PROPOSED TEXT AMENDMENT DRAFT

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.295

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 3, ZONING DISTRICTS, AT SECTION 3.31, PLANNED DEVELOPMENT OPTIONS, TO INCLUDE AN OPTION FOR STAND-ALONE MULTIPLE FAMILY RESIDENTIAL USE IN THE PD-2 OPTION.

THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance is amended, in Article 3, Zoning Districts, Section 3.31 to read as follows:

7. *(PD-2) Planned Development Option.* The PD-2 Planned Development Option is intended to encourage development of intensive major nonresidential land use types and transitional mixed-use buildings ~~with~~ and residential ~~components~~ land use~~s~~ ~~types~~ not otherwise permitted in the RC district. The Option is designed to encourage development within those land areas in substantial accord with the goals and objectives of the City's Master Plan for Land Use. The further intent of this option is to permit the limited application of (i) more extensive commercial uses in a district otherwise restricted to community and regional oriented shopping centers or (ii) transitional uses on the periphery of regional oriented shopping centers:

A. In considering a request to rezone land to a district in which the PD-2 Option is permitted, the Commission may recommend approval of the request to the City Council only after the Commission finds that:

i. The parcel of land requested for rezoning to RC district lies substantially within an area depicted on the City's Master Plan for Land Use Map for development under a PD-2 Option.

ii. The request to rezone is being made with the intent of developing uses under the PD-2 Option.

iii. The area being requested for rezoning is immediately adjacent to like or similar zoning so as not to create unrelated penetrations of nonresidential districts into residentially zoned areas.

iv. The area requested for rezoning is either fully served by public utilities, including water and sanitary sewer, or will be fully served through the extension of such public utilities to the site at the time of development.

v. The area requested for PD-2 Option development demonstrates suitable road traffic capacity/access and utility services for the expected ~~high-density commercial-type uses and/or higher-density mixed-use buildings with residential type~~ uses proposed at the time of development.

vi. The development will not be contrary to established land uses patterns.

vii. The requirements for special land uses contained within Section 6.1.2.C are satisfied.

B. Application for development under this Option shall conform to all the submittal requirements of this Section. Under this Option, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

i. Convention centers including motels, ~~motor~~ hotels, auditoriums, theaters, assembly halls, concert halls or similar places of assembly, and related accessory uses when included as an integral part of the center;

ii. Planned commercial centers containing at least one-hundred fifty-thousand (150,000) square feet of gross leasable floor area;

iii. Entertainment centers such as theaters, health clubs, racquet clubs and other indoor recreation centers;

iv. Retail commercial uses, provided such retail commercial uses shall have a gross leasable floor area of fifty-thousand (50,000) square feet and shall be contained wholly within a building with no outdoor sales, display, storage of goods or materials;

v. Banquet halls, sit-down restaurants, and the following types of fast food restaurants: fast food carryout, fast food drive-through and fast food sit-down restaurants, provided that the following conditions are met:

a. When restaurants are independently freestanding uses and not attached to or otherwise clearly accessory to a principle use, they shall be located no closer than one thousand (1,000) feet from any other such use on the same side of the street;
b. Minimum parcel size shall be one and one-quarter (1.25) acres;
c. The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.

vi. Office buildings for executive, administrative, professional, accounting, writing, ~~clerical, stenographic,~~ drafting and ~~allied~~ similar uses;

vii. Retail commercial uses provided all such business uses are located on subfloors below grade, on the ground floor or ground floor mezzanine only; and

viii. Mixed-use buildings with residential components, or stand-alone multi-family residential buildings, on properties adjacent to a ~~use or~~ zoning district other than the RC District, subject to the following:

a. All buildings shall consist of any single use or combination of uses that are principal permitted uses of the RM-2, B-1, B-2, or OSC zoning district~~, and all buildings shall have an attached residential component~~. In no instance shall the gross floor area of ~~the~~ a retail/office component of a mixed-use development comprise more than twenty (20) percent of the total floor area ~~of the building~~. ~~The regulations applicable to the RM-2 District with respect to density shall apply to the residential component~~;

b. Residential uses, either as a component in a mixed-use or a single-use development, shall adhere to the following regulations:

i. The net density of units shall not exceed 24 dwelling units per acre;

ii. The maximum lot coverage shall conform to Section 3.6.2.D.

iii. A minimum of 200 square feet per unit of Usable Open Space shall be provided, which may include private pool and clubhouse amenities, pocket parks, play structures and/or walking trails that connect to the City's non-motorized network;

iv. Building height shall not exceed 55 feet or 4 stories, whichever is less;

v. Studio or efficiency units shall be a minimum of 400 square feet, and shall not account for more than 15% of the total number of units;

vi. One-bedroom units shall be a minimum of 500 square feet, and shall not account for more than 50% of the total number of units;

vii. No building shall exceed one-hundred twenty-five (125) feet, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet along the road frontage;

viii. A minimum setback of one hundred (100) feet shall be provided along any natural shoreline. The area of said setback may be utilized in the computation of density but shall not be used for off-street parking, buildings or accessory uses. Said area may be used for open space, recreation, beach facilities or similar uses.

ix. Within any required front, side or rear yard setback from any property line, not more than thirty (30) percent of such yard area shall be used for off-street parking, maneuvering lanes, service drives or loading areas;

x. Innovative planning and architecture shall be used to create a significant pedestrian orientation. Design amenities shall include pedestrian walkways, brick or other approved decorative paving to achieve the effect of safe, tidy and well-landscaped plazas, coordinated pedestrian scale lighting, benches, trash receptacles, small-scale landscape treatments, and architectural features at entranceways and focal points of the development;

xi. There shall be provided concrete sidewalks of six (6) feet in width so as to permit safe and convenient non-motorized access along internal roads and to any community center, recreational facility, parking lots and neighboring buildings. Where feasible, the sidewalks shall connect to sidewalks, bike paths, and nature trails that abut the property. Such sidewalks shall be depicted upon the preliminary and final site plan, including the landscape plan submitted pursuant to Section 5.5. All applicable local, state and federal standards relating to barrier free design shall be complied with;

xii. The minimum distance between any two (2) buildings shall be regulated as described in Section 3.8.2.H.;

xiii. On-street parallel parking along major drives, as described in Section 5.10, is permitted provided 26-foot drive aisles are maintained.

xiv. Private community swimming pools and similar amenities shall not require additional parking spaces except for barrier free spaces.

xv. Off-street loading zones are not required for residential uses. Non-residential uses shall provide loading and unloading area in accordance with Section 5.4.

b. ~~The ground floor of the building shall not contain any residential use except for customary indoor ancillary uses to multiple family dwellings including, but not limited to, lobbies, hallways, leasing offices, garages, residential storage, swimming pools and ancillary uses. For purposes of this section, "ground floor" shall be defined as a floor, or portion thereof, where the exterior finish grade adjacent to the floor is no more than four (4) feet below the finish floor elevation;~~

c. *Subject to the percentage limitations of subsection (a) above*, upper stories may be used for any use as permitted in Section

~~3.31.7.B.viii.~~a above, provided that no commercial or office use shall be located on a story above a residential use (not including ancillary uses to residential uses).

d. In addition to the requirements of Section 3.31.4.A, the applicant for a mixed-use or residential development ~~building~~ must demonstrate the following:

(1) The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.

(2) Based upon the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated.

(3) In relation to underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties.

(4) Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence.

(5) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance.

(6) ~~Streetscape~~Development amenities shall be included as part of a mixed-use or residential development~~building~~. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent

residential theme. All such amenities shall be privately owned and maintained.

(7) Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view.

(8) In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities.

ix. Accessory uses customarily ancillary to the above permitted uses.

C. The maximum permitted building height of the RC district shall apply to all uses under the PD-2 Option except as otherwise noted.

D. The minimum front, side, and rear yard setback requirements for all principle uses permitted under this Option, shall be as follows:

3.31.7.D Minimum Front, Side, and Rear Yard Setback Requirements	
Front yard setback	50 feet(1)
Side yard setback(s)	35 feet (2) (total of two 70 ft.)
Rear yard setback	35 feet
(1) Wherever a marginal access service drive shall be required in accordance with the approved plan, the front yard setback shall be measured from the interior right-of-way line of the service drive; and (2) In the case of an exterior side yard, the setback requirement of the front yard shall apply including all off-street parking and greenbelt requirements. Off-street parking shall be provided as set forth and regulated in Section 5.2 of this Ordinance, except that off-street parking shall be permitted within any yard to a point twenty (20) feet from the front or exterior side yard property line and to a point ten (10) feet from any interior side and rear property line.	

E. Landscaping throughout the site shall be provided as set forth and regulated in Section 5.5 of this Ordinance.

F. In those instances where the Planning Commission and City Council determines that marginal access service drives will not be necessary, off-street parking may be permitted in the front yard to a point twenty (20) feet from the proposed thoroughfare right-of-way line.

In determining that marginal access service derives will not be needed, the Planning Commission and City Council shall find that:

i. The extent of frontage on a major thoroughfare consumed by the site in question is such that the number of access points from the site directly to the thoroughfare will be no more than and/or will have no greater impact on the thoroughfare than if access were provided via a marginal access drive;

ii. The function of any existing or proposed marginal access service drives adjoining the site in question will not be adversely affected by not continuing such drives on the site in question; and

iii. The extent of thoroughfare frontage is such that the need for marginal access service drives beyond the site in question will either no longer be needed or can be effectively developed independently of the site in question.

8. Appeals. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretation or any other decisions regarding the Section or a proposed Preliminary Site Plan.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance

shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2021.

_____

ROBERT J. GATT, MAYOR

_____

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

MAPS

Twelve Oaks Mall & Surrounding Development

Regional Center District & PD Options



Twelve Oaks Mall and the Surrounding Development

LEGEND:

- Twelve Oaks Mall
- Undeveloped Parcels
- Surrounding Development

WEST OAKS:
Restaurants & Retail

FOUNTAIN WALK:
Retail, Restaurants & Indoor Recreation

ADELL CENTER:
Restaurants, Hotels & Indoor Recreation

NOVI TOWN CENTER:
Retail & Restaurants

Feet
0 205 410 820
1 inch = 606 feet

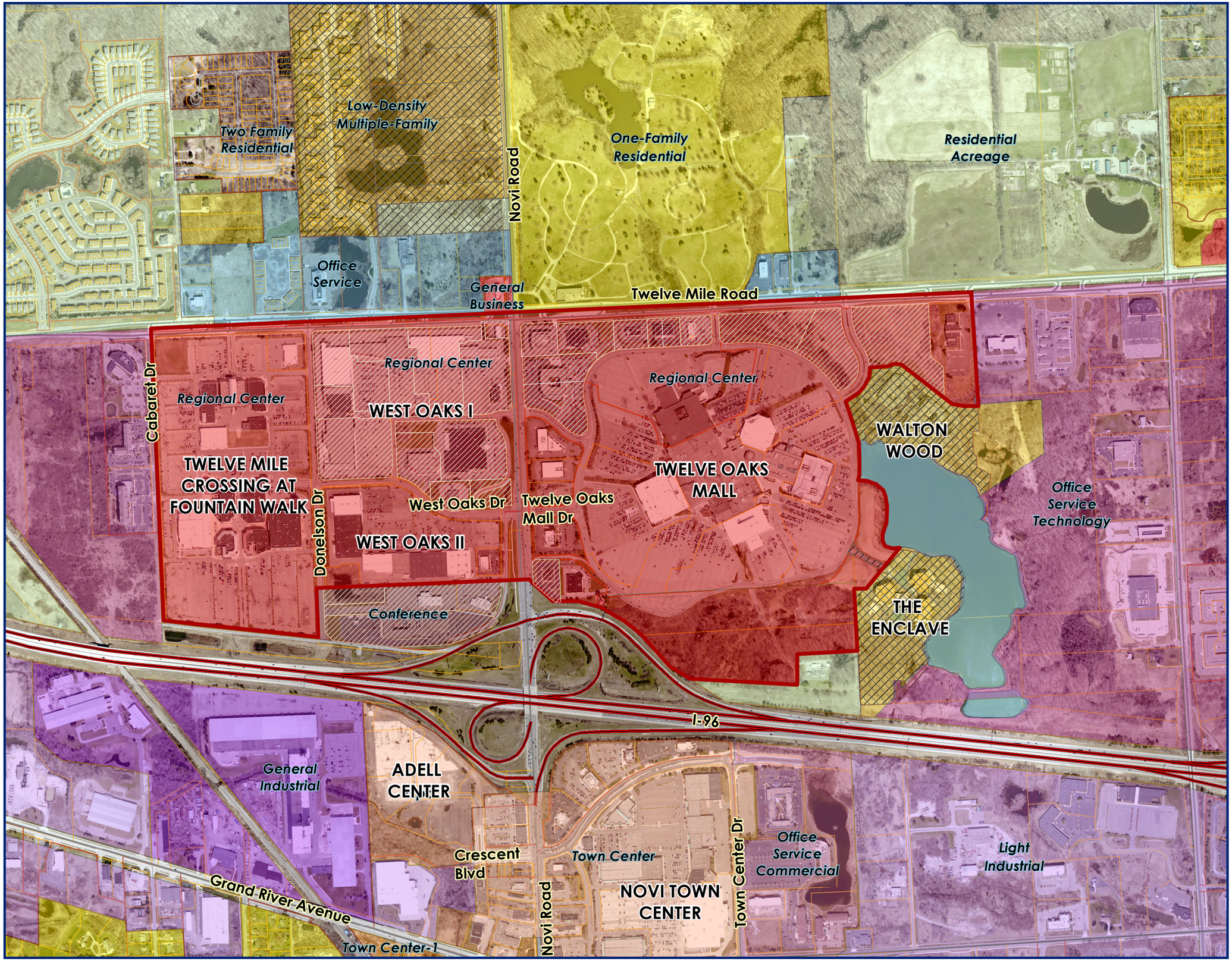
City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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.

Map Author: SRK, LAB | Date: 12/2/2020

Regional Center Zoning District & Planned Development Options



LEGEND:

- PD1
- PD2
- RC: Regional Center District

WEST OAKS:
Restaurants & Retail

FOUNTAIN WALK:
Retail, Restaurants & Indoor Recreation

ADELL CENTER:
Restaurants, Hotels & Indoor Recreation

NOVI TOWN CENTER:
Retail & Restaurants

0 250 500 1,000 Feet

1 inch = 728 feet

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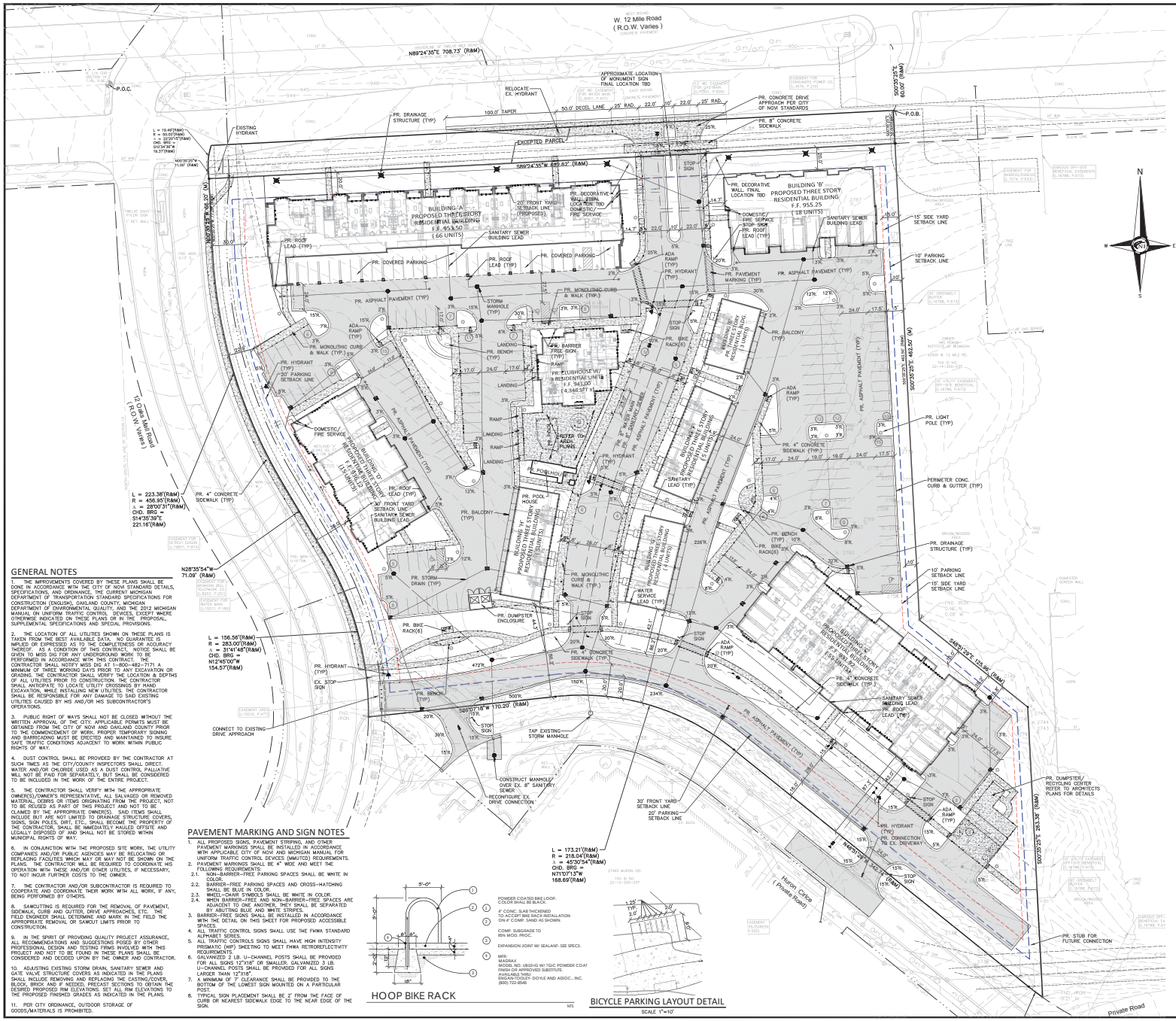
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Map Author: SRK, LAB | Date: 12/2/2020

CONCEPT PLAN

SINGH DEVELOPMENT



GENERAL NOTES

1. THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOVI STANDARD DETAILS, SPECIFICATIONS, AND ORDINANCE, THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION (ENGLISH), OAKLAND COUNTY, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE 2012 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.

2. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. NO GUARANTEE IS IMPLIED OR EXPRESSED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS AGREED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY MISS DIG AT 1-800-482-7171 A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION OR GRADING. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE TO LOCATE UTILITY CROSSINGS BY HAND EXCAVATION, WHILE INSTALLING NEW UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID EXISTING UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTOR'S OPERATIONS.

3. PUBLIC RIGHT OF WAYS SHALL NOT BE CLOSED WITHOUT THE WRITTEN APPROVAL OF THE CITY. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY OF NOVI AND OAKLAND COUNTY PRIOR TO THE COMMENCEMENT OF WORK. PROPER TEMPORARY SIGNING AND BARRICADING MUST BE ERECTED AND MAINTAINED TO INSURE SAFE TRAFFIC CONDITIONS ADJACENT TO WORK WITHIN PUBLIC RIGHTS OF WAY.

4. DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT SUCH TIMES AS THE CITY/COUNTY INSPECTORS SHALL DIRECT. WATER AND/OR CHLORIDE USED AS A DUST CONTROL PALLIATIVE WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED TO BE INCLUDED IN THE WORK OF THE ENTIRE PROJECT.

5. THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE OWNER(S)/OWNER'S REPRESENTATIVE, ALL SALVAGED OR REMOVED MATERIAL, DEBRIS OR ITEMS ORIGINATING FROM THE PROJECT, NOT TO BE REUSED AS PART OF THIS PROJECT AND NOT TO BE CLAIMED BY THE APPROPRIATE OWNER(S). SAID ITEMS SHALL INCLUDE BUT ARE NOT LIMITED TO DRAINAGE STRUCTURE COVERS, SIGNS, SIGN POLES, DIRT, ETC., SHALL BECOME THE PROPERTY OF THE CONTRACTOR, SHALL BE IMMEDIATELY HAULED OFFSITE AND LEGALLY DISPOSED OF AND SHALL NOT BE STORED WITHIN MUNICIPAL RIGHTS OF WAY.

6. IN CONJUNCTION WITH THE PROPOSED SITE WORK, THE UTILITY COMPANIES AND/OR PUBLIC AGENCIES MAY BE RELOCATING OR REPLACING FACILITIES WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE HIS OPERATION WITH THESE AND/OR OTHER UTILITIES, IF NECESSARY, TO NOT INCUR FURTHER COSTS TO THE OWNER.

7. THE CONTRACTOR AND/OR SUBCONTRACTOR IS REQUIRED TO COOPERATE AND COORDINATE THEIR WORK WITH ALL WORK, IF ANY, BEING PERFORMED BY OTHERS.

8. SAWCUTTING IS REQUIRED FOR THE REMOVAL OF PAVEMENT, SIDEWALK, CURB AND GUTTER, DRIVE APPROACHES, ETC. THE FIELD ENGINEER SHALL DETERMINE AND MARK IN THE FIELD THE APPROPRIATE REMOVAL OR SAWCUT LIMITS PRIOR TO CONSTRUCTION.

9. IN THE SPIRIT OF PROVIDING QUALITY PROJECT ASSURANCE, ALL RECOMMENDATIONS AND SUGGESTIONS POSED BY OTHER PROFESSIONAL DESIGN AND TESTING FIRMS INVOLVED WITH THIS PROJECT AND NOT TO BE FOUND IN THESE PLANS SHALL BE CONSIDERED AND DECIDED UPON BY THE OWNER AND CONTRACTOR.

10. ADJUSTING EXISTING STORM DRAIN, SANITARY SEWER AND GATE VALVE STRUCTURE COVERS AS INDICATED IN THE PLANS SHALL INCLUDE REMOVING AND REPLACING THE CASTING/COVER, BLOCK, BRICK AND IF NEEDED, PRECAST SECTIONS TO OBTAIN THE DESIRED PROPOSED RIM ELEVATIONS. SET ALL RIM ELEVATIONS TO THE PROPOSED FINISHED GRADES AS INDICATED IN THE PLANS.

11. PER CITY ORDINANCE, OUTDOOR STORAGE OF GOODS/MATERIALS IS PROHIBITED.

PAVEMENT MARKING AND SIGN NOTES

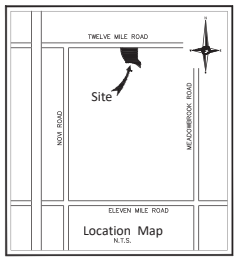
1. ALL PROPOSED SIGNS, PAVEMENT STRIPING, AND OTHER PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CITY OF NOVI AND MICHIGAN MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) REQUIREMENTS.
2. PAVEMENT MARKINGS SHALL BE 4" WIDE AND MEET THE FOLLOWING REQUIREMENTS:
   - 2.1. NON-BARRIER-FREE PARKING SPACES SHALL BE WHITE IN COLOR.
   - 2.2. BARRIER-FREE PARKING SPACES AND CROSS-HATCHING SHALL BE BLUE IN COLOR.
   - 2.3. WHEEL-CHAIR SYMBOLS SHALL BE WHITE IN COLOR.
   - 2.4. WHEN BARRIER-FREE AND NON-BARRIER-FREE SPACES ARE ADJACENT TO ONE ANOTHER, THEY SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
3. BARRIER-FREE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL ON THIS SHEET FOR PROPOSED ACCESSIBLE SPACES.
4. ALL TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. ALL TRAFFIC CONTROLS SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
6. GALVANIZED 2 LB. U-CHANNEL POSTS SHALL BE PROVIDED FOR ALL SIGNS 12"X18" OR SMALLER. GALVANIZED 3 LB. U-CHANNEL POSTS SHALL BE PROVIDED FOR ALL SIGNS LARGER THAN 12"X18".
7. A MINIMUM OF 7' CLEARANCE SHALL BE PROVIDED TO THE BOTTOM OF THE LOWEST SIGN MOUNTED ON A PARTICULAR POST.
8. TYPICAL SIGN PLACEMENT SHALL BE 2' FROM THE FACE OF CURB OR NEAREST SIDEWALK EDGE TO THE NEAR EDGE OF THE SIGN.

HOOP BIKE RACK

NTS

BICYCLE PARKING LAYOUT DETAIL

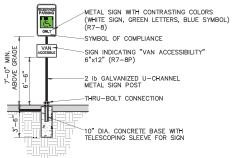
SCALE 1"=10'



BUILDING DEPT. NOTE

ALL ACCESSIBLE ROUTES INCLUDING RAMPS, SLOPES, COUNTER SLOPES ETC. FOR THE PARKING LOT IN ADDITION THE RAMP SLOPES IN THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE SECTION 401 ICC/ANSI A117.1

MAX RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33%
MAX RUNNING SLOPE WALK SURFACE SHALL NOT EXCEED 1:20 OR 5%
MAX CROSS SLOPE WALK SURFACE SHALL NOT EXCEED 1:48 OR 2.08%



BARRIER FREE PARKING SIGN DETAIL

N.T.S.

Provide (1) for each accessible parking space

SOIL DATA

THIS SITE CONSISTS OF FOX SANDY LOAM, HURON LOBE, 6 TO 12 PERCENT SLOPES (9.2%), UDORTHENTS, LOAMY, ROLLING (90.8%) BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

LIGHTING NOTES

ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.

FLASHING LIGHT SHALL NOT BE PERMITTED.

ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

OUTDOOR STORAGE NOTE:

THE OUTDOOR STORAGE OF GOODS OR MATERIALS SHALL BE PROHIBITED.

SIGN QUANTITIES:

6 BARRIER-FREE PARKING SIGNS
2 TO BE PLACED ON BUILDING

PARKING DATA

SURFACE PARKING SPACES PROVIDED	– 184 SPACES
GARAGE PARKING SPACES PROVIDED	– 96 SPACES
TOTAL PARKING PROVIDED	– 280 SPACES
TOTAL UNITS	– 174 UNITS
PARKING RATIO	– 1.6 SPACES/UNIT

LOT COVERAGE

SITE CONTAINS	=	329,758.59 SFT. (7.57 ACRES)
BUILDING COVERAGE	=	79,909.35 SFT.
PROPOSED LOT COVERAGE	=	24.2%

OPEN SPACE

OPEN SPACE REQUIRMENT: 200 SF. / DWELLING UNIT
DWELLING UNITS: 174 UNITS
OPEN SPACE REQUIRED: 34,800 SFT.

UNIT BALCONY SPACE PROVIDED:

BUILDING A	4,116 SFT.	POOL AREA:	3,300 SFT.
BUILDING B	1,518 SFT.	POCKET PARKS:	10,887 SFT.
BUILDING C	2,698 SFT.	*GENERAL OPEN SPACE:	42,590 SFT.
BUILDING D	2,024 SFT.	TOTAL:	56,777 SFT.
CLUBHOUSE	378 SFT.		
TOTAL	10,734 SFT.		

TOTAL OPEN SPACE PROVIDED: 67,511 SFT. (1.55 ACRES)
* DOES NOT INCLUDE INTERIOR PARKING ISLANDS

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- C.O.
- INLET
- C.B.
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER
NO. 54071
LICENSED PROFESSIONAL ENGINEER

PROJECT
Griffin Novi

CLIENT
Singh Development
7125 Orchard Lake Rd.
Suite 200
West Bloomfield, MI 48322

Contact:
Mr. Todd Rankine
Ph: 248-865-1614

PROJECT LOCATION
Part of the NE 1/4
of Section 14
T. 1 North, R. 8 East,
City of Novi,
Oakland County, Michigan

SHEET
Preliminary Site Plan

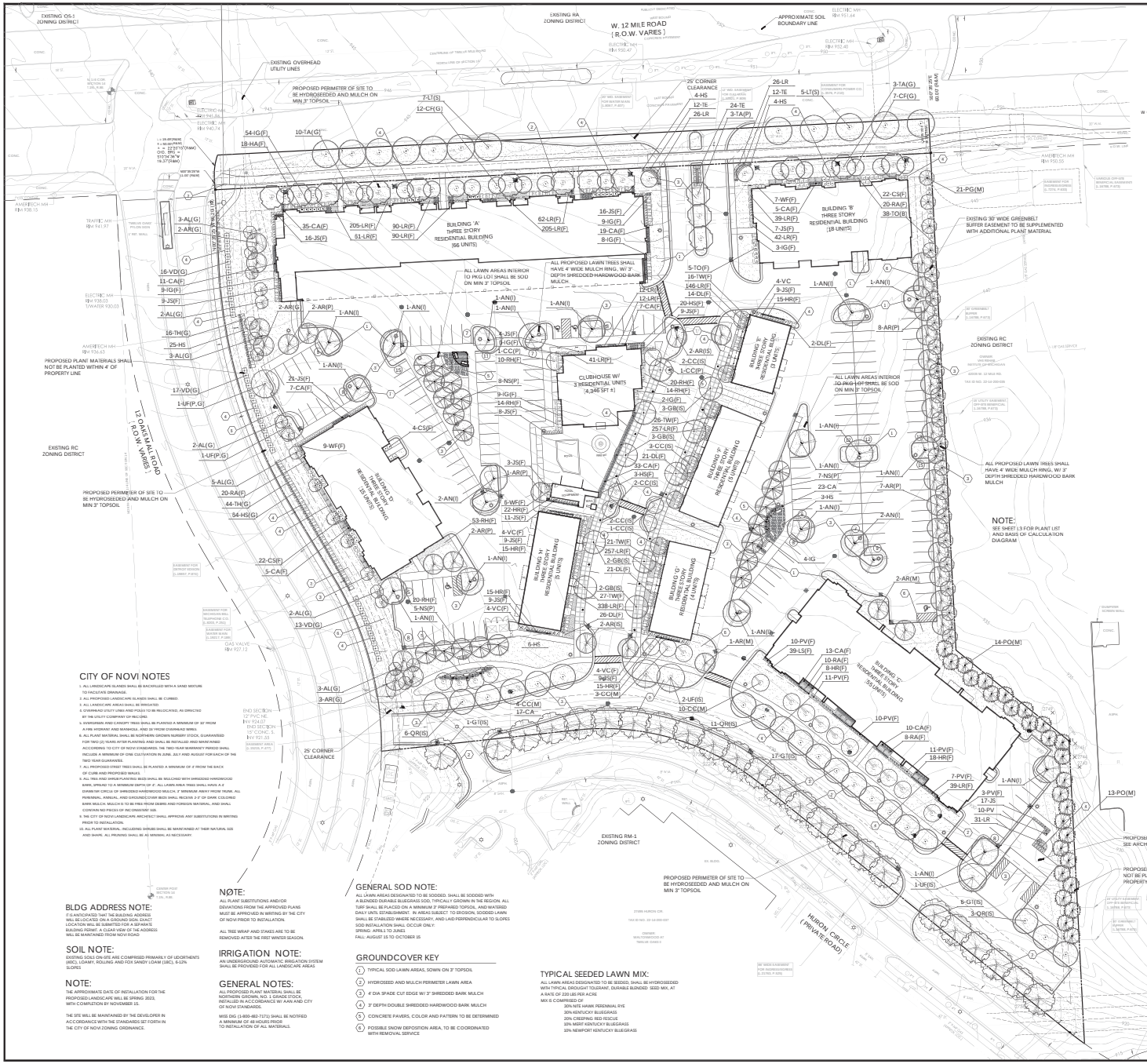
811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
09-28-20	ISSUED FOR PRELIMINARY SITE PLAN
09-30-20	SURVEY ISSUED
10-23-20	REVISED PER CITY/CLIENT
12-03-20	ISSUED FOR PRELIMINARY SITE PLAN
03-15-21	ISSUED FOR PRELIMINARY SITE PLAN

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
September 28, 2020
SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. L958
SHEET NO. PSP1



CITY OF NOVI NOTES

1. ALL LANDSCAPE ISLANDS SHALL BE BACKFILLED WITH A SAND MIXTURE TO FACILITATE DRAINAGE.
2. ALL PROPOSED LANDSCAPE ISLANDS SHALL BE CURBED.
3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED.
4. OVERHEAD UTILITY LINES AND POLES TO BE RELOCATED, AS DIRECTED BY THE UTILITY COMPANY OR RELOCATED.
5. EVERGREEN AND CANOPY TREES SHALL BE PLANTED A MINIMUM OF 10' FROM A FIRE HYDRANT AND MANHOLE, AND 25' FROM OVERHEAD WIRES.
6. ALL PLANT MATERIAL SHALL BE NORTHERN GROWN NURSERY STOCK, GUARANTEED FOR TWO (2) YEARS AFTER PLANTING AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO CITY OF NOVI STANDARDS. THE TWO-YEAR WARRANTY PERIOD SHALL INCLUDE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR EACH OF THE TWO YEAR GUARANTEE.
7. ALL PROPOSED STREET TREES SHALL BE PLANTED A MINIMUM OF 4' FROM THE BACK OF CURB AND PROPOSED WALKS.
8. ALL TREE AND SHRUB PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A MINIMUM DEPTH OF 4". ALL LAWN AREA TREES SHALL HAVE A 4' DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH, 3" MINIMUM AWAY FROM TRUNK. ALL PERENNIAL, ANNUAL, AND GROUNDCOVER BEDS SHALL RECEIVE 3" OF DARK COLORED BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL CONTAIN NO PIECES OF INCONSISTENT SIZE.
9. THE CITY OF NOVI LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS IN WRITING PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL, INCLUDING SHRUBS SHALL BE MAINTAINED AT THEIR NATURAL SIZE AND SHAPE, ALL PRUNING SHALL BE AS MINIMAL AS NECESSARY.

BLDG ADDRESS NOTE:

[illegible] HAS BEEN ASSIGNED THE BUILDING ADDRESS WILL BE LOCATED ON A GROUND SIGN. EXACT LOCATION WILL BE SUBMITTED FOR A SEPARATE BUILDING PERMIT. A CLEAR VIEW OF THE ADDRESS WILL BE MAINTAINED FROM NOVI ROAD

SOIL NOTE:

EXISTING SOILS ON-SITE ARE COMPRISED PRIMARILY OF UDORTHENTS (48C), LOAMY, ROLLING AND FOX SANDY LOAM (18C), 6-12% SLOPES

NOTE:

THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING 2023, WITH COMPLETION BY NOVEMBER 15.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE.

NØTE:

ALL PLANT SUBSTITUTIONS AND/OR DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.

ALL TREE WRAP AND STAKES ARE TO BE REMOVED AFTER THE FIRST WINTER SEASON.

IRRIGATION NOTE:

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS

GENERAL NOTES:

ALL PROPOSED PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE STOCK, INSTALLED IN ACCORDANCE W/ AAN AND CITY OF NOVI STANDARDS.

MISS DIG (1-800-482-7171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. HYDROSEED AND MULCH PERIMETER LAWN AREA
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. CONCRETE PAVERS, COLOR AND PATTERN TO BE DETERMINED
6. POSSIBLE SNOW DEPOSITION AREA, TO BE COORDINATED WITH REMOVAL SERVICE

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
30% NITE HAWK PERENNIAL RYE
20% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MIDIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 329,766.70 S.F. OR 7.57 ACRES

LANDSCAPE ABUTTING A R.O.W.
STREET TREES (S)
1 DECIDUOUS TREE PER 45 L.F. OF FRONTAGE (W/O PKG)
12 MILE ROAD
REQUIRED: 622.65 L.F. - 80.71 / 45 L.F. = 12.04 OR 12 TREES REQUIRED
REQUIRED: 12 TREES
PROVIDED: 12 TREES

TWELVE OAKS MALL DRIVE
REQUIRED: 517.21 - 67.21 L.F. / 45 L.F. = 10 TREES REQUIRED
REQUIRED: 10 TREES
PROVIDED: 0 TREES, DUE TO THE PRESENCE OF NUMEROUS UNDERGROUND UTILITIES

ROW LANDSCAPE GREENBELT: (G)
1 TREE PER 35 L.F (ADJACENT TO PKG)
1 TREE PER 45 L.F. (W/O PKG)
1 ORNAMENTAL TREE PER 20 L.F. (W/ PKG)
1 ORNAMENTAL TREE PER 30 L.F. (W/O PKG)
12 MILE ROAD
REQUIRED: 622.65 L.F. - 44 L.F. / 45 L.F. = 12.88 OR 13 TREES REQUIRED
622.65 L.F. - 44 L.F. / 30 L.F. = 19.29 OR 19 ORNAMENTAL TREES REQUIRED
REQUIRED: 13 CANOPY TREES AND 19 SUB-CANOPY TREES
PROVIDED: 13 TREES AND 19 ORNAMENTAL TREES

TWELVE OAKS MALL DRIVE
REQUIRED: 408.10 L.F. / 45 L.F. = 9.06 OR 9 TREES REQUIRED
109.11 L.F. / 35 L.F. = 3.11 OR 3 TREES REQUIRED
408.10 L.F. / 30 L.F. = 13.6 OR 14 ORNAMENTAL TREES REQUIRED
109.11 L.F. / 20 L.F. = 5.46 OR 6 ORNAMENTAL TREES REQUIRED
REQUIRED: 12 CANOPY TREES AND 20 SUB-CANOPY TREES
PROVIDED: 9 TREES AND 20 ORNAMENTAL TREES

PARKING LOT LANDSCAPE REQUIREMENTS
VEHICLE USE AREA
VUA = 88,302 S.F. (CALCULATED)
7.5% OF TOTAL VEHICLE USE AREA UP TO 50,000 S.F. THEN 1%
50,000 S.F. X 7.5% = 3,750 S.F.
38,302 S.F. X 1% = 383 S.F.

REQUIRED PARKING LOT LANDSCAPE AREA
REQUIRED: 4,133 S.F.
PROVIDED: 6,717 S.F.

PARKING LOT DECIDUOUS SHADE TREES (I)
1 DECIDUOUS CANOPY TREE PER 200 S.F. REQUIRED LANDSCAPE AREA
REQUIRED: 4,333 S.F. / 200 S.F. = 20.67 OR 21 TREES REQUIRED
PROVIDED: 21 TREES PROVIDED

PARKING PERIMETER GREEN SPACE (P)
1 TREE PER 35 L.F. OF PARKING PERIMETER
1,568 L.F. / 35 L.F. = 44.74 OR 45 TREES REQUIRED
PROVIDED: 45 DISTINCT TREES

MULTI-FAMILY RESIDENTIAL (M)
3 TREES PER DWELLING UNIT ON THE FIRST FLOOR
REQUIRED:
43 DWELLING UNITS X 3 TREES = 129
TOTAL TREES REQUIRED
PROVIDED: 68 TREES, THE REMAINDER (61 TREES) WILL BE PAID INTO THE CITY TREE FUND

INTERIOR STREET LANDSCAPING (IS)
1 TREE PER 35 L.F. OF INTERNAL ROADWAY
REQUIRED: 2,461 L.F. / 35 L.F. = 70.88 OR 71 TREES REQUIRED
PROVIDED: 71 TREES

FOUNDATION LANDSCAPE (F)
35% OF FACADE FACING ROAD/DRIVES REQUIRED TO BE LANDSCAPED
REQUIRED:
BUILDING 'A': 523 L.F. X 35% = 183 L.F. AREA REQUIRED/518 L.F. PROVIDED
BUILDING 'B': 201 L.F. X 35% = 71 L.F. AREA REQUIRED/196 L.F. PROVIDED
BUILDING 'C': 217 L.F. X 35% = 76 L.F. AREA REQUIRED/202 L.F. PROVIDED
BUILDING 'D': 136 L.F. X 35% = 48 L.F. AREA REQUIRED/263 L.F. PROVIDED
BUILDING 'E': 98 L.F. X 35% = 34 L.F. AREA REQUIRED/78 L.F. PROVIDED
BUILDING 'F': 99 L.F. X 35% = 35 L.F. AREA REQUIRED/72 L.F. PROVIDED
BUILDING 'G': 117 L.F. X 35% = 41 L.F. AREA REQUIRED/90 L.F. PROVIDED
BUILDING 'H': 136 L.F. X 35% = 48 L.F. AREA REQUIRED/103 L.F. PROVIDED
CLUBHOUSE: 237 L.F. X 35% = 83 L.F. AREA REQUIRED/205 L.F. PROVIDED

LANDSCAPE WAIVER REQUESTS:

1. A WAIVER FOR THE 12 MILE ROAD BERM IS REQUESTED DUE TO CREATION OS A DRAINAGE ISSUE AS A RESULT OF BERM
2. A WAIVER IS REQUESTED FOR THE THE BERM AND TREE PLANTINGS ALONG TWELVE OAKS DRIVE FRONTAGE DUE TO THE PRESENCE OF EXISTING UNDERGROUND UTILITIES
3. A WAIVER FOR THE STREET TREES ALONG TWELVE OAKS DRIVE IS REQUESTED DUE TO THE PRESENCE OF EXISTING UNDERGROUND UTILITIES AND LIMITED SPACE IN R.O.W.
4. A WAIVER IS REQUESTED FOR THE 6-8' BERM ALONG THE EAST PROPERTY LINE. THE PROPERTY IS ADJACENT TO A 30' WIDE GREENBELT EASEMENT WHICH IS HEAVILY WOODED. A 6' HIGH OPAQUE VINYL FENCE IS PROPOSED IN LIEU OF.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Griffin Novi

CLIENT
Singh Development
7125 Orchard Lake Rd.
Suite 200
West Bloomfield, MI 48322

Contact:
Mr. Todd Rankine
Ph: 248-865-1614

PROJECT LOCATION
Part of the NE 1/4
of Section 14
T. 1 North, R. 8 East,
City of Novi,
Oakland County, Michigan

SHEET
Landscape Plan

811 Know what's below Call before you dig.

REVISIONS
03/15/21 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
01-26-2021

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. L958
SHEET NO. L2









INFORMATION PRESENTED
TO THE PLANNING COMMISSION

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LINDSAY BELL, *AICP*, SENIOR PLANNER

THROUGH: BARBARA MCBETH, *AICP*, CITY PLANNER

SUBJECT: PUBLIC HEARING FOR TEXT AMENDMENT 18.295

DATE: FEBRUARY 5, 2021

Even before the Coronavirus pandemic hit in early 2020, shopping malls in the United States were facing troubling times. On a national scale, demand for retail space has experienced a sharp decline as customers increasingly shop at on-line retailers or spend more at discount stores. The trend of big-name national retail chains filing for bankruptcy has been growing faster over time. In 2018 there were 17 retail bankruptcies, followed by 23 in 2019 (CNBC 12/28/2019). According to Forbes, during the tumultuous year of 2020, 32 national retailers have filed to date, and they predict 2021 could be another big year of closures. Last fall, it was estimated that as many as 300 enclosed US malls are likely to close in the next half decade (cnu.org, 10/8/2019). All this upheaval in retail has led communities across the nation to begin to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counter-act the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late 2019 and early 2020 staff met with four of the core property owners/managers of the retail centers and exchanged some thoughts on new ideas, innovations, and examples from other communities on how malls could be supported into the future. The representatives shared their experience and concerns, and staff continued their research with this feedback in mind.

Discussions with Twelve Oaks Mall owners, Taubman Centers (prior to the announcement they would merge with Simon Property Group), revealed that its occupancy rates are stronger than many other malls in the region. Even so, with national retailers failing precipitously, we want to be proactive in planning for the future of the RC district, and make changes that will help maintain and enhance the strength of this regional destination and other nearby shopping centers.

Our focus was on uses that would be complementary to the retail components and would allow flexibility to adapt to changing market demands. We studied how other communities have faced this challenge, and what successes and lessons they shared. One idea that was discussed and is now being presented is to allow stand-alone, high-density multiple family (MF) uses in the RC District. Currently only some areas on the periphery of the RC district allow residential use as a component of a mixed-use development. The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available in close proximity, namely

the Twelve Oaks Mall and West Oaks shopping center. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

The uses permitted by right in the RC District include the following (See attachments for full list of permitted and special land uses in the RC District):

- Regional and community shopping centers,
- Professional and medical offices,
- Financial institutions,
- Facilities for human care,
- Personal service establishments,
- Publicly owned & operated parks, parkways and outdoor recreational facilities,
- Hotels

Other uses that have been discussed and that staff is considering adding or clarifying are permitted uses within the RC District:

- Grocery stores,
- Community centers,
- Daycares,
- Parking decks,
- Open space/plazas walking trails,
- Outdoor entertainment and recreation, and
- Outdoor markets or pop-up events.

These could be uses permitted as of right in the RC District, or as a Special Land Use and/or Overlay District. These and other concepts would benefit from a deeper study during the Master Plan Review that is anticipated to begin after July 1, 2021.

MASTER PLAN FOR LAND USE

As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options.

In the Master Plan for Land Use, the area north of I-96, south of Twelve Mile Road, east of Cabaret Drive, west of and including the Twelve Oaks Mall area is designated as Regional Commercial. The PD-2 option is generally indicated for the properties north of the Twelve Oaks Mall ring road along Twelve Mile, the Chic-fil-A property, the West Oaks II development north of West Oaks Drive, and the southern area of West Oaks I north of Fountain Walk Drive, east of Donelson Drive (see attached maps). Outside the RC District, adjacent to the PD-2 areas are planned for Community Office, Cemetery, Educational Facility (MSU's Tollgate Farm), Office Research Development Technology, and PD-1 (Planned Development Option 1). The only residential uses planned in the adjacent areas are those designated PD-1, which are developed with low density

senior housing. A new assisted living facility has also been recently developed in an area planned for Community Office on the north side of Twelve Mile.

PD-2 OPTION

The PD-2 Option is "intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district." Specifically, the following are permitted:

- Convention centers including hotels, places of assembly and accessory uses,
- Planned commercial centers containing over 150,000 square feet of leasable area,
- Entertainment centers such as theaters, health clubs, racquet clubs and indoor recreation centers,
- Banquet halls, sit-down and fast-food restaurants (with conditions),
- Office buildings for executive, administrative, professional and similar uses,
- Retail commercial uses if on below grade floors, ground floor or ground floor mezzanine only,
- Mixed use buildings with residential components on properties adjacent to a use or zoning district other than RC (with conditions).

Site plan applications for development projects under the PD-2 Option are reviewed by the Planning Commission for recommendation made to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property, as well as attach reasonable conditions to the approval. All uses proposed under the PD-2 Option are also subject to Special Land Use criteria for approval.

RECOMMENDED AMENDMENTS

For the time-being, given there is expressed interest in the short-term for development of Multiple Family uses, staff is suggesting that the Planning Commission and City Council consider adding stand-alone Multiple Family residential to the PD-2 Option. The ordinance currently allows Multiple Family residential only when it is part of a mixed-use building and adjacent to a use or zoning district other than the RC District. Recent discussions with Singh Development have shown that several of the mall out-lots may be appropriate for higher density, urban-style living. If approved, Multiple Family residential would join existing residential uses around Twelve Oaks, including Walton Wood (assisted living), and the Enclave condominiums, which developed under the RM-1 District about 30 years ago.

The text changes proposed would include a list of regulations for the multiple family use, including limits on density and building height. Many of the conditions reflect those that are found elsewhere in the Ordinance in the RM-2 and Town Center districts related to multiple family uses.

On December 9, the Planning Commission reviewed the draft ordinance language and recommended that the matter be set for a public hearing. The public hearing for the text amendment was advertised in the local paper and on the City's website. Staff has also shared the draft with local property owners and managers in the Regional Center area to get their input on the changes. They were invited to share their feedback at the public hearing or with staff directly.

On February 5, 2021, the Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council for reading and adoption.

Attachments:

1. Section 3.1.24. Principal permitted and special land uses for RC District
2. Context image: Twelve Oaks Mall and surroundings, City of Novi
3. Map: RC districts in City of Novi, with PD-1 and PD-2 Option areas
4. Visualizing Density examples
5. Draft Ordinance Amendment

3.1.24

RC Regional Center District

A. INTENT

The RC ,Regional Center district is intended to permit major planned commercial centers that will, by virtue of their size, serve not only the local community, but the surrounding market area as well.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. **Regional shopping centers** §4.79
ii. **Community shopping** §4.79
iii. Professional office buildings
iv. Medical office, including laboratories and clinics
v. **Facilities for human care** §4.64
vi. Financial institution uses with drive-in facilities as an accessory use only
vii. Personal service establishments
viii. Off-street parking lots
ix. Places of worship
x. Other uses similar to the above uses
xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
xii. Professional office buildings, offices and office sales and service
xiii. Transient residential uses
xiv. **Public or private health and fitness facilities and clubs** §4.34
xv. Public utility offices and telephone exchange buildings
xvi. **The inpatient bed facility portion of general hospitals** §4.65
xvii. Bus and other transit passenger stations
xviii. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses

C. SPECIAL LAND USES

i. **Open air business uses** §4.80
ii. **Sale of produce and seasonal plant materials outdoors** §4.30
iii. **Microbreweries** §4.35
iv. **Brewpubs** §4.35

The following uses are permitted subject to **Section 3.10's B-2 Requirements.**

i. **Retail businesses use** §4.78.2
ii. **Retail business service uses** §4.78.2
v. **Retail business or service establishments** §4.27
vi. **Restaurants** §4.78.2

EXCERPT FROM
PLANNING COMMISSION
MINUTES

EXCERPT FROM
PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
February 10th, 2021 7:00 PM
Remote Meeting
(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER
The meeting was called to order at 7:00 pm.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present:	Member Avdoulos- *City of Novi, Oakland County, MI*; Member Becker– *Ocqueoc Township, Presque Isle County, MI*; Member Dismondy- *City of Novi, Oakland County, MI*; Member Lynch- *City of Novi, Oakland County, MI*
Absent:	Chair Pehrson (excused), Member Ferrell (excused)

PUBLIC HEARINGS

1. **TEXT AMENDMENT 18.295 – RESIDENTIAL USE IN THE PD-2 OPTION**
   Public hearing for Text Amendment 18.295 to amend the City of Novi Zoning Ordinance at the following location: Article 3.0, "Zoning Districts," Section 3.31, "Planned Development Options," to permit stand-alone multiple family residential use, with conditions, in the PD-2, Planned Development Option for eligible properties in the RC Regional Center District, as indicated in the City of Novi Master Plan for Land Use.

Planner Bell said even before the Coronavirus pandemic hit almost a year ago, shopping malls in the United States were facing troubling times. On a national scale, demand for retail space has experienced a sharp decline as customers increasingly shop at on-line retailers or spend more at discount stores. The trend of big-name national retail chains filing for bankruptcy has been growing faster over time. In 2018 there were seventeen retail bankruptcies, followed by twenty-three in 2019. According to Forbes, thirty-two national retailers had filed in 2020, and they predict 2021 could be another big year of closures. All this upheaval in the retail market has led communities across the nation to begin to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counter-act the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late

2019 and early 2020 staff met with four of the largest property owners/managers of the retail centers in the RC and TC Districts and exchanged some thoughts about how the retail uses could be supported into the future. Our aim ultimately is to be proactive in planning for the future of the RC district, and make changes that will help modernize, maintain, and enhance the strength of this regional destination and other nearby shopping centers.

Generally, the uses permitted in the RC District include regional and community shopping centers, professional and medical offices, financial institutions, facilities for human care, personal service establishments, publicly owned and operated parks, parkways and outdoor recreational facilities, and hotels.

I will share an image that will help demonstrate what area we are talking about. Largely, the area surrounding Twelve Oaks Mall, West Oaks I and II, and Twelve Mile Crossing at Fountain Walk all fall within the Regional Center District. As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options.

Planner Bell continued to say in the Master Plan for Land Use, the area north of I-96, south of Twelve Mile Road, east of Cabaret Drive, west of and including the Twelve Oaks Mall area is designated as Regional Commercial. The PD-2 option is generally indicated for the properties north of the Twelve Oaks Mall ring road along Twelve Mile, the Chic-fil-A property, the West Oaks II development north of West Oaks Drive, and the southern area of West Oaks I north of Fountain Walk Drive, east of Donelson Drive.

The PD-2 Option is "intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district." Specifically, the following are permitted in PD-2 option: convention centers including hotels and places of assembly, planned commercial centers over 150,000 square feet of leasable area, entertainment centers such as theaters, health clubs, racquet clubs and indoor recreation centers, banquet halls, sit-down and fast-food restaurants with conditions, office buildings for executive, administrative, professional and similar uses, retail commercial uses if on below grade floors, ground floor or ground floor mezzanine only, and also mixed use buildings with residential components on properties adjacent to a use or zoning district other than RC, with conditions.

The text amendment proposed at this time would allow stand-alone, high-density multiple family uses under the PD-2 Option, rather than requiring them to be a component in mixed use developments. The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available, namely the Twelve Oaks Mall and West Oaks shopping centers. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail tenants permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

Recent discussions with Singh Development have indicated that several of the mall out-lots may be appropriate for higher density, urban-style living. If approved, Multiple Family residential would join existing residential uses around Twelve Oaks, including Walton Wood Assisted Living, and the Enclave condominiums, which developed under the RM-1 District about 30 years ago.

Planner Bell continued to say the text changes proposed would include a list of requirements for the multiple family use, including limits on density and building height. Many of the conditions reflect those

that are found elsewhere in the RM-2 and Town Center districts related to multiple family uses. As with all PD-2 uses, residential would be subject to the requirements for Special Land Use approval. Site plan applications under the PD-2 Option are reviewed by the Planning Commission for recommendation made to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance, as well as attach reasonable conditions to the approval.

Since we first introduced this amendment to you in December, staff has shared the draft text with landowners and property managers within the RC District. We have not received written comments from any of them, but they may choose to participate in the public hearing. The Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council.

Chair Avdoulos said this is a Public Hearing, if anyone in the audience wishes to speak, you may do so now.

Seeing no one in the audience wished to speak, Chair Avdoulos asked for the written correspondence of which there was none. Chair Avdoulos closed the Public Hearing and turned it over to the Planning Commission for consideration.

Member Becker said it was indicated that we had been talking with developers and other communities since 2019. Besides this type of exchange to allow for high density without mixed use, is there any other ideas that have been proven to be successful in developing similar types of projects around malls?

Planner Bell said some of the uses we've heard that are popular right now are outdoor entertainment options, plazas, and seasonal events. Those examples have had some success in other communities. Bringing in some other complementary uses and especially, if you're bringing in residential, which many projects do, some other uses that would support those are grocery and more everyday type of support retail.

Member Dismondy said in my day job I'm a commercial real estate lender, so I represent many life insurance companies and agency lenders. It is true that when you add a component to multi-family, such as retail, it hurts developers in getting the loans that are necessary to make these deals work. Not only because there's plenty of retail in that district, but because the deal won't happen until there is a lease signed to take the retail space. Otherwise, the lender will not give them credit for that income and so what happens is the underwriting doesn't work. This amendment is progressive because the deals that are getting financed are the ones you know that have less resistance. So, you're going to give developers who have the wherewithal and the ability to acquire land and create multi-family density around the shopping center, which in my opinion, is a great idea and is pretty progressive. Lenders are smart enough to say you have to fill up this retail lease but all you're going to do is steal from across the street to bring a tenant into a new development, so you're just moving pieces around. There doesn't need to be more retail pieces, so I think it's a great idea. I'm in support.

Member Lynch said I think it's a good idea too. There are some areas where I need some clarification. Right now, there's Walton Wood which I believe is a single story and there's the Enclave residential that I believe is six-stories. So, you're limiting the height of these new areas from six-stories down to four-stories, I don't know the reason for that. Secondly, the Enclave residential area, which is adjacent to the property in question, is zoned RM-1. I'm not sure how many units per acre are allowed on RM-1.

City Planner McBeth said I think that The Enclave was built under a different Ordinance than the one we're currently looking at. I think that there had been some modifications over the years. The Enclave was built taller and is probably a bit denser than the Ordinance currently allows.

Planner Bell said the current RM-1 Ordinance would only allow thirty-five feet or two-stories and the max density is a calculation. You have to calculate the number of rooms to get the density, so if they were all one-bedroom they could get up to 10.9 dwelling units an acre. However, the Ordinance says you can only have twenty percent one bedroom so you kind of have to do all these calculations to figure out how many units you could actually have.

Member Lynch said the reason for my question is, and I'm sure we will hear it as we always do with adjacent homeowners, if we're allowing more density than what's already there, what's it going to do to their property? I personally like the idea. I read through this and you're allowing one-bedroom so I'm assuming you're talking about apartment buildings. The Enclave I know is a condominium, and I think most of the units there are 2,000 square feet and then there's Walton Wood which I know it's not a long-term care facility, but something along those lines. I just want to make sure we're being consistent and not creating a dense population in a very small area, but other than that I like the idea of doing that on that property, it makes sense to allow residential there. I just think that maybe we're allowing too dense of a site, but I think we will have to go through a Special Land Use process from Planning Commission and we'll then be able to assess it, right?

Planner Bell said that's right.

Member Lynch said and is there an agreement with the City, a rezoning overlay associated with this? So, it has to go in front of Planning Commission to approve or deny a high-density proposal or whatever the proposal may be, so we would have the ability at that time to say, "that's too dense, it's going to add to a lot of adverse traffic and other concerns," but I don't know, legally, if we have the right to do that if they fall within the Ordinance. I like the ability of the Planning Commission deciding if it makes sense. I'm not sure I'm comfortable with how dense we're talking about. If were talking one-bedroom apartment buildings, four-stories, I guess I'm not sure that that's the right place, but I'll leave up to the rest of the Commissioners. Is what you're changing here going to allow one-bedroom units, but only half of the units can be one-bedroom?

Planner Bell said it could be for sale units, but yes, based on what we've seen, the current interest is in rental units and so the current text amendment would allow up to 50% of units to be one-bedroom and the 500-square feet is the same as the minimum square footage for the RM-1 and RM-2 Districts that we already have.

Member Lynch said okay I just want to be cautious. I do agree that opening it up to residential is a good alternative, the only fear that I have is the density for a small area. I don't want to stand in front of this and I will vote to move this forward, I just want the rest of the Commissioners to understand that we're talking about high-density apartment buildings, just based on how I read this.

Chair Avdoulos said when this was first brought to the Planning Commission's attention, I connected with some of our folks in Urban Planning, they were indicating that there were some trends across the country where they were looking at taking malls and areas like this and converting them into residential and having components, like you said, adding grocery stores and almost creating a mini-town area. Across the country there are areas where housing prices are being driven high because there are not many available so they're looking at different options and are doing different things. I like that Member Dismondy indicated that this is progressive, but at the same time Novi always does

a good job at looking at all the projects and making sure that we're not going to be too dense because there's a lot of other factors that you must look at. This gives developers and the City a lot of flexibility. I think we can work together, and with how things are changing, there's a lot of different ways to live. We're seeing developments change courses, so there's a lot happening, and I think if Novi can stay nimble and adjust the Zoning Ordinance. It's the right direction to head in, so I'm in support of this also.

Motion made by Member Lynch and seconded by Member Becker.

ROLL CALL VOTE TO RECOMMEND TEXT AMENDMENT 18.295 TO CITY COUNCIL FOR APPROVAL OF THE PROPOSED ORDINANCE AMENDMENT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

> **In the matter of Text Amendment 18.295- Residential Use in the PD-2 Option motion to make a recommendation to City Council to approve the proposed Ordinance amendment. *Motion carried 4-0.***