land Use

The proposed development follows objectives listed in the 2016 Master Plan for Land Use update as listed below. Staff comments are underlined.

1. Quality and variety of housing:

- a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land. The proposed development does propose to protect a majority of natural features on site and provides ample screening from Nine Mile Road. However, the housing pattern itself looks dense within the limits of development and does not align with semi-rural character.*
- b. *Provide residential developments that support healthy lifestyle. Ensure provision of neighborhood open space within residential developments. The proposed development includes sidewalks on both sides of the streets (for the most part), A pocket park and a dog park. It also proposes a connection to proposed ITC Connector pathway.*
- c. *Provide a wide range of housing options. The applicant indicates the proposed development is geared towards empty nesters.*

2. Environmental Stewardship

- a. *Protect and maintain the City's woodlands, wetlands, water features, and open space. The applicant proposes to donate about 20 acres (39%) of land with regulated woodlands and wetlands in the rear.*

Ordinance Deviations Requested

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that "each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas." Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The Ordinance deviations that have been identified are included in the suggested motion.

Benefits to the Public under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and that the overall benefits to the public of approving the rezoning and accepting the PRO Conditions would clearly outweigh the detriments of the rezoning and/or any deviations under form the ordinance. The following have been identified by the applicant as benefits that would stem from the PRO (as listed in their narrative)

The following are the benefits provided with the revised letter from the applicant dated March 6, 2018. Staff comments are underlined.

1. *The Developer seeks to donate approximately 20 +/- acres of land to Novi for existing park system. This will allow Novi to expand its parkland in this area and will*

connect two parcels of City parkland. This donation is conditional that Novi cannot sell the parcel, or develop the parcel, otherwise the property reverts back to original owner. Twenty acres would count to about thirty nine percent of total gross area. The City may reserve the right to make minor improvements in the area to propose a trail or accessory uses for a trail. The City Council has expressed interest in acquiring lands with natural features to create nature corridors. The land proposed to be dedicated abuts proposed ITC trail. This is considered a public benefit.

2. The Developer proposes to build a comfort station for ITC Trailhead per drawings provided to Novi. After further discussion with City Parks department, staff agrees that this would be a suitable location for a trail head. A trail head typically includes few parking spaces, a bike repair station and a possible picnic shelter. This is considered a public benefit. The applicant has submitted conceptual plans and elevations on March 12, 2018 via e-mail that includes a picnic shelter, bike repair station and a gravel parking lot with four spaces.

The applicant indicated in his response letter that the timeline for construction of ITC comfort station would be Phase II or once the new ITC Trail has been completed from Nine Mile to Ten Mile Roads, whichever happens first. The applicant has offered to transfer title of the land to the City of Novi (although the exact parcel size has not yet been confirmed). Staff's recommendation is for the applicant to complete the installation prior to completion of Phase 1 as it is part of benefits offered to Public.

Further clarification is needed from the applicant regarding staff's request for the applicant to pave the proposed comfort station parking lot, including installation of curb and gutter, and to increase the setback of the parking spaces from the proposed sidewalk along Nine Mile Road to meet ordinance standards. At the time of the drafting of this review letter, the applicant had not responded to these requests. Staff will continue to work with the applicant on the details prior to the development of the PRO Agreement, when the matter returns to the City Council.

3. Reduction in cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allowance for the City to place uncontaminated soils on property at Nine Mile and Garfield Road. Allowance for City to discharge water on property from dewatering operation. These actions would not provide any significant reduction in costs to the City. On the contrary, they may benefit the developer by providing soils for the proposed screening berms on the property. These are not considered benefits to the public.
4. Increase in tax base by \$40,000,000. Many Novi residents have children in Northville Public schools. This project raises funding for schools and has no negative impact to the school system. Single family homes would increase tax base by \$20,000,000 dollars and have an impact on school system. An increase in tax base is considered an incidental benefit, and not the sort of benefit contemplated by the PRO ordinance.
5. Provision of an outstanding development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D'Este will also. Conceptual landscape plans appear to provide more landscaping than required

along proposed streets. Staff has noted some conflicts with utility locations. There may be some benefit to the public in the increased quality proposed.

6. Corresponding increase to property values near this development. Staff is unable to quantify any such increases at this time. This is not considered a tangible benefit to the public.
7. Paving of part of Nine Mile from Garfield to entrance to Villa D'Este with asphalt and upgrade the Nine Mile Road and Garfield intersection with lighting and landscaping. Staff has earlier noted some concerns in the memo dated March 7, 2018 with regards to maintenance when transitioning from asphalt to gravel surface. The applicant offered to thicken the asphalt to add strength. Additional details will be required with the Preliminary Site Plan submittal. Please refer to comments on Page 2.

Staff acknowledges the significant public benefit arising from items numbered 1 and 2, offered by the applicant. It is staff's opinion that items numbered 3, 4, 5 and 7 do not meet the intent of public benefits as defined in Section 7.13.2.D.ii for the reasons explained above.

These suggested benefits arising from the project was removed with the revised letter from the applicant dated March 6, 2018:

1. Remove debris and shut down wood chip operation on property and increase property values around the area. There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely.
2. Generate \$224,000 dollars in sanitary sewer tap fees to help pay for the new sanitary sewer. Sewer tap fees is a standard requirement, cannot be perceived as a public benefit.

PRO Conditions

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, location of proposed detention ponds, location of proposed open space and preserved natural features and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits. A traffic study was also provided with the initial submittal and revisions as required. At this time, staff can identify the following conditions to be included in the agreement:

1. The development will be limited to a density of 1.07 dwelling units per acre with a maximum of 42 units as indicated on the PRO concept plan.

2. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
3. A minimum of 15 feet shall be maintained between two buildings.
4. A minimum of 30 feet is provided between the front façade and the back of the curb.
5. The applicant will work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to indicate its *tentative* approval and direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions. Tentative approval does not guarantee final approval of either the PRO Plan or a PRO Agreement.

THREE PART MOTION, AS FOLLOWS (WITH ONE DETERMINATION TO BE MADE BY COUNCIL):

RECOMMENDED ACTION:

Tentative approval of the request Villa D'Este, JSP17-52, with rezoning 18.718, to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the following findings, City Council deviations, and conditions, with the direction that the applicant shall work with the City Attorney's Office to prepare the required Planned Rezoning Overlay Agreement and return to the City Council for Final Approval:

1. The recommendation shall include the following ordinance deviations and additional information requested by staff for consideration by the City Council:
 - a. Planning Deviation from Sec. 3.1.2 of Zoning Ordinance for reduction of the minimum lot size, setbacks, minimum lot frontage and minimum site acreage as shown on the proposed concept plan provided,
 - i. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - ii. A minimum of 15 feet shall be maintained between two buildings.
 - iii. A minimum of 30 feet is provided between the front façade and the back of the curb.
 - iv. Rear setbacks will be as shown on the Concept plan, based on the proposed boundary line of land to be donated to City.
 - b. Façade deviation from Sec 3.7, similar dissimilar ordinance, to replace internal calculation of square footage to a 2200 square foot minimum requirement for this development;
 - c. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features;
 - d. The applicant shall conform to the ordinance requirements at the time of Preliminary Site Plan and Woodland permit review;

- e. Engineering deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
- f. Engineering deviation from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb: 15 feet required, 10 feet proposed;
- g. Engineering deviation for absence of sidewalk along a portion of Villa Drive, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed;
- h. Engineering deviation for absence of hard surface for proposed comfort station parking lot and driveway from Sec. 11-239(b)(1),(2)of Novi City Code, or the applicant shall provide the hard surface as requested by staff, to be determined prior to the submittal of the PRO Agreement;
- i. Engineering deviation for absence of curb and gutter for parking lot and driveway for the proposed comfort station from Sec. 11-239(b)(1),(2)of Novi City Code, or the applicant shall provide the curb and gutter as requested by staff, to be determined prior to the submittal of the PRO Agreement;
- j. Traffic deviation for not conforming to minimum required standards as indicated in Figure IX.5 of the City's Code of Ordinances for residential driveway, provided the applicant works with staff to minimize the number of driveways that deviate from the standard at the time of Preliminary Site Plan;
- k. Traffic deviation from Figure VIII-A in the City Code of Ordinances, for not providing the minimum width for local residential road for Villa D' Este Boulevard, the stretch from the entrance gates to the first intersection (28 feet required, 24 feet provided).
- l. Traffic deviation from Section 7.4.2.c (1) of Engineering Design Manual for not meeting the maximum distance between sidewalk and Right of way line along Nine mile. A maximum of 1 foot is required for a small portion where it conflicts with existing wetland area;
- m. Deviation to allow alternate locations for street tree plantings to avoid conflict with the utility layout along the internal roads, as detailed in this review letter:
- n. Deviation from the Woodland Ordinance requirements to allow upsizing of Woodland Replacement trees along the Nine Mile Road berm on the east side of the development **[APPLICANT'S REQUEST]**

-OR-

The applicant shall meet the replacement requirements per the ordinance standards, by planting additional replacement trees onsite, or pay the difference into the Tree Fund.

- o. The items outlined by the Planning Commission should be addressed in the drafting of the PRO agreement:

- i. Construction of this development shall not be permitted to begin prior to the public project gravity sewer main in Nine Mile being in place and available for use.
 - ii. Grading requirements for development shall be superseded based on the character of Nine Mile Road.
 - iii. Retention ponds shall be completely screened for safety on all four sides and above the typical standards.
 - iv. The City shall confirm that the proposed trailhead agreement will not negate already existing agreements.
 - v. The portion of asphalt paving on Nine Mile Road shall be constructed in a manner to reduce or eliminate issues of the interface between gravel and asphalt.
2. The following conditions be requirements of the Planned Rezoning Overlay Agreement:
- a. The development shall be limited to a maximum density of 42 units,
 - b. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - c. A minimum of 15 feet shall be maintained between any two buildings.
 - d. A minimum of 30 feet shall be provided between the front façade and the back of the curb.
 - e. Rear setbacks will be as shown on the Concept plan, based on the proposed boundary line of land to be donated to City.
 - f. The applicant shall work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
 - g. The applicant shall limit the wetland and woodland impacts to the areas and percentages indicated on the concept plan at the time of Preliminary Site Plan.
 - h. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
 - i. Applicant shall comply with the conditions listed in the staff and consultant review letters.
 - j. Completion of ITC Trail comfort station with Phase 1 of the residential construction.

This motion is made because:

- 1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of 0.8 units to the acre (1.10 units to the acre proposed) for the parcel as indicated in the applicant's letter dated December 12, 2017, noting the appropriateness of an empty-nester residential development for the site given the layout of the plan, the proposed preservation of open space, the offer to provide an enhancement to public park facilities, and the provision for landscape or open space buffering on most sides of the development.
- 2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land (by protecting a majority of natural features on site and provides ample screening from Nine Mile Road.*

- b. *Provide a wide range of housing options (by being geared towards empty nesters, or those wishing to downsize from larger homes).*
 - c. *Protect and maintain the City's woodlands, wetlands, water features, and open space (by proposing to donate about 20 acres (40 %) of land with regulated woodlands and wetlands in the rear).*
3. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that the proposed senior adult housing would produce 175 less trips per day than 40 single-family homes (as expected to be permitted under the RA zoning district, and the number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.
 4. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.

APPLICANT RESPONSE LETTER

Dated May 15, 2018



May 15, 2018

Ms. Sri Komaragiri
City of Novi Planner
45175 Ten Mile Road
Novi, Michigan 48375

Dear Ms. Komaragiri:

Below is our response to the review letter dated May 7th & 8th, 2018, for woodlands replacement and landscaping for Villa D'Este. We agree to drop our request for extra evergreens and we agree to follow the City of Novi ordinances regarding diversity requirements. We will have our woodlands consultant go out to the site to pick up the missed trees between units 19 & 20 and add them to the woodlands replacement plan.

We are asking the Novi City Council to allow us to get credit for the upsizing of species on the berm at the east end of the development. We are asking this for several reasons:

- 1) We have a hardship in this area due to two large transmission towers and connecting high transmission lines. Homeowners that purchase in this area will want the necessary screening.
- 2) The residents who live in the area would prefer to have as much screening as possible along Nine Mile Road to maintain a rural feel.
- 3) We are offering significant community benefits:
 - a) 20 acre land donation.
 - b) Cambridge to build a comfort station for the ITC Trailhead.
 - c) We have agreed to let Novi use our land as a staging area, dirt storage area, and discharge point for dewatering operation for construction of the sanitary sewer on Nine Mile Road.
 - d) Upgrading and paving the intersection at Nine Mile Road and Garfield.
 - e) Improve the area by removing debris, logs and trash.

The second item that is still open and will need to be addressed by staff is the City requirement that no trees can be planted in utility easements. For this plan, that creates some conflicts because we need to plant street trees. Also, we would like to plant some trees for screening for our neighbors and we would like to plant a couple of trees in front of the homes. There is not enough room to do this when you have 30' front-yard setbacks between the home and the curb. We need to make room for water, sanitary sewer, gas and electric easements. It appears the two options we have are to install the sanitary sewer under the road, or to allow trees in easements for this community. If Novi agrees to allow trees in easements, we would have no issue putting in the Villa D'Este association bylaws that the City of Novi has the right to remove trees in order to repair utility lines with no liability to the City.

In conclusion, we agree to all remaining woodlands and landscape requirements identified in the consultant's letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark F. Guidobono', written over a horizontal line.

Mark F. Guidobono
Cambridge of Novi, L.L.C.

APPLICANT RESPONSE LETTER

March 06, 2018



March 6, 2018

Ms. Sri Komaragiri
Ms. Barbara E. McBeth, AICP
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

RECEIVED

APR 17 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT

Dear Ms. Komaragiri and Ms. McBeth:

Below is our response letter for staffs' latest reviews for Villa D' Este.

Density

Gross Density 51.19 acres .82 units per acre
Net Density 38.27 acres 1.10 units per acre

Woodlands

- We have decided to drop our request for extra evergreens and follow the City Ordinance regarding diversity requirements. We still would like to receive credit for upgrading tree size in the berm areas. We have a hardship due to the ITC high tension lines and towers. Also, we have promised the residents who live in the area that we will screen the development from Nine Mile Road in order to maintain the rural character.

Tree Survey

We have completed a count of trees from the tree survey the City of Novi has on file. From this survey, the tree replacement requirement is 1,138 credits. An updated tree survey is currently underway and will be provided to the City prior to preliminary site plan approval. It is typical in Novi that the tree count tends to go up or down slightly once final engineering drawings are complete due to grading and design factors. We will comply with all of Novi's tree replacement requirements.

ITC Comfort Station

We have re-designed the comfort station and will provide drawings prior to the Planning Commission meeting. We will agree to eliminate the asphalt AC lanes off Nine Mile. Time line would be Phase II or once the new ITC Trail has been completed from Nine Mile to Ten Mile roads, whichever happens first. We agree to transfer title of the land to the City of Novi.

Paving the Nine Mile Road Intersection

We will reduce the amount of asphalt paving at Nine Mile Road from 300' to 150' and we will eliminate the AC DC lanes per the staffs' request. Currently, Nine Mile Road has asphalt paving 170' west of Beck and 690' east of Napier. We do not see this changing the rural character of the area. The Oakland County Road Commission allows paving on all their Natural Beauty Roads. Paved roads require less maintenance than gravel roads. Proper design is key where gravel abuts asphalt. This is addressed by thickening the asphalt to add strength to it in this area. We will follow City of Novi standards.

20 Acre Land Donation to Novi

We will transfer title to the City of Novi with the caveat that the City may not develop or sell property.

Rear Setbacks

This site will be a condo site with no lots, just buildable footprints, so rear yard, side yard and front yard setbacks are irrelevant. The only improvements allowed outside the footprint will be landscaping. If Novi would prefer a rear yard setback, we can do 30' with a slight adjustment to the south boundary of the donated property. This may require a City Council deviation or we can do 35' rear yard setback per R-1 requirements by reducing slightly the amount of land donated to the City of Novi.

Roadway Width

We are proposing a roadway width of 28' except from the entrance gates to the first intersection where we are proposing 24' width through the woodlands to save trees and create a more natural feeling as you drive into the community. No parking will be allowed in this area. This may require an administrative or City Council deviation.

Water Service

We will do a looped system with two connections.

Sidewalk / ITC Trail

We agree to connect to the proposed location of the ITC Trail. We have included sidewalks/paths to the ITC Trail and from our cul-de-sac to Nine Mile Road per staffs' request. We consider this a wash with the sidewalks we have eliminated in the development to save trees.

Revised Public Benefits

- Donate approximately 20+/- acres of land to Novi for existing park system. This will allow Novi to expand its parkland in this area and will connect two parcels of City parkland. This donation is conditional that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- The Developer proposes to build a comfort station for the ITC Trailhead per drawings provided to Novi.
- Reduce cost for City of Novi for installation of sanitary sewer on Nine Mile. Allow the City to use property as a staging area. Allow City to place uncontaminated spoils on the property. Allow City to discharge water on property from dewatering operation.
- Pave part of Nine Mile from Garfield to entrance of Villa D'Este with asphalt and upgrade the Nine Mile Road and Garfield intersection with lighting and landscaping.
- Increase tax base by \$40,000,000 dollars. Many Novi residents have children in Northville Public Schools. This project raises funding for schools and has no negative impact to the school system. Single Family homes would increase tax base by \$20,000,000 dollars and have an impact on the school system.
- Provide an outstanding high quality development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D'Este will also.
- Property values near Cambridge developments see significantly higher increases compared to other developments. Successful examples include areas around Bellagio and Tuscany Reserve.

Conclusion

The remaining staff comments can be addressed at preliminary site plan approval.

Sincerely,



Mark F. Guidobono, President
Cambridge of Novi, LLC

MAPS

Location

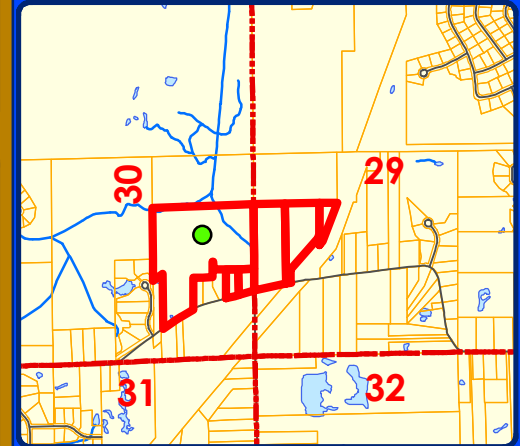
Zoning

Future Land Use

Natural Features

VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Location



LEGEND

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 10/30/17
Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718
Version #: 1



1 inch = 378 feet

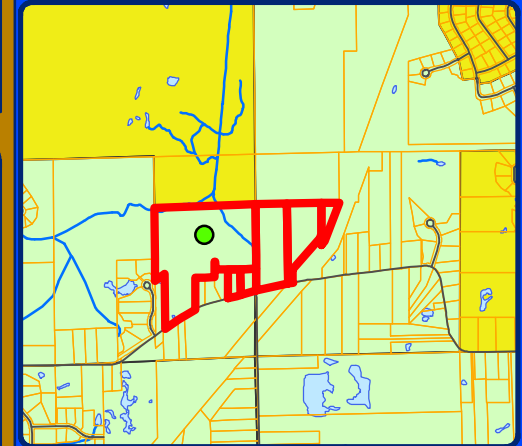
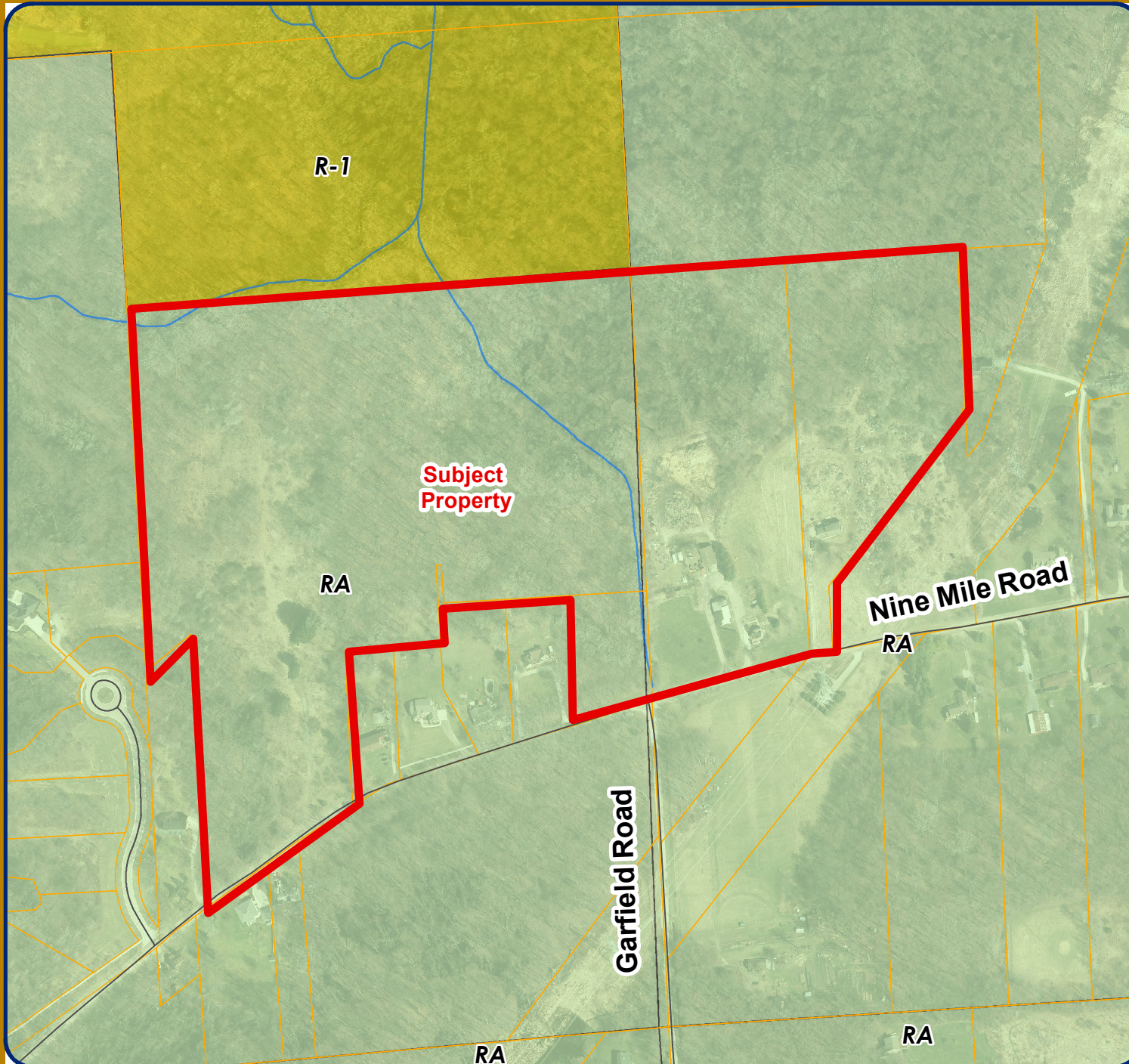


MAP INTERPRETATION NOTICE



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.

VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Zoning



LEGEND

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



City of Novi

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

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Date: 10/30/17
Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718
Version #: 1



1 inch = 378 feet

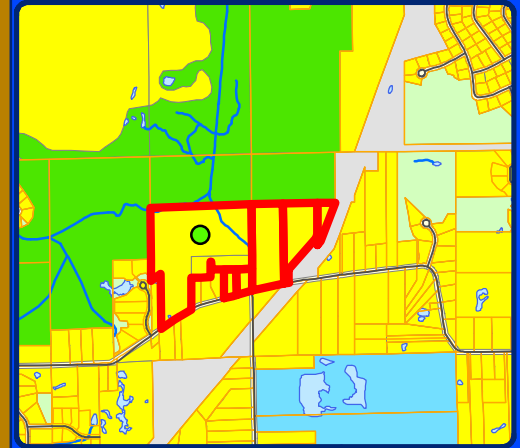
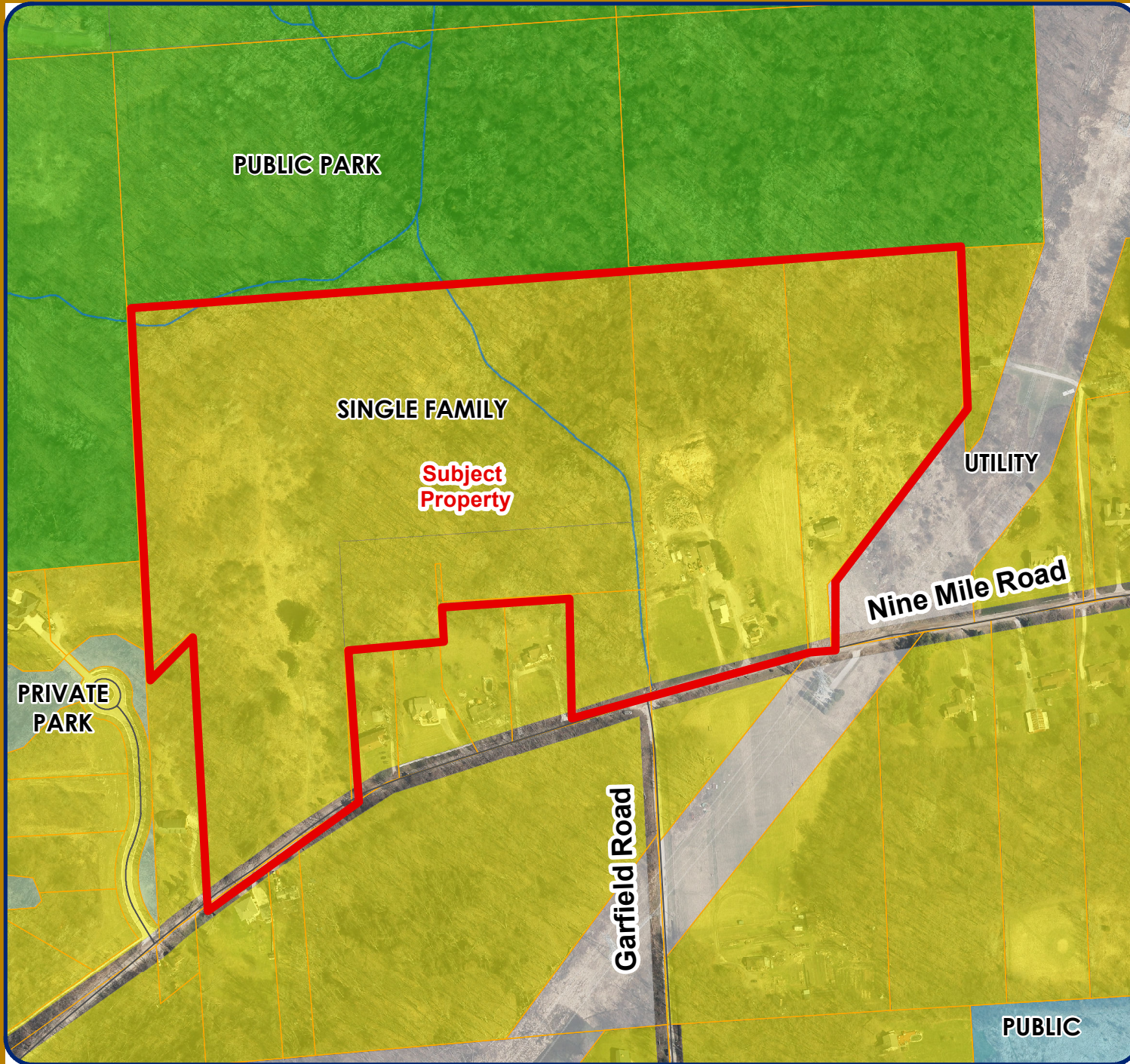


MAP INTERPRETATION NOTICE

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



VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Future Land Use



LEGEND

FUTURE LAND USE

-  Single Family
-  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

Map Author: Sri Komaragiri
Date: 10/30/17
Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718
Version #: 1



1 inch = 378 feet

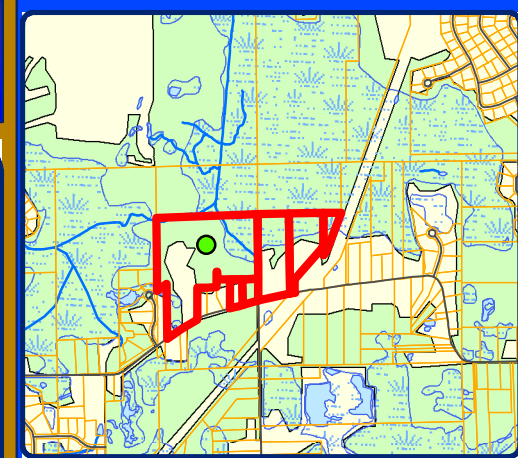
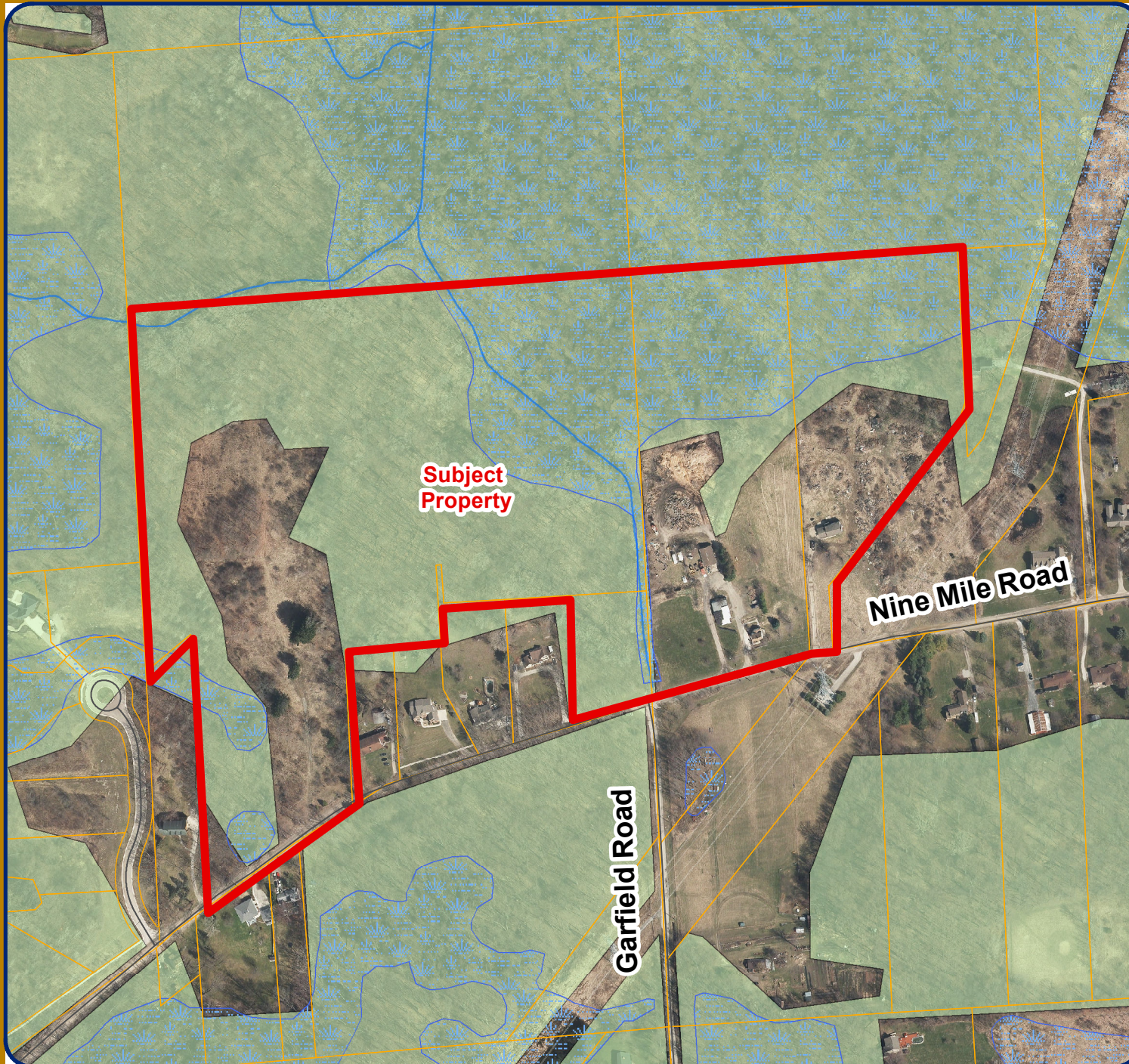


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VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Natural Features



LEGEND

-  WETLANDS
-  WOODLANDS



City of Novi

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

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Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718
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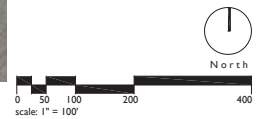


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PRO CONCEPT PLAN
3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting

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



Proposed Site Plan

Villa D' Este - Novi, Michigan

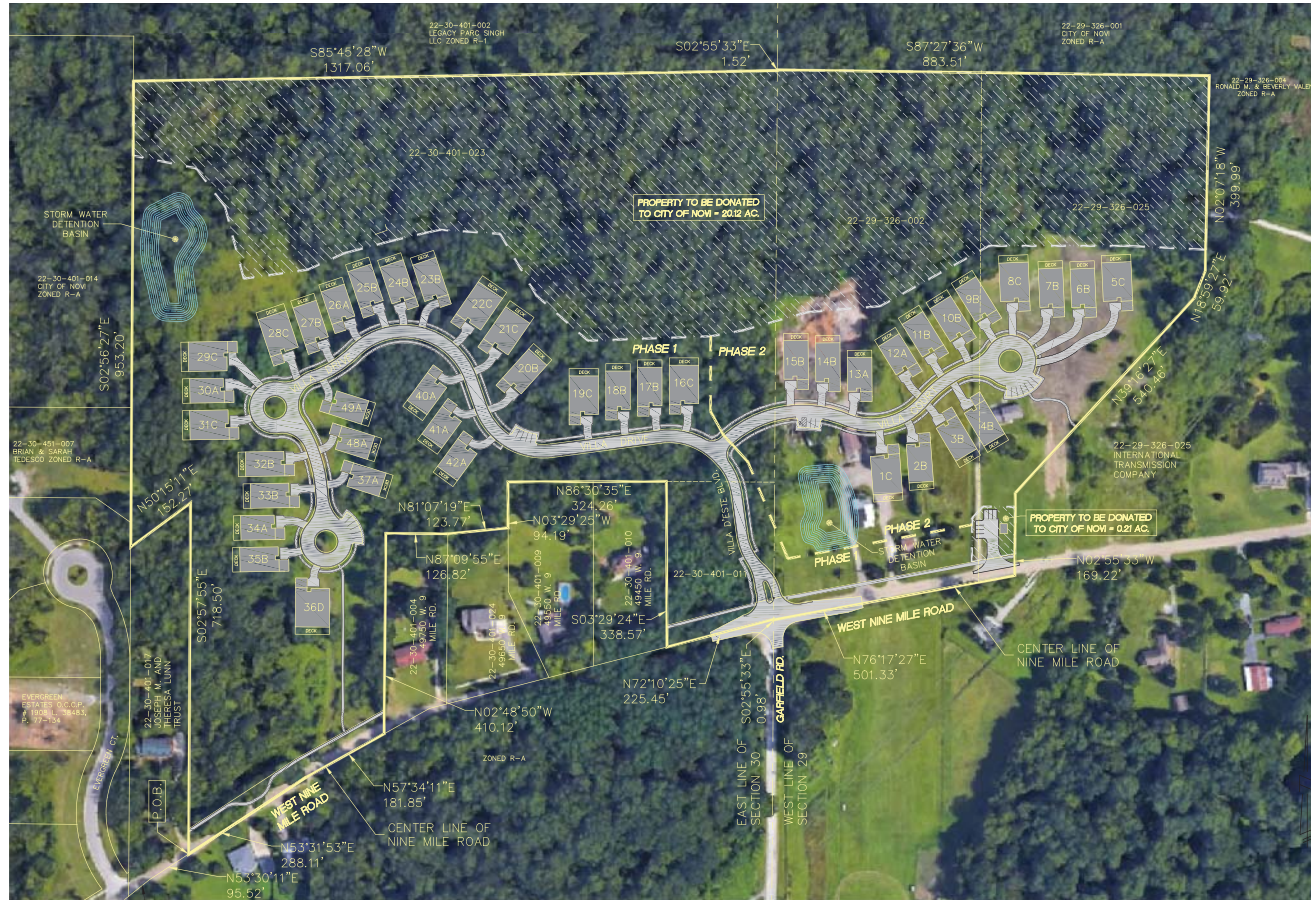
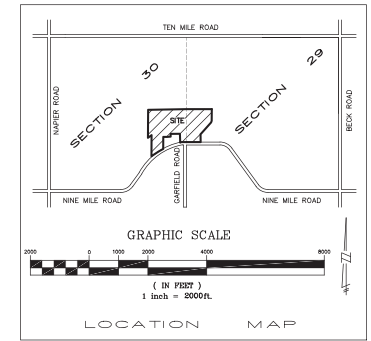
February 12, 2018

PLANNED REZONING OVERLAY (PRO) PLAN

VILLA D'ESTE

SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:
CAMBRIDGE COMPANIES
47765 BELLAGIO DR.
NORTHVILLE, MICHIGAN 48167
PHONE: 248.248.3600



LEGAL DESCRIPTION:

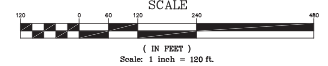
PART OF THE SOUTHWEST 1/4 OF SECTION 29, AND PART OF THE SOUTHEAST 1/4 OF SECTION 30, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED IN THE CENTERLINE OF NINE MILE ROAD, THE SECTION LINES COMMON WITH SECTIONS 29 AND 30, SAID POINT BEING 102 DEGREES 55 MINUTES 33 SECONDS WEST 85.12 FEET FROM THE SECTION CORNER COMMON WITH SECTIONS 29, 30, 31 AND 32; THENCE N76 DEGREES 17 MINUTES 27 SECONDS EAST 503.33 FEET ALONG THE CENTER LINE OF NINE MILE ROAD, THENCE ALONG THE WEST LINE OF THE INTERNATIONAL TRANSMISSION COMPANY CONDUIT LINE FOR THE FOLLOWING FOUR COURSES: 102 DEGREES 55 MINUTES 33 SECONDS WEST 108.22 FEET AND 109 DEGREES 18 MINUTES 27 SECONDS EAST 540.46 FEET AND 118 DEGREES 59 MINUTES 27 SECONDS EAST 58.92 FEET AND 102 DEGREES 07 MINUTES 18 SECONDS WEST 899.99 FEET; THENCE S87 DEGREES 27 MINUTES 16 SECONDS WEST 88.5 FEET TO THE SECTION LINE COMMON WITH SECTIONS 29 AND 30; THENCE ALONG SAID LINE 502 DEGREES 55 MINUTES 33 SECONDS EAST 1.52 FEET; THENCE S85 DEGREES 45 MINUTES 28 SECONDS WEST 131.06 FEET; THENCE S02 DEGREES 57 MINUTES 55 SECONDS EAST 953.20 FEET; THENCE S02 DEGREES 15 MINUTES 11 SECONDS EAST 152.29 FEET; THENCE S02 DEGREES 57 MINUTES 55 SECONDS EAST 738.50 FEET TO THE CENTER LINE OF NINE MILE ROAD; THENCE ALONG THE CENTER LINE N75 DEGREES 31 MINUTES 53 SECONDS EAST 288.13 FEET; THENCE ALONG THE CENTER LINE N57 DEGREES 34 MINUTES 18 SECONDS EAST 181.85 FEET; THENCE N02 DEGREES 48 MINUTES 50 SECONDS WEST 410.12 FEET; THENCE N87 DEGREES 09 MINUTES 55 SECONDS EAST 120.82 FEET; THENCE N81 DEGREES 07 MINUTES 19 SECONDS EAST 123.77 FEET; THENCE N03 DEGREES 29 MINUTES 28 SECONDS WEST 94.19 FEET; THENCE N02 DEGREES 29 MINUTES 28 SECONDS WEST 94.19 FEET; THENCE N02 DEGREES 48 MINUTES 50 SECONDS WEST 410.12 FEET; THENCE N77 DEGREES 10 MINUTES 25 SECONDS EAST 225.45 FEET TO THE SECTION LINE COMMON WITH SECTIONS 29 AND 30; THENCE S02 DEGREES 55 MINUTES 33 SECONDS EAST 0.98 FEET TO THE POINT OF BEGINNING, ALONG THE SECTION LINE COMMON WITH SECTIONS 29 AND 30, CONTAINING 51.39 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC ON NINE MILE ROAD.

SITE BENCHMARKS:

CITY OF NOVI BM #3041
962.14
NORTH FLANGE BOLT ON FIRE HYDRANT LOCATED 180 FEET SOUTHWEST OF INTERSECTION OF EVERGREEN ESTATES AND 9 MILE ROAD.

CITY OF NOVI BM #3042
963.43
SANITARY MANHOLE LOCATED IN FRONT ON WEST SIDE OF #49750 9 MILE ROAD.

CITY OF NOVI BM #3043
FOUND CUB BOX ON THE WEST END OF A CONCRETE HEADWALL OVER A NORTH TO SOUTH FLOWING DRAIN AT THE INTERSECTIONS OF 9 MILE AND GARFIELD.



S 1/4 COR
SEC. 30
T.1N., R.8E.,

N54°40'45"E 636.99'
N84°59'17"E 768.84'
N48°01'48"E 66.02'

TOPOGRAPHIC & BOUNDARY SURVEY PREPARED BY:
JCK GROUP, INC.
8615 RICHARDSON ROAD,
COMMERCE TWP., MICHIGAN 48390
PHONE: 248.363.2550

WETLAND FLAGGING PREPARED BY:
WILSON ROAD GROUP, INC.
323 JEFFERSON
LAPEER, MICHIGAN 48446
PHONE: 810.664.6300

LANDSCAPE & WOODLAND PLANS PREPARED BY:
DEAK PLANNING + DESIGN
143 CADYCENTRE #79,
NORTHVILLE, MICHIGAN 48167
PHONE: 866.355.4204

ENGINEER'S SEAL	REVISIONS
	NO. ITEM DATE
	1. SUBMIT TO CITY 8-23-17
	2. SUBMIT TO CITY 8-31-17
	3. SUBMIT TO CITY 10-3-17
4. SUBMIT TO CITY 11-20-18	
DESIGNED BY: J.A.B.	
CHECKED BY: P.K.K.	
DATE: NOVEMBER 15, 2018	
DRAWING #248-18-020-CV	

COVER SHEET

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3333 EMAIL: info@seiberkeast.com

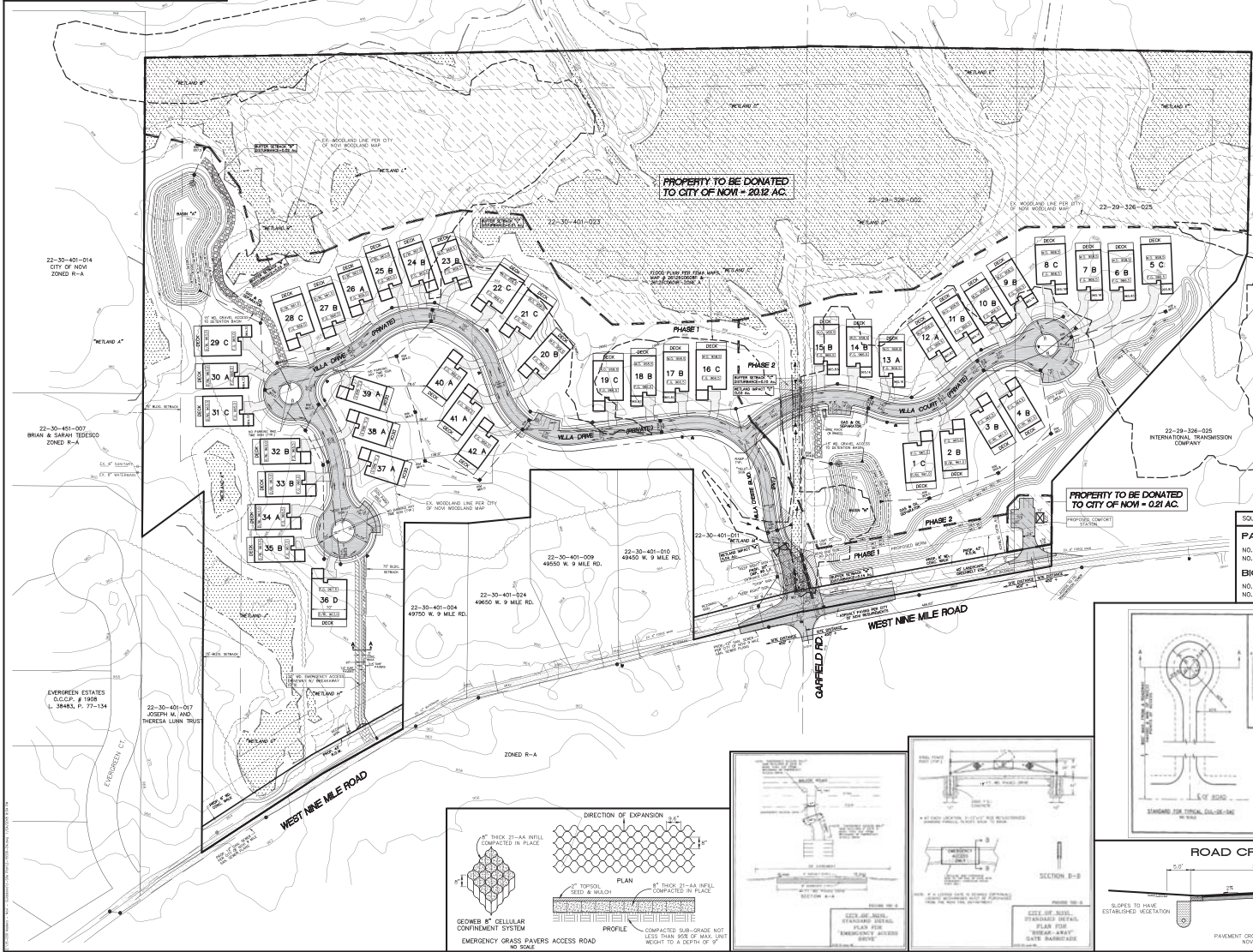
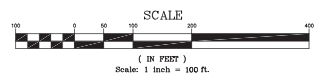
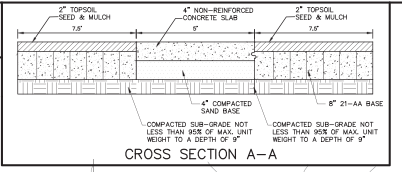
SHEET
1

WETLAND IMPACT		25' WETLAND BUFFER DISTURBANCE	
REGULATED WETLAND	AREA (AC.)	IMPACT AREA (AC.)	DISTURBANCE (AC.)
A	0.115	0	0
B	1.394	0	0.050
C	4.804	0.030	0.110
D	2.916	0	0
E	0.473	0	0
F	1.067	0	0
G	0.349	0	0
H	0.023	0	0
J	0.527	0	0
K	0.158	0	0
L	0.077	0	0
M	0.108	0.040	0.140
TOTAL:	12.011	0.070	0.30

SIGN LEGEND		QUANTITY	
SYMBOL	DESCRIPTION	PANEL	POST
⊖	"YIELD" SIGN (R1-2)	1	1
⊖	"KEEP RIGHT" SIGN (R4-7A)	4	4
⊖	"NO PARKING ANY TIME" SIGN (R7-1)	12	8
⊖	"75 MPH SPEED LIMIT" SIGN (R2-1) (26)	1	1
⊖	"STOP" SIGN (R1-1 30")	1	1
⊖	"STREET NAME" SIGN (D3-1)	3	0
⊖	"NO OUTLET" SIGN (D3-1)	1	0

SIGNAGE NOTES

- STREET NAME SIGNS SHOULD BE PLACED ATOP THE INTERIOR YIELD SIGNS AND THE EXISTING STOP SIGNS.
- ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.



22-29-326-001
CITY OF NOVI
ZONED R-A

22-29-326-002
CITY OF NOVI
ZONED R-A

22-29-326-003
CITY OF NOVI
ZONED R-A

22-29-326-004
RONALD M. & BEVERLY VALENTE
ZONED R-A

22-29-326-005
INTERNATIONAL TRANSMISSION COMPANY

22-30-401-001
CITY OF NOVI
ZONED R-A

22-30-401-002
CITY OF NOVI
ZONED R-A

22-30-401-003
CITY OF NOVI
ZONED R-A

22-30-401-004
CITY OF NOVI
ZONED R-A

22-30-401-005
CITY OF NOVI
ZONED R-A

22-30-401-006
CITY OF NOVI
ZONED R-A

22-30-401-007
CITY OF NOVI
ZONED R-A

22-30-401-008
CITY OF NOVI
ZONED R-A

22-30-401-009
CITY OF NOVI
ZONED R-A

22-30-401-010
CITY OF NOVI
ZONED R-A

22-30-401-011
CITY OF NOVI
ZONED R-A

22-30-401-012
CITY OF NOVI
ZONED R-A

22-30-401-013
CITY OF NOVI
ZONED R-A

22-30-401-014
CITY OF NOVI
ZONED R-A

22-30-401-015
CITY OF NOVI
ZONED R-A

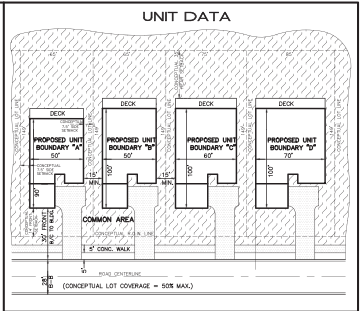
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CITY OF NOVI
ZONED R-A

22-30-401-017
CITY OF NOVI
ZONED R-A

22-30-401-018
CITY OF NOVI
ZONED R-A

22-30-401-019
CITY OF NOVI
ZONED R-A

22-30-401-020
CITY OF NOVI
ZONED R-A



SITE DATA

PROPOSED PLANNED REZONING OVERLAY (PRO)
CURRENT ZONING: "R-A"

ALLOWABLE DENSITY (GROSS)	= 0.8 UNITS/ACRE
AREA GROSS	= 51.19 ACRES
PROPOSED NO. OF UNITS	= 42
PROPOSED DENSITY	= 42/51.19 = 0.82 UNITS/ACRE

PROPOSED ZONING: "R-1"

ALLOWABLE DENSITY (GROSS)	= 1.65 UNITS/ACRE
---------------------------	-------------------

PROPOSED DENSITY EXCLUDING WETLANDS

ON-SITE WETLAND AREA	= 12.01 AC
AREA NET	= 51.19 - 12.01 = 39.18 AC
NET DENSITY (EXCLUDING WETLANDS)	= 42/39.18 = 1.07 UNITS/ACRE

- PROPOSED IMPROVEMENTS**
- WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH PRELIMINARY SITE PLAN.
 - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED SANITARY SEWER (BY OTHERS) TO BE LOCATED ALONG THE SOUTH SIDE OF 9 MILE ROAD.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF 9 MILE ROAD.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN. ALSO A 6" WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG 9 MILE ROAD. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PRIVATE.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN W/STREAM GUARD
[Symbol]	[Symbol]	CURB INLET W/SILT SAC
[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION

VILLA D'ESTE
SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

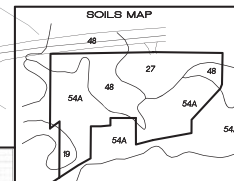
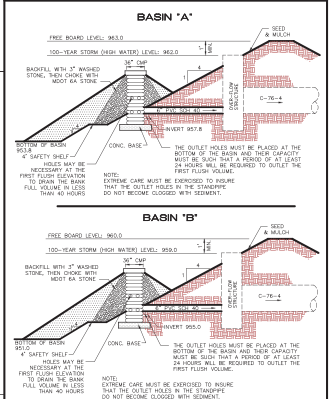
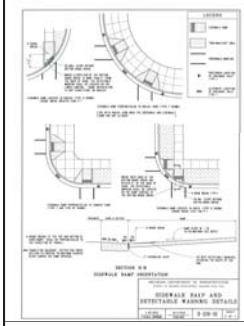
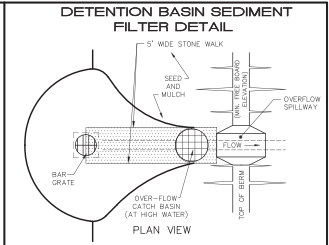
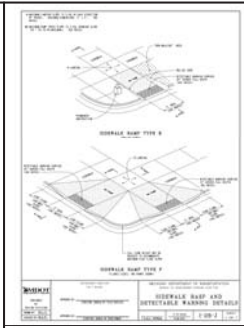
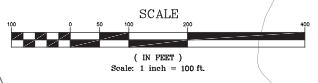
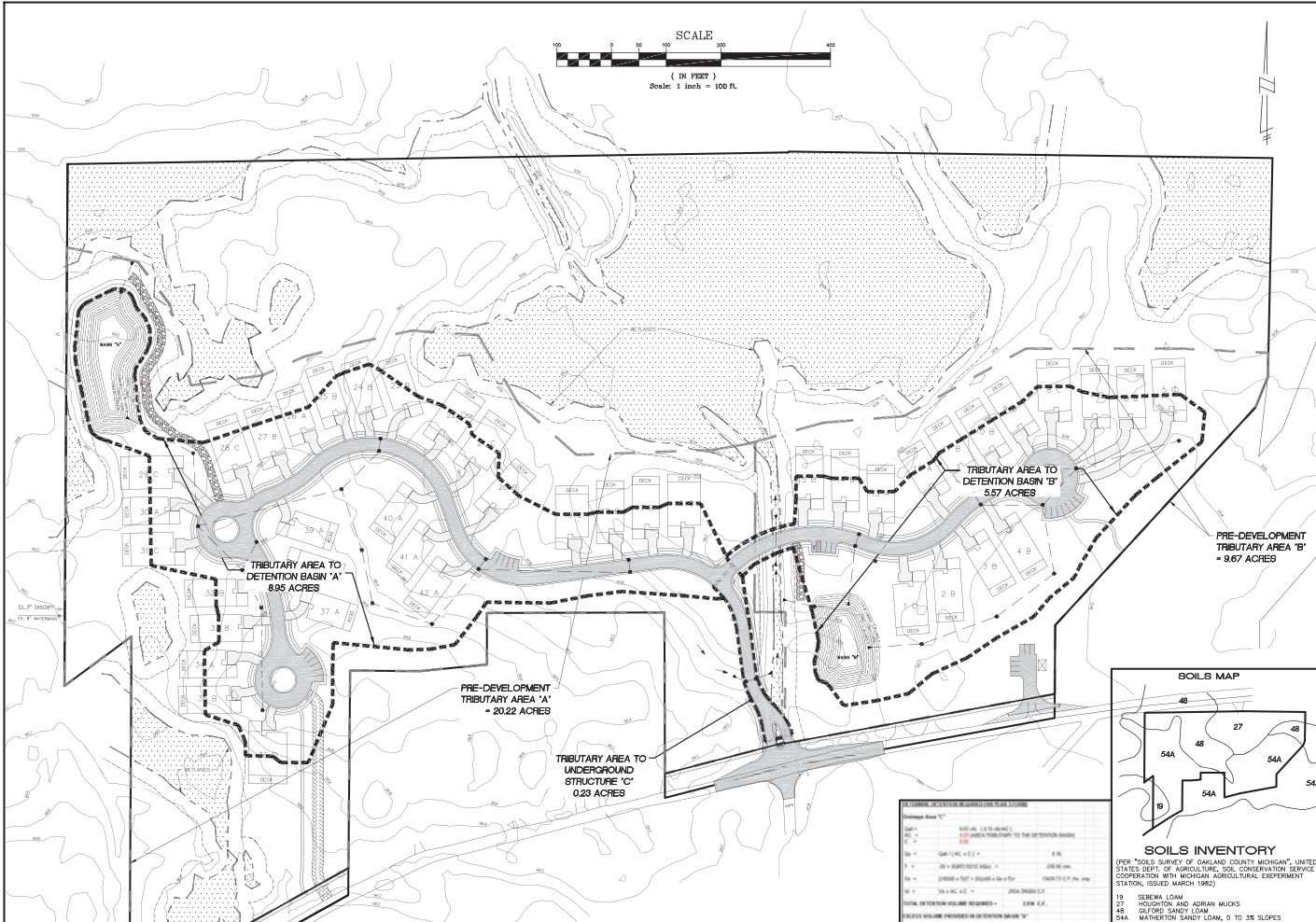
DATE: 08-2-17 DESIGNED BY: A.A. FOR NUMBER: 15-030
CHECKED BY: P.K. DRAWING FILE: 15-030-04

REVISIONS

NO.	DATE	DESCRIPTION
1	8-2-17	SUBMIT TO CITY
2	9-5-17	SUBMIT TO CITY
3	10-9-17	SUBMIT TO CITY
4	11-9-18	SUBMIT TO CITY

OVERALL PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANICURE • SUITE 10 • NORTHBVILLE, MI • 48167
PHONE: 248-308-3333 EMAIL: info@seiberkeast.com



SOILS INVENTORY
 (PER "SOILS SURVEY OF OAKLAND COUNTY MICHIGAN", UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE IN COOPERATION WITH MICHIGAN AGRICULTURAL EXPERIMENT STATION, ISSUED MARCH 1982)

19 SERWEN LOAM
 48 HEDGECOTT AND ANDRAN MUCKS
 27 GLEND SANDY LOAM
 54A MATHERSON SANDY LOAM, 0 TO 3% SLOPES

C-Factor Determination for Basin "A"
 Tributary Area = 8.95 Ac.

Impervious Areas	0.20 Ac.
Sidewalks	1.32 Ac.
Roads	2.50 Ac.
Houses and Overlays	4.14 Ac. at C = 0.95
Permeous Areas	4.48 Ac. at C = 0.35
Low Water	0.33 Ac. at C = 1.00
C Avg. = 0.85	

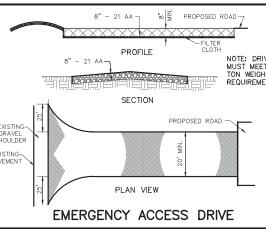
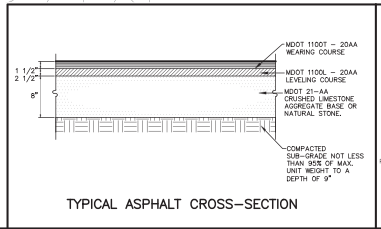
C-Factor Determination for Basin "B"
 Tributary Area = 5.57 Ac.

Impervious Areas	0.14 Ac.
Sidewalks	0.61 Ac.
Roads	1.20 Ac.
Houses and Overlays	2.45 Ac. at C = 0.95
Permeous Areas	2.82 Ac. at C = 0.35
Low Water	0.20 Ac. at C = 1.00
C Avg. = 0.84	

- MAINTENANCE SCHEDULE:**
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY STORM AND SHOULD INCLUDE:
- CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE BASIN IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION, AND FOR THE REMOVAL OF SEDIMENT.
 - CHECKING THE BASIN FOR PIPING, SEEPAGE, OR OTHER MECHANICAL DAMAGE.
 - CHECKING FOR THE PRESENCE OF ANY SOIL CRACKING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
 - CHECKING THE OUTFALL TO ENSURE DRAINAGE IS NOT CAUSING ANY ROUSIVE VELOCITIES AND TO ENSURE THE OUTLET IS NOT CLOGGED.
 - ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
- SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.

STORM WATER DETENTION CALCULATIONS

PERMANENT FLOOD VOLUME REQUIRED	PERMANENT FLOOD VOLUME PROVIDED	PERMANENT FLOOD VOLUME PROVIDED	PERMANENT FLOOD VOLUME PROVIDED
DEPTH OF FLOOD (FEET) (BASED ON 100-YEAR STORM)	DEPTH OF FLOOD (FEET) (BASED ON 100-YEAR STORM)	DEPTH OF FLOOD (FEET) (BASED ON 100-YEAR STORM)	DEPTH OF FLOOD (FEET) (BASED ON 100-YEAR STORM)
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00



VILLA D'ESTE
 SECTION 20/30, TOWN 1 NORTH, RANGE 9 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

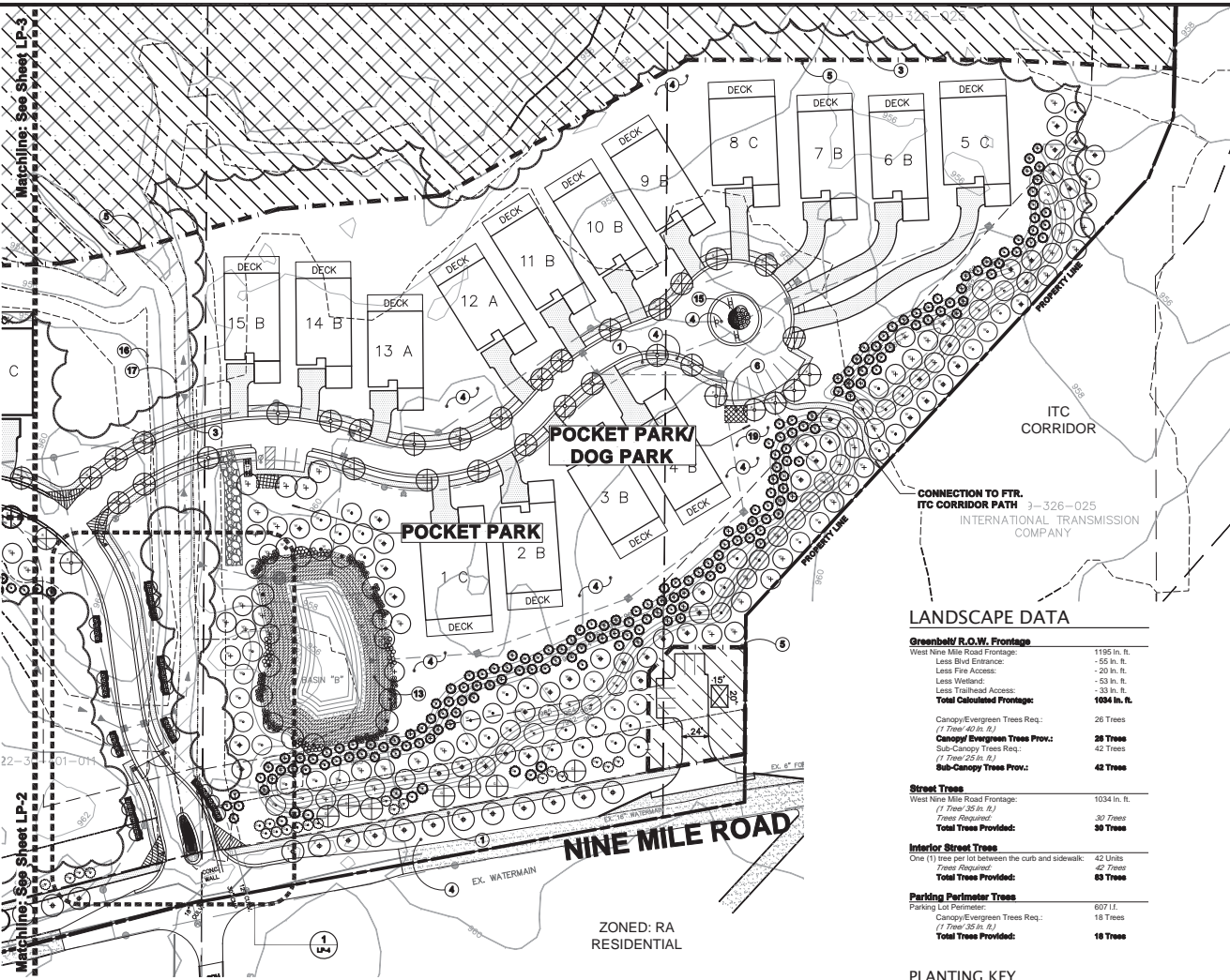
NO.	DATE	DESCRIPTION
1	8-2-17	ISSUED FOR PERMITS
2	9-5-17	ISSUED FOR PERMITS
3	10-9-17	ISSUED FOR PERMITS
4	1-26-18	ISSUED FOR PERMITS

DATE: 8-2-17 DRAWN BY: PKL FOR NUMBER: 15-030-000
 CHECKED BY: PKL DRAWING FILE: 15-030-000

STORM WATER MANAGEMENT PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MANCENTRE • SUITE 10 • NORTHVILLE, MI 48167
 PHONE: 248-308-3333 EMAIL: info@seiberkeast.com

SHEET 3



Marchline: See Sheet LP-2

Marchline: See Sheet LP-3

CONCEPTUAL SITE PLANTING PLAN
SCALE 1" = 50'

- NOTE KEY:**
- ① NEW CONCRETE WALK - SEE CIVIL DRAWINGS
 - ② 2" CLEAR VISION TRIANGLE
 - ③ PROPOSED LIMITS OF WOODLAND PRESERVATION
 - ④ PROPOSED LAWN USE, ALL DISTURBED AREAS
 - ⑤ PROPOSED LIMITS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
 - ⑥ MOUND DEPOSIT AREA
 - ⑦ NO ITEM
 - ⑧ NO ITEM
 - ⑨ NO ITEM
 - ⑩ PROPOSED GATED ENTRANCE
 - ⑪ PROPOSED BIKE RACKS
 - ⑫ NO ITEM
 - ⑬ DETENTION NATIVE SEED MIX FOR SIDE SLOPES
 - ⑭ CONTINUOUS MULCH BED
 - ⑮ SHRUB & PERENNIAL PLANTINGS TYP.
 - ⑯ 25 FT. WETLAND SETBACK
 - ⑰ WETLAND LIMITS
 - ⑱ NO ITEM
 - ⑳ DOG WALKING AREA W/ SIGNAGE AND WASTE COLLECTION

- GENERAL PLANTING REQ.:**
- 1 THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
 - 2 ALL PLANT MATERIAL SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM SIZES ON THE LIST UNLESS OTHERWISE NOTED. ALL PLANTS SHALL BE ACCORDANCE WITH THE LATEST EDITION OF THE "A.A.P. STANDARDS FOR NURSERY STOCK".
 - 3 ALL TREE LOCATIONS SHALL BE STATED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT.
 - 4 ALL SHRUB & TRUNK SHAPE TREES TO HAVE A CENTRAL LEADER, FEES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED**. ALL SINGLE STEM SHAPE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNING.
 - 5 ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE CONICAL CROWNING. ONE SIDED TREES OR THOSE WITH TERN OR OPEN CROWNING SHALL **NOT BE ACCEPTED**.
 - 6 ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT DREADED FOR THE LAST FIVE CROWNING SEASONS.
 - 7 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRASSES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
 - 8 WHEN THE PLANT HAS PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
 - 9 ALL PLANT MATERIALS SHALL BE PRUNED AND POLISHED REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH LEAVING WOOD SURFACES.
 - 10 THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEAR, AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 20% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS REPLACEMENT INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
 - 11 TOPSOIL SHALL BE FRANKLIN FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.5 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATTER WHICH LEAVING TOPSOIL PLACEMENT.
 - 12 NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
 - 13 IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
 - 14 ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
 - 15 SOO SEED LAWN AREAS: ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, OOK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
 - 16 SOO SHALL BE TWO YEAR OLD BARBERSHIELD/PKY KENTUCKY BLUE GRASS GROWN IN A SOO NURSERY ON LOAM SOIL.

LANDSCAPE DATA

Greenbelt R.O.W. Frontage

West Nine Mile Road Frontage:	1185 in. ft.
Less Blvd Entrance:	-55 in. ft.
Less Fire Access:	-20 in. ft.
Less Wetland:	-53 in. ft.
Less Trailhead Access:	-33 in. ft.
Total Calculated Frontage:	1024 in. ft.

Canopy/Evergreen Trees Req.: 26 Trees
(1 Tree 40 in. ft.)

Canopy/Evergreen Trees Prov.: **28 Trees**

Sub-Canopy Trees Req.: 42 Trees
(1 Tree 25 in. ft.)

Sub-Canopy Trees Prov.: **42 Trees**

Street Trees

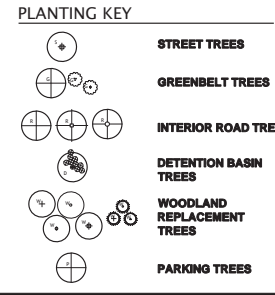
West Nine Mile Road Frontage:	1034 in. ft.
(1 Tree 35 in. ft.)	30 Trees
Total Trees Provided:	30 Trees

Interior Street Trees

One (1) tree per lot between the curb and sidewalk:	42 Units
Trees Required:	42 Trees
Total Trees Provided:	63 Trees

Parking Perimeter Trees

Planting Lot Perimeter:	602 ft.
Canopy/Evergreen Trees Req.:	16 Trees
(1 Tree 35 in. ft.)	
Total Trees Provided:	16 Trees



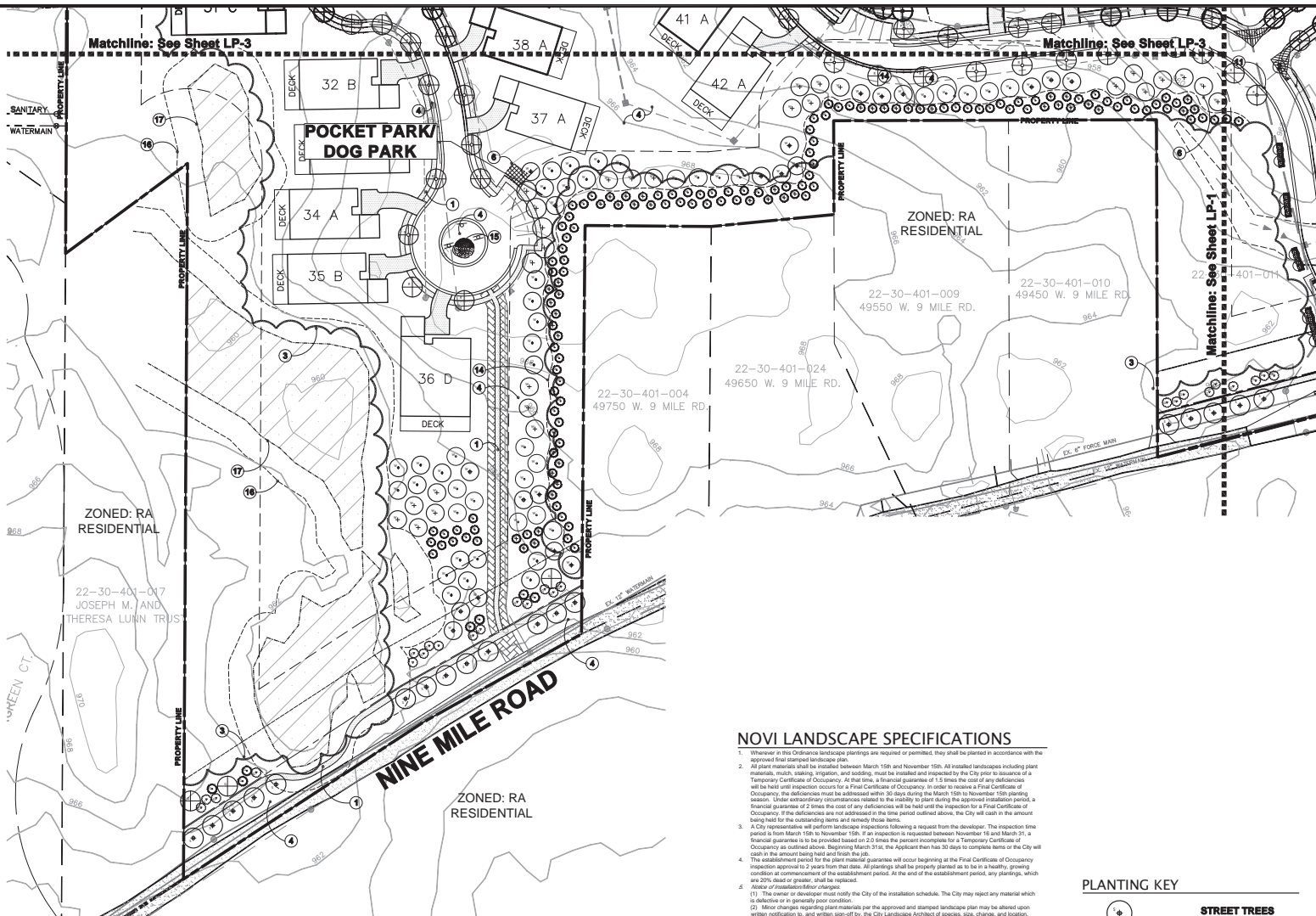
- PLANT MIX**
- ALL PLANTING PERENNIAL BEDS TO RECEIVE:**
- 1 - 5 CU FT. BALK CANADIAN PEAT
 - 1 - 40 LB BAG DRAMMINE
 - 1 - 10 LB BAG STRAW 10-13
 - MULTI-PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.**
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM**
- MULCH**
- MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH**
- NO GROUND WOOD PALLETTE MULCH PERMITTED**
- TOPSOIL**
- CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS. TOPSOIL SHALL BE PROVIDED BY CONTRACTOR.
- PLANT KEY**
- TREE SYMBOL
 - TREE TYPE KEY - SEE PLANT LIST SHEET LP-2
 - QUANTITY - SEE SHEET LP-2
- IRRIGATION**
- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- [NOT TO BE USED AS CONSTRUCTION DRAWING]**



Project sponsor:
Cambridge Homes, Inc.
4775 Bellagio Drive
Northville, MI 48167
248.348.3800

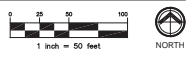
Revisions:

PRO APP PWS	8/2/17
RUSD PER OWNER	10/9/17
RUSD PER OWNER	1/29/18



CONCEPTUAL SITE PLANTING PLAN

SCALE 1" = 50'



NOVI LANDSCAPE SPECIFICATIONS

- Wherever in the Ordinance landscape plantings are required or permitted, they shall be planted in accordance with the approved final stamped landscape plan.
- All plant materials shall be installed between March 15th and November 15th. All installed landscapes including plant materials, mulch, staking, irrigation, and sodding, must be installed and inspected by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.5 times the cost of any deficiencies will be held until inspection occurs for a Final Certificate of Occupancy. In order to receive a Final Certificate of Occupancy, the deficiencies must be addressed within 30 days during the March 15th to November 15th planting season. Under extraordinary circumstances related to the inability to plant during the approved installation period, a financial guarantee of 2 times the cost of any deficiencies will be held until the inspection for a Final Certificate of Occupancy if the deficiencies are not addressed in the time period outlined above. The City will cash in the amount being held for the outstanding items and remedy those items.
- A City representative will perform landscape inspections following a request from the developer. The inspection time period is from March 15th to November 15th. If an inspection is requested between November 15th and March 31st, a financial guarantee is to be provided based on 2.0 times the amount requested for a Temporary Certificate of Occupancy as outlined above. Beginning March 31st, the Applicant then has 30 days to complete items or the City will cash in the amount being held and finish the job.
- The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy inspection approved to 2 years from that date. All plantings shall be properly planted so to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings, which are 20% dead or greater, shall be replaced.
- Abandonment of installation/for change:
 - The owner or developer must notify the City of the installation schedule. The City may reject any material which is substandard in generally poor condition.
 - Minor changes regarding plant materials per the approved and stamped landscape plan may be allowed upon written notification to, and written sign-off by, the City Landscape Architect of species, size, change, and location.
 - Minor changes due to seasonal planting problems and lack of plant availability may be approved in writing by the City Landscape Architect when there is no reduction in the quality of plant materials, no significant change in size or location of plant material, the new plant material is compatible with the area and is the same general (hardiness/evergreen), exhibiting some design characteristics (mature height, crown), as the material being replaced. If these criteria are not fulfilled or changes are significant from approval plan, the landscape plan shall be revised and resubmitted for plan approval.
- Abandonment:
 - Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
 - To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the office of the Oakland County Register or Deeds a Landscape Maintenance Agreement, or file such provisions as part of subdivision restrictions or condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for the City, which shall be the responsible entity. Such instrument shall also include provisions that all unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever occurs first. All landscaped areas shall be provided with an irrigation system; tree stakes, guy wires and tree wrap are to be removed after one winter season; plantings shall be guaranteed for the (2) growing seasons after date of the acceptance of the installation or within six weeks exceed the height specified in Chapter 21 of the Novi Code of Ordinances, or if above an allowed to obstruct sight lines across any portion of the road and the responsible party is unwilling to rectify the problem, the City will abate such violation and shall assess the cost of such abatement measures in the manner proposed by the developer and approved by the City of Novi.
 - Responsibility and Certificate of Occupancy: The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining per landscaping the approved final landscape plan as specified in this Section. When the property is occupied by a person other than the owner, the contractor shall also be responsible for maintenance. All landscaping work required pursuant to this Section shall be treated as a site improvement for purposes of Subsections 3005-8 and 9.

* These requirements supersede all other planting requirements or specifications.

PLANTING KEY

- STREET TREES**
- GREENBELT TREES**
- INTERIOR ROAD TREES**
- DETENTION BASIN TREES**
- WOODLAND REPLACEMENT TREES**

NOTE KEY:

- ① NEW CONCRETE WALK - SEE CIVIL DRAWINGS
- ② CLEAR WOOD PRESERVATION
- ③ PROPOSED LIMITS OF WOODLAND PRESERVATION
- ④ PROPOSED LAWNS SEE ALL DISTURBED AREAS
- ⑤ PROPOSED LIMITS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
- ⑥ NON-DEPOSIT AREA
- ⑦ NO ITEM
- ⑧ NO ITEM
- ⑨ NO ITEM
- ⑩ PROPOSED GATED ENTRANCE
- ⑪ PROPOSED BIKE RACKS
- ⑫ NO ITEM
- ⑬ DETENTION NATIVE BEDS FOR SIDE SLOPES
- ⑭ CONTIGUOUS MULCH BED
- ⑮ SHRUBS & PERENNIAL PLANTINGS TYP.
- ⑯ 25 FT. WETLAND SETBACK
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- ALL MULTI-TRUNK TREES SHALL BE HEAVILY BRANCHED AND HAVE CENTRICAL CROWNS. ONE SIDED TREES OR THOSE WITH TERN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT DREADED FOR THE FIRST FIVE GROWING SEASONS.
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- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEAR, AT THAT TIME THE OWNER'S RESPONSIBILITY REVERSES THE POINT OF A FINAL INSPECTION. PLANT MATERIAL WITH 20% DEATH SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE. THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS, THESE NEW PLANTS SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
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PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:
 - 1 - 1.00 FT. BALD CANNON PLANT
 - 1 - 1.00 LB. IRIS DRUMMAID
 - 1 - 1.00 LB. PRIMULA 10-13
 - MIX-TURFPOSE FERTILIZER
- PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

- MULCH TO BE DOUBLE SHREDED HARDWOOD BARK MULCH
- NO ROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEEP TOPSOIL IN ALL LAWN AREAS. TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

- TREE SYMBOL
- TREE TYPE KEY - SEE PLANT LIST SHEET LP-2
- QUANTITY PLANTING DETAILS SEE SHEET LP-2

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

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VILLA D'ESTE
 PROPOSED DETACHED CONDOMINIUMS - NOVI, MI



Project sponsor:
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248.348.3800

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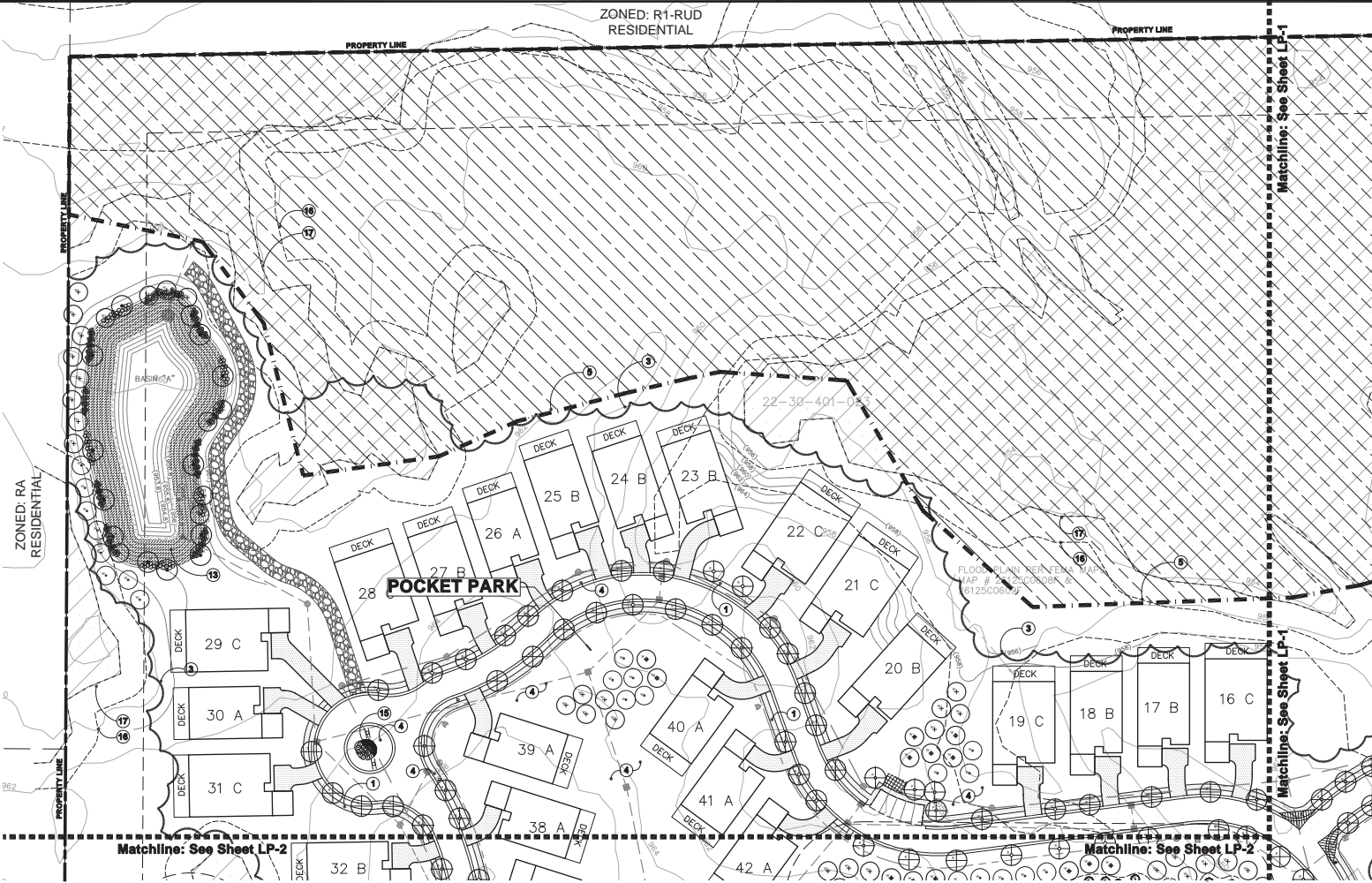
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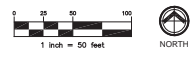
CONCEPTUAL LANDSCAPE PLAN

project no.
121713

sheet no.
LP-2



CONCEPTUAL SITE PLANTING PLAN
SCALE 1" = 50'



PLANTING KEY

- STREET TREES**
- GREENBELT TREES**
- INTERIOR ROAD TREES**
- DETENTION BASIN TREES**
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- ⑩ NO ITEM
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- ⑯ SHRUB & PERENNIAL PLANTINGS TYP.
- ⑰ 25 FT. WETLAND SETBACK
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- ⑳ DOG WALKING AREA W/ SIGNAGE AND WASTE COLLECTION

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- 7. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
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- 14. ALL PLANTING BEDS SHALL RECEIVE 4" SHREDED BARK MULCH, SEE SPECIFICATIONS.
- 15. SOIL BEDS LAWN AREAS: ALL LAWN AREAS BETWEEN BUILDINGS AND BUILDINGS OR BETWEEN BUILDINGS, SOIL SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- 16. SOIL SHALL BE TWO YEAR OLD BARBERSHOP/SHADE/PLY KENTUCKY BLUE GRASS GROWN IN A SOIL NURSERY ON LOAM SOIL.

PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:**
- 1 - 1.00 FT. BALE CANADIAN REED
- 1 - 40 LB. 8/10 DRAINAGE
- 1 - 1.00 LB. 8/10 DRAINAGE
- 1 - 1.00 LB. 8/10 DRAINAGE
- MULTI-PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

- MULCH TO BE DOUBLE SHREDED HARDWOOD BARK MULCH
- NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SURGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS. TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

- TREE SYMBOL
- TREE TYPE KEY - SEE PLANT LIST SHEET LP-2
- QUANTITY - SEE SHEET LP-2
- PLANTING DETAILS - SEE SHEET LP-2

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

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VILLA D'ESTE
PROPOSED DETACHED CONDOMINIUMS - NOV1, MI



Project sponsor:
Cambridge Homes, Inc.
4775 Billings Drive
Northville, MI 48167
248.348.3800

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revisions:

PRO APP DWG	8/21/17
RUSD PER OWNER	10/9/17
RUSD PER OWNER	1/29/18

sheet title:
CONCEPTUAL LANDSCAPE PLAN

project no.
121713

sheet no.
LP-3



project sponsor:
 Cambridge Homes, Inc.
 4775 Ballagio Drive
 Northville, MI 48167
 248.348.3800

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PRO APP PKG	8/2/17
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RVS/D PER OWNER	1/29/18

sheet title:
CONCEPTUAL LANDSCAPE PLAN

project no.:
121713

sheet no.:
LP-4

NOTE KEY:

- ① NEW CONCRETE WALK - SEE CIVIL DRAWINGS
- ② 2" CLEAR WOOD TRIMMER
- ③ PROPOSED LIMITS OF WOODLAND PRESERVATION
- ④ PROPOSED LAWNS (SEE ALL DISTURBED AREAS)
- ⑤ PROPOSED LIMITS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
- ⑥ NOW DEPOSIT AREA
- ⑦ NO ITEM
- ⑧ NO ITEM
- ⑨ NO ITEM
- ⑩ PROPOSED GATED ENTRANCE
- ⑪ PROPOSED BIKE RACKS
- ⑫ NO ITEM
- ⑬ DETENTION NATIVE SEED MIX FOR SOLE SLOPES
- ⑭ CONTINUOUS MULCH BED
- ⑮ SHRUB & PERENNIAL PLANTINGS TYP.
- ⑯ 25 FT. WETLAND SETBACK
- ⑰ WETLAND LIMITS
- ⑱ NO ITEM
- ⑳ DOG WALKING AREA W/ SIGNAGE AND WASTE COLLECTION

GENERAL PLANTING REQ.:

- 1. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZE SHALL BE THE MINIMUM SIZE OR IN ACCORDANCE WITH THE LATEST EDITION OF THE "A.L.N." STANDARDS FOR NURSERY STOCK.
- 3. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT.
- 4. ALL SINGLE STEM SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED**. ALL SINGLE STEM SHADE TREES TO HAVE UPRIGHT TRUNKS AND SYMMETRICAL CROWNING.
- 5. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNING. ONE SIZED TREES OR THOSE WITH ONE OR OPEN CROWNING SHALL **NOT BE ACCEPTED**.
- 6. ALL TREEMATURE TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT DEARED FOR THE LAST FIVE CROWNING SEASONS.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
- 8. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
- 9. ALL PLANT MATERIALS SHALL BE PRUNED AND INJURED REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF TWIGS FROM TRANSPORTING. CUTS SHOULD BE FLUSH, LEAVING FLAT SURFACES.
- 10. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEARS, AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 20% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- 11. TOPSOIL SHALL BE FRANKLIN FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.5 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STUBS AND OTHER FOREIGN MATTER.
- 12. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES.
- 13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- 14. ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- 15. SOIL SEED LAIN AREAS: ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, ODK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- 16. SOIL SHALL BE TWO YEAR OLD BARKONCHERDELPHY KENTUCKY BLUE GRASS GROWN IN A SOIL NURSERY ON LOAM SOIL.

PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:**
- 1 - 6 CU FT. BALE CANADIAN PEAT
 - 1 - 40 LB BAG DRAMMINE
 - 1 - 1 LB BAG DRAMMINE 15-15-15
 - MULTI-PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH
 MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH
 NO GROUND WOOD PALLETTE MULCH PERMITTED

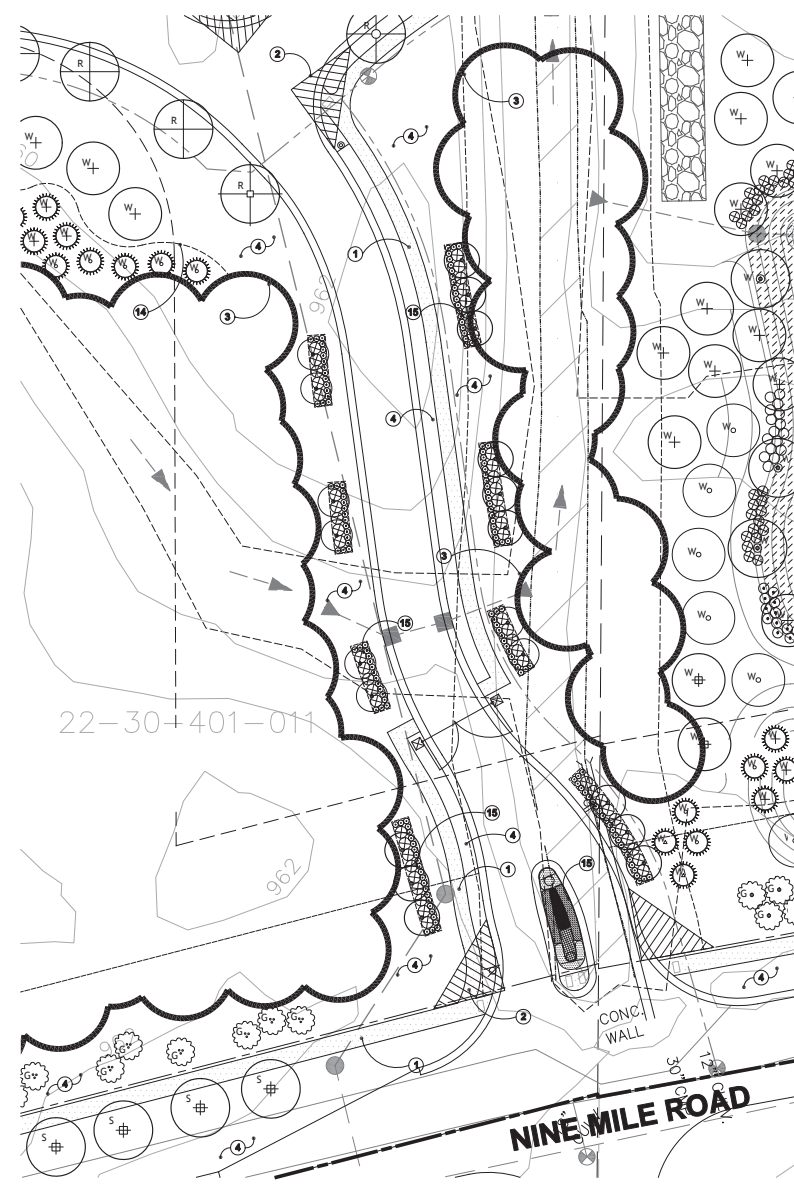
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 CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS. TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

- TREE SYMBOL
- TREE TYPE KEY - SEE PLANT LIST SHEET LP-2
- QUANTITY - SEE SHEET LP-2

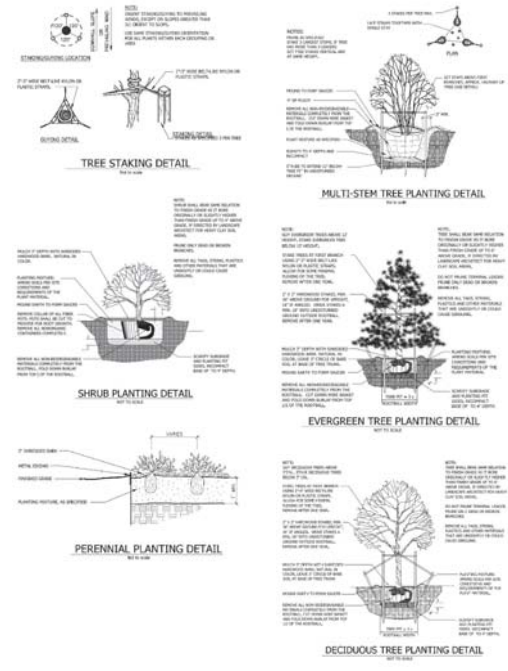
IRRIGATION
 ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

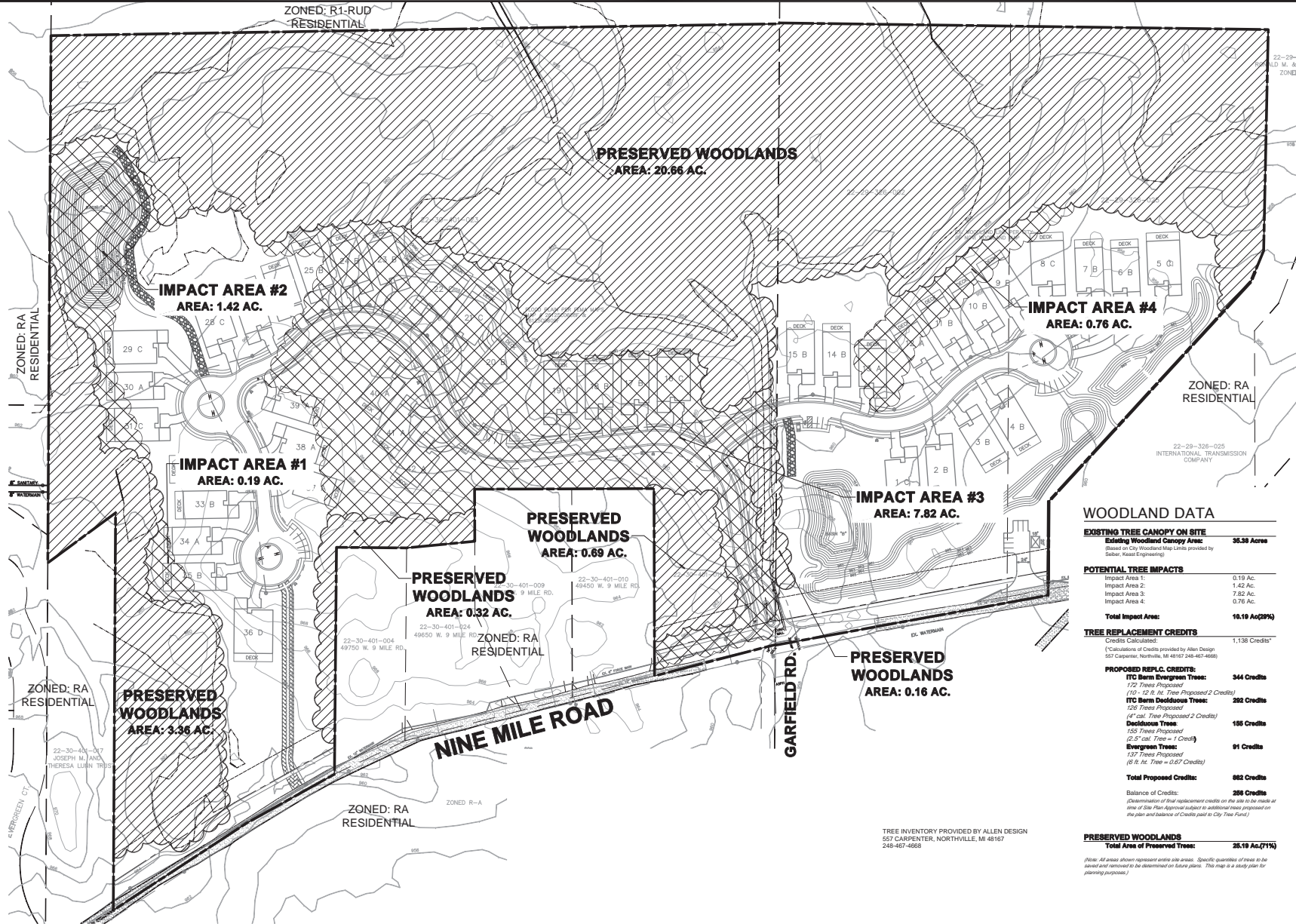


1
LP-1 CONCEPTUAL PLANTING DETAIL - ENTRANCE
 SCALE 1" = 20'

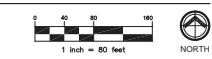
NOVI PLANTING DETAILS



1
LP-1 CONCEPTUAL PLANTING DETAIL - ENTRANCE
 SCALE 1" = 20'



WOODLAND STUDY MAP
SCALE 1" = 80'



WOODLAND DATA

EXISTING TREE CANOPY ON SITE	
Existing Woodland Canopy Area:	35.58 Acres
<small>(Based on City Woodland Map Limits provided by Sakur, Assoc. Engineering)</small>	
POTENTIAL TREE IMPACTS	
Impact Area 1:	0.19 Ac.
Impact Area 2:	1.42 Ac.
Impact Area 3:	7.82 Ac.
Impact Area 4:	0.76 Ac.
Total Impact Area:	10.19 Ac(29%)
TREE REPLACEMENT CREDITS	
Credits Calculated:	1,138 Credits*
<small>(*Calculations of Credits provided by Allen Design, 557 Carpenter, Northville, MI 48167 248-467-4688)</small>	
PROPOSED REPLC. CREDITS:	
ITO Bona Evergreen Trees:	344 Credits
172 Trees Proposed	
(10" - 12" H. Tree Proposed 2 Credits)	
ITO Bona Deciduous Trees:	292 Credits
126 Trees Proposed	
(4" tall, Tree Proposed 2 Credits)	
Deciduous Trees	185 Credits
155 Trees Proposed	
(2.5" tall, Tree = 1 Credit)	
Evergreen Trees:	91 Credits
137 Trees Proposed	
(8" H. Tr. Tree = 0.67 Credits)	
Total Proposed Credits:	962 Credits
Balance of Credits:	206 Credits
<small>(Determination of final replacement credits on the site to be made at time of Site Plan Approval subject to additional trees proposed on the plan and balance of Credits paid to City Tree Fund.)</small>	
PRESERVED WOODLANDS	
Total Area of Preserved Trees:	35.19 Ac(71%)

(Note: All areas shown represent site areas. Specific quantities of trees to be saved and removed to be determined on future plans. This map is a study plan for planning purposes.)



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revisions:

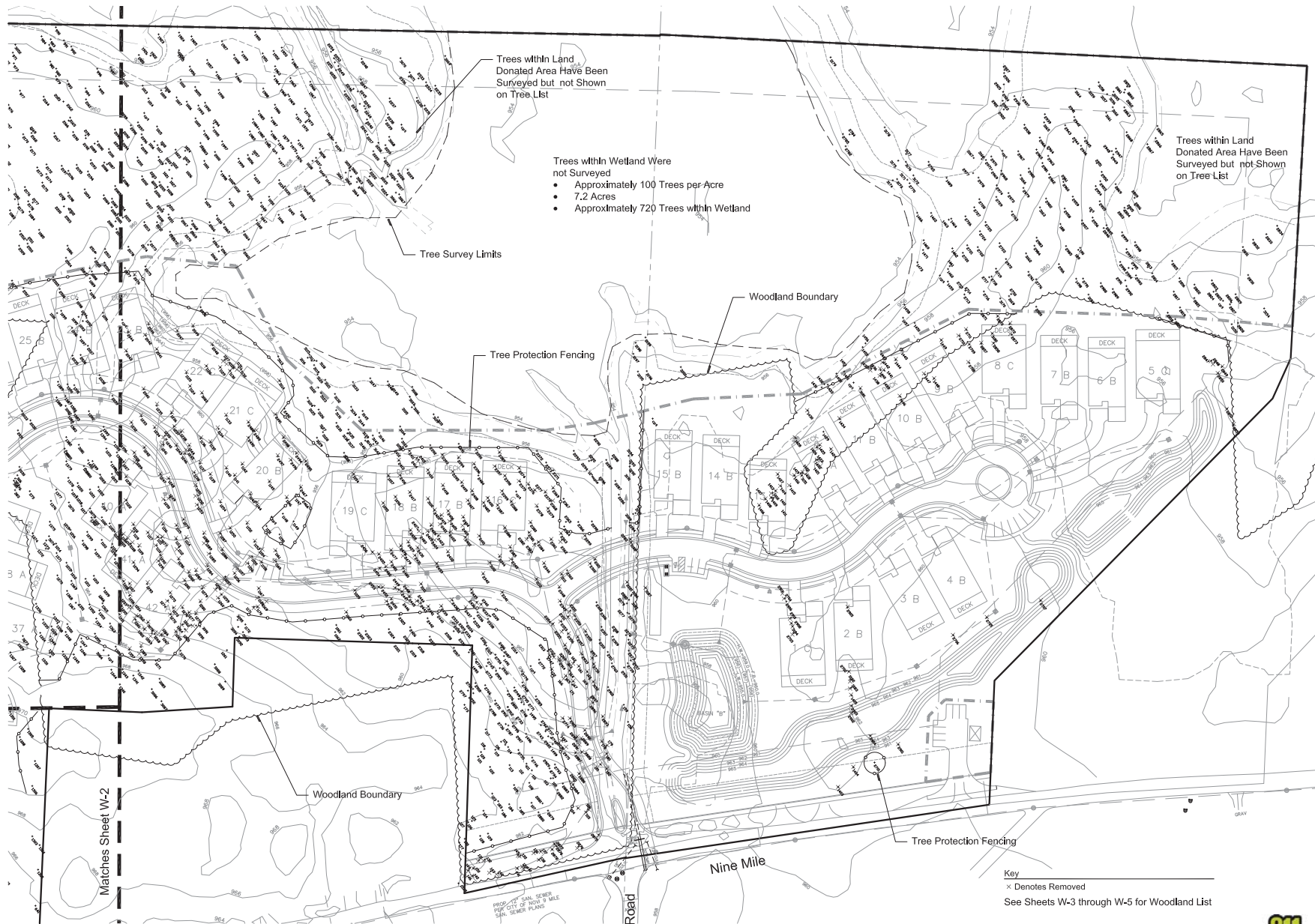
PRO APP REV	8/2/17
RUSD PER OWNER	10/9/17
RUSD PER OWNER	10/25/17
RUSD PER OWNER	1/25/18

sheet title:
WOODLAND STUDY PLAN

project no:
121713

sheet no:
WP-1

WOODLAND PLAN AND LANDSCAPE PLAN
Submitted: April 17, 2018



Trees within Land Donated Area Have Been Surveyed but not Shown on Tree List

- Trees within Wetland Were not Surveyed
- Approximately 100 Trees per Acre
 - 7.2 Acres
 - Approximately 720 Trees within Wetland

Trees within Land Donated Area Have Been Surveyed but not Shown on Tree List

Seal:



Title:
Woodland Plan

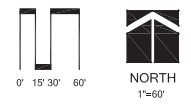
Project:
Villa D'Este
Novi, MI

Prepared for:
Cambridge Homes
47765 Bellagio
Northville, Michigan 48167

Revision: Issued:
Submission April 17, 2018

Job Number:
16-008

Drawn By: Checked By:
jca jca

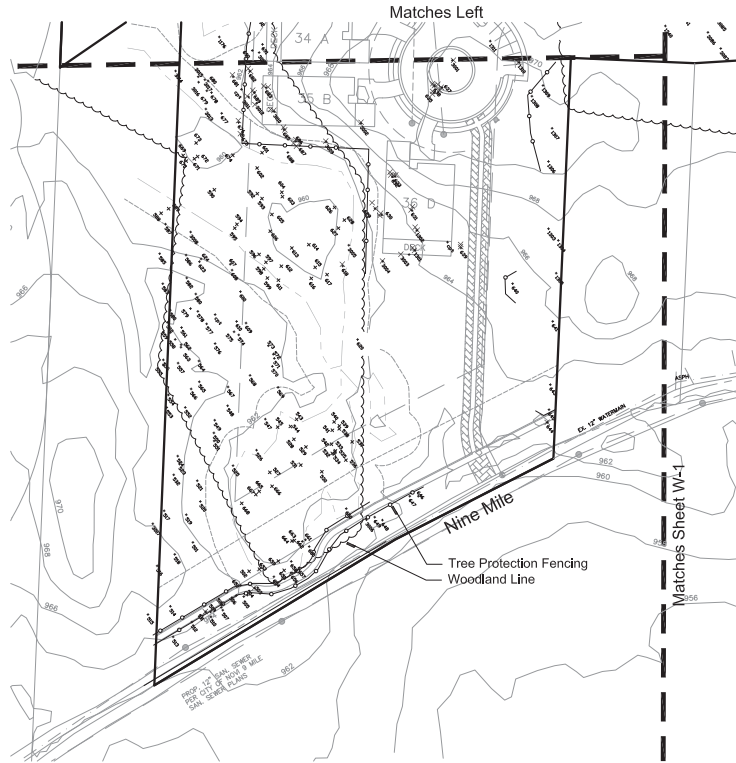
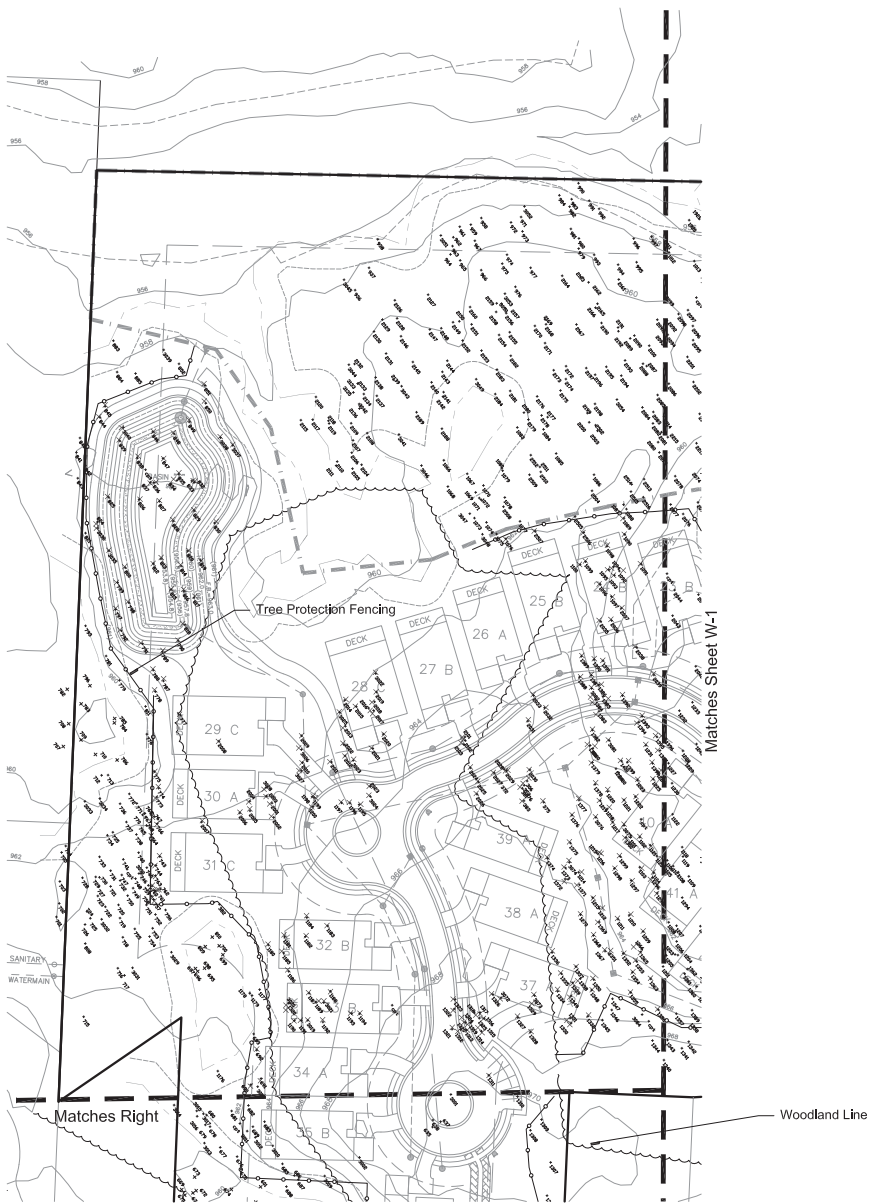


Key
 x Denotes Removed
 See Sheets W-3 through W-5 for Woodland List

Sheet No.



W-1



Seal: _____



Title: _____
Woodland Plan

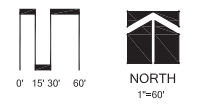
Project: _____
**Villa D'Este
 Novi, MI**

Prepared for: _____
 Cambridge Homes
 47765 Bellagio
 Northville, Michigan 48167

Revision: _____ Issued: _____
 Submission April 17, 2018

Job Number: _____
 16-008

Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____

Key _____
 x Denotes Removed
 See Sheets W-3 Through W-5 for Woodland List



Tree List

Table with 12 columns: Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits, Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits, Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits, Tag #, Diameter, Common Name, Botanical Name, Condition, Remarks, Required Replacement, Credits. The table lists numerous tree species with their respective measurements and notes.



Seal:



Title: Woodland List

Project:

Villa D'Este Novi, MI

Prepared for:

Cambridge Homes 47765 Bellagio Northville, Michigan 48167

Revision:

Issued:

Submitter: April 17, 2018

Job Number:

16-008

Drawn By:

Checked By:

jca

jca

Remarks Key

- Save Tree will be saved
Credit Tree is located outside of a woodland and will be saved.
Remove Tree is located in or adjacent to woodland and will be removed.
Exception Tree is located in or adjacent to a woodland area.

Sheet No.

W-4

Tree List

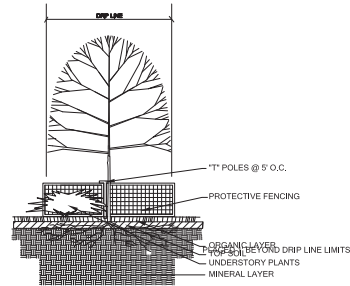
Tag #	Diameter	Common Name	Botanical Name	Condition	Remarks	Required Replacement	Credits
3150	8	American Elm	Ulmus americana	Good	Remove		
3151	9	American Elm	Ulmus americana	Good	Remove	1	
3160	9	American Elm	Ulmus americana	Good	Exempt		
3181	15	Black Cherry	Prunus serotina	Good	Remove	2	
3182	8	White Pine	Pinus strobus	Good	Exempt		
3183	7	White Pine	Pinus strobus	Good	Exempt		
3184	10	Austrian Pine	Pinus nigra	Good	Exempt		
3185	9	American Elm	Ulmus americana	Good	Save		
3186	10	American Elm	Ulmus americana	Good	Save		
3187	8	Silver Maple	Acer saccharinum	Good	Exempt		
3188	10	American Elm	Ulmus americana	Good	Remove	1	
3189	21	Eastern Cottonwood	Populus deltoides	Good	Save		
3191	12	Silver Maple	Acer saccharinum	Good	Save		
3192	10	Silver Maple	Acer saccharinum	Good	Save		
3193	10	Silver Maple	Acer saccharinum	Good	Save		
3194	15	Silver Maple	Acer saccharinum	Good	Save		
3195	18	Silver Maple	Acer saccharinum	Good	Save		
3196	19	Silver Maple	Acer saccharinum	Good	Save		
Woodland Replacements Required						1049	
Woodland Credits							106

Woodland Summary

Total Trees Surveyed	1,335 Trees
Un-Surveyed Trees in Wetland	720 Trees
Surveyed Trees in Land Donation	418 Trees
Less Non - Regulated Trees:	
Exempt Trees	24 Trees
Net Trees	2,449 Trees
Regulated Trees Removed	573 Trees (23.4%)
Replacement Required	
Trees 8" - 11"	276 trees x 1= 276 Trees
Trees 11" - 20"	205 trees x 2= 410 Trees
Trees 20" - 30"	43 trees x 3= 129 Trees
Trees 30"+	10 trees x 4= 40 Trees
Multi-Stemmed Trees (39 trees)	194 Trees
Sub-total Replacement Required	1,049 Trees
Less Credits	106 Credits
Total Replacement Required	943 Trees

Remarks Key:

Save	Tree will be saved
Credit	Tree is located outside of a woodland area and will be saved.
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.



1. Other Plants or Wood Chutes, Snow Piling, etc. shall be limited to or beyond the Dip Line, unless otherwise noted.
2. No excavation shall be done within the Dip Line.
3. Excavation shall not be done closer to the Tree than the Dip Line of those Trees to be Saved.
4. Excavation shall not be done closer to the Tree than the Dip Line of those Trees to be Saved.
5. Under no Circumstances shall the Protective Fencing be Removed without Proper Approval from the City of Novi.
6. The Tree shall be protected from the Dip Line to the Dip Line.
7. No Digging, Hauling, or Grouting for Equipment shall be done in the Protected Area.
8. No Heavy Equipment shall be used in the Protected Area.
9. No Heavy Equipment shall be used in the Protected Area.
10. No Heavy Equipment shall be used in the Protected Area.
11. No Heavy Equipment shall be used in the Protected Area.
12. No Heavy Equipment shall be used in the Protected Area.
13. No Heavy Equipment shall be used in the Protected Area.
14. No Heavy Equipment shall be used in the Protected Area.
15. No Heavy Equipment shall be used in the Protected Area.
16. No Heavy Equipment shall be used in the Protected Area.
17. No Heavy Equipment shall be used in the Protected Area.
18. No Heavy Equipment shall be used in the Protected Area.
19. No Heavy Equipment shall be used in the Protected Area.
20. No Heavy Equipment shall be used in the Protected Area.

TREE PROTECTION DETAIL

NO SCALE

Seal:



Title:

Woodland List

Project:

Villa D'Este
Novi, MI

Prepared for:

Cambridge Homes
47765 Bellagio
Northville, Michigan 48167

Revision:

Issued:

Submission

April 17, 2018

Job Number:

16-008

Drawn By:

jca

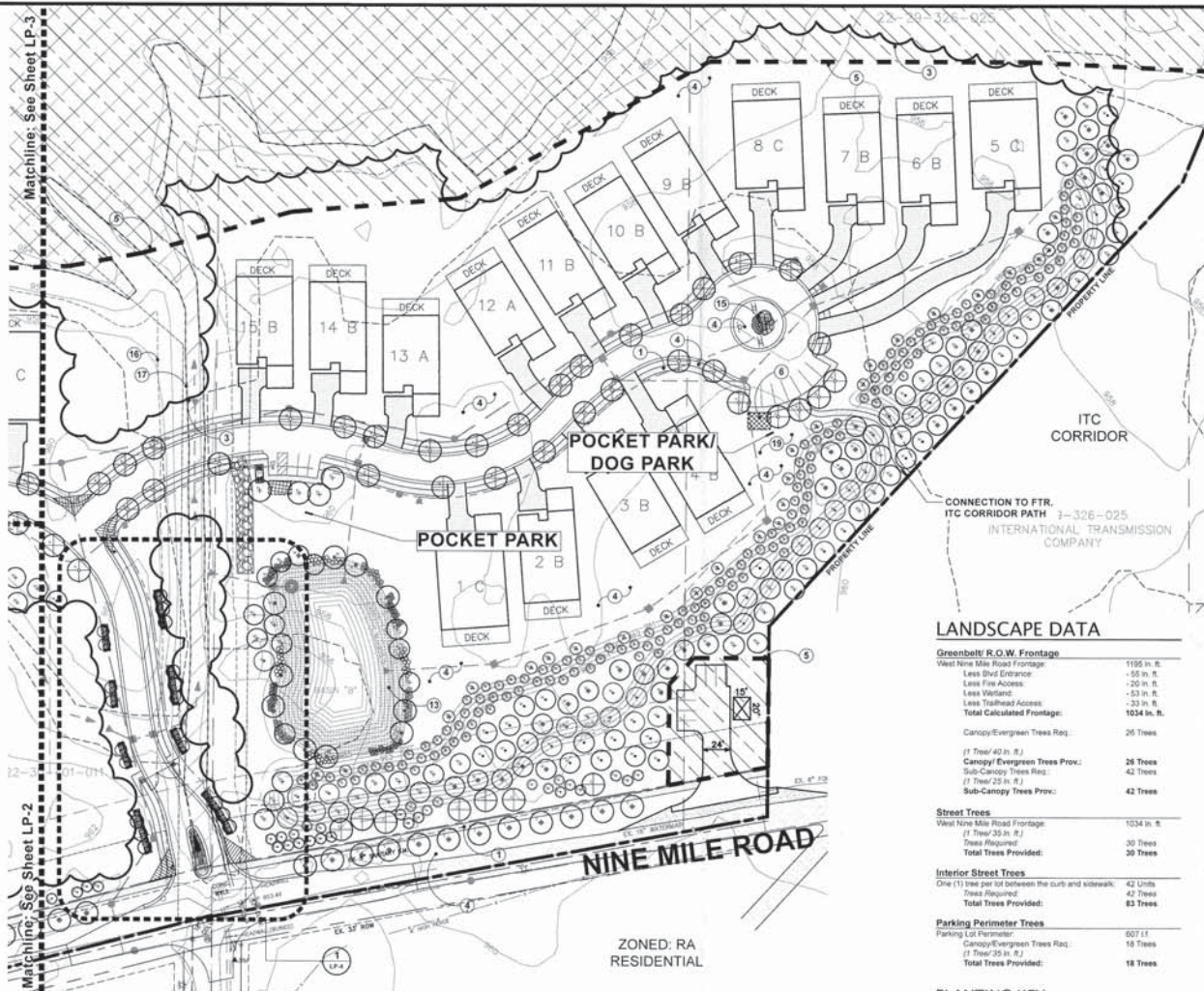
Checked By:

jca

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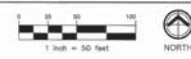


W-5



CONCEPTUAL SITE PLANTING PLAN
SCALE 1" = 50'

ZONED: RA
RESIDENTIAL



NOTE KEY:

- 1 NEW CONCRETE WALL - SEE CIVIL DRAWINGS
- 2 CLEAR VISION TRIANGLE
- 3 PROPOSED LIMITS OF WOODLAND PRESERVATION
- 4 PROPOSED LAWN SET, ALL DISTURBED AREAS
- 5 PROPOSED LIMITS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
- 6 SNOW DEPOSIT AREA
- 7 NO ITEM
- 8 NO ITEM
- 9 PROPOSED GATED ENTRANCE
- 10 PROPOSED BIKE RACKS
- 11 NO ITEM
- 12 DETENTION NATIVE BIRD BOX FOR ROSE SLOPES
- 13 CONTINUOUS MULCH BED
- 14 SHUBS & BUSHES PLANTING TYPE
- 15 30 FT WALKWAY TRACK
- 16 WETLAND LIMITS
- 17 NO ITEM
- 18 BIOWALKING AREA BY BIOWASTE AND WASTE COLLECTION

GENERAL PLANTING REQ.:

- 1 THE OWNER SHALL CONSULT WITH ANY NECESSARY MUNICIPAL, LOCAL, STATE AND FEDERAL AGENCIES REQUIRED FOR THE COMPLETION OF WORK SHOWN ON THE DRAWINGS
- 2 ALL PLANT MATERIALS SHALL COMPLY WITH THE TREE SPECIES ON THE PLANT LIST. SPECIES SHALL BE THE MINIMUM SPECIES ON THE PLANT LIST. ALL SPECIES SHALL BE PLANTED TO MEET THE STANDARDS WITH THE LATEST EDITION OF THE "A.A.S. STANDARDS FOR NURSERY STOCK"
- 3 ALL TREE LOCATIONS SHALL BE STAMPED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT
- 4 ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE TRUNK SHADE TREES TO HAVE SYMMETRICAL TRUNKS AND SYMMETRICAL CROWNS
- 5 ALL MULTI TRUNK TREES SHALL BE BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SHADE TREE OR THREE WITH TRUNK OR OTHER CROWN SHALL NOT BE ACCEPTED
- 6 ALL EVERGREEN TREES SHALL BE NEARLY BRANCHED AND FULL TO THE GROUND. SYMMETRICAL IN SHAPE AND NOT SHARDED FOR THE LAST FOUR BRANCHING SECTIONS
- 7 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AS THE CURRENTLY SHOWN AND SPECIES TO BE PLANTED SHALL BE DETERMINED AS TO GIVE THE BEST APPEARANCE
- 8 AREAS THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, INSTANT AND SETTLING WITH WATER
- 9 ALL PLANT MATERIALS SHALL BE BRANCHED AND NEARLY BRANCHED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF BRUSH OR RUBBED TWIGS AND TO COMPARISON FOR THE LOSS OF BRUITS FROM TRANSPORTING. CUTS SHOULD BE FLUSH LEAVING NO STUBS
- 10 THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEARS. IF THAT TIME THE CURRENT REPRESENTATIVE PROVIDES THE BEST FOR PLANT INSPECTION CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE CURRENT REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR
- 11 TOPSOIL SHALL BE AVAILABLE. REMOVE TOPSOIL OF CUL-LOAM CONTACT WITH TOPSOIL AT LEAST 18" FROM PLANT HOME. THERE SHALL BE WEIGHT OF ORGANIC MATTER WITH A PROVISION FROM 5 TO 10 SOIL SHALL BE FREE FROM CLUMPS, COMBES, SAND, PLANT ROOTS, ROCKS AND OTHER FOREIGN MATERIALS
- 12 NO MACHINERY IS TO BE USED WITHIN THE DRIFTLINE OF EXISTING TREES, AND CARE SHALL BE TAKEN TO PROTECT THE EXISTING TREES
- 13 IF MACHINERY MUST BE USED IN THESE AREAS, IT SHOULD BE PROTECTED FROM ALL BUILDINGS, VEHICLES AND WALKWAYS
- 14 ALL PLANTING BEDS SHALL RECEIVE 4" SHREDED BARK MULCH. SEE SPECIFICATIONS
- 15 SOIL SEED LAIN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDING, DRIP SOL TO 1" DEEP BEFORE TOPSOIL PLACEMENT
- 16 SOIL SHALL BE TWO YEAR OLD KENTUCKY BLUEGRASS SEED OR KENTUCKY BLUEGRASS SEED AS A SOIL NURSERY ON LOW SOIL.

LANDSCAPE DATA

Greenbelt/ R.O.W. Frontage	1195 In. R.
West Nine Mile Road Frontage:	
Less Div'd Entrance:	-55 In. R.
Less Fire Access:	-20 In. R.
Less Wetland:	-53 In. R.
Less Trailhead Access:	-33 In. R.
Total Calculated Frontage:	1034 In. R.
Canopy/Evergreen Trees Req.:	26 Trees
(1 Tree/ 40 In. R.)	
Canopy/ Evergreen Trees Prov.:	26 Trees
Sub-Canopy Trees Req.:	42 Trees
(1 Tree/ 25 In. R.)	
Sub-Canopy Trees Prov.:	42 Trees
Street Trees	
West Nine Mile Road Frontage:	1034 In. R.
(1 Tree/ 35 In. R.)	
Trees Required:	30 Trees
Total Trees Provided:	30 Trees
Interior Street Trees	
One (1) Tree per lot between the curb and sidewalk:	42 Units
Trees Required:	42 Trees
Total Trees Provided:	83 Trees
Parking Perimeter Trees	
Parking Lot Perimeter:	607 Lt.
Canopy/Evergreen Trees Req.:	18 Trees
(1 Tree/ 35 In. R.)	
Total Trees Provided:	18 Trees

PLANTING KEY

- STREET TREES**
- GREENBELT TREES**
- INTERIOR ROAD TREES**
- DETENTION BASIN TREES**
- WOODLAND REPLACEMENT TREES**
- PARKING TREES**

PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:**
- 1 - 4" (2" FT) SALE CROWN PLANT
 - 1 - 4" (2" FT) SALE CROWN PLANT
 - 1 - 4" (2" FT) SALE CROWN PLANT
 - 1 - 4" (2" FT) SALE CROWN PLANT
 - 1 - 4" (2" FT) SALE CROWN PLANT
- PER 100 SQ FT BED AREA.**

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDED HARDWOOD BARK MULCH
NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED TOPSOIL WITH LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

- TREE SYMBOL**
- TREE TYPE KEY - SEE PLANT LIST SHEET LP-2**
- QUANTITY PLANTING DETAILS - SEE SHEET LP-4**

IRRIGATION

ALL LANDSCAPE AREAS WILL BE SPRINKLED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM

NOT TO BE USED AS CONSTRUCTION DRAWING

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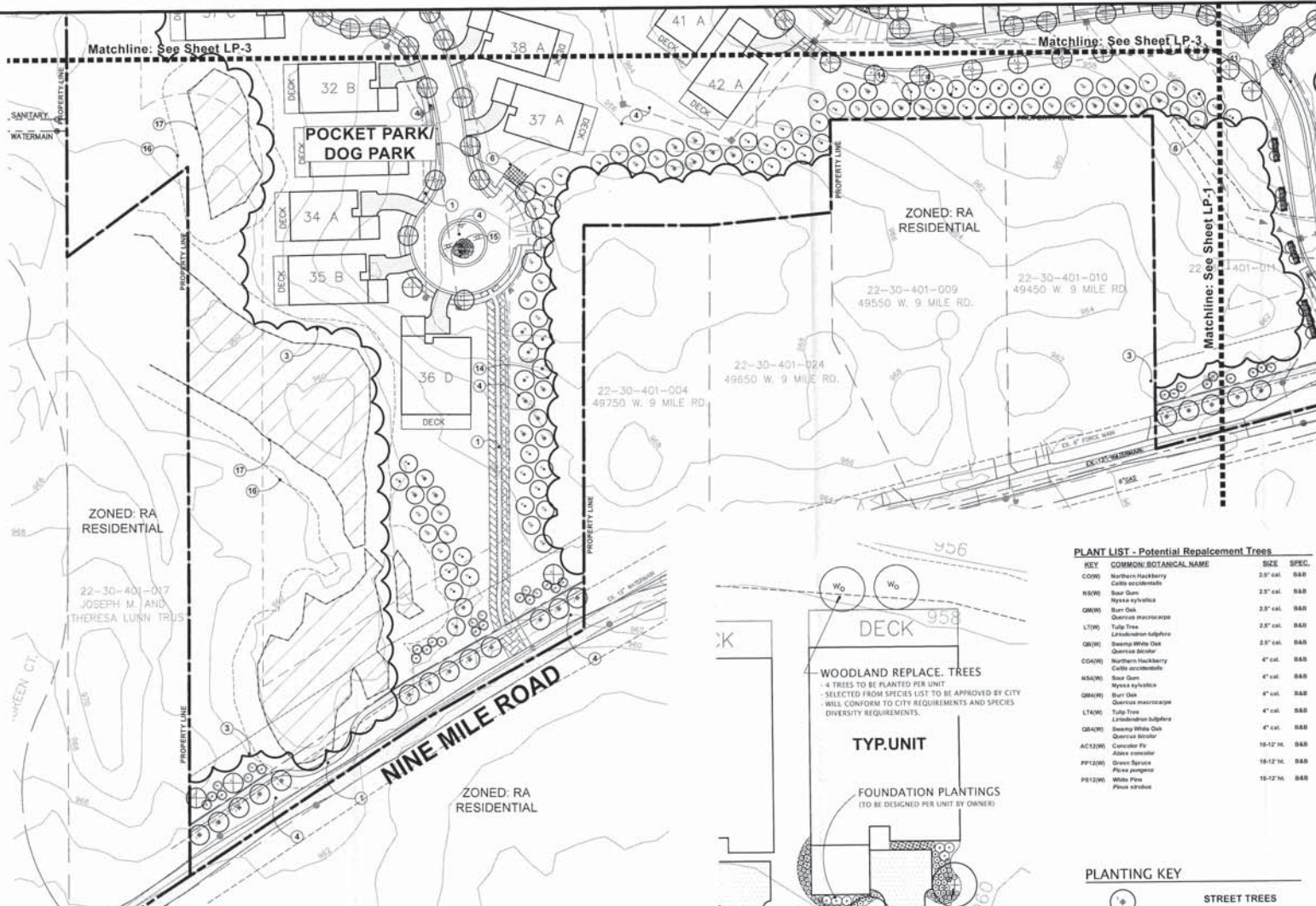
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REV APP PKG. 08/22/17
REV PER OWNER 10/29/17
REV PER OWNER 01/25/18
REV PER OWNER 04/16/18

sheet title:
CONCEPTUAL LANDSCAPE PLAN

project no.
121713

sheet no.
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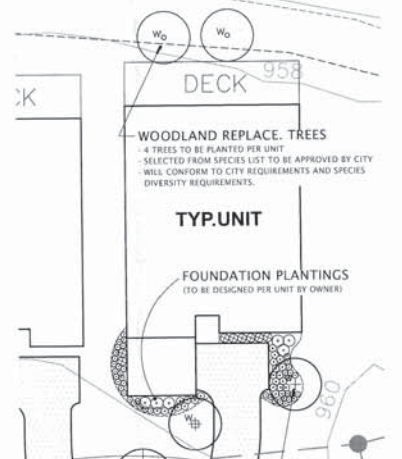


- NOTE KEY:**
- NEW CONCRETE WALK - SEE CIVIL DRAWINGS
 - IF CLEAR VISION TRIANGLE
 - PROPOSED LIMITS OF WOODLAND PRESERVATION
 - PROPOSED PERENNIAL BEDS - ALL NOTED IN AREAS
 - PROPOSED LIMITS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
 - NO-TOP SOIL DEPOSIT AREA
 - NO-FIRM
 - NO-FIRM
 - PROPOSED GATED ENTRANCE
 - PROPOSED BIKE RACKS
 - NO-FIRM
 - DETENTION BASIN BEDS ARE FOR USE SLOPES
 - DETENTION BASIN WEED BED
 - SHRUB & PERENNIAL PLANTINGS TYP
 - 30 FT WEEDLINE NETWORK
 - WETLAND LIMITS
 - NO-FIRM
 - DOO WALKWAY AREA W/ BIOWASH AND WHITE COLLECTION

- GENERAL PLANTING REQ.:**
- THE WORK SHALL CONSIST OF PROTECTING EXISTING WOODLAND, REMOVING EXISTING WOODLAND, AND REPLACING REMOVED WOODLAND WITH NEW WOODLAND.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE TYPES LISTED ON THE PLANT LIST. BEDS SHALL BE THE MINIMUM STATED ON THE PLANT LIST. ALL MATERIALS SHALL BE APPROVED BY THE CITY IN ACCORDANCE WITH THE LATEST EDITION OF THE "M.A.N. STANDARDS FOR NUMBERING TREES".
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIALS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER OR TRUNK. ALL OTHER TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE-SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE BRANCHES. ALL SHADE AND WIND BREAKERS FOR THE LAST FIVE GROWING SEASONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT SPACING AND SPACING THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
 - WHEN THE ROOTS HAVE BEEN PROTECTED BY THE CITY SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE. SPECIALLY MIXED, PATENT AND SETBACKS WITH WATER.
 - ALL PLANT MATERIALS SHALL BE PROTECTED AND PALMERS REMOVED THE AMOUNT OF PROTECTIVE MATERIALS LIMITED TO THE REMOVAL OF BRUSH OR BURNED TRAILING TO CONFORM WITH THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH LEAVING NO STUBS.
 - THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEARS. IF THE CONTRACTOR'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION PLANT MATERIALS WITHIN TWO YEARS AS PROVIDED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACEMENT MATERIALS FOR THE PERIOD OF ONE YEAR.
 - TOPSOIL SHALL BE FINISHED. FINISH TOPSOIL OF CLAY LOAM SHALL BE CONTAINED AT LEAST TO 10" DEPTH. MORE THAN 10% BY WEIGHT OF ORGANIC MATTER WITHIN A RANGE FROM 0 TO 10" IS TO BE REMOVED FROM ALL AREAS. COMBINE AND PLANT ROOTS, STUBS AND OTHER FOREIGN MATERIALS.
 - NO MACHINERY IS TO BE USED WITHIN THE ONE LINE OF EXISTING TREES. HAND GRASS ALL LAWN AREAS WITHIN ONE LINE OF EXISTING TREES.
 - IF IT IS MANDATORY THAT POSTIVE DRAINAGE IS PROVIDED FROM FROM ALL BUILDINGS, WALLS AND PAVED AREAS.
 - ALL PLANTING BEDS SHALL RECEIVE A 3" SHREDED BARK MULCH. SEE SPECIFICATIONS.
 - SOIL TEST LAWN AREAS - ALL LAWN AREAS MUST BE TESTED AND BUILDINGS OR BETWEEN BUILDINGS, USE SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
 - SOIL SHALL BE TESTED FOR PHOSPHORUS AND POTASSIUM. IF NECESSARY, SOIL SHALL BE AMENDED WITH PHOSPHORUS AND POTASSIUM.

PLANT LIST - Potential Replacement Trees

KEY	COMMON BOTANICAL NAME	SIZE	SPEC.
CO0W	Northern Hackberry	2.5' cal.	84B
NO0W	Sour Gum	2.5' cal.	84B
NY0W	Nyssa sylvatica	2.5' cal.	84B
OR0W	Burr Oak	3.5' cal.	84B
DE0W	Quercus macrocarpa	2.5' cal.	84B
LT0W	Tulip Tree	2.5' cal.	84B
GR0W	Swamp White Oak	2.5' cal.	84B
QU0W	Quercus bicolor	4" cal.	84B
NS0W	Sour Gum	4" cal.	84B
NY0W	Nyssa sylvatica	4" cal.	84B
OR0W	Burr Oak	4" cal.	84B
DE0W	Quercus macrocarpa	4" cal.	84B
LT0W	Tulip Tree	4" cal.	84B
GR0W	Swamp White Oak	4" cal.	84B
QU0W	Quercus bicolor	4" cal.	84B
AC12W	Concolor Fir	18-12' H.	84B
PP12W	Drum Spruce	18-12' H.	84B
PI12W	White Pine	18-12' H.	84B



WOODLAND REPLACE. TREES
 4 TREES TO BE PLANTED PER UNIT
 - SELECTED FROM SPECIES LIST TO BE APPROVED BY CITY
 - WILL CONFORM TO CITY REQUIREMENTS AND SPECIES DIVERSITY REQUIREMENTS.

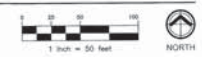
TYP. UNIT WOODLAND REPLAC.
 SCALE 1" = 20"

- PLANTING KEY**
- STREET TREES
 - GREENBELT TREES
 - INTERIOR ROAD TREES
 - DETENTION BASIN TREES
 - WOODLAND REPLACEMENT TREES

- PLANT MIX**
- ALL PLANTING PERENNIAL BEDS TO RECEIVE:**
- 4" DEEP 100% COMPOST
 - 4" DEEP 100% COMPOST
 - 4" DEEP 100% COMPOST
 - 4" DEEP 100% COMPOST
- MULCH**
- NO GROUND WOOD PALETTE MULCH PERMITTED
- TOPSOIL**
- CONTRACTOR TO FILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR
- IRRIGATION**
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM
- NOT TO BE USED AS CONSTRUCTION DRAWING**

CONCEPTUAL SITE PLANTING PLAN

SCALE 1" = 50'



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 deakplanningdesign.com

VILLA D'ESTE
 PROPOSED DETACHED CONDOMINIUMS - NOVI, MI



project sponsor:
 Cambridge Homes, Inc.
 47765 Bellagio Drive
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 248.348.3300

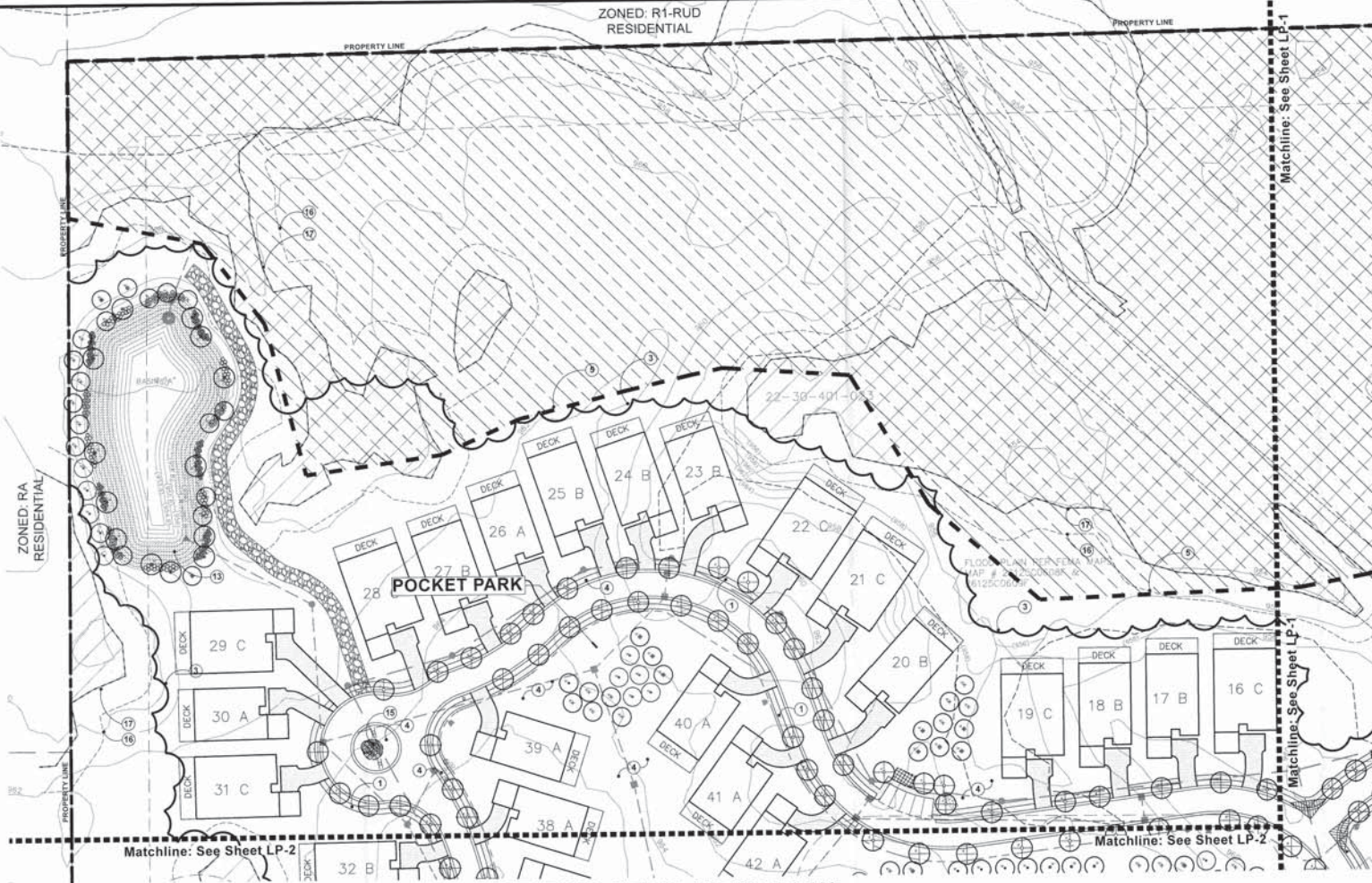
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 RVD PER OWNER 10/29/17
 RVD PER OWNER 01/25/18
 RVD PER OWNER 04/16/18

sheet title:
**CONCEPTUAL
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project no.
 121713

sheet no.
LP-2

ZONED: R1-RUD
RESIDENTIAL



CONCEPTUAL SITE PLANTING PLAN

SCALE 1" = 50'

NOTE KEY:

- 1 NEW CONCRETE SLAB - SEE CIVIL DRAWINGS
- 2 OR CLEAR USDA TREES
- 3 PROPOSED LIMITS OF WOODLAND PRESERVATION
- 4 PROPOSED LAWN SEE ALL DISTURBED AREAS
- 5 PROPOSED LIMITS OF LAND EXONERATION TO CITY - SEE CIVIL DRAWINGS
- 6 SHOW DEPOSIT AREA
- 7 NO ITEM
- 8 NO ITEM
- 9 PROPOSED GATED ENTRANCE
- 10 PROPOSED BIRD RACKS
- 11 NO ITEM
- 12 INTENTION NATIVE BEES MAR FOR BEE BLOOMS
- 13 CONTINUOUS MULCH BED
- 14 MULCH & PERENNIAL PLANTINGS TYP
- 15 25 FT WETLAND SETBACK
- 16 WETLAND LIMITS
- 17 NO ITEM
- 18 SOO WALKWAY AREA IN BIGHOUSE AND WASTE COLLECTION

GENERAL PLANTING REQ.:

- 1 THE HOME SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- 2 ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE LISTED OR TYPE LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF F.A.S. STANDARDS FOR NURSERY STOCK.
- 3 ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND THE SUBJECT TO THE APPROVAL OF THE CONTRACTOR ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- 4 ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER TREE WITH BRANCHES OF UNIFORM THICKNESS. TREE TO HAVE STRAIGHT TRUNK AND FINE BRANCHED CROWNS.
- 5 ALL MULTISTEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIZED TREES OR THOSE WITH TWO OR MORE CROWNS SHALL NOT BE ACCEPTED.
- 6 ALL FLUORESCENT TREES SHALL BE HEAVILY BRANCHED AND FALL TO THE SECOND TIER BRANCHES. IT SHALL NOT BE REQUIRED FOR THE LAST FIVE SPACING UNITS.
- 7 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT SPACING AND ENDING THE PLANTS SHALL BE IDENTICAL TO THE BEST APPEARANCE.
- 8 WHEN THE PLANT HAS BEEN PROPERLY SET THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND WETTED WITH WATER.
- 9 ALL PLANT MATERIALS SHALL BE PREPARED AND PALMS RETAINED. THE HEAVY END OF PALMS SHALL BE LEFT TO THE REMOVAL OF DEAD OR PALMS TRUNKS. CUTS SHOULD BE FLUSH LEAVING NO STUBS.
- 10 THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEARS AT THAT TIME THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF DEAD OR DAMAGED PLANT MATERIALS. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. TO USE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- 11 TOPSOIL SHALL BE FINISH A MINIMUM TOPSOIL OF CLAY LOAM CHARACTER COVERING AT LEAST 24" BUT NOT MORE THAN 27" BY VOLUME OF CONCRETE SLAB WITH A RANGE FROM 4" TO 12" SOIL SHALL BE FREE FROM CLAY LUMP, CORROD PLANT, PLANT WASTE AND OTHER FOREIGN MATERIALS.
- 12 NO DECOMPOSED IS TO BE USED WITHIN THE DRP LINE OF EXISTING TREES AND IN ALL LAWN AREAS WITHIN DRP LINE OF EXISTING TREES.
- 13 IT IS MANDATORY THAT POSITIVE DRAINAGE BE PROVIDED AWAY FROM ALL BUILDINGS, DECKS AND PAVED AREAS.
- 14 ALL PLANTING BEDS SHALL RECEIVE 4" SHREDED BARK MULCH OR 2" SPREAD TOPSOIL.
- 15 SOO BEES LAWN BEEDS: ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, SOO SOO TO 4" DEEP IN AROUND TOPSOIL PLANTINGS.
- 16 SOO SHALL BE TWO YEAR OLD 3" BARK UNDERLAYER PLANTING BLUE GRASS (BROWN IN A SOO NURSERY OR LAWN SOO).

PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:
- 1 8" CLY PILE SANDWICH FEET
 - 2 4" 1/2 BIRD GRANITE
 - 3 1/2" BARK MULCH TO 12"
 - 4 MULTI-PURPOSE PERENNIAL
- PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

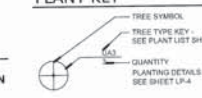
MULCH

- MULCH TO BE DOUBLE SHREDED HARDWOOD BARK MULCH.
- NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

- CONTRACTOR TO TILL OR DECK SUBGRADE TO 4" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY



PLANTING KEY



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143 cadycenter #79
northville, mi 48167
[(734) 866-3554-4204] [(734) 248-436-3362]
deak-planningdesign.com

VILLA D'ESTE
PROPOSED DETACHED CONDOMINIUMS - NOVI, MI



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revisions:

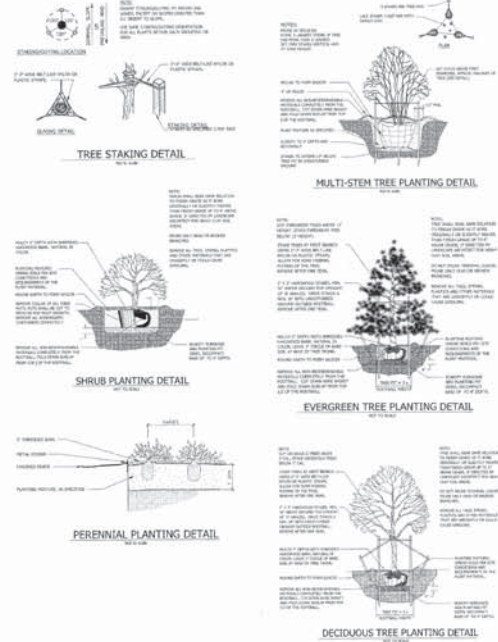
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RVSD PER OWNER	10/19/17
RVSD PER OWNER	01/23/18
RVSD PER OWNER	04/16/18

sheet title:
**CONCEPTUAL
LANDSCAPE PLAN**

project no.
121713

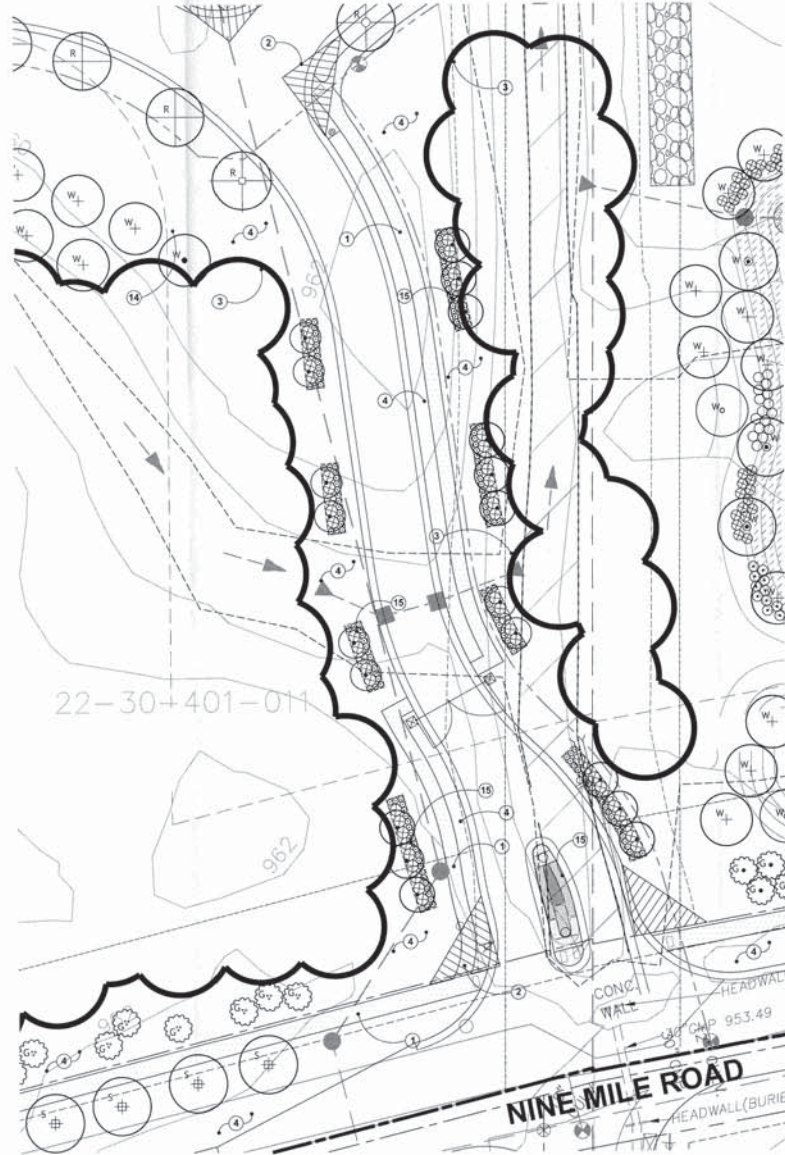
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NOVI PLANTING DETAILS



NOVI LANDSCAPE SPECIFICATIONS

1. Wherever in the Ordinance landscape drawings are required or permitted, they shall be planted in accordance with the approved final landscape plan.
2. All plant materials shall be installed between March 15th and November 15th. All installed landscapes including plant materials, mulch, staking, irrigation, and staking shall be installed and installed by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.5 times the cost of any deficiencies identified by the City shall be provided to the City. The City shall have the right to inspect the installation and to require the contractor to make any deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy. The contractor shall be responsible for the cost of any deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy. If the contractor fails to address the deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy, the City shall have the right to hire a third party to address the deficiencies identified by the City and the contractor shall be responsible for the cost of any deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy.
3. A City representative will perform random inspections following a request from the developer. The inspection time period is from March 15th to November 15th. If an inspection is requested between November 15th and March 15th, a financial guarantee is to be provided based on 2.0 times the amount of the inspection fee. The contractor shall be responsible for the cost of any deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy. The contractor shall be responsible for the cost of any deficiencies identified by the City within 30 days of the issuance of the Temporary Certificate of Occupancy.
4. The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy issuance and shall be for a period of 2 years from that date. At the end of the establishment period, any plantings which are not 100% established or growing shall be replaced.
5. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from disease and infestations.
 - (a) To ensure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Landscape Maintenance Agreement. The agreement shall include such provisions as part of a landscape maintenance or maintenance agreement, each of which shall be approved by the City Attorney. Such provisions shall include the maintenance of the property and any other area under the responsibility of the property owner and shall provide for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person.
 - (b) The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person.
6. Responsibility and Certificate of Occupancy. The owner of the property subject to the requirements of this Ordinance shall be responsible for the maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person. The agreement shall also include provisions for the protection, maintenance and replacement of any plant material which is damaged or destroyed by the property owner or any other person.



1 CONCEPTUAL PLANTING DETAIL - ENTRANCE
SCALE 1" = 20'

NOTE KEY:

- 1 NEW CONCRETE WALL - SEE CIVIL DRAWINGS
- 2 CLEAR VISION TRIANGLE
- 3 PROPOSED LAMBS OF WOOLLAND PRESERVATION
- 4 PROPOSED LAMBS OF WOOLLAND AREAS
- 5 PROPOSED LAMBS OF LAND DONATION TO CITY - SEE CIVIL DRAWINGS
- 6 BACKSTOP AREA
- 7 NO FIRM
- 8 NO FIRM
- 9 PROPOSED GATED ENTRANCE
- 10 PROPOSED BREEZEWAY
- 11 NO FIRM
- 12 DETENTION NATIVE BED MAT FOR BEE SLOPES
- 13 CONTINUOUS MULCH BED
- 14 SHRUBS & PERENNIAL PLANTINGS 15"
- 15 20' FT. WETLAND BUFFER
- 16 WETLAND LIMITS
- 17 NO FIRM
- 18 BOG WALKING AREA W/ SIGNAGE AND WASTE COLLECTION

GENERAL PLANTING REQ.:

- 1 THE OWNER SHALL VERIFY THAT ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SERVICES REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- 2 ALL PLANT MATERIALS SHALL BE SHOWN ON THE SITE EXISTING ON THE PLAN. ALL LAMBS SHALL BE THE SAME SPECIES AND IN ACCORDANCE WITH THE LATEST EDITION OF THE "L.A.M. STANDARDS FOR NUMBERING SPECIES".
- 3 ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- 4 ALL TREES TO BE PLANTED SHALL HAVE A CENTRAL LEADER, TRUNKS WITH FORKED OR MULTIPLE TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM TREES SHALL HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- 5 ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. THE TREE SHALL BE PLANTED WITH THE SAME SPECIES AND IN ACCORDANCE WITH THE LATEST EDITION OF THE "L.A.M. STANDARDS FOR NUMBERING SPECIES".
- 6 ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND. SYMMETRICAL IN SHAPE AND NOT SHARED FOR THE LAND AND WETLAND AREAS.
- 7 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE.
- 8 SHRUBS AND PERENNIALS SHALL BE PLANTED IN THE AREAS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE.
- 9 ALL PLANT MATERIALS SHALL BE PROVIDED AND DELIVERED TO THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE.
- 10 THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO YEARS, AT THAT TIME THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE.
- 11 TOPSOIL SHALL BE FERTILE. FERTILE TOPSOIL OF CLAY LOAM OR CHALKY SUBSTRATE AT LEAST 18" DEEP SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BEST APPEARANCE.
- 12 NO MAINTENANCE IS TO BE USED WITHIN THE DRIVE LINE OF EXISTING TREES.
- 13 IF MAINTENANCE THAT POSITIVE DAMAGE IS PROVIDED-NARY FROM ALL BUILDINGS, WALLS AND FENCED AREAS.
- 14 ALL PLANTING BEDS SHALL EXCEED 4" SHREDED BARK MULCH BED SPECIFICATIONS.
- 15 800-SEED LAMBS ARE ALL LAMBS ARE BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS. 800 SOIL TO 10" DEEP BEFORE TOPSOIL PLACEMENT.
- 16 800 SHALL BE 2" YEAR OLD 8" DIAMETER FOR PERENNIALS. 800 SHALL BE 2" YEAR OLD 8" DIAMETER FOR PERENNIALS.

PLANT MIX

- ALL PLANTING PERENNIAL BEDS TO RECEIVE:
- 1 - 6" CLT TALL GRASS MAT
 - 1 - 6" CLT BARK MULCH
 - 1 - 1" X 8" BARK MULCH
 - 1 - 1" X 8" BARK MULCH

PER 160 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

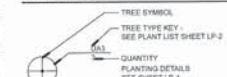
MULCH TO BE DOUBLE SHREDED HARDWOOD BARK

NO GROUND WOOD PALLET MARK PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH AND INSTALL A COMPACTED DEPTH TOPSOIL. ALL LAMB AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY



IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM

NOT TO BE USED AS CONSTRUCTION DRAWING



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4785 Rutledge Drive
Northville, MI 48167
248.348.3500

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REVISED	DATE
PRO APP P/C	08/27/17
REVSD PER OWNER	10/9/17
REVSD PER OWNER	07/23/18
REVSD PER OWNER	04/16/18

sheet title:
CONCEPTUAL LANDSCAPE PLAN

project no.:

127113

sheet no.:

LP-4



project sponsor:
 Cambridge Homes, Inc.
 47763 Redgaps Drive
 Northville, MI 48167
 248.348.5500

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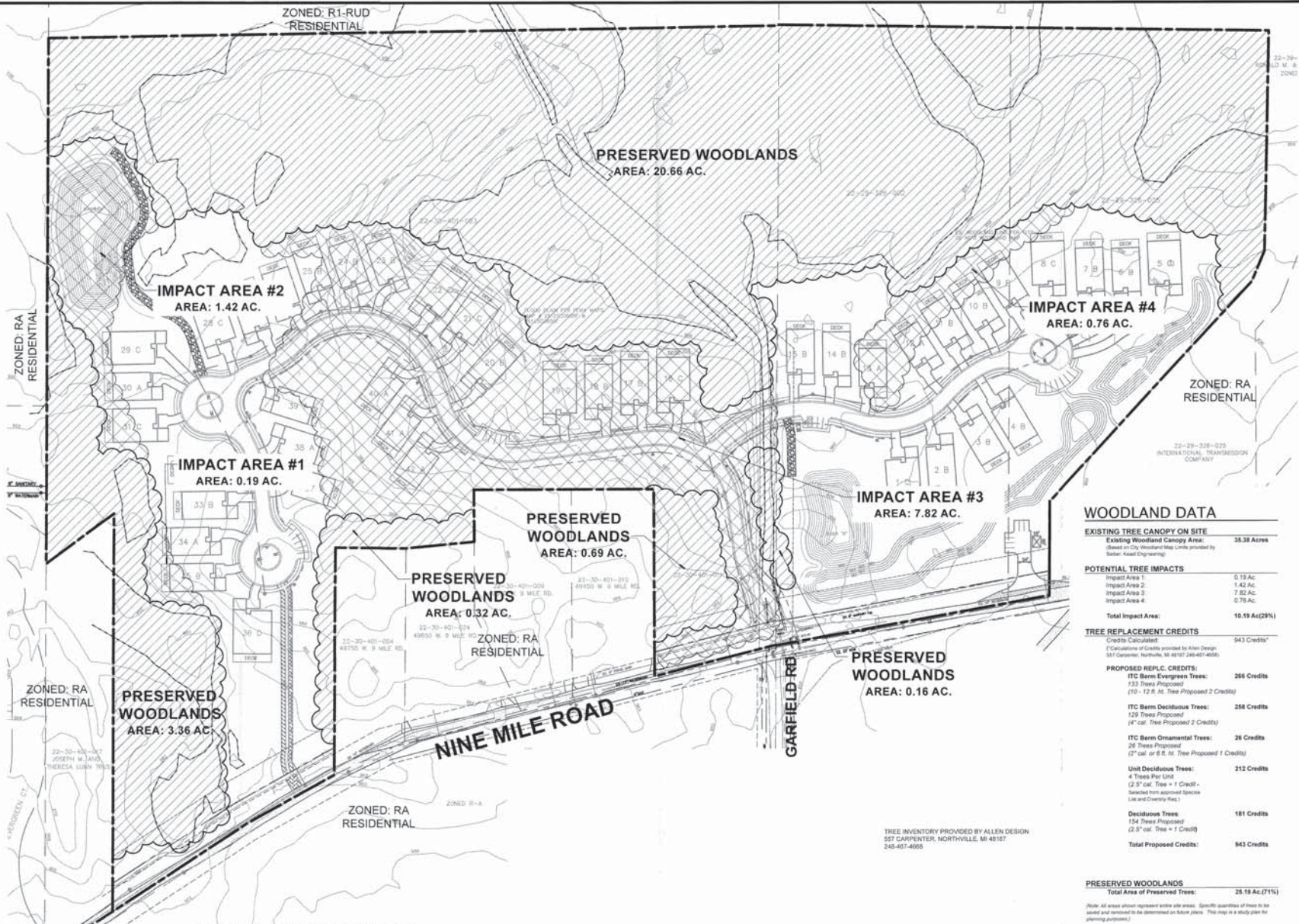
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RVSD PER OWNER	10/25/17
RVSD PER OWNER	01/25/18
RVSD PER OWNER	04/16/18

sheet title:
WOODLAND STUDY PLAN

project no.
 121713

sheet no.
 WP-1



WOODLAND STUDY MAP
 SCALE 1" = 80'



WOODLAND DATA

EXISTING TREE CANOPY ON SITE
 Existing Woodland Canopy Area: 35.38 Acres
 (Based on City Woodland Map Limits provided by Baker Asset Engineering)

POTENTIAL TREE IMPACTS

Impact Area 1	0.19 Ac.
Impact Area 2	1.42 Ac.
Impact Area 3	7.82 Ac.
Impact Area 4	0.76 Ac.
Total Impact Area:	10.19 Ac (29%)

TREE REPLACEMENT CREDITS
 Credits Calculated: 943 Credits*
 (*Calculations of Credits provided by Allen Design, 557 Carpenter, Northville, MI 48167 248-467-4666)

PROPOSED REPL. CREDITS:
ITC Berm Evergreen Trees: 266 Credits
 133 Trees Proposed
 (10" - 12" H. Ht. Tree Proposed 2 Credits)

ITC Berm Deciduous Trees: 258 Credits
 129 Trees Proposed
 (4" cal. Tree Proposed 2 Credits)

ITC Berm Ornamental Trees: 26 Credits
 26 Trees Proposed
 (2" cal. or 6" H. Tree Proposed 1 Credit)

Unit Deciduous Trees: 212 Credits
 4 Trees Per Unit
 (2.5" cal. Tree = 1 Credit - Selected from approved Species List and Owner Req.)

Deciduous Trees: 181 Credits
 154 Trees Proposed
 (2.5" cal. Tree = 1 Credit)

Total Proposed Credits: 943 Credits

PRESERVED WOODLANDS
 Total Area of Preserved Trees: 25.19 Ac. (71%)

(Note: All areas shown represent entire site areas. Specific quantities of trees to be saved and removed to be determined on future plans. This map is a study plan for planning purposes.)

TREE INVENTORY PROVIDED BY ALLEN DESIGN
 557 CARPENTER, NORTHVILLE, MI 48167
 248-467-4666

WOODLAND REVIEW
Updated Woodland Plan submitted April 17, 2018

ECT Project No. 170538-0600

May 14, 2018

Ms. Barbara McBeth, AICP
 City Planner
 Community Development Department
 City of Novi
 45175 W. Ten Mile Road
 Novi, Michigan 48375

Re: Villa d'Este (JSP17-0052)
 Woodland Review of the Revised PRO Concept Plan (PSP18-0062)
 Woodland Plan and Landscape Plan

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised PRO Concept Plan (Woodland Plan and Landscape Plan) for the proposed Villa d'Este project prepared by Allen Design dated April 17, 2018 and by deak planning + design dated April 16, 2017. These plans were stamped "Received" by the City of Novi Community Development Department on April 17, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Revised PRO Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of forty-two (42) single family detached ranch and story-and-a-half residential condo units (down from 56 on previous plan submittals), associated roads and utilities as well two (2) storm water detention basins. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a regulated drain (see Figure 1).

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to*

protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;

- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

On-Site Woodland Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and historical aerial photographs. The site includes areas indicated as City-regulated woodland on the official City of Novi Regulated Woodland Map (see Figure 1). ECT conducted an on-site woodland evaluation on Friday, May 4, 2018. The purpose of this site visit was to verify the existing woodland information (tree sizes, species, conditions, etc.) that has been provided as part of the current Plan submittal.

Previous plan submittals noted that the gross site area is approximately 51.2 acres. The proposed project site contains a significant area of regulated woodland. High quality woodlands are found throughout the property; many of the woodlands also contain forested wetland. The highest quality woodlands (and the largest diameter trees) are located in the northeast, central and western portions of the site. The site is essentially surrounded by areas designated as either City of Novi Regulated Wetland or Woodland. A portion of the southeastern section of the proposed development site includes existing residential lots. A portion of the eastern side of the site includes an area that appears to be somewhat disturbed and contains some existing overhead utility lines (ITC Corridor).

The proposed site development will involve significant impacts to regulated woodlands and will include a significant number of tree removals. The on-site trees have been identified in the field with metal tags on aluminum nails. This allowed ECT to compare the tree diameters reported on the tree list to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

The Plan includes a tree survey, tree inventory list, and a list of individual trees proposed to be removed. The Plan also includes a removal and replacement plan. On-site woodland contains American elm (*Ulmus americana*), Austrian pine (*Pinus nigra*), basswood (*Tilia Americana*), bitternut hickory (*Carya cordiformis*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), box elder (*Acer negundo*), Bur oak (*Quercus macrocarpa*), common apple (*Malus spp.*), eastern cottonwood (*Populus deltoides*), honey locust (*Gleditsia triacanthos*), Norway maple (*Acer platanoides*), Norway spruce (*Picea abies*), quaking aspen (*Populus tremuloides*), red maple (*Acer rubrum*), red oak (*Quercus rubra*), shagbark hickory (*Carya ovata*), shellbark hickory (*Carya laciniosa*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), white oak (*Quercus alba*), white pine (*Pinus strobus*), and few other species. Based on the tree list provided, maple species make up approximately 25% of the surveyed trees, oak species make up about 20%, and black cherry comprise about 18%.

In terms of habitat quality and diversity of tree species, the overall project site is of good quality. The majority of the woodland areas consist of mature growth trees of good health. These wooded areas provide a relatively high level environmental benefit and function in terms of a scenic asset, windblock, noise buffer and habitat for local wildlife.

Reviews of the Plan as well as our on-site woodland evaluation have indicated that there are numerous trees on-site that meet the minimum caliper size for designation as a specimen tree according to the Woodland Ordinance.

The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

Common Name	Species	DBH
Arborvitae	<i>Thuja occidentalis</i>	16"
Ash	<i>Fraxinus spp.</i>	24"
American basswood	<i>Tilia Americana</i>	24"
American beech	<i>Fagus grandifolia</i>	24"
American elm	<i>Ulmus americana</i>	24"
Birch	<i>Betula spp.</i>	18"
Black alder	<i>Alnus glutinosa</i>	12"
Black tupelo	<i>Nyssa sylvatica</i>	12"
Black walnut	<i>Juglans nigra</i>	24"
White walnut	<i>Juglans cinerea</i>	20"
Buckeye	<i>Aesculus spp.</i>	18"
Cedar, red	<i>Juniperus spp.</i>	14"
Crabapple	<i>Malus spp.</i>	12"
Douglas fir	<i>Pseudotsuga menziesii</i>	18"
Eastern hemlock	<i>Tsuga Canadensis</i>	14"
Flowering dogwood	<i>Cornus florida</i>	10"
Ginkgo	<i>Ginkgo biloba</i>	24"
Hickory	<i>Carya spp.</i>	24"
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	24"
Larch/tamarack	<i>Larix laricina (eastern)</i>	14"
Locust	<i>Gleditsia triacanthos/Robinia pseudoacacia</i>	24"
Sycamore	<i>Platanus spp.</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"
Oak	<i>Quercus spp.</i>	24"

Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

Specifically, there appear to be at least 23 maple trees equal to or greater than 24" in diameter. Of these, 11 are proposed to be removed. There are approximately 40 oak trees equal to or greater than 24" in diameter on-site. Of these, 14 are proposed for removal.

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Absent objection by the owner, the planning commission may designate a tree as an historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree: The tree is associated with a notable person or historic figure;

- The tree is associated with the history or development of the nation, the state or the City;
- The tree is associated with an eminent educator or education institution;
- The tree is associated with art, literature, law, music, science or cultural life;
- The tree is associated with early forestry or conservation;
- The tree is associated with American Indian history, legend or lore.

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

Woodland Impact Review & Required Replacements

There appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed buildings and roads) will cover a significant portion of the buildable areas of the site (i.e., upland areas not containing wetlands or 100-year floodplain) and will involve a considerable number of tree removals. Previous plan submittals noted that of the approximately 35 acres of the development site that is noted as being covered with tree canopy, approximately 10 acres will be impacted.

It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches that are located within areas designated as regulated on the City of Novi Regulated Woodland Map or any tree 36 inches diameter-at-breast height (d.b.h.) or greater regardless of location.

The existing tree list now appears to be complete for the proposed limits of disturbance area. The *Woodland Summary* notes the following:

- Total No. of Trees Surveyed: 1,335
 - Un-surveyed Trees in Wetland areas: 720

- Surveyed Trees in Land Donation: 418
- Exempt Trees: 24
- Net Trees: 2,449
- Regulated Trees Removed: 573 (23.4%)
- Regulated Trees Preserved: 1,876 (76.6%)

Replacements Required

Trees 8" – 11"	276 Trees x 1 =	276 Tree credits
Trees 11" – 20"	205 Trees x 2 =	410 Tree credits
Trees 20" – 30"	43 Trees x 3 =	129 Tree credits
Trees 30" +	10 Trees x 4 =	40 Tree credits
<u>Multi-Stemmed Trees (39 Trees)</u>		<u>194 Tree credits</u>
<u>Subtotal Replacements Required</u>		<u>1,049 Tree credits</u>
Less Credits for Non-Woodland Tree Preservation		106 Credits
Total Replacements Required		943 Tree Credits

Sheet WP-1 (*Woodland Study Plan*) notes that a total of **943** Woodland Replacement Credits are required and that **943** Woodland Replacement trees will be replaced on-site through the planting of the following Woodland Replacement materials. It should be noted that the applicant is requesting additional Woodland Replacement Credit for the upsizing of replacement tree material. This is not supported by the City's Woodland Ordinance for Woodland Replacement Trees:

ITC Berm Evergreen Trees: 266 Credits
 133 trees proposed
 (10' to 12' height at 2 credits per tree)

ITC Berm Deciduous Trees: 258 Credits
 129 trees proposed
 (4" caliper at 2 credits per tree)

ITC Berm Ornamental Trees: 26 Credits
 26 trees proposed
 (2" caliper or 6-foot height at 1 credit per tree)

Unit Deciduous Trees: 212 Credits
 4 Trees per Unit
 (2.5" caliper Tree at 1 credit per tree)

Deciduous Trees: 181 Credits
 154 Trees Proposed
 (2.5" caliper Tree at 1 credit per tree)

Total Proposed Credits 943 Credits

Woodland Comments

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

1. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above).
2. It appears as if several on-site trees have been omitted from the Plan and the tree list. ECT has asked the applicant's woodland consultant to provide the existing information and the removal status for Tree Numbers 2457 through 2465. These trees are tagged on-site but do not appear on the Plan. The trees in question are located in the area approximately between proposed units 19 and 20.
3. The Plan includes a four (4) sheet *Conceptual Landscape Plan* (LP-1 through LP-4) that indicates that all required Woodland Replacement Trees are proposed to be planted on-site. The current Plan indicates that Woodland Replacement trees are proposed:
 - a. Along the landscaped berm to be located along the southeast section of the site along Nine Mile Road (i.e., east of the proposed site entrance);
 - b. Along the south section of the site (i.e., along south property boundary; adjacent to existing single family residential lots. This is west of the proposed site entrance;
 - c. Along the perimeters of stormwater detention Basins A and B.

Woodland Replacement tree material appears to be indicated on-site, however it does not appear as if the required number of Woodland Replacement credits being provided is correct. The Plan does not currently appear to provide the quantity, species, or sizes of the proposed Woodland Replacement material. Subsequent site Plans should include this information. The Plan should clearly indicate the locations, sizes, species and quantities of all Woodland Replacement trees to be planted on-site. The applicant should review and revise the Plan in order to better indicate how the on-site Woodland Replacement requirements will be met. It is recommended that the applicant provide a table that specifically describes the species, quantities and sizes of proposed Woodland Replacement trees.

4. All proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached). With regard to the Potential Replacement Trees Plant List on Sheet LP-2, two species of evergreen being proposed are not acceptable as Woodland Replacement Tree material:
 - a. Concolor fir (*Abies concolor*); and
 - b. Green spruce (*Picea pungens*).

Please replace these trees with acceptable species from the *Woodland Tree Replacement Chart* (attached).

5. Specific to Sheet WP-1 (Woodland Study Plan), the Woodland Replacement Credits should be revised accordingly:
 - a. ITC Berm Evergreen Trees – Evergreen trees shall be counted at a replacement ratio of 1.5 trees to 1 credit;

- b. ITC Berm Deciduous Trees – All trees shall be 2.5” caliper diameter (minimum) and be counted at a replacement ratio of 1 tree to 1 credit. The upsizing of woodland replacement material for additional credit is not supported by the City;
 - c. ITC Berm Ornamental Trees – It is not clear what species of trees are proposed to be provided as the “ITC Berm Ornamental Trees”. As noted in Item No. 4 above, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached);
 - d. Unit Deciduous Trees - The number of Woodland Replacement Credits from Unit Deciduous trees should be 168 and not 212, as there are currently 42 proposed units at 4 trees per unit;
 - e. Deciduous Trees – A total of 179 (non-berm) deciduous trees appear to be indicated on Sheets LP-1 through LP-3, however 181 credits are listed in the Tree Replacement Credit information on Sheet WP-1. This shall be revised.
6. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. The Tree Replacement Credits Information on Sheet WP-1 should be reviewed and revised as necessary. This applies to the ITC Berm Evergreen Trees (10'-12' in height) as well as the ITC Berm Deciduous Trees (4” caliper diameter).
 7. It should be noted that as proposed the Plan requires a total of 943 Woodland Replacement Credits. The applicant has currently proposed to provide all of these credits on-site. Based on our review of the current Plan, it appears as though a total of 590 Woodland Replacement Credits are being provided, not 943 as noted by the applicant (this is a difference of 353 Credits). It should be noted that after correcting for the upsizing of proposed replacement trees on the ITC Berm, 217 Woodland Replacement Credits are being shown on the Plan, not 524 (i.e., a difference of 307 credits from upsizing). The remaining difference in credits (i.e., 46 credits) is from an error in the “Unit Deciduous Trees” and the total “Deciduous Trees” as noted above in Item No. 5.
 8. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.
 9. With regard to the placement of Woodland Replacement Tree material on the individual lots, the Woodland Ordinance notes the following:
 - *Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.*

All areas that the Woodland Replacement trees are planted in shall be designated with a woodland conservation easement. This easement shall be submitted to the Planning Division for routing to the Engineering Consultant and City Attorney for review. The executed easement must be

submitted for review and approval within 60 days of the issuance of this permit. All conservation easement language and exhibits must be approved prior to issuance of any building permits.

10. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.
11. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.
12. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
13. Woodland replacement trees should be provided in quantities that are in the approximate composition as the trees removed. It appears as if 266 credits of the 943 credits proposed are shown to be evergreen trees (approximately 28%), however the existing woods is primarily a deciduous hardwood forest. Please review and revise the woodland replacement planting plan as necessary.

Recommendation

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Revised PRO Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Replacement Tree Chart
Site Photos



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

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Yellowwood	<i>Cladrastis lutea</i>
Beech	<i>Fagus sp.</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans sp.</i>
Eastern Larch	<i>Larix laricina</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Bladdernut	<i>Staphylea trifolia</i>
Bald Cypress	<i>Taxodium distichum</i>
American Basswood	<i>Tilia americana</i>
Hemlock (1.5:1 ratio) (6' ht.)	<i>Tsuga canadensis</i>

Site Photos



Photo 1. Looking north at area of woodlands to be preserved and donated to the City of Novi (forested wetland area). ECT, May 4, 2018.



Photo 2. Looking south at proposed area of woodland impact for construction of westernmost stormwater detention basin. ECT, May 4, 2018.



Photo 3. Tree No. 2407 (6-stem basswood) proposed for removal requiring a total of 10 Woodland Replacement Credits (ECT, May 4, 2018).



Photo 4. Looking east at tree numbers 2457 through 2465. These trees have been omitted from the Plan and the tree list (ECT, May 4, 2018).

LANDSCAPE REVIEW
Updated Landscape Plan submitted April 17, 2018



PLAN REVIEW CENTER REPORT

May 8, 2018

Third Revised PRO Concept Site Plan

Villa d' Este

Review Type

Third Revised PRO Concept Plan Landscape Review

Job

JSP17-0052

Property Characteristics:

- Site Location: North side of 9 Mile Road, near Garfield
- Site Zoning: R-A – Proposed R-1 with PRO
- Adjacent Zoning: North: R-A and R-1, East: R-A and ITC Corridor, South: R-A, West, R-A
- Plan Date: 1/25/2018

Recommendation:

This concept is **not recommended for approval**. Several significant landscape deviations related to woodlands are requested, only one of which was granted by the Planning Commission. The deviation that was granted was:

Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features.

The Planning Commission voted that “The applicant shall conform to the ordinance requirements at the time of Preliminary Site Plan and Woodland permit review.” A requested deviation to allow upsizing credits for woodland replacement trees was not approved by the Planning Commission, nor was the deviation request to allow the proposed mix of evergreen trees in the replacement trees, where the percentage of evergreens proposed far exceeds that found in the woods to be removed.

Ordinance Considerations:

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

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

Provided

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

Provided

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

1. A tree survey has been provided for the area to be disturbed.
2. Replacement calculations have been included that include upsizing credits are requested for both evergreen trees and deciduous trees.

3. As noted previously, the Landscape Design Manual does not allow upsizing credits for Woodland Replacement Trees. The Planning Commission, with their vote, does not allow the upsizing credits for replacement trees.
4. **Please revise the calculations to not include upsizing credits for replacement trees and correct them to use the correct number of residential units in calculating the replacement trees used at the units.**

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

Proposed contours are provided on Landscape Plans.

Snow Deposit (LDM.2.q.)

Provided.

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

9 Mile Road

1. 1195 lf frontage, less the ordinance allowances for access ways/clear vision zone (total of 140'), less the 85' to be donated for the trail parking lot = 970 lf. 28 deciduous canopy trees are required, 30 are provided.
2. *A landscape deviation to not provide street trees in front of the wetland in order to not disturb the 160 lf of wetland or wetland buffer was granted by the Planning Commission.*

Internal streets

1. 86 trees are provided in front of units and along the interior roads. As this proposal's layout doesn't conform to any current ordinance, there is no ordinance requirement to compare this to. With that said, the number of trees provided is satisfactory.
2. Cul-de-sac islands and boulevard island trees are not counted toward required street trees. This is correct.
3. As the area between the curb and sidewalk is only 5 feet, deciduous subcanopy trees are used as street trees, as specified in the Landscape Design Manual.
4. The conceptual utility layout shown on the landscape plan appears to create a number of conflicts. **Please re-align the sanitary and water lines such that they and their 20 foot easements don't conflict with the street trees shown on the plan.**
5. **Please put a street tree between the driveways of units 5 and 6, somewhere behind the sidewalk where it will have more room to grow.**
6. **Please move the street tree between units 23 and 24 to a location at least 10 feet from a utility structure and 5 feet from any underground lines.**
7. **The entry drive should also show street trees at a rate of 1/35lf, on both sides of the drive.** Depending on the species used, and if they can be brought to within 15 feet of the backs of curbs, the trees shown could be used toward this requirement.

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

1. 1195 lf frontage, less the ordinance allowances for access ways (total of 75'), less the 85' to be donated for the trail parking lot = 1035 lf.
2. Large evergreens or canopy trees: 1 tree per 40 lf = 26 trees required, 26 provided.
3. Subcanopy trees required: 1 tree per 25 lf = 41 trees required, 42 provided.
4. *Berms are not provided in the entire western frontage, nor in the area immediately west of the entrance. A landscape deviation for this shortage was granted by the Planning Commission.*

Corner Clearance (Zoning Sec 5.9)

1. Provided.
2. Please remove the street tree from the west edge of the Fire Access drive. It does not need to be planted elsewhere.

Parking Lot Landscaping/Perimeter Trees (Zoning Sec. 5.5.3.C.)

1. Perimeter trees are required at the rate of 1/35 lf. A total of 11 trees (378lf/35) are required for the perimeter trees around the 3 bays, 18 are provided. **If desired, the extra trees do not need to be provided.**
2. **Please use full-sized deciduous canopy tree species for the perimeter trees when they are not located in a 5 foot gap between the sidewalk and curb.**

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

When utility box locations are provided, required screening should be added to plan and plant list.

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

1. Requirement for 70% of pond rim to be landscaped with large native shrubs appears to be satisfied.
2. The detention pond trees shown are not required, and are shown as woodland replacement trees. This is acceptable.
3. **Please show the high water line (HWL) on the landscape plan and locate the shrubs near that line.**

Plant List (LDM 2.h. and t, LDM 4)

1. No plant list is provided to verify required diversity or whether any prohibited species are included. Based on the symbols provided, it appears that the plan is in compliance with all ordinances except as noted above and below. It is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity. A complete plant list shall be provided on the Final Site Plan (Preliminary Site Plan would be preferable).
2. **When a plant list is provided, the non-replacement trees should use a diversity of species per the guidelines in Landscape Design Manual Section 4 and at least 50% of those species should be native to Michigan.**
3. **The replacement species must all come from the Woodland Replacement Tree Chart. Concolor Fir and Green Spruce cannot be used as replacement trees as they are not on the Woodland Replacement Tree Chart.**
4. **Woodland replacement trees should have a similar mix to what is removed.** The plan indicates 49% of the replacement tree credits will be evergreen trees. This is not at all representative of the forest being impacted. *This is a deviation that was not supported by the Planning Commission.* The provided tree survey indicates that less than 3% of the trees surveyed were evergreen. Based on this, **evergreen trees should not account for more than 10% of the replacement trees planted.**

Planting Notations and Details (LDM)

Please revise the notes per the Landscape Chart.

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

An irrigation plan for landscaped areas or an alternative plan for ensuring that plants get the water required for establishment and long-term survival is required for Final Site Plans.

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



LANDSCAPE REVIEW SUMMARY CHART – Third Revised PRO Concept Plan

Location: Nine Mile at Garfield, north side.
Review Date: May 8, 2018
Project Name: JSP17 – 0052: VILLA D’ESTE
Plan Date: April 16, 2018
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATION APPROVED BY THE PLANNING COMMISSION ON MARCH 14, 2018

No berm is provided along the entire 570 lf of western frontage. The required berm is an undulating berm with a minimum height of 4 feet and crest 4 feet wide

Please show this landscape deviation on the landscape plan, with the approval date.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1" =20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Yes	Yes	Overall plan: 1" =50' Detail: 1" = 20'
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/LLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Needed for Final Site Plans.</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Not on Sheets LP-1 through LP-4, WP-1	No	Please add to all landscape plan sheets.
Zoning (LDM 2.f.)	Include all adjacent zoning	Site: R-A Proposed R-1 with PRO	Yes	On Sheet 2

Item	Required	Proposed	Meets Code	Comments
		North: R-A and R-1, East: R-A and ITC corridor, South: R-A, West: R-A		
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	<ul style="list-style-type: none"> • Description is provided on Cover Sheet. • No topographic survey is provided. 	Yes/No	Please provide a topographical survey of the site in the plan set.
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	Yes	Yes	<ol style="list-style-type: none"> 1. A tree survey is provided. 2. Trees to be removed are clearly shown and a tree fence line is provided. 3. Woodland replacement calculations are provided. 4. See ECT's review for a complete discussion of woodlands and wetlands.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Sheet 3	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Some existing and all proposed utility lines are shown on the plans.	Yes/No	<ol style="list-style-type: none"> 1. Based on site visits and street views of the site, it appears that there are overhead lines along 9 Mile Road at the site. 2. Please clearly show all overhead utility lines on landscape plans. 3. The conceptual utility plan appears to create a number of conflicts where street trees couldn't be

Item	Required	Proposed	Meets Code	Comments
				planted as shown. Please realign water and sanitary utilities to allow all interior street trees to be planted at least 10 feet from structures and 5 feet from underground lines.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Proposed berm contours are shown east of the entry drive. Required berms are not provided west of the entry. 	Yes/No	A landscape deviation was approved to not provide the berm.
Snow deposit (LDM.2.g.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	NA – no parking islands are on plan		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify 200 sf per tree planted in an island 6" curbs Islands minimum width 10' BOC to BOC 	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Maximum bay is 7 spaces	Yes	
Parking Lot perimeter trees	<ul style="list-style-type: none"> 1 per 35 lf 378/35 = 11 trees 	18 trees	Yes	Fewer trees can be provided if desired.
Plantings around Fire Hydrant or Utility structures (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes or catch basins. 	Most are far enough away.	Yes	1. Keep all trees and large shrubs at least 10' away from hydrants, manholes and outside of the required 20' water

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Trees should be at least 5 feet from underground lines. 			and sanitary utility easements. 2. Please relocate the tree in front of Unit 24B which is too close to the catch basin. 3. Please relocate the 2 trees along the entry drive that are on top of the underground storm drain.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Clear zones are provided.		Please remove the street tree at the west edge of the fire access drive. As there are 2 street trees more than necessary on 9 Mile Road it does not have to be planted elsewhere.
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed of loam with 6" top layer of topsoil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Adjacent Zoning is RA and R1	NA		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and width (Zoning Sec 5.5.3.A.v)	<ul style="list-style-type: none"> Label contour lines Maximum 33% slope Constructed of loam 6" top layer of topsoil 	Detail is not provided.	No	Please provide a typical berm cross section detail.
Type of Ground Cover		Yes	Yes	Lawn
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No	No	Please show all overhead utilities – existing or proposed – on the detail if they are near the berm.

Item	Required	Proposed	Meets Code	Comments
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft.	54' min.	Yes	
Min. berm crest width	4 ft.	4 ft	Yes/No	<ol style="list-style-type: none"> 1. The required berm is provided east of the entrance. 2. A berm is not provided west of the entrance. <i>A landscape deviation was granted by the Planning Commission.</i> 3. No berm is provided on the western 570 lf frontage. 240 feet of this is wetland. <i>A landscape deviation was granted by the Planning Commission.</i> 4. Due to the fire access lane and limited space, there isn't sufficient room for the required berm east of the wetland. <i>A landscape deviation for this was granted by the Planning Commission.</i>
Minimum berm height (9)	4 ft.	4 ft	Yes/No	See above
3' wall (4) (7)	NA	No		
Canopy deciduous or large evergreen trees Notes (1) (10) LDM1.d.(1)(b)	<ul style="list-style-type: none"> ▪ 1 tree per 40 l.f.; ▪ 9 Mile Road (1195-55-20-85)/40 = 26 trees ▪ Possible waiver for wetland/buffer: 180/40 = 5 trees 	26 trees	Yes	<ol style="list-style-type: none"> 1. Calculations and required trees are provided. 2. The required trees aren't provided within 180 lf of

Item	Required	Proposed	Meets Code	Comments
				wetland and wetland buffer along the right-of-way which would be negatively impacted by grading/planting and where existing screening is sufficient. <i>This deviation was approved by the Planning Commission.</i>
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ 1 tree per 25 l.f.; ▪ 9 Mile Road (1195-55-20-85)/25 = 41 trees ▪ Possible waiver for wetland/buffer: 180/25 = 7 trees 	42 trees	Yes	1. See above regarding landscape deviation for subcanopy trees. 2. <i>This deviation was approved by the Planning Commission.</i>
Street Trees (LDM 1.d.(1) and Novi Street Tree List)	<ul style="list-style-type: none"> ▪ 9 Mile Road: 1 tree per 35 lf (1195-120-20-85)/35 = 28 trees ▪ Internal lots: 1 tree per unit since individual lots are not provided. 42 units. ▪ Entry drive: 1 deciduous canopy tree per 35 lf are required on both sides of the drive. 	<u>9 Mile Road:</u> 30 trees <u>Lots:</u> 83 trees <u>Entry Drive:</u> Planters indicated along drive with unidentified species.	Yes Yes TBD	1. Please add street trees for the entry drive. 2. Depending on what trees are used on the indicated plantings, they may count toward the requirement if they are no more than 15 feet from the back of curb.
Island & Boulevard Planting (Zoning Sec & LDM 1.d.(1)(e))	<ul style="list-style-type: none"> ▪ Must be landscaped & irrigated ▪ Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. ▪ No plant materials between heights of 3-6 feet as measured from street grade 	Trees shown in all islands, additional plantings in entry island.		A mix of canopy and subcanopy trees, shrubs, groundcovers etc. is provided.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	NA		1. When the locations of transformer/utility boxes are determined, add landscaping per city requirements. 2. Please add a note to the plans stating that all utility boxes shall be screened per the standard city

Item	Required	Proposed	Meets Code	Comments
				<p>screening requirements.</p> <p>3. Please add the city screening detail to the plans. It is attached with this review.</p>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
<p>Planting requirements (Sec. 5.5.3.E.iv)</p>	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	<ul style="list-style-type: none"> • Proposed shrubs provide required coverage. • Detention pond trees provided are shown as woodland replacements. This is fine. 	<p>Yes</p>	<ol style="list-style-type: none"> 1. When species are identified, the shrubs should be large shrubs native to Michigan. 2. The replacement trees will need to be from the Woodland Replacement Chart.
Woodland Replacements (Chapter 37 Woodlands Protection)				
<p>Woodland Replacement Calculations – Required/Provided</p>	<ul style="list-style-type: none"> ▪ Show calculations based on a tree chart provided in the plans. ▪ Indicate boundary of regulated woodland on plan 	<ul style="list-style-type: none"> ▪ Removals and trees saved are shown on plan and chart ▪ Upsizing credits are proposed for these replacements: <ul style="list-style-type: none"> ○ Berm evergreen trees ○ Berm deciduous trees 	<p>No</p>	<ol style="list-style-type: none"> 1. Upsizing credits for woodland replacement trees are not allowed per the Landscape Design Manual (9.b.(2)(a). and were not approved by the Planning Commission. 2. Please correct the calculation on the unit trees. It appears that 53 units were used as the base instead of the current 42 units. 3. Please revise the calculations to not include upsizing credits.
<p>Woodland Replacement Trees Proposed</p>	<ul style="list-style-type: none"> ▪ Show clearly on plan and plant list which trees are proposed as woodland replacement trees ▪ Reforestation credit table breakdown, if applicable 	<ul style="list-style-type: none"> ▪ A mix of evergreen and deciduous replacement trees are indicated – no species given. ▪ Approximately 29% of replacement trees appear to 	<p>No</p>	<ol style="list-style-type: none"> 1. Provided woodland replacement trees should be from the Woodland Replacement Tree Chart. Concolor Fir and Green Spruce are not on the chart so different species should be used. 2. Woodland

Item	Required	Proposed	Meets Code	Comments
		be evergreen, by their symbol.		replacement trees should be an approximate composition as the trees removed. The mix proposed has evergreen trees comprising about 29% of the trees planted but the existing woods has only about 3% evergreens. The percentage of evergreen replacements should be reduced to no more than 10%. 3. See the ECT review for a more detailed discussion of the woodlands.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	Provide intended date	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan <i>(LDM 2.s.)</i>	A method for ensuring that plantings receive sufficient watering for establishment and long-term survival must be provided.	No	No	<ol style="list-style-type: none"> 1. <u>If an irrigation system is to be provided, the plan for that system should be provided with Final Site Plans.</u> 2. <u>If a system is not provided, notes regarding how plantings will receive sufficient water for establishment and</u>

Item	Required	Proposed	Meets Code	Comments
				<u>survival must be part of the Final Site Plans.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		<ol style="list-style-type: none"> 1. Please change Novi notes #2 and #3 to show financial guarantee factor of 1.2, not 1.5 or 2. 2. Please change Novi note #3 to state that first inspection date is April 15, not March 15.
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No plant list	No	<ol style="list-style-type: none"> 1. No plant list is provided to verify required diversity or whether any prohibited species is included. Based on the symbols provided, it appears that the plan is in compliance with all ordinances except as noted above for replacement species. 2. It is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity (apart from woodland replacements). 3. <u>A complete plant list should be provided on the Final Site Plan (Preliminary Site Plan would be preferable).</u>
Root type				
Botanical and common names				
Breakdown of				1. Please be sure that

Item	Required	Proposed	Meets Code	Comments
genus/species diversity (LDM 1.d.(1).d.)				the planting diversity conforms to the standard listed in Landscape Design Manual (5.d) 2. At least 50% of species used, not including replacement trees, are native to Michigan.
Type and amount of lawn		No		<u>Need for Final Site Plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	Please add callout stating that root ball dirt should be removed from root flare.
Evergreen Tree		Yes	Yes	See above
Multi-stem Tree		Yes	Yes	See above
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Please provide detail and tree fencing locations on demolition and grading plans.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	No	No	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		

Item	Required	Proposed	Meets Code	Comments
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Chapter 37, LDM for more details	Yes	No	Include sizes on plant list when one is provided.
Plant size credit (LDM3.c.(2))	NA			
Prohibited plants (LDM 3.d)	No plants on City Invasive Species List	No plant list included	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			Please dimension distance from proposed trees close to overhead lines if any exist.
Collected or Transplanted trees (LDM 3.f)		NA		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	Please specify compost instead of peat mulch in your planting mix. Canadian wetlands are harvested for the peat, causing environmental damage.

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

PLANNING REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



PLAN REVIEW CENTER REPORT

February 14, 2018

Planning Review

Villa D 'Este

JSP17-52 with Rezoning 18.718

PETITIONER

Cambridge Homes, Inc

REVIEW TYPE

3rd Revised PRO Concept Plan for rezoning Request from RA (Residential Acreage) To R-1 (One-Family Residential) with Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

Section	29 and 30	
Parcel ID's	50-22-30-401-023, Part of 50-22-30-401-009, 50-22-29-326-002, 50-22-30-401-011 and 50-22-29-326-022	
Site Location	West side of Beck Road, east of Napier Road and north of Nine Mile Road	
Site School District	Northville Community School District	
Existing Zoning	RA, Residential Acreage	
Proposed Zoning	R-1, One-Family Residential	
Adjoining Zoning	North	R-1 One-Family Residential with a RUD agreement
	East	RA, Residential Acreage
	West	RA, Residential Acreage
	South	RA, Residential Acreage
Current Site Use	Undeveloped/Single family homes	
Adjoining Uses	North	Links of Novi/vacant;
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residential/Vacant
Site Size	51.19 Acres (Net Site Acreage 39.18Acres)	
Plan Date	January 26, 2018	

PROJECT SUMMARY

The applicant is requesting a Zoning Map amendment for a 51.19-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29,30) from RA (Residential Acreage) to R-1 (One-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. According to the applicant, the rezoning request is necessary to allow the development of a 42-unit single-family housing development (for sale). The applicant indicated that the residents will have an option to add a loft space or an attic, or an indoor pool. The concept plan indicates that this will be a gated community. All land will be considered as common element to be maintained by association. The applicant proposes to add language to deed restrictions that will allow indoor pools, outdoor hot tubs, fire pits, fireplaces, pizza ovens and grills.

The PRO Concept Plan shows two on-site detention ponds in the northwest corner of the site and on the southern side along the entrance to the site. One boulevard access point is proposed off of Nine Mile Road. An emergency access road is proposed off of the proposed cul-de-sac to Nine Mile Road. The development is proposed to be built in two phases.

The applicant has provided a Community Impact Statement addressing the items required in the Site development manual. Staff reviewed and agrees with the findings.

The applicant also provided a narrative describing in detail about the concept of the development. According to the narrative, this development is to serve the empty nesters, currently underserved in Novi, that prefer to have privacy with upscale community. The applicant believes the subject property located in low residential neighborhood and surrounded by wetlands and woodlands fits the needs.

PREVIOUS MEETINGS

The new rezoning category requested by the applicant is currently not supported by the Future Land Use Map. On August 23, 2017, the plan was presented before Master Planning and Zoning Committee for input. The plan received favorable recommendations from the Committee. The Committee directed the applicant to work with staff on issues such as density.

On September 13, 2017, Planning Commission held a public hearing and postponed the recommendation to Council at a later time based on the following motion.

- a. *To allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters; and*
- b. *To allow staff to advertise for another public hearing to include the fourth parcel in the public hearing notice, as this was left out from the current notice due to misrepresentation in the site plan submittal.*

At the time of Public hearing, Planning Commission asked the applicant to provide further information on the proposed development. Staff met with the applicant and his design team on September 20, 2017 to address the concerns raised by the Commission and the public who attended the meeting.

Planning Commission held another Public hearing on November 08, 2017 and recommended denial to the City Council based on the following motion

In the matter of Villa D'Este JSP17-52 with rezoning 18.718, motion to recommend denial to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the following:

- a. *The proposed rezoning is not consistent with the recommendations of 2016 Master Plan for Land Use.*

The applicant submitted a revised plan and requested input from Master Planning and Zoning Committee. The applicant met with the Committee on January 10, 2018 and received favorable recommendation except for woodland deviations requested.

The current revised plan has included the following changes based on input received from Planning Commission and Master Planning Zoning Committee meeting.

1. Number of units is decreased from 53 to 42.
2. The applicant has modified the list of public benefits slightly.
3. The development proposes four unit types with different sizes as opposed to one. Width of units is increased from 50 feet to 75 feet.
4. Changes are proposed to the road layout to improve sight distances and better turning radii.

5. An additional cul-de-sac is introduced to break the long length of the proposed internal road.
6. Four pocket parks are proposed for passive recreation.
7. 22 guest parking spaces are proposed.
8. Proposed land to be donated to the City has been increased from 18 acres to 20 acres.
9. Wetland buffer impacts are reduced from 0.45 acres to 0.30 acres.
10. Woodland impact area has been reduced from 10.51 acres to 10.19 acres. The impact area calculation is based on approximation, not an actual woodland survey.

RECOMMENDATION

Staff recommends the Planning Commission consider recommending **approval** of the rezoning request from RA (Residential Acreage) to R-1 (One Family Residential) in order to allow the construction of a detached residential development with a maximum density of 1.07 dwelling units per acre along with the revised concept plan, and recommend approval to the City Council of the proposed PRO Concept Plan, for the following reasons:

1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of 0.8 units to the acre (1.07 units to the acre proposed) for the parcel as indicated in the applicant's letter dated December 12, 2017, noting the appropriateness of an empty-nester residential development for the site given the layout of the plan, the proposed preservation of open space, the offer to provide an enhancement to public park facilities, and the provision for landscape or open space buffering on most sides of the development.
2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 1. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land (by protecting a majority of natural features on site and provides ample screening from Nine Mile Road.*
 - b. *Provide a wide range of housing options (by being geared towards empty nesters, or those wishing to downsize from larger homes.*
 - c. *Protect and maintain the City's woodlands, wetlands, water features, and open space (by proposing to donate about 20 acres (40 %) of land with regulated woodlands and wetlands in the rear).*
3. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that the proposed senior adult housing would produce 175 less trips per day than 40 single-family homes (as expected to be permitted under the RA zoning district, and the number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.
4. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
5. While the applicant has addressed some of the concerns highlighted in the staff and consultant review letters, there are a number ongoing concerns by staff, details of the likely woodland impacts (which the applicant wishes to address at the time of Preliminary Site Plan Review), and the deviations requested with regard to the off-site replacement, additional credits for upsizing and to waive the diversity requirement.

COMMENTS

Please review the letter in detail and note the comments provided in **bold/underline** throughout the letter. Some of the major comments are summarized below. The applicant should address all the comments in the response letter:

1. **Density:** The applicant is requesting an increase of 0.27 Dwelling Units per acre (about 34 percent more) than the maximum allowed density for RA (0.8 DUA). The maximum density proposed is 35 percent less than the maximum allowed for R-1 (1.65 DUA). **The applicant has made considerable changes to the layout which resulted in less denser development. Even though, it is more than the maximum allowed, the design changes provide visual relief and create an interest.**

Net site area also excludes Statutory Rights-of-way, which is typically 33 feet from the centerline of the Nine Mile Road. The current calculations only exclude wetlands. **Please recalculate and provide the correct density requested.** For the purpose of this calculation, area to be donated can be included.

2. **Proposed Rezoning:** The applicant is proposing single floor living units in a general condominium development. All land outside of the units is under common ownership. The concept plan proposes a development which can be reviewed against either single family development (as it proposes single family residential units) or multi-family development (as the layout that typically aligns with a multifamily development, with minimal setbacks and common areas). At the time of pre-application meeting, staff determined that R-1 would be more suitable rezoning category for the site. The extent of deviations required from R-1 standards is significantly lower than those required from RM-1.
3. **Woodland Impacts:** The Planning Commission asked the applicant to provide a comparable plan to compare the impacts to woodlands and wetlands. The applicant has provided sheet WP-1. The plan indicates a total of 35.38 acres. Of which, the concept plan proposes to impact 10.19 acres (about 29 percent). 1,138 credits would be required based on preliminary calculations and the applicant notes. The impact area calculated is based on certain approximations. Staff is unable to determine exact removal or replacement counts.
4. **Woodland Deviations:** The applicant is requesting multiple deviations for woodland replacement plantings such as additional credits for upsizing and to waive the diversity requirement. Please see Page 11 for more details. A tree survey is not included as the applicant is requesting to defer the woodland survey at the time of Preliminary site plan approval. Staff does not support the deviations at this time without a tree survey and other reasons listed in Page 11. It is recommended that the applicant provide a tree survey so that staff can make an informed recommendation or conform to the requirements at the time of Preliminary site plan. **The applicant met with Master Planning and Zoning Committee on January 10, 2018. While the Committee understands the applicant's intent to screen the ITC power lines from the residents, they agreed that the screening trees cannot be counted towards woodland replacement counts.**
5. **ITC Comfort Station:** After further discussion with City Parks department, staff agrees that the proposed location shown on the plans would be a suitable location for a non-motorized trail head. Novi Parks department had plans for a trail head that typically includes few parking spaces, a bike repair station and a possible picnic shelter. **Staff requests the applicant to redesign the comfort station to address the items listed above and additional comments provided in traffic review letter. Applicant should provide additional details such as construction estimate, time of completion of improvements and dedication to the City.**
6. **Paving Nine Mile Road:** One of the goals from 2016 City's Master Plan for Land Use update is as follows:
"Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land"

Recommendation to achieve this goal is stated as follows:

“Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road; explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area and explore grant funding to further the preservation of the character of the corridor.”

Paving a part of Nine mile near the entrance to the proposed development would contradict one of goals and objectives of our Master Plan. It is also not recommended by our Engineering department for maintenance purposes. The applicant should consider maintaining the scenic nature of Nine Mile Road.

7. **Proposed land to be dedicated to the City:** The applicant proposes to donate approximately 20 acres to be preserved and about 0.21 acres or a trailhead location. The current submittal does not provide more information with regards timing and means of dedication. **Please note that if new lot boundaries are created, the setbacks are calculated from the proposed lot line, deviation to the rear setback line should be noted in the agreement.**

PRO OPTION

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to R-1) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current (RA) and proposed (R-1) zoning classifications.

	RA Zoning (Existing)	R-1 Zoning (Proposed)
Principal Permitted Uses	<ol style="list-style-type: none"> 1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care homes 	<ol style="list-style-type: none"> 1. One-family detached dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks, parkways and 4. outdoor recreational facilities 5. Home occupations 6. Keeping of horses and ponies 7. Family day care homes 8. Accessory buildings and uses
Special Land Uses	<ol style="list-style-type: none"> 1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. All special land uses in Section 402 5. Nonresidential uses of historical buildings 6. Bed and breakfasts 	<ol style="list-style-type: none"> 1. Places of worship 2. Schools 3. Utility and public service buildings (no storage yards) 4. yards) 5. Group day care, day care centers, adult day care 6. Private noncommercial recreation areas 7. Golf courses 8. Colleges and universities 9. Private pools 10. Cemeteries 11. Mortuary establishments 12. Bed and breakfasts

	RA Zoning (Existing)	R-1 Zoning (Proposed)
		13. Accessory buildings and uses
Minimum Lot Size	43,560 square feet (1 acre)	21,780 sq ft (0.5 acres)
Minimum Lot Width	150 feet	120 ft
Building Height	2 1/2 stories -or- 35 feet	2 1/2 stories -or- 35 feet
Building Setbacks	Front: 45 feet Side: 20 feet (aggregate 50 feet) Rear: 50 feet	Front: 30 ft Side: 15 ft (aggregate 40 ft) Rear: 35 ft

COMPATIBILITY WITH SURROUNDING LAND USE

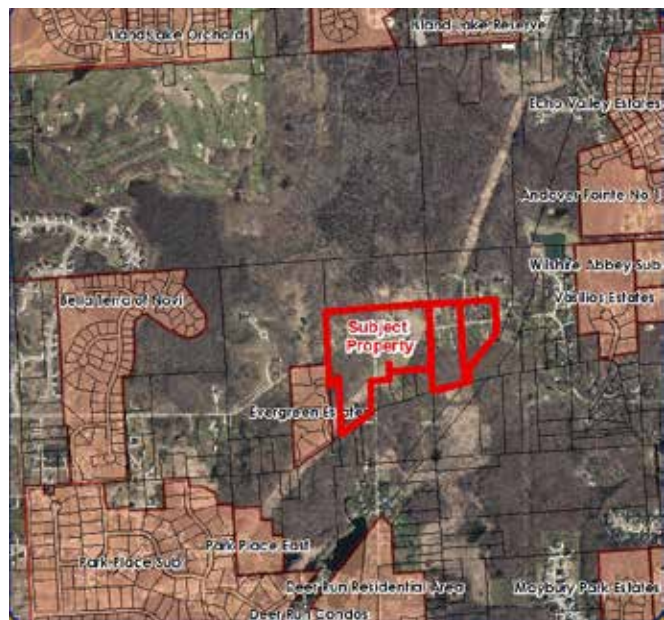
The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option. The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Northern Parcels	R-1, One-Family Residential	Links of Novi/Vacant Existing RUD agreement	Single-Family Residential at a maximum of 0.8 units/acre. Existing RUD agreement limits the number of units to 439 per 324 acres
Southern Parcels	RA, Residential Acreage	Vacant	Single-Family Residential at a maximum of 0.8 units/acre
Eastern Parcels	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Western Parcels	RA, Residential Acreage	Single-Family Residential: Evergreen Estates	Single-Family Residential at a maximum of 0.8 units/acre

All properties immediately adjacent to the subject property are predominantly underdeveloped or vacant.

The property directly **north** of the subject property is currently functioning as a recreational use (Golf course). The current zoning map indicates R-1 for the property on the north, but it has recorded development agreement associated with it which limits the maximum number of units to 439 that can be developed under the conditions listed in Quail Hollow RUD agreement. The development agreement also indicates that 42 percent of total site area (about 137 acres) will be preserved as permanent open space. About 73 acres will be contributed to the City. The development proposes trail system through the community.

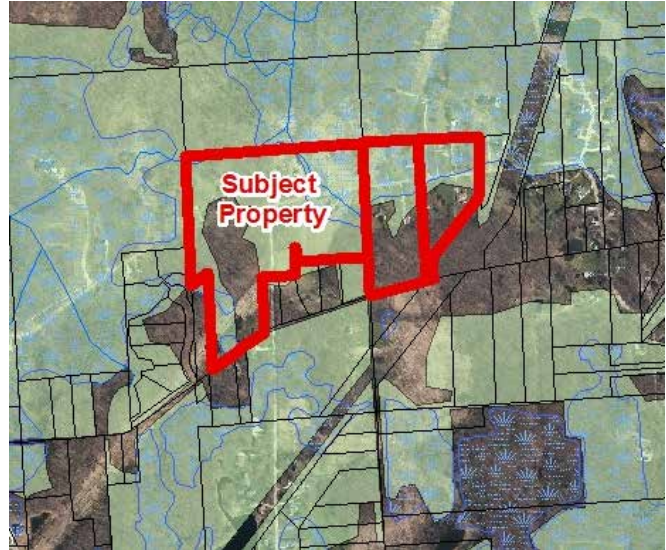
Directly to the **south** of the subject properties are a handful of single-family residential homes on residential lots along Nine Mile Road. All of these properties would experience traffic volumes along Nine Mile Road greater than existing (three single family houses exist on the subject property). However, the volumes are not considerably more than what would be expected with development under the current zoning.



The property to the **west** of the subject property along Nine Mile Road is the Evergreen Estates. It is developed according to RA requirements. The other property on the west is currently a single family residence.

To the **east** is one single family home and the ITC Corridor where the City will be constructing a regional trail to be completed by 2018.

The other developments which are in the vicinity are Bella Terra, Vasilius Estates and Park Place development. Bella Terra was developed using the Residential Unit Development option, thus permanently preserving 61 percent of the total site acreage. Park Place East was developed using the Open Space Conservation option, preserving about 45 percent Open space. All the developments in the surrounding area are either developed by RA requirements or used Open Space or RUD options and preserved open spaces. The applicant was recommended to use one of these options to maintain the natural quality of the area. He indicated that RUD development would not allow him to propose empty nester development he is currently proposing.



Impacts to the surrounding properties as a result of the proposal would be expected as part of the development of any residential development on the subject property and could include construction noise and additional traffic. The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning. The vacant lots and the single family residences surrounding the subject property have minimum potential for a possible future condominium development as they are predominantly filled with regulated woodlands and wetlands (See Figure to the right).

DEVELOPMENT POTENTIAL AND DENSITY PROPOSED

Development under the current RA zoning could result in the construction of up to 30 single-family homes under the allowable density and net acreage of the site. It is not known whether the site could be developed with 30 lots that meet the dimensional requirements of the RA zoning district. Development under the master-planned density of 0.8 units to the acre (equivalent to existing RA zoning) would be up to 30 single family homes. Development under the proposed R-1 zoning without a PRO option could result in as many as 64 single family detached homes. As proposed, the development would be limited to 42 single-family detached homes.

The applicant is proposing 42 units on the **39.18 net acres** resulting in approximately 1.07 units/acre density. As previously mentioned, the Master Plan for Land Use recommends 0.8 units per acre for the subject property and the properties surrounding it. The maximum density proposed is 35 percent less than the maximum allowed for R-1 (1.65 DUA). Proposed density is most consistent with the proposed R-1 One-Family Residential District (maximum density of 1.65 units per acre). It is density is 34 percent more the Master Plan recommendation for the site. The subject property is currently located in the southwest quadrant of the City which is predominantly low residential.

REVIEW CONCERNS

Infrastructure Concerns

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far. Water main is currently available to connect along Nine Mile Road and the applicant is connecting it through Evergreen court. The applicant is proposing to connect to the future gravity sewer main. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this gravity main. The City makes no guarantee that the project will be constructed prior to the construction of proposed development as plans are still subject to review and approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning.

Traffic

The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study**. The senior adult housing under the PRO produced less trips than both the 40 single-family homes development and the 32 single-family homes development for the AM peak hour, the PM peak hour, and daily trips. It does not appear to impact Traffic patterns in the surrounding area. The applicant has aligned the proposed Villa d'Este Boulevard with Garfield Road.

Non-Motorized Improvements

City of Novi Non-motorized plan planned for two trails abutting the subject property: ITC Regional trail Phase 1A along the eastern boundary of the subject property and (2) proposed Singh trail in the northern property. **The proposed concept plan proposes a connection to the ITC trail. However, the connection ends at property line. The connection should be made all the way to the trail. Staff recommends that the applicant work with Engineering to determine suitable locations for future connections. Please show the proposed ITC trail on the proposed concept plan (DPS can provide with the proposed layout).**

Woodlands

A Woodland Study Plan (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City's Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The Woodland Study Plan notes that 35.38 acres of the 51 acre development site is existing tree canopy based on the City's Regulated Woodlands Map. As such, the current Plan notes that 10.51 acres of the 35.38 acres (30 %) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified. The Plan does not currently appear to indicate the proposed sizes and species of the proposed onsite Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. **Woodland review could not complete a comprehensive review due to deficiencies in the plan. The applicant is encouraged to further modify the layout to minimize impacts to regulated woodlands and quality/specimen trees.** Please refer to the woodland review letter or additional information requested.

Wetlands

The currently proposed wetland impacts will not likely require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ's threshold is 0.30-acre. The current plan proposes a total impact is 0.07-acre (452 cubic yards) to the wetlands and 0.30-acre of impacts to on-site 25-foot wetland/watercourse buffer area. Please refer to the wetland review letter or additional information requested.

Floodplain

The Plan appears to propose some impacts to the existing floodplain on site. The applicant indicated in response letter that the related permits will be applied once the Concept plan is approved.

Open Space

The applicant is proposing to dedicate about 20 acres of land with natural features to the City to be preserved as permanent open space. The revised concept plan eliminated all the previously proposed amenities for residents such as the pool house, lawn bowling etc. **Applicant added few additional amenities such as pocket parks, benches, and pet waste stations thought the development at different locations.**

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

2016 Master Plan for Land Use update (adopted by Planning Commission on July 26, 2017) identifies this property and all adjacent land within the City as single family residential, with a density of 0.8 dwelling units per acre. It matches the existing zoning of the subject property. The proposed development would follow/contradict objectives of the Master Plan as listed below. Staff comments are in **bold**.

1. Quality and variety of housing:

- a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land. **The proposed development does propose to protect a majority of natural features on site and provides ample screening from Nine Mile Road. However, the housing pattern itself looks dense within the limits of development and does not align with semi-rural character.***
- b. *Provide residential developments that support healthy lifestyle. Ensure provision of neighborhood open space within residential developments. **The proposed development includes a pool with amenities, sidewalks on both sides of the streets (for the most part), dog walk area and a lawn bowling. It also proposes a connection to proposed ITC Connector pathway.***
- c. *Provide a wide range of housing options. **The proposed development is geared towards empty nesters.***

2. Environmental Stewardship

- a. *Protect and maintain the City's woodlands, wetlands, water features, and open space. **The applicant proposes to donate about 20 acres (39%) of land with regulated woodlands and wetlands in the rear.***

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, location of proposed detention ponds, location of proposed open space and preserved natural features and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits and community impact statement.

Staff will work with the applicant to come up with appropriate conditions to be included in the agreement. Some suggestions are listed below.

1. The development will be limited to a density, to be determined at the Planning Commission meeting.
2. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
3. A minimum of 15 feet shall be maintained between two buildings.
4. A minimum of 30 feet is provided between the front façade and the back of the curb.
5. The applicant will work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
6. The applicant shall limit the wetland and woodland impacts to the areas and percentages indicated on the concept plan at the time of Preliminary Site Plan.

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted a narrative describing the requested deviations. **The applicant should consider submitting supplemental material discussing how if each deviation *"...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."***

Following deviations were included in the last Planning Commission packet.

1. Planning Deviation from Sec. 3.1.2 of Zoning Ordinance for reduction of the minimum lot size, setbacks, minimum lot frontage and minimum site acreage as shown on the proposed concept plan provided,
 - i. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - ii. A minimum of 15 feet shall be maintained between two buildings.
 - iii. A minimum of 30 feet is provided between the front façade and the back of the curb

The applicant proposes to donate approximately 20 acres to be preserved and about 0.21 acres or a trailhead location. The current submittal does not provide more information with regards timing and means of dedication. Please note that if new lot boundaries are created, the setbacks are calculated from the proposed lot line, deviation to the rear setback line should be noted in the agreement.

2. Façade deviation from Sec 3.7, similar dissimilar ordinance, to replace internal calculation of square footage to a 2200 square foot minimum requirement for this development;
3. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features;
4. Landscape deviation from Section 4 of Landscape Design Manual for not meeting the minimum diversity requirements for woodland replacement plantings along ITC corridor;

Staff Comment: Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees. The current submittal did not include a tree survey. Without knowing the existing tree species or proposed tree replacement types, staff is unable to support this deviation. In addition, the landscape design manual recommends a similar proportion of woodland replacements to those removed by species. For example, if 20 percent of red maples are removed, the replacement should include a similar percentage of red maples. It is staff's understanding that there are not many existing evergreens that are being removed on site to justify the replacement evergreens proposed. Staff does not support this deviation.

The applicant met with Master Planning and Zoning Committee on January 10, 2018. While the Committee understands the applicant's intent to screen the ITC power lines from the residents, they agreed that the screening trees cannot be counted towards woodland replacement counts. The Committee recommended the applicant not to seek the deviation.

5. Landscape deviation from Section 7b of Landscape Design Manual for allowing additional credits for upsizing woodland replacement trees as listed below
 - i. 6' - 8' Evergreens: 1 Credit
 - ii. 10' - 12' Evergreens: 2 Credits
 - iii. 4" Deciduous Trees: 2 Credits
 - iv. Sub canopy: 1 Credit

Landscape Design Manual does not allow additional credits for upsizing the woodland replacement trees. Staff does not support this deviation.

Tree Type	Credit requested	Credit allowed
6' - 8' Evergreens	1 Credit	0.67 credit
10' - 12' Evergreens	2 Credits	0.67 credit
4" Deciduous Trees	2 Credits	1 credit allowed for 2.5" or more deciduous
Subcanopy	1 Credit	1 credit allowed, if the replacement planting is from recommended list

6. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
7. City Council variance from Chapter 7(c) (1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb. **A minimum of 7.5 feet can be supported by staff;**
8. City Council variance from Section 11-194 (8) for absence of non-paved eyebrows; **Staff recommended;**

9. City Council variance from absence of sidewalk along a portion of Villa Drive requires a variance, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed due to preservation of existing woodlands;

Eliminated deviations:

1. A traffic deviation for not meeting the minimum required horizontal curve radii for the proposed streets;
2. Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property. Conditioned on approval by landowners.

Additional deviations identified

1. The applicant has proposed a 24 foot wide residential (local) roadway; however the detail indicates a proposed width of 28 feet. The City requires all two-way residential roads to have a width of 28 feet. **The applicant should revise the roadway width to 28 feet on the site plan or may request a City Council variance for the use of 24 feet.**
2. The applicant is currently proposing five feet between the end of the driveway and the sidewalk, but the taper depth is required to be ten feet. Any taper depth value less than ten feet will require a City Council variance.
3. The sidewalk along Nine Mile Road should be adjusted so that the outside edge is located one foot inside the right of way line. The applicant may revise the sidewalk or request a City Council variance.
4. Some of the proposed street trees are conflicting with the utility locations. Landscape plan as shown appears to comply with the street tree requirement. However, if the utility lines are not relocated to keep the proposed trees away from the 20 feet easement, the plan could require a deviation for reduction of street trees, which is not supported by staff. **The applicant is suggested to revise the utility layout to avoid conflict with required street trees and not seek this deviation.**

APPLICANT BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against,*

and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

PUBLIC BENEFIT UNDER PRO ORDINANCE

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant has offered the following items as public benefits in letter dated December 12, 2017 prior to MPZ meeting. Staff Comments are in **bold**.

1. *Donate approximately 20 acres of land to Novi for existing park system. This donation is conditional that Novi cannot sell the parcel, or develop the parcel, otherwise the property reverts back to original owner. **Twenty acres would count to about thirty nine percent of total gross area. City may reserve a right to make minor improvements in the area to propose a trail or accessory uses for a trail. City Council expressed interest in acquiring lands with natural features to create nature corridors. Proposed land to be dedicated abuts proposed ITC trail. This is considered a public benefit.***
2. *The Developer proposes to build a comfort station for ITC Trailhead (\$200,000 cap). **After further discussion with City Parks department, staff agrees that this would be a suitable location for a trail head. A trail head typically includes few parking spaces, a bike repair station and a possible picnic shelter. Staff requests the applicant to redesign the comfort station to address the items listed above and additional comments provided in traffic review letter. This is considered a public benefit.***
3. *Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated soils on property at Nine Mile and Garfield Road. **As mentioned above, if City acquires the property on Garfield for a trailhead, it is City's intent to transport soils from the sewer installation to that property. The offered benefit would not provide any significant reduction in costs even otherwise. On the contrary, it may benefit the developer by providing soils for the proposed screening berms on the property.***
4. *Remove debris and shut down wood chip operation on property and increase property values around the area. **There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely.***
5. *Increase tax base by \$40,000,000. Many Novi residents have children in Northville Public schools. This project raises funding for schools and has no negative impact to the school system. Single family homes would increase tax base by \$20,000,000 dollars and have an impact on school system. **An increase in tax base is considered an incidental benefit.***
6. *Provide an outstanding development and extensive landscaping. **Conceptual landscape plans provided and appear to provide additional landscaping than required along proposed streets.***
7. *Generate \$224,000 dollars in sanitary sewer tap fees to help pay for the new sanitary sewer. **Sewer tap fees is a standard requirement, cannot be perceived as a public benefit.***
8. *Property values near Cambridge Developments see significantly higher increases compared to other developments.*

9. *Pave part of Nine Mile from Garfield to entrance to Villa D'Este with chip seal and upgrade the Nine Mile and Garfield intersection. City of Novi Department of Public services does not approve chip seal pavement along Nine Mile Road. The pavement material does not withstand the wear and tear. City of Novi department of Public Services noted that the change of pavement within a short span of distance would pose complications for regular maintenance. The applicant should provide more information regarding the proposed upgrade to the intersection as such what it would include.*

Staff acknowledges the significant benefits 1 and 2, offered by the applicant. It is staff's opinion that benefits numbered 3, 4, 5 and 7 do not meet the intent of public benefits and should be eliminated from PRO agreement. Item 8 is hard to justify at this time. Item 9 is recommended by staff.

SUMMARY OF OTHER REVIEWS

- a. Engineering Review (02-18-18): Additional comments to be addressed with revised concept plan submittal. Engineering is recommending approval for reasons noted in the letter.
- b. Landscape Review (02-09-18): Landscape review has identified few waivers that may be required. Refer to review letter for more comments. Landscape recommends approval.
- c. Wetland Review (02-13-18): A City of Novi Wetland Non-Minor Use Permit and an authorization to encroach into 25 foot buffer setback are required for this site plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Site Plan submittal. Wetland is recommending approval for reasons noted in the letter.
- d. Woodland Review (02-13-18): A City of Novi woodland permit is required for the proposed plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Concept Plan submittal. Woodland is **not recommending** approval for reasons noted in the letter.
- e. Traffic Review (02-15-18): Additional Comments to be addressed with revised concept plan submittal Traffic recommends approval. Additional deviations have been identified.
- f. Facade Review: Façade review is not required for Concept PRO plan unless the applicant wants to demonstrate that the buildings will an enhancement, which would be unlikely to be achieved if it were not a Planned Rezoning Overlay. Applicant did not indicate any additional enhancement to the building elevations.
- g. Fire Review (01-31-17): Additional Comments to be addressed with revised concept plan submittal. Fire recommends approval.

PLANNING COMMISSION MEETING

A Planning Commission public hearing is scheduled for March 14, 2018. The following are required no later than March 6, 2018:

1. A response letter to all staff and consultant review letters
2. A color rendering of the site plan (Optional)
3. Concept plan submittal in PDF format

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.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART

Review Date: February 14, 2018
Review Type: 3rd Revised Concept Plan (Planner Rezoning Overlay)
Project Name: JSP 17-52 VILLA D'ESTE
Plan Date: January 26, 2018 (Revised)
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with next submittal. Underlined items need to be addressed on the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	42 Unit single family residential development with PRO overlay; 1.07 maximum dwelling units per acre (Net site Area: 39.18 acres)	No	
Zoning <i>(Effective December 25, 2013)</i>	RA: Residential Acreage district	R-1 One-Family Residential District	No	<i>As discussed at the meeting, the applicant is requesting to rezone to R-1.</i>
Uses Permitted <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings (Ranch style Condos) with PRO Overlay	No	
Phasing	Is Phasing involved?	Two phases		Please indicate phase lines on the plan.
Planned Rezoning Overlay Document Requirements				
Written Statement <i>(Site Development Manual)</i> <i>The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	- Current RA Zoning: up to 31 homes (0.8 DUA) - Proposed R-1 Zoning: up to 64 homes (1.65 DUA) - Proposed Concept: 42 units (1.1.07DUA)	Yes	
	Identified benefit(s) of the development	Provided	Yes?	Please refer to comments in the review letter
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Not provided	Yes	Please refer to comments in the review letter

Item	Required Code	Proposed	Meets Code	Comments
Rezoning Sign Location Plan (Page 23,SDM)	Installed within 15 days prior to public hearing Located along all road frontages	Installed	Yes	
Public Benefits (Section 7.13.2.D.ii)	City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments	Provided in an attachment	Yes?	Please revise to include that will include benefits that fit the intent of public benefits. Refer to Planning review letter for more comments
Traffic Impact Study (Site development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Applicant submitted a Traffic Impact Study with the initial submittal. An addendum has been provided with this submittal	Yes	Refer to Traffic Review.
Community Impact Statement (Sec. 2.2)	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects with more than 150 units - A mixed-use development, staff shall determine 	Not required, but provided per staff's request	Yes	Staff agrees with the findings
Usable Open Space & Amenities	Usable open space is recommended for residential developments	Provided required sidewalks on either side of street. Proposed connection to ITC trail	No	
The remainder of the review is against R-1 standards				
Height, bulk, density and area limitations (Sec. 3.1.2)				
Maximum Dwelling Unit Density	1.65 DUA For RA: 0.8 DUA(For 39.18 net acres , upto 31units)	1.07 DUA (42 Units) 11.82 acres of wetland	No	The maximum density conforms to R-1 requirements. The applicant has reduced the requested density considerably since the first submittal. Net site area should also exclude statutory Rights-of-way prior to calculating density

Item	Required Code	Proposed	Meets Code	Comments
Minimum Lot Area (Sec 3.1.2)	21,780 square feet For RA: 1 Acre (43,560 square feet)	Unable to determine The layout proposes single floor living with optional loft or basement. The development proposes common areas as opposed to site condominium with lot lines	No	<u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u>
Minimum Lot Width (Sec 3.1.2)	120 ft. For RA: 150 ft.	Unable to determine	No	
Building Setbacks (Sec 3.1.2)				
Front	30 ft. <i>RA: 45ft.</i>	30 ft. measured from back of the curb	No	<u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u>
Side	15 ft. one side and 40 ft. total two sides <i>RA: 20 ft. one side, 50 ft. two sides</i>	15 ft minimum distance between buildings	Yes	
Rear	35 ft. <i>RA: 50 ft.</i>	Unable to determine	No	
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.1.2)	25%	Unable to determine	No	
Minimum Floor Area (Sec 3.1.2)	1,000 Sq.ft.	Information is not provided at this point	No	Due to many deviations sought with regards to setbacks, the applicant is suggested to set a maximum building footprint
Building Height (Sec 3.1.2)	35 ft. or 2.5 stories whichever is less	No elevations provided at this time. The applicant indicated in the response letter that the tentative height is 35 ft.	NA	Please specify to verify conformance. <u>Building height reviewed at plot plan phase. Please mention the tentative height.</u>
Frontage on a Public Street. (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed road within the proposed condominium, with access to Nine Mile Road	Yes	The community is gated and would require City Council approval.

Item	Required Code	Proposed	Meets Code	Comments
Parking and other requirements				
Number of Parking Spaces Private clubs (Sec.5.2.12.B)	Two (2) for each dwelling unit	Proposed parking in the garage and in front of garage	Yes?	Where are the mailboxes provided? Is parking allowed on street? Are the driveways deep enough for parking in front of garage?
Barrier Free Spaces <i>Barrier Free Code</i>	For total 1 to 25 = 1 van accessible	Not applicable for single family development	NA	
Accessory Structures	Any accessory structures shall meet the requirements for section 4.19	Unable to determine	No?	Indicate whether dumpster, generators or rooftop equipment is provided for the poll facility. Any deviations to the possible location should be requested prior to concept plan submittal.
Note to District Standards (Sec 3.6)				
Area Requirements (Sec 3.6A & Sec. 2.2)	<ul style="list-style-type: none"> - Lot width shall be measured between two lines where a front setback line intersects with side setback lines. - Distance between side lot lines cannot be less than 90% between the front setback line and the main building. 	Unable to determine	No	<p><u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u></p> <p>Since there are no lot lines, staff recommends to use the footprint shown on the place as maximum limits for a unit including any extended walls.</p>
Additional Setbacks (Sec 3.6B)	NA	Single family development. Off-street parking is provided for the accessory use to the development	NA	
Exterior Side yard abutting Streets (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse.	25ft. wetland buffer indicated.	No	Additional information requested for on-site evaluation. Refer to wetland review for more details.

Item	Required Code	Proposed	Meets Code	Comments
Woodlands (City Code Chapter 37) Replacement of removed trees		Woodland impacts proposed Applicant has shown conceptual impacts plan. Applicant is requesting multiple deviation from woodland ordinance requirements	No	Additional information requested. Refer to woodland review for more details.
Subdivision Ordinance (Subdivision Ordinance Appendix C, Article IV)				
Blocks (Subdivision Ordinance: Sec. 4.01)	- Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout.	Block along Villa Drive appears to be longer than 1400 feet	No	Revise the layout to meet the code. <u>This could be a deviation.</u>
Lot Depth Abutting a Secondary Thoroughfare (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	Nine Mile road along the subject property is considered Scenic road.	NA	
Depth to Width Ratio (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Unable to determine	No	<u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u>
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	- Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.	Unable to determine	No	

Item	Required Code	Proposed	Meets Code	Comments
Streets <i>(Subdivision Ordinance: Sec. 4.04)</i>	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists: - practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns	The subject property is surrounded by regulated wetlands on the north and west, ITC corridor on the east.	NA	<u>This could be a deviation and is supported by staff.</u>
Topographic Conditions (Subdivision Ordinance Sec 4.03)				
A. Flood plain	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	There is an existing 100 year floodplain on the subject property. Some of the lots are encroaching into the floodplains. The layout also proposes storm water detention within the floodplains	No	Applicant is responsible for contacting the necessary agencies and obtain the necessary permits for the modifying the floodplain limits Clearly indicate the floodplain limits on the layout plan. Refer to Engineering letter for more details
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Landscape Plan is not provided	No	Refer to Landscape review for requirements
C. Natural Features	To be preserved Lots cannot extend into a wetland or watercourse	The site has considerable wetlands	Yes/ No	Refer to Wetland review letter for more comments
D. Man-made Features	To be built according to City standards	None Proposed	NA	

Item	Required Code	Proposed	Meets Code	Comments
E. Open Space Areas	Any Open Space Area shall meet the following: - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.	Landscape and grading plan is not submitted. Unable to determine	No	
F. Non-Access Greenbelt Easements	Along rear or side property lines for reverse frontage lots	Not applicable	NA	
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening	Subject property is not abutting any non-residential development	NA	
Sidewalks Requirements				
Non-Motorized Plan	- Proposed unpaved trail, west of subject property from Nine Mile Road to Ten Mile Road through undeveloped park land. - ITC Corridor, abutting the eastern boundary of subject property.	Connections to the proposed ITC trail is proposed through the system of internal sidewalks and the proposed public sidewalk The applicant is proposing a 'comfort station' at the south east corner of the development to complement the ITC Trail	Yes	Refer to Planning review letter for additional comments on
Sidewalks <i>(Subdivision Ordinance: Sec. 4.05)</i>	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed on either side of the proposed private drive for the most part	No	
Public Sidewalks <i>(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	A 6 foot sidewalk is required along Nine Mile Road	A 8 foot concrete sidewalk is proposed along Nine Mile Road	No	

Item	Required Code	Proposed	Meets Code	Comments
Building Code and other design standard Requirements				
Residential Entryway Lighting	A residential development entrance light must be provided at the entrances to the development off of Dixon Road	None indicated	No	Please contact Darcy Rechtién at 248.735.5695 for further details. Provide details of the proposed lighting
Interior Site Lighting	A lighting and photometric plan is required if any interior lighting is proposed.	None proposed at the moment.	Yes?	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Not Applicable.	NA	
Design and Construction Standards Manual (DSM)	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not provided.	No	Provide land description.
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Some dimensions are missing.	No	Please refer to Traffic review comments for additional details.
Economic Impact Information	- Total cost of the proposed building & site improvements - Home size & expected sales price of new homes			
Legal Requirements				
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name and street name have been approved	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Property Split or Combination	Property combination or split shall be reviewed and approved by the Community Development Department.	The subject property is proposing a combination of four whole lots and part of a fifth lot.	Yes	<u>The applicant must create this parcel prior to Stamping Set approval. Plans will not be stamped until the parcel is created.</u>
Development/ Business Sign	Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Refer to Planning review for more details	Signage is not indicated	Yes/ No	<u>For sign permit information contact Ordinance at 248-735-5678</u>
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	
Conservation easements	Conservation easements may be required for wetland and buffer impacts	Not applicable at this moment. They will be required at the time of Preliminary Site Plan	NA	<u>The following documents will be required during Site Plan review process after the Concept PRO approval</u>
PRO Agreement (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed	Not applicable at this moment	NA	<u>PRO Agreement shall be approved by the City Council after the Concept Plan is tentatively approved</u>

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



PLAN REVIEW CENTER REPORT

February 16, 2018

Engineering Review

Villa d'Este
JSP17-0052

Applicant

Robert Lamp Trust

Review Type

PRO revised Concept Plan

Property Characteristics

- Site Location: North of Nine Mile Road, east of Garfield Road
- Site Size: 48.32 acres
- Plan Date: 01/26/2018
- Design Engineer: Sieber Keast

Project Summary

- A PRO plan for residential development north of Nine Mile Road and east of Garfield Road.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of 9 Mile Rd., with two connections to create a looped system.
- Sanitary sewer service would be provided by connection to the proposed gravity main along the north side of Nine Mile Road.
- Storm water would be collected by a single storm sewer collection system and detained on site in proposed detention basins.

Recommendation:

The Concept Plan and Concept Storm Water Management Plan can be recommended for approval.

Comments:

The Concept plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed in Preliminary and Final Site Plan submittals:

General

1. A stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter is required by ordinance. **A request for deviation from Appendix C Section 4.04(A)(1) of the Novi City Code can be requested.** City staff supports this request.
2. A right-of-way permit will be required from the City of Novi.
3. The master planned right-of-way for Nine Mile Road is 43' half right-of-way. Dedication of the master-planned right-of-way should be part of this development.
4. Provide a minimum of two ties to established section or quarter section corners.
5. Sheet index
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
9. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Utilities

10. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this sanitary sewer. The City's project is currently under design and the City makes no guarantee that the project will be constructed as plans are still subject to review and approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process.

Paving & Grading

11. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
12. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
13. Within the development, sidewalks are required on both sides of the street. **Absence of sidewalk along a portion of Villa Drive requires a variance, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed.** The request for lack of sidewalk along the south side of Villa Drive where there are no proposed residences can be supported, but sidewalk should be provided along both sides of Villa d'Este Boulevard.
14. **Sidewalks on private roadways should be located such that the outside edge of the sidewalk is a minimum of 15 feet from back of curb. The layout plan indicates that 10 feet are provided from the back of curb to outside edge. A request for deviation from this standard can be requested.**
15. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan."
16. The layout plan indicates asphalt paving on West Nine Mile Road to the west and east of the Garfield Road intersection. Nine Mile Road is not currently paved in this area, and a small stretch of pavement is not preferred due to concerns with maintenance and operations at the interface of gravel and asphalt.

Storm Water Management Plan

17. Runoff in all areas of development must be pretreated before discharge to the wetlands. Capture the storm water in all developed areas in the on-site storm water collection and detention basin systems; or provide rain gardens as the pretreatment mechanism.
18. A 25-foot vegetated buffer shall be provided around the full perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots, and should not be placed immediately against adjacent structures. Provide a boundary of shrubbery or other maintainable landscape features between any structures and edge of the non-mowable basin buffer area.

Flood Plain

19. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process. An

MDEQ floodplain use permit may also be required prior to final site plan approval.

Off-Site Easements

20. Any off-site easements or agreements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal. No off-site easements are anticipated at this time.

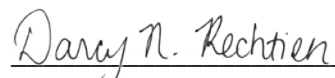
The following must be provided at the time of Preliminary Site Plan submittal:

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

The following must be submitted at the time of Final Site Plan submittal:

22. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).
23. Draft copies and/or revisions to the off-site utility and access easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approval by the Engineering Division and the City Attorney prior to being executed.

Please contact Darcy Rechtién at (248) 735-5695 with any questions.




Darcy N. Rechtién, P.E.

Plan Review Engineer

CORRESPONDING MEMOS FROM ENGINEERING

MEMORANDUM



TO: BARBARA MCBETH, CITY PLANNER
FROM: MATT WIKTOROWSKI, FIELD OPERATIONS SR. MANAGER 
SUBJECT: NINE MILE ROAD – VILLA D' ESTE JPS17-052
DATE: MARCH 7, 2018

The Field Operations Division has reviewed the proposed paving request at the Garfield and Nine Mile Roadways; project Villa d'Este, JSP17-0052. When transitioning from a bituminous roadway to a gravel surface, early rutting and/or premature pothole formation is often observed. The relatively small section of proposed pavement abutting the gravel surface, will increase the amount of transition point rutting in the drive lanes, requiring frequent grading to keep the roadway smooth on each side of the pavement. In addition, increased aggregate material is required to help maintain a smooth transition point. It should also be noted, without proper drainage, water sheeting from the pavement is likely to increase the amount of sediment deposited in the ditches; which may require removal by the use of mechanical equipment. Therefore, the Field Operations Division recommends the paving request be denied.

cc: George Melistas, Engineering Senior Manager
Darcy Rechtien, P.E., Plan Review Engineer



TO: BARB MCBETH, CITY PLANNER
FROM: BEN CROY, WATER AND SEWER SENIOR MANAGER
SUBJECT: EVERGREEN PUMP STATION
DATE: MARCH 1, 2018

In response to an inquiry by a resident about odors at the City's Evergreen Pump Station on Evergreen Court, the City's Water and Sewer Division recently installed a filter on the vent pipe intended to help control odors. Although odor issues have not been typical at this site, having this filter in place should help prevent any odors from being a nuisance in the future.

Please let me know if you have any questions about the above information.

cc: Scott Roselle, Water and Sewer Asset Manager

LANDSCAPE REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



PLAN REVIEW CENTER REPORT

February 9, 2018

Second Revised PRO Concept Site Plan

Villa d' Este

Review Type

Second Revised PRO Concept Plan Landscape Review

Job

JSP17-0052

Property Characteristics:

- Site Location: North side of 9 Mile Road, near Garfield
- Site Zoning: R-A – Proposed R-1 with PRO
- Adjacent Zoning: North: R-A and R-1, East: R-A and ITC Corridor, South: R-A, West, R-A
- Plan Date: 1/25/2018

Recommendation:

This concept is **recommended for approval**. Several significant landscape deviations related to woodlands are requested which are not supported by staff, but in terms of the landscape ordinance, the plan conforms to most elements of the landscape ordinance. The deviations that are sought for not providing greenbelt berms and plantings in preserved areas along 9 Mile Road are supported by staff.

Deviations:

1. The plan proposes upsizing credits for some of the woodland replacement trees. The Landscape Design Manual does not allow upsizing credits for woodland replacement trees. This deviation is not supported by staff.
2. The mix of woodland replacement trees does not appear to approximate the mix of trees removed as called for by the Landscape Design Manual. Many more evergreens are proposed than will be removed, as the woodland is basically a mixed deciduous hardwood forest with few evergreens, not an evergreen forest. This deviation is not supported by staff.
3. No berm is provided along the entire 570 lf of western frontage. The required berm is an undulating berm with a minimum height of 4 feet and crest 4 feet wide. This deviation is supported for the sections west of the entry for the reasons discussed in the landscape chart.

Ordinance Considerations:

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

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

Provided

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

Provided

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

1. Woodland line per Regulated Woodlands map is shown, but a tree survey is not provided.
2. **Please provide a current tree survey for all areas within 50 feet of development area that shows all removals on the plan and chart.** *The lack of this survey is not in itself a deviation but a complete survey is necessary to verify any calculations and support any agreements related to tree removals and replacements.*
3. **Based on the survey, please verify the woodland replacement calculations provided.**
4. The Landscape Design Manual does not allow upsizing credits for Woodland Replacement Trees. *The use of them is a deviation that is not supported by staff.*

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

Proposed contours are provided on Landscape Plans.

Snow Deposit (LDM.2.q.)

Provided.

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

9 Mile Road

1. 1195 lf frontage, less the ordinance allowances for access ways/clear vision zone (total of 140'), less the 85' to be donated for the trail parking lot = 970 lf. 28 deciduous canopy trees are required, 30 are provided.
2. *A landscape deviation to not provide street trees in front of the wetland in order to not disturb the 160 lf of wetland or wetland buffer is supported by staff.*

Internal streets

1. 86 trees are provided in front of units and 86 along the interior roads. As this proposal's layout doesn't conform with any current ordinance, there is no ordinance requirement to compare this to. With that said, the number of trees provided is satisfactory.
2. Cul-de-sac islands and boulevard island trees are not counted toward required street trees. This is correct.
3. As the area between the curb and sidewalk is only 5 feet, deciduous subcanopy trees are used as street trees, as specified in the Landscape Design Manual.
4. The conceptual utility layout shown on the landscape plan appears to create a number of conflicts. **Please re-align the sanitary and water lines such that they and their 20 foot easements don't conflict with the street trees shown on the plan.**
5. **Please show the easement lines as well as the utility lines on the landscape plan so conflicts can be seen and avoided.**
6. **Please put a street tree between the driveways of units 5 and 6, somewhere behind the sidewalk where it will have more room to grow.**
7. **The entry drive should also show street trees at a rate of 1/35lf, on both sides of the drive.** Depending on the species used, and if they can be brought to within 15 feet of the backs of curbs, the trees shown could be used toward this requirement.

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

1. 1195 lf frontage, less the ordinance allowances for access ways (total of 75'), less the 85' to be donated for the trail parking lot = 1035 lf.
2. Large evergreens or canopy trees: 1 tree per 40 lf = 26 trees required, 26 provided.
3. Subcanopy trees required: 1 tree per 25 lf = 41 trees required, 42 provided.
4. *Berms are not provided in the entire western frontage, nor in the area immediately west of the entrance. These are landscape deviations that are supported by staff for these reasons:*
 - a. *Most of that frontage is wetland/wetland buffer or preserved vegetation that*

- provides the required buffering.
- b. A small part of the area without berms does not have preserved vegetation, but the areas available for berms are not large enough to have the required berm.
 - c. A large quantity of trees is being planted in the area without wetland or preserved vegetation to provide sufficient screening from 9 Mile Road.
5. **If the applicant wishes to request a deviation for not providing the required buffer screening vegetation in the wetland or wetland buffer (180 lf), and reduce the number of trees provided accordingly, this would be supported by staff.**

Corner Clearance (Zoning Sec 5.9)

1. Provided.
2. Please remove the street tree from the west edge of the Fire Access drive. It does not need to be planted elsewhere.

Parking Lot Landscaping/Perimeter Trees (Zoning Sec. 5.5.3.C.)

1. Perimeter trees are required at the rate of 1/35 lf. A total of 11 trees (378lf/35) are required for the perimeter trees around the 3 bays, 18 are provided. **If desired, the extra trees do not need to be provided.**
2. **Please use full-sized deciduous canopy tree species for the perimeter trees where they are not located in a 5 foot gap between the sidewalk and curb.**

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

When utility box locations are provided, required screening should be added to plan and plant list.

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

1. Requirement for 70% of pond rim to be landscaped with large native shrubs appears to be satisfied.
2. The detention pond trees shown are not required, and are shown as woodland replacement trees. This is acceptable.
3. **Please show the high water line (HWL) on the landscape plan and locate the shrubs near that line.**

Plant List (LDM 2.h. and t, LDM 4)

1. No plant list is provided to verify required diversity or whether any prohibited species are included. Based on the symbols provided, it appears that the plan is in compliance with all ordinances except as noted above. It is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity. A complete plant list shall be provided on the Final Site Plan (Preliminary Site Plan would be preferable).
2. **When a plant list is provided, the non-replacement trees should use a diversity of species per the guidelines in Landscape Design Manual Section 4 and at least 50% of those species should be native to Michigan.**
3. **The replacement species must all come from the Woodland Replacement Chart. Woodland replacement trees should have a similar mix to what is removed.** The plan indicates 49% of the replacement tree credits will be evergreen trees. This is not at all representative of the forest being impacted. *This is a deviation that is not supported by staff.*

Planting Notations and Details (LDM)

1. Provided.
2. **Please revise the notes per the Landscape Chart notes.**

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

An irrigation plan for landscaped areas or an alternative plan for ensuring that plants get the water required for establishment and long-term survival is required for Final Site Plans.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Second Revised PRO Concept Plan

Location: Nine Mile at Garfield, north side.
Review Date: February 9, 2018
Project Name: JSP17 – 0052: VILLA D’ESTE
Plan Date: January 25, 2018
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE DEVIATIONS

1. The plan proposes upsizing credits for some of the woodland replacement trees. The Landscape Design Manual does not allow upsizing credits for woodland replacement trees. This deviation is not supported by staff.
2. The mix of woodland replacement trees does not appear to approximate the mix of trees removed as called for by the Landscape Design Manual. Many more evergreens are proposed than will be removed, as the woodland is basically a mixed deciduous hardwood forest with few evergreens, not an evergreen forest. This deviation is not supported by staff.
3. No berm is provided along the entire 570 lf of western frontage. The required berm is an undulating berm with a minimum height of 4 feet and crest 4 feet wide. This deviation is supported for the sections where existing woodlands and wetlands are preserved, and where the remaining available space wouldn't allow for the required berm.

Please provide a table of all landscape deviations sought, with their impact and justification, on the landscape plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	Yes	Yes	Overall plan: 1"=50' Detail: 1" = 20'
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/LLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Needed for Final Site Plans.</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	No	No	Please add to all landscape plan sheets.
Zoning (LDM 2.f.)	Include all adjacent zoning	Site: R-A Proposed R-1 with PRO North: R-A and R-1, East: R-A and ITC corridor, South: R-A, West: R-A	Yes	On Sheet 2
Survey information (LDM 2.c.)	§ Legal description or boundary line survey § Existing topography	<ul style="list-style-type: none"> • Description is provided on Cover Sheet. • No topographic survey is provided. 	Yes/No	Please provide a topographical survey of the site in the plan set.
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	No	No	<ol style="list-style-type: none"> 1. A tree survey is required in order to verify replacement counts and species composition to be emulated. 2. Please add designations of trees to be removed on plans (eg place an X on trees to be removed). 3. A table is provided showing required replacements but there is no information provided to verify that the numbers are correct. The calculations need to be backed up by a tree survey. 4. See ECT's review for a complete discussion of woodlands and wetlands.
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types,	Sheet 3	Yes	

Item	Required	Proposed	Meets Code	Comments
	boundaries			
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Some existing and all proposed utility lines are shown on the plans.	Yes/No	<ol style="list-style-type: none"> 1. Based on site visits and street views of the site, it appears that there are overhead lines along 9 Mile Road at the site. 2. Please clearly show all overhead utility lines on landscape plans. 3. The conceptual utility plan appears to create a number of conflicts where street trees couldn't be planted as shown. Please realign water and sanitary utilities to allow all interior street trees to be planted outside of 20' utility easements.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> • Proposed berm contours are shown east of the entry drive. • Required berms are not provided west of the entry. 	Yes/No	<ol style="list-style-type: none"> 1. Not providing the required berms west of the entry drive is a landscape deviation. Since most of the missing berms are not provided to preserve existing woods and wetlands, and the small remaining sections wouldn't provide enough space for significant berms, <i>this deviation is supported by staff.</i> 2. Please provide the LF of berms not provided in the deviation, and justification for the request.

Item	Required	Proposed	Meets Code	Comments
Snow deposit (LDM.2.g.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	NA – no parking islands are on plan		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 200 SF to qualify § 200 sf per tree planted in an island § 6" curbs § Islands minimum width 10' BOC to BOC	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
Contiguous space limit (j)	Maximum of 15 contiguous spaces	Maximum bay is 7 spaces	Yes	
Parking Lot perimeter trees	• 1 per 35 lf • $378/35 = 10$ trees	18 trees	Yes	Fewer trees can be provided if desired.
Plantings around Fire Hydrant or Utility structures (d)	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes or catch basins. • Trees should be at least 5 feet from underground lines.	Most are far enough away.	Yes	<ol style="list-style-type: none"> 1. Keep all trees and large shrubs at least 10' away from hydrants, manholes and outside of the required 20' water and sanitary utility easements. 2. Please relocate the tree in front of Unit 24B which is too close to the catch basin. 3. Please relocate the 2 trees along the entry drive that are on top of the underground storm drain.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		

Item	Required	Proposed	Meets Code	Comments
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Clear zones are provided.		Please remove the street tree at the west edge of the fire access drive. As there are 2 street trees more than necessary on 9 Mile Road it does not have to be planted elsewhere.
Berms, Walls and ROW Planting Requirements				
Berms				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours § Berm should be located on lot line except in conflict with utilities. § Berms should be constructed of loam with 6" top layer of topsoil.				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Adjacent Zoning is RA and R1	NA		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and width (Zoning Sec 5.5.3.A.v)	§ Label contour lines § Maximum 33% slope § Constructed of loam § 6" top layer of topsoil	Detail is not provided.	No	Please provide a typical berm cross section detail.
Type of Ground Cover		Yes	Yes	Lawn
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No	No	Please show all overhead utilities – existing or proposed – on the detail if they are near the berm.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None proposed		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft.	54' min.	Yes	
Min. berm crest width	4 ft.	4 ft	Yes/No	1. The required berm is provided east of the

Item	Required	Proposed	Meets Code	Comments
				entrance. 2. A berm is not provided west of the entrance. A landscape deviation is required for this. Please provide justification. <i>Due to the reasons discussed above, a deviation for the berms west of the entrance can be supported by staff.</i> 3. No berm is provided on the western 570 lf frontage. 240 feet of this is wetland. <i>Due to the reasons discussed above, a deviation for the berms west of the entrance can be supported by staff.</i> 4. Due to the fire access lane and limited space, there isn't sufficient room for the required berm east of the wetland. <i>This PRO deviation is supported by staff.</i>
Minimum berm height (9)	4 ft.	4 ft	Yes/No	See above
3' wall (4) (7)	NA	No		
Canopy deciduous or large evergreen trees Notes (1) (10) LDM1.d.(1)(b)	§ 1 tree per 40 l.f.; § 9 Mile Road (1195-55-20-85)/40 = 26 trees § Possible waiver for wetland/buffer: 180/40 = 5 trees	26 trees	Yes	1. Calculations and required trees are provided. 2. The required trees aren't provided within 180 lf of wetland and wetland buffer along the right-of-way which would be negatively impacted by grading/planting and where existing screening is sufficient. <i>This deviation is</i>

Item	Required	Proposed	Meets Code	Comments
				<i>supported by staff.</i>
Sub-canopy deciduous trees Notes (2)(10)	§ 1 tree per 25 l.f.; § 9 Mile Road (1195-55-20-85)/25 = 41 trees § Possible waiver for wetland/buffer: 180/25 = 7 trees	42 trees	Yes	1. See above regarding landscape deviation for subcanopy trees. 2. <i>A similar deviation for the subcanopy trees is supported by staff.</i>
Street Trees (LDM 1.d.(1) and Novi Street Tree List))	§ 9 Mile Road: 1 tree per 35 lf (1195-120-20-85)/35 = 28 trees § Internal lots: 1 tree per unit since individual lots are not provided. 42 units. § Entry drive: 1 deciduous canopy tree per 35 lf are required on both sides of the drive.	<u>9 Mile Road:</u> 30 trees <u>Lots:</u> 83 trees <u>Entry Drive:</u> Planters indicated along drive with unidentified species.	Yes Yes TBD	1. Please add street trees for the entry drive. 2. Depending on what trees are used on the indicated plantings, they may count toward the requirement if they are no more than 15 feet from the back of curb.
Island & Boulevard Planting (Zoning Sec & LDM 1.d.(1)(e))	§ Must be landscaped & irrigated § Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. § No plant materials between heights of 3-6 feet as measured from street grade	Trees shown in all islands, additional plantings in entry island.		A mix of canopy and subcanopy trees, shrubs, groundcovers etc. is provided.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	NA		1. When the locations of transformer/utility boxes are determined, add landscaping per city requirements. 2. Please add a note to the plans stating that all utility boxes shall be screened per the standard city screening requirements. 3. Please add the city screening detail to the plans. It is attached with this review.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area	• Proposed shrubs provide required coverage.	Yes	1. When species are identified, the shrubs should be large

Item	Required	Proposed	Meets Code	Comments
	§ 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	• Detention pond trees provided are shown as woodland replacements. This is fine.		shrubs native to Michigan. 2. The replacement trees will need to be from the Woodland Replacement Chart.
Woodland Replacements (Chapter 37 Woodlands Protection)				
Woodland Replacement Calculations – Required/Provided	§ Show calculations based on a tree chart provided in the plans. § Indicate boundary of regulated woodland on plan	§ Extent of regulated woodland boundaries is indicated in plans. § Some replacement trees are shown § Existing trees and indication of tree removals is not provided.	No	1. Please provide current tree survey and tree chart and indicate on those all trees to be removed. 2. Woodland replacement trees are provided but it isn't clear if replacement requirements are correct without the survey. 3. Upsizing credits for woodland replacement trees are not allowed per the Landscape Design Manual (9.b.(2)(a)).
Woodland Replacement Trees Proposed	§ Show clearly on plan and plant list which trees are proposed as woodland replacement trees § Reforestation credit table breakdown, if applicable	A mix of evergreen and deciduous replacement trees are indicated – no species given.	No	1. Provided woodland replacement trees should be from Woodland Replacement Chart. 2. Woodland replacement trees should be an approximate composition as the trees removed. The mix proposed has about 49% of the credits made up of evergreen trees but the existing woods is primarily deciduous hardwood forest. 3. Depending on the species used, the evergreen trees may be placed too closely for a healthy forest. The

Item	Required	Proposed	Meets Code	Comments
				replacement calculations depend on this placement. 4. For this reason, and those expressed above, the proposed woodland replacement calculations should not be set in stone as proposed. Only with a tree survey and species identification can the proposed planting layout be verified as achievable. 5. See the ECT review for a more detailed discussion of the woodlands.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.i. & Zoning Sec 5.5.5.B)</i>	Provide intended date	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent <i>(LDM 2.m & Zoning Sec 5.5.6)</i>	§ Include statement of intent to install and guarantee all materials for 2 years. § Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source <i>(LDM 2.n & LDM 3.a.(2))</i>	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan <i>(LDM 2.s.)</i>	A method for ensuring that plantings receive sufficient watering for establishment and long-term survival must be provided.	No	No	1. <u>If an irrigation system is to be provided, the plan for that system should be provided with Final Site Plans.</u> 2. <u>If a system is not provided, notes regarding how plantings will receive sufficient water for establishment and survival must be part</u>

Item	Required	Proposed	Meets Code	Comments
				<u>of the Final Site Plans.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		<ol style="list-style-type: none"> 1. Please change Novi notes #2 and #3 to show financial guarantee factor of 1.2, not 1.5. 2. Please change Novi note #3 to state that first inspection date is April 15, not March 15.
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	No plant list	No	<ol style="list-style-type: none"> 1. No plant list is provided to verify required diversity or whether any prohibited species is included. Based on the symbols provided, it appears that the plan is in compliance with all ordinances except as noted above for replacement species. 2. It is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity (apart from woodland replacements). 3. <u>A complete plant list should be provided on the Final Site Plan (Preliminary Site Plan would be preferable).</u>
Root type				
Botanical and common names				
Breakdown of genus/species				1. Please be sure that the planting diversity

Item	Required	Proposed	Meets Code	Comments
diversity (LDM 1.d.(1).d.)				plantings conforms to the standard listed in Landscape Design Manual (5.d) 2. At least 50% of species used, not including replacement trees, are native to Michigan.
Type and amount of lawn		No		<u>Need for Final Site Plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	Please add callout stating that root ball dirt should be removed from root flare.
Evergreen Tree		Yes	Yes	See above
Multi-stem Tree		Yes	Yes	See above
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Please provide detail and tree fencing locations on demolition and grading plans.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	No	No	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland	Refer to Chapter 37, LDM for more details	Yes	No	Include sizes on plant list when one is

Item	Required	Proposed	Meets Code	Comments
replacement and others (LDM 3.c)				provided.
Plant size credit (LDM3.c.(2))	NA			
Prohibited plants (LDM 3.d)	No plants on City Invasive Species List	No plant list included	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			Please dimension distance from proposed trees close to overhead lines if any exist.
Collected or Transplanted trees (LDM 3.f)		NA		
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	Yes	Yes	Please specify compost instead of peat mulch in your planting mix. Canadian wetlands are harvested for the peat, causing environmental damage.

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

WETLAND REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



ECT Project No. 170538-0400

February 13, 2018

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Villa d'Este (JSP17-0052)
Wetland Review of the Revised PRO Concept Plan (PSP18-0012)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan for the proposed Villa d'Este project prepared by Seiber, Keast Engineering, L.L.C. dated and stamped "Received" by the City of Novi Community Development Department on January 26, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

ECT currently recommends approval of the Revised PRO Concept Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.07-acre < 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of forty-two (42) single family detached ranch and story-and-a-half residential condo units (down from 56 on the previous plan), associated roads and utilities as well two (2) storm water detention basins. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

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Wetland Evaluation/Wetland Impact Review

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. The site includes areas indicated as City-regulated wetland on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.).

The Plan notes that the onsite wetlands were flagged by Wilson Road Group, Inc. and indicates numerous areas of existing wetlands on the site. These wetland areas are generally located along the northern and western portions of the project site. Portions of these wetland areas appear to be included on the City of Novi *Regulated Wetlands and Watercourse Map* (attached). It should be noted that the current Plan now labels the existing wetlands and provides the wetland areas (i.e., acreages). The *Overall Plan* (Sheet 2) includes a Wetland Impact table that indicates the overall areas of on-site wetlands (acres), the wetland impact area (acres), and the 25-foot wetland buffer disturbance areas (acres).

Please indicate the overall areas of the on-site 25-foot wetland buffers on the Plan (acres) as well as the proposed volume (cut or fill) of the proposed wetland impacts on the Plan (cubic yards). In addition, wetland flag numbers should also be included on the Plan.

The Wetland Impact table indicates a total of twelve (12) existing wetlands on the site (Wetland A through Wetland M). All of these wetlands are regulated by the City of Novi and several are also likely regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.
- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

As noted above, several areas of wetland have been confirmed on the subject property by the applicant's wetland consultant. Currently, the Plan indicates two (2) direct impacts to on-site wetlands. The Plan quantifies the areas of the proposed wetland impacts. The total amount of direct (i.e., fill or excavation) impact to on-site wetlands is 0.07-acre. This is the same total quantity of wetland impact proposed on the previous concept plan. The current impacts to Wetlands C and M are for the purpose of constructing a wetland/drain crossing for Villa Drive in two (2) locations as shown on the Plan.

The following table summarizes the proposed wetland impacts as listed on the *Overall Plan* (Sheet 2):

Table 1. Proposed Wetland Impacts

Wetland	Wetland Area (Acres)	City Regulated?	MDEQ Regulated?	Impact Area (acre)	Estimated Impact Volume (cubic yards)
A	0.115	Yes City Regulated /Essential	Likely	None	None
B	1.394	Yes City Regulated /Essential	Likely	None	None
C	4.804	Yes City Regulated /Essential	Likely	0.030	Not Indicated
D	2.916	Yes City Regulated /Essential	Likely	None	None
E	0.473	Yes City Regulated /Essential	Likely	None	None
F	1.067	Yes City Regulated /Essential	Likely	None	None
G	0.349	Yes City Regulated /Essential	Likely	None	None
H	0.023	Yes City Regulated /Essential	Likely	None	None
J	0.527	Yes City Regulated /Essential	Likely	None	None
K	0.158	Yes City Regulated /Essential	Likely	None	None
L	0.077	Yes City Regulated /Essential	Likely	None	None
M	0.108	Yes City Regulated /Essential	Likely	0.040	Not Indicated
TOTAL	12.011	--	--	0.070	Not Indicated

The Plan also includes the construction of several storm water management basins (Basins A and B) located adjacent to existing wetlands. There will be storm water outlets constructed to existing wetland areas in these locations.

The currently proposed wetland impacts will not likely require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ's threshold is 0.30-acre. The current proposed wetland total impact is 0.07-acre. The current Plan does not appear to provide the volume of the proposed wetland cuts/fills. The previous Plan indicated a total impact of 452 cubic yards. Please confirm the volume associated with the proposed wetland impacts on subsequent site plan submittals.

In addition to the proposed wetland impacts, the Plan proposes disturbance to 0.30-acre of on-site 25-foot wetland/watercourse buffer area (down from 0.45-acre on the previous plan). The wetland buffer impacts are for the purpose of proposed grading between Buildings 22 and 23 and for the construction of a drain crossing for Villa Drive just north of the project entrance from W. Nine Mile Road. In addition, wetland

buffer impacts are proposed for the construction of the 15-foot wide gravel access drive to stormwater Detention Basin A.

The following table summarizes the impacts proposed to the existing wetland/watercourse setbacks as listed on the Plan:

Table 2. Proposed 25-Foot Wetland/Watercourse Buffer Impacts

Wetland/Watercourse Buffer Impact Area	Impact Area (acre)	Purpose
B	0.050	Gravel access drive to Basin "A"
C	0.110	Grading between Building 22 & 23 and Drain crossing for Villa Drive
M	0.140	Drain crossing for Villa Drive
TOTAL	0.30	--

As noted above, the Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas.

It should be noted that the Wetland Impact table on the Plan indicates the impact area to the Wetland C buffer is 0.110-acre. The note in the plan view (i.e., Sheet 2) indicates the impact area as 0.01-acre. This quantity shall be clarified on the Plan.

In addition to the proposed wetland impacts and proposed impact to the regulated drain, the Plan appears to propose impacts to regulated floodplain. Subsequent Plan submittals should address any proposed impacts to existing floodplain areas located on the site. Floodplain impacts will most likely need to be authorized by the Michigan Department of Environmental Quality (MDEQ).

City of Novi Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such

areas are essential to the preservation of the natural resources of the city....In making the determination, the city shall find that one (1) or more of the following exist at the particular site:

- (1) The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) The site represents what is identified as a locally rare or unique ecosystem.*
- (3) The site supports plants or animals of an identified local importance.*
- (4) The site provides groundwater recharge documented by a public agency.*
- (5) The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).

Permits & Regulatory Status

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi **Non-Minor** Use Wetland Permit would be required for the proposed impacts. The granting or denying of a Nonresidential *Minor* Use Permit shall be the responsibility of the Community Development Department. A Nonresidential *Minor* Use Permit is for activities consisting of no more than one (1) of the following activities which have a minimal environmental effect:

- a. Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible. All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or rippapped as necessary to prevent soil erosion.
- b. Installation of a single water outfall provided that the outlet is rippapped or otherwise stabilized to prevent soil erosion.

- c. Watercourse crossings by utilities, pipelines, cables and sewer lines which meet all of the following design criteria:
 - i) The method of construction proposed is the least disturbing to the environment employable at the given site;
 - ii) The diameter of pipe, cable or encasement does not exceed twenty (20) inches;
 - iii) A minimum of thirty (30) inches of cover will be maintained between the top of the cable or pipe and the bed of the stream or other watercourse on buried crossings; and
 - iv) Any necessary backfilling will be of washed gravel.
- d. Extension of a wetland/watercourse permit previously approved by the planning commission.
- e. Replacement of a culvert of an identical length and size, and at the same elevation. If the proposed culvert is of a greater length or size than the existing culvert, or is a new culvert altogether, it must meet the conditions of subpart c., above, to qualify for a nonresidential minor use permit.
- f. Temporary impacts where the encroachment into protected areas is less than five hundred (500) feet.

The proposed impacts include two storm water outfalls as well as two (2) direct impacts to wetlands that likely involve more than 300 cubic yards of wetland fill.

A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.

- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

Wetland Comments

The following are repeat comments from our *Wetland Review of the Revised PRO Concept Plan (PSP17-0141)* letter dated October 26, 2017. The current status of each comment follows in ***bold italics***:

1. It should be noted that that the Plan does not appear to label the existing wetlands (i.e., Wetland A, B, etc.) or provide the acreages of the individual areas of on-site wetlands. Please label the wetlands and the associated on-site areas on the Plan. Wetland flag numbers should also be included on the Plan.

This comment has been partially addressed. Wetland flag numbers shall be indicated on at least one (1) of the plan sheets.

2. The applicant shall show the following information on subsequent site plans:
 - a. The area of all existing on-site wetland/watercourse areas (square feet or acres);
 - b. The area of all existing 25-foot buffer areas (square feet or acres);
 - c. Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);
 - d. Area (square feet) of all wetland buffer impacts (both permanent and temporary).

This comment has been partially addressed. The area (square feet or acres) of all existing 25-foot wetland buffer areas shall be shown on the Plan. The volume associated with all of the proposed wetland cut/fill areas shall be shown on the Plan.

3. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Many of the buildings are situated directly adjacent to the 25-foot wetland setback leaving little or no room for construction of the buildings without temporary or permanent impacts to the wetland buffer. The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

This comment still applies; however the applicant has made modifications to the Plan that have decreased the overall amount of proposed wetland buffer impacts. It should be noted that the Wetland Impact table on the Plan indicates the impact area to the Wetland C buffer (between proposed Buildings 22 & 23) is 0.110-acre. The note in the plan view (i.e., Sheet 2) indicates the impact area as 0.01-acre. This quantity shall be clarified on the Plan.

4. The Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas (i.e., square feet/acreage and cubic yards).

This comment still applies. The applicant shall indicate and quantify the area impacts (acres) to both wetland and 25-foot wetland buffer associated with the construction of the proposed stormwater outfalls.

5. One of the direct wetland impacts is in the northern section of the site located between Lots 26 and 27. This wetland impact is noted as 0.04-acre. It appears as if this wetland impact is for the purpose of proposed grading between these two lots and for the construction of Villa Drive. ECT encourages the applicant to consider alternative design layouts for this area in order to reduce or avoid wetland and wetland buffer impacts in this area. Is the installation of a retaining wall or other means to avoid impacts to the wetland/wetland buffer feasible in this area? The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and 25-foot wetland setbacks have been reviewed and considered.

This comment has been addressed. This wetland impact was previously removed from the proposed Plan. A small area of proposed wetland buffer impact remains in the area between Buildings 22 and 23. As noted in #3 above, the applicant shall clarify the quantity of this buffer impact on the Plan.

6. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

This comment still applies. A City of Novi Wetland Permit cannot be issued prior to receiving documentation of authorization from MDEQ for the proposed wetland impacts.

7. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. A seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of existing wetland or 25-foot wetland buffers. The applicant shall provide information for any proposed seed mixes that will be used to restore the floodplain areas and/or any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

This comment still applies. This information does not appear to have been included on this Revised PRO Concept Plan.

8. The City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. This should be taken into account on subsequent site Plan submittals, if necessary.

This comment still applies; however it does not appear as if wetland mitigation will be necessary.

9. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

This comment still applies.

Recommendation

ECT currently recommends approval of the Revised PRO Concept Plan for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map



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

WOODLAND REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**

ECT Project No. 170538-0500

February 13, 2018

Ms. Barbara McBeth, AICP
 City Planner
 Community Development Department
 City of Novi
 45175 W. Ten Mile Road
 Novi, Michigan 48375

Re: Villa d'Este (JSP17-0052)
 Woodland Review of the Revised PRO Concept Plan (PSP18-0012)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised PRO Concept Plan for the proposed Villa d'Este project prepared by Seiber, Keast Engineering, L.L.C. dated and stamped "Received" by the City of Novi Community Development Department on January 26, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Revised PRO Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of forty-two (42) single family detached ranch and story-and-a-half residential condo units (down from 56 on the previous plan), associated roads and utilities as well two (2) storm water detention basins. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to*

place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;

- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

Woodland Evaluation/Woodland Impact Review

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and historical aerial photographs. The site includes areas indicated as City-regulated woodland on the official City of Novi Regulated Woodland Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.) when this information is provided.

The Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design. In addition, the Plan notes that a Woodlands Plan, Tree Inventory, and Removal & Replacement Plan will be provided with the Preliminary Site Plan. These plans have not specifically been provided with the current Plan.

ECT has previously completed an onsite woodland evaluation for a different proposed site development project on these properties. The proposed project site contains a significant area of regulated woodland (see Figure 1). High quality woodlands are found throughout the property; many of the woodlands also contain forested wetland. The highest quality woodlands (and the largest diameter trees) are located in the northeast, central and western portions of the site. The site is essentially surrounded by areas designated as either City of Novi Regulated Wetland or Woodland. A portion of the southeastern section of the proposed development site includes existing residential lots. A portion of the western side of the site includes an area that appears to be somewhat disturbed and contains some existing overhead utility lines (ITC Corridor).

The proposed site development will involve significant impacts to regulated woodlands and will include a significant number of tree removals. The on-site trees have previously been identified in the field with metal tags on aluminum nails (and some metal tags on fishing line). On-site woodland within the project area consists of American elm (*Ulmus americana*), basswood (*Tilia americana*), bitternut hickory (*Carya cordiformis*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), common apple (*Malus spp.*), eastern cottonwood (*Populus deltoides*), eastern white cedar (*Thuja occidentalis*), Norway maple (*Acer platanoides*), Norway spruce (*Picea abies*), red oak (*Quercus rubra*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), white oak (*Quercus alba*) and several other species.

In terms of habitat quality and diversity of tree species, the overall project site is of good to very good quality. The majority of the woodland areas consist of mature growth trees of good health. These wooded areas provide a relatively high level environmental benefit and function in terms of a scenic asset, windblock, noise buffer and habitat for local wildlife.

Reviews of site plans for previously-proposed developments on this site have indicated that there are numerous trees on-site that meet the minimum caliper size for designation as a specimen tree according to the Woodland Ordinance.

The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

Common Name	Species	DBH
Arborvitae	<i>Thuja occidentalis</i>	16"
Ash	<i>Fraxinus spp.</i>	24"
American basswood	<i>Tilia Americana</i>	24"
American beech	<i>Fagus grandifolia</i>	24"
American elm	<i>Ulmus americana</i>	24"
Birch	<i>Betula spp.</i>	18"
Black alder	<i>Alnus glutinosa</i>	12"
Black tupelo	<i>Nyssa sylvatica</i>	12"
Black walnut	<i>Juglans nigra</i>	24"
White walnut	<i>Juglans cinerea</i>	20"
Buckeye	<i>Aesculus spp.</i>	18"
Cedar, red	<i>Juniperus spp.</i>	14"
Crabapple	<i>Malus spp.</i>	12"
Douglas fir	<i>Pseudotsuga menziesii</i>	18"
Eastern hemlock	<i>Tsuga Canadensis</i>	14"
Flowering dogwood	<i>Cornus florida</i>	10"
Ginkgo	<i>Ginkgo biloba</i>	24"
Hickory	<i>Carya spp.</i>	24"
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	24"
Larch/tamarack	<i>Larix laricina (eastern)</i>	14"
Locust	<i>Gleditsia triacanthos/Robinia pseudoacacia</i>	24"
Sycamore	<i>Platanus spp.</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"
Oak	<i>Quercus spp.</i>	24"
Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Absent objection by the owner, the planning commission may designate a tree as an historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree: The tree is associated with a notable person or historic figure;

- The tree is associated with the history or development of the nation, the state or the City;
- The tree is associated with an eminent educator or education institution;
- The tree is associated with art, literature, law, music, science or cultural life;
- The tree is associated with early forestry or conservation;
- The tree is associated with American Indian history, legend or lore.

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

Proposed Woodland Impacts and Replacements

The Plan notes that the gross site area is approximately 51.2 acres. The Plan does not include a tree survey, list of existing trees, or list of individual trees proposed to be removed. As noted above, the Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design and that a Woodlands Plan, Tree Inventory, and Removal & Replacement Plan will be provided with the Preliminary Site Plan.

A *Woodland Study Plan* (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City’s Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The *Woodland Study Plan* notes that 35.38 acres of the 51.2-acre development site is existing tree canopy based on the City’s Regulated Woodlands Map. This Plan also indicates the following potential woodland impact areas:

Impact Area 1:	0.19-acres;
Impact Area 2:	1.42 acres;
Impact Area 3:	7.82 acres (down from 8.14 acres on the previous concept plan);
Impact Area 4:	0.76-acres;
Total Impact Area:	10.19 acres (down from 10.51 acres on the previous concept plan)

As such, the current Plan notes that 10.19 acres of the 35.38 acres (29%) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified, however the Plan states that 1,138 Woodland Replacement Credits are required for the proposed tree removals. The applicant shall provide a current tree survey and tree chart/tree list that indicates all trees to be removed as well as the required Woodland Replacement credits required for each removal.

There appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed buildings and roads) will cover a significant portion of the buildable areas of the site (i.e., upland areas not containing wetlands or 100-year floodplain) and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches that are located within areas designated as regulated on the City of Novi Regulated Woodland Map or any tree 36 inches diameter-at-breast height (d.b.h.) or greater.

The Plan includes a four (4) sheet *Conceptual Landscape Plan* (LP-1 through LP-4) that indicates that Woodland Replacement Trees are proposed to be planted on-site. Woodland Replacement tree material appears to be indicated on-site, however it is not clear if the required number of Woodland Replacement credits required and provided are correct without the tree survey and a tabulation of the Woodland Replacement trees being proposed. The Plan does not currently appear to provide the quantity, species, or sizes of the proposed Woodland Replacement material. Subsequent site Plans should include this information. The Plan should clearly indicate the locations, sizes, species and quantities of all Woodland Replacement trees to be planted on-site. The applicant should review and revise the Plan in order to better indicate how the on-site Woodland Replacement requirements will be met. The applicant has quantified the required greenbelt/ROW trees, street trees, and parking/perimeter trees but not Woodland Replacement Tree requirements.

It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

The current Plan indicates that Woodland Replacement trees are proposed:

- Along the landscaped berm to be located along the southeast section of the site along Nine Mile Road (i.e., east of the proposed site entrance);
- Along the south section of the site (i.e., along south property boundary; adjacent to existing single family residential lots. This is west of the proposed site entrance;
- Along the perimeters of stormwater detention Basins A and B.

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

- *The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping;*
- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*

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

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

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

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

In addition,

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

Woodland Comments

The following are repeat comments from our *Woodland Review of the Revised PRO Concept Plan (PSP17-0141)* letter dated October 26, 2017. The current status of each comment follows in ***bold italics***:

1. ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm the proposed tree replacement quantities, etc.

This comment still applies.

2. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above).

This comment still applies.

3. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

This comment still applies.

4. The Plan does not currently appear to indicate the proposed sizes and species of the proposed on-site Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

This comment still applies. The Woodland Study Plan (Sheet WP-1) notes that part of the 882 Woodland Replacement Credits provided are proposed through the planting of 10' to 12' tall evergreen trees at 2 credits per tree and 4" caliper deciduous trees at 2 credits per tree along the existing ITC corridor. Again, the "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi.

The Plan does not currently appear to provide the quantity, species, or sizes of the proposed Woodland Replacement material. Subsequent site plans should include this information. The Plan should clearly indicate the locations, sizes, species and quantities of all Woodland Replacement trees to be planted on-site. The applicant should review and revise the Plan in order to better indicate how the on-site Woodland Replacement requirements will be met.

5. The applicant should clearly indicate on the Plan if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
> 20 < 29	3
> 30	4

This comment still applies. Please clearly indicate on the Plan all trees proposed to be removed with a unique designation (i.e., X on trees to be removed).

- It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks (10+12+13=34 divided by 8 = 4.25. Therefore, rounding to the next full number, five (5) replacement credits would be required.

This comment still applies.

- The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.

This comment still applies.

- A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

This comment still applies.

- Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.

This comment still applies.

- The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

This comment still applies.

11. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

This comment still applies.

The following items should also be addressed in subsequent site plan submittals:

12. Woodland replacement trees should be provided in quantities that are in the approximate composition as the trees removed. It appears as if 309 of the 590 proposed Woodland Replacement Trees (i.e., 52%) are made up of evergreens, however the existing woods is primarily a deciduous hardwood forest. Please review and revise the woodland replacement planting plan as necessary.
13. The Woodland Replacement calculations as currently shown on the Plan will need to be further reviewed and verified at the time of Preliminary Site Plan approval (i.e., when the tree survey and proposed removal plan and calculations have been provided). The Woodland Replacement Credits required (i.e., 1,138) currently shown on the Woodland Study Plan cannot be currently verified without a current tree survey and tree list. In addition, the total proposed Woodland Replacement credits being provided cannot be currently verified without a table of proposed replacement tree material being provided (

Recommendation

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Revised PRO Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted in the Woodland Comments section of this letter in subsequent site plan submittals. Specifically, the applicant shall provide specific tree survey information, proposed woodland impact and woodland replacement information on subsequent site plans.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

Villa d'Este (JSP17-0052)
Woodland Review of the Revised PRO Concept Plan (PSP18-0012)
February 13, 2018
Page 10 of 12

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Woodland Replacement Tree Chart



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

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Yellowwood	<i>Cladrastis lutea</i>
Beech	<i>Fagus sp.</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans sp.</i>
Eastern Larch	<i>Larix laricina</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Bladdernut	<i>Staphylea trifolia</i>
Bald Cypress	<i>Taxodium distichum</i>
American Basswood	<i>Tilia americana</i>
Hemlock (1.5:1 ratio) (6' ht.)	<i>Tsuga canadensis</i>

TRAFFIC REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP17-0052 Revised Concept Traffic Review

From:
 AECOM

Date:
 February 15, 2018

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

CC:
 Sri Komaragiri, Lindsay Bell, George Melistas,
 Theresa Bridges, Darcy Rechten, Hannah Smith

Memo

Subject: Villa d’Este Revised Concept Traffic Review

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

GENERAL COMMENTS

1. The applicant, Cambridge of Novi, LLC, is proposing a 42-unit residential development consisting of single-family site condominiums. The site is located on the north side of Nine Mile Road near the intersection with Garfield Road.
2. The existing zoning is RA (Residential Acreage) and the applicant is proposing a PRO (Planned Residential Overlay).
3. Nine Mile Road is under the jurisdiction of the City of Novi.
4. The site condominiums are designated for “empty nesters” and seniors.
5. Summary of traffic-related waivers/variances:
 - a. There are not any traffic-related waivers or variances required by the applicant at this time.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: Existing Zoning: 210 (Single-Family Residential) / Proposed Development: 251 (Senior Adult Housing – Detached)

Development-specific Quantity: 40 Units / 42 Units

Zoning Change: RA to PRO

Trip Generation Summary				
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Proposed Development)	Above Threshold?
AM Peak-Hour, Peak-Direction Trips	100	30	10	No

PM Peak-Hour, Peak-Direction Trips	100	40	13	No
Daily (One-Directional) Trips	750	378	179	No

2. The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. The applicant has submitted an updated revised rezoning traffic impact study to reflect the reduction in proposed units. The revised study will be reviewed and a separate letter will be submitted to accompany this letter.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant is proposing the main access point to the site at the intersection of Nine Mile Road and Garfield Road. The access point is proposed as a divided driveway. Several aspects of the driveway need to be revised in order to meet City standards or certain variances may be required. Reference Figure IX.3 for more information regarding the statements below.
 - a. The applicant has proposed a driveway width of 20 feet for both the entering and exiting drive. The City requires a width of 24 feet. The applicant is required to revise the driveway width to 24 feet; or, a City Council variance would be required for the use of a 20 foot width. The applicant may consult Figure IX.3 in the City’s Code of Ordinances for a range of widths that the City would allow the entering and exiting driveways to be, but any use of a width that is not equal to 24 feet but also within the allowable range will require an administrative variance.
 - b. The applicant has proposed driveway turning radii of 35 feet. The applicant should revise the driveway turning radii to 25 feet in order to comply with City standards. The applicant may continue to propose 35 foot driveway turning radii, which is within the City’s allowable range, but also requires an administrative variance that must be requested at the time of preliminary site plan.
 - c. The applicant has proposed an island length of 42.6 feet. The applicant should revise the island length to 35 feet in order to comply with City standards. The applicant may continue to propose 42.6 foot island length, which is within the City’s allowable range, but also requires an administrative variance that must be requested at the time of preliminary site plan.
 - d. The applicant should provide a dimension for the island offset from Nine Mile Road. The City requires this offset to be 12 feet or certain variances may be required.
2. The applicant has proposed a full entering right turn lane and an exiting taper at the site access point. Neither of these items are required by City standards. The dimensions of the entering right turn lane and the exiting taper are in compliance with City standards.
3. The applicant has indicated at least 400 feet of sight distance in each direction at the primary site access point.
4. The proposed driveway spacing on Nine Mile Road is in compliance with City standards.
5. The applicant is proposing an emergency access driveway west of the primary site access point on Nine Mile Road. The emergency access drive consists of a five foot concrete walk with 7.5 feet of turf pavers on each side of the proposed walk, providing a total width of 20 feet for the emergency driveway. The applicant should update the provided emergency access drive and gate details to match the proposed 20 foot width.
 - a. The applicant should provide a sidewalk that bypasses the emergency access gate and connects to the sidewalk along Nine Mile Road in order to provide a proper, ADA-compliant sidewalk connection to the development.
6. The applicant has proposed a parking area for a proposed comfort station east of the primary site access point on Nine Mile Road.

- a. The proposed comfort station driveway is 24 feet wide. The City requires driveway widths of this type to be 30 feet wide; however, 24 feet is within the City's allowable range. The applicant should revise the driveway width to meet City standards or request an administrative variance for the use of 24 feet.
- b. The proposed comfort station driveway turning radii are 35 feet. The City requires radii of 20 feet; however, 35 feet is within the City's allowable range. The applicant should revise the driveway turning radii to meet City standards or request an administrative variance for the use of 35 feet.
- c. The applicant has proposed entering and exiting tapers at the driveway to the proposed comfort station. It should be noted that the tapers are not required by City standards. The applicant should provide dimensions for the taper. The City requires entering tapers to be 100 feet in length and exiting tapers to be 75 feet in length. Please reference Figure IX.11 for more information.
- d. The applicant has indicated a minimum 400 feet of sight distance at the comfort station driveway which is in compliance with City standards.
- e. The comfort station driveway is in compliance with driveway spacing requirements.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow

- a. The applicant should revise the proposed residential driveways to comply with the City standards provided in Figure IX.5 of the City's Code of Ordinances. Any dimensions that do not meet City standards are subject to any applicable variances (City Council or Administrative). It should be noted that City Standards require a taper where the driveway meets the local street to extend the width of the driveway. It should be noted that the applicant is currently proposing five feet between the end of the driveway and the sidewalk, but the taper depth is required to be ten feet. Any taper depth value less than ten feet will require a City Council variance.
- b. The applicant is required to provide 25 foot turning radii at the intersection of Villa d'Este Blvd and Villa Court. Provide dimensions stating such on the plans.
- c. The applicant has proposed a 24 foot wide residential (local) roadway; however the detail indicates a proposed width of 28 feet. The City requires all two-way residential roads to have a width of 28 feet. The applicant should revise the roadway width to 28 feet on the site plan or may request a City Council variance for the use of 24 feet. Reference Figure VIII-A in the City's Code of Ordinances for more information.
- d. The proposed cul-de-sacs are in compliance with City standards.
 - i. The proposed "cul-de-sac" in the northwest corner of the site yields some operational concerns due to the conflict points with Villa Drive by creating two minor intersections in a relatively small space. This is not expected to be a major safety concern given the number of units in the area and the low expected traffic volumes.
- e. The applicant should provide details or a narrative outlining mailbox locations and traffic operations and access related to such.

2. Parking Facilities

- a. The applicant has indicated a requirement of 13 parking spaces throughout the development. The applicant should provide further detail and information regarding the requirement of 13 parking spaces and how that number was developed. The applicant has proposed a total of 22 parking spaces throughout the residential development and another seven for the proposed comfort station.
 - i. In addition to the proposed parking spaces throughout the site, it is also expected that each unit can park a minimum of three vehicles in the provided garage and driveway.
- b. Proposed parking spaces are 20 feet in length and 9 feet in width. The applicant could consider reducing the parking space length to 19 feet in order to comply with City parking dimensions and decrease the

amount of pavement used on site. Reference Section 5.3.2 of the City's Zoning Ordinance for more information.

- c. The applicant has provided one accessible parking space near the intersection of Villa d'Este Blvd and Villa Court. The proposed accessible parking space is in compliance with ADA standards and is van accessible. The applicant should provide insight to the area that is serviced by the parking bay.
- d. Vehicles may have difficulty maneuvering to/from the parking spaces in the comfort station parking area, particularly those on the north side of the parking area. The applicant should provide an area for vehicles to turn around within the parking area so that they do not back into Nine Mile Road traffic.
- e. The applicant is required to provide eight bicycle parking spaces. The proposed bicycle parking spaces are located west of the proposed parking bay near the intersection of Villa d'Este Blvd and Villa Court.
 - i. The applicant is required to provide a bicycle parking layout detail with the requirements outlined in Section 5.16.6 of the City's Zoning Ordinance.

3. Sidewalk Requirements

- a. The applicant has proposed a six foot wide sidewalk on Nine Mile Road which is in compliance with the City's Non-Motorized Master plan.
- b. The sidewalk along Nine Mile Road should be adjusted so that the outside edge is located one foot inside the right of way line. The applicant may revise the sidewalk or request a City Council variance.
- c. For residential developments, the City requires sidewalk on both sides of the roadway. A variance is required such that the deviation from City standards is not addressed.
- d. The applicant has proposed a five foot sidewalk internally throughout most of the site.
- e. The internal site sidewalk should be offset 15 feet from the back of curb to the outside edge of the sidewalk. The applicant has indicated an offset of 10 feet. The applicant may revise the sidewalk offset or request a City Council Variance.
- f. The applicant should provide ramp and detectable warning surface details in future submittals.
- g. The applicant should indicate a ramp at the sidewalk connection near unit 42A.

4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing and striping.

- a. All signing and striping details are required by the final site plan.
- b. All roadside signs should be installed two feet from the face of the curb to the near edge of the sign.
- c. The applicant should provide a detail for all proposed D3-1 (street name) signs.
 - i. D3-1 signs are required to have a green field, white letters, and white border.
 - ii. Text shall consist of a capitalized first letter with the remaining letters in lowercase.
 - iii. D3-1 signs should have a minimum height of 12 inches and a minimum lettering height of eight inches for the Capital letters and six inches for the lowercase letters, if located adjacent to a road with a speed limit of 30 mph or greater.
 - iv. D3-1 signs should have a minimum height of eight inches and a minimum lettering height of 4.5 inches if located at residential street intersections.
 - v. D3-1 signs should have a lettering height of three inches for supplementary lettering to indicate the street type (drive, avenue, etc.).
 - vi. All street name signs within the City's right of way or located on public streets at the intersection of a public street and a private street shall be mounted on a 3 lb. or greater U-channel post as dictated by the weight of the proposed signs. Street name signs with a nominal height of 12 inches shall be single sided and sandwiched on a 1 ¼" x 1 ¼" 12-gauge perforated galvanized steel insert with the ends of the signs **bolted** together. The steel insert shall have a minimum length of 36 inches and must extend a minimum of 12 inches into the 3 lb. or heavier U-channel post. In previous experiences, the City has discovered that the connection often must be replaced when rivets are used to join the ends of the signs. The bolts to adjoin the signs are not required on street signs placed on private roadways since private roadway signs are not maintained by the City.

- d. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
- e. Traffic control signs shall use the FHWA standard alphabet series font.
- f. Traffic control signs shall have high intensity prismatic (HIP) sheeting to meet FHWA retroreflectivity standards.
- g. The applicant should revise the no outlet sign in the sign legend to indicate a W14-2 sign instead of a D3-1 sign.
- h. The applicant could consider W11-2 (pedestrian warning) signs at crossing locations.
- i. The applicant should remove the proposed R1-2 (yield) sign on the northbound approach of Villa d'Este Blvd. The sign may be relocated westbound approach of Villa Court, if desired.
- j. The applicant could consider disallowing on-street parking near the proposed parking bays in order to allow adequate sight distance for vehicles exiting the parking bay.
- k. The applicant should provide an R7-8 sign and R7-8p sign for the accessible parking space.
- l. The applicant should provide striping details and notes including parking space stripe width, stripe color, and the international symbol for accessibility. It should be noted that all parking striping is required to be white in color, except for the accessible parking space, which should be blue.
- m. The applicant should provide abutting blue and white parking striping where accessible parking areas meet standard parking areas.

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

Sincerely,

AECOM



Sterling Frazier, PE
Reviewer, Traffic/ITS Engineer



Maureen N. Peters, PE
Senior Traffic/ITS Engineer



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project Name:
JSP17-0052 Villa d'Este Revised RTIS Review

From:
AECOM

Date:
February 15, 2018

To:
Barbara McBeth, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

CC:
Sri Komaragiri, Kirsten Mellem, George Melistas,
Theresa Bridges, Darcy Rechten

Memo

Subject: Villa d'Este Revised RTIS Traffic Review

The rezoning traffic impact study was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant has provided a revised re-zoning traffic impact study (RTIS) that accounts for a decrease in the proposed number of units in the concept site plan. The original RTIS was dated July 31, 2017 and included 53 detached senior adult housing units. The revised RTIS is dated January 25, 2018 and includes 42 detached senior adult housing units.
2. The development is located north of Nine Mile at the intersection of Nine Mile Road and Garfield Road.
3. The existing zoning is RA (Residential Acreage). The applicant is proposing a PRO (Planned Residential Overlay).
4. Under RA zoning the City of Novi Zoning Ordinance allows a maximum density of 0.8 dwelling units per acre. The parcel contains 50 acres of land; therefore, a potential of 40 single family homes could be constructed.
5. The RTIS provides a comparison in the number of trips estimated for the proposed development and the number of trips estimated for the maximum number of single-family homes under existing zoning. The RTIS also included a trip generations for a 32 unit and 13 unit single-family home development as alternatives for purposes of comparison.
6. The RTIS utilizes the methodology and data provided in the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition.
7. The results of the trip generation estimation indicate approximately 175 fewer trips per day for the proposed development than for the maximum unit density under the existing zoning (also 11 and 15 fewer trips during the AM and PM peak hours, respectively).
8. The results of the study also indicated that the peak hour trips from a total of 13 single family homes would approximately be equivalent to the 42 unit detached senior adult housing that is being proposed.
9. The estimated trip totals does not exceed the City of Novi thresholds to warrant further traffic analyses.

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

Sincerely,

AECOM

Sterling J. Frazier, PE
Reviewer, Traffic/ITS Engineer

Maureen N. Peters, PE
Senior Traffic/ITS Engineer

FIRE REVIEW

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



January 31, 2018

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Kelly Breen

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

RE: Villa D'ESTE
PSP# 18-0012
PSP# 17-0120
PSP# 17-0141

Project Description:

Build a subdivision with 53 single family homes.

Comments:

1. Water-main sizes **MUST** be put on the plans for review.
2. **MUST** show what you will be using to mark the edge of the secondary access road.
3. **MUST** keep secondary access road clear at all times of the year to include snow removal.

Recommendation:

Approved with conditions

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT COVER LETTER FOR REVISED SUBMITTAL

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**



RECEIVED

JAN 26 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT

January 25, 2018

Ms. Barbara E. McBeth, AICP
Ms. Sri Komaragiri
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Dear Ms. McBeth and Ms. Komaragiri:

At the request of the Planning Commission and the Zoning and Master Plan Committee we have reduced the density in Villa D'Este by eliminating 14 units for a revised density of 42 units on 51 acres. This translates to a density of .82 units per acre. We are proposing an age targeted community that will be marketed toward the empty nester. We are preserving 60% of the site as open space. We meet many of the goals of the Novi Master Plan. We are offering significant community benefits, including the building of a comfort station (\$200,000.00 cap), the paving of the Nine Mile and Garfield intersection per Novi City standards and we have increased the land donation to the City from 18 acres to 20 acres. The land donation has alone has a value of \$1,000,000 dollars.

At the request of the Novi staff we have reduced our deviations. We are asking the city for relief from the ITC towers that border our property at our eastern and southern boundaries. We are asking for a deviation for additional credits to allow us to plant larger trees and more evergreens on berms to block out the transmission towers which have a negative impact on sales. We have considered doing shared driveways but have found that this creates issues for adjoining residents.

Changes to general information:

- Number of Units: 42 detached units.
- Building Footprints: 50' x 105', 50' x 115', 60' x 115' and 70' x 115' inc. deck area
- Price Range: Starting at \$700,000.00.
- Exterior: All masonry brick & stone, stucco & siding allowed, subject to developer approval.
- Four pocket parks.

In conclusion, there are many benefits that support this development. Empty nester housing is an area of need in our city. We are offering significant community benefits. Villa D'Este will be a high quality development that protects more woodlands and wetlands and creates more open space than conventional zoning. We respectfully request concept plan approval for PRO from the Planning Commission at this time.

Sincerely,

CAMBRIDGE OF NOVI, L.L.C.

A handwritten signature in black ink, appearing to read 'Mark F. Guidobono', with a long horizontal flourish extending to the right.

Mark F. Guidobono

DEVIATION REQUESTS

- The site will be a true condo. The land will be a common element. There are no lots, only units. No front, rear or side setbacks, only unit setbacks (30' from curb, 15' between units). No % of lot coverage, no area requirements, and no depth to width ratios as there are no lots. **A deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**
- Similar/dissimilar review add language replacing internal calculation of square footage to a 2200 square foot minimum requirement. , **a deviation is requested.**
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints and proposed screening with landscape materials at this location. A sidewalk is proposed on one side of Villa Boulevard in order to protect trees. Therefore, if required, **a deviation is requested.**
- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement credits and diversity requirements is requested to allow larger trees and a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**
 - a. 6' - 8' Evergreens = 1 Credit
 - b. 10'-12' Evergreens 2 Credits
 - c. 4" Deciduous Trees = 2 Credits
 - d. Subcanopy = 1 Credit
- Allow the reduction of tree lawn minimum width for planting of large deciduous trees from 8' to 5'. We will need to be able to park a car between the sidewalk and the front of the home, **a deviation is requested.**
- No berm on westerly Nine Mile Road frontage – **a deviation is requested.**
- Defer updated tree survey to preliminary site plan submittal – **a deviation is requested.**
- 1400' block length, **a deviation is requested.**

APPLICANT RESPONSE LETTER



March 6, 2018

Ms. Sri Komaragiri
Ms. Barbara E. McBeth, AICP
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Dear Ms. Komaragiri and Ms. McBeth:

Below is our response letter for staffs' latest reviews for Villa D' Este.

Density

Gross Density 51.19 acres .82 units per acre
Net Density 38.27 acres 1.10 units per acre

Woodlands

We have decided to drop our request for extra evergreens and follow the City Ordinance regarding diversity requirements. We still would like to receive credit for upgrading tree size in the berm areas. We have a hardship due to the ITC high tension lines and towers. Also, we have promised the residents who live in the area that we will screen the development from Nine Mile Road in order to maintain the rural character.

Tree Survey

We have completed a count of trees from the tree survey the City of Novi has on file. From this survey, the tree replacement requirement is 1,138 credits. An updated tree survey is currently underway and will be provided to the City prior to preliminary site plan approval. It is typical in Novi that the tree count tends to go up or down slightly once final engineering drawings are complete due to grading and design factors. We will comply with all of Novi's tree replacement requirements.

ITC Comfort Station

We have re-designed the comfort station and will provide drawings prior to the Planning Commission meeting. We will agree to eliminate the asphalt AC lanes off Nine Mile. Time line would be Phase II or once the new ITC Trail has been completed from Nine Mile to Ten Mile roads, whichever happens first. We agree to transfer title of the land to the City of Novi.

47765 BELLAGIO DRIVE • NORTHVILLE, MI 48167
PHONE (248) 348-3800 • FAX (248) 348-1340

Paving the Nine Mile Road Intersection

We will reduce the amount of asphalt paving at Nine Mile Road from 300' to 150' and we will eliminate the AC DC lanes per the staffs' request. Currently, Nine Mile Road has asphalt paving 170' west of Beck and 690' east of Napier. We do not see this changing the rural character of the area. The Oakland County Road Commission allows paving on all their Natural Beauty Roads. Paved roads require less maintenance than gravel roads. Proper design is key where gravel abuts asphalt. This is addressed by thickening the asphalt to add strength to it in this area. We will follow City of Novi standards.

20 Acre Land Donation to Novi

We will transfer title to the City of Novi with the caveat that the City may not develop or sell property.

Rear Setbacks

This site will be a condo site with no lots, just buildable footprints, so rear yard, side yard and front yard setbacks are irrelevant. The only improvements allowed outside the footprint will be landscaping. If Novi would prefer a rear yard setback, we can do 30' with a slight adjustment to the south boundary of the donated property. This may require a City Council deviation or we can do 35' rear yard setback per R-1 requirements by reducing slightly the amount of land donated to the City of Novi.

Roadway Width

We are proposing a roadway width of 28' except from the entrance gates to the first intersection where we are proposing 24' width through the woodlands to save trees and create a more natural feeling as you drive into the community. No parking will be allowed in this area. This may require an administrative or City Council deviation.

Water Service

We will do a looped system with two connections.

Sidewalk / ITC Trail

We agree to connect to the proposed location of the ITC Trail. We have included sidewalks/paths to the ITC Trail and from our cul-de-sac to Nine Mile Road per staffs' request. We consider this a wash with the sidewalks we have eliminated in the development to save trees.

Revised Public Benefits

- Donate approximately 20+/- acres of land to Novi for existing park system. This will allow Novi to expand its parkland in this area and will connect two parcels of City parkland. This donation is conditional that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- The Developer proposes to build a comfort station for the ITC Trailhead per drawings provided to Novi.
- Reduce cost for City of Novi for installation of sanitary sewer on Nine Mile. Allow the City to use property as a staging area. Allow City to place uncontaminated spoils on the property. Allow City to discharge water on property from dewatering operation.
- Pave part of Nine Mile from Garfield to entrance of Villa D'Este with asphalt and upgrade the Nine Mile Road and Garfield intersection with lighting and landscaping.
- Increase tax base by \$40,000,000 dollars. Many Novi residents have children in Northville Public Schools. This project raises funding for schools and has no negative impact to the school system. Single Family homes would increase tax base by \$20,000,000 dollars and have an impact on the school system.
- Provide an outstanding high quality development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D'Este will also.
- Property values near Cambridge developments see significantly higher increases compared to other developments. Successful examples include areas around Bellagio and Tuscany Reserve.

Conclusion

The remaining staff comments can be addressed at preliminary site plan approval.

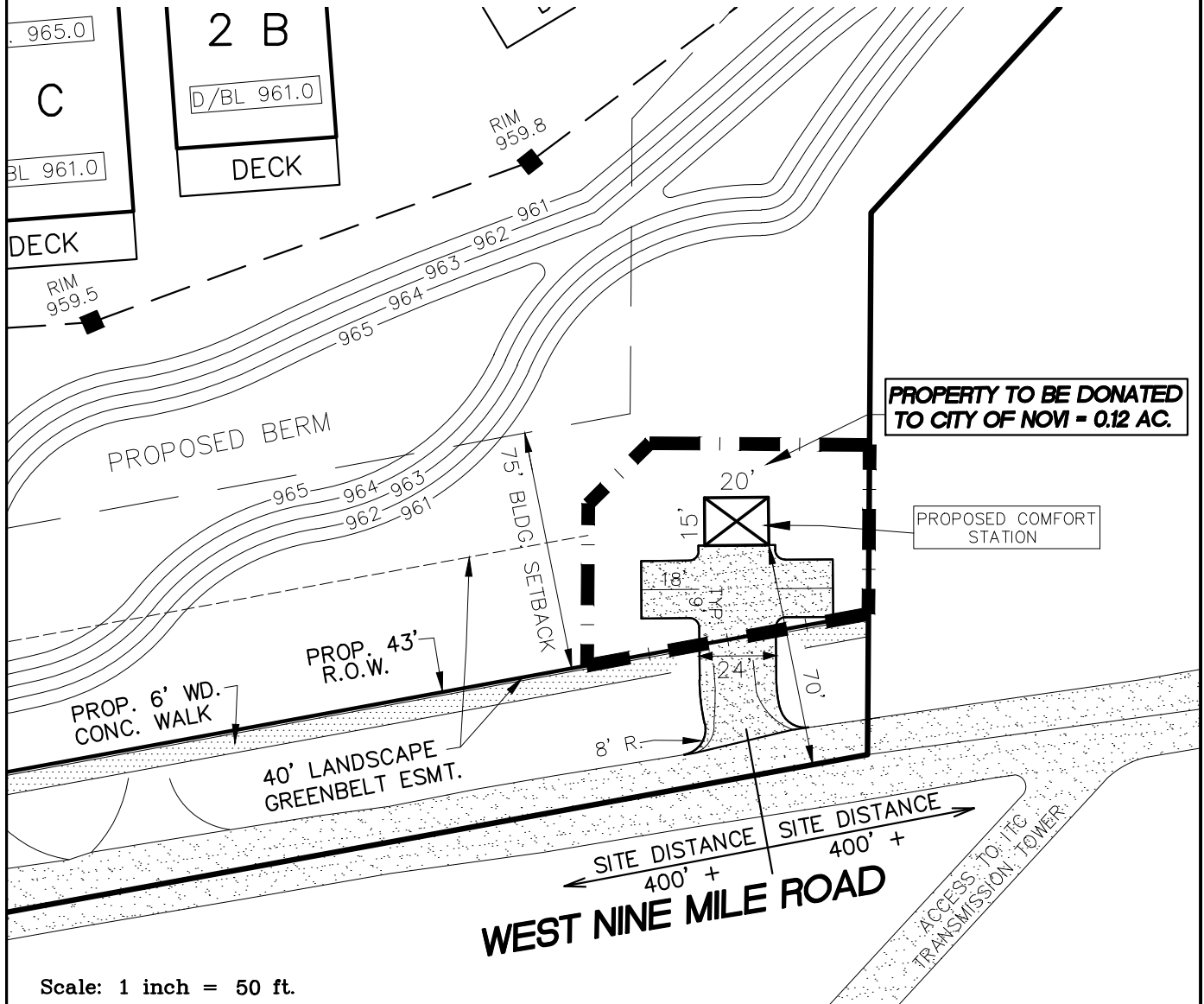
Sincerely,



Mark F. Guidobono, President
Cambridge of Novi, LLC

CONCEPTUAL LAYOUT AND RENDERINGS FOR PROPSOED COMFORT STATION
Provided by the applicant via E-mail dated 03-12-18

COMFORT STATION PLAN



Scale: 1 inch = 50 ft.

VILLA D'ESTE
 SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



**SEIBER, KEAST
 ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET

1

Novi Comfort Station
Proposed Concept

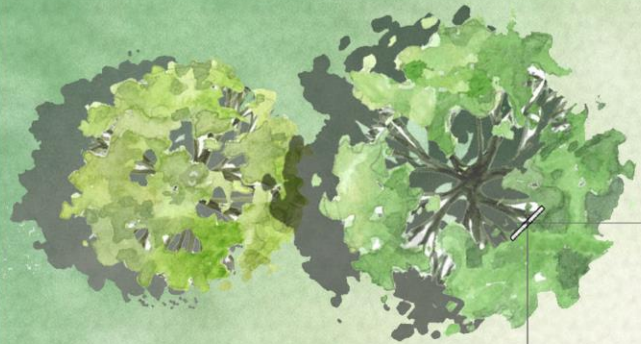
3-8-2018



T K D E S I G N

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A S S O C I A T E S

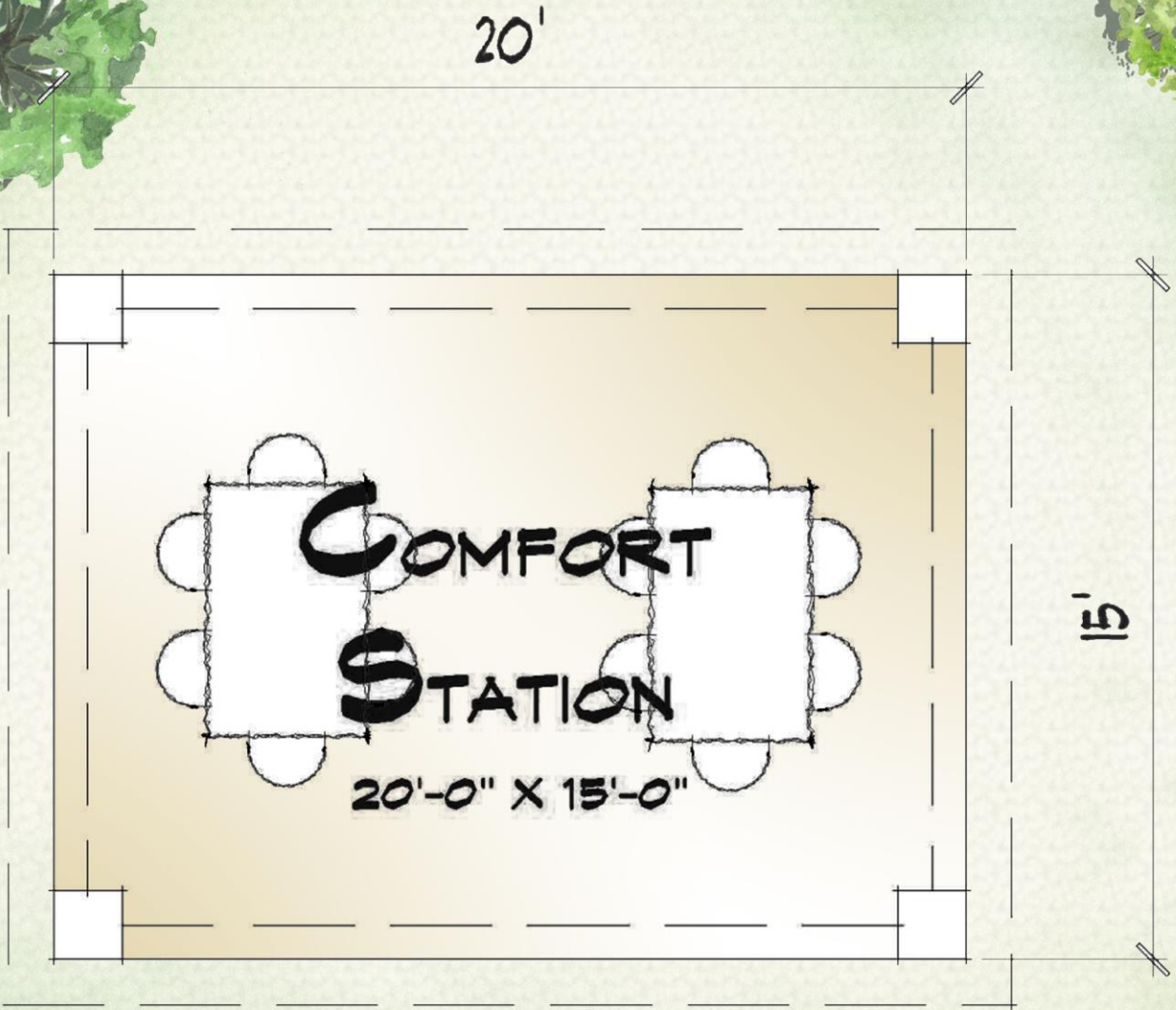


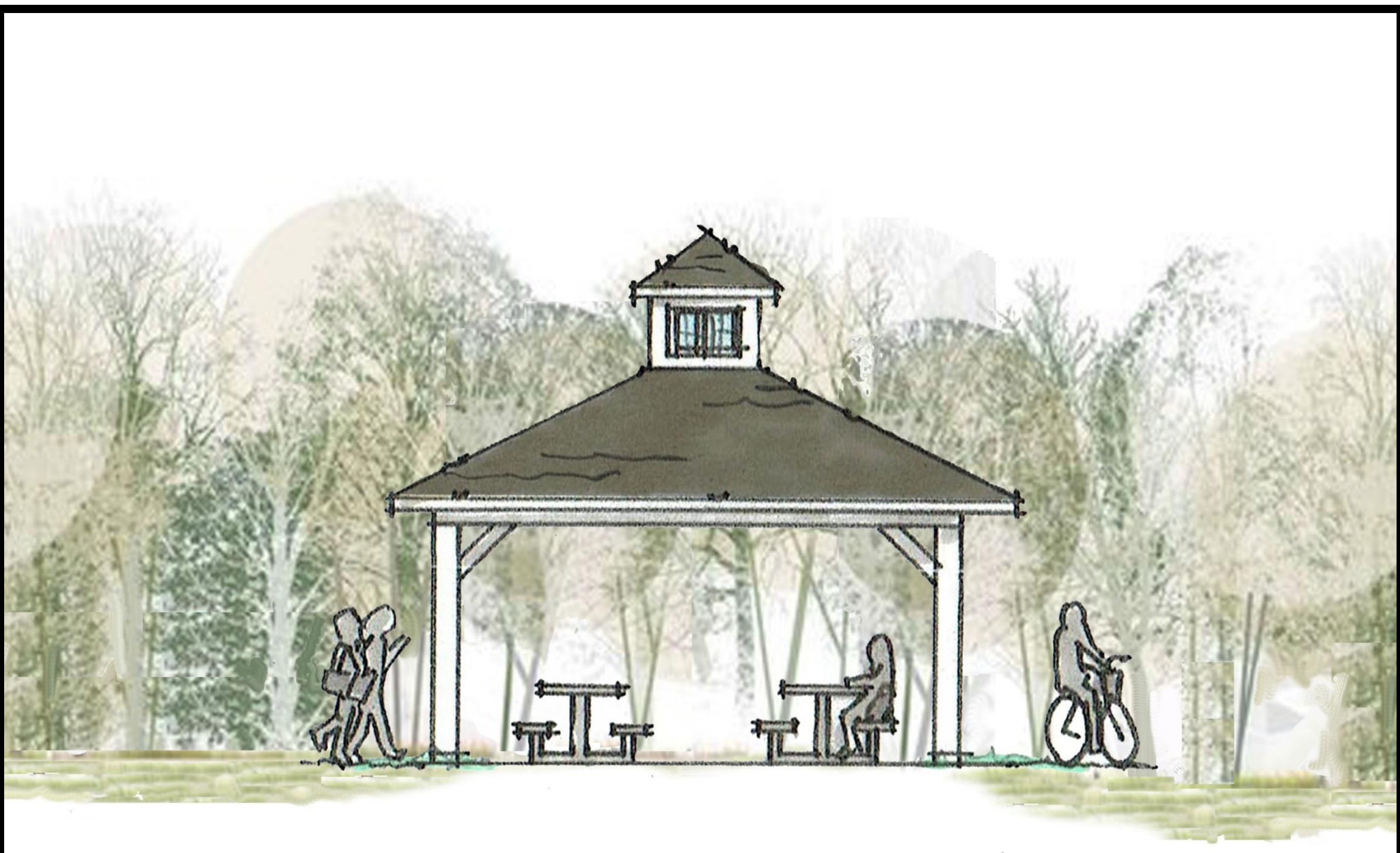
20'

15'



20'-0" X 15'-0"





OPTION A



OPTION B

COMMUNITY IMPACT STATEMENT

**3rd Revision: Submitted Dated 01-26-17
Presented to Planning Commission for March 14, 2018 meeting**

COMMUNITY IMPACT STATEMENT

VILLA D'ESTE

CITY OF NOVI

Revised January 24, 2018

1. INTRODUCTION

Cambridge Homes, Inc. is proposing to develop 51.19 acres in Novi, Michigan. The development will consist of 42 custom, luxury detached condominium homes targeting active adult / empty nesters.

2. ANTICIPATED EMPLOYEES

- a. Per the National Association of Home Builders study, http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35601&subContentID=219188 an average of 0.53 local permanent jobs are supported for each new home built. Villa D'Este will support approximately 22 permanent jobs.
- b. This study also estimates that 2.13 direct local jobs and 1.11 indirect and induced local jobs are created in the construction of each new single family home. Therefore, for Villa D'Este will create approximately 89 direct construction jobs and 47 indirect construction jobs.

3. POLICE RESPONSES

- a. The project will contain 42 units. Police response calls are estimated to be similar to the fire response calls (3.5 per year) per the information in no. 4 below.

4. FIRE RESPONSES

- a. Per the fiscal impact study contained in the report, The Fiscal Impact of Residential Development in Unincorporated Wabash Township, <http://www.agecon.purdue.edu/crd/localgov/Essays/wabashFIA.htm>, the number of fire department responses per year for the studied developments was 0.063 runs per single family home. For Villa D'Este, with 42 units, applying this ratio would result in an average of three (2.65) fire responses per year.

5. WATER AND SEWER TAPS

- a. The Project will require 42 water and sewer taps.
- b. Sanitary Sewer tap fees: \$4,000.00 per unit x 42 = \$168,000.00 paid to the City of Novi.

6. TAX REVENUE

- a. Projected average sales price per unit is \$700,000.00. Based on an estimated taxable value of \$350,000.00 per unit and using the 2016 Winter

and 2017 Summer combined annual total tax rate of 53.1888 mils, each unit will generate an estimated total of \$18,616.08 per year in tax revenue. Once the development is completed, that would be 42 units x \$18,616.08 = \$781,875.36 tax revenue per year

7. SCHOOLS

- a. 32.618 mils of the above calculated tax revenue, or \$479,484.60 will go toward school taxes per year with very few, if any, students being added to school enrollment rosters. ($\$11,416.30$ per unit x 42 = \$479,484.60)

8. CITY PERFORMANCE STANDARDS

- a. *Smoke:* No smoke to a density greater than the density described as No. 1 on the Ringelmann Chart will be generated from either construction or permanent sources.
- b. *Dust, Dirt, Fly Ash:* The only furnaces that will operate within the Project will be conventional natural gas fired forced air furnaces that meet all applicable air quality standards. Said furnaces will not exceed 0.20 grains of gas-borne or air-borne solids per cubic foot of the carrying medium at a temperature of 500 degrees Fahrenheit.
- c. *Odor:* No offensive, noxious or foul odors will be generated.
- d. *Gases:* No injurious or destructive gasses will be generated.
- e. *Airborne Matter, General:* No quantities of air contaminants or other material will be discharged that cause injury, detriment or nuisance to the public or which endanger the comfort, repose, health or safety of persons or which cause injury or damage to business property.
- f. *Glare and Radioactive Materials:* No glare or radioactive materials will be generated in the project.
- g. *Fire and Explosion Hazards:* No activities which create fire or explosive hazards will be conducted.
- h. *Vibration:* No machines or operations which cause vibration will be operated.
- i. *Sewage Wastes:* No sanitary sewage wastes will be generated which are dangerous to the public health.
- j. *Noise:* No activities will be conducted that generate noise in excess of the standards stated in Section 2519 of the Novi Zoning ordinances.

9. RELATION TO SURROUNDINGS USES

- a. To the north are Legacy Parc Golf Course (the western half), zoned R-1, which was previously approved by the City of Novi at 1.35 units per gross acre, and City owned park land (the eastern half), zoned RA. The proposed Quail Hollow RUD will have a similar development pattern. The proposed Villa D'Este will also preserve significant natural features including woodlands and wetlands adjacent to City owned park land.
- b. To the west is a single family home development and one single family home, both with RA zoning. Proposed buffers, preserved trees and

additional landscaping will allow the proposed development to minimize impacts to these homes.

- c. To the south are vacant lands with RA zoning. Additionally, the ITC corridor extends from the south and runs along the east side of the property.
- d. To the east, the high tension lines are the most significant visual impact to existing residences and the proposed development. The City path system in the ITC easement offers opportunities for this development to create connections and provide potential trail head features. The proposed development pattern allows a transition from compact housing with large preserved natural areas, a proposed berm and landscaping to the existing homes east of the ITC easement.

10. ENVIRONMENTAL FACTORS & IMPACTS

- a. Existing Natural Features:
 - i. Topography. The site has gently rolling topography to the west and flat topography to the north and east.
 - ii. Wetlands. There are seven (7) wetlands on the site, all regulated by the City of Novi and by the MDEQ, totaling 12.01 acres.
 - 1. Total wetland impact for two road crossings = .07 acres.
 - 2. Total buffer impact = .45 acres.
 - 3. Wetland preserved = 11.94 acres.
 - iii. Trees
 - 1. Number and location. Large portions of the site are wooded with regulated trees. Open areas exist in the southwest and southeast areas of the site. Existing woodland canopy area = 35.38 acres (per Novi woodland map). Total Impact area = 10.19 acres (29%). Total preserved area = 25.19 acres (71%). The tree replacement credits required for Villa D'Este are 1,138 credit.
 - 2. Species. There is a fairly wide variety of species, including a lot of upland deciduous: locust, walnut, maple, elm, oak, basswood, hickory and poplar.
- b. Temporary Impacts on Natural Features
 - i. Portions of the property will be cleared and graded for the development. Only two very small portions of wetland will be filled. One .04 acres and the other .03 acres, for a total of .07 acres of wetland fill.
 - ii. The disturbed areas will be covered in paving, new house construction and landscaping so that no unvegetated disturbed soil will remain at the end of construction.

- iii. Some grading will occur in Natural Features setback areas located on the home sites being created. These areas will be restored with appropriate native seeding.
 - c. Permanent Impacts on Natural Features
 - i. Wetlands, .07 acres would be filled per attached plan.
 - ii. The Project stormwater, after treated, will outlet to Wetland area in two locations.
 - iii. 100 year floodplain would be filled on units 1, 5, 6, 7, 8, 9, 10, 11, 17, 22, 23, 24, 25, 26, & 27. It is not anticipated that a compensating cut will be required.
 - d. Hazardous or Toxic Substances. None will be generated, used or stored.
 - e. Underground Storage Tanks. None are known to exist. None are planned.
 - f. Environmental Use History. Some construction debris and woodchips have been disposed of on the 10 acre Lamp Trust property. These areas have been investigated and determined to have no hazardous waste.
 - g. Wildlife Impacts. Most of the open field areas are being disturbed. Rodents and birds that nest in open field areas will lose habitat. Some bird nesting areas in existing trees being removed will be lost.

11. SOCIAL IMPACTS

- a. Relocation of Occupants: One homeowner in the home on the site will be relocated to another home. The second house is unoccupied.
- b. Traffic will be less than what would be generated under the RA zoning (see traffic review by Fleis & Vanderbrink).
- c. Site Amenities:
 - i. Sidewalks in front of each unit.
 - ii. Sidewalks/bike path along 9 Mile Road.
 - iii. Significant natural feature open space, of which, a large amount will be donated to the city.
 - iv. Provide seating areas and dog parks.
 - v. A path connection to the ITC corridor trail.
- d. Population Increases. Population is estimated to increase by 99 people.

TRAFFIC STUDY

Memo

VIA EMAIL

To: Mr. Mark Guidobono
Cambridge Companies

From: Julie M. Kroll, PE, PTOE
Fleis & VandenBrink

Date: January 25, 2018

Re: Villa d'Este, Residential Development
Nine Mile Road & Garfield Road, City of Novi, Michigan
Rezoning Traffic Impact Study

Introduction

This memorandum presents the results of the Rezoning Traffic Impact Study (RTIS) for the proposed Villa d'Este, an senior residential development project located in the northwest quadrant of the Nine Mile Road & Garfield Road in Novi, Michigan. The site is currently zoned Residential Acreage (RA) and is undeveloped. The proposed project includes the development of 42 senior detached housing units with site access provided via one driveway to Nine Mile Road east of Garfield Road. Per the City of Novi Community Development Department's *Site Plan and Development Manual (Section 1)*, and as noted in the Pre-Application review meeting letter from the City's traffic consultant (AECOM) dated July 27, 2017, a RTIS is required for this development.

This RTIS presents a description of the requested use, trip generation of the typical uses permitted under the requested zoning and those within the existing zoning and available existing traffic volume data within the vicinity of the proposed development.

Background

The proposed land use includes the development of 42 Senior Detached Homes. The subject parcel includes 50 acres and is currently zoned Residential Acreage (RA), which according to the City Zoning Ordinance has a maximum density of 0.8 dwelling units per acre. This results in the potential for a 40-unit single-family subdivision to be constructed on the subject parcel.

Therefore, a trip generation comparison between the proposed development and the by right 40-unit single-family residential development was completed to evaluate the potential change in trip generation as a result of the proposed development. This trip generation is summarized in Table 1.

In addition, an alternative development plan of 32 single-family homes and a calculation to determine what the equivalent single-family home density would be with the same number of trips generated by this development was also included in this analysis for comparison purposes.

Trip Generation Analysis

The number of peak hour and daily vehicle trips were generated for the proposed zoning land use and the existing zoning development (maximum density and alternative density) using the equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. Due to the relatively small size of the proposed 42-unit development and the 32 and 40 unit single-family subdivisions as compared to the ITE data sets, the average rate was determined to be more appropriate for use than the non-zero intercept

regression equations during the AM peak hour to avoid illogical results. The site trip generation comparison is summarized in Table 1.

Table 1: Trip Generation Comparison

Alternative	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Proposed Development	Senior Adult Housing - Detached	251	42	D.U.	179	3	7	10	8	5	13
Max Density Existing Zoning (RA)	Single Family	210	40	D.U.	378	8	22	30	25	15	40
Difference					-175	-1	-10	-11	-199	-5	-15
Alternative Density Existing Zoning (RA)	Single Family	210	32	D.U.	302	6	18	24	20	12	32
Equivalent Density Existing Zoning (RA)	Single Family	210	13	D.U.	123	3	7	10	8	5	13

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips compared to either the 40 or 32 single family unit subdivision. The equivalent trip generation would be a residential development with approximately 13 single-family homes.

Furthermore, the trip generation for the proposed development and the existing zoning were also compared to the City of Novi thresholds for the determination of need for further analysis associated with either a traffic impact study (TIS) or a traffic impact assessment (TIA). The comparison is summarized in Table 2 and shows that no further study is required for this proposed development.

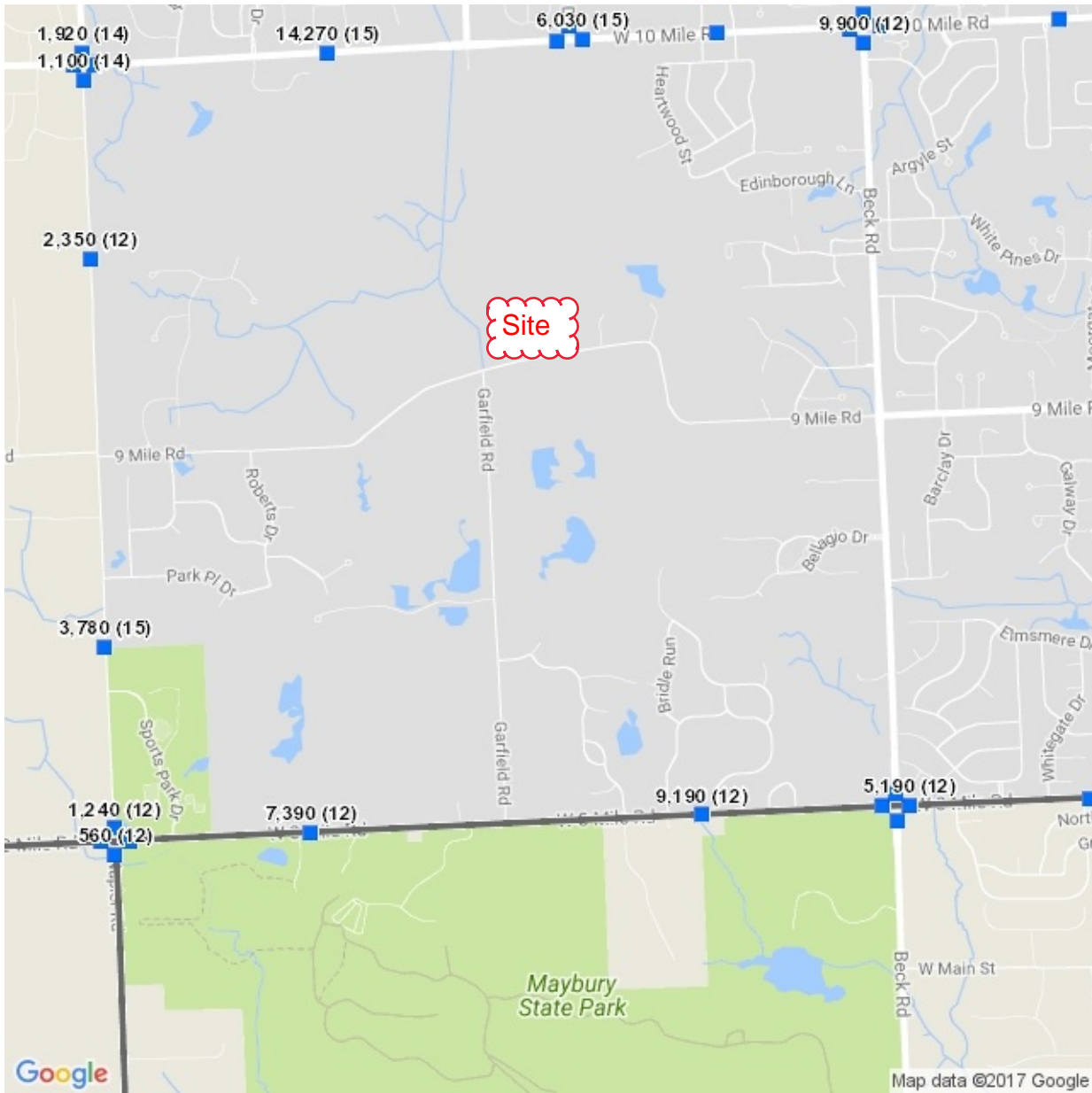
Table 2: City of Novi Thresholds Trip Generation Comparison

Alternative	Land Use	Amount	Units	Average Daily Traffic	City of Novi Threshold	AM Peak Hour Total	City of Novi Threshold	PM Peak Hour Total	City of Novi Threshold	Meets City Requirement for TIA/TIS (Y/N)
Proposed Development	Senior Adult Housing - Detached	42	D.U.	188	750	11	100	13	100	<i>No</i>
Max Density Existing Zoning (RA)	Single Family	40	D.U.	378	750	30	100	40	100	<i>No</i>
Alternative Density Existing Zoning (RA)	Single Family	32	D.U.	302	750	24	100	32	100	<i>No</i>

Any questions related to this memorandum should be addressed to Fleis & VandenBrink.

Attached: RCOE Traffic Count Data

JMK:jmk



- TCDS Locations**
- Short
 - Continuous
 - WIM
 - Located Short
 - Located Continuous
 - Located WIM

PLANNING COMMISSION MEETING MINUTES
September 13, 2017

PLANNING COMMISSION • REGULAR MEETING
HELD IN COUNCIL CHAMBERS • 45175 W. TEN MILE RD.
NOVI, MICHIGAN
WEDNESDAY, SEPTEMBER 13, 2017 - 7:00 P.M.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Ted Zuchlewski

John Avdoulos

Michael Lynch

ALSO PRESENT:

Barbara McBeth, City Planner

Elizabeth Saarela, City Attorney

Sri Komaragiri, Planner

Rick Meader, Landscape Architect

Darcy Rechtien, Plan Review Engineer

Certified Shorthand Reporter, Pamela Mocerri #2285

1 MS. KOMARAGIRI: Member Greco.

2 MR. GRECO: Yes.

3 MS. KOMARAGIRI: Member Lynch.

4 MR. LYNCH: Yes.

5 MS. KOMARAGIRI: Chair Pehrson.

6 CHAIRPERSON PEHRSON: Yes.

7 MS. KOMARAGIRI: Motion passes 5 to 0.

8 CHAIRPERSON PEHRSON: Thank you.

9 Thank you very much.

10 Item Number 3 is Villa D'Este, JSP
11 17-52, with rezoning 18.7.18.

12 This public hearing is at the request
13 of Cambridge of Novi, LLC for Planning
14 Commission's recommendation to City Council for a
15 phased rezoning overlay concept plan associated
16 with the zoning map amendment to rezone from RA,
17 Residential Acreage, to R-1, One-Family
18 Residential.

19 Subject property is approximately 49
20 acres and is located east of Napier Road on the
21 north side of Nine Mile, Section 29 and 30. The
22 applicant's proposing a 53 unit single-family
23 ranch housing development.

1 Sri, please.

2 MS. KOMARAGIRI: Thank you. I'd like
3 to start with a note.

4 CHAIRPERSON: Sure.

5 MS. KOMARAGIRI: We were notified by a
6 resident about an error in the public hearing
7 notice. The project boundary that is proposed to
8 be rezoned included three tax map parcel IDs on
9 the submitted plan. It turns out the public
10 hearing notice that was published also referred to
11 those three.

12 It turns out there's this little strip
13 of land that actually belongs to a fourth parcel
14 that was left out of the notice.

15 Staff requests the Planning Commission
16 to hold the public hearing today, but to postpone
17 the decision to another public hearing possibly on
18 October 11.

19 I would like to provide a brief
20 overview of the project to provide background for
21 the public who are here today and for the
22 Commission.

23 CHAIRPERSON PEHRSON: So there will be

1 no decision made today, we'll hold the meeting
2 later on. Very good. Thank you, Sri.

3 MS. KOMARAGIRI: The subject
4 properties all totaled together total about 49
5 acres and they're located east of Napier Road and
6 north of Nine Mile. They're currently zoned
7 residential acreage, RA. The applicant is
8 requesting to rezone from residential acreage to
9 R-1, one-family residential, utilizing the City's
10 planned rezoning overlay to provide additional
11 density on-site. The future land use map
12 recommends a maximum of .8 dwelling units per acre
13 for the proposed project area.

14 The concept plan proposes ranch-style
15 condos in a general condominium development that
16 is targeted towards empty nesters. The request
17 was presented to Master Planning and Zoning
18 Committee on August 23rd as it is not consistent
19 with the recommended maximum density permitted on
20 the future land use which is .8. The density that
21 is bring proposed is 1.42.

22 The PRO concept plan currently
23 proposes 53 units, one boulevard access point is

1 proposed off of Nine Mile Road. An emergency
2 access road is proposed off of the proposed
3 cul-de-sac to Nine Mile Road. The concept plan
4 also proposes community amenities: A swimming
5 pool, lawn bowling, dog walking area and outdoor
6 kitchenette, et cetera. The development is
7 proposed to be built in two phases.

8 The applicant is requesting an
9 increase of .62 dwelling units per acre, about 78
10 percent more than the maximum allowed density for
11 RA. The maximum density proposed is 14 percent
12 less than the maximum allowed for R-1, which is
13 1.65.

14 The concept plan proposes a
15 development which can be reviewed against either
16 single-family development as it proposes
17 individual units or multifamily as the layout
18 aligns with a multifamily development with minimum
19 setbacks and common areas. At the time of
20 pre-application meeting, staff recommended R-1
21 would be more suitable rezoning category because
22 it is surrounded by low-density residential
23 development and R-1 would be more compatible with

1 the surrounding zoning. It proposes single-family
2 detached units targeted for elderly who wish to
3 downsize from larger houses. It aligns with our
4 current master plan goals -- one of our current
5 master plan goals. The extent of deviations
6 required from R-1 standards will be significantly
7 lower than those required from RM-1.

8 The current plan notes that 9.98 acres
9 of the 33.7 acres of the regulated woodlands
10 located on-site will be impacted, which means
11 about 29 percent are proposed to be impacted. The
12 proposed impacts to individual trees have not been
13 described or quantified with the current
14 submittal. It proposes a total impact of .07
15 acres to the wetlands and .23 acres of impacts to
16 the wetland buffer area.

17 The concept plan also proposes --
18 currently is proposing to connect to the proposed
19 city sewer project. The City does not have a set
20 timeline for the construction of this public sewer
21 line. In the event that the City's project is not
22 available, is not completed, prior to the approval
23 of the final site plan, the applicant has

1 recommended to consider an alternative option for
2 sewer collection. Traffic review did not identify
3 any significant impacts to the traffic patterns.
4 A traffic study was provided. All reviews except
5 planning, wetlands and woodlands are currently
6 recommending approval.

7 The applicant offered several public
8 benefits, one of which is a donation of
9 approximately 18 acres of land in the north end
10 part of the site, which is a significant one. The
11 applicant also proposed to provide a comfort
12 station on the southeast corner of the property up
13 to a maximum value of \$200,000. While it is an
14 appropriate benefit for that location, if City
15 Parks is successful on their ongoing efforts to
16 acquire a location nearby down Garfield south of
17 Nine Mile, we may have to find an alternate
18 benefit instead of this. Some of the other
19 benefits are not feasible or would require
20 coordination with other agencies. Applicant has
21 suggested to work with the staff to further
22 redefine them.

23 Staff has asked the applicant to

1 revise the concept plan to address the following
2 with the revised submittal: Maybe density can be
3 reduced to provide wider setbacks between units;
4 units can be clustered more definitely to provide
5 additional open space at multiple locations in
6 addition to the clubhouse amenities provided; to
7 modify the layout to minimize impacts to the
8 regulated woodlands; and quantify the proposed
9 impacts to the trees by providing a tree survey.

10 Staff was also unable to determine the
11 deviations required from our own standards due to
12 the nature of the layout. The applicant was
13 requested to provide more information and
14 clarifications to identify those deviations
15 required. Applicant has recently submitted a
16 revised concept plan for staff's review. Staff
17 did not get a chance to complete the review prior
18 to the meeting. The response letter provided in
19 the packet, however, corresponds to the revised
20 submittal.

21 The applicant, Mark Guidobono, is here
22 tonight with his team if you have any questions
23 for him or his team. As mentioned earlier, the

1 Planning Commission is requested to hold a public
2 hearing tonight, but postpone the decision to
3 October 11th where another public hearing will be
4 held and advertised so that to allow time for
5 staff to advertise correctly and to review the
6 revised submittal. Thank you.

7 CHAIRPERSON PEHRSON: Thank you, Sri.
8 Would the applicant wish to address
9 the Planning Commission at this time?

10 MR. GUIDOBONO: Good evening, my name
11 is Mark Guidobono. I've been a Novi resident for
12 14 years. I live in Bellagio. I have lived in
13 this area for over 30 years and I am owner of
14 Cambridge Homes. I've been in business for over
15 37 years.

16 Two of the projects that most of you
17 are familiar with that I developed in Novi are
18 Bellagio and Tuscany Reserve, two communities that
19 are well regarded in the area.

20 Sri, none of those buttons are working
21 here.

22 (Adjustment to projection equipment.)

23 MR. GUIDOBONO: Okay. And then on the

1 screen we show the property highlighted in the
2 blue line right there in the center of the area
3 concept plan. And just identifying some of the
4 parcels around there, the City of Novi owns quite
5 a bit of parkland. They own this piece here, they
6 own this piece here, and they own this piece over
7 here. And the City, it is my understanding,
8 they're in the process of purchasing this piece
9 and this piece here as well.

10 Directly to the north of our parcel,
11 this piece right here is the Links of Novi
12 currently zoned R-1. There was a proposal for a
13 development back ten years ago, and with that
14 proposal that developer was proposing on donating
15 this land to the City, and I would expect some day
16 that proposal will come back up again.

17 With our proposal, we are proposing to
18 donate this 18 acres here which will allow the
19 City to connect their two parkland areas there.
20 Also notable on this plan is the ITC transmission
21 lines which abut our eastern boundary right there,
22 and it's also the location for the ITC trail that
23 is being put in over time at the City.

1 Previous to us getting control of this
2 property, the previous developer was proposing
3 this single-family plan right here, 40
4 single-family units called Mercado. We did talk
5 to that particular developer on the possibility of
6 buying this project. I liked it at the time, and
7 my wife looked at it and she told me, "Mark, I see
8 empty-nester units there. I don't see
9 single-family at this location, I see empty-nester
10 units." And my first reaction was over a RA zoned
11 area, empty nesters are just -- I kind of, you
12 know, I don't want to say ignored it, but I said
13 okay. And she brought that up to me probably --
14 and she didn't bug me about it, she handled it
15 very well, but she brought that up to me a few
16 more times and said, "I really see empty-nester
17 idea."

18 So I decided to look into that idea,
19 and the more I looked into the empty nester idea,
20 the more it made sense to me compared to the
21 single-family development. So the more I studied
22 it and we came up with a plan that I think is very
23 special and has a lot of benefits compared to a

1 single-family development at this location.

2 The plan we're calling the project
3 Villa D'Este. And what I like about this plan is
4 we're -- these are mainly ranch homes and story
5 and a half homes, they're geared toward the
6 empty-nester community, and what we've done is put
7 them closer together which allows us to preserve a
8 lot of the natural features that this site has.
9 It's a special site. It's really a beautiful
10 site.

11 Well, this plan 58 and a half percent
12 of this site would be considered open space with
13 this plan, and a third of these units are
14 walkouts, a third of these are daylights, and a
15 third of these are on flat sites, and you can see
16 a majority of these units all back up to the
17 woods. They all back up to the woods so it makes
18 them very, very private and a very quiet setting,
19 and we're able to preserve a lot more of the
20 natural features of this site.

21 What I like about this also is that it
22 has the potential to be more special than Bellagio
23 or Tuscany Reserve, and those are two very special

1 communities in Novi that I think we -- hopefully
2 we all like those communities, but I think this
3 even has the potential to be more special than
4 that because there's really nothing like this that
5 I can see in Novi or even in Oakland County. I
6 mean where could you go and look out your back
7 door and you feel like you're up in northern
8 Michigan and yet you're a couple miles away from
9 some great shopping, great restaurants, great
10 medical facility, and you're close to your kids or
11 your family, you're able to -- you've got an
12 option or an opportunity to stay in the community
13 you live in when you want to downsize because
14 you're in a larger house. And where do you go
15 today? And there aren't a lot of opportunities
16 right now in Novi.

17 Some people like to live in downtowns,
18 some people like to go the budget route, and some
19 people just like peace and quiet, and that's what
20 this site offers, a lot of piece and quiet.

21 I think it's important that we keep
22 the rural feeling. This is a rural area, Nine
23 Mile Road, okay, it's been rural and it has that

1 feeling. And the way this is set up I believe it
2 will keep that feeling because the way we've set
3 this up, the visual is not to see any units from
4 the road, okay. You won't be able to see any
5 units from the west side off of Nine Mile and on
6 the east side, of course we have those
7 transmission lines, but with our plan, and we'll
8 get into that more when we give our full
9 presentation, we're planning on putting berms and
10 landscaping to totally encase this so it's almost
11 like a hidden place. The only thing you'll really
12 be able to see is the entrance. That's the
13 objective with this because we do want to maintain
14 the integrity of the area and keep the rural
15 feeling that we have at that location.

16 Also, this site will be built to the
17 types of standards that we have done in the past,
18 and I think everybody can see what we've done with
19 Bellagio and Tuscany Reserve.

20 Some of the amenities that we're going
21 to put is going to be resort quality. We're going
22 to be put a pool in, we're going to put a hot tub
23 in, maybe a fire pit, and create some sort of a

1 lanai in an area to grill. This is something that
2 the residents could use that live here, and this
3 would be great for the grand kids. They could
4 come over, have a birthday party and we've got a
5 spot to hang out besides the house. We've got a
6 place to go swimming, we've got a place to
7 barbecue, and it's all right there for you, and it
8 would be done to the highest standards.

9 Next I'd like to introduce Carmine
10 Avantini with CIB Planning to talk about zoning,
11 then I'll come back.

12 MR. AVANTINI: Thanks, Mark. Good
13 evening, Carmen Avantini of CIB Planning, 17195
14 Silver Parkway, Fenton, Michigan, and just a
15 little background.

16 The reason I'm talking about senior
17 housing in particular is that my firm is the lead
18 consulting firm for MEDC and the redevelopment
19 ready communities program of which the City is
20 applying to become certified and is going through
21 that process. And one of the other things that I
22 do for that program is I do the training of two of
23 the modules, and to be a part of the -- to be

1 certified, you have to send representatives to the
2 training. And I teach the session on zoning and
3 on development review process, and the things that
4 I focus on in that session are things like
5 streamlining ordinances and your project reviews
6 to make sure that they go through in a more
7 efficient fashion, which I know from a recent
8 article I saw that the City is really concerned
9 about that and is doing a nice job of moving in
10 that direction. The other thing is to be able to
11 encourage new types of development while
12 maintaining the quality level that the community
13 is looking for.

14 Actually here is -- if you look at
15 this, this is from the training that I do, and the
16 diagram there is actually found in your master
17 plan also. And what I talk about is how there's
18 such a shortage of certain types of housing, and
19 this is across the country, it's not just here,
20 it's called middle housing, missing middle
21 housing.

22 For decades our ordinances have
23 supported and we have developed two types of

1 housing, basically: Large lot, and what I mean
2 large lot I mean they don't have to be huge, but
3 large lot, single-family, detached residential,
4 and multiple-family residential, and our
5 ordinances have supported that.

6 Well, now not only do we have baby
7 boomers who are aging, but we also have
8 millennials who don't necessarily want to live in
9 the traditional single-family housing that we've
10 become accustomed to. So we have this shortage
11 and it's going to be a growing shortage of middle
12 housing.

13 In fact, if you look at the City of
14 Novi, half of all your housing units here are
15 single-family, detached residential units on what
16 we'd consider large lot residential. So you've
17 got a pretty large population of folks who are
18 going to be looking for alternate housing types if
19 they want to stay in the community.

20 Your master plan, you've done a really
21 nice job with your master plan. You've addressed
22 empty nesters, you've addressed the need to be
23 able to provide for different types of housing.

1 Here's a couple of examples here. You said that
2 you've estimated 50 to 60 percent of the new units
3 will be oriented towards active adults, and you've
4 also indicated that six out of ten people in this
5 group generally desire smaller units than are
6 typical of Novi at the present time, many of which
7 would be single-family units with small or zero
8 lots. So once again it works its way into your
9 action plan. You've done a real nice job of
10 addressing the need and the desire to be able to
11 accommodate different types of empty-nester
12 housing similar to the one and including the one
13 that we're talking about tonight.

14 Now, the one thing that I did notice
15 in the master plan, there seems to be an emphasis
16 on concentrating the empty-nester units, and I
17 hate to call it urban because it's really not
18 urban, but when you're talking about like the Town
19 Center area and Grand River, and locations where
20 you're in close proximity to like the shopping
21 center and other community facilities, those are
22 what I call more urban housing types.

23 As Mark indicated, though, that not

1 all of the Novi residents are going to want to
2 look to be in what we call urban locations. There
3 are some folks who are used to the peace and quiet
4 of large lot neighborhoods and they're going to
5 want to locate in different housing types into
6 quieter more rural settings.

7 So what we're discussing tonight is
8 being able to offer that empty-nester housing in a
9 different location than might have already been
10 identified. And the thing is if we don't provide
11 different types of housing like this, then you're
12 giving those folks the only option they're going
13 to have is to move out of the community.

14 And you're not the only ones facing
15 this, communities all across the country are
16 facing this, so this not a unique situation, but
17 at least you've done a great job of addressing it
18 in your master plan.

19 Now when you jump over to zoning which
20 reflects what you have in your master plan, there
21 are really a couple ways of handling empty-nester
22 housing like this. Some communities go to
23 specific districts identified for this type of

1 housing, others use things like foreign-base codes
2 or conditional uses. Here you've decided to use a
3 flexible overlay district. In this case, it's the
4 PRO district. It's similar in some respects to
5 maybe a plan unit development or another way of
6 handling it is an overlay with design standards.

7 The challenge we're having here is
8 because it's an overlay and we're working with
9 your existing zoning districts, you have to pick
10 one that you fit into, we're either picking large
11 lot single family and doing an overlay or picking
12 multiple family and doing an overlay. So what
13 that does is it brings challenges with it because
14 this type of a project does not neatly fit into
15 either one of those zoning districts or zoning
16 categories even though it's a type of use that
17 you've identified in your master plan.

18 So the way you deal with it in your
19 ordinance, in the PRO ordinance is you have
20 deviations, I call them waivers, they're basically
21 the same thing. But what that does is gives you
22 the ability to provide flexibility and it can lead
23 to higher quality, as Mark indicated with his

1 current development in Bellagio, and it can lead
2 to higher quality development than you get under
3 the current zoning districts.

4 Now, the challenge we've got on here
5 is there's a natural tendency when you say
6 deviation or waiver to consider that to be the
7 same thing as a variance, and they're two very
8 different things, okay. A variance is where
9 you're departing from the requirements of the
10 ordinance, you're not meeting the requirements of
11 the ordinance, but there's something very unique
12 and special about that property that's different
13 than all the other properties around it that you
14 have to grant some level of relief. This is very
15 different than that.

16 A waiver or a deviation basically says
17 that we're going to use this as a flexible tool to
18 come up with a different type of quality
19 development, okay. It's not something that's
20 necessarily bad or you try to chase away. It's a
21 tool that you use to be able to come up with, in
22 this case, an empty-nester project. And you're
23 going to necessarily have with this PRO, you're

1 going to necessarily have a number of waivers or
2 deviations in order to accomplish what we're
3 looking to accomplish. If not, then it basically
4 takes away the creativity that you have with this
5 tool with the PRO ordinance and requires the
6 project to just be another R-1 type development,
7 and that's not what we're looking for here. So I
8 just want to make sure that we're clear on that
9 because, once again, there is a negative
10 connotation sometimes associated with waivers and
11 deviations when, in fact, they're not. It's very
12 different than a variance and it's not something
13 that necessarily is harmful to the community, it's
14 actually a positive thing.

15 So with that, I'm going to turn it
16 back over to Mark. He's going to talk about some
17 of the features of the houses.

18 MR. GUIDOBONO: On the screen here, is
19 an example of an elevation. One of the things
20 that is different about this community is the
21 houses are going to look different. It's not
22 going to be one color brick and you can't tell
23 which house is yours type of community. Each

1 house is going to have its own identity. We're
2 going to use all masonry on the outside, a
3 combination of stone and brick.

4 This home here on the screen, it could
5 be a ranch home, it also could be a story and a
6 half, the story and a half where you could have
7 rooms under roof in this area here, and you see
8 that dormer which will allow you to have a
9 bedroom, for instance, at that area, so that could
10 be a story and a half or a ranch. The nice thing
11 about it is the consumer will be able to
12 personalize the elevation just like they did in
13 Bellagio or Tuscany. Same with the floor plan;
14 they will be able to pick between a two- or a
15 three-car garage. They can do sun rooms. They
16 can do different amounts of bedrooms, anywhere
17 from one to five, whatever they want, really. And
18 the plan up there is 2500 square feet, a little
19 over, without the lanai in the back. It's a very
20 open concept there, but again the flexibility is
21 one of the things that made Bellagio special,
22 Tuscany special. It will help to make this
23 project special as well.

1 Here is an example of two great rooms.
2 This could be done in these homes. People alike
3 don't need the square footage but they like the
4 feeling of space, and one way to do that is to
5 increase ceiling heights. You could go from 10
6 foot to 12 foot flat or 14 foot or you could do
7 some cathedrals, but this is a very open concept
8 in a great room, two different concepts.

9 Here's a couple of kitchens, one a 10-
10 foot ceiling, one a 12; white's been popular
11 lately with the consumer.

12 Here's another kitchen, transitional
13 style, clean lines. We're seeing a lot of that
14 today. That seems to be very popular right now.

15 Here's a couple different styles of
16 bedrooms, typically the master. It doesn't have
17 to be, but the model that I did show earlier had
18 the master in the back, all glass in the back
19 because you have that beautiful view of that
20 beautiful woodland behind the home.

21 And here is -- this picture kind of
22 depicts that floor plan. The consumer today likes
23 the kitchen open to the great room. So you can

1 see the kitchen to the left. There it's facing
2 the great room, you've got about 12-foot flat
3 ceilings here. So you've got the kitchen, you've
4 got the great room, and then the great room
5 overlooks the open space behind you, so you've got
6 all glass there, and you might have a screened-in
7 porch or you could have a sun room, or you just
8 have a deck off the back, but this kind of depicts
9 the floor plan that I showed you on that first
10 slide.

11 Here's an example of a screened-in
12 porch. You can just do a deck, you can do a deck
13 with a lanai. You could do the screened-in porch
14 which I would recommend because you're in the
15 woods and at night the mosquitos come out, or you
16 could turn this into a sun room, you can have the
17 fireplace grate at night, sit there and have a
18 glass of wine and relax.

19 This is a community that if we are
20 approved, it's a place I intend to move. It's a
21 place I believe many residents in Novi would be
22 very interested. Quite a few have expressed
23 interest in moving here.

1 We believe this addresses the goals of
2 the master plan. We believe this is a more
3 environmentally-friendly approach to developing
4 this site than large lot single family. It's well
5 known that empty nesters create half the traffic
6 that single families do because of the kids and
7 the schools and all that that goes with it.

8 We are offering significant community
9 benefits that we'll get into at the next meeting.
10 We believe this will be a high-end award-winning
11 development that the City will be very proud of.

12 And then the last picture, I just put
13 this up there for my wife, she didn't want me to
14 do it, but she was the one that kind of got me off
15 the single family and I believe she was right.
16 And this picture was actually taken at Villa
17 D'Este. I took her to Italy for her birthday
18 three years ago, and Villa D'Este is a home that
19 was built for a pope back in the 1500s, and in the
20 1800s it was converted to a hotel that's on Lake
21 Como in Italy. It's a beautiful place. They have
22 beautiful gardens. So if you ever get a chance to
23 get there, I would recommend it. And that

1 concludes our report.

2 CHAIRPERSON PEHRSON: Thank you.

3 Turn it to the public. If there's
4 anyone in the audience who wishes to address the
5 Planning Commission at this time, please step
6 forward. You'll have three minutes to make your
7 comments. Also realize that we will have another
8 public hearing in October.

9 Anyone wish to address the Planning
10 Commission?

11 MR. MIGRIN: Start the timer. My name
12 is Karl Migrin, I live at 49 -- that's K-a-r-l,
13 M-i-g-r-i-n as in my smile -- I live at 49450 Nine
14 Mile Road. I'm the house that is right at Nine
15 Mile and then you look at the Villa D'Este home
16 behind me and then you see the woodlands.

17 I object to this proposed development
18 and the zoning amendment map for the following
19 reasons: The proposed land use includes a
20 development of 53 senior detached homes with 15-
21 foot side yard setbacks. This community would be
22 age restricted to homeowners that are 55 and
23 older. It will be targeted specifically for the

1 active adult empty nester.

2 The 2016 Novi Master Plan for land use
3 has recently been updated and approved and
4 identifies four areas in the City: City West,
5 Town Center West, Grand River Corridor, and
6 Pavilion Shores Village as empty-nester housing
7 communities.

8 The majority of the existing homes in
9 Sections 29, 20, 31, and 32 are single-family
10 homes built on 1-plus acre properties, and
11 condominiums built 15 feet apart are too
12 dissimilar to fit in this area.

13 Second, the subject property parcel
14 next to me, 49550 West Nine Mile, is missing from
15 the City of Novi planning. The hearing notice is
16 incorrectly displayed on the developer's concept
17 plan. Until a strip of land is split from its
18 parent parcel, developer cannot complete the Villa
19 D'Este Drive roadway or complete the number of
20 housing units shown in their proposal because this
21 strap of land would cut across his roadway, okay.

22 Third, all wildlife residing in the
23 wooded wetlands surrounding the proposed

1 development would be adversely effected by any
2 disturbance of the core wildlife reserve in
3 Sections 29, 30, 31, and 32. The core reserve is
4 home to several Cooper's hawk, which are a
5 protected species of bird throughout the United
6 States. An excerpt from the 1993 City of Novi
7 Wildlife Habitat Plan states that this core
8 reserve could not sustain any intrusive human
9 intervention without some loss of diversity and
10 quality. Intensive intrusion or development in
11 this area would reduce the chances of the presence
12 of interior sensitive species.

13 And lastly, all three subject parcels
14 could still be developed under existing
15 residential acreage zoning, and a fair and
16 reasonable concept plan would require developer to
17 improve Garfield Road for 1,275 feet with highway-
18 grade asphalt and improve Nine Mile for 2,400
19 feet, estimated, with higher-grade asphalt also.

20 This section of Garfield is presently
21 chip sealed and will not support the additional
22 traffic generated when developing these parcels.
23 Chip seal is a service topping, is not considered

1 a pavement.

2 I think I made my three minutes.

3 Thank you.

4 CHAIRPERSON PEHRSON: Thank you.

5 MR. JEROME: My name is David Jerome,
6 I'm appearing on behalf my friend and client
7 Robert Henry Lamp. You know him as Hank. You see
8 him back there in the wheelchair.

9 Hank owns the property at 49300 W.
10 Nine Mile. It's part of the parcel. We are
11 highly in favor, Hank is highly in favor of this.
12 This is a property that he's lived on all of his
13 life. He was born there. He thinks that this
14 development is probably the best use that they can
15 possible have for it.

16 The property has been on the market
17 since 2005 with nobody interested in it except for
18 the prior developer who fell through and this
19 current developer. Hank is now transitioning into
20 assisted living and this whole thing would be
21 beneficial to him.

22 From a personal standpoint, based upon
23 the example that Mark gave, this is what my wife

1 and I are looking for, okay. I don't want to call
2 it empty nesters, maybe active elders. I'm not
3 sure what the right word is, okay, but we highly
4 endorse and support the program. Thank you.

5 CHAIRPERSON PEHRSON: Thank you.

6 MS. HUDSON: Good evening, my name is
7 Sue Hudson, I live on 22111 Garfield Road. I am a
8 neighbor around the corner from this parcel. I
9 just heard about this yesterday that this is even
10 taking place.

11 First off, I do think there is a need
12 for active elders or whatever you want to call
13 them. However, at the price break that he's
14 talking about I'm not sure how many of the retired
15 elders could afford it.

16 I do have concerns in regards to the
17 traffic. As you know, northbound Beck has been
18 closed for all summer and so that traffic has got
19 to go somewhere. I will laud the City of Novi
20 Police Department for policing our 25-mile-an-hour
21 road, and I'm sure they've gained a lot in revenue
22 this summer because of the diverted traffic to
23 that road. And so I don't know when the traffic

1 study was done, but with the addition of the Ten
2 Mile and Napier Road intersection being closed,
3 there's been a lot of traffic on Nine Mile. I've
4 lived there 25 years, and one morning I was going
5 to leave to go to work and waited five minutes to
6 be able to pull out into traffic on Nine Mile and
7 Garfield. So I'm really concerned about your
8 traffic study.

9 I realize the elderly will not be
10 traveling as much as somebody with family, but
11 Nine Mile needs to be looked at because every
12 subdivision is put in there is increasing more and
13 more traffic and somebody is going to get hurt.
14 That is my concern. If you look at Nine Mile,
15 there's a big curve there, there's a lot of trees.
16 You can't see somebody coming around at 50 miles
17 an hour, and believe me they do, okay, even though
18 the signage says 25.

19 So I laud the community, we need
20 something like that in Novi. I'm not sure if the
21 type of house in there from an economic standpoint
22 would be feasible, but my biggest concern is the
23 safety of the neighborhood and the traffic

1 concerns. Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 MS. DALLON: Good evening, my name is
4 Muin Rumman. I go by first name as MJ, Michael
5 Jordan. I own the property at 49280 W. Nine Mile
6 Road and I live on Lancaster Court in Novi. I
7 love the city.

8 I think the project that Mark is
9 proposing is an excellent project and it's
10 desperately needed for the City of Novi. As you
11 know, we have an aging population in the United
12 States and we desperately need a project like
13 this.

14 They have people with wheelchairs that
15 would feed a project like this, people who are
16 handicapped, people who like to live in a nice
17 environment, and the project that Mark has
18 proposed is one of the best projects I've ever
19 seen. As a matter of fact, I'm thinking about
20 moving there myself because I'm getting there in
21 age.

22 I think in terms of the affect on the
23 surrounding areas, I think everybody's house is

1 going to increase in value in the area. I don't
2 think it's going to affect that much traffic, and
3 you guys may have to better believe it, that area
4 is going to be developed sooner or later. The
5 question is which is the best development, and I
6 think what Mark has proposed in terms of the
7 project that he's proposing is one of the best
8 projects that I have ever seen.

9 And so I'm in support of this project
10 100 percent, and I hope you will approve that
11 project. Thank you.

12 CHAIRPERSON PEHRSON: Thank you, sir.

13 MR. METZ: Good evening, my name is
14 Tim Metz, address is 22125 Garfield. I built the
15 house in 1990, enjoyed living there my entire
16 life, raised two children here.

17 My whole thing is people say why are
18 people so passionate at Nine Mile and Garfield
19 about the area? Well, 1990 when you consider what
20 it took to build a house as far as rules and
21 regulations and what I had to follow to be able to
22 get my occupancy permit, it kind of disturbs me
23 when people come in and think that they should

1 just be able to buy their way through what is
2 going on.

3 As far as saying Tuscany as far as
4 being well respected, I would like to thank the
5 gentleman for the traffic, the construction that I
6 have had to jump out of the way of, literally,
7 with my family. I think it's absolutely
8 ridiculous what goes down Nine Mile and Garfield
9 because it's still a dirt road. It is still a
10 road that is not ready for more construction.

11 As far as paving the first 1,000
12 whatever feet there is that's chip tar, no, the
13 rest of the road is a dust-control road. If you
14 gentlemen remember when the wetlands project was
15 put on, that flat top was just put in there at a
16 4-inch base to control dust. It was either they
17 were going to oil it every day or it was black
18 topped. Well, it was black topped and it's worked
19 out pretty good. It's held up okay. It's not a
20 permanent road. So how do we handle this?

21 There's no sidewalks on Nine Mile,
22 there's no sidewalks on Garfield. They don't have
23 room to build either one of those, so what do we

1 do with it? You can't keep just adding to this
2 without looking to the future of the traffic
3 control.

4 As far as the ITC corridor, when the
5 bike path was down there, I was told the bike path
6 was put down there because Garfield could not
7 handle a sidewalk down there, so there's no room
8 for that. So you're already answering the
9 question of, well, we can't put a sidewalk down
10 Garfield so where are the people supposed to go.

11 I would like to also address the
12 question as to behind the complex where they're
13 building, or want to, there is a very large
14 wetland mitigation. Where's the water going to
15 go? I've heard the elevation of the project is
16 going to be raised quite a bit. We're on that
17 there on Nine Mile. We're kind of a low-lying
18 area. What happens when my house gets flooded out
19 and they say, "Well, sorry, Tim, that's just the
20 way it is?"

21 I don't know if there's any
22 retribution behind that because when Nine Mile and
23 Beck was built, Beckingham, I lost a well and

1 everyone said, "Well, that's just the facts of
2 life, you know. That just happened. How do we
3 know the de-watering there did it to you?"
4 Everyone says, "Oh, well, it just happened. You
5 know, you're just one in a million."

6 There's too much here in this study
7 that still needs to be proven. The gentleman
8 says, "Grandma and grandpa is going to have a
9 retirement home with a pool to come swimming in."
10 Oh, now we went through the 12 to 15 cars a day
11 that they're talking about to 30 to 40 cars a day.

12 CHAIRPERSON PEHRSON: Sir, if you
13 could summarize, please.

14 MS. DALLON: Absolutely I will, I
15 apologize. But what I'd like to say is that we
16 need to look at taking care of the neighbors, the
17 people that have been in the neighborhood paying
18 taxes for all these years before we consider
19 letting somebody else into the neighborhood.
20 Thank you.

21 (Audience applause.)

22 CHAIRPERSON PEHRSON: If you could
23 refrain, please, from applauding. Thank you.

1 MS. TEDESCO: Good evening, my name is
2 Sarah Tedesco, I'm a homeowner off of Evergreen
3 Court on the western border of the parcel in
4 question.

5 My concerns are the following: Gated
6 communities are inappropriate for the area. Nine
7 Mile is a scenic beauty road which would be
8 spoiled with the amount of pavement on Nine Mile
9 from Garfield to the gated entrance. With its
10 clubhouse facility and roads, it will require a
11 large amount of lighting and would only add to the
12 light pollution in the area. Already the LED
13 light at Nine and Garfield is overly bright for
14 the area.

15 Current parcels show 40 width lots.
16 RA allows a minimum of 120-foot lots. This is
17 three times the density currently allowed and is
18 an enormous departure from the area's current
19 character and spacing. Privacy would be
20 obliterated as our previous gentleman has noted
21 for the homes along Nine Mile and the road passing
22 directly behind their back yards. The area's
23 longest time residents will have little

1 consideration for their privacy with this current
2 plan. We would need to determine whether privacy
3 on the western boundary of the property will be
4 maintained or if setbacks will be generous enough
5 to protect existing woodlands, a particular
6 interest to me.

7 The current plan's 75-foot lot depths
8 means there is high risk for excavators and such
9 running over tree roots and killing trees along
10 the western boundary. I know this personally.
11 We've lost a tree or two when our property built.

12 No tree counts have been done as yet.
13 The protected woodlands would be affected and the
14 full survey is needed to determine replacement
15 tree credits and we must be careful to ensure
16 trees are properly planted and cared for. That's
17 taken some effort for some of my friends in the
18 Edinborough sub off of Beck south of Ten.

19 Also, there is no guarantee that these
20 high-end, baby boomer, age-in-place ranches will
21 garner enough market interest to fill the sub.
22 The subdivision could go defunct as it did with
23 Montcouray in Northville. A Pinnacle/Pulte/Toll

1 Brothers buyout would not look fitting on Nine
2 Mile and further erode the naturalized character
3 of the area.

4 The storm drain in the northwest
5 portion of the property is also a concern. The
6 basin is right in the middle of mature woodland
7 growth and one of the higher elevations of the
8 property. Do so many mature trees need to be
9 destroyed for a concrete storm basin?

10 We also need to ensure any storm
11 basins are properly integrated into the landscape.
12 Doing like the one at Seven and Haggerty's Home
13 Depot with endless cement and prominent iron
14 grates would greatly detract from the naturalized
15 appeal of the neighborhood.

16 Also, as appealing as the donation of
17 the northeast corner of the parcel's FEMA
18 floodplain may sound to Novi, it really is only a
19 play upon the City's interests to increase the
20 likelihood of approval for this project. Truly
21 that land was unbuildable in the first place.
22 100-year floodplain, people have to buy flood
23 insurance. Kind of a no-go. The developer here

1 is merely giving away what's ultimately of no use
2 to themselves.

3 Finally, an additional backup plan was
4 submitted in April for five homes on the
5 easternmost parcel of the subject property. This
6 kind of small court-based community is more in
7 keeping with the areas natural beauty and feel and
8 one that I think residents in the area may be more
9 willing to accept and adopt along with the
10 remaining portions of the parcel. Truly I am not
11 a nimbi. These parcels will eventually be
12 developed. The need for senior housing is there,
13 yet I'm just personally requesting that these
14 parcels be developed in a manner consistent with
15 the naturalized feel of the area and in a manner
16 respectful to privacy of the homeowners already in
17 residence. Thank you.

18 CHAIRPERSON PEHRSON: Thank you.

19 MR. OWENS: Hello, my is Stefan Owens.
20 I lived in the Novi-Northville-Canton area for
21 about 23 years. Right now my main residence is in
22 Sunny Isles Beach, Florida. Yeah, go figure,
23 right?

1 Anyway, we're empty nesters and I'm
2 here -- well, let me back up. We've been there
3 about five years. And when we come back here
4 about three months out of the year, we normally
5 stay in a hotel because we haven't been able to
6 find a place that we feel comfortable with. So
7 when we heard about the development, I mean, it
8 was, like, perfect for us. And as far as I keep
9 hearing this about traffic, traffic. I mean
10 there's so much more to life than traffic to try
11 to get to Nine Mile or 696. You've just got to
12 leave a little earlier.

13 I don't think there's no other
14 contractor can actually pull this off than
15 Mr. Guidobono. I mean, I'm a contractor, I do
16 underground. I don't do any work in Michigan.
17 All my work is in Denver and Florida so there's no
18 ties, but if it could be done, I mean, he's the
19 person. I would move there in a heartbeat.
20 That's it.

21 CHAIRPERSON PEHRSON: Thank you, sir.

22 MS. TEDESCO: My name is Bill Ashkar.
23 I've lived in Novi for the past 17 years. Right

1 now I live in Tuscany. I saw what Cambridge can
2 do in such an area. They do a great job.

3 If we do not approve his plan, what's
4 the alternative? If you take a drive from Nine
5 Mile and Beck to Nine Mile and Garfield, what do
6 you see? Haphazardly houses built too close to
7 the road? That's dangerous for the kids when
8 drive by that dirt road, and I think it's wise to
9 approve such a plan to organize all these homes to
10 be in a nice subdivision.

11 CHAIRPERSON PEHRSON: Thank you.

12 MR. COOK: Good evening, my name is
13 John Cook. I've been a Novi resident for ten
14 years now, and I live in one of Mark's homes and
15 very happy with the home I have now.

16 We are in that stage of empty nesters.
17 I'm not going to say I'm that age yet that we've
18 been throwing around, but we're in that stage of
19 empty nesters and we are looking, and one of the
20 things that we don't want to do is leave Novi, and
21 right now there really isn't a lot of option for
22 us and we feel that this is a great option for us
23 and a great option for the future.

1 There's traffic everywhere. Hopefully
2 this will free up some additional traffic
3 somewhere, but we do feel in full support of doing
4 this with Cambridge.

5 CHAIRPERSON PEHRSON: Thank you.

6 MR. WILLIS: Good evening. My name is
7 Jim Willis, and I am the managing broker for a
8 real estate office in downtown Northville, and we
9 currently have 65 agents that are very active in
10 the community, and every day I hear the same
11 story: Where can I go? I'm looking for the exact
12 product that Mark is proposing. So as far as the
13 demand sake, the demand is there, price is fine.
14 I can speak for the demand issue and put
15 everybody's ears at rest that that will not be a
16 concern.

17 From the integrity of Mark and his
18 projects, I can speak highly of them. I've known
19 Mark a long time, and I look forward to selling
20 his products at every occasion. So I would
21 support this project, and I appreciate your time.

22 CHAIRPERSON PEHRSON: Thank you.

23 Mr. Berman: Good evening. My name is

1 Len Berman, I've lived in the City of Novi for a
2 little over 30 years now, actually. Never in any
3 of the Cambridge homes. We live over at Eleven
4 Mile and Taft, and our youngest of three left for
5 college last week, and as we sit and talk about
6 places that we might want to go, I have to
7 compliment the City of Novi over the last 30 years
8 because the City, in large part, has really built
9 a lifestyle that fits almost everybody right from
10 having a great hospital to phenomenal schools to
11 great, what I'll call, bedroom or family
12 communities, and then, you know, my mother-in-law
13 now is at Fox Run, even that end of it is covered.

14 But as my wife and I look at where we
15 want to go next, and it's not leave Novi and not
16 take the tax dollars out of the schools, we need
17 something like an empty-nester community or I like
18 better an active couples community like this
19 project and like this product. And I understand
20 that there are still areas of Novi that are very
21 rural and that have not been what I call developed
22 yet.

23 But time marches on, and I would trust

1 the City to cause Cambridge to build this project
2 in a manner that would protect roads, protect
3 traffic, and protect the interests just like the
4 City has done in almost every other development
5 they've done, but the time's come to fill now this
6 need and continue with what the City has done in
7 the last 30, 40 years that we've been here and
8 make sure that it's a place that people want to
9 stay, and I think a product like this helps
10 accomplish that objective. Thank you for your
11 time.

12 CHAIRPERSON PEHRSON: Thank you, sir.

13 MS. SLANENA: Hello, my name is Linda
14 Slanena and I live at 48762 W. Nine Mile Road. I
15 will apologize in advance for not being organized
16 in my comments, but I just found out about this
17 meeting this afternoon.

18 I have knowledge as a long-time Nine
19 Mile resident, as an empty nester, and an
20 empty-nester home buyer, okay.

21 So I moved to Nine Mile Road 39 years
22 ago; it was zoned R-1A. At that time they said
23 that means you can build a home here, and if you

1 have an acre of land, you can have a horse. They
2 also said that the land behind you will never be
3 developed because it is woodland/wetlands.

4 Now, when I look at the plans of this
5 development, it looks like maybe that property
6 still is woodland/wetland, so that property it was
7 suggested would be given to the City which would
8 make the housing development even higher density,
9 but I question the fact is that buildable land or
10 is it woodland/wetland? I think it would be
11 something to look at.

12 When I moved in, and kind of like
13 today, most of the people on the road own one- to
14 10-acre parcels. And if you look at the map from
15 Garfield all the way to Beck, I bet you there
16 probably aren't more than 53 houses in that whole
17 distance, and so we're talking about a big change
18 in density for 53 homes, condos. I didn't
19 understand because I always thought condos were
20 more they looked alike, and these sound like
21 they're individual homes that you would build
22 yourself.

23 Also, as an empty nester, I can't

1 believe that you would be, like they were saying,
2 wanting four or five bedrooms. All the empty
3 nesters that I know want two bedrooms, a den and a
4 high ceiling great room with an open kitchen floor
5 plan.

6 So also empty nesters and millennials
7 were thrown in, too, so I didn't understand that
8 because if it was supposed to be for older people,
9 why are the millennials in there? But millennials
10 and people who are older and want to downsize,
11 they want a house that cost \$250,000. Now that's
12 just about impossible to find in Novi unless you
13 were going to live in a traditional condo. If you
14 want to spend a lot of money and have a nice view,
15 you could live in Island Lake. You get the water,
16 too, so that's nice.

17 Let's see. So I think that I'm
18 concerned about the woodland/wetland. Where I
19 live right now, I have deer come on my property
20 every night at dusk and eat the apples from the
21 trees. I have the wild turkeys every morning. I
22 have a ground hog who lives there. I have a
23 chipmunk who lives there, other critters that

1 maybe I don't want, moles and boles. But Nine
2 Mile is dirt.

3 I talked to somebody in the City of
4 Novi between five and ten years ago about future
5 plans. It was when there was federal funds
6 available and the plan was to repave Taft from
7 Beck over to Novi Road.

8 CHAIRPERSON PEHRSON: Ma'am, if you
9 could summarize, please.

10 MS. SLANENA: Okay. What the City
11 told me, that there is no plans to do anything for
12 Nine Mile Road for the next 25 years, and that
13 means that dirt road certainly can't take traffic,
14 certainly can't take any more homes, and it's very
15 hard to get down Nine Mile Road. I agree with the
16 woman, too. If I try to go home, somebody's
17 behind me on my tail telling me I should turn into
18 my driveway faster because they want to go really
19 fast on Nine Mile Road.

20 Anyway, I guess my comments are: Are
21 these really homes for empty nesters or are they
22 homes for anybody? Is it really woodland/wetland
23 that we are preserving or is it not? Are there

1 just not going to be any improvements except for
2 the developers who are going to pave about
3 two-tenths of a mile so they can get onto Garfield
4 and then people won't have to get their car dusty
5 or muddy?

6 Okay, that's all I have to say.

7 CHAIRPERSON PEHRSON: Thank you,
8 ma'am.

9 MR. BARTLEY: Hello. My name is Gail
10 Bartley, I live at 49050 W. Nine Mile Road. I own
11 the property directly to the east of this proposed
12 development.

13 I'm in agreement with most of my
14 neighbors who have spoken up to object to this
15 development. I object to this development
16 strongly. My concerns mainly are safety, traffic,
17 the road. With the temporary construction on Beck
18 Road and on Napier Road right now, we've seen a
19 huge influx of traffic down Nine Mile Road, and
20 it's gotten to the point I -- we have lived here
21 for 15 years -- it's gotten to the point now where
22 we cannot walk our dog down Nine Mile Road, our
23 kids can't ride their bikes. We used to have

1 cross-country teams, like, run up and down Nine
2 Mile Road, they cannot do that any more. I
3 understand that that -- I'm hoping that that is
4 temporary because of the construction going on.
5 If this development takes place, it's going to be
6 even worse. So I have great concerns about the
7 safety of that area.

8 In addition, I have concerns about
9 what will happen to our well. There's already
10 going to be de-watering taking place for the
11 proposed sewer development going in or the
12 proposed sewer plans that are going in. What is
13 this community going to do to the residents' wells
14 in the area?

15 And as far as Nine Mile Road in and of
16 itself, with it being dirt, I've been told there's
17 issues with paving it. I don't necessarily think
18 that it should be paved because people do speed
19 down it now and it would make it a lot worse if it
20 was, but the wear and tear on the road as it is
21 now is significant with the increased traffic and
22 congestion at Nine Mile and Garfield, it's going
23 to make it even more so. We are constantly

1 repairing vehicles. There's potholes all the
2 time. I'm talking about dirt control, everything
3 is covered with dirt. It's going to become almost
4 unbearable.

5 So I strongly object to this, and I
6 don't feel, in addition to my neighbors, that this
7 price point of I've been told is somewhere around
8 \$700,000 per house is going to attract those empty
9 nesters. I hope to be able to afford that when
10 I'm an empty nester. I don't think that's going
11 to happen.

12 Anyways, I just wanted to let you know
13 that I do object to this development. Thank you.

14 CHAIRPERSON PEHRSON: Thank you.

15 MS. MCGLOWAN: Good evening, my name
16 is Kathleen McLallen. I live at 21066 Cambridge
17 Drive here in Novi. I'm a 31-year resident. I'm
18 also a 25-year realtor in the community, and I had
19 the privilege of sitting where you sit for many
20 years.

21 I support this community and this
22 project. I think it's outstanding the partnership
23 between the City and this particular developer

1 finding an innovative way to deliver a product
2 that is totally unique. The City has an extremely
3 long history of very strong environmental
4 protection and keeping the citizens apprised of
5 what is going on, and it's that kind of a
6 partnership together with the quality of
7 development that Cambridge represents that will
8 deliver something that in the end will be a
9 benefit to everyone. Thank you.

10 MR. SEKAR: Hi, my name is Shamo
11 Sekar. I'm living in Novi for the last 25 years,
12 and we've got also an investment around Nine Mile,
13 but first thing let me tell you, where I work
14 everybody wants to move into Novi. Not a single
15 one I heard saying I want to go out of Novi. So
16 congratulations to you guys. You created that
17 environment. There's so much a demand move into
18 Novi.

19 So when I'm looking into the
20 investment, you know, if you go back 50 years, a
21 lot of things were empty, but we have to have
22 economic development to move forward. So same
23 thing I look at it, especially with projects like

1 Bellagio, it brought prestige to Novi.

2 So with this project what Mark is
3 proposing, I'm like, you know, we know his
4 reputation and a lot of prestige, and it will help
5 us get also a lot of tax dollars and those tax
6 dollars will help in school, will help in, like,
7 police, or will help in our other environment.
8 And the same thing with me because personally I
9 think the value what I invested it will go way up.

10 So I definitely support what Mark is
11 proposing, and I think it's an excellent project.
12 In fact, I'm looking at maybe if something great
13 comes up, and if I can afford it, I'll move in
14 there also. Thank you.

15 CHAIRPERSON PEHRSON: Thank you, sir.

16 MR. VALENTI: Hi, my name is Ron
17 Valente and this is my wife Beverly. We live at
18 49100 W. Nine Mile Road, and we are both proud
19 retirees of the City of Novi. We've been here
20 since 1988. I've been involved with Novi Parks
21 and Rec volunteer programs, St. James CYO, Novi
22 Motion A basketball, I'm currently involved with
23 the Novi girls high school basketball program. So

1 we're committed to this community and its success.

2 Our property abuts the proposed
3 development. We're just here to express our
4 support for the development. And the reasons are
5 the proposed project provides for intentional and
6 purposeful preservations of the woodlands. We
7 agree with that. The proposed plan rehabilitates
8 some properties that, quite frankly, have become
9 rundown and so we're especially supportive to the
10 beautification and improvement to the area. And
11 then development we feel meets the need of the
12 City for empty-nester, baby-boomer housing as our
13 generation gets older and retires and starts
14 looking to downsize. You give taxpayers with
15 significant disposable income and leisure time
16 additional options to stay in the community.

17 And we feel about the traffic
18 situation, we feel that the traffic generated from
19 this proposal we think will be considerably less
20 than an RA single family because with the
21 residential you'll deal with children, school
22 buses and more young drivers. We just feel that
23 the overall appearance of the development will be

1 just a natural fit for the area. Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 Anyone else?

4 MR. BRENTON: My name is Brian
5 Brenton, I live at 21820 Garfield Road. I've been
6 there for 20 years. I faxed my comments in
7 earlier so you can disregard those.

8 My concern as voiced by a number of
9 folks is the increased traffic on Nine Mile and
10 Garfield Road. Particularly on Garfield Road the
11 way the houses are situated on Garfield Road is
12 they're very close to the road. As it's been
13 noted, there's no way to put sidewalks in there
14 and there'd be no way to avoid the traffic.

15 I'm concerned that when the
16 construction is complete on Beck Road and Napier
17 Road that people will become habituated to driving
18 Nine Mile and having these houses located here
19 would increase that traffic in the future.

20 I'm not at all opposed to the
21 development. I haven't ever come to one of these
22 meetings before and say anything about any of the
23 other developments that have been put in around

1 us. It's the density of this development and the
2 fact that it is a large swampy area and I have
3 concern about wildlife and also about well
4 de-watering.

5 As Tim had mentioned earlier, when the
6 construction was done at Nine Mile and Beck, I
7 lost my well and well pump at that point in time
8 when that was done.

9 Other than that, I voice similar
10 opinions with the rest of the folks in the
11 neighborhood. I would also find it a little
12 peculiar that there isn't anyone that lives near
13 it that's supportive of it. The only folks that
14 are supportive of it are those folks that stand to
15 profit from it or that are, perhaps, affiliated
16 with the developer. Thank you much for your time.

17 CHAIRPERSON PEHRSON: Thank you, sir.

18 MS. GRONACHAN: Good evening, my name
19 is Cindy Gronachan. I'm a 30-year resident of
20 Garfield Road. I'm also a member of the Zoning
21 Board of Appeals. I'm here strictly as a
22 resident.

23 Number one, I'm a huge fan of Garfield

1 Road. We worked 11 years on a wetland project
2 that is on the -- abuts the back yards of many
3 residents on Garfield Road. So I understand all
4 the compassion and the heartfelt speeches that
5 were made tonight. But as a member of the Zoning
6 Board of Appeals, I also understand Mark
7 Guidobono's commitment to this community as a
8 businessman, his interest, his commitment, his
9 longevity, so I have a suggestion.

10 I think that this proposal needs to be
11 looked at a little more, not by just the Planning
12 Commission and people that have a financial
13 interest, but by Mr. Guidobono and the residents
14 of Garfield Road and Nine Mile.

15 I think that the idea of empty nesters
16 or senior citizens or whatever you want to call us
17 over 50 when you're emptying out your house and
18 you want to stay in Novi but you can't, but it's
19 not just about not being able to find a place,
20 it's about affordability. It's about having a
21 negative impact on a community where these
22 residents, and I know all of them that have come
23 up here, have lived there and have put their

1 heart, their soul, their blood, their hours, their
2 financial investment into their properties.

3 Mr. Guidobono has done the same thing for the City
4 of Novi. So we have two passionate groups that
5 want to better Novi, but we're at a crossroads.

6 Yesterday, and I said that I'm not
7 here as a member of the Zoning Board, but I just
8 want to share a story with the members of the
9 audience.

10 Yesterday sitting as a member of the
11 Zoning Board, I had been bombarded with a bunch of
12 stories about a project that was happening in
13 Novi. 90 percent of the information that I got
14 from residents was inaccurate.

15 I'm asking the residents and
16 Mr. Guidobono to meet so that there is accurate
17 information given. I don't know that this project
18 will fit. I haven't done enough work or study on
19 it to see if it fits. I'm here to be informed, to
20 make a rational and educated decision, not one
21 based on my heart, because if it was up to me,
22 nothing would go on on Garfield. But that's not
23 the process and that's not the purpose and that's

1 not the growth of this City.

2 So I'm asking that, this has got to be
3 tabled anyways, that the Planning Commission, if
4 you can, meet with the residents again and meet
5 with Mr. Guidobono and perhaps Mr. Guidobono could
6 recommend a meeting for the residents so they'd be
7 well informed. And maybe if there's things -- one
8 of the biggest things that I saw there and I heard
9 from the residents at Garfield is that this road
10 from the new subdivision is right on top of
11 Garfield Road.

12 Garfield Road is a mile long, and as a
13 former resident of Garfield Road, the argument --
14 and if you've lived out there or if you've been
15 out there, if travel up there, there's nowhere to
16 go on Garfield Road. It's a mile long. I used to
17 have a 60-acre horse farm on Garfield Road. We
18 used to ride our horses down to all the neighbors.

19 CHAIRPERSON PEHRSON: If you could
20 summarize, please.

21 MS. GRONACHAN: Sure. So I'm asking
22 that if you take the time and have the residents
23 meet with Mr. Guidobono, then hopefully this

1 subdivision can meet both sides and it can add for
2 everybody to be a win-win situation for the
3 residents of Garfield and Nine Mile and the
4 developer as well. Thank you.

5 CHAIRPERSON PEHRSON: Anyone else in
6 the audience wish to address the Planning
7 Commission?

8 Seeing no one else, I think we have
9 some correspondence.

10 MR. LYNCH: Yes, we do, significant
11 correspondence.

12 What I'm going to do instead of
13 reading the detail, I'll put it in the public
14 record, but what I'm going to do is just summarize
15 object or approve and then the name.

16 CHAIRPERSON PEHRSON: Thank you.

17 MR. LYNCH: The first one is object
18 from Remko -- can't read it -- A-t-t-e-v-e-l-d,
19 21975 Garfield Road, they object;

20 Brian Tedesco is an objection, didn't
21 put an address;

22 Brian Brenton, 21820 Garfield Road is
23 an objection;

1 Kurt Ohlgren, 21666 Garfield Road is
2 an objection;

3 Elizabeth Wylie, 21760 Garfield Road,
4 Northville, objection;

5 Kyle Freitag, 50233 Nine Mile Road,
6 objection;

7 David Baird, 22785 Evergreen Court,
8 object;

9 Karl Migrin, 49450 W. Nine Mile Road,
10 Novi, object;

11 Gail Bartley, 49050 W. Nine Mile Road,
12 object;

13 Janet Thurber, 21668 Garfield Road
14 objects;

15 Lisa Hoag, 21850 Garfield Road,
16 object;

17 And in support, Partha Chakravartti,
18 excuse me for butchering that, 50140 Nine Mile
19 Road support;

20 Arundhati Sarkar, 47282 Scarlet Drive,
21 support;

22 Shyamal Sarkar, 47282 Scarlet Drive,
23 approve;

1 Joel Johnson, no address listed,
2 approve;

3 Rick and Gabrielle Corrent, no
4 address, approve;

5 Father George Shalhoub, Basilica of
6 St. Mary, approve;

7 And Richard Bayer, approve.

8 And then all these will be -- I mean,
9 some of these are very well written, they'll be
10 added into the public record.

11 CHAIRPERSON PEHRSON: They will be.
12 Thank you, sir.

13 With that, we'll close the public
14 hearing and open it up to the Planning Commission
15 for your thoughts and consideration.

16 Member lynch.

17 MR. LYNCH: Yes, just a couple
18 questions for the developer.

19 Right now it's zoned RA, I understand
20 that, but you're talking about .92 homes per acre
21 which is basically one home per acre, right?

22 MR. GUIDOBONO: It's a little over
23 half.

1 MR. LYNCH: Okay. The City water and
2 sewer, is that going to feed your subdivision or
3 is it going to be a well?

4 MR. GUIDOBONO: It will be City water
5 and sewer.

6 MR. LYNCH: So it's going to be City
7 water and sewer?

8 MR. GUIDOBONO: That's right.

9 MR. LYNCH: It looks like a large
10 percentage of this is going to be wetland, forest,
11 woodland, approximately 18 acres, and that will be
12 part of this development that will live in
13 perpetuity with this development, so that can
14 never be developed?

15 MR. GUIDOBONO: Yes, that 18 acres we
16 were going to donate to the City, the northern 18
17 acres would be a --

18 MR. LYNCH: You're going to donate to
19 the City?

20 MR. GUIDOBONO: Yes, we plan on
21 donating that 18 acres to the City of Novi. It's
22 one of our community benefits.

23 MR. LYNCH: You're going to trust the

1 City with 18 acres?

2 MR. GUIDOBONO: Well, it's -- I mean,
3 there will be conditions attached to it that the
4 City can't develop it, but it would become, our
5 thought was, it would be part of the City park
6 that the City's accumulating in that area.

7 MR. LYNCH: Okay. I have my own
8 opinion on that.

9 I had one other question, too. These
10 are going to be approximately 3,000 square foot,
11 2,500-3,000 square foot, fairly high end?

12 MR. GUIDOBONO: The consumer would
13 dictate, yes, 2,500, 3,000 square foot ranches.

14 MR. LYNCH: And it looks just from the
15 concept plan, it looks like it's very isolated,
16 extremely isolated.

17 MR. GUIDOBONO: Yes, totally
18 surrounded by woodlands.

19 MR. LYNCH: Well, the reason I asked
20 you about trusting the City with the woodlands is
21 one of your selling features here is, like you
22 showed, it's going to back out into these
23 woodlands.

1 MR. GUIDOBONO: Yes.

2 MR. LYNCH: What makes you think the
3 City won't come in there and do something to it?

4 MR. GUIDOBONO: Well, our thought was
5 that the City wanted to keep this as park, as part
6 of the park.

7 MR. LYNCH: Undeveloped?

8 MR. GUIDOBONO: Undeveloped.

9 MR. LYNCH: And so there's going to be
10 like a PRO agreement or something like that?

11 MR. GUIDOBONO: It will be an
12 agreement that --

13 MR. LYNCH: It can't be touched?

14 MR. GUIDOBONO: -- it can't be
15 touched.

16 MR. LYNCH: By anybody, even the City?

17 MR. GUIDOBONO: Correct.

18 MR. LYNCH: Okay, that's the only
19 questions I have so far.

20 CHAIRPERSON PEHRSON: Thank you.
21 Member Avdoulos.

22 MR. AVDOULOS: Thank you. I was a
23 beneficiary of seeing the plan a few weeks ago

1 presented in concept for the master plan in zoning
2 committee, and it was an interesting concept. I
3 didn't know what to really expect. I was
4 expecting a typical subdivision layout.

5 The positives of the proposed
6 development are, indeed, the preservation of the
7 open spaces, the natural features. The Cambridge
8 Home Development Company is known for high-quality
9 development so I really don't have any concerns
10 related to that.

11 The fact that over the last year or so
12 I've been actually visiting a lot of subdivisions
13 around the city, Beckingham and Autumn Park and
14 Tuscany, and going in further into Northville and
15 Novi and looking at all the developments that have
16 been going on, and they have been kept up very
17 nicely over the years. The ones with the wetlands
18 and the woodlands and those that have been
19 preserved have also been kept up very well, so
20 that part doesn't concern me.

21 I'm glad that we're looking at
22 presenting this and then taking a chance to soak
23 it in and take a look at a lot of the comments,

1 especially the comments from the residents that
2 have presented.

3 What I'd like to see that would also
4 help with some of the concerns is, we have the
5 layout of the development that's being presented.
6 I'd like to see a typical subdivision development,
7 maybe something that was done prior to this,
8 overlaid on top of this particular development so
9 that we could see if you do a typical development,
10 how much natural features will be wiped away, what
11 would be left. You know, visuals really help.
12 And one of the things that struck me with this
13 particular development was the fact that, yeah, it
14 is more condensed, it leaves a lot of the natural
15 features intact, the area around the development
16 is going to be landscaped so that it does provide
17 more of a hidden feature, and so the thought is
18 that that sort of helps to blend in with the rural
19 character of the area.

20 And so as a lot of you, I am a
21 neighbor of this area. I live on Nine Mile, I'm
22 on the other side of the driveway from the lady
23 that spoke with the hockey jacket, because both my

1 girls play for Northville, and I've been a
2 resident of Novi in that particular area for 25
3 years. So I've seen the area grow, I've seen how
4 things have been developed. I have been concerned
5 about Nine Mile. I've called the City --
6 actually, my wife has called the City -- many,
7 many times because of all the construction traffic
8 so there are concerns about that.

9 The construction and everything that's
10 happened has actually taken away from that rural
11 character because you really can't ride your bike,
12 you can't jog, you can't do a lot of things. If
13 that all goes away and Beck Road opens up, which
14 is supposed to happen Friday, I hear, and then
15 Napier Road construction is done, the turnabout at
16 Ten Mile is done, I'm certain that that will
17 alleviate a lot of traffic. I don't think people
18 are going to actually want to go down Novi Road
19 unless they really like washing their car quite a
20 bit.

21 And so I don't think a development of
22 this size is going to add as much traffic as we
23 think because at a RA development level, it's

1 going to be 40 homes versus a development like
2 this that's 53. However, a lot of the comments
3 from the City Planning, they would like to work
4 with the developer to see if we could give it a
5 little bit more breathing room and enhance it just
6 a bit more. There are some features in there that
7 we may not need based on what's going to be
8 happening with the City.

9 But in concept right now, I'm just
10 trying to do the same thing as all of you are,
11 just soak it in, learn a bit more about it, make
12 sure that it is the right development for the
13 City. So if we can have some more information
14 that helps tell the story of here's what we're
15 proposing, but if we weren't proposing this and
16 this was overlaid onto this, this is what would
17 happen, because we're going to have somebody pick
18 up these pieces of property whether they combine
19 them all into one or try and do them individually,
20 something's going to happen, but I personally
21 would like to see something that doesn't have as
22 much pavement laid down on it and keep it more
23 dense so that we could have a lot of the open area

1 and natural features.

2 So right now, as a lot of you, you
3 know, we're looking at it a first time. I think
4 those who are not on a master plan and zoning
5 committee have never seen the layout so we're not
6 familiar with it so we're trying to soak it in.

7 I'm not really worried about quality.
8 I'm not really worried about what's going to
9 happen with it. I think we just want to make sure
10 that we do, as our Zoning Commissioner had
11 indicated, that we want to just make sure we take
12 the right steps, do the right thing, and then I
13 think we'll have a good project in the end. Those
14 are my comments.

15 CHAIRPERSON PEHRSON: Thank you.
16 Member Greco.

17 MR. GRECO: I have a question for the
18 staff. The 40-home concept or project, was that
19 something that was proposed years ago or something
20 that was approved?

21 MS. KOMARAGIRI: Back when those
22 proposed as a rezoning as well, they were
23 proposing to rezone from RA to R-1 with increased

1 density as well.

2 MEMBER GRECO: And was that approved?

3 MS. KOMARAGIRI: No. It went to
4 Master Planning Zoning Committee. The committee
5 asked them to revise the plans to reduce the
6 density and come back, but then it didn't move
7 forward after that.

8 MR. GRECO: Right. So what we're
9 talking about here for right now with regard to
10 the actual zoning versus the proposed is 30 versus
11 53, not 40 versus 53?

12 MS. KOMARAGIRI: That would be right.
13 So the current density is .8 dwelling units per
14 acre, but then the density is calculated based on
15 net site acreage, not the gross site acreage.

16 The majority of the site has wetlands
17 that would reduce the acreage to half the density
18 from 40 acres down to even 30 or something, so the
19 number of units would be even less.

20 MR. GRECO: Even less than 30?

21 MS. KOMARAGIRI: If you calculate the
22 density based on net site acreage, based on the
23 perimeter density right now it might be less than

1 that.

2 MR. GRECO: So actual buildable on the
3 current zoning would be something under 30?

4 MS. KOMARAGIRI: That is correct.

5 MEMBER GRECO: Okay. Looking at all
6 these projects, you know, we always have
7 difficulty, especially in certain sections of
8 Novi, with beautiful wooded areas, areas that have
9 lots of wildlife. We've got the construction, the
10 development going on on Nine Mile Road right now
11 between Novi and Taft that I know everyone or a
12 lot of people were disappointed in, but there was
13 nothing really that the City could do given it was
14 a private lot and they were building within the
15 applicable zoning. So when the ZBA person was
16 here and talked about a lot of disinformation or
17 the misinformation that's out there, there are
18 some of those things that are out there.

19 However, with respect to looking at
20 all these sites, particularly when we're looking
21 at projects by -- that are proposed by or done by
22 Mr. Guidobono and his associates and his company,
23 they're going to look absolutely beautiful. I

1 mean it's going to be first class, first rate
2 projects. The renderings are going to be
3 beautiful, and then the actual product we know is
4 a beautiful quality product.

5 However, with respect to this area,
6 this being on a dirt Road, this being in this area
7 where we have these projects where obviously the
8 builder is trying to make money on the project, we
9 have no problem with that, and making money on the
10 project also means numbers. And when you look at
11 the concept on the project that's being proposed
12 to us, it really is double.

13 I mean we have had projects,
14 particularly the ones on Ten Mile and Beck on both
15 of those corners there where those of us that have
16 been on the Planning Commission for years know
17 about the whole issues we had versus residential
18 versus commercial for this project. Then we
19 finally come in with a residential and we still
20 had a lot of objections to it, but with the space
21 that we were talking about there, as I recall, we
22 were talking about, like, 60 homes versus 66, or
23 50 versus 56, I can't remember exactly, but we

1 were talking about given the developer -- or he
2 was asking for some homes in exchange for some
3 things that was of benefit.

4 Here the product issue and the housing
5 issue and what's available in Novi as far as the
6 mix of housing options is an issue, but this is a
7 situation where we're talking about double the
8 density. Double. I mean that is a lot for that
9 area. And even though we can have areas that you
10 abut the whole thing and so you might not be able
11 to see it, it's still an area where a lot of woods
12 out there right now are individual homes.

13 Somebody made a comment, it seemed to be kind of a
14 negative comment because a mix and match of
15 different homes because they're not part of a
16 development like we mostly have in Novi, which
17 might be the character that some of the things
18 that the people are looking for in that area
19 rather than a uniform subdivision.

20 So although we are not voting on it
21 tonight, I'm in favor of postponing it, I do have
22 some significant concerns regarding the zoning
23 that is actually in place there and the number of

1 units that are being there.

2 This is not give the developer an
3 extra 5 to 7 percent on the homes because he or
4 the company, he or she, wants to pass back
5 something to the community or put something back,
6 add buffers to the residents or anything. I mean
7 this is double, and I definitely have some
8 concerns with that.

9 The traffic I think everyone is
10 correct. The traffic on 30 versus 40 versus 50
11 homes when they're residential and they're
12 families or empty nesters, I mean, that's not
13 what's really adding to the traffic on Beck Road.
14 You know, it's the aggregate and not the
15 individual, all though the individual can
16 contribute.

17 So that is what I am struggling with
18 with regard to this project. That concludes my
19 comments.

20 CHAIRPERSON PEHRSON: Thank you, sir.
21 Just a couple of comments from me and then I would
22 look for a motion.

23 I want to thank everybody for coming

1 out and expressing your views. It's pretty much
2 even. We often have the fear that when we see
3 this many people in the audience, we're going to
4 get inundated with negatives. There was actually
5 more positives than negatives. Wherever you came
6 from or whatever your background was, it's kind of
7 remarkable.

8 Some of the things I agree with
9 Commissioner Avdoulos insofar as wanting to see
10 some more graphical representation of what that 30
11 versus the 53-ish development plan would look
12 like. I, too, have a problem with the density
13 that's being requested at this point in time. No
14 question at all relative to what kind of character
15 that this kind of development would bring or
16 anything relative to what we can expect out of the
17 developer for what he's going to put in place.

18 But having said that, there are
19 questions that I think we still as a group need to
20 understand relative to the roadway, the traffic,
21 the sidewalks. Everything we've done in Novi
22 recently has been relative to sidewalks. I want
23 to see the plan relative to what is going to be

1 laid out going forward along Nine Mile, if that's
2 case.

3 There were some questions about the
4 drain basin and the elevations relative to that.
5 I guess I'd like to see some more information from
6 the City, from our experts, relative to the
7 constant comments that we often hear about wells
8 being drained, runoff, things of that nature.
9 This is again a significant amount of homes that
10 are being proposed that will have some impact.
11 I'm not foolish enough to say it won't have
12 impact. I want to know and I'd like to understand
13 the quantification of that, if that's a real word.

14 And then also relative to both
15 Garfield and Nine Mile, Garfield cannot withstand
16 traffic with it just being chip sealer at this
17 point in time. That's not a method by which I
18 think we want to see for a long term, so I guess
19 I'd like to see what the solution is there either
20 from the developer in conjunction with the City or
21 the City's proposed ideas relative to that.

22 But I think we've probably and I hope
23 we've provided to the developer and to the City

1 some ideas and thoughts. Certainly you've gotten
2 that from the residents as to what we'd like to
3 see to come back to us the next time around so we
4 can make a better informed decision.

5 With that, I'd look for a motion.

6 Member Greco.

7 MEMBER GRECO: I'd like to make a
8 motion. In the matter of Villa D'Este, JSP 17-52,
9 and zoning map amendment 18.718, motion to
10 postpone making a recommendation on the proposed
11 PRO and concept plan to rezone the subject
12 property from RA, residential acreage, to R-1,
13 one-family residential with a planned rezoning
14 overlay, to the meeting on October 11, 2017.

15 This recommendation is made for the
16 following reasons:

17 1. To allow the applicant time to
18 consider further modifications to the concept plan
19 as discussed in the review letters; and

20 2. To allow staff to advertise for
21 another public hearing to include the fourth
22 parcel in the public hearing notice as this was
23 left out from the current notice due to

1 misrepresentation in the site plan submittal.

2 MR. AVDOULOS: Second.

3 CHAIRPERSON PEHRSON: We have a motion
4 by Member Greco, second by Member Avdoulos. Any
5 other comments?

6 Sri, can you call the roll, please.

7 MS. KOMARAGIRI: Member Lynch.

8 MR. LYNCH: Yes.

9 MS. KOMARAGIRI: Chair Pehrson.

10 CHAIRPERSON PEHRSON: Yes.

11 MS. KOMARAGIRI: Member Zuchlewski.

12 MR. ZUCHLEWSKI: Yes.

13 MS. KOMARAGIRI: Member Avdoulos.

14 MR. AVDOULOS: Yes.

15 MS. KOMARAGIRI: Member Greco.

16 MR. GRECO: Yes.

17 MS. KOMARAGIRI: Motion passes 5 to 0.

18 CHAIRPERSON PEHRSON: Thank you.

19 Next on the agenda is matters for
20 consideration. Item number one, Planning
21 Commission meeting calendar for 2018.

22 MS. MCBETH: Thank you, Mr. Chair.

23 This item relates to the Planning Commission

1 schedule for next year. Each year about this time
2 the City departments are asked to provide meeting
3 dates, so we have some suggested meeting dates
4 here for primarily the second and fourth Wednesday
5 of each month by the Planning Commission, assuming
6 that we will start the meetings at 7:00 p.m. as we
7 have for the last several years.

8 The calendar that was provided also
9 includes the dates that the City Council meetings
10 were set as well as some holidays.

11 So if it's okay with the Planning
12 Commission, we will forward these dates to the
13 appropriate department for inclusion in the City
14 calendar.

15 MR. GRECO: Motion to approve.

16 MR. AVDOULOS: Second.

17 CHAIRPERSON PEHRSON: All those in
18 favor?

19 THE BOARD: Aye (unanimous).

20 CHAIRPERSON PEHRSON: Thank you.

21 MS. McBETH: And, Mr. Chair, as you
22 know, Member Giacopetti has recently resigned and
23 so we may bring back the committee assignment

1 sheet again just so that we don't have any gaps in
2 the committees.

3 CHAIRPERSON PEHRSON: Okay. Thank
4 you.

5 Next is the approval of the August
6 9th, 2017, Planning Commission minutes.

7 Modification, changes, approval?

8 MR. GRECO: Motion to approve.

9 MR. AVDOULOS: Second.

10 CHAIRPERSON PEHRSON: Thanks. We have
11 a motion by Member Greco, second by Member
12 Avdoulos. Any other comments?

13 All those in favor?

14 THE BOARD: Aye (unanimous).

15 CHAIRPERSON PEHRSON: Anyone opposed?

16 Matters for discussion: Supplemental
17 issues. One thing, there is no meeting 9-27; is
18 that correct?

19 MS. McBETH: I believe that's correct.
20 We don't have any action items for that particular
21 meeting date and so we might cancel that. We do
22 have several items lined up for the October 11th
23 meeting.

1 CHAIRPERSON PEHRSON: Thank you.

2 The only other thing, and it was
3 mentioned, I'd like to take a moment and recognize
4 Rob for his dedication to the City for everything
5 that he's done with the Police and Benevolent
6 Fund, and the work -- obviously the good work he's
7 done here with the Planning Commission. It's been
8 our pleasure to have him part of the Planning
9 Commission with his varied ideas and thoughts
10 about what he'd like to see Novi become, and I
11 want to thank him for his hard work, and we wish
12 him all the best in Seattle, and have a cup of
13 coffee for us.

14 MR. AVDOULOS: Absolutely.

15 MR. GRECO: I second that.

16 CHAIRPERSON PEHRSON: There we go.
17 All in favor?

18 THE BOARD: Aye (unanimous).

19 CHAIRPERSON PEHRSON: Perfect. And
20 I'd look for a motion to adjourn. Or wait. We
21 have an audience participation, I'm so sorry.

22 Anyone in the audience wish to address
23 the Planning Commission?

1 MR. MIGRIN: Just a question. Karl
2 Migrin again, I haven't moved.

3 Do the comment sheets that were sent
4 back in, I know they have to be signed, but do
5 they have to be addressed also? Because a lot of
6 them sound like there were no addresses to the
7 people who signed them, how do we know -- you
8 know, does it matter if they live in Novi or
9 anywhere?

10 MS. McBETH: Through the Chair, I
11 think most of them did have an address on them.
12 There were a few that were an email address.
13 Generally those are accepted with the
14 understanding that there's an expectation for the
15 people to represent themselves accurately.

16 We do prefer the response form to be
17 filled out, but we don't send the response to
18 everybody.

19 MR. MIGRIN: Okay, but as an email? I
20 mean that was another question. Is an email
21 comment a part of the record, too?

22 MS. McBETH: Yes.

23 CHAIRPERSON PEHRSON: Yes, we received

1 several of those as well.

2 MR. MIGRIN: Okay. I don't know if
3 you ever want to consider changing your notice to
4 put language like that, email comments are
5 acceptable also, just as a general suggestion.

6 MS. McBETH: Thank you.

7 CHAIRPERSON PEHRSON: Thank you.

8 MR. MIGRIN: You're doing a great job.

9 CHAIRPERSON PEHRSON: Oh, shucks, cut
10 it out.

11 Anyone else? With that, we'll close
12 the audience participation and now look for a
13 motion to adjourn.

14 MR. GRECO: Motion to adjourn.

15 CHAIRPERSON PEHRSON: Holy cow, look
16 how quick he jumped on that.

17 MR. AVDOULOS: Second.

18 CHAIRPERSON PEHRSON: We have a motion
19 and second. All those in favor?

20 THE BOARD: Aye (unanimous).

21 CHAIRPERSON PEHRSON: Thank you,
22 everyone.

23 (Meeting concluded at 9:04 p.m.)

1 STATE OF MICHIGAN)
) SS.
 2 COUNTY OF OAKLAND)

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CERTIFICATE OF NOTARY PUBLIC

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6

I, PAMELA MOCERI, CSR-2285, a Notary Public in
 and for the above county and state, do hereby certify that
 7 the Planning Commission Regular Meeting was taken before me
 at the time and place herein before set forth; that
 8 thereupon the foregoing record was made stenographically
 and later reduced to typewritten form; and I certify that
 9 this is a true and correct transcript of my stenographic
 notes so taken.

10

11

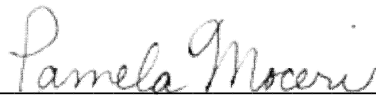
I do further certify that I am not connected by
 blood or marriage to any of the parties or their agents;
 that I am not an employee of them, nor am I interested
 12 directly or indirectly in the aforementioned matters of
 interest.

13

14

15

16



 PAMELA MOCERI, CSR-2285
 Certified Shorthand Reporter

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Notary Public, Oakland County
 Michigan

19

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My Commission Expires:
 08/09/2023

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PLANNING COMMISSION MEETING MINUTES
November 08, 2017

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

November 8, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, November 8, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Tony Anthony

John Avdoulos

Michael Lynch

Ted Zuchlewski

ALSO PRESENT:

Barbara, McBeth, City Planner

Elizabeth Saarela, City Attorney

Rick Meader, Landscape Architect

Sri Komaragiri, Planner

Darcy Rechtien, Plan Review Engineer

Certified Shorthand Reporter, Diane Szach

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Novi, Michigan.
Wednesday, November 8, 2017
7:00 p.m.

** ** *

CHAIRPERSON PEHRSON: I'd like to call to order the regular Planning Commission meeting of November 8th 2017. Sri, can you call the roll, please.

MS. KOMARAGIRI: Good evening.
Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIR PEHRSON: Here.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Here.

CHAIR PEHRSON: With that, if we could rise for the Pledge of Allegiance.

(Pledge recited.)

CHAIR PEHRSON: Thank you. Look

1 deceleration lane as discussed in the review letter.

2 MR. LYNCH: Second.

3 CHAIR PEHRSON: We have a motion by
4 Member Anthony, second by Member Lynch.

5 Any other comments?

6 Sri, can you call the roll, please.

7 MS. KOMARAGIRI: Sure.

8 Member Zuchlewski?

9 MR. ZUCHLEWSKI: Yes.

10 MS. KOMARAGIRI: Member Anthony?

11 MR. ANTHONY: Yes.

12 MS. KOMARAGIRI: Member Avdoulos?

13 MR. AVDOULOS: Yes.

14 MS. KOMARAGIRI: Member Greco?

15 MR. GRECO: Yes.

16 MS. KOMARAGIRI: Member Lynch?

17 MR. LYNCH: Yes.

18 MS. KOMARAGIRI: Chair Pehrson?

19 CHAIR PEHRSON: Yes.

20 MS. KOMARAGIRI: Motion passes 6 to
21 0.

22 CHAIR PEHRSON: All set. Thank
23 you, sir.

24 MR. SWEET: Thank you all.

25 CHAIR PEHRSON: Next on the agenda

1 is Villa D'Este JSP17-52 with Rezoning 18.718. It's a
2 public hearing at the request of Cambridge of Novi,
3 L.L.C. for Planning Commission's recommendation to
4 City Council for a Planned Rezoning Overlay Concept
5 Plan associated with a Zoning Map amendment to rezone
6 from RA, Residential Acreage, to R-1, One-Family
7 Residential. The subject property is approximately 51
8 acres and is located east of Napier Road and on the
9 north side Nine Mile, Sections 29 and 30. The
10 applicant is proposing a 56 unit single-family housing
11 development for sale.

12 Sri, good evening.

13 MS. KOMARAGIRI: Thank you. The
14 subject property is located north of Nine Mile east
15 and west of Garfield. It is currently zoned
16 residential acreage and is surrounded by residential
17 acreage on all sides except for R1 on the north.

18 The Future Land Use Map indicates
19 single-family residential for the subject property and
20 the property surrounding it. The property to the
21 north is designated as public park.

22 The property has a significant
23 amount of natural regulated wetlands and woodlands on
24 the property.

25 The rezoning category requested by

1 applicant is currently not supported by the Future
2 Land Use Map because of which the plan was presented
3 before the Master Planning and Zoning Committee on
4 August 23rd for input. The plan received favorable
5 recommendations for the type of development from the
6 committee except for the density proposed. On
7 September 13, 2017, Planning Commission held a public
8 hearing and postponed the recommendation to allow the
9 applicant additional time to address the concerns
10 raised by the staff, public, and Planning Commission
11 at that time.

12 Since then, the applicant has
13 acquired a fifth parcel, the development area is now
14 measuring 51 acres. The number of units have been
15 increased from 53 to 56. The pool and other amenities
16 proposed earlier have been eliminated as they were
17 recommended -- based on the recommendations from their
18 market study. The applicant indicated that the
19 residents will have an option to add a loft space or
20 an attic, or an indoor pool in lieu of these site
21 amenities. The site entrance is moved further west to
22 align with Garfield Road. The applicant took a
23 suggestion from the last public hearing and held two
24 open houses to communicate with the neighbors. A
25 comparable plan developed at R1 density is overlaid on

1 the proposed concept plan to identify additional
2 woodland impacts. However, it did not compare
3 additional impacts to site and deviations from
4 development standards. The applicant mentioned they
5 he'll expand on these issues at the presentation
6 tonight.

7 The applicant is requesting an
8 increase of .63 dwelling units per acre, about 78
9 percent more) than the maximum permitted density for
10 RA, which is .8. It is 14 percent less than the
11 maximum allowed for R-1 which is at 1.65 dwelling
12 units per acre. Staff continues to request the
13 applicant to strongly consider reducing the density in
14 order to provide wider setbacks between the units.

15 The PRO Concept Plan shows two
16 on-site detention ponds in the northwest corner of the
17 site and on the eastern side. One boulevard access
18 point is proposed off of Nine Mile Road. An emergency
19 access road is proposed off of the proposed cul-de-sac
20 to Nine Mile Road. The development is proposed to be
21 built in two phases.

22 Impacts to the surrounding
23 properties as a result of the proposal would be
24 expected as part of the development of any residential
25 development.

1 The woodland study plan notes that
2 35.38 acres of the 51 acre development site is
3 existing tree canopy based on the City's Regulated
4 Woodlands Map. As such, the current plan notes that
5 10.51 acres, about 30 percent of the regulated
6 woodlands located on-site will be impacted. Proposed
7 impacts to individual trees have not been described or
8 quantified. The applicant is requesting multiple
9 deviations for woodland replacement plantings such as
10 off-site replacement, additional credits for upsizing,
11 and to waive the diversity requirement. A tree survey
12 is not included as the applicant is requesting to
13 defer the survey to the time of preliminary site plan
14 approval. Staff does not support the deviation at
15 this time without a tree survey and it's recommended
16 that the applicant provide one so that staff can make
17 an informed recommendation or the applicant can
18 conform to the requirements at the time of preliminary
19 site plan.

20 The current plan proposes a total
21 impact of .07 acres to the wetlands and .45 acre
22 impact to the buffers.

23 Proposed concept plan proposes to
24 connect to the City's sewer. City does not have a set
25 time line for the construction of this public sewer

1 line. In the event that the project, the City's sewer
2 project is not available prior to approval of final
3 site plan, the applicant is recommended to submit an
4 alternative plan for the full review process.

5 The City's traffic consultant,
6 Sterling Frazier, who is here today, has reviewed the
7 rezoning traffic impact study. The senior adult
8 housing under the PRO produces less trips than both
9 the 40 single-family homes development and the 32
10 single-family homes development for the AM peak hour
11 and the PM peak hour and daily trips. It does not
12 appear to impact traffic patterns in the surrounding
13 area. The applicant has now aligned the proposed
14 Villa D'Este Boulevard with Garfield Road.

15 The applicant is seeking a
16 deviation from similar/dissimilar facade ordinance.
17 Staff does not support waiving the requirement
18 altogether, but can support a slight adjustment to the
19 area within which the square footages are compared.
20 This would be a minor deviation from their precedent
21 that staff believes will be consistent. The applicant
22 agrees.

23 The applicant is proposing a layout
24 that does not meet the minimum dimensional standards
25 for a single-family development. Staff identified

1 that deviations will be required for lot size, lot
2 frontage, setbacks, lot coverage, but is currently
3 unable to identify the extent of deviations sought.
4 The Planning Commission may choose to approve the
5 concept plan as shown subject to conditions listed in
6 the letter.

7 The concept plan deviates from
8 engineering and landscape requirements as listed in
9 the motion sheet, which are supported by staff subject
10 to minor conditions.

11 The applicant has offered several
12 public benefits. Donation of approximately 18 acres
13 of land to the north is a significant one. He also
14 proposed to build a comfort station for ITC Trailhead
15 subject to them understanding scope of work or
16 contribute cash up to \$200,000 to the sanitary sewer
17 installation costs on Nine Mile, or Novi can allocate
18 funds per our discretion. Staff does not agree with
19 the rest of the benefits proposed, noting that the
20 above two mentioned are significant benefits.

21 All reviews except woodlands are
22 currently recommending approval. While the applicant
23 has addressed some of the concerns highlighted in the
24 staff and consultant letters, there are a number of
25 ongoing concerns by staff, primarily the density

1 proposed with the housing pattern so closely spaced,
2 the provision of a comparable plan as requested by the
3 Planning Commission, details of likely woodland
4 impacts, which the applicant wishes to address at the
5 time of preliminary site plan review, and the
6 deviations requested with regard to the woodland
7 ordinance.

8 The applicant Mark Guidobono is
9 here with his landscape architect and planner Steve
10 Deek, as is our wetland consultant Pete Hill and
11 traffic consultant Sterling Frazier and the rest of
12 the staff. Thank you.

13 CHAIR PEHRSON: Thank you. Does
14 the applicant wish to address the Planning Commission
15 at this time? You'll be allotted ten minutes for
16 presentation.

17 MR. GUIDOBONO: All right. I need
18 your help, Sri. Thank you.

19 Good evening everyone. My name is
20 Mark Guidobono, owner of Cambridge Homes. I've been a
21 Novi resident for 14 years, lived in this area for
22 about 30. I've been a builder developer for 37 years.
23 Some of the communities that you're probably familiar
24 with in the area that we've developed are Woods of
25 Edenderry in Northville Township. Bellagio and

1 Tuscan Reserve in Novi. We've also built custom
2 homes in Hilton Head, South Carolina. We've also done
3 about 30 commercial projects as a general contractor.

4 In 1998 I was president of the Home
5 Builders Association of Southeastern Michigan, and in
6 1999 Woods of Edenderry won Development of the Year in
7 southeastern Michigan, and in 2005 Bellagio won
8 Development of the Year in southeastern Michigan as
9 well.

10 Here we have the area concept plans
11 similar to what Sri showed. This is the 51 acres as
12 she mentioned surrounded with blue. We have frontage
13 on Nine Mile Road at two locations with four lots that
14 we surround that are on Nine Mile Road. We also added
15 this acre and a half right at the end of Garfield to
16 the north of Nine Mile that we thought enhanced this
17 development. Also we have the ITC tower lines, the
18 transmission lines abutting our property to the east.
19 You can see that in orange. Also you can see the
20 city-owned park land with our donation that will allow
21 the city to connect those two parcels of park land,
22 the 18 acre green area at the top of our site. The
23 yellow area is where we would be doing our development
24 at that location.

25 And here is a view from Nine Mile

1 Road looking north at that -- the view from the west
2 side of the property looking in. This is an area that
3 we'd like to leave natural. We would like to fill it
4 in with trees and vegetation. We will be putting in a
5 sidewalk along Nine Mile Road as required. We do not
6 want to put a berm at this location, we want to keep
7 it as natural as possible and keep zero visibility
8 from Nine Mile Road.

9 This is moving into the open area
10 farther north from that last picture. That's about
11 where our road would go with units on each side.

12 Here is an example of we'll call it
13 a lot, even though it's really not a lot, it's a unit
14 where a home would go, and you have the woodlands in
15 the perimeter. And most of those would be staying.
16 Most of these units would be backing up to woodlands.

17 Here is another view of another
18 site with the woodlands in the perimeter. Most of
19 these we would be attempting to save.

20 This is moving farther east. This
21 is the Lamp property off of Nine Mile Road more in the
22 center of the site. This is part of Phase 2. All of
23 Phase 2 is out in the open impacting very little
24 woodlands. Here is Mr. Lamp's home right here, and
25 some outbuildings that Mr. Lamp has behind a garage.

1 We'll be removing all this, all these things.

2 Also there is currently a wood chip
3 operation going on there, so we have trucks hauling in
4 wood and removing wood chips on a weekly basis at that
5 location.

6 This is farther east. This is the
7 home east of Mr. Lamp's property, a view from Nine
8 Mile Road. That is very close to where the road -- it
9 would be just on the other side of that home. So it
10 would be on the north side of that home.

11 Now we're moving farther east along
12 Nine Mile Road. This is the ITC transmission lines
13 that are directly to the east of our property that
14 butt our property at that location.

15 Now we're looking across Nine Mile
16 Road. This is an area along across the street on Nine
17 Mile that we would like to have vegetation to block
18 out the -- as best as possible the transmission lines.
19 We're not going to be able to totally block out the
20 towers. But the more vegetation that we can add,
21 evergreens and trees to enhance Nine Mile Road will be
22 a benefit and also block out the ITC lines. We don't
23 consider those an asset, so we would like to beautify
24 that area.

25 Here is a view from the Lamp

1 property looking towards Nine Mile and Garfield. The
2 intersection, that's an intersection we would like to
3 improve. We would like to pave it. We would like to
4 add landscaping in that area and upgrade the light
5 that was just placed there recently. So we would like
6 to upgrade that intersection.

7 Here is a view to the southwest
8 from Garfield looking down the ITC trail.

9 And -- oops, went one too far.
10 Here is a view to the northeast on Garfield looking
11 down the ITC corridor. Again we would like to add
12 some landscaping here. We do have lines that are in
13 the way, so we're thinking more ornamental type trees
14 at this location in the right of way again to distract
15 the eye to the beauty of the plantings versus
16 attracting your eye towards the ITC power lines is our
17 objective there. And then directly to the south of
18 that is the Michigan Flower Farm, a very nice place.
19 I get flowers from there for my wife all the time.

20 Villa D'Este is our plan. It's an
21 empty-nester, a gated empty-nester community. It is
22 -- I feel it could be a very special place. It's a
23 place where you could go and you would feel like
24 you're up north. You're surrounded by a woodland
25 area. And it's -- I'll admit it's a very sensitive

1 woodland and wetland area on this property. It's --
2 the 51 acres is really the last developable piece on
3 Nine Mile Road, and so it needs to be developed in a
4 way that we keep the environment in mind. And by
5 putting these homes closer together, you'll see that
6 it's saves a lot more trees than if we went with
7 single-family zoning. 57 percent on this site is
8 going to be preserved as open spaces. So that's all
9 those green areas, that's 57 percent of the site
10 that's going to be preserved.

11 We did move our entrance across
12 from north of Garfield. It's a better traffic detail.
13 Also by putting it in a woodland area there, we're
14 able to hide it, and that helps us give it a more
15 rural feeling to the development.

16 The other thing as mentioned
17 earlier, we removed the pool. Our market studies
18 showed us that the empty-nester here wasn't going to
19 use it. So it really turned out to be an amenity they
20 didn't care for. They preferred to keep their monthly
21 dues down, it was more important to them. Most of
22 them -- a lot of them will be retired or going into
23 retirement. A lot of them have second homes, and
24 they're more concerned with just keeping their costs
25 down and not having a pool and the cost to maintain

1 that at that location.

2 We did create three pocket parks,
3 one at each cul-de-sac, and one just to the left of
4 the T-intersection at our entrance road just to the
5 left of that. So we have benches, we've created dog
6 park areas there, and there is some additional parking
7 for the residents at three locations.

8 And this -- what makes it so
9 special, this plan, no one has that. No one has this
10 plan. This plan doesn't exist in Novi. Something
11 like this -- this doesn't exist in Oakland County. It
12 will be something that would be very unique to Novi.
13 It would be very special. You can't really compare it
14 to anything that I've seen in Oakland County. So it
15 would be a very, very special plan for the
16 empty-nester user and for a world-class community like
17 Novi.

18 It is an environmentally sensitive
19 site, so I kind of highlighted here the woodland study
20 plan. You can see the areas in white are pretty much
21 open field. To the east you can see, that's Phase 2,
22 that's pretty much all out in the open. There is a
23 little bit of woodland removal at that location. To
24 the west almost half of Phase 1 is out in the field
25 area. And the main woodland area that we have to

1 disturb is in the center. There is really no way to
2 develop this site because we have to get from the
3 right side to the left side, we have to put a road
4 through there. To do that we're going to have to
5 remove trees.

6 We do have a single-loaded road
7 here, and the difference between this and
8 single-family lot, we would be removing more trees
9 with single-family lots than we will with the
10 empty-nester project. So our main disturbance for the
11 woodlands will be right in that yellow-hatched area.

12 Here is the plan that was
13 previously submitted to the city. It never got to the
14 Planning Commission. It was reviewed by the staff by
15 the previous developer. We were discussing possibly
16 buying this from the previous developer. That deal
17 fell apart. When we came up with the idea of Villa
18 D'Este I did want to do it -- we did do an overlay
19 showing the differences between our plan and that
20 plan, and then also an RA zoned plan.

21 Our plan would be in the area of
22 the white. The Mercato plan would be removing
23 woodlands in the red areas. Those woodlands would all
24 be coming down. That has 40 half-acre sites. And if
25 we did go to one-acre sites, then we would --

1 obviously we wouldn't have 40 units, but as a
2 developer we'll try to use all the upland area, the
3 wooded upland area that we can, and that represents
4 all the candy-cane area that is marked on the plan.
5 Now, because of the shape and the wetlands, we
6 wouldn't be able to use all of that area in our design
7 for larger lots if that's the way the city decides
8 they want to go.

9 The tree canopy as mentioned was
10 35 acres. We're showing 24 acres of upland woodland
11 on the site right now. That previous Mercato plan was
12 almost removing 16 acres. Our plan is 10 acres. We
13 know we wouldn't remove all the upland area if we were
14 going to go in with one-acre sites, but -- and that's
15 8 acres of candy-cane we're talking about, but let's
16 say conservatively that we could use half of that area
17 for lots over and above what that -- if we went to
18 one-acre sites. That would be 20 acres of disturbed
19 woodland for large lot zoning compared to Villa D'Este
20 would be a half of what would be disturbed. And when
21 we do -- when we put in lots that are wooded, this is
22 an example of some lots in Tuscany that we developed,
23 and homeowners, single-family homeowners don't want
24 woods up to the back of their home, they want a clear
25 woods in these areas to make play areas for their

1 kids, for grass, they want to add pools, they want to
2 add a lanai or hot tub and things of this nature. Of
3 the 12 sites that were wooded in Tuscany, we cleared a
4 significant amount of trees for the consumer, they
5 paid the -- obviously the replacement tree costs. But
6 the single-family home really is best used in large
7 lots in cornfield areas on sites that are less
8 sensitive. Empty-nesters actually by putting these
9 homes closer together is a better way to save the
10 natural features of the site.

11 Here is -- we're going to move to
12 traffic now. We're showing average daily trips based
13 on the traffic study that was created. And you can
14 see the Mercato plan at 40 units had 378 trips per
15 day, 32 single-family units, which is near what the
16 current zoning would allow is 302 trips per day. And
17 then I showed a comparison of 56 empty-nester units
18 are 239 trips per day, and that's very comparable to
19 26 single-family homes just to look at it from a
20 traffic standpoint, because you know the empty-nester,
21 they don't have kids to run around, they don't have
22 to -- you know, a lot of them don't go to work, they
23 have homes in other locations, and all of these
24 reasons are why these traffic numbers are less for the
25 empty-nester. Also you can see here at peak hour that

1 for 40 units, at peak hour there's 30 trips going on
2 per hour, at 32 units it's 24, and we go all the way
3 down to the empty-nester at 56 units, there's 13 trips
4 per hour. The empty-nester avoids the high traffic
5 times to drive. They don't want to get caught in that
6 scenario.

7 We're getting a lot of feedback
8 from the homeowners that we've met with. One of the
9 important things for them is to keep the rural feel
10 that is currently at the Nine Mile location all the
11 way up and down Nine Mile. And originally we showed
12 this type of entrance for our subdivision, and this is
13 not keeping with the rural feel, so we decided to make
14 this adjustment. We eliminated this boulevard. This
15 is way too grand of an entrance for that location. It
16 doesn't meet the rural feeling that I think we all
17 want to see at that location. So what we're proposing
18 is something that is a lot quieter, that's hidden in
19 the woods now that lines up with Garfield Road, which
20 is a still very elegant feel if it's done right, and
21 it can come across as almost hidden, you drive right
22 by it and you wouldn't even know it's there is how
23 we're trying to set this up.

24 Here is the drawing of the
25 entrance. We are moving it as far to the east as we

1 can because Karl's property is just to the west of
2 this. So we're trying to preserve as much of the
3 woodland area as we can at this location. We're kind
4 of hugging the we'll call it the drain to the right,
5 but there is a lot of trees in that drain, and it's
6 acting as a buffer for us to hide the entrance way.

7 We have minimal impact to wetlands,
8 just a little bit right at our entrance and at the
9 road crossing up at the top of your screen. Those are
10 the only two places that we're impacting wetlands on
11 the entire site. Everywhere else we're not touching
12 them. There's a total wetland impact of .07, and
13 that's just for road crossing.

14 Okay. Here is the eastern part of
15 the site. You know, one of the reasons we're asking
16 for full credits on the evergreens and larger and
17 credits for going with larger trees, we're trying to
18 block out this view along those power lines. So we
19 want to create a berm, we want to load this up and
20 basically create a 4-acre woodland right there between
21 these units and the property to block out the ITC
22 trail. Also what it does, it encapsulates or encloses
23 these units so you don't have visibility from Nine
24 Mile Road. That is our objective that you can drive
25 right by this and not see the units. We want to keep

1 that rural feel.

2 Here, the western side, we met with
3 these residents as well. And we're trying to keep
4 this as natural as we can on this side, just putting
5 plantings where there is room to do it. We don't want
6 to just clear cut this area, we want to leave the
7 natural feel that this has, but we want to put
8 plantings here, especially evergreens so they help to
9 block the view when the leaves are down. We'd also
10 like the ability to plant on some of these homeowners'
11 sites at this location with evergreens where it might
12 be a little thin vegetation, because we don't want
13 them to see these units, we want their privacy
14 maintained as well. So we want them to feel
15 comfortable in their backyard that they don't have to
16 see anything and they still maintain their privacy.

17 Here is Kirkway Place. I put
18 this in there for a couple of reasons. One, it was a
19 site that was environmentally sensitive. There was
20 significant woodlands, wetlands on this site. This
21 proposal was brought to the city maybe 20 years ago
22 plus or minus, I don't know, staff would know, and it
23 was an empty-nester community, homes were put
24 together. We drive by it all the time on Ten Mile --
25 I mean on Beck between Ten and Eleven, and we never

1 notice it because it's just so quiet there because
2 it's empty-nesters, and we just don't have enough of
3 these communities in Novi. It's something the city
4 definitely needs.

5 I also show to give you an idea,
6 these units I think are mainly story and a half, they
7 are first floor masters, but there is a second floor
8 to this, it's just all under roof. It gives you an
9 idea of setback. I think ours are setback five foot
10 farther. These are side-entry garages like ours.
11 These have 15 feet between units, which we see no
12 issue with. It conserves land, it conserves
13 environmental features, and the people that are living
14 here don't want big yards. There is no need for it.

15 The other big difference here is
16 all these homes look the same. Our elevations are
17 going to look different. We're going to allow
18 different type of brick colors, we're going to add
19 stones in these elevations. These homes will be
20 unique, so you'll be able to personalize your interior
21 and your exterior, and that way you won't get confused
22 as to which house is yours on this type of site. So
23 it would be unique, and not a lot people would do it
24 that way, but we kind of like to be cutting edge on
25 these sorts of things and we'll create a new trend.

1 CHAIR PEHRSON: If you can
2 summarize, sir, please.

3 MR. GUIDOBONO: Are units as you
4 can see, very dramatic. Starting price 595. Very
5 open concepts here. You've got your porch. Here is
6 the master plan. We meet the master plan in so many
7 areas. Diverse housing site. You can see the check
8 marks, more open space, and in accordance with land
9 and in accordance with their character. Conserve
10 natural resources, all these things. Less traffic.
11 We don't meet density. What is density? We're at
12 1.1. Quail Hollow at Links of Novi was approved at
13 1.35 gross. We're comparing gross. Most people would
14 say this is the way to control the intensity of the
15 use at a location to reduce traffic, minimize noise,
16 preserve woodlands, wetlands, create open space,
17 prevent overcrowding. Our proposal addresses all
18 these.

19 Community benefits, I think that
20 we've gone over those. There is a lot of community
21 benefits here.

22 The benefit to the City of Novi, I
23 don't have time to go over those.

24 The Silver Tsunami report, we need
25 empty-nester housing for the City of Novi. That's in

1 the goals of the master plan. We just need to give
2 the city a mechanism to get this done.

3 In summary, there's a lot of
4 benefits as I've discussed, but I'll tell you this, I
5 came here 18 years ago with an idea, a creative idea
6 that required five variances from the City of Novi,
7 and the Planning Commission, City Council had enough
8 belief in Cambridge that they approved that
9 development, and that development today we know as
10 Bellagio, and we delivered on that. We'll deliver on
11 this. Villa D'Este, an empty-nester community in a
12 private, tranquil setting, this will be an
13 award-winning development.

14 I'd be happy to answer any
15 questions.

16 CHAIR PEHRSON: Thank you, sir.

17 This is a public hearing. If
18 there's anyone in the audience who wishes to address
19 the Planning Commission, please step forward at this
20 time, state your name and address. If there are a
21 number of you that wish to, kind of head over to that
22 side so we can keep people moving through. You'll
23 have three minutes to address the Planning Commission.

24 MR. REGGISH: Good evening, ladies
25 and gentlemen. My name is Gary Reggish. I'm the

1 owner of Remerica United Realty in Novi. We're a real
2 estate office that has existed in Novi for over 30
3 years. I'm an immediate past president of the
4 Michigan Association of Realtors and a liaison to the
5 president of the National Association of Realtors.

6 When I was first presented with
7 this project, I was asked if it made sense, if I liked
8 the project. My initial reaction was I thought it was
9 a great project. Now, but with that I'm very
10 analytical by nature, so what I did was I went back to
11 the chief economist of the National Association of
12 Realtors, and I met with him in Chicago last week, and
13 here's what we came up with, because I asked him, what
14 are the buying habits of the empty-nester. And, you
15 know, some things that I found was the empty-nester of
16 today is uniquely different than the empty-nester of
17 20 years ago or even ten years ago. I mean, largely
18 the empty-nesters of today are comprised of

19 baby-boomers, and here is what I found out. 84
20 percent of the baby-boomers and the empty-nesters are
21 looking for detached single-family residential homes.
22 Only 4 percent are looking for condominiums. They're
23 looking for first floor bedrooms and bathrooms, so
24 they're looking for ranches. More specifically, two
25 bedrooms with flex space, so a library, a study, or a

1 hobby room. Easy to maintain landscaping. They're
2 trading larger lawns for living patios such as lanais.
3 Subdivision setting and quality of neighborhood is
4 important. Empty-nesters, largely the boomers, are
5 interested in up and coming neighborhoods and are
6 interested in a more sophisticated style and luxury.
7 They're interested in more efficiency, better
8 lighting, bigger windows, top of the line amenities
9 and wireless home networks. They do not want to
10 renovate. 67 percent are looking for ranches between
11 2,000 and 3,000 square feet, and they like their green
12 space.

13 This project meets every single
14 bullet point. So I then went back and looked at the
15 market in Novi to see if there are any other solutions
16 that Novi currently offers. Here's what's
17 interesting. I found three in the last year. Not
18 three developments, three houses. In the last five
19 years, 18.

20 I speak in support of this project.
21 This is a void that this project fills. I thank you
22 for your time.

23 CHAIR PEHRSON: Thank you, sir.

24 MS. OHLGREN: My name is Theresa
25 Ohlgren. I've lived at 21666 Garfield Road for the

1 past 20 years. I'm opposed to the rezoning from RA to
2 R1 on Nine Mile Road north of Garfield for the
3 following reasons. The setbacks are too narrow in the
4 Villa D'Este plan, only 15 feet between the
5 structures. They are even less than the setbacks
6 required for R1. It reminds me of a trailer park. I
7 especially enjoy the setbacks of RA zoning with 150
8 feet of road frontage. I've lived most of my life in
9 a rural area. I bought into a rural area thinking the
10 City of Novi would protect this way of life since they
11 were denying variances at the time I bought, and all
12 the other developers had to adhere to the RA plan.

13 We are able to walk down the road
14 and ride our bikes. With the increased traffic we'd
15 be taking our life in our hands. Most of our streets
16 is now empty-nesters, and they still all work. So we
17 still have people going to work. There is not a
18 sidewalk on Garfield and there isn't any room for one.

19 There would be increased traffic,
20 litter, noise from vehicles all day long, not just
21 during peak hours, peak commuter times, since this is
22 an empty-nester community, not to mention the wear and
23 tear on the road that was never meant to last. Nine
24 Mile was chip paved the same the north end of Garfield
25 was approximately seven years ago. It lasted three

1 months. The north end of Garfield was rechipped a
2 year or two ago.

3 I see this rezoning as interfering
4 with the quality of life on Garfield Road. I'm not
5 opposed to development, just rezoning and
6 concentration of buildings in such a small buildable
7 space.

8 My husband has written something
9 that he wants me to read. Due to his illness he
10 cannot speak for himself. My husband is Kurt Ohlgren.
11 He lives at 21666 Garfield Road. I oppose the
12 proposed Villa D'Este JSP17-52 development and zoning
13 map amendment 18.718 for the following reasons.

14 I'm not opposed to development, I'm
15 opposed to the high-density development requested by
16 Cambridge Homes. One, current rezoning in RA includes
17 one-acre minimum lot size, 150 minimum width, and
18 setbacks of 45 foot front, 20 foot side, 50 foot
19 combined, and it's a 50 foot rear from the lot line.
20 Requested zoning change to R1 includes a half acre
21 minimum lot size, 120 feet minimum width, and setbacks
22 of 30 foot front, 15 foot side, 40 feet combined, and
23 35 feet rear from the lot line.

24 Cambridge Homes has requested a
25 deviation for every setback to maximize density beyond

1 that of R4 zoning. Cambridge is requesting to rebuild
2 100 by 45 foot on a 60 foot wide space. This is a 20
3 feet narrower than the current city of Novi R4 zoning,
4 detached condo units on common land. There is no
5 reason to have density greater than a '70 era trailer
6 park. Come to think of it, the layout does remind me
7 of a double-wide trailer park.

8 Two, the Novi residents living on
9 Garfield Road bought into RA zoning in the area to
10 raise our families. This development and the
11 requested zoning change compromises the rural
12 environment that we bought into. This development
13 also compromises the environment that Cambridge Homes
14 is using as a selling point for his own development.

15 Three, Mr. Guidobono stated in the
16 last public meeting that he has a rapport with the
17 Garfield Road neighbors. Yes, he does, but it's not a
18 good rapport. The people of Garfield Road often go
19 out as a group and as individuals to pick up all the
20 trash, fast food wrappers, construction debris, beer
21 and liquor bottles left behind by the workers from
22 Cambridge Homes. Not the kind of relationship I would
23 like to continue with Mr. Guidobono. Kurt Ohlgren.

24 CHAIR PEHRSON: Thank you.

25 MS. TEDESCO: Before I give my

1 comments, I just want to establish the relationship of
2 my parcel.

3 CHAIR PEHRSON: State your name,
4 please, and address.

5 MS. TEDESCO: My name is Sarah
6 Tedesco and I live 22830 Evergreen Court. It's this
7 parcel -- it's this parcel right back here, and it is
8 also the one where the water main connection is over
9 here, and the grinding station, which this development
10 may be using as a preliminary waste water hookup is
11 also located right here between myself and my neighbor
12 on the back of end of the court.

13 So Mark shares a story about
14 providing senior homes for our area. I would like to
15 share with you another story, one that the current
16 residents are likely to experience during the
17 development of this property. Currently there is low
18 traffic volume on our rural unpaved road with our
19 neighbors walking dogs along side joggers and bikers
20 all enjoying the natural beauty and relative safety.
21 With this plan there will now be the intrusion of
22 bulldozers, cement trucks and tractor trailers hauling
23 supplies in and debris out. Day in and day out for
24 several years the heavy traffic will continue to beat
25 upon are already rutted and relatively flooded dirt

1 road.

2 These trucks after the first month
3 or so of construction will duly note the chip seal
4 along Garfield as a smoother route. As it's not
5 marred with washboard and potholes like Nine Mile
6 currently is, Garfield residents will soon hourly
7 trips of construction traffic up and down their road
8 and be forced to witness the chip seal that they all
9 banded together to obtain for their road go to waste
10 as heavy construction vehicles obliterate its surface.
11 Will Cambridge being paying for the replacement of the
12 chip seal and the added cost of enforcement patrols in
13 the area to enforce the no-construction traffic rule
14 that they are proposing. That's my first question.

15 A more personal story is the one of
16 my family, which I was using the visual aid to
17 establish our location on. Not only did my husband
18 and I begin our careers as engineers in one of the
19 worst automotive downturns in history, we experienced
20 the pleasure of losing a lot of home value during the
21 real estate market crash shortly after the purchase of
22 our first home together. After much saving and
23 sacrifice we were able to achieve our dream, a
24 secluded lot in the quiet corner of the town where we
25 were both born and raised in. All this so that we in

1 turn can raise our own children in piece and solitude,
2 and so that they can also enjoy the experience of
3 nature that we had growing up.

4 Part of the locations appeal is
5 access to the city's water supply. Growing up along
6 Beck Road right across from Maybury I personally know
7 the inconveniences associated with a power outage on a
8 well and septic system. It happens. We chose our lot
9 for the city water access. We also knew when buying
10 it that it that came with a grinding station just
11 adjacent to our driveway on our front yard. We are
12 downwind from it, and at certain points in the summer,
13 we're reminded in a fragrant manner of its function.
14 We did not walk into this situation lightly. We know
15 it is a price that we pay for the privilege of our
16 city water services. We are fully expecting the
17 aromatic experience to increase as the rest of the
18 seven lots on our court are developed. However, we
19 are not looking forward to the 112 flushes every
20 morning and again every evening that will be processed
21 through our grinding station if this project gets
22 approved.

23 As of right now the gravity sewer
24 is planned for Nine Mile, but it's neither projected
25 in its time lines nor is it funded by the city. To me

1 with all my knowledge of how infrastructure projects
2 work, this looks like five to ten years until
3 fruition. If I were Cambridge Homes, I would not be
4 holding out for the city to place the sewer along Nine
5 Mile before I made accommodations for my customer's
6 waste water. If I were Cambridge, I would do exactly
7 as Mark has proposed, wisely connect to the Evergreen
8 Court grinding station off the western end upwind
9 portion of my property.

10 Since the grinding station is not
11 currently designed to handle the effluvia of 56
12 households, the station will have to be enlarged
13 including a larger holding tank, larger motor, pump
14 and grinder. The one we currently have already smells
15 like a latrine in the summer, and it sounds like a
16 semi tractor trailer starting up once a day for the
17 three houses already on our court. I leave it to your
18 imagination what kind of smells and sounds my family
19 will with our two small children, my son has severe
20 asthma I might add, we will be subjected to that with
21 the additional burden of the 56 two-person households
22 that Cambridge is proposing.

23 CHAIR PEHRSON: If you can
24 summarize, please.

25 MS. TEDESCO: Yes, I'm coming to my

1 conclusion. Thank you.

2 Will the Cambridge company be
3 paying for the additional upgrades to the grinding
4 station until the sewer project is installed along
5 Nine Mile. Will they also be paying for the projected
6 10 percent degradation in property value that my
7 family will personally experience on our hard-earned
8 investment, my increased asthma and noise on our front
9 lawn. Will Cambridge also be paying for the
10 remediation work necessary for a driveway and
11 landscape that will be associated with this upgrade?

12 Until this is settled, I cannot
13 approve of this development. Thank you.

14 CHAIR PEHRSON: Thank you.

15 MR. DAZY: Good evening, my name is
16 Mike Dazy. I live at 21791 Garfield Road about 4/10
17 of a mile to the south on the west side on what is
18 known as Garfield Pond, about an 8-acre pond that has
19 seen its history of the effects of dewatering on a
20 temporary basis and unknown effects of permanent
21 dewatering.

22 I don't know that we fully
23 understand that the densely populated 23 acres of
24 complete undrainable other than the advent of storm
25 sewers to alleviate ground water from that area, that

1 will have to be a permanent dewatering taking place
2 there on that concentrated 23 acres to my estimation,
3 which is going to basically make that a 23 acre dry
4 pond that will I believe dewater our pond on Garfield
5 Road in the long term.

6 Secondly, I disapprove of the
7 development from the standpoint of both asking for the
8 rezoning from RA to R1, and then asking for countless
9 deviations from that requested zoning.

10 The last thing I would like to talk
11 about is the increased traffic on Garfield Road. It
12 is a 25 mile per hour limit without sidewalks. There
13 is a lot of residents and nonresident visiting areas
14 walking dogs, and when we had the construction on Beck
15 Road recently, it was really pathetic what the speed
16 limits did. Even with the City of Novi there on an
17 hourly basis probably five, six hours a day, they
18 could no sooner write a ticket then turn around and
19 write another ticket, turn around and write another
20 ticket. And with the 56 units, it's going to see the
21 majority of the traffic. The would-be residents of
22 this subdivision are going to go to Northville in most
23 cases. They're entrance is going to be right at
24 Garfield Road. They're going to take the paved road
25 to Eight Mile. Our traffic is going to increase more

1 so than the traffic study alludes to in my opinion.

2 And I guess I would just like to
3 second every that Kurt and Terri Ohlgren said. I
4 agree and I'd like to go on record saying I agree with
5 everything they said so as not to burden this panel
6 with more testimony.

7 So in summary I disapprove of the
8 development.

9 CHAIR PEHRSON: Thank you, sir.

10 MR. MITTS: Good evening. My name
11 is Tim Mitts, 22125 Garfield. I was here at the first
12 meeting that you gentlemen held for this proposal.
13 After that Mark offered an informational meeting at
14 the library which I did attend. I was very pleased
15 when I left the meeting to hear so many of you talk
16 about the density count that realistically should be
17 26 homes on one acre, not 56. So I was relatively
18 pleased, okay, there is going to be something
19 corralled here and brought into real life, but I was
20 very, very disamazed to see the secondary plan with 56
21 homes instead of 53. As the meeting went on I found
22 Mark to become a little less informatory and a little
23 bit more insistent upon if I don't do this, I'm going
24 to rip out more trees. If I don't do this, this is
25 going to happen. I found it a little strange to use

1 the bullying tactic. Even though he was very polite
2 about it, he -- you know, it wasn't like it was a
3 knock-down, drag-out fight or anything like that, but
4 I looked at it is I really expected to come back and
5 instead of seeing 53 homes, something with maybe 38
6 homes or just something to knock it down, to bring it
7 down to within reason. Empty-nesters, whether it's an
8 empty-nester or single-family, something is going to
9 go in back there, but there should only be so much
10 allowed in there. RA is what I had to conform to and
11 all my neighbors had to conform to. I don't think
12 there should be much of an adjustment made up and
13 beyond that.

14 Tuscan is a very nice place, the
15 rest of them are very nice, business is business, but
16 we have to take into consideration what everyone else
17 had to play with when they were building.

18 Also, as far as his road coming
19 directly out onto Garfield, it's not so much as
20 connecting to Garfield, it's just that it does give a
21 straight shot, it's going to give a straight shot for
22 construction trucks, and it's going to give a straight
23 shot for the construction. So I really think the
24 entrance where he used to have it makes more sense as
25 far as divvying up traffic and giving an alteration.

1 But I think something much more has to be done with
2 Nine Mile and Garfield as far as before we increase
3 that traffic any more. Thank you.

4 CHAIR PEHRSON: Thank you, sir.

5 MS. COOK: Hello. My name is
6 Colette Cook. I live on Milan Court in Bellagio. I'm
7 a current empty-nester looking for a down-sizeable
8 home, and I support this. I think to have Cambridge
9 in there and to have premier homes is a huge asset to
10 the community. I don't think this will look anything
11 like a trailer park. And I just basically want to say
12 that I highly support it and I would love to have a
13 unit in there. Thank you.

14 CHAIR PEHRSON: Thank you.

15 MS. CHEROSA (Ph): My name is
16 Alicia Cherosa, and I live in Bellagio on Florence
17 Drive. The developer has done an amazing job, trees,
18 beautiful. I mean, I'm so happy. Now I'm looking to
19 downsize. I've been looking since January for a
20 ranch. They don't exist, they're nowhere around. And
21 this is a great, great project. I would love to have
22 a home there, too.

23 CHAIR PEHRSON: Thank you.

24 MR. SHAGINE: Good evening. My
25 name is Dan Shagine. I live at 4900 West Nine Mile

1 Road. I've just moved here about a year ago. And the
2 first thing I'd like to say is that I'm really
3 empathize with everything I've heard people say to
4 today. I have the same concerns as everybody else
5 does that are in this room, and I'm addressing my
6 neighbors more than -- just as much as I'm addressing
7 the board where I say if it's up to me and nobody
8 wants to buy this property and not let it ever be
9 developed, I would choose that right now, and I would
10 never support Mr. Guidobono moving forward if you can
11 say that.

12 The reason that I'm, and I'll say
13 it up front, I do support this is for a couple of
14 reasons. It's the lesser of the two evils from what
15 I've seen. What we're looking is we're looking at
16 traffic on Garfield and traffic on Nine Mile, which
17 none of us like. What we're looking at is people
18 throwing stuff out the windows and going 40 miles an
19 hour in a 25, which we all hate. You know, we want
20 this to stay exactly how it is, but unfortunately
21 unless the City of Novi can come up with some money,
22 it's not going to happen. So what I'm looking at for
23 my neighbors and for the Board is to assess a few
24 things. Is this actually something that is going to
25 better for the people in five and ten years from now

1 than somebody else coming in, following the zoning,
2 and then having astronomical sized homes on large lots
3 and cutting down the woodlands and destroying the
4 wetlands.

5 When I look at this, I look at a
6 few things. I like the fact that they're preserving
7 more wetlands, they're preserving more woodlands,
8 they're giving back some acreage to the city, which we
9 can all use, which we know that most of us won't, but
10 we could if we wanted to. And I'm seeing that people
11 that are above the age of 55 hopefully will be more
12 courteous to their neighbors and who won't be doing 45
13 miles an hour down Garfield and won't be doing it down
14 Nine Mile. I mean, I'm right on Nine Mile, so I see a
15 lot of this traffic. And somebody mentioned when Beck
16 was closed it was a highway. It was horrifying.

17 But what is going to happen? What
18 is going to happen if the next guy comes in here or
19 the next lady comes in here and throws up 40 homes but
20 has an average of four cars in that -- on their
21 property or in their parking structure or parking
22 garage. I just moved from Farmington Hills where we
23 had a single-family, lived on good sized lots, and
24 I'll tell you what, it wasn't the 40, 50 and 60 year
25 old people that were flying down my street, it was the

1 16, 17 and 18 year olds.

2 So I'm not here to try and sway the
3 Board or sway the people, but be careful what you ask
4 for, folks, because if we get the single-family
5 development, it's might not be as great as you think
6 it is. And I don't know, Sarah, I looked at your
7 situation, I think somebody needs to help you out.
8 That is a really bad situation for them to be in right
9 next to the pump. But, folks, they're giving you more
10 land back, they're saving the wetlands, they're saving
11 the woodlands, and less traffic. Less traffic is what
12 I want.

13 So I'm going to support it unless
14 somebody can come in and offer something better. And
15 if it's the City of Novi saying that they're going to
16 buy it and keep it as is, I'll vote for you. But
17 until that, let's go with what is going to be best for
18 the people in the area. Thank you.

19 CHAIR PEHRSON: Thank you.

20 MR. SCOTT: Good evening. My name
21 is Richard Scott. I live at 49590 Deer Run right off
22 Garfield. I was at the first meeting when this was
23 presented, and just some comments I wanted to make
24 tonight. One thing I do like about the new
25 presentation is the rural entrance concept. I like

1 that quite well over what I saw last week. I don't
2 think this in general, though, addresses the
3 additional traffic on Garfield. Again, with no
4 sidewalks on that road, it's a little shaky road
5 already. I run and bike on that road all the time.
6 It's not too dangerous. Nine Mile is a disaster to do
7 any of that on. You can hardly get two lanes of
8 traffic going. I think it's a horrible area for this
9 kind of development just with the traffic in both
10 those roads. If you all have driven down it, you know
11 exactly what I'm saying.

12 I think -- I'm not opposed to the
13 development in general, but I think this is kind of an
14 overload for this area for -- it really will disrupt
15 the rural environment. Again, I like the new concept
16 at the entranceway, but I'm really very sympathetic
17 with all the Garfield Road residents and what this --
18 the change in what their life could be with this. And
19 not to mention the great variety of wildlife in this
20 area which I see all the time.

21 So lastly I think there are too
22 many deviations requested, and I do not support this.
23 I do not think it should be approved. Thank you.

24 CHAIR PEHRSON: Thank you, sir.

25 MS. HUDSON: Good evening. My name

1 is Suzanne Hudson. This is my husband, Michael
2 Hudson. This is a joint statement by us. We live at
3 22111 Garfield Road just down south of what this
4 proposed development is.

5 As with all developments, there are
6 pros and cons to each. There is lot of good things
7 that Mr. Guidobono is proposing. I don't have any
8 doubt that he would do a quality development.

9 However, after review of this proposal, we have
10 several concerns that have not been fully addressed.

11 Number one, the target population.
12 You're calling it empty-nesters. What exactly does
13 that mean? He's talked about the over 55 community.
14 However, the majority of people who are 55 are still
15 working until the normal retirement age of 66. So the
16 idea that they're all retired and they're not going
17 anywhere to work is a false statement. That's an
18 assumption. So what are the provisions in buying into
19 this community of empty-nesters. In the proposal it
20 says that 80 percent will be empty-nesters. So who is
21 going to be the other 20 percent that are going to
22 buying into this? Are there going to be any laws that
23 says, oh, my adult son or sons, a lot of us who are
24 empty-nesters have known about the returning of the
25 adult child to the home for a while. What is that

1 going to do that to community, and is there going to
2 be something, a police force to prevent them from
3 coming back. What happens if my daughter gets
4 divorced and comes back with her three kids if she's
5 got no place else to go. As her mother, I'm not going
6 to turn her out in the street. What is that going to
7 do to the traffic patterns? So how is this
8 empty-nester concept going to be enforced, controlled,
9 regulated.

10 Traffic studies. So this traffic
11 study was generated using the Institute of
12 Transportation Engineers senior adult housing. We
13 read through those studies and read up on some more.
14 A lot of that is aggregate data that is not just from
15 detached housing, but from senior communities. And so
16 they said, well, empty-nesters they don't have as many
17 cars, they're not going so many places. Well, let me
18 tell you about the senior housing population. As we
19 get older and we want to house in place, those people,
20 the affluent people who will be buying into this, what
21 are they going to do, they're going to hire homecare,
22 and they health aide to come in, my PT person to come
23 in, my homecare nurse to come in to visit me because I
24 can afford that if I'm living in this community. So
25 we're not talking about less trips up and down the

1 road, up and down into this community. So I think
2 that traffic study is partially based on assumptions
3 that are invalid.

4 MR. HUDSON: I would like to add to
5 that that in my research of the ITE Senior Adult
6 Housing, they make two major assumptions under that
7 code. The first is most of the people are retired.
8 The second is virtually none of these people have any
9 children of any age living with them. So when you
10 take that kind of aggregate data, it tells you, yeah,
11 the average couple there, they do a quarter trip every
12 morning. Yes, that's if you're not working. If you
13 change the code to condominium townhouse, the traffic
14 study would show that the numbers that we were
15 presented with would double.

16 MS. HUDSON: His development that
17 he's proposing --

18 CHAIR PEHRSON: If you could
19 summarize, please.

20 AUDIENCE PARTICIPANT:
21 Mr. Guidobono went 20 minutes over. I think we
22 deserve our time. This is affecting our road.

23 CHAIR PEHRSON: Excuse me, sir.
24 If you could summarize, please.

25 MS. HUDSON: I won't address the

1 impact to Nine Mile Road. Other people have addressed
2 that. I won't talk about the impact on Garfield Road,
3 other people have addressed that. But let's call this
4 development what it is. It's condominiums because
5 they are common areas, and they talked about the
6 setbacks which really aren't setbacks because it's all
7 common areas. So I do have concerns about calling it
8 what it actually is.

9 We talked about the woodlands
10 impact. They have not presented a woodlands study.
11 Before we ever could do anything, we had to get
12 somebody out there to say what trees we had, what were
13 being taken out, and that had to be done before we
14 could move forward with anything.

15 So he also talks about units being
16 combined into one unit. What does that mean? What is
17 the impact on the development if I want to buy two of
18 those units.

19 There are unanswered questions
20 here. The main thing with this is the area is
21 currently designated RA by the master plan. By your
22 Council it's RA. And I don't know what the
23 overwhelming reason is. He has a great concept here.
24 I don't disagree that we need that in Novi, just not
25 here. We're trying to put a square peg into a round

1 hole and with all these deviations. I really think
2 that needs to be relooked at. I would love
3 empty-nester housing as he defines it in the City of
4 Novi, I just don't think this is the best site for it.
5 Thank you.

6 MR. HUDSON: Thank you.

7 CHAIR PEHRSON: Thank you.

8 MS. HOGAN: Good evening. My name
9 is Lisa Hoag and I live at 21850 Garfield Road. First
10 I want to say that I am opposed to the rezoning change
11 for a couple of reasons. First, I applaud Sri and the
12 amount of deviations that she reported earlier that
13 this new development is seeking to have deviations
14 approved against.

15 This is zoned RA, and I'm not going
16 to talk about the marketing, I'm not going to talk
17 about the polls. That's not my area of expertise.
18 I'm sure that Mr. Guidobono has done his research
19 well. He knows this is going to be a viable prospect
20 for him as well as for his target of customers. What
21 I would like to talk about, though, is about what RA
22 means. In the options that we saw, RA is a minimum
23 one acre. I didn't see any options for anything
24 greater than one acre. You can still build beautiful
25 fall homes as demonstrated by Mr. Guidobono himself on

1 one acre and greater lots preserving the natural
2 beauty of the area. So I'd be welcome to see that as
3 part of the suggestion here.

4 Also I would like to see just an
5 explanation of the rural. I heard the selling pitch
6 about rural, the tranquility, the things you want to
7 keep. There's beautiful views when you look down Nine
8 Mile and across Nine Mile. I'd like to take you on a
9 journey down Garfield Road as you come from Eight
10 Mile. As you travel going south on Garfield Road you
11 see some beautiful houses to the left and the right.
12 You see smaller, quaint houses historic reminiscent of
13 the history of the area. You see beautiful homes that
14 are over 4,000 square feet. You see ponds, you see
15 wildlife, you see open spaces, you see horses. If you
16 continue down that road, you see more open spaces,
17 offset houses, houses close to the road, all with real
18 nice distances, some not, some that are closer
19 together, but it's a true community. You walk down or
20 you drive down or walk or ride at the very end of
21 Garfield Road, and you see this beautiful proposal for
22 a park to the left. You see beautiful woodlands. You
23 see the house on the right. It's a beautiful area,
24 it's tranquil, it's nature, it's community reminiscent
25 of days gone by when you were truly a rural community

1 working with each other, combining with each other,
2 collaborating, making sure everybody moved together in
3 the community in a healthy way.

4 If you now take the proposal, the
5 one view we didn't see was the view coming down
6 Garfield Road and looking straight into this gate, a
7 gate. Do not enter unless you know the code. That's
8 what I'm opposed to. I love my community because I
9 can reach out to all my neighbors and I can chat with
10 them. Nobody is putting a big sign up that says don't
11 come here, I'm unique. We're a community, we're there
12 for each other. That's what disappoints me in your
13 proposal. That's what I would like to see.

14 So I'm asking you to please oppose
15 the current proposal, stay true to your intent and
16 your outlook for an RA zoning to maintain that history
17 and that feeling in that area. There are not that
18 many areas in Novi that still have that. Thank you
19 for your time.

20 CHAIR PEHRSON: Thank you.

21 MR. ASHGARD (ph): My name is Bill
22 Ashgard. I live in 48923 Benito Drive. Currently I
23 live in one of Cambridge development community, and I
24 support the plan because Cambridge always put
25 community first and build a quality lifestyle and

1 makes our city more beautiful, organize the Nine Mile
2 stretch between Garfield and Beck Road. Cambridge is
3 all about preserving environment and keeping the eco
4 system in place. Thank you.

5 CHAIR PEHRSON: Thank you.

6 MS. MARCOTTE: Hi there. My name
7 is Robyn Marcotte, and I'm at 49425 Deer Run. I'm
8 right on the corner of Garfield and Deer Run, and I'm
9 just going to overall object or reject the proposal
10 for all the reasons all my neighbors have said, but I
11 just -- I suggest that you check into one data point,
12 and that is from a traffic standpoint it was an
13 absolute fact that while Beck Road was closed, our
14 street was a runway, and I don't think it was
15 17-year-old kids. I know for a fact, because my house
16 was the place where all the police pulled them over.
17 There was probably six to ten cars pulled over per
18 hour, and I think you can get that data from the
19 records associated with all the tickets given during
20 that time period. I just really think you should
21 check into the accuracy of the traffic pattern.
22 That's it.

23 CHAIR PEHRSON: Thank you.

24 AUDIENCE PARTICIPANT: They were
25 clocked at 65 miles an hour.

1 MR. HOAG: Hello. My name is Scott
2 Hoag. I live at 21850 Garfield Road. My background
3 is as an engineer, so I love data. So one of the
4 things I picked up on is the traffic count. I did my
5 own little uneducated but professional analysis. In
6 my analysis I would expect that a single-dwelling home
7 in an RA zoning would have about a 20 percent
8 reduction in traffic as opposed to the proposed
9 development that we see here. I am opposed to the
10 rezoning from RA to R1. It's inconsistent with the
11 community. It constitutes a spot zoning which is
12 inconsistent with how we are supposed to regulate the
13 areas in the communities as they are developed, as the
14 people who are property owners have complied with the
15 zoning and have invested in our community.

16 I am newcomer to the neighborhood
17 as opposed to most of the neighbors here. We've only
18 been here 20 years, but it has been maintained and
19 preserved that way for that period of time. And we're
20 asking that you support us consistent participating
21 members of the community that is part of the Novi
22 community. Thank you.

23 CHAIR PEHRSON: Thank you, sir.

24 MR. IORGA: Good evening everyone.
25 My name is Silviu Iorga. I live at 49450 Deer Run.

1 This is in the northwest corner of Garfield Road and
2 Deer Run. I am fortunate enough to have some
3 fantastic neighbors, and I know they very deeply care
4 about our community. So I take this opportunity to
5 express my opinion on this, and I too object to it,
6 and this is why I think we should not approve this.

7 This proposed rezoning, it's
8 basically a typical case for spot zoning which
9 normally is not allowed. This development will
10 contradict the character of the neighborhood and run
11 in the face of each one of its immediate neighbor
12 properties. If the city approves this spot zoning, it
13 will give an arbitrary, unpredictable, and
14 unreasonable special treatment for this parcel of land
15 which is at the expense of all the other parcels of
16 land in this area.

17 This proposed rezoning change will
18 kind of demolish the city master plan for this area
19 and pretty much make it obsolete for this specific
20 area, and we'll have to, you know, put it back forward
21 and carefully redo it. It's basically an attempt
22 to -- I mean, the development itself is an attempt to
23 increase the city population density in this area, and
24 of course is going to increase the tax paying revenue
25 of the city, which is good in itself, but the density

1 in itself for this area is not quite suitable.

2 From what I saw on the maps, this
3 proposed rezoning will create a future link between
4 properties located north of the property, of this area
5 which are R1 zones, and the Nine Mile Road itself. So
6 this will be an R1 corridor from north all the way
7 down to Nine Mile of R1 zoning, and what this is going
8 to do is going to make all the surrounding RA zoning
9 properties pretty much irrelevant and they'll grasp
10 for air. It will totally disrupt the rural
11 environment and the wildlife habitat. The size of the
12 project and the density is what makes the development
13 not suitable for this neighborhood.

14 The new development residents will
15 definitely have many visitors every day, friends,
16 friends of friends, relatives, caregivers, mail,
17 parcel delivery, landscape, maintenance equipment,
18 phone, cable, electricity, gas company vehicles and so
19 many more people will show up. This will definitely
20 translate in heavier traffic on Garfield Road, and
21 this road will pretty much become dangerous to walk or
22 cross as we currently saw, not that much safe for kids
23 waiting for the school bus. And you've we got to
24 remember there are no sidewalks.

25 To summarize it, I'm not that much

1 against the development itself, it's just too high
2 dense. And the rezoning, I don't think it's the right
3 way to do it here.

4 Lastly but not least, I will like
5 to remind the City Planning Commission as a taxpayer
6 and a resident of Novi, I pretty much want to be part
7 of this city and have my good wishes for the city
8 taking into consideration. Thank you very much and
9 have a beautiful day.

10 CHAIR PEHRSON: Thank you, sir.

11 MR. SARKAR: Good evening everyone.
12 My name is Shyamal Sarkar. I live at the property at
13 49500 Nine Mile Road in the City of Novi. I support
14 this development due to following. The first thing is
15 I'm sure like we are upgrading a plan to upgrade the
16 sewer system along the Nine Mile Road, and I'm sure
17 there must be a plan to pave Nine Mile. So for that
18 we need revenue. So revenue, this project will help
19 with a lot of those revenue.

20 Then there is a better use of the
21 land, and we are fortunate that we have a top line
22 developer like Cambridge Home. They've done fantastic
23 work, and I think as a city we should encourage the
24 top line developers.

25 Now, the project is very

1 interesting, it's for the home nester, for the home
2 empty-nester. Now the home empty-nester, a lot people
3 asked what does home empty-nester mean. I'm a typical
4 home empty-nester. I haven't been working maybe four
5 or five years. My daughters both graduated from Novi
6 school, and went to University of Michigan. Now they
7 are all gone away, they are working, and they visit me
8 maybe four or five days or six days in a year. So I
9 don't have a lot of traffic and I don't create a lot
10 of traffic. And so -- and since I'm in Novi for 26
11 years, a project like this with home-nesters is great
12 for not only me, people like me like who goes into
13 retirement or about to go into retirement, time to go,
14 I'm going to go and find a place like this, not with a
15 lot of land and backyard and others. And another
16 advantage, this one is not creating any pressure for
17 the school. With so many homes, there's no pressure
18 with the school, to increase the school. Just imagine
19 40 homes, 50 homes, there will be 100 kids or so many
20 more, you have to think about school, we have to
21 upgrade the schools.

22 And as empty-nesters like me, when
23 I'm not going to work, I don't travel. When I was
24 young of course I still go out four times, five time
25 with the kids, so many kids, so many cars.

1 And this type of project brings
2 prestige to Novi. Like Bellagio, the other great
3 projects, it brings prestige, and it helps other
4 people, affluent people or well-to-do people to come
5 to Novi, and they contribute because they got spending
6 power, they contribute to the business and the
7 business thrives. And just for example, some area
8 like the business is not thriving, going down because
9 the affluency or whatever you call it, at the end of
10 the day we need money to come and spend on the
11 business.

12 CHAIR PEHRSON: If you can
13 summarize, please, sir.

14 MR. SARKAR: Yes. And there's one
15 more thing. You know, like any particular area, I
16 mean you think this particular square mile will
17 generate so much in revenue to support the
18 infrastructure and all the costs. Now when we look at
19 the Nine Mile, I'm not sure when you look at per
20 square mile how much or revenue we generate to support
21 that area. It's possible that some other area is kind
22 of helping them to maintain the support. So bottom
23 line is everybody has to do their fair share, you have
24 to see the model, okay, where the revenue comes from
25 to support this particular area.

1 Finally, I'm very thankful to all
2 the Council. I've been here 26 years. Both daughters
3 went to Novi School, University of Michigan, and it's
4 a great place, you've done an awesome job in
5 controlled development and everywhere I hear everyone
6 says Novi is premier and a great place to live. Thank
7 you again for the great work.

8 CHAIR PEHRSON: Thank you, sir.

9 MR. SCHULTZ: Hello. My name is
10 Nick Schultz. I live at 50367 Fellows Hill Creek in
11 Plymouth, Michigan. I have to first admit that I am
12 not emotionally attached to this project. I am a
13 loyal, 45-year resident of Plymouth. I'm an
14 empty-nester. I retired, sold my business, my kids
15 have moved out. I'm familiar with the Cambridge
16 products, and they're five star. He will do above
17 what he represents he will do just based on Bellagio,
18 based on Tuscany, Woods of Edenderry. He has a track
19 record and he's a man of his word. I am anxious to be
20 the first customer in this trailer park, and I will
21 gladly send my tax revenue your way. I'm in full
22 support of this project and I think that he will not
23 disappoint. Thank you.

24 CHAIR PEHRSON: Thank you, sir.

25 MR. SMITH: Good evening. My name

1 is Dan Smith. I live at 968 McDonald Drive in
2 Northville, and I'm also a business owner in the City
3 of Novi. I'm 57 years old and I'm thinking about
4 retiring soon, in the next five years. And I'm also
5 in the mortgage banking business, and I know what the
6 elderly people are looking for, and Cambridge Homes,
7 the product that they're putting forth, and I think
8 what Gary Reggish said is absolutely true. This is
9 the kind of project that people are looking for.

10 My family moved to Plymouth in 1965
11 to get away with the growing metropolis of Wayne,
12 Michigan. And the reason we came to Plymouth is
13 because west of Sheldon Road was exactly what the
14 Garfield people had. South of Joy Road was exactly
15 what the people on Garfield are talking about. It's
16 now called Canton. North of Plymouth if you went up a
17 two-lane road called Sheldon, there was this town
18 called Northville that had horses that actually cross
19 the road in front of you while you're stopped at the
20 stop light at Seven Mile. I thought that was pretty
21 cool. So 20 years ago -- and also north of Novi was
22 this beautiful field called Novi.

23 The point being is we moved to
24 Northville because we liked the ambiance of
25 Northville, and I don't want to go anywhere else. And

1 I think one of the reasons that Mark and his projects
2 have been so successful is people want to live in nice
3 communities, and that is what Northville and Novi both
4 represent. And I'd also be willing to tell you that a
5 lot of people don't want to leave Novi or Northville,
6 they want to stay in the communities. So I think
7 Mark's project hits it out of the park from that
8 standpoint.

9 25 years ago my parents bought in
10 an empty-nester gated community in Plymouth called
11 Plymouth Homestead Estates, and they're the classic
12 people we're talking about today. Two people 25 years
13 ago wanted to plan ahead, get a first floor master.
14 They bought in there, all five of the kids never lived
15 there, none of us went back to it. For 25 years they
16 lived in this gated community. They had a home in
17 northern Michigan and a home in Florida, and I think
18 on average they spent two months a year in this
19 condominium, which I think kind of gives you an idea
20 of how much infrastructure they're using, how much of
21 police services they use, they fire services. And, by
22 the way, they're pretty expensive, so the taxes went
23 to the community, and, you know, they weren't getting
24 the benefit of that, because -- well, they already got
25 the benefit, and I'm a result of it.

1 But the point being is what I will
2 say to the people on Garfield, I know there's concern
3 out, and I think the other gentleman on Nine Mile said
4 it best, be careful what you wish for, because you
5 might get something other than a Mark Guidobono. And
6 you guys all know his projects. I own one of his
7 homes. I'm a personal friend of his, I think the
8 world of him and everything he does. Nick said it
9 best, he's a man of his word. I think you can work
10 through all the issues here, but I'm all in support of
11 the project. I'll probably be a homeowner in there
12 somewhere down the road. And next we need to work on
13 getting those taxes down on this place.

14 Anyway, I support it, and I think
15 if you go along with what we said today, his ideas and
16 change the zoning, I think that's a good thing, and
17 whether it's Cambridge doing this project, something
18 is going to happen here, and I can't think of a better
19 person representing the Novi community and this
20 project than Mark Guidobono. Thank you.

21 CHAIR PEHRSON: Thank you, sir.

22 MR. BODRIE: Nick Bodrie,
23 21940 Garfield Road. I've been a resident on Garfield
24 Road for 25 years. I know Mark. He's a very good
25 builder, no doubt about it. He's builds one of the

1 best products out there. The biggest problem with
2 this project is the infrastructure does not support
3 it. If his product went out on Beck, went out on
4 Eight Mile, went out on a road that would support the
5 traffic, I wouldn't be here. Mark would get it done.
6 But when we have a situation where it's zoned RA, and
7 Mark has done a tremendous job with his traffic report
8 and stating that you can get 25, 26, 40 homes on this
9 property. Myself as a developer, you would never get
10 that many homes on there because of all the
11 regulations and all the frontages if you lived there.
12 You'd lose all kinds of acreage with the roads, you'd
13 lose all kinds of acreage with the wetlands and the
14 woodlands. And then he requests, well, let's just not
15 count them or at least not for this consideration.
16 Why should Mark even though he's such a wonderful
17 person, and I'm a builder and developer, why should he
18 be afforded that advantage to just say just trust me.

19 Myself, my home is going to be on
20 his entry to his condominium project, bottom line. I
21 want it to be a nice community, I want it to be a
22 community that I can take my dog and walk it through
23 his property. Just like Deer Run, they became our
24 neighbors, they became our friends. We have hayrides
25 on Halloween so the kids can travel all the distance

1 of the rural road. That's what we have as a
2 community, and when you take a gated community with
3 people that are not invested, they just want a
4 beautiful setting. Well, we can find a beautiful
5 setting somewhere else. We're trying to cram way too
6 much density into a piece of property with
7 insufficient infrastructure to support the traffic.

8 One thing Mark hasn't considered.
9 He says most of the traffic is going to be not at rush
10 hour. Guess what, I don't walk my dog at 8:30, 7:30,
11 5:00, because there's too much darn traffic. I don't
12 want to get run over. Now his customers as he stated
13 are going to be driving when I want to walk. If I
14 want to utilize the ITC walkway, I have to walk down
15 Garfield Road. I can't do that, we don't have
16 sidewalks, which is fine, that's what I bought. I
17 bought RA. We're expecting you, the Planning
18 Commission, to protect the people that reside on the
19 master plan of an RA zoning.

20 Out of Mark's words, one thing he
21 said is there is no way to develop the site without
22 all these variances and without this. If you go down
23 Nine Nile, you go down Garfield, you have 120, 150
24 foot lots, large acreage lots. That's what you have
25 now. These homes that are on there can be torn down,

1 but beautiful estate size homes, they can be split
2 within the RA zoning. It would be much better for
3 conformity of the neighborhood.

4 Now, Mr. Guidobono has asked for
5 23 variances to maximize his density. Basically
6 maximize density, people make this economically
7 feasible.

8 One thing I'd like to remind is for
9 variances, this is right off of the Zoning Board of
10 Appeals, standard two, it cannot be self-created.
11 This whole situation is self-created. Strict
12 compliance, the property owner using the property for
13 permitted purpose or will be rendered -- basically
14 they won't be able to use it for permitted purposes.
15 That is not true. The property is being used for a
16 permitted purpose. He's asking for multiple
17 variances. It's not the minimum variance necessary.
18 And there is a strong adverse impact on surrounding
19 areas. Every person that's come and -- almost every
20 person that's come in favor of this presentation, for
21 this development and has said I'm going to live in a
22 Mark Guidobono community. If I could afford to, I
23 probably would, too. But this is the wrong parcel to
24 put it on.

25 In summary, we have a wonderful

1 neighborhood. We're relying on you, the board
2 members, to not create a conflict with the zoning and
3 having to offer more variances. Not only changing the
4 zoning to R1 from RA, but then on top of that offering
5 variances on top of that to cram more zoning in. I
6 respectfully ask to maintain the RA zoning and not
7 succumb to the threats of, well, if we do that, we're
8 going to tear down more trees. That's what you guys
9 are for, you protect our trees, you protect our
10 wetlands. Developers should not say I'm going to tear
11 down more if you don't do what I say. Thank you very
12 much.

13 CHAIR PEHRSON: Thank you, sir.

14 MR. MIGRIN: My name is Karl
15 Migrin. I live at 49450 West Nine Mile Road, and,
16 Sri, I need some help with -- I have a three-minute
17 power presentation with ten seconds between slides, so
18 I can't run over, and I can't go back, too.

19 I decided to put together a
20 presentation on what it would look like to actually
21 walk down the Villa, the proposed Villa Drive in my
22 backyard there. There is the overlay of Villa Drive,
23 the old one. I didn't update to new one to show the
24 new entrance on the lot next to me.

25 There is what it looks like from

1 the air. The entrance is just moved over here now.

2 There is my house right there. I
3 built it myself. I'm an empty-nester. I still owe
4 190,000, so I'll be there a while.

5 The best way to determine what it
6 looks like is to walk on the ground. Nobody that I
7 know of has walked the actual area that is going to be
8 developed. This is looking out my backyard here. I
9 have my 19 foot well there. The turkey like to fly up
10 and sleep in these locusts up there. When I built the
11 house, I transplanted some silver maples I got with
12 the city woodlands and transplanted. That's a 30-year
13 maple I transplanted when I built it.

14 This is standing in the middle
15 Villa Drive looking at house numbers 21 and 22, just
16 to give you an idea of the trees that would be wiped
17 out to make this development here. This is looking
18 east toward Hank Lamp's property. There again there
19 is a lot of old growth trees there that are
20 approximately seven, eight years old.

21 This is looking west. These are --
22 these trees are in the old original Garfield Drain.
23 There used to be a nice stream that ran there in 1940,
24 and then Garfield Drain was built in 1957.

25 This is looking south towards my

1 house. These trees are on my property, so I will at
2 least be able to keep up three or four trees that they
3 can't touch.

4 Like I say, this is the old
5 Garfield Drain here, the original one there.

6 That's wetlands and flood plain.

7 This is looking up through the tree
8 canopy. This is what the Cooper's hawks and the other
9 wildlife need when they fly low for their prey, they
10 fly underneath the canopy. That is going to be wiped
11 out.

12 The park land we're getting, the
13 18 acres, it's passive, it's useless, it's wetland.
14 It's not going to go anywhere. If it was important,
15 someone would have bought it already.

16 These are the wetland -- some of
17 the wildlife you'll lose there, the Cooper's hawks.
18 They're protected, but nobody really seems to care
19 except for me I guess. I enjoy watching them hunt in
20 the backyard and teach their young. There's still a
21 coyote. I haven't seen him for a few months, but he's
22 still around the area there. And there's always wild
23 turkey. And you're going to lose all that, because
24 once you take the trees down, you take away their
25 habitat, and they have no place left to hide, no place

1 to nest.

2 Thank you.

3 CHAIR PEHRSON: Thank you, sir.

4 Anyone else?

5 MR. SERVOS: My name is George
6 Servos. I live on Garfield Road, 21620, 35 years now.
7 Garfield Road, we need to stay to the master plan, and
8 for the biggest reason of all. Garfield Road is a
9 dead end street. It goes to Nine Mile, it stops.
10 This development, we are their driveway. It's a rural
11 area. Stick to your master plan, short and sweet.
12 You've got to think of Garfield Road as their dirt
13 driveway.

14 Garfield Road was asphalt. And the
15 only reason they put asphalt down is because of the
16 I-5 Freeway. So that road, it's not built for this.
17 The asphalt isn't made to handle the road for the
18 cars. The way it is, who is going to replace it, who
19 is going to repair it. It's up in the air. You've
20 got to understand this road dumps right into the new
21 sub. Keep the master plan as is. Thank you.

22 CHAIR PEHRSON: Thank you.

23 Anyone else?

24 Seeing no on else, I think we have
25 correspondence, Mr. Lynch?

1 MR. LYNCH: Yes, we do. Okay. Let
2 me begin here, there is quite a few. I guess we'll
3 put it in the public record. Did you ever figure out
4 how people can view these things? How do they do it
5 right now, because I'm not going to read through all
6 these. We'll be here to midnight. I can summarize
7 them if you like.

8 CHAIR PEHRSON: Just summarize the
9 objections and read the names.

10 MR. LYNCH: Okay. These are all
11 objections to begin with. Kristin Howard, 49000 West
12 Nine Mile Road.

13 Another objection, Christina
14 Purslow I think, 50265 West Nine Mile Road.

15 Elizabeth Wylie, 21760 Garfield
16 Road, Northville.

17 Larry Edson, 21880 Garfield.

18 Karl Migrin, 49450 West Nine Mile
19 Road.

20 Brian Benton, 21820 Garfield Road.

21 Gregory and Nancy Cragel, no
22 address.

23 Kyle Freitag, 50233 Nine Mile Road.

24 Richard Scott, 49590 Deer Run.

25 Michael Dazy, 21791 Garfield Road.

1 Janet Thurber, 21668 Garfield Road.
2 Robyn Marcotte, 49425 Deer Run.
3 Gordon Marcotte, 49425 Deer Run,
4 Northville.
5 Zachary Bonafiglio, 21940 Garfield
6 Road. I apologize if I butcher people's names.
7 Linda Bodrie, 21940 Garfield.
8 Remie A. I'm not going to even try
9 to pronounce it, 21975 Garfield Road.
10 James Bodrie, 21940 Garfield Road.
11 Timothy Wagner, 22155 Garfield,
12 Northville.
13 Deborah Wagner, 22155 Garfield,
14 Northville.
15 Scott Hoag, 21850 Garfield Road,
16 Northville.
17 Scott Bartley, 49050 Nine Mile
18 Road, Novi.
19 And Joseph DelCampo, 22140 Garfield
20 Road, Northville.
21 For the supports, Muin Rumman,
22 49280 Nine Mile, Novi.
23 Patti Mullen, don't see an address.
24 Kevin Macaddino, don't see an
25 address.

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David Galdes, Timber Ridge.
Jim Eathorne, 979 McDonald.
Ronald and Beverly Valente,
49100 Nine Mile Road.
George and Elizabeth Smith,
41340 Fox Run, Novi.
Mr. Sarkar, Arundhati Sarkar,
49800 Nine Mile Road, Novi.
Shyamal Sarkar. This is a parcel
number. 50-22-30-601-023.
That is all the correspondence.
CHAIR PEHRSON: Thank you. With
that, we'll close the public hearing at this time and
turn it over to the Planning Commission for their
consideration. Who would like to start?
Member Avdoulos.
MR. AVDOULOS: I'll start. A lot
of concerns, a lot of good comments. One thing I
wanted to address, it was brought up a couple of
times, and it was related to the zoning request, and
to a lot of people it seems like this is spot zoning.
It feels that way, but it's a zoning change request,
but it's under a planned rezoning overlay. So there
are some stipulations that have to be agreed with the
Planning Commission and then the City Council in order

1 for it to happen. So there are issues that are
2 addressed and taken into consideration. So it's
3 not we're just zoning this from RA to R1. So that's
4 not what the request is. So that's just a bit of
5 information.

6 With this particular project, I
7 don't think anybody is doubting or debating the
8 quality of the project that would be delivered. I
9 think that the development in concept when it was
10 first originally presented was interesting and brought
11 forth a lot of different ways to develop areas that
12 are more rural in nature. So this particular
13 development just by the fact that it's trying to
14 maintain as much of the natural environment as
15 possible is helping to maintain the existing rural
16 residential character of the area.

17 There is 51 acres that is part of
18 this project, and at a density of 0.8, which is what
19 RA is, that would give you 40, 41 units, and that is
20 based on what we have right now in the master plan and
21 in the zoning ordinance. So 51 acres is going to
22 allow you to have 40 units on a piece of property. It
23 may not be able to be developed to the 40 units
24 depending on wetlands, woodlands and whatever other
25 issues that has to be taken into consideration. So

1 that might drop down to 30 possible units. The
2 Mercato plan I believe showed 40 units, and was
3 that -- that was RA or was that R1?

4 MS. KOMARAGIRI: They were
5 proposing to rezone to R1.

6 MR. AVDOULOS: Right. And then the
7 max that they could get based on the R1 layout was 40
8 units, okay.

9 So if we took the RA, and then did
10 R1, then in doing it in a typical subdivision manner,
11 you would get 40 units. So the biggest concern that I
12 have and a lot of the comments that were had at the
13 last Planning Commission meeting was the density. And
14 we were concerned with 53 units, and we thought, okay,
15 let's have this discussion, let's see where it goes.
16 And then we were presented with the packet and we're
17 at 56 units. So instead of going down, we went up.
18 And as I indicated, I'm really not opposed to
19 condensing units, condensing homes to create a more
20 natural environment so long as it makes sense, but not
21 at the point of we're increasing, you know, the
22 density by 50, almost 60 percent, and that is
23 something that I'm really uncomfortable with.

24 The concerns with traffic, I'm
25 personally not as concerned as a lot of you are.

1 AUDIENCE PARTICIPANT: You don't
2 live there.

3 MR. AVDOULOS: I live on Nine Mile.
4 I live about a quarter of mile from this development.
5 I've lived there for 25 years. I don't think -- and
6 what I'm thinking of is 40 to 50 homes is not going to
7 generate the amount of traffic that we had when Beck
8 Road and when Ten Mile and Napier were closed. That
9 was just a weird anomaly. It doesn't matter what kind
10 of development gets there. So if you have a 51 acre
11 parcel of land that gets developed, you're going to
12 have construction traffic whether it's 56 units or 40
13 units or 30 units. So that's just a fact. So the big
14 thing is that the density is just not fitting in with
15 the rural character of the site.

16 I have like I said no issue with
17 the concept, I have no issue with the size of the
18 units, I have no issue with how they're going to be
19 laid out. I know that the city has concern with some
20 of the setbacks, and that was with all these
21 deviations that were coming into play. And it's just
22 something that I feel is getting shoehorned. The
23 property when it was at 53 and then it came at 56, you
24 know, you're looking at the plan again, and you saw
25 that the drive got shifted over and it's in line with

1 Garfield Road. For some people that doesn't make
2 sense because it's a straight shot down Garfield. I
3 take Eight Mile from work to Garfield down to Nine
4 Mile and to get home, and I understand the concern
5 with people driving 40, 50, 60 miles an hour. But if
6 we have the drive to a particular development that is
7 going to be offset, then you're going to be creating
8 issues where cars are turning, and the wheels as
9 you're turning in and out of things that are in an
10 L-shape are going to even ruin the road even more.
11 That has to be studied a little further.

12 I think that a development like
13 this will enhance the community if it's done in an
14 appropriate manner where we maintain the rural
15 character of the community and look to be in line more
16 with the density that's already there. I would look
17 at if we had 51 acres and it was at the 0.8 and that
18 gives you 40 to 41 units, then I would look at that
19 instead of doing RA trying to get a subdivision in
20 there, and, you know, getting 30 units. So I could
21 take that into consideration. But going up instead of
22 down based on the comments from the last Planning
23 Commission is a bit disheartening, and I don't know if
24 the message that Mr. Guidobono delivered as he was
25 discussing things to the residents maybe didn't, you

1 know, sink in, or maybe at that point I don't know if
2 the development grew in size from 53 to 56.

3 Those are right now the comments
4 that I have, and I'm waiting to hear from the rest of
5 my Planning Commission.

6 CHAIR PEHRSON: Thank you Member
7 Avdoulos.

8 Member Anthony.

9 MR. ANTHONY: Thank you.

10 I guess overall I've had the same
11 concerns, same intuitive concern is the density. The
12 density seemed to be higher. There is a lot of
13 benefit with the amount of land that is preserved
14 that's been tied into our park system. I'm seeing
15 within Novi that areas that weren't serviced
16 originally by water or by sewer were RA simply because
17 the density needed to be less in order to be able to
18 handle septic fields and drinking water wells, but as
19 we've been able to develop utilities out to that area,
20 that we do see the movement from RA to R1 because now
21 the property is capable of handling both drinking
22 water and sewer in a more efficient manner.

23 With that, though, as we look at
24 changing zoning and as we look at the -- whenever we
25 do these moves, we also try to look at equivalency,

1 not wanting to move too far from where we were before.
2 For instance, we looked at R1. I think we looked at
3 it's maybe capable if you don't account for roads and
4 for wetlands of being capable of handling in the high
5 40's, maybe up to 50, but once you account for that,
6 we can see in the other development that we were
7 looking at 40 units.

8 So again I look at, you know, if RA
9 is at 41 units, the R1 which had the development that
10 accounted for roads and for wetlands, it seems to be
11 an equivalent number that seems to be coming up. When
12 I start to look at things like, and I did just a rough
13 check of if this were R1, what would be equivalent to
14 the lot setbacks both the rear and the sides. At
15 initial glance in my quick little scale measurement it
16 looks like it met that. So there might be a couple of
17 areas where they need improvement, but for the most
18 part it looks like there were some good attempts at
19 meeting that. There were very good attempts at
20 screening, I like that.

21 There was what I think is a minor
22 concern about dewatering of some of the smaller lakes
23 that are in the area. When you look at the concept of
24 dewatering that's caused from a development, one thing
25 that you want to look at is you want to look at the

1 ground water recharge areas, which obviously are the
2 wetland areas. And the actual development that is
3 shown and proposed here preserves those. So you are
4 more likely to preserve the lakes in the area with
5 this development than you would with a development
6 like RA that developed the whole site and incorporated
7 41 lots. The reason why is because Novi's wetland
8 ordinance encompasses a larger, broader definition of
9 wetlands than the state. But when you get into the
10 development, that portion that is the Novi wetlands
11 ends up becoming a piece that is easily negotiated.
12 So you would lose a good section of that wetland in an
13 RA development, which then could potentially threaten
14 or bring up the concern of dewatering some of the
15 other ponds.

16 One area that I was really
17 concerned with was the grinding station that was
18 there. And perhaps I could direct the question to
19 you, Darcy. So on the sanitary and that grinding
20 station, just offhand hearing that it serves three
21 homes now and already had an odor problem, and adding
22 in even if the number of units is greatly reduced,
23 that's still a substantial increase on that grinding
24 station. What type of requirements would be there?
25 Who would be responsible for it? You know, it

1 obviously needs it sounds like even under current
2 operations needs some significant upgrade. What can
3 you tell me about that?

4 MS. RECHTIEN: I don't think that
5 the development is planning on tying into it at all,
6 so I haven't reviewed that part of it of how it would
7 go into it. I know that a previous development did.
8 I'm not familiar with those reviews of that part.

9 MR. ANTHONY: Okay.

10 MS. RECHTIEN: I know that previous
11 plan was looking to go into that, and I think it did
12 show a lot of improvements and things that were going
13 to be done to upsize it to accommodate that.

14 MR. ANTHONY: So we could -- that
15 is something that if that were to be proposed, that
16 definitely we're going to have a say in it, we're
17 going to put requirements to where we have upgrades.
18 Odor is clearly a sign of it not operating correctly.
19 So that's something we would be able to jump on and
20 ensure that that is done.

21 MS. RECHTIEN: Right. I think
22 that's what we were looking at. In their current plan
23 they want to tie into the gravity sewer project which
24 is underway under permitting, and I think the design
25 is essentially complete on that. And we did say that

1 if -- we need to see kind of a backup plan, you know,
2 if the city's project doesn't for whatever go through
3 as planned, we would have to basically start over with
4 the site plans and look at what the alternative would
5 be.

6 MR. ANTHONY: Okay. Good. So if
7 we don't go to a gravity feed, then that's clearly
8 something that we will require a significant upgrade
9 meeting industry standards, and which would
10 incorporate the odor issue as well.

11 MS. RECHTIEN: Right.

12 MR. ANTHONY: Good. Thank you.

13 There is a lot of other nice
14 improvements here with the parks, with the quality of
15 the development that we would be gaining here. The
16 grinding station, our issue, it sounds like that will
17 be covered if that come becomes an issue. The
18 dewatering, actually this type of layout is better for
19 preserving the smaller lakes that are in the area.

20 Again, I think I'm with my
21 colleague in that we are -- the one piece that
22 intuitively just doesn't seem to fit with the nature
23 is the full number of proposed units. Where we end up
24 with those number, you know, perhaps it's something a
25 little bit less than that, but the other pieces of the

1 development do seem to be in order.

2 CHAIR PEHRSON: Thank you, sir.

3 Member Zuchlewski.

4 MR. ZUCHLEWSKI: Just a few
5 comments. I think the one that hit me the most was
6 the grinding pump and the sanitary sewer. I think the
7 developer, I would like to hear from him through plan
8 reviews and whatever that, you know, if it's -- if the
9 gravity system doesn't work, that he will upgrade that
10 system and handle that. I think that's critical. I
11 mean, no matter what kind of village you have, no
12 matter what the price is, if the stuff doesn't flow in
13 the right direction, it's a problem. And apparently
14 it's a problem already for the people that are there.
15 So let that be a flag for all of us to look at.

16 I have a problem with the density,
17 with the number of units that are proposed. And I
18 think there was discussion about self-imposed issues
19 in looking for variances. There is an awful lot of
20 variances here from sidewalks to setbacks to whatever
21 trying to jam more units in. We thought it was going
22 the other way, and I really -- I came here all fired
23 up today to say rah-rah, this is going to go and
24 everything, but it seemed to go in the wrong way, and
25 I'm sorry for that. And I think the developer, I hope

1 he is a little bit, too, that maybe he pushed the
2 envelope a little farther than he should have.

3 But I love the layout. I love the
4 landscaping around it. I love the buffering around
5 it. I mean, if it wasn't for the gate, nobody would
6 even know it's there. So I am excited about that. I
7 know there is a need for this. I really would like
8 the developer to go back and take a look. And, I
9 mean, swimming pools have been eliminated,
10 landscaping, fountains and all the ambience of heaven
11 that we're looking to create here, I would like to see
12 some of that money say, okay, we've eliminated that,
13 let's put some sidewalks in, let's cut down some of
14 the density. We'll still take care of people in the
15 area that want senior housing, need senior housing
16 that will love this place. But I think we need to be
17 aware of the neighbors, cut down the density, and
18 still make it an economical project. I believe that
19 can happen.

20 CHAIR PEHRSON: Thank you, sir.

21 Member Lynch.

22 MR. LYNCH: Thank you.

23 Yes, I looked at this project, too,
24 from the last time when I got here. First of all, I
25 mean, this is -- you've got a corner on the market

1 with this type of home that you're building. We'll
2 talk about the density in a minute. But basically
3 what you're doing is you're taking somebody from a
4 6,000 square foot home and putting them into 3,000
5 square foot detached condo and giving them the same
6 opulence that they would get in the 6,000 home, and,
7 you're right, there is nothing else out there.

8 The grinding thing, I think that
9 one is a nonstarter. I mean, something has to be done
10 about that.

11 Overall I like what you're doing, I
12 just think the density -- and this is the reason I
13 have such a problem with the density is we've been --
14 since I've been on the commission for probably too
15 long, you know, we've been trying to work, you know,
16 with developers and allow for additional density where
17 it kind of makes sense and it kind of fits, and this
18 going from what I think should be in the low 40's to
19 the 56, we'd be setting precedent, and that's my fear
20 the most is I don't want to set precedent with future
21 development. And then plus with what we've done on a
22 number of projects starting with the corner of Beck
23 and Ten Mile, allowing a little bit more there, but
24 not over the top. I think the density in my opinion
25 is over the top.

1 I think the product that you have,
2 I can't imagine this thing -- you'd probably sell out
3 in a year, just my impression, because there are
4 people that are empty-nesters that are probably in
5 their mid 50's and are not working that I think you
6 know the market, and I think you'd be able to sell it
7 out in no time. I don't see this project going on for
8 more than a year, year and a half of development. I
9 just think that -- I can't vote in favor of it right
10 now because of the density, and it's not because -- I
11 think it fits in, I mean, that type of concept fits
12 into that area perfectly. You're isolated basically.
13 You're basically isolated from everyone. You have
14 park land all around.

15 The traffic, you know, I do agree
16 with the traffic studies that have been done in the
17 past that retired empty-nesters don't travel as much.
18 I know they don't. You put in 40 single-family homes,
19 three-car garages, a bunch of kids, you're going to
20 get a lot more traffic.

21 Just the grinding issue, if I think
22 the sewer goes in, that becomes a non-issue if the
23 sewer goes in. With that grinding station, there's no
24 way a grinding station should smell. Something must
25 be wrong with the station that's out there right now.

1 That was a concern, but the density is something I
2 can't -- you know, I think at the last meeting we kind
3 of alluded to the fact that 53 seemed like kind of a
4 lot in that area, and then to go to 56, I just -- not
5 that I don't think 50 homes would work, I just don't
6 think -- I don't want to set precedent, and I hope you
7 understand that I just don't want to set precedent for
8 the rest of Novi.

9 So at this point in time I like the
10 project, I think you'd do great with what you've got.
11 There is nothing else -- I know there's nothing else
12 out there, not only in Novi, Northville and Plymouth,
13 I don't think there's anything like this in Michigan
14 to be quite honest with you. I just think if you
15 can -- I know it becomes a finance issue, you may have
16 to raise the price point, but I think if you can get
17 the density down to an acceptable level, I think
18 you've got a winner here. I really do think it fits
19 into that area, and the way you have it designed
20 isolates a lot of the -- and I understand the concerns
21 of the homeowners, they have the one-acre lots and
22 they like the rural stuff, but this is going to be in
23 it's own little pocket and surrounded by woodlands.
24 And I do like the idea of not ripping down all the
25 trees, I do like that idea. But at this point in time

1 I can't support it mainly because I think the density,
2 it put us into a very bad situation moving forward.

3 CHAIR PEHRSON: Thank you.

4 Member Greco.

5 MR. GRECO: All right. Thank you.

6 I'm not going to repeat all of the things that my
7 planning commissioners, fellow planning commissioners
8 pointed out with the exception of a few things. With
9 regard to Mr. Guidobono's projects, his homes, the
10 fact that he stands by them, the fact that we've had
11 so many people coming in to talk about the quality,
12 clearly he's a quality builder, quality developer, and
13 he knows how to put together a plan. He also knows
14 how to put together something that is clearly going to
15 sell, that is going to be in the market that is
16 absolutely beautiful. There is no doubt about it.

17 However, with regard to this plan
18 and this location, it's inconsistent with the master
19 plan, it's inconsistent with the future land use map,
20 the density is too high for the area, and what the
21 residents are telling us is that it is, and we know
22 this from visualizing the area, it is in fact
23 uncharacteristic of the area.

24 Now, what Mr. Guidobono has done
25 which is a benefit to the individuals that are there,

1 he has as Member Lynch pointed out put this in a
2 pocket to kind of hide it from everyone else to put it
3 in there. And like Member Avdoulos said, I don't know
4 that there is going to be traffic and traffic is going
5 to increase over time. There's going to be
6 construction traffic no matter what goes on down
7 there, people are going to cut through, it's going to
8 happen. I don't know that 30 or 40 or 50 homes is
9 going to make that much of a difference. It will
10 increase it. However, this is a project that for now
11 is uncharacteristic of the area and doesn't check off
12 the boxes for us to fit it in. So it's not a project
13 that I can support.

14 CHAIR PEHRSON: Thank you. With
15 that I'd like to share my comments that I, too, agree
16 with Member Greco, at this point in time
17 notwithstanding the reputation of the developer and I
18 know what would come at this point, the density is
19 just too strong for this area right now, and I think
20 we -- there is just too many question marks relative
21 to the development itself to allow me to vote for
22 anything for other than a nonapproval at this point in
23 time.

24 MR. GUIDOBONO: Can I approach?

25 CHAIR PEHRSON: Sure, you can have

1 a minute.

2 MR. GUIDOBONO: I would just like
3 to respond to some of the comments that I heard
4 tonight. And I'll start out with the sanitary sewer.
5 Our plan on the sanitary sewer is if the gravity sewer
6 goes in, we would be hooking up to that. If this did
7 get approved and that gravity sewer wasn't quite ready
8 to go in, but it was imminent, we could still start
9 and do grinder pumps into each individual home to pump
10 out to the line without going to the pump station. If
11 the gravity sewer does die, then we would be required
12 to upgrade the pump station. Right now the pumps
13 aren't large enough to service what they would need to
14 service at that location. So that's one of the things
15 we would do.

16 On the density, which seems to be a
17 key issue for the board, we're willing to go back and
18 look at that and do our best to reduce that density as
19 best we can to try to get it in line as best we can
20 with what makes sense for everybody. So we would be
21 willing to do that.

22 MR. ZUCHLEWSKI: If I could just
23 add real quick to that. We really -- I personally
24 would not want to see anything over 40 units, all
25 right. So keep that in mind when you go through all

1 this and you come back again. Because I think the
2 message is loud and clear from everyone here, and
3 it's -- that's what we're looking for.

4 MR. GUIDOBONO: Yes, I understand.

5 CHAIR PEHRSON: Thank you.

6 Member Greco.

7 MR. GRECO: With that I would like
8 to make a motion in the matter of Villa D'Este
9 JSP17-32 with Rezoning 18.718. Motion to recommend
10 denial to the City Council to rezone the subject
11 property from RA, Residential Acreage, to R1,
12 One-Family Residential, with a Planned Rezoning
13 Overlay Concept Plan, based on because the proposed
14 rezoning is not consistent with the recommendations of
15 the 2016 Master Plan for Land Use.

16 MR. AVDOULOS: Second.

17 CHAIR PEHRSON: We have a motion by
18 Member Greco, second by Member Avdoulos.

19 Any other comments?

20 Sri, can you call the roll.

21 MS. KOMARAGIRI: Member Zuchlewski?

22 MR. ZUCHLEWSKI: No. I'm sorry,
23 what was the motion?

24 CHAIR PEHRSON: Motion to deny.

25 MR. ZUCHLEWSKI: Yes. Sorry.

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MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIR PEHRSON: Yes.

MS. KOMARAGIRI: Motion passes 6 to

0.

CHAIR PEHRSON: Thank you. And as you leave, please maintain some quiet and decorum, please, because we still have some matters to continue on.

Next is the Matters for Consideration. Introduction of Text Amendment 18.286, Restaurants in a B-1. And it's to set a public hearing for Text Amendment 18.286 to update Section 3.1.10, B-1, Local Business District principal permitted use and for the purpose of allowing restaurants in the B-1, Local Business District, throughout the City of Novi.

MS. MCBETH: Mr. Chair, I have a

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C E R T I F I C A T E

I, Diane L. Szach, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (143) pages, is a true and correct transcript of my said stenograph notes.

Diane L. Szach

Diane L. Szach, CSR-3170
(Acting in Wayne County)
Oakland County, Michigan
My Commission Expires: 3/9/18

December 14, 2017.

PLANNING COMMISSION MEETING MINUTES
March 14, 2018



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

March 14, 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, Member Maday, Chair Pehrson

Absent: Member Anthony (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Darcy Rechtiem, Staff Engineer; Thomas Schultz, City Attorney; Peter Hill, Environmental Consultant; Sterling Frazier, Traffic Consultant

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Pehrson asked to remove Item #3 on Matters for Consideration, "Planning Commission Committee Vacancies" to be considered at a later date.

Moved by Member Lynch and seconded by Member Greco.

VOICE VOTE TO APPROVE THE MARCH 14, 2018 PLANNING COMMISSION AGENDA OMITTING ITEM #3 ON MATTERS FOR CONSIDERATION, PLANNING COMMISSION COMMITTEE VACANCIES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO.

Motion to approve the March 14, 2018 Planning Commission Agenda omitting Item #3. Motion carried 6-0.

AUDIENCE PARTICIPATION

Karl Migrin, 49450 West Nine Mile Rd, said I have a general concern over the comment sheets that are sent back by the residents to the Planning Commission and staff. I brought this up in a November meeting last year about the comment sheets that nobody on the Planning Commission reads the citizen comments on those comment sheets.

So if they're not verbally read, the citizen's input is never received and nobody can hear them because none of the comments are read on the comment forms. The forms are not part of the meeting minutes, so you don't even know what the comments were from the same subject from two meetings ago.

Mr. Migrin said so unless they're read by the Planning Commission secretary or staff during the public hearing, that's the only time that the public can hear the public comments that they mail in on their forms. Otherwise, you might as well throw them in the trash can

because we don't know where they end up. That's my concern and I brought it up the first time in November and I haven't heard anything from staff or Planning Commission regarding my concerns, so I'll bring it up again.

Dorothy Duchesneau, 125 Henning Dr, said I am here today because of the project that is in the beginning process and may be coming before the Planning Commission in the near future, the Lakeview Townes by Robertson Homes. This developer is going to be asking for a rezoning of parcels located in the north end of the City, south off Thirteen and Old Novi and directly south of Pavilion Shore Park.

Until last month, most of the residents in this area had no idea that the property left and right of Old Novi Road and the property south of Pavilion Shore Park was targeted by the City as one of its three redevelopment areas under the new Master Plan adopted July 2017. We did not come to the meetings in 2015 because we did not have anything we wanted to change in our area, nor were we expecting anything to change. Had we known, we would have been there then, but we are involved now.

Under the 2017 Master Plan, the R-4 zoning in this area which has been in effect since people started building around the old casino and amusement park years ago, before Novi became a city, is now referred to as Pavilion Shore Village. Under this, the R-4 density of 3.3 homes per acre could be increased. Many of the homes in the area are on original 40x60 foot lots and we live very well on them. Almost every house is unique, there are no cookie cutter houses in this part of Novi. It is a peaceful, up north-feel area that happens to be in Novi. We live and buy in this area because it does not feel like the City and it is not dense, high-rise homes. We do not need to own cottages up north to take our vacations. People are buying, building, and remodeling in this area because they want to enjoy this type of laidback lifestyle.

Ms. Duchesneau said we now have a developer who read the new Master Plan guidelines, has been in discussions with City representatives, and now wants to build 57 three-story attached condos on three of the these eight acres. The proposals that we were shown of these twenty-foot wide three-story townhomes are literally being built on property lines packed on top of our existing long-time neighbors. The developer wants so many units that they may even request that the City tear up existing sidewalks and Old Novi Rd itself to facilitate extra parking on both sides of the roadway since their units account for two cars in the garage but none for guests.

He has met with local residents twice in the past month to pitch his concept. At last Monday's second meeting at the Novi Library, we had over a hundred neighbors in attendance. No one was happy with his proposal either. I guess he didn't hear our concerns from the meeting the month prior. He claims he cannot make enough money unless he builds high-density three-story units and that these are what the City wants to see in this area per the new Master Plan and he intends to be the one building them.

When concepts and proposals come before you, please ask and listen to your residents. These units add absolutely no benefits to the existing neighborhoods other than traffic, traffic, and more traffic. This development is not appropriate for this area on the lake, it is way too densely built.

Ms. Duchesneau continued now, understand, we are not saying don't build anything. We are saying keep it to the current R-4 zoning density. We played by your rules and ordinances, so anyone coming into this area – if the City wants to meet their stated objective of keeping the feel of the existing unique neighborhood – make them follow the same rules. Thank you.

Rachel Sines, 2219 Austin Drive, said I am here to address the same issues that Dorothy so eloquently put out. We did meet with the developer this Monday. They are proposing four times the amount of homes in this area than the current zoning and three times what the City had envisioned for this area.

There is a beautiful park, Pavilion Shore Park that the City has put nearly two million dollars in. It is enjoyed by all and the reason that people come to this area is because of the relaxed, peaceful, tranquil area and this is what they want to enjoy. And now all of a sudden the focus is going to be from the beauty of the area to these huge buildings instead. And people are not going to be able to enjoy this park that we have so much invested in because they're not even going to be able to cross the street if you're adding 150 cars to that corner alone.

Ms. Sines said this is a community within a community, we want people to come enjoy what is offered there – the relaxed laid back nature – and we don't want it to change to the big city plan that this developer has in mind.

Jerilynn Meldrum, 2027 Austin Drive, said I am speaking of the same issue at Thirteen Mile and Old Novi. I back right up to 27 new proposed condos, my house sits right on the back of the property so it's actually going to block my sun, it's going to take away from the quality of my life, my living, of my neighbors. Everyone along that street faces the same issue.

I bought three years ago, and I bought because of the lakes, the nature, the trails at the end of my street. It's almost like the City is willing to give it away. I mean I guess if this builder is conforming to what the City said would be a good idea then it's like a giveaway, it's sad. It's one of the oldest areas of Novi, and it's beautiful. So I think it's like an early sell-out, I'm sorry I'm really upset about it.

I have little excerpts from the Master Plan, and I understand that change is inevitable and it's going to happen and it's going to build. It's a beautiful City, I invested in Novi because of this. But looking at this neighborhood, with our no two houses the same, with our really laidback lake life, to put these three-story fifteen units-per-acre instead of three. Like it's going to be looming over our homes that we take a lot of pride in. We're all homeowners, it's not like a street of renters. It's not a place that needs life breathed back into it. I think it's a place that people need to discover in our City.

Ms. Meldrum continued I think if the inevitable, of course, happens, which is change – ice cream shops, like the City plan identifies mixed-use, village, cool, not the same three-story twenty-foot per unit, stacked, townhomes that are also in Royal Oak, that are also at Twelve Mile, that almost look like a maze when you're inside of them. None of this structure embraces our area. It does nothing for us, it takes away from us.

Todd Keane, 2300 Austin Drive, said I am also here regarding this development. One of the things that she was trying to point out was that these homes are so large, these multiple-size condos. There's different sizes, they're all going to be like 35 feet deep, 35 feet tall, some of them are going to be 80 feet wide, some of them are going to 100 feet wide because you're going 20x20x20 and stacks of multiple units.

In the Master Plan revised in July 2016, on page 23 it talks about neighborhood preservation, and in there it says that planned residential densities will remain the same in most neighborhoods. This place recognizes that the preservation of existing neighborhoods and the way of life it provides is key to preserving the character of Novi, even as the City

embraces new and varied models of development. In particular, the neighborhoods of southeastern Novi and the Walled Lake area predate most other developments in the City and in both areas, the City should seek to develop a framework under which these neighborhoods can continue to evolve in changing residential markets without the loss of the basic atmosphere that make them distinctive.

Mr. Keane said also on page 111 of the same Master Plan in 2016, it says the components of the district housing, given the proximity of the lake and the residential nature of the area, housing is envisioned either two- or three-story mixed-use buildings orientated on West Thirteen Mile and Novi Road, where it's one-story cottage court style homes. So that doesn't really make sense with page 53 because it states keeping the same, not three-story homes.

So on July 11, 2016 the City Council had approved the proposed Master Plan for the distribution for review and comment of the affected neighborhoods and community. I didn't receive any of this documentation, I didn't see any billboards, talking about this change of the Master Plan and I've got eight people in the audience here that I asked also and they did not receive any documentation.

Mr. Keane said that lack of information, I'm going to say that possibly somebody might construe that as called spot zoning. If you don't know what spot zoning is, google it. In conclusion, I would ask that the Planning Commission not approve any of the zoning changes and require all landowners that they build homes according to the ordinance except for the City approval of variances, which is R-4 single family residential. Thank you.

Steve Angus, 145 Linhart Steet, said I'd like to start off with Dorothy, I don't know how I can counter that, it was awesome. Exactly what you said is exactly what my concerns are. Rachel, Jerilynn, exactly. I don't want to repeat exactly but I just want to say I think you hit it right on.

One of the things that I'd like to thank you for is up at Pavilion Shore Park, it's beautiful up there. I was part of the public hearings when they were developing the Pavilion Shores and I view it as a jewel of Novi and when we went through all the forums with City Council, this was never envisioned as far as the 50 three-story, they look like apartments. Right, the builder calls them homes but they look like apartments. They don't look like single-family homes, they tower over the trees.

And what's concerning is that up in the north part of Novi, we just watched two land developments where they were tearing down 150-year-old trees and I was sitting there watching it and they were just knocking down these trees. And that's what the builder plans on doing is knocking all the trees.

Mr. Angus said one of my concerns, I'm an engineer by trade, I used to work in the civil industry I guess before I came to automotive. I worked in a surveying company and one of the things that you notice about this development, this is actually at the top of the hill. So everybody on Austin Drive and on Linhart, we're 25-30 feet below this new land development. So anybody that knows about stormwater, right – you knock down the trees, you tear up the grass, where does that water run. So I'd like to show you a picture of my backyard just the other day. So this is my backyard, and the building that they're planning on is up here 30 feet above where my backyard is. So if they tear down the trees, take out the grass and put concrete, where is all that water going to go?

And it gets even a little bit worse, so in surveying you have stakes that frame the boundaries of the lot, right, so you can see the stakes here. This is the edge of the lot where they plan on building these three-story homes. Does that look like solid ground? Where is all that

water going to go? It's going to go in my backyard. So I'm completely against this from an aesthetic standpoint. This is where that pond is by the way. So I just want to express my opinion that I'm not in support of this builder doing that. If they support the zoning, then I'm ok with that. The zoning there is R-4, 3.3 but 50 homes on three acres, there's not enough parking.

Michel Duchesneau, 1191 South Lake Drive, said I am here on behalf of several neighbors who attended a development review held by Robertson brothers on Monday, two days ago. We are concerned with the proposed development direction for the area on the Master Plan known as Pavilion Shore Village located on Old Novi Rd, south of Thirteen Mile. We are concerned by the proposed density increase beyond the 3.3 units per acre currently allowed under R-4.

For the Pavilion Shore Village district, we are requesting the Planning Commission and the City Council to pursue a Zoning Ordinance Overlay restricting the building density to the existing 3.3 residential units per acre and to meet all of the current R-4 setback requirements to parcels abutting any R-4 property. Also, all residential buildings must meet the 35-foot height or 2.5 story requirements for each unit, whichever is less, per current R-4 requirements. If the height or density requirements are not met, then the 75-foot setbacks are required as per RM-1, low-density, low-rise, single family portion of Novi's Ordinance.

We have four overall concerns, at least to start with. Number one, traffic, increasing the density from 3.3 units per acre will increase traffic for the lakes area and adversely affect the quality of life for hundreds of individuals. I am not personally opposed to multi-family attached housing, but my neighbors and I are vehemently opposed to the increased building density for development in this area.

Mr. Duchesneau continued the second item we have is the existing properties. It can easily be built under the R-4 zoning and meet all of the required setbacks without needing any zoning variances or rezoning. The third item we have is that it's not fair to long-term neighboring residents to take these three small 1-acre parcels and treat them like a major subdivision project. The proposed density increase and development plans will destroy the rural up-north feel of this area.

Four, and final, the City currently has many subdivisions with brownstones or multi-family residential units in existence and many more are being built. Many of these units are easily in walking and biking distance to Novi's Pavilion Shore Park. There is no plausible reason for targeting this small area with increased density development. I thank you for your support and appreciate that as potential developers come before you with proposals that you keep in mind that this community is exceptionally unique and there's a large number of people that would oppose what we have seen. Thank you.

Danielle Fasseel, 1185 South Lake Drive, said I am here to discuss the same thing my neighbors have all brought up, the change of Old Novi Road. I've never been to a Council meeting before, that's how important this is to me. My husband and I moved to this area because of the up north feel, because it's great for our family, we have a six-month-old.

I definitely do not want an increase in traffic, it's very worrisome because if you think about it, all of the houses on South Lake Drive, all of our property is on either side of the street. So if we want to go to part of our property, we have to cross the street. That is a lot of children and homeowners crossing the street all the time, it's like a crosswalk at every single house. And there's already a lot of traffic. All of the people that come to enjoy the lake, there is no sidewalk, you walk along the street and increased traffic makes that dangerous. I was just walking with my child two weeks ago during the nice weather and I had somebody revving

their engine next to me, it's scary. I definitely would not like an increase in traffic.

Also, this was proposed to bring more people to Pavilion Shore Park and I was so happy to see that rehabbed, and I was at that park multiple times this past summer and there was always people there, even if the weather wasn't that nice. We don't need to increase density housing just to bring more people to the park, there are already people coming because of the way the feel of the area is.

Ms. Fasseel said it's not high-density, it's not all packed in, it's as everybody said a very unique area that people come to enjoy because it doesn't feel like the city. And it will take away from people coming to this area because of the nature, it takes away from enjoying the parks, enjoying the lake when you have these giant looming – they say they're condos but they're going to look like apartments. We already have them building even more over by Thirteen Mile and Novi Road, they're doing more and tore down all the trees by Twelve and a Half Mile and Novi Road, I know they're putting tons of brownstones up over by Grand River. I know that's much farther away, but the point is there are a lot of apartments and condos in this area.

I don't see why we need to change the up north feel, especially when it's going to have a big problem with the neighbors that live right next to it. So my point is, we just put all this money into Pavilion Shore Park, I really don't feel like this is the right choice when we just did something so wonderful. And all the people that come to the area to enjoy the parks and the lake, you should think about their safety walking around the parks and the streets. Thank you so much.

Jeff Jones, 220 Shamrock Hill, said I am also a business owner in Novi. I moved during 88. You need to preserve a lot of nature, natural springs and cranes and traffic. Everybody here is my hero, thank you. If everybody in the neighborhood wants this, then ask them. But don't forget the golf course. We're pretty strong as a neighborhood when it comes down to it. Ask everybody, it's kind of simple. Thanks.

Robert Rutherford, 125 Austin Drive, said this is my house here and every time it rains this whole corner fills up with water. The drainage is bad, it always sits there. My house I've been in for 19 years, I've got a log house. Everybody asks me why would I build a log house in Novi – because of the area I live in. When I sit in my backyard, you would never believe that Twelve Oaks Mall is right down the street. All of our neighborhood is like that. You walk down the streets, they're dark, it's like being in the country.

I'm absolutely opposed to this, I have a two-story bay window in my living room and the only thing I'm going to be able to see out of it is a three-story looming building. Not what I built my house for. So I want to thank everyone else for being here and speaking your mind. I want you to know that no one in our neighborhood wants this. We want something, we just don't want this. And I think you should hold to the 3 houses per acre, the R-4 zoning. Thank you for your time.

Rod Schlessman, 100 Pleasant Cove Drive, said I've been a resident of Novi for 35 years and I'm going to express some of my values in support of my neighbors and I share the same concerns. Here are the concerns I have.

Ten years ago, I had to move to a different house. So I looked at different houses in the area, and I actually looked at moving out of Novi. But one of the houses I looked at was the one I currently live in. And what really appealed to me was, it was a very different area. It had an open feel to it, it had a relaxed feel to it, it's really what I was looking for. And that's why I moved in.

I think that the proposed development and proposed changes don't conform to the neighborhood as it currently exists. It will also be more dense units slivered into a 3.5 acre set of parcels, which just kind of seems like it's being shoved into the area, not really being planned for the area.

Mr. Schlessman said this area is unique to the City and I think that's really one of the highlights and that's why I enjoy living there. My neighbors are wonderful people, everyone is just so relaxed and we all seem to get along with whoever we are and I really do enjoy that. Where I lived previously had a very urban feel to it, a true suburban feel, and everyone around you was alike. This area is different where everyone around you isn't alike and not all the same, but that's part of the beauty of it that it's a very diverse area.

But I do think we need to take a look at this to conform to the area versus trying to put something in place that really doesn't fit in the nature. One thing that did disturb me is that when the builder did his presentation, one of his main comments was that he presented it as closer to the main thoroughfare, you have denser housing. And while that's true, I don't think that categorizing Old Novi Rd as a main thoroughfare is accurate. That just seems to me to misrepresent the area. Thank you.

John Hollingsworth, 2440 Shawood Steet, said I vehemently oppose the proposed development on Old Novi Road for the fundamental reason that it's just a very poorly conceived development. For the reason that the fact that the space, the actual property that they're trying to develop is highly inappropriate for this density of this housing. The developer himself on Monday repeatedly explained how it's such a narrow plot of land that would not work for any type of housing other than what they are proposing.

And the simple answer is that they should go elsewhere and not develop on that property because it's not just a random piece of land in the middle of a field or a piece of woodland separated from other neighborhoods. It's slap bang in the middle of an actual neighborhood which is why you're seeing so many people here this evening and on Monday night. Because the people who live in that community and have in many cases lived there for decades are very different from some of the other communities where this could be proposed.

Mr. Hollingsworth continued and so I ask that all of the factors that have been presented this evening are considered for whatever is proposed by the developer and that it's not just about the interest of the project that is being proposed here and that the wider community that's at stake because there's going to be significant opposition, as you can tell, for whatever comes forward. Thank you.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission at this time. Seeing no one, he closed the Audience Participation.

CORRESPONDENCE

Member Lynch said there is one written public correspondence from Carrie Schoenig, 150 Pleasant Cove Drive, in objection with the same concerns as spoken by the residents in the Audience Participation.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner Barb McBeth had nothing to report.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARINGS

1. VILLA D'ESTE JSP17-52 AND ZONING MAP AMENDMENT 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51-acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 42-unit single-family ranch housing development (for sale). This is a gated community. All land is proposed to be considered as common element to be maintained by association.

Planner Komaragiri said I would like to start with a brief recap of meetings held to discuss the proposed rezoning overlay concept plan. Last year, Planning Commission held a public hearing for the proposed rezoning on September 13 and postponed their decision to allow the applicant to address Staff's comments. Planning staff had a follow-up meeting to discuss those primary concerns. Another public hearing was held on November 08 and the request was recommended for denial. This year, the applicant requested a Master Planning and Zoning Committee input for the revised concept early on January 10.

Since we first saw the plan, the applicant has significantly reduced the number of units proposed from 56 (with a density of 1.43 units per acre) to 42 (1.10 units per acre) in order to address staff's density concerns. Changes were proposed to the road layout to improve sight distance and better turning radii. Additional recreational amenities have been included such as pocket parks with additional guest parking. Impacts to wetland buffers have been reduced from 0.45 acres to 0.30 acres.

The applicant Mark Guidobono is currently requesting to rezone the subject property, measuring approximately 51 acres from RA, Residential Acreage to R-1, One Family residential. The property is located north side of Nine Mile road, near the Nine Mile and Garfield Road intersection. It is surrounded by Residential Acreage zoning on all sides except to the north, which is R-1. The proposed density exceeds the maximum recommended by the Future Land Use map for this and surrounding properties. There are significant amounts of wetlands and woodlands on this property.

Planner Komaragiri said the PRO Concept Plan shows two on-site detention ponds. One boulevard access point is proposed off of Nine Mile Road. The development proposes four unit types with different sizes as opposed to one that was proposed before. Width of units is increased from 50 feet to 75 feet. An emergency access road is proposed off of the proposed cul-de-sac to Nine Mile Road. The development is proposed to be built in two phases.

The applicant has provided a plan that indicates a total of 35.38 acres of regulated woodlands on-site. Of which, the concept plan proposes to impact 10.19 acres (about 29 percent). 1,138 credits would be required for replacements based on the applicant notes. However, the calculations did not include number of trees proposed to be removed. The impact area calculated is based on certain approximations. A tree survey is not provided

to verify the quantities provided. We recommend the applicant providing a survey for staff review prior to Council meeting. Our woodland consultant Pete Hill is here tonight to give a brief overview of the woodland impacts after my presentation.

The applicant has requested two deviations from the Woodland Ordinance which staff is currently not in agreement with. In the response letter, he agreed not to pursue one of those deviations, which has to do with diversity requirement for replacement trees. However, he is still requesting additional credits for upsizing woodland replacement trees which staff is not support of. For example, a credit of 0.67 is allowed per each for 4" deciduous trees, the applicant is requesting 2 credits. Allowing additional credits would not create the woodlands lost.

Planner Komaragiri said the applicant is also seeking deviations from lot size, setbacks and frontage standards as the development proposed does not follow the typical single family lot layout. Based on the changes the applicant has made since then, which has created overall visual relief, staff is now supporting the deviations as shown on the proposed PRO concept plan. The proposed unit boundary shown on the concept plan (sheet 02) does not include the proposed deck, which is to be considered the maximum allowable footprint.

The applicant has provided conceptual elevations with the initial submittal and intends to provide high quality housing style. However, to leave some flexibility in providing options for prospective buyers, he is requesting a Façade deviation from similar dissimilar Ordinance which is supported by staff.

The plan requires a couple of engineering deviations which are supported by staff to prevent impacts to natural features.

The plan also requires some minor deviations from Traffic standards. The applicant has agreed to address most of them except for a few stated in the motion sheet. Staff is not in agreement with item j. for not proving the minimum width for the local residential road. The applicant is proposing 24-foot wide roads as opposed to the required 28-feet. The applicant seeks the deviation to maintain the rural character of the proposed development. Our Traffic Consultant Sterling Frazier is here tonight to answer any questions in this regard. An amendment to Traffic study was provided by the applicant, which noted that the peak hour trips from a total of 13 single family homes would approximately be equivalent to the 42 unit detached senior adult housing that is being proposed.

The applicant is providing two major Public benefits as part of his application. He is proposing to donate 20 acres of land to Novi for existing park system. The proposed area to be donated includes regulated woodlands and wetlands. He is proposing to build a trail head for ITC trail users at the southeast corner of his property. The applicant has been working with City staff to identify elements for the proposed trail head. He has agreed to propose a couple of parking spaces, a bike repair station, and a picnic shelter at the location upon the City's recommendation. He has provided some renderings for the picnic shelter and he has agreed to revise the gravel parking to asphalt as recommended by staff. Timing of construction of these improvements is an ongoing discussion.

Planner Komaragiri said with the response letter, he has indicated to allow use of his property as a staging area for potential dewatering operation for installation of sanitary sewer line along Nine Mile. The plan is proposing extensive landscaping that exceeds certain Ordinance standards, which is also offered as a benefit.

The applicant is proposing to pave a part of Nine Mile Road near the entrance to the

development. City maintenance staff has provided a memo, which was included in the packet, listing potential issues with maintenance when transition from asphalt roadway to gravel surface happens. Staff is continuing the discussions with the applicant to determine the scope of proposed work item and whether it meets the intent of a public benefit. We hope to resolve the item before the Council meeting. Staff does not agree with the other benefits listed in the response letter as they are considered incidental or hard to quantify at the same time acknowledging the significant benefits that are being offered.

All reviews except woodlands are currently recommending approval. Planning Commission is asked tonight to hold the public hearing and make a recommendation to Council. The applicant Mark Guidobono is here tonight with his design team and would like to make a brief presentation following a quick woodland impact overview by Pete Hill.

Planner Komaragiri concluded by saying, I do want to add a note with regards to the motion sheet. Item 1.g. which talks about an engineering deviation for lack of paved eyebrows is no longer valid. It was left there by accident.

City environmental consultant Pete Hill said I've been asked to give a bit of a summary of the woodland impacts that are proposed on the current plan, and we thought a good way to do that would be to show you the figure that's up on the screen and basically just reiterate a few things that were already mentioned.

Starting with the overall site acreage, it's about 51 acres. Based on the City's regulated woodland map, it's hard to see on the plan in front of you but it's the scalloped black line – the regulated woodlands on the site are about 35 acres, or 69% of the project site. The woodland impacts are in four distinct areas and they sum up to about ten acres or 29% of the existing tree canopy. The yellow area on the west side is about 2/10 of an acre of woodland impact, the magenta area to the north of that is about 1.5 acres of woodland impact, all the way over on the east side the orange area labeled impact #4 is about 3/4 of an acre, and then the largest of the impacts to regulated woodlands is right in the middle and it's about 7.8 acres.

City consultant Hill said that being said, the current plan proposes to preserve about 25 acres and the majority of that is on the north side of the site. The 25 acres being preserved is essentially that northern area on the site that you can see on the map and there are basically three pockets of forested wetlands in that area, due directly north, to the northeast, and to the northwest.

So that being said, 25 acres of the development site are proposed to be preserved, and that is about 71% of the existing tree canopy based on the Regulated Woodlands Map. And as Sri mentioned, the plan notes that 1,138 replacement credits are required for this 10.2 acres of impact. We haven't confirmed those numbers specifically, because the plan also states that a detailed woodland plan, a tree inventory, and a removal and replacement plan that specifically quantifies all trees being removed and all the woodland replacement credits required will be provided prior to Preliminary Site Plan or at Preliminary Site Plan. That's all I have at this time.

Mark Guidobono of Cambridge Homes, said I live and work in Novi. Villa D'Este is our proposed age-targeted community for empty nesters in Novi. We have listened to the Planning Commission, staff, and neighbors and have made significant changes to this plan, the biggest being a reduction in density by 14 units. We reduced our density from 56 to 42 units, this translates to a gross density of 0.82 units per acre.

We have made some changes to the unit sizes and width to add some variation and interest to the neighborhood so that when a person drives through, they're not looking at homes that have the same width. We thought that was a nice detail that we could add to this plan.

We have increased our land donation to the City from 18 acres to 24 by the land reconfiguration, we also have reduced our deviations from our original proposal. We've provided the City with drawings of the Comfort Station that we're proposing to build for the City in the southeast corner of the property that you can see on that site plan.

Mr. Guidobono said deviations, to me, sometimes add a creative touch to a development. We had those in Bellagio, which is a really good example where we were able to deviate with a few things to avoid a cookie-cutter feel and that really made a difference for that development, and Bellagio is proof of that today.

One deviation that Sri mentioned that we're looking for, it's not an absolute must but we are proposing a 24-foot width pavement from the gate to the first intersection of the development. The rest of the roads are 28 feet. To us, 28 feet is a two-lane road with parking on one side, 24 feet is a two-lane road with no parking at all and as you see from the gates to the first intersection, there are no homes there. So that, coupled with the fact that it gives a nice rural feeling, having a narrower road as long as you have no parking – I think we could get away with that. It's not a deal breaker for us if the Planning Commission approves 28 feet. We just felt 24 feet gives us a more rural effect, we wanted to quiet down the entrance and the feeling as you come in. We're dealing with empty nesters here and 42 units of empty nesters creates the same amount of traffic as 13 single-family homes, so we're not dealing with a lot of traffic. So we feel 24-foot wide road could pull this off.

Another deviation request that we're asking for is on the woodlands side, the only woodlands side. We promised the residents all along that we would do our best to screen this development from Nine Mile Rd all the way to keep it the rural feel of the area. And we also have future homeowners that we have to deal with. If you look to the east, you'll see a big transmission tower and if you look to the south across Nine Mile you see a big transmission tower, and we'd like to screen that for our future owners and we'd like to screen the development for the people living in the area just to help create that rural feel. So those ITC transmission towers really create a hardship for us and it's the only reason we'd like to plant larger trees but there's a cost to that and the numbers have to make sense. But it does make a difference in the development; we did that in Bellagio and if you drive through there today it looks more mature than a sub that was built ten years earlier. You can really see how it stands out and it does make a difference.

Mr. Guidobono said in our previous meetings, we showed how our plan compared to single-family lots and how much more environmentally-sensitive this is for this site, putting these homes closer together we're saving 50% more trees, we're having less impact on the wetlands, we're creating more open space – 60% of the site is left as open space, that's significant.

Our traffic study shows that 42 empty nester units is the same as 13 single-family units from a traffic standpoint, so traffic is really not an issue. Empty nester communities are very quiet communities, a lot of these people leave for the winter or have places up north. But when they're here, they do spend money in their community, at restaurants, things like that.

To conclude, we're offering significant public benefits, some of which are the land

donation of 20 acres to the Novi Parks system, we're building a comfort station, we're offering to pave the intersection of Nine Mile and Garfield, which is probably one of the worst intersections in our City right now, it needs work. We also have been approached by the City to use our site as a storage area for fill and outlet for dewatering for the Nine Mile sanitary sewer and we've offered to do that for the City as they rebuild that Nine Mile sanitary sewer.

Mr. Guidobono continued I'm an example of your typical buyer, 62 years old and I've lived in this area for over 30 years. My kids are out of the house, I want to downsize but I'd like to stay in the area. I am not interested in a mid-rise but when I look at my options I see Northville or Plymouth or Birmingham. There's a need for this in the area and with your support, we can provide a one-of-a-kind, world-class community here.

There is one more comment, I just want to make sure we don't miss it. The footprint we're talking about, the measurement on the plan, didn't go to the back of the deck, it stopped short of that. So the measurement on Page 2 of the plan was 15 feet short of the footprint. I did mention it to Barb earlier today, but I wanted to let everyone know we need to make that adjustment.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Karl Migrin, 49450 West Nine Mile Rd, said welcome again new members. I object to the Planned Rezoning Overlay concept plan and associated rezoning amendment for the following reasons.

One, the State of Michigan may be harmed by this development. The City of Novi was awarded \$402,500 by the Michigan Natural Resources Trust Fund to purchase the 12.67 acres of property at the southwest corner of Garfield Rd and Nine Mile Rd. This property is now known as the ITC trailhead park. In the application for this grant, the City stated the proposed goal for this piece of property is to develop a trailhead park with potential features such as parking, restrooms, a play structure, outdoor fitness center stations, and/or a shelter to service the ITC Corridor Trail. Cambridge Homes is offering to build a restroom on their property as a public benefit in their Villa D'Este proposal. Acceptance of this restroom as public benefit may void the agreement between the City and the Michigan Natural Resources Trust Fund Board.

Two, the City of Novi will be harmed by paved intersection improvements at Garfield Rd and Nine Mile Rd. As noted in the March 9, 2018 correspondence from Mr. Matt Witkorowski, the City's Field Operations Senior Manager, the Field Operations Division recommends the developer's paving would best be denied. Paving this intersection will result in an increase in transition point rutting in the drive lanes, requiring frequent grading to keep the roadway smooth on each side of the pavement. Why should the taxpayers bear the extra expense of maintaining this intersection, when only the developer will reap the benefits of this improvement? Will the developer also pay for the extra upkeep needed to chip seal portion of Garfield Rd?

Mr. Migrin continued three, the January 10, 2018 Master Planning and Zoning Committee meeting, Commissioner Avdoulos informed me that one of the affected parcels included in this proposed development is owned by his father-in-law, Mr. Alekos Alexandris. Because a familial relationship exists between Mr. Avdoulos and the owner of this 1.5-acre vacant parcel, the appearance of a conflict of interest exists and I believe that Mr. Avdoulos should consider recusing himself from any further discussions or votes on this development. Here are some pictures of the trees along the Villa D'Este proposed drive.

Those trees will be eliminated. And this is some of the wildlife I observed in my backyard which will also disappear when you cut down the trees that are their nesting area. Thank you very much.

Mike Hudson, 22111 Garfield Rd, said I will also state that I am unilaterally opposed to this development for several reasons. First and foremost, we don't have all the information. It's impossible to make a totally informed decision until we have all the information. The tree study has yet to be done. So all we are getting is guesses as to what the total impact to the wooded areas would be.

I would like to point out that in the letter dated September 5 to this committee, Cambridge said we are currently not able to do a tree survey until the leaves are off the trees. I have no clue what that means. I had to have a tree survey done on my property and it was done in June, I don't see the hang up with it. The trees have lost their leaves months ago and we're now just hearing in a letter dated March 6 that he's just now starting the process.

He also said in his original letter dated September 5, patting himself on the back about how much of an ecologist he is, that 40% of the trees are to be saved compared to the previous developer. 830 tree replacement credits required, and that's with the 56 unit footprint on there. Now he says on March 6, that the tree replacement is 1,138 credits and that's with a smaller footprint. That's a 37% increase from his original guess. I have difficulty accepting his numbers at all. He hasn't told us when the survey actually started nor has he told us when it's going to be finished.

Mr. Hudson said I would also like to point out a couple of things that were said at the September 13 meeting by some members of the board. First was from Commissioner Avdoulos, in which you stated the area around the development is going to be landscaped so that it provides more of a hidden feature. So the thought is, that that sort of helps to blend in with the rural character of the area. I understand what you're saying here, but if you look at his proposal he wants to put in berms, he wants to put in evergreens, plants which are not native to the area. He wants to put in a boulevard, he wants to put in gates. If you drive from Beck to Napier on Nine Mile and look at all the roads there, you will not see a single boulevard nor will you see a single gate. It is not in keeping with the character of the neighborhood.

Mr. Hudson said Member Greco carried on with a rather interesting conversation with staff that the staff felt that all probability the maximum number of homes you could build on this under current zoning is less than 30. And the other comment that was made was when our Chair told us that his magic number was 30 units and now he's ecstatic over 42. Quite a change of pace. Thank you for your time.

Tim Mitts, 22125 Garfield Rd, said I've lived there since '90. I've been to all these meetings and I've always been opposed to it under the aspect of increased traffic that cannot be taken into consideration yet. To pave Nine Mile leading onto Garfield would just be, I'll use the word silly, because the sewer system and the water system still has not been upgraded. A date has not been set aside to do that. I don't like seeing money wasted for no reason. Why are we going to pave something and then tear it up?

As far as the property, I agree with Mr. Hudson when he said that there was a number set out there at the very beginning of a maximum of thirty houses. Thirty houses is thirty houses. I had to play by a strict set of rules when I built my house back in '89. Tough way to build a house in Novi but we did it. I think everybody else should have to abide by the same rules.

Mr. Mitts said if there was anything to be done here as far as an exit out on Nine Mile and Garfield area, I think it should go out the opposite way. I think it should go out towards Ten Mile, there's gotta be a way to develop the property, it's in the plans, it's in the Master Plan for something going on there. Take Nine Mile and Garfield out of the play altogether. We can't go with the traffic.

Like we said, you take it and you pave that area, it's more maintenance on that road. Garfield is chip tar and that's going to get broken up, it's already broken up. They did a nice job on it but there's already some major holes there. So what I'd like to say is that there needs to be a lot more discussion about this and if it's going to be built, play by the same set of rules that we all had to play by. Thank you for your time.

Sarah Tedesco, 22830 Evergreen Court, said we are just west of the property boundary there. I'm still opposed to this development. The traffic is still a concern. As everyone has previously said, Nine Mile is a potholed mess. I'm pretty well convinced the construction traffic is going to abuse the chip seal on Garfield.

The new retention ponds are a concern. There's two massive, ten-foot deep ponds and no berm or shielding along our property line to deter my two curious children from examining the two ten-foot deep retention ponds. And while the idea of high-class senior living is a great idea, the minimum 15-foot setbacks between these houses – it will make this development look like high-end manufactured homes. Has anyone seen the development across from Sam's Club? That's exactly what it's going to look like. I don't care how far away you tuck it back from the road, people like me and my neighbors will still be able to see house, house, house. One right after the other and a neighbor leaning out the window handing their other neighbor a cup of sugar. Kind of ridiculous for the area. This will kill the charm of our neighborhood and the density is just inappropriate for the R-A zoned area.

The gated community is not appropriate for Nine Mile, there are already plenty of examples of high-end homes without gates on their driveways. We have a very democratic mix in our neighborhood of modest and high-end housing. Who are the Guidobonos trying to keep out? Which of our neighbors on Nine Mile are so undesirable that we have to throw a gate up to keep them out? That's what the gate says to everybody in the neighborhood. It's a front and it's an insult.

Ms. Tedesco said the largest concern for myself and for the other residents along Evergreen Court is the sewer connection for this proposed development. In the four months that Mark and his team have had to revise the plans, they have yet to address the wastewater accommodations for their development. According to the packet for today's meeting, Mark's company still plans on connecting their water on the Evergreen access point, which is the fire hydrant in my front yard mind you. And their access point for their sewer is going to be along Nine Mile with the proposed sewer development.

I checked the Capital Improvement Projects website, the interactive map, it goes out about five years in projected funding and projects. That project is not even on the map yet for the next five years. And I'm assuming since the Planning Department only gives you what, two three years to develop your property to your plans once it's been approved, just see the Eight and Garfield property that's up for grabs right now, I'm just assuming that Mark's not going to sit on this for five years and waste what he has worked to attain approval for.

The new plan reduces the load at peak hours to 88 flushes morning and night, and our grinding station has not been enlarged or otherwise – I think we had a filter put in so it

doesn't smell anymore, thank you very much by the way, we are appreciating the olfactory relief. But if the sewer plans fail, there's still no back-up plan for Mark to build his own grinding station on his own property to accommodate his own residents. That's what we had to do on Evergreen when Evergreen was developed, we had to build our own grinding station. So I'm really perplexed as to why such an advanced development plan has failed to address comprehensively the very likely contingent plan that they will have to have of having their own grinding station. You had quite a while to plan this.

Ms. Tedesco continued so why can Mark not be bothered to deal with the essential question of waste effluent accommodation from his development? He needs to make serious plans to build his own grinding station just as other developers along Nine Mile have done before him. And also the lack of serious planning on their part in terms of the crowding and infrastructure for this development leaves me wondering about the seriousness of their bid to develop one of Novi's last pristine woodlands.

Muin Rumman, 49280 West Nine Mile Rd, said beautiful weather is coming soon and that's something I really need very badly, it's been an ugly winter. I own a property at 49280 W Nine Mile Rd. I think what Mark is developing is one of the best projects in Novi. I think the City of Novi needs that very badly. He is one of the best developers, not only in Novi but maybe in Michigan.

And with that, I believe he builds such high quality housing and there, you're going to increase the values of the properties next to it and in the surrounding area. So economic impact for residents around this area is going to be increased in value. And I believe that's a very good thing to have. So I do not really see any objection to that project, I think it's a wonderful thing that Mark is doing. I think we will all be proud of what his accomplishment in the past has been and what I believe will be in the future. I support this project 100%. Thank you for your time.

Suzanne Hudson, 22111 Garfield Rd, said I want to echo Sarah's comments about the sewer line. There is no plan for a sewer line. I want to know what the developer will be doing for his particular unit. I am concerned about the roads on Nine Mile, if you've been down there after there's been a good rain. They're pretty good about grading it, but I think with the heavy traffic because he's promised and I don't know how he can do this, but he's promised that all the construction traffic will come down Nine Mile. That means that you're probably going to need almost daily grading. Is he going to be paying for that?

But more importantly over all of this, it's RA zoning by the Master Plan. Why are we not looking for developers that will follow the Master Plan? Otherwise, why did we do that in the first place? So I thoroughly object. I'm sure he's a quality builder, I have no problems with what he wants to do, just that particular piece of property has a lot of issues and goes against the Master Plan. Thank you.

David Jerome said I am here for two reasons. First, my own – I'm a resident of the City of Northville. At age 65, my wife and I started to look for something like this. We haven't found anything like it. We're very interested and we may become Novi residents. We have lived for all of our lives in Northville.

The second reason I'm here is on behalf of Robert Henry Lamp. His address is 49300 West Nine Mile Rd. Hank is not physically able to be here tonight but he would like me to express to you his feelings. He's lived there in that house for 72 years. The last year, he's lived in assisted living. In 72 years, he's seen a lot of changes. And he will tell you, there were six houses on Garfield when he was born in 1945. The whole thing is developed. He

will tell you this is the best development to come around. Nobody likes change, this is a very good change for not only Novi but for the people in the immediate area. Hank and I have been trying to sell the property and put something together for almost fifteen years, this is the only one that's made it this far because it's a tough project to develop. Thank you. Endorse it.

Brian Tedesco, 22830 Evergreen Ct, said I agree that this is a great project in terms of bringing in older residents, empty nesters, stuff like that to the area. But I disagree with adding more density, I think that's inappropriate. It kind of follows the trend that we see from a lot of these Novi residents that times are great right now to get houses built, but we need to keep to the Master Plan and keep our woodlands and wetlands protected. And I still object to this project 100%.

Nick Bodrie, 21940 Garfield Rd, said this is my second time addressing the Commission. I guess the first statement I'll say is that I'm kind of disappointed that it's dragged on this long. Quite frankly, on the November 8 meeting, I don't know if you remember but it was much like the previous people here talking about the next development, very passionate.

Our residents are pretty exhausted by this, and Mr. Guidobono has been very disingenuous with us and with you too, as far as I can see. First he comes in and he says I want 52 units, you tell him to reduce it down to 30 and he comes back with 56. Now he's doing graciousness by reducing it down to 42. We still have all the concerns about traffic – we honestly don't believe his traffic studies, but we have to accept that that's what we're being presented.

But what we're asking you to do is to look at it from our perspective. When we bought this property and we chose to move into Novi, it was zoned RA. We all had to conform to the strictest of codes. We couldn't vary at all. I had to have my foundation re-inspected because it was two inches too low. I'm five feet above my neighbor.

Mr. Bodrie said we don't oppose a development, we oppose a high-density development. This property does not support 42 units, it supports 30. It doesn't matter what he calls it, senior living. It doesn't have to be senior living. As soon as you put your stamp of approval on, it can change. He has no legal way to enforce who buys a home is going to be a senior. It's an open market. Trust me. You're asking a person that he met with us after the meeting. "Oh yeah I'll share my plans with you, I've heard you." You know how I found out about the January meeting? I happened to google my name and it showed up because it was right on the minutes. I didn't even know about the meeting. He told us he was going to share his plans before the meeting came. I don't trust him.

And then when you look at it, everything on this proposal is "I'll provide later." But yet, why doesn't he provide the things now? If he's truly honest about it why provide it later? He wants to get past this step so he can manipulate more. He's like a three-year-old. Say no, I'll just come back later and ask. Say no, I'll ask for more. I'll say I'm gonna do something nastier. He's trying to blackmail and push.

Mr. Bodrie said and I ask you, as a professional planner of our neighborhood, to resist that. And stand up for the zoning of RA. And just deny this, until he comes back with a proposal that meets all the criteria. There's no reason to give him all of these variances. He wants to build bigger homes but he can't even provide a driveway that conforms to a driveway standard. Reduce the density by 5, 10, 15. Make the driveways. How hard is it? You're building \$750,000 homes and he can't even make a driveway wider? So I ask you to do your job for us and protect the residents. Thank you.

Jeff Wainwright said it's a pleasure to be here, thank you Commission members and staff. I represent a ten-acre business in Novi, of which we really enjoy paying property tax on. We are definitely in support of this project. Listening to the design criteria that has been changed and the efforts that have been put into it, it's quite impressive what has been done so far to get it to the point that it's at. Not living in Novi, having a fourteen-year desire to move to Novi and moving into the empty-nester phase, this is a very compelling project. If it were to be sufficiently economical, we are hoping that it can be.

Certainly, this would be an incredibly high-integrity development, something that would be very impressive to Novi. And I think that it fits the need of a generation of which I'm a part of that's moving to this need very quickly. We certainly want to downsize and I think a lot of people in this room are thinking the same way. This would be, looking at the designs, a very tranquil and a very majestic design, and I can understand some of the concerns the surrounding neighbors have but this would without question make a significant increase in property values in that area and probably overall in Novi as a general sense. From that point of view, I think we're very supportive of this and I hope the Commission would give a positive consideration of this.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission at this time. When no one else responded, he said there is some written correspondence.

Member Lynch said these are the objections. Kyle Freitag, 50233 West Nine Mile Rd. Janet Thurber, 21668 Garfield Rd. Kurt J Ohlgren, 21666 Garfield Rd. Theresa Ohlgren, 21666 Garfield Rd. Karl Migrin, 49450 West Nine Mile Rd. Gail Bartley, 49050 West Nine Mile Rd. Mary Reynolds, 22015 Garfield Rd. Elizabeth Wylie, 21760 Garfield Rd. Kristin Leirstein, 49000 West Nine Mile Rd.

Member Lynch said these are in support. Manish Mathur, 22685 Evergreen Ct. Terry Conway. Patti Mullen. Barbara Wilson. Fr. George Shalhoub. Daniel B. Smith. Nabeel Faris. David Jerome. Kathy McLallen. Rick Corrant, 45175 Veneto Dr. Christopher Quinn, 41812 Hampshire. Pragati Mathur, 22585 Evergreen Ct. Partha Chakravarti, 50410 Nine Mile Rd. Arundhati Sarkar, 49800 Nine Mile Rd. Shyamal Sarkar, Nine Mile Rd. Lou Agoston, 20911 Turnberry Blvd. Jeffrey Jaghab. Muin Rumman, 22366 Lancaster Ct. Ronald M. Valentine, 49100 West Nine Mile Rd. John P. Connor. Al Abdelhour. Mark Merucci.

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

Chair Pehrson asked, based on comments from one of the residents relative to Mr. Avdoulos' recusal, can we have your thoughts on that?

City Attorney Tom Schultz asked Mr. Avdoulos if that is accurate that the parcel is owned by your father-in-law?

Member Avdoulos said yes.

Attorney Schultz said I'm going to start by reading you from your Planning Commission rules, just so you can hear it because I'm assuming you don't have it in front of you. So this is out of the Planning Commission rules which you are obligated to adopt under the Zoning Enabling Act.

Basically what it says is that a member shall vote unless excused by the unanimous consent of the remaining members in vote. However, the member shall be recused

where a member has a financial interest, other than the common public interest, or where the member clearly cannot render an impartial decision. The vote of the remaining commission members shall be with regard to whether such financial interest or other basis for not voting has been sufficiently established by the member seeking recusal from voting.

Attorney Schultz said so, the question I think here is really both of these items. Is there a financial interest or is there a basis for Member Avdoulos to say he can't render an impartial decision? So we don't have a definition of a financial interest in the rules, there isn't one in the Planning Ordinance, there isn't one in the Zoning Enabling Act. What we do have though, is in your City Charter, a definition of a financial interest in a different context and it has to do with when a Council Member is allowed to vote where there might be a financial interest. It defines financial interest, but more importantly it limits what is meant by financial interest. This is the relevant part.

It's a financial interest in something that involves a member of the Officer's family. Clearly, Member Avdoulos does not have a direct financial interest here. The question really is, is there some indirect financial interest? And the family is including the spouse, child, grandchild, father, mother, sister, brother and/or spouse. None of those fit an in-law situation.

So on the fly, I'd say Member Avdoulos does not have a financial interest in this decision. The question for him becomes the second half of the paragraph there. Does Member Avdoulos believe he cannot render an impartial decision? That is something that he has to indicate here to the rest of the Commission. If he believes the answer is that is something that he cannot render, then he asks to be recused. If he believes that he can, then at this point the disclosure has happened and he indicates that he thinks that he can be partial and we move on.

Chair Pehrson said thank you. Member Avdoulos?

Member Avdoulos said I believe I can be impartial.

Chair Pehrson if there are no further comments, I suggest we keep Member Avdoulos in the vote for this session. Seeing no objection, Chair Pehrson turned it over to the Planning Commission for discussion.

Member Lynch said first of all, I've seen the applicant's work and I know you're going to do a great job with this. I do think that the density is consistent with what we did for Island Lake and a number of properties where it was zoned RA and it ended up being 0.8 or 0.82, and anybody who's driven through Island Lake would probably not even know that there are 1,200 homes in there. It was very well designed, and I suspect that you'll do the same.

I do sympathize and understand the neighbors' comments as far as the change of aesthetics. I personally don't think it will, you've got it secluded far enough back. I do think it's a good idea to put up the 20 foot trees, I'd agree with you, to hide those lines and screen the neighbors. I really don't want to disrupt the feel of that area, which is a somewhat rural area. I think the way it is designed with what appears to be a small path, if you will, going back into the development makes it secluded. And I think it's about 100 feet back, it's quite a distance before you get back into the actual development which is totally screened by foliage.

One thing that I would recommend – and I've been a proponent of this – any tree that

you remove from there, I prefer that you replace it on site and not give it to the tree fund. Member Lynch said so, whatever you can work out with the City. I know that a lot of times developers come in and take trees down and just shove it into a tree fund but if there's a way you could keep the foliage on site, I mean I know you can't plant them too close together because they'll die, but in my personal opinion I prefer to see as many trees on that property as can possibly be put there without impeding on their growth.

But I read through the packet and I did see your comments in your letter back to the City, but one of the people came up and talked about the sewer and I think I brought this up last time – this whole thing with the grinders and if there's going to be a need for a grinder. What are your plans with the sewage removal.

Pat Keast, with Seiber Keast Engineering, said we did the site planning and engineering for the project. The proposal now is to tie into the sanitary sewer that is to be constructed along Nine Mile. It's in the design stages, I think the plans are about 80 or 90% complete. We've been in discussions with the City's Engineering Department, Ben Croy, who shared some of the plans with us. So our plan is to connect to that sewer, which I believe is due to be constructed this year.

Member Lynch said so you and Darcy are attached at the hip on this thing? I was a little concerned when I heard the comments. It's my understanding that sewage is going right into the City Sewers and that you're not going to be building and dumping into septic fields where you're going to need a grinder or use existing grinding stations.

Mr. Keast said correct, we have no plans to connect to the existing grinding station nor to the water main at Evergreen Court. It's completely independent.

Member Lynch said okay, out of the whole packet that was the one that concerned me. That, and I don't want it to be disruptive. The character of the area is quite unique. I drove through there several times and it has quite unique character. I understand why you want to develop it and I like the idea that it's going to be set back and secluded because if you're not right on top of everything, I don't think anybody is even going to know that it's there. That's my impression.

And I did go look at your prior work and spoke to some folks that bought your prior work, and I know you're going to do a great job. The density I can live with based on what we've done in the past with Ten Mile and Napier, the sewage thing is a concern so I want to make sure that everybody was together and that there's not going to be any adverse effects on the surrounding community based on the increase in sewage.

As far as the roads go, that's a tough one. I do agree with your statement that the type of homes that you're building and the type of target buyers will not have a significant increase in traffic once it's built, and my hope is that the City or the County, whoever owns it, can get in there and at some point pave it because that would help everybody out. But I don't think it's going to have as detrimental of an impact as what may have been stated to us in some of review letters. And as far as the trees go, just keep as many trees as you can there and not put them in the tree fund. Those are my three comments and I think you've done a good job with the project. I certainly will support it.

Member Maday said I think this project sounds amazing. I think it's well-needed, I've heard from a lot of people that do want to move here and are of the older age group. I also live in Island Lake and you would never know that there's as many homes, just as Member Lynch said, walking through. I walk through trails in my neighborhood and it just does not have a feel of high density. With regards to that street width of 28 versus 24, I

think that just kind of adds to the aesthetics of it, assuming it's no parking.

The only thing, honestly, that I took to heart from someone talking today was the retention pond on the edge of the property. It is on the edge and it does come close to a residential property, so I would hope that you would screen that well and protect that retention pond just for the safety of the neighbors. But I am excited to see what it's going to look like.

Member Avdoulos said I know that there is a lot of emotion wrapped up in this area and I live in this area, and we all know that it's zoned RA. But as every property in the City is zoned a certain way, there are other vehicles that developers can come in to adopt another type of rezoning and introduce another type of density. And this vehicle is the Rezoning Overlay, and right now this is a Concept Plan. And a Concept Plan is recommended to City Council, so this hasn't been fully engineered and it has a ways to go. So this is the first step, then it goes to City Council, then we have Preliminary Site Plan and so on.

I encourage the developer to continue to work with the City, especially on some of the items that are indicated here where the staff does not support. The big thing here for us has always been that it is zoned RA. RA density is 0.8 units per acre so we wanted to be able to maintain the 0.8 units per acre so that it is within the spirit of RA zoning and by having the 51 acres with 42 units, we are pretty much there.

The developer has come in the past with 53, 56 units and we indicated that that is not going to work and did not approve it and here we are working together to try to get something that is going to work for the City, work for the area, it's going to maintain – I believe, as others do – the rural character, the preservation of more woodlands. If you were to put a typical subdivision, even if you put 30 homes, you would have larger areas of trees gone, you would have larger open areas. It would be similar to what is up at Deer Run, it would be different than regular subdivisions with wider areas between the homes taking up more landscape. There is proposed screening along Nine Mile, it is going to have a secluded feel because a lot of the development is going behind some properties that are creating that little pocket there.

Member Avdoulos said the one question I had, Barb and Sri, is the trailhead that's being proposed on the property with the trail comfort station, is that going to be in lieu of the trailhead being proposed at Nine and Garfield?

City Planner McBeth said I understand that there is still going to be some of those functions at the property that was recently acquired, but I don't know exactly what those will be at this point. We can get back to you with what the Parks Department plans to do there.

Member Avdoulos said okay, because I see the sign there every day that that's what's coming and when I was reading this I didn't know if one was taking the place of the other or if this was just an enhancement to the trail and then the other one was going to provide all the other amenities that's on the signage that is already on the property there. Right now, that's all the comments I have.

Member Greco said with regard to this project, first of all with Mr. Guidobono's reputation and his company and his buildings and what he presents, it's always going to be quality and beautiful. And with regard to some of the comments from the residents directing somewhat disparaging toward Mr. Guidobono, I don't know him personally but I know that these representations and what he presents and puts forward always has quality and I don't believe he's intentionally been trying to do anything as far as deception with

regard to the public or the Planning Commission. I think he's been very straightforward.

Now, with respect to that and having said all that, I still have a concern and a problem with the density. We're still talking about putting approximately 25-30% more homes or dwelling units in an area that's zoned differently. He's done a very good job of secluding it, preserving certain things, or donating things to the City. My problem is that when we have certain zoning and certain zoning in the Master Plan that people rely upon, when you change that by increasing the density by so much – not by adding a few homes, I mean we're always dealing with developers that are adding a few homes here or there, moving things over, adding easements – but this really changes the density of what is allowable there that I do think the residents and neighbors have a legitimate gripe if they have a problem with it.

Member Greco said again, it's going to be beautiful. He'll be able to sell these, no doubt, they'll be desirable to certain people. But as a gated community with more dense homes in an area that is really rural and wooded, is it something that fits into the character of the area? I don't think so. If I lived there, would I object to it? I'm not sure. But I do know that the people and the neighbors that do live there are objecting to it, and with such a drastic change in what is allowable and buildable there, it's not something that I'd be able to support. Notwithstanding, again, the quality and reputation of Mr. Guidobono, which I have no doubt or hesitations about.

Member Howard said I am very excited to see a project like this in Novi. I am excited about the design, I am excited about the efforts to work with the City, I am excited about the various ways that we will be able to accommodate empty nesters in our community.

However, I have to say that I am somewhat of a sympathetic sceptic in that I'm not quite sure that I'm convinced that we're there just yet. I do still have some of the concerns in terms of not just the character, I think that you're doing to do a great job and that these will be beautiful, and that when it really comes down to it and they are actually there, that a lot of the issues that we may think will be issues won't.

However, I do have to agree that when we change and allow this density that the density itself may not be the problem, but the impact of the density. I appreciate the driveway, I think it looks beautiful, I understand that we save trees, but the subdivision that I live in has a very narrow driveway and there's no parking, except for when there is. And I do understand that with empty nesters, we expect that certain things will happen but I'm going to go out on a limb and say that hypothetically there will be holidays, holiday parties, events, and I think that with those type of real life consequences, things like traffic will become an issue.

Member Howard said I think we're going to have to look at this and really hammer down what's going down in terms of why there's not approval by Woodlands – I'm very concerned when I see that, that stuck out at me like a red flag.

Chair Pehrson asked City Planner McBeth is it the City's intention to have the sewer build timing in compliance with the development?

City Planner McBeth said I think I'd like to refer that to Darcy.

City Engineer Rechten my understanding is that it could be under construction as soon as this fall. The project is already funded, so that's why it's not showing up anywhere in the CIP. I think the way the statement in the review letter is that we would want that sewer to be in place and available for service; that would be the sequence of how things would

go is that we wouldn't be issuing approval and stamping the construction drawings for development until there is an actual available-for-service sewer in the ground.

Chair Pehrson said perfect. In terms of grading of the roads during construction, what's the ordinance relative to the nature of Nine Mile in general being dirt for the construction traffic?

City Planner McBeth said again, this is a function of the Department of Public Services and they are certainly aware of this project as we've brought this to their attention and I believe it would be their intention to make sure that the developer abides by the requirements to maintain a clean site as it's being developed and clean roads as the construction goes on, and then any complaints would be taken in by our department and referred either to their maintenance or to the developer to maintain the ordinances.

City Attorney Schultz said just to add to that, this is a PRO with special circumstances over and above an ordinance that say, Engineering decides are appropriate for this project could be worked into that agreement.

Chair Pehrson said depending on how and where this goes, I want to make sure that things that have been mentioned such as the sewer connection being completed prior to, grading requirements have to be superseded based upon the character of that road, it's not Ten Mile or one of the paved roads – I'd like to see language in the PRO Agreement that addresses that. The retention pond safety, whatever is being thought of or conceived, I want to make sure that's completely screened from a safety standpoint on all sides better than what the standard is.

A question relative to the trailhead agreement that was brought up: is there any thought relative to what was brought up as far as this goes forward negating the agreement that is already in place or having a negative effect?

City Planner McBeth said this is something that we would look into and I know that the Parks, Recreation and Cultural Services Department has got a handle on this. So we will take a look at that before this moves forward to make sure that it doesn't negate any agreements.

Chair Pehrson said who is here to talk about the paving of the intersection?

City Engineer Rechten said I am.

Chair Pehrson said what is the concern with the potential for paving the intersection?

City Engineer Rechten said like Mr. Wiktorowski wrote in his memo, just with it being such a short segment and the issues that come up at either end when you change the road surface, just yearly maintenance and operations, I think it presented an issue and a concern to him and his team.

Chair Pehrson said as opposed to doing nothing and leaving it as is, and from my experience, a dirt road on a wonderful Michigan spring day with rain now creating a right turn lane rut going into a subdivision like that?

City Engineer Rechten said right, so I think this was just the first conversation and his first reaction to the idea of a small segment of pavement. I think one of his questions, too, was why not a longer stretch so we don't have that interface on either end so close to each other?

Chair Pehrson said so I guess again, in my consideration of this potential development, I'd like to see a longer-than rather than a shorter-than, only meets the requirement of, extension of the roadway in that intersection to eliminate any of that. And I agree that there's the purpose of the PRO, and from Mr. Greco's standpoint I agree and still have concerns about density.

But when I look at what the developer is proposing and knowing exactly what Member Avdoulos stated, if this were a residential unit this would still have the same audience in front of it and would still be the same "I don't want it in my backyard," and I'm sorry to say that but I think that's going to be what's going to happen with any of these developments that we put in front of this Commission from a residents' standpoint going forward. Nobody is happy with the change that would happen, and I wouldn't be happy with a 30-home desiccation of that entire wooded area to fulfill the type of density that would be requested for RA or R-4. That's why the PRO exists. That's why we ask the developer to do more than what's required from the minimum standard. So going forward, I certainly would want to see those as this would come back to us at some point in time, I would like to see all that language go back into the agreement from City Council.

Member Avdoulos said in one of the items on the motion, it says that the applicant has presented a reasonable alternative to the Master Plan for land use recommendation of 0.8 units to the acre, 1.1 units proposed. So where do we get the 1.1? Is that due to land donated and not being part of the actual development?

Planner Komaragiri said when we calculate the density, it's based on net site density. The gross site area is 51 acres, when you take away the wetlands and the statutory right of way which is 33 feet along Nine Mile, we end up with 38 and some acres. So the density is calculated based on that 38 acres and we came up with 1.1.

Member Lynch said there is one thing I want to clarify before I make a motion. How will the motion show that we make sure the comments made by Chair Pehrson and the Commission members will be reflected in the PRO agreement?

City Attorney Schultz said when you get to the end of Number 1 on the motion, the maker of the motion should make a general reference to the items listed by the Chair to be addressed in the drafting of the PRO Agreement.

Member Avdoulos said I would like to make a friendly amendment to item 1d. in lieu of the landscape deviation to indicate that the applicant shall conform the ordinance requirements at the time of Preliminary Site Plan and Woodland permit approval.

Motion made by member Lynch and seconded by Member Avdoulos.

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

In the matter of Villa D' Este JSP17-52 with rezoning 18.718, motion to recommend approval to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the following:

- 1. The recommendation shall include the following ordinance deviations and additional information requested by staff for consideration by the City Council:**

- a. Planning Deviation from Sec. 3.1.2 of Zoning Ordinance for reduction of the minimum lot size, setbacks, minimum lot frontage and minimum site acreage as shown on the proposed concept plan provided,
 - i. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - ii. A minimum of 15 feet shall be maintained between two buildings.
 - iii. A minimum of 30 feet is provided between the front façade and the back of the curb.
 - iv. Rear setbacks will be as shown on the Concept plan, based on the proposed boundary line of land to be donated to City.
- b. Façade deviation from Sec 3.7, similar dissimilar ordinance, to replace internal calculation of square footage to a 2200 square foot minimum requirement for this development;
- c. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features;
- d. The applicant shall conform to the ordinance requirements at the time of Preliminary Site Plan and Woodland permit review;
- e. Engineering deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
- f. Engineering deviation from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb: 15 feet required, 10 feet proposed;
- g. Engineering deviation for absence of sidewalk along a portion of Villa Drive, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed;
- h. Traffic deviation for not conforming to minimum required standards as indicated in Figure IX.5 of the City's Code of Ordinances for residential driveway, provided the applicant works with staff to minimize the number of driveways that deviate from the standard at the time of Preliminary Site Plan;
- i. Traffic deviation from Figure VIII-A in the City Code of Ordinances, for not providing the minimum width for local residential road(28 feet required, 24 feet provided).
- j. Traffic deviation from Section 7.4.2.c (1) of Engineering Design Manual for not meeting the maximum distance between sidewalk and Right of way line along Nine mile. A maximum of 1 foot is required for a small portion where it conflicts with existing wetland area;
- k. The applicant shall redesign the utility layout along proposed internal roads to avoid conflicts with proposed street trees at the time of Preliminary Site Plan. Street trees cannot be located within 20 feet utility easements.
- l. The applicant shall provide a tree survey prior to consideration of Concept Plan by City Council, in order to allow staff to identify the proposed impacts and to

recommend options to minimize impacts as needed;

- m. The items outlined by the Chair should be addressed in the drafting of the PRO agreement:
 - a. Construction of this development would not be permitted to begin prior to the public project gravity sewer main in Nine Mile being in place and available for use.
 - b. Grading requirements for development are superseded based on the character of Nine Mile Road.
 - c. Retention ponds are completely screened for safety on all four sides above the standard.
 - d. Staff will confirm that the proposed trailhead agreement will not negate already existing agreements.
 - e. The portion of asphalt paving on West Nine Mile Road is longer than the minimum to eliminate issues of the interface of gravel and asphalt.

2. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
 - a. The development shall be limited to a maximum density of 42 units, to be determined at the Planning Commission meeting.
 - b. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
 - c. A minimum of 15 feet shall be maintained between any two buildings.
 - d. A minimum of 30 feet shall be provided between the front façade and the back of the curb.
 - e. Rear setbacks will be as shown on the Concept plan, based on the proposed boundary line of land to be donated to City.
 - f. The applicant shall work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
 - g. The applicant shall limit the wetland and woodland impacts to the areas and percentages indicated on the concept plan at the time of Preliminary Site Plan.
 - h. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
 - i. Applicant shall comply with the conditions listed in the staff and consultant review letters.

This motion is made because

1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of 0.8 units to the acre (1.10 units to the acre proposed) for the parcel as indicated in the applicant's letter dated December 12, 2017, noting the appropriateness of an empty-nester residential development for the site given the layout of the plan, the proposed preservation of open space, the offer to provide an enhancement to public park facilities, and the provision for landscape or open space buffering on most sides of the development.
2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
 - a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land (by protecting a majority of natural features on site and provides ample*

- screening from Nine Mile Road.
- b. *Provide a wide range of housing options (by being geared towards empty nesters, or those wishing to downsize from larger homes.*
 - c. *Protect and maintain the City's woodlands, wetlands, water features, and open space (by proposing to donate about 20 acres (40 %) of land with regulated woodlands and wetlands in the rear).*
3. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that the proposed senior adult housing would produce 175 less trips per day than 40 single-family homes (as expected to be permitted under the RA zoning district, and the number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.
 4. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
 5. While the applicant has addressed some of the concerns highlighted in the staff and consultant review letters, there are a number ongoing concerns by staff, details of the likely woodland impacts and lack of tree survey (which the applicant wishes to address at the time of Preliminary Site Plan Review), and the deviations requested for receiving additional credits for upsizing replacement trees.

Motion carried 5-1 (Greco).

2. ZONING ORDINANCE TEXT AMENDMENT 18.286

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at Article 3, Zoning Districts, Section 3.1.10, B-1, Local Business District, in order to allow restaurant uses in the Local Business Zoning District.

City Planner McBeth said staff has received an application for a proposed ordinance amendment for the purpose of allowing restaurants in the B-1, Local Business District throughout the City of Novi. The applicant, Jonathan Brateman, is primarily interested in allowing sit-down restaurants in the Peachtree Plaza, which is located near the southwest corner of Ten Mile Road and Meadowbrook Road.

The B-1 District currently does not allow restaurants of any kind, but does allow various retail business and service uses that are intended to serve the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

Throughout the City of Novi, there are several locations where the B-1 Districts are located: near the intersections of Ten Mile Road and Haggerty Road, Ten Mile Road and Meadowbrook Road (including the Peachtree Plaza), the Walgreens at Ten Mile Road and Novi Road, and on the west side of Wixom Road, south of Twelve Mile Road. These business districts are generally small in size, and located very near, if not immediately abutting, residential areas.

The applicant presented an ordinance amendment to the B-1 District that includes restaurant businesses with sit down and carry out service shall be allowed in B-1 shopping center provided that the restaurants do not exceed 4800 sf., restaurant trash removal to be no closer than 100 feet from a residential area and is not open longer than 12 am in the evening, and the customer assembly area shall be sprinklered.

Following the discussion at the November 2017 Planning Commission meeting when this text amendment was introduced, the Planning Commission asked a number of questions

MASTER PLANNING AND ZONING COMMITTEE MEETING MINUTES (DRAFT)

January 10, 2018



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
January 10, 2018 at 6:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
MINUTES

CALL TO ORDER

The meeting was called to order at 6:05 p.m.

1. Roll Call

Present: Member Avdoulos, Chair Pehrson
Not Present: Member Anthony (Absent Excused)

Staff Present: Barb McBeth, Sri Komaragiri, Tom Schultz, Hannah Smith

2. Approval of Agenda

Motion to approve by Chair Pehrson, seconded by Member Avdoulos.

3. Discussion Items

- A. Rezoning request from RA (Residential Acreage) to R-1 (One-Family Residential)
Review and provide comments on the rezoning request for a 51-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29, 30).

Planner Komaragiri explained that the Committee saw the concept plan for the first time back in August 23, 2017, when the Committee directed the applicant to work with staff on issues such as density.

Planning Commission held a public hearing on September 13, 2017 and postponed the recommendation to Council. Planning Commission held another Public hearing on November 08, 2017 and recommended denial to the City Council. At that time, the applicant proposed a 56 unit development with a density of 1.43 units per acre. The applicant requested to rezone from Residential Acreage that allows 0.8 units per acre density to R-1 One-Family residential that allows up to 1.65 units per acre.

Following the Planning Commission’s recommendation, the applicant has reconsidered the concept plan, and made modifications as detailed below. For this review, the applicant requested Planning staff’s input as the changes mainly include reduction of density and changes to the layout. The proposed changes indicate lesser impacts to regulated natural features. Staff has not distributed the plans for review by all of the City’s staff and consultants, but collected general input from everyone. A more detailed review by all of the staff and consultants will take place as the proposal moves forward.

Traffic and Engineering suggested proposing shared driveways for some units around the cul-de-sacs to reduce multiple curb cuts on the main drive. Landscape agreed as the having shared drives would provide more space for required street trees. Overall,

the new drive layout and the radii have improved the sight distances throughout the site.

The applicant has provided a revised conceptual layout with reduced density and these changes:

1. Number of units is decreased from 56 to 44.
2. Proposed density is reduced from 1.43 to 1.12 dwelling units per acre.
3. The development proposes three unit types with different sizes as opposed to one. Width of units is increased from 45 feet to 60 with a minimum of 50 feet.
4. Changes are proposed to the road layout to improve sight distances and better turning radii.
5. An additional cul-de-sac is introduced to break the long length of the proposed internal road.
6. Three pocket parks are proposed for passive recreation.
7. Guest parking has been reduced from 20 spaces to 10 spaces.
8. Proposed land to be donated to the City has been increased from 18 acres to 20 acres.
9. It appears that the impacts to regulated woodlands have been reduced.
10. The revised concept plan overlays the revised plan in color over the previous layout. This helps us to assess how the revisions have reduced the impacts.
11. Minor changes have been to Public benefits, which require some clarification and co-ordination between staff and the applicant prior to Planning Commission meeting.

Planner Komaragiri stated that staff is requesting the Master Planning and Zoning Committee to consider the proposed changes and see if it meets what the Planning Commission was looking to see with a new submittal.

Matt Quinn, the attorney consultant brought in by Mark Guidobono to review the project was in attendance with Mark Guidobono and Pat Keast. Matt Quinn discussed the changes made to the concept plan, including reduction of units, building footprints, addition of parks, and increased amount of land donated to the City. He said the only area that requires special attention for the Woodland Permit is along the ITC Corridor, where they want oversized evergreens to provide year-round screening for residents and are asking for a benefit for tree credits because of the larger trees.

Planner Komaragiri clarified that the evergreen trees cannot be used as woodland replacement trees.

Matt Quinn and Mark Guidobono compared this development with a single family development and stated that there are more benefits with this, like less traffic.

4. Audience Participation and Correspondence

Michael Hudson, 22111 Garfield Rd, asked if there was a woodland survey and study done yet. He also asked why it is a gated community when everyone in the neighborhood is opposed to it being gated.

Mark Guidobono confirmed that they will have the tree survey submitted prior to site plan approval. He also said that empty nesters generally feel more secure in a gated community.

Theresa Ohlgren, 21666 Garfield Rd, is opposed to changing the zoning from RA to R-1 when the Master Plan calls for RA.

Suzanne Hudson, 22111 Garfield Rd, said that she disagrees with the traffic study and the calculation for traffic created by empty nesters, as it is not valid because there will be home care and cleaning services entering the development, as well. She is concerned about how it will be regulated who is in this development and at what age, as she is concerned about the empty nester's kids living with them. She said that the gated community doesn't fit the rural area.

Karl Migrin, 49450 W Nine Mile Rd, is opposed to rezoning in the area, as this is the fourth development attempting to go in in this spot. There is no reason that it cannot remain RA zoning and have 1 acre properties without harming woodlands. He said the infrastructure on Nine Mile and Garfield doesn't support increased traffic and the sewers needed for the development.

Chair Pehrson closed the Audience Participation.

Member Avdoulos said he thinks the development is going in the right direction related to density, as there were big concerns with the density at Planning Commission. He said he thinks there will still be a discussion of density because many members had a set number of 40 units. He asked if there is an ordinance that doesn't allow for a gated community.

City Planner McBeth said that City Council approval is required for implementation of a gated community.

Member Avdoulos asked about the square footage of the units and that if they were combined, if they could be up to 6,000 square feet.

Matt Quinn confirmed that that is possible, as combining lots is an option under the PRO agreement.

Member Avdoulos said he likes that there are natural pieces of property preserved. He is concerned about the quality of Nine Mile Rd and how it will be maintained, as well as Garfield Rd that is chip sealed. He said he likes the evergreens as screening, but agrees with staff that the project should follow the replacement credit requirements instead of a waiver to allow the evergreens for woodland replacement trees. Overall, he said it is going in a positive direction but thinks the development would still get questions about density at Planning Commission.

Chair Pehrson said that the plan reflects that they have done what Planning Commission asked for from previous meetings, but it comes down to density, as he recommends going back to the number of 40 and working with that. He agrees with staff and Member Avdoulos that the evergreen screening should be at their cost and not used as woodland replacement credits. He has no issue with the community being gated.

Chair Pehrson said he thinks that the City should do some type of review of Nine Mile Rd and Napier to see what would be required for maintenance of the roadways when dealing with the dirt roads and chip sealed roads. He shared concern about the

questions of the lift system and what would need to be done to make sure that that issue is addressed and ok.

Chair Pehrson said he thinks the amenities and public benefits offered in the PRO agreement are good. Overall, he is in favor of what they've done and what is being proposed.

Adjourn

The meeting adjourned at 6:43 pm.