

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** LINDSAY BELL, AICP, SENIOR PLANNER  
**SUBJECT:** JSP18-76 SCENIC PINES: 3<sup>RD</sup> FINAL SITE PLAN EXTENSION  
**DATE:** APRIL 19, 2024

The subject property is located south of South Lake Drive, east of West Park Drive in the R-4 One-Family Residential District. The applicant received Final Site Plan approval for a 25-unit residential site condominium utilizing the One-Family Cluster option. The Planning Commission approved the Final Site Plan at the May 20, 2020 meeting. The applicant has not yet completed the final steps in the approval process. An approval by the Planning Commission is valid for two years. The Planning Commission approved a one-year extension in May 2022 and again in April 2023.

The time limit for site plan approvals as set forth in subpart 6.1.6.A, may be extended by the body which approved the Site Plan, subject to a number of conditions, including the following as provided in Section 6.1.7.F of the Zoning Ordinance (emphasis added):

*It is the burden of the applicant to show good cause for the granting of the requested extension. The body which approved the preliminary site plan shall consider the following factors in its determination of whether good cause exists:*

- i. The applicant has demonstrated that needed utility services have been delayed;*
- ii. The applicant has demonstrated that technical reviews of the final site plan have raised unforeseen development problems;*
- iii. The applicant has demonstrated that unforeseen economic events or conditions have caused delays;*
- iv. The approved plan to be extended is in compliance with all current site plan criteria and current ordinances, laws, codes and regulations;*
- v. There is no pending zoning ordinance which would substantially change the requirements of the approved plan.*

The applicant provided the attached letter indicating that extension is requested because they are not ready to commence construction on the development due to factors outside of their control, including the sustained high interest rates and declines in sales for single-family homes.

If approved by the Planning Commission, the extension will make the Final Site Plan approval effective until May 19, 2025. The Zoning Ordinance allows for up to three, one-year extensions of Preliminary and Final Site Plan approval. This would be the third extension, and therefore the final one available.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would adversely affect the approval of the requested extension for one year. Approval of the extension of the Final Site Plan is **recommended**.

Attached for reference are the following:

1. Letter of request for extension dated April 5, 2024 from Todd Rankine, Singh Development
2. A copy of the Final Site Plan.
3. Action Summary from May 20, 2020 Planning Commission meeting
4. Minutes from May 20, 2020 Planning Commission meeting

**APPLICANT LETTER OF EXTENSION REQUEST**

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A TRADITION OF EXCELLENCE

Singh Development, L.L.C.  
7125 Orchard Lake Road  
Suite 200  
West Bloomfield, MI 48322

Real Estate - Developers - Builders - Investors – Management

Telephone: (248) 865-1614  
Fax: (248) 865-1630  
todd.rankine@singhmail.com  
www.singhweb.com

April 5, 2024

Mrs. Lindsay Bell  
City Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024

Re: Request for Extension of Final Site Plan Approval  
Scenic Pines; JSP 18-76  
Novi, Michigan

Dear Lindsay:

Please accept this letter as our formal request for an extension to the approved Final Site Plan for the above referenced development for a period of one (1) year, pursuant to Section 6.1.7 of the City of Novi Zoning Ordinance. We are not yet ready to commence construction on the development and the planned start is now in 2025. Unfortunately, sustained high interest rates have continued to suppress the housing market, so we feel it's not the right market conditions at this time to break ground on a new residential subdivision.

Please let me know if you may require any additional information in order to consider our request for an extension to the Final Site Plan.

Sincerely,

Todd J. Rankine, RA  
Director, Architecture and Planning

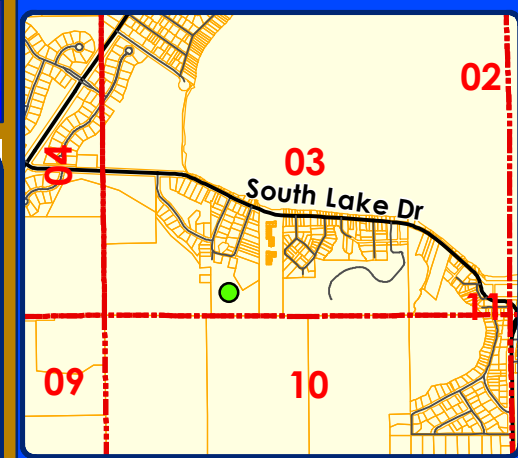
Cc: Avi Grewal, Singh Development, LLC  
Michael Noles, The Umlor Group

**LOCATION MAP & SITE PLAN**

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# JSP 18-76 SCENIC PINES ESTATES

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: 09/20/19  
JSP 18-76 Scenic Pines Estates  
Version #: 1



1 inch = 244 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.

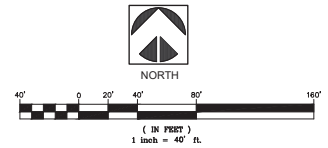
- NOTE:**
- EXISTING ROADS SHALL BE MAINTAINED DURING CONSTRUCTION AND RECONSTRUCTED AS NECESSARY UPON COMPLETION OF CONSTRUCTION.
  - DUST CONTROL TECHNIQUES SHALL BE EMPLOYED FOR THE DURATION OF SITE CONSTRUCTION ACTIVITIES.
  - EXISTING ROADS SHALL BE DOCUMENTED VIA VEGETATE PLOTS TO CONSTRUCTION UPON COMPLETION OF CONSTRUCTION. EXISTING ROADS SHALL BE RE-VEGETATED TO REVERSE RECONSTRUCTION REQUIREMENTS IF ANY.
  - CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH RESPECT TO THE ELEMENTARY SCHOOL BUS SCHEDULE.

**PROPOSED CLUSTER SEPARATION TABLE**

CLUSTER 1	CLUSTER 2	TOTAL NUMBER OF HOMES	MINIMUM DISTANCE REQUIRED (FRONT & REAR)	PROPOSED (FRONT & REAR)	MINIMUM DISTANCE REQUIRED (SIDE)	PROPOSED (SIDE)
8-8-10-11	4-5-6-7	8	100	105, N/A	75	N/A
18-19-20-21	4-5-6-7	8	100	N/A	75	N/A
4-5-6-7	12-13-14-15	8	100	138, N/A	75	N/A
1-2-3	22-23-24-25	7	85	78, N/A	75	N/A
1-2-3	18-19-20-21	7	85	75, N/A	75	N/A
12-13-14-15	16-17	6	75	75, N/A	60	N/A
4-5-6-7	16-17	6	75	83, N/A	60	N/A
8-9-10-11	16-17	6	75	N/A	60	N/A
8-9-10-11	12-13-14-15	8	100	N/A	75	75
12-13-14-15	18-19-20-21	8	100	N/A	75	75
1-2-3	4-5-6-7	7	85	N/A	75	199
18-19-20-21	16-17	6	75	N/A	60	105

**GENERAL NOTES:**  
 THE LOT LOCATED ON THE NORTH SIDE OF SOUTH LAKE DRIVE (150-22-003-327-004) IS NOT PART OF THIS SITE PLAN, NO CHANGES TO THAT LOT ARE PROPOSED BY APPLICANT. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE SITE PLAN APPROVAL FOR THAT LOT.

**NOTE:**  
 ALL UNITS SHOWN PROVIDE 6 FEET OF SEPARATION BETWEEN BUILDINGS; PER SECTION 3.28, 4, 5. MINIMUM BETWEEN UNITS WITH WALLS WITH OPENINGS: 10 FEET. MINIMUM BETWEEN UNITS WITH WALLS WITH NO OPENINGS: 6 FEET.



**LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	PR ASPHALT
[Pattern]	PR CONC
[Pattern]	PR CROSS WALK
[Pattern]	PR DEVELOPED OPEN SPACE
[Pattern]	PRESERVED WOODLANDS OPEN SPACE

**SIGN TABLE**

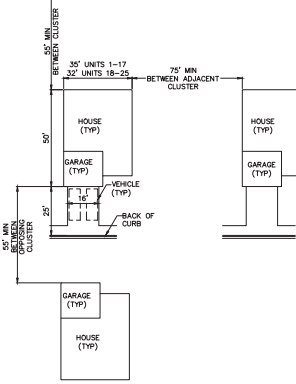
SIGN #	SIGN TYPE	REQUIRED
R1-1	STOP (30")	2
D3-2	STREET NAME SIGN	2
R8-3A	NO PARKING (18")	8

- NOTES:**
- ALL SIGNS WILL COMPLY WITH CURRENT 2011 MUTCD STANDARDS.
  - ALL TRAFFIC CONTROL SIGNS WILL COMPLY WITH FHWA STANDARD ALPHABET SERIES.
  - ALL TRAFFIC CONTROL SIGNS WILL USE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY REQUIREMENTS.
  - CITY OF NOV HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.

**SITE DATA**

SITE AREA	9.44 AC.
R.O.W. DEDICATION	0.13 AC.
NET SITE AREA (OBSERVATION)	9.31 AC.
REGULATED WETLANDS	1.70 AC.
NET SITE AREA (GENUITY)	7.61 AC.
PROPOSED DENSITY	3.3 UNITS/AC.
RESIDENTIAL UNITS PROPOSED	25.146
RESIDENTIAL UNITS PROPOSED	25
REGULATED WOODLAND	7.45 AC.
RWA/NSA (7.45/9.31)	8.0%
WOODLANDS REQUIRED TO REMAIN	4.67 AC.
PERCENT OF SITE PERMANENTLY PRESERVED	53.3% (4.96 AC.)
(CLUSTER OPTION)	
MAX. LOT COVERAGE < 25%	1,318 - 1,518 Sq. Ft.
(ALL BUILDINGS)	35 (2.5 STORES)
MIN. FLOOR AREA > (1000 Sq Ft)	30
BUILDING HEIGHT PROHIBITED	30'-0" to 1,750 SQ-FT/UNIT x 17 = 29,750 SQ-FT.
TOTAL LOT COVERAGE (PROVIDED TOTAL)	32'-0" to 1,600 SQ-FT/UNIT x 8 = 12,800 SQ-FT.
	29,750 + 12,800 = 42,550 SQ-FT. = 0.98 ACRES
	0.98 AC./9.31 AC. = 10.52% < 25%
	25,009 Sq. Ft.

PROPOSED PRIVATE ROAD PAVEMENT AREA



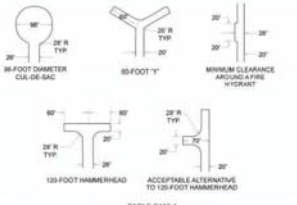
- NOTE:**
- TRASH SHALL BE WEEKLY CURB SIDE PICKUP.
  - PER SECTION 26.5-36(C), A STATEMENT IS REQUIRED ON ANY PLAN CONTAINING A PRIVATE STREET WITH THE FOLLOWING LANGUAGE: 'CITY OF NOV HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.'



**INTERNATIONAL FIRE CODE NOTES:**

- SHOWS THE 120" HAMMERHEAD ACCESS ROAD DIMENSIONAL REQUIREMENTS IN SECTION D103.1 (20' WIDE LANES, 28' RADIUS, MIN 60' LONG EACH LEG).
- TABLE D103.4 SHOWS NO TURN AROUND IS REQUIRED FOR 150' LONG DEAD END. THE HAMMERHEAD IS THE TURN AROUND FOR PRISTINE LANE WE HAVE TWO 150' DEAD ENDS.

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



**TABLE D103.4 REQUIREMENTS FOR DEAD END FIRE APPARATUS ACCESS ROADS**

LENGTH/WIDTH (Feet) (Meters)	TURNAROUNDS REQUIRED
0 - 9 (0 - 2.7)	None required
10 - 120 (3 - 36.6)	120' foot Hammerhead, 60' foot 'Y' or 90' foot diameter cul-de-sac in accordance with Figure D103.1
120 - 150 (36.6 - 45.7)	120' foot Hammerhead, 60' foot 'Y' or 90' foot diameter cul-de-sac in accordance with Figure D103.1
150 - 750 (45.7 - 228.6)	Special approval required



Know what's below. Call before you dig.

Call before you dig. The location of existing underground utilities are shown as an approximate guide only and are not a guarantee of their location. It is the responsibility of the contractor to verify the location of all utilities before any excavation. The contractor shall be held responsible for any damage to existing utilities. The contractor shall be held responsible for any damage to existing utilities. The contractor shall be held responsible for any damage to existing utilities.

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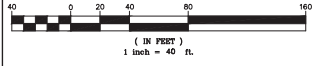
SECTION 3  
 TOWN 1 NORTH, RANGE 8 EAST  
 BLOOMFIELD HILLS, MICHIGAN 48322  
 CITY OF NOV  
 OAKLAND COUNTY, MICHIGAN

SCENIC PINES  
 SINGH DEVELOPMENT, LLC  
 7125 ORCHARD LAKE ROAD  
 BLOOMFIELD HILLS, MICHIGAN 48322  
 CLIENT  
 SITE PLAN

DATE: 11-27-2019  
 REVISIONS:  
 PER CITY 03-24-2020

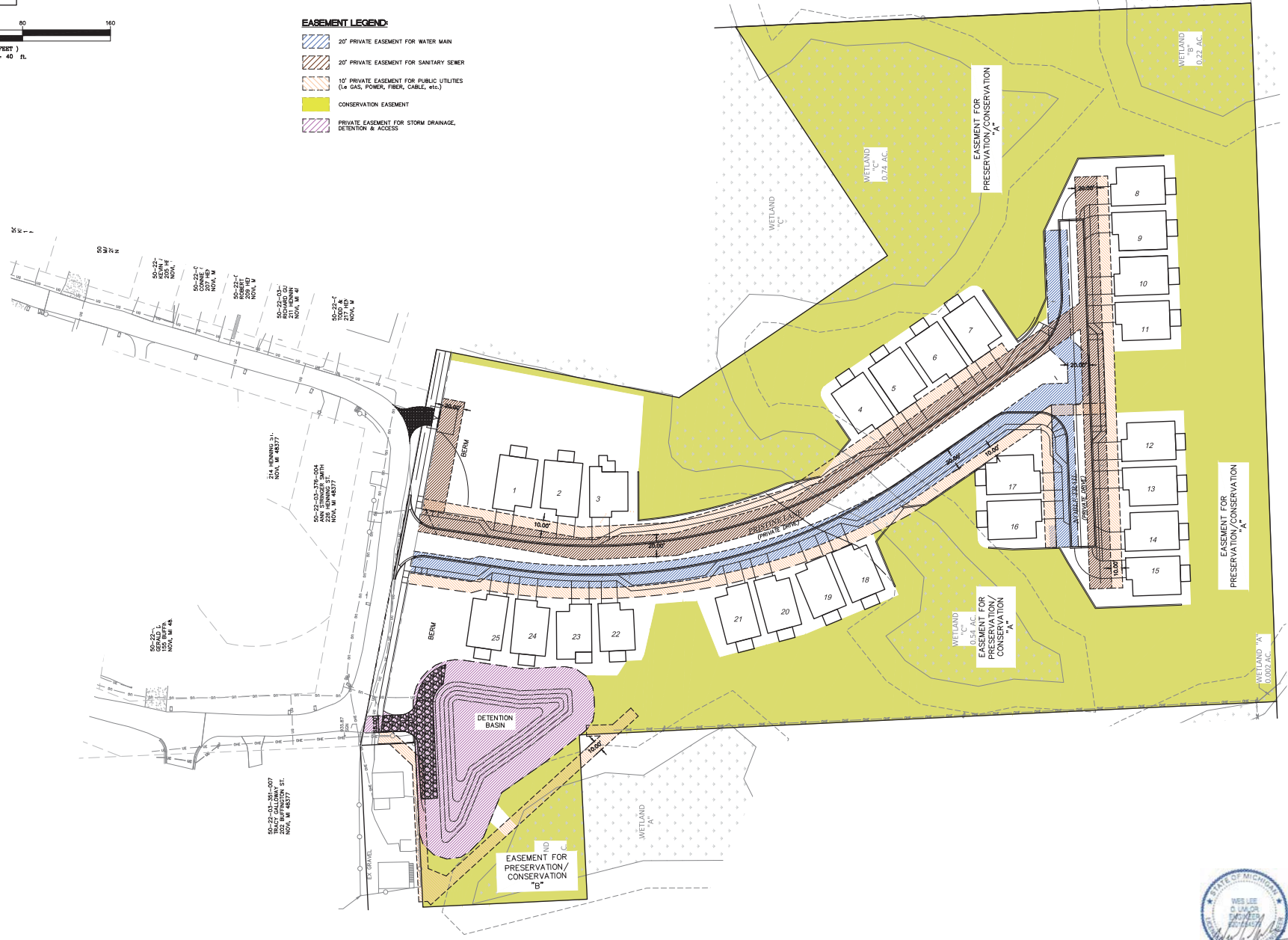
DR BY: SDT  
 DC BY: SDT/MTY  
 P.L. SCALE: 0" = 40' FEET  
 JOB NO. 180905  
 SHEET NO. 2

SHEET 2 OF 38



- EASEMENT LEGEND:**
- 20' PRIVATE EASEMENT FOR WATER MAIN
  - 20' PRIVATE EASEMENT FOR SANITARY SEWER
  - 10' PRIVATE EASEMENT FOR PUBLIC UTILITIES (4 GAS, POWER, FIBER, CABLE, etc.)
  - CONSERVATION EASEMENT
  - PRIVATE EASEMENT FOR STORM DRAINAGE, DETENTION & ACCESS

NOTE: COMPACTED SAND BACKFILL (MDOT SAND CLASS 2) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION ONLY AND NOT TO BE CONSIDERED AS A GUARANTEE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.



CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

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**The UMLOR Group**  
LAND DEVELOPMENT SERVICES

SECTION 3  
TOWN 1 NORTH, RANGE 8 EAST  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCENIC PINES  
SINGH DEVELOPMENT, LLC  
7125 ORCHARD LAKE ROAD  
BLOOMFIELD HILLS, MICHIGAN 48322

DATE: 11-27-2019  
REVISIONS:  
PER CITY 03-24-2020

DR BY: SDT  
DC BY: SDT/MT  
PK: SA  
SCALE: 0 20 40  
1" = 40 FEET  
JOB NO. 180305  
SHEET NO. 11  
SHEET 11 OF 30







**Singh Homes - Scenic Pines of Novi**  
**Two Car Garage - Cape Cod - First Floor**  
 1,295 SF



**Singh Homes - Scenic Pines of Novi**  
**Two Car Garage - Cape Cod - Second Floor**  
 805 SF



**ELEVATION "A"**  
 BUILDING HEIGHT MAX. 35'



**ELEVATION "B"**  
 BUILDING HEIGHT MAX. 35'



**ELEVATION "C"**  
 BUILDING HEIGHT MAX. 35'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATION ONLY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS NEGLIGENCE OR FAILURE TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.



Know what's below.  
**Call before you dig.**  
 CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS NEGLIGENCE OR FAILURE TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

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These documents are prepared by the architect in cooperation with the engineer and are not to be construed as a contract. The contractor shall be responsible for verifying the location of all existing utilities prior to any construction. The contractor shall be fully responsible for any damage to existing utilities caused by his negligence or failure to verify the location of all underground utilities.

The **UMLOR** Group  
 LAND DEVELOPMENT SERVICES

SECTION 3	TOWN 1 NORTH, RANGE 8 EAST	OAKLAND COUNTY, MICHIGAN
	CITY OF NOVI	

SCENIC PINES	SINGH DEVELOPMENT, LLC 7125 ORCHARD LAKE ROAD BLOOMFIELD HILLS, MICHIGAN 48322	ARCHITECTURAL SKETCHES
CLIENT:		

DATE:	11-27-2019
REVISIONS:	
PER CITY:	03-24-2020

DR BY:	SOT
CK BY:	SOT/AM
P.W.:	SA
SCALE:	0
AS NOTED	
JOB NO.:	180905
SHEET NO.:	<b>A1</b>
	SHEET 41 OF 37



UMLOR GROUP PROJECT FOLDER\2019 DEVELOPMENT\180905 - SCENIC PINES\SCENIC PINES 03\180905-ARCHITECTURAL SKETCHES.dwg



18. UMLOR GROUP PROJECT FOLDER\2019 DEVELOPMENT\18005 - SCENIC PINES\SCENIC PINE CITY\18005-ARCHITECTURAL SKETCHES



ELEVATION "2400-A"  
BUILDING HEIGHT MAX. 35'



ELEVATION "2400-B"  
BUILDING HEIGHT MAX. 35'



ELEVATION "2400-C"  
BUILDING HEIGHT MAX. 35'

THE LOCATION OF EXISTING  
 UNDERGROUND UTILITIES ARE SHOWN  
 AS AN APPROXIMATE ONLY AND  
 SHALL NOT BE CONSIDERED AS A  
 WARRANTY. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR THE  
 LOCATION OF ALL UTILITIES. THE  
 CONTRACTOR SHALL BE FULLY RESPONSIBLE  
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 MAY BE OCCURRED BY THE  
 CONTRACTOR'S FAILURE TO EXACTLY  
 LOCATE AND PROTECT ANY AND  
 ALL UNDERGROUND UTILITIES.



**Know what's below.**  
**Call before you dig.**  
 CONSTRUCTION SITE SAFETY IS THE  
 RESPONSIBILITY OF THE CONTRACTOR.  
 BEFORE YOU BEGIN ANY  
 CONSTRUCTION, YOU MUST CALL  
 811 TO REPORT THE LOCATION OF  
 ALL UTILITIES. THE CONTRACTOR  
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THESE DOCUMENTS ARE PRELIMINARY AND  
 SUBJECT TO CHANGE WITHOUT NOTICE.  
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**The UMLOR Group**  
 LAND DEVELOPMENT SERVICES

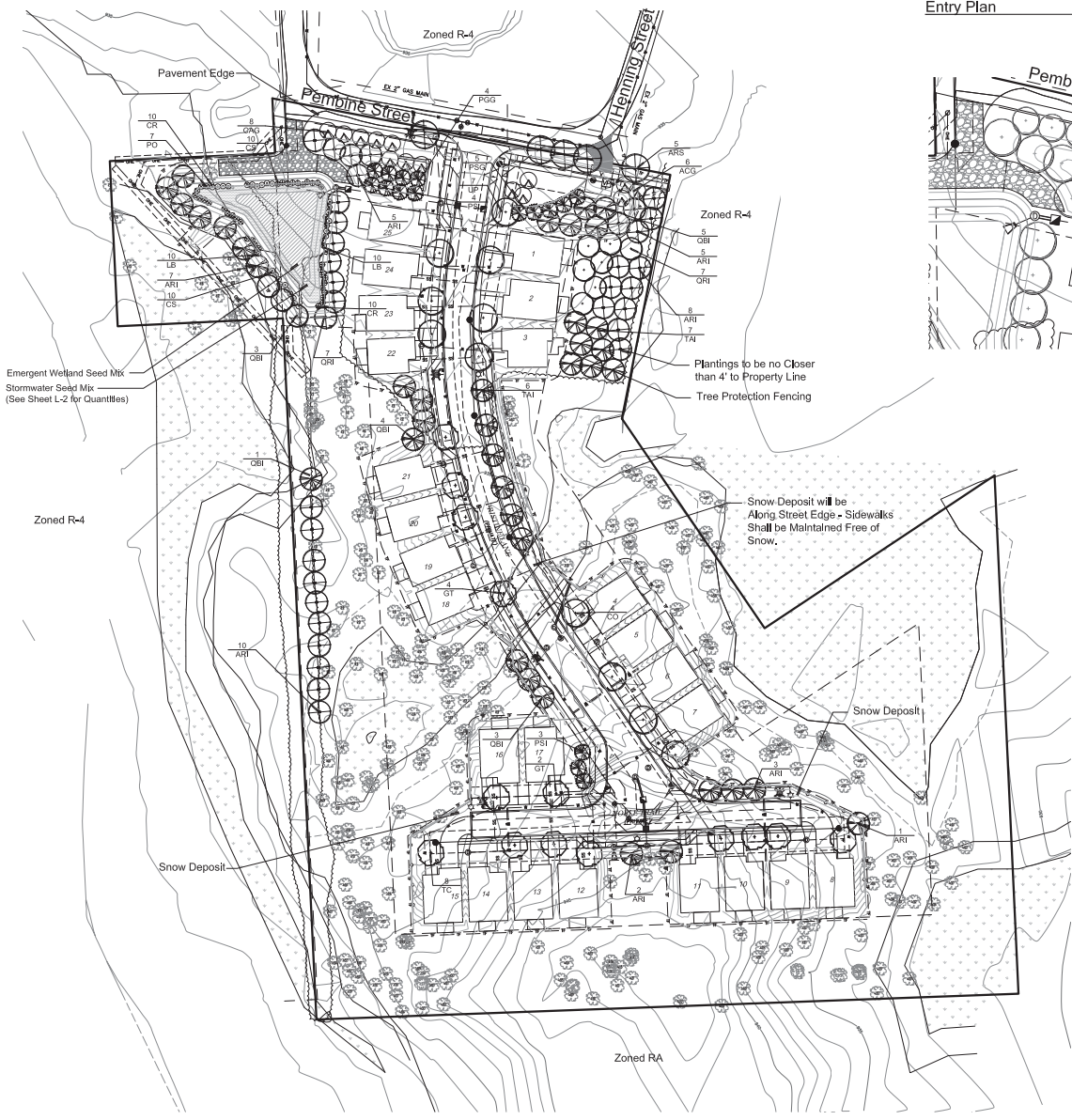
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SCENIC PINES
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CLIENT
ARCHITECTURAL SKETCHES

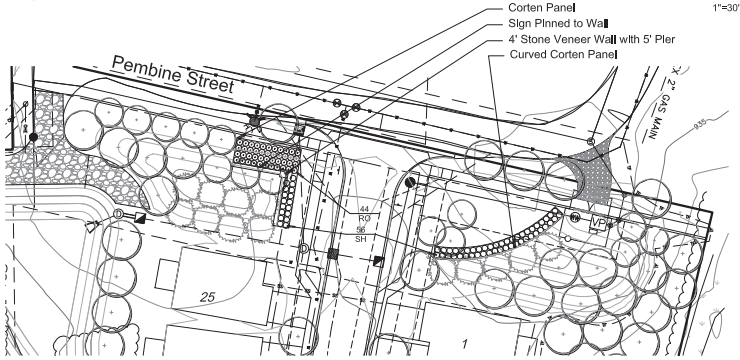
DATE: 11-27-2019
REVISIONS:
PER CITY 03-24-2020

DR BY: SDT
DC BY: SDT/AMY
PK BY: SA
SCALE: 0' = 1"
AS NOTED
JOB NO. 180905
SHEET NO. <b>A3</b>
SHEET A3 OF 37





Entry Plan



Landscape Summary

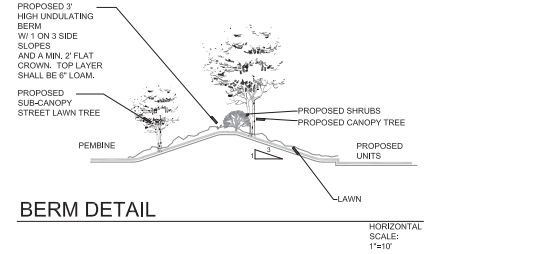
<b>Street Trees</b>	25 Units	Woodland Replacement	438 Trees
Unit Trees	25 Trees (1 per unit)	Replacement Required	88.6 Trees
Trees Required	25 Trees	Trees to be Paid into Fund	349.4 Trees
Trees Provided	25 Trees		
<b>Street Lawn</b>		<b>Detention Pond</b>	
Total Street Frontage	367 Lf.	High Water Length	415 Lf.
Less Drive Opening	28 Lf.	Landscape Required	291 Lf. (415 x 70%)
Net Street Frontage	339 Lf.	Landscape Provided	301 Lf. (73%)
Trees Required	9.6 Trees (339 / 35)		
Trees Provided	5 Trees		
<b>Greenbelt Plantings</b>			
Total Street Frontage	367 Lf.		
Less Drive Opening	28 Lf.		
Net Street Frontage	339 Lf.		
Canopy Trees Required	8.5 Trees (339 / 40)		
Canopy Trees Provided	9 Trees		
Sub-Canopy Trees Required	13.5 Trees (339 / 25)		
Sub-Canopy Trees Provided	14 Trees		

**Notes:**

- Trees Shall be Planted 10' from Utility Structures Including Hydrants
- Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn
- All Utility Boxes Shall be Screen per Detail on Sheet L-2
- Overhead Lines are Not Present
- Phragmites is Not Present on the Site.

Plant List

Item #	Botanical Name	Common Name	Caliber	Spacing	Height	Price	Total	Species	Genus	Native	Total
ARB 41	Acer rubrum	Red Maple	2.0"	as shown	6.6'	\$ 400.00	16,400.00				1
ARB 18	Quercus laevis	Red White Oak	2.0"	as shown	6.6'	\$ 400.00	6,400.00				1
ARB 14	Quercus laevis	Red Oak	2.0"	as shown	6.6'	\$ 400.00	1,600.00				1
FRS 7	Fraxinus americana	White Pine	2.0"	as shown	6.6'	\$ 320.00	2,272.00				1
FRS 13	Fraxinus americana	Blackwood	2.0"	as shown	6.6'	\$ 400.00	1,600.00				1
ARB 6	Platanus occidentalis	Sycamore	2.0"	as shown	6.6'	\$ 400.00	1,600.00				1
ARB 20	Cornus alternifolia	Red Dogwood	as shown	36"	\$ 50.00	1,500.00					1
ARB 25	Lonicera maackii	Spiraea	as shown	36"	\$ 50.00	1,500.00					1
POD 7	Physocarpus opulifolius	Eastern Nannybark	as shown	36"	\$ 50.00	1,500.00					1
ARB 17	Smilax latifolia	Smilax	as shown	36"	\$ 50.00	1,500.00					1
<b>Unit and Street Trees</b>											
COY 4	Celtis occidentalis	Northern Hackberry	3.0"	as shown	6.6'	\$ 400.00	1,600.00	8%	8%		1
COY 5	Celtis occidentalis var. borealis	Thornless Hackberry	3.0"	as shown	6.6'	\$ 400.00	1,600.00	8%	8%		1
YC 8	Thuja occidentalis	Greenery Linden	3.0"	as shown	6.6'	\$ 400.00	1,600.00	15%	15%		1
SP 7	Thuja occidentalis	Princess Elm	3.0"	as shown	6.6'	\$ 400.00	1,600.00	15%	15%		1
SP 25	Trees Provided										
<b>Street Lawn and Greenbelt</b>											
AGC 6	Amelanchier lamarckii	Shadbush	2.0"	as shown	6.6'	\$ 200.00	1,300.00	11%	11%		1
ARB 6	Aster multiflorus	Red Aster	2.0"	as shown	6.6'	\$ 400.00	1,600.00	8%	8%		1
CAG 8	Cornus alternifolia	Alternative Leaf Dogwood	2.0"	as shown	6.6'	\$ 200.00	1,300.00	11%	11%		1
FRS 9	Fraxinus americana	White Pine	as shown	as shown	as shown	\$ 320.00	1,344.00	17%	17%		1
FRS 28	Trees Provided										
<b>General Plantings</b>											
POD 44	Rosa chinensis	Drift Rose	as shown	42"	\$ 110.00	5,820.00					1
POD 56	Spirea japonica	Japanese Spiraea	17" c.c.	42"	\$ 110.00	5,820.00					1
<b>Match</b>											
19	4" Deep Shrubber Hardwood Bark Mulch (1/4")					\$31	\$619.00				
44	Seed (1/4")					\$2	\$20.00				
72	Seed (1/4")					\$3.60	\$72.00				
80	Seed (1/4")					\$1.60	\$32.00				
<b>Subtotal</b>							\$19,332.00				



Seal:



Title: Landscape Plan

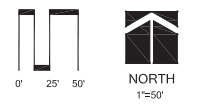
Project: Scenic Pines Novi, MI

Prepared for: Singh Development, LLC 7125 Orchard Lake Road, Suite 200 West Bloomfield, Michigan 48322

Revision:	Issued:
Review	February 22, 2019
Revised	May 24, 2019
Revised	July 16, 2019
Revised	November 25, 2019
Revised	March 23, 2020

Job Number: 19-019

Drawn By: jca Checked By: jca



Sheet No. L-1

**PLANNING COMMISSION MEETING 5-20-2020**

**ACTION SUMMARY**

**MINUTES**

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## PLANNING COMMISSION

### ACTION SUMMARY

CITY OF NOVI

Regular Meeting

**May 20<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-48, this meeting was held remotely.

#### CALL TO ORDER

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

#### ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Ferrell, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Gronachan

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney; Pete Hill, City Environmental Consultant; Saumil Shah, City Traffic Consultant; Doug Necci, City Façade Consultant; Madeleine Kopko, Planning Assistant

#### APPROVAL OF AGENDA

**Motion to approve the May 20, 2020 Planning Commission Agenda. *Motion carried 6-0.***

#### MATTERS FOR CONSIDERATION

**1. SCENIC PINES ESTATES JSP 18-76**

Consideration at the request of Singh Development for Final Site Plan approval. The subject properties are approximately 9.44 acres and are located south of South Lake Drive, on the south side of Pembine Drive (Section 3). The applicant is proposing to utilize the One-family Cluster Option to develop a site condominium with 25 single family detached homes.

**In the matter of Scenic Pines Estates, JSP 18-76, motion to approve the Final Site Plan with One-family clustering option and the Site Condominium based on and subject to the following:**

- 1. The previous conditions of the Planning Commission approval for the Preliminary Site Plan;**
- 2. The bridge design shall receive approval by AECOM prior to the approval of the Final Stamping Set;**
- 3. The utility enclosure and landscape screening details for the necessary grinder pump and generator located south of Pembine Drive shall be included on the plans prior to approval of the Final Stamping Set;**

4. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, with these items being addressed prior to Final Stamping Set approval; and
5. The applicant shall work with City on the review of the finished grades of the proposed homes, and on the requirements identified by the City's Engineers on the remaining issues associated with the engineering review.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.  
*Motion carried 6-0.*

2. **NOVAPLEX JZ19-37 WITH REZONING 18.733**

Consideration at the request of BC Novaplex, LLC for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay. The subject property is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 270 unit multiple-family residential development. The development consists of two attached town style buildings and eight apartment style building. The development is a private street network with two entrances off of Haggerty Road.

**In the matter of Novaplex, JZ19-37, with Zoning Map Amendment 18.733, motion to recommend approval to City Council to rezone the subject property from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay Concept Plan.**

**PART 1: The recommendation includes the following ordinance deviations for consideration by the City Council:**

1. Planning deviation from section 3.8.2.C. for exceeding the maximum allowable length of buildings (180 feet, maximum allowed, a range of 185 feet to 295 feet proposed) *as the buildings meet the qualifying criteria for City Council's approval for this deviation per section 3.8.2.C.*
2. Planning Deviation from section 3.8.2.D for not meeting the minimum orientation for all buildings along an outer perimeter property line (45 degrees required, 0 degrees proposed), *as all buildings are abutting non-residential districts and orientation is compatible to existing office development.*
3. Planning Deviation from section 5.16. for not meeting the minimum width requirements for the access path to bike parking (six feet required, 5 feet proposed), *as the plan maintains a consistent five foot width for all internal sidewalks and because it is a residential development.*
4. Landscape deviation from Sec. 5.5.3.B.ii and iii for lack of berms between the site and the properties on the north, south and west, *as the existing woodlands and proposed landscaping provides sufficient screening.*
5. Landscape deviation from 5.5.3.F.ii 5.5.3.B.ii and iii for lack of required street trees along Haggerty Road, *due to conflict with the existing overhead electrical lines and an underground gas line along Haggerty Road which make planting street trees impossible.*
6. Landscape deviation from 5.5.3.F.ii to allow the usage of sub-canopy trees for up to 25% of the required multifamily unit trees, *as the mix of trees proposed is acceptable.*
7. Planning deviation from Section 5.2.12.A & B for a 30 percent reduction in the minimum requirements for parking. A minimum of 619 spaces required, 433 proposed. The current plan proposes a total of 433 spread across the site, including



## PLANNING COMMISSION

### MINUTES

CITY OF NOVI

Regular Meeting

**May 20<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Executive Order 2020-48, this meeting was held remotely.

#### CALL TO ORDER

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

#### ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Ferrell, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Gronachan (excused)

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Victor Boron, Staff Engineer; Kate Richardson, Staff Engineer; Madeleine Kopko; Planning Assistant; Elizabeth Saarela, City Attorney; Pete Hill, City Environmental Consultant; Doug Necci, City Façade Consultant; Saumil Shah, City Traffic Consultant

#### PLEDGE OF ALLEGIANCE

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

#### APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Ferrell.

**VOICE VOTE TO APPROVE THE MAY 20, 2020 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

**Motion to approve the May 20, 2020 Planning Commission Agenda. *Motion carried 6-0.***

#### AUDIENCE PARTICIPATION

Dorothy Duchesneau, 125 Henning, said this is a comment with regards to the Scenic Pines project which is before you tonight. It doesn't seem as if there were any water level piezometer readings done in 2020. Considering all the rain we've had this last weekend and the subsequent flooding in our backyards off of Henning Street, many neighbors feel this is the perfect time to take an additional reading or two and compare those results with the ones taken in the dry months of the 2019 results. I would appreciate your consideration of that.

Michelle Werner, 135 Henning, said I wanted to echo what Dorothy said about making sure the



ground water levels on the site are checked at this time of year. The plans that we saw in the fall showed that some of these basements are very close to what we know to be the ground water level at this time of year. I was really hoping that the Planning Commission would take a look at those readings before they authorize putting basements in with sump pumps. We live in a house that has a similar basement and our sump pump runs for 24 hours a day for about four weeks this time of year and I don't want to see other residents get stuck with the problems we have.

Chair Pehrson asked if anyone else wished to speak. Seeing none, he asked if the City staff could read the correspondence that had been received.

## **CORRESPONDENCE**

Planning Assistant Kopko said I've gotten a bit of correspondence in regard to the Scenic Pines project. The first letter is from Mike Duchesneau, 1191 South Lake Drive, he believes more site plan details need to be provided before approval is granted. Items such as rear and side elevations of buildings, the high voltage overhead electrical lines have been rerouted which interferes on a private property, he's concerned about permits not being approved from EGLE and at the county level, there are concerns about the walkouts from the buildings, concerns about piezometer readings not being updated, concerns about the underground detention basin and flooding which would cause some issues to the residents living on Henning Street, and he would like to know the number of cubic yards of fill dirt, gravel, and sand that will be brought on to the site.

The second letter is from Barbara Drouillard, 130 Henning, she has some concerns about the streets already being bad with the potholes and mud and what the construction trucks will do to that. There were also concerns about tapping into the sewer system because it is older, concerns about water on the property, and concerns about the development being too large for the area.

The last letter is from Annie Smith, 226 Henning, she mentioned she had some medical issues she feels that the construction will interfere with some of those issues. She also had some concerns with COVID going on at the same time as construction and she won't be able to enjoy her backyard or leave her house.

## **COMMITTEE REPORTS**

There were no committee reports.

## **CITY PLANNER REPORT**

There was no City Planner report.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

There was nothing on the consent agenda.

## **PUBLIC HEARINGS**

There were no public hearings.

## **MATTERS FOR CONSIDERATION**

### **1. SCENIC PINES ESTATES JSP 18-76**

Consideration at the request of Singh Development for Final Site Plan approval. The subject properties are approximately 9.44 acres and are located south of South Lake Drive, on the south side of Pembine Drive (Section 3). The applicant is proposing to utilize the One-family Cluster Option to develop a site condominium with 25 single family detached homes.

Planner Bell said a public hearing was held on this project for the Preliminary Site Plan, Wetland and

Woodland permits on September 25, 2019. Although the Planning Commission approved it at that time, the motion included a condition that the Final Site Plan be brought back for additional consideration. The subject property is zoned R-4, One-Family Residential, and surrounded by R-4 on all sides with RA, Residential Acreage, to the south. The Future Land Use Map identifies this property and the surrounding properties for single family development and a public park to the south for the area shown in green on the map. The properties to the West are developed with single family homes and there are some vacant parcels of land to the West. To the North are also single family homes that are within the Lakewood Subdivision. To the Northwest is the Lilley Pond Subdivision. To the East are the South Pointe Condominiums. To the South is the City's Lakeshore Park.

The site frontage spans the entire length of Pembine Street. The existing single family homes to the North are all legal non-conforming with smaller lot frontages and setbacks. Buffington Drive, Henning Drive, and Pembine Street are public roads with a width of eighteen to twenty-one feet with a fifty-foot wide right-of-way. They are paved with chip seal pavement and are not planned for asphalt. The site is surrounded by and contains a significant amount of regulated wetlands and woodlands. Our Zoning Ordinance provides a one-family clustering option, with the intent of allowing flexibility in single family developments where conventional developments would destroy the unique environmental significance of the site. To be able to use this option, the applicant has to preserve a minimum of 50% natural features to qualify. This plan proposes to preserve about 53%. The project consists of 25 single-family lots.

Soil borings were a big topic at the public hearing in the fall. The applicant found that the soil type mostly includes clay with layers of sand. Storm water is proposed to be detained on site with an above ground storm water pond in the North West corner and an underground retention pond south of Pristine Lane. Engineering has continued to look at the groundwater reports and piezometer readings. Kate Richardson, our staff engineer, and Mike Noles, the applicant's engineer, are available to talk more about that if you have questions.

Planner Bell continued to say all reviewers are currently recommending approval of the Final Site Plan, with a few comments that will need to be addressed in the Stamping Set submittal. This is typical of projects at this stage; we don't consider the Final Site Plan permit approved until the Final Stamping Set is signed by all the reviewers. Certain things the staff and consultants will ensure are completed before approving the Stamping set are submittal of the draft legal documents such as the Master Deed and Conservation Easements, and utility easements, as well as approvals by other agencies, such as EGLE and Oakland County.

Although the applicant has provided sample home designs in their submittals, those are not reviewed in the site plan process for single family subdivisions. Individual plot plans will need to be submitted for each lot during the building permit process, which is when the architectural plans will be evaluated against Ordinance requirements and the waivers granted with the Preliminary Site Plan, along with grading and applicable building codes.

Tonight the Planning Commission is asked to approve the Final Site Plan. Representing the project is Todd Rankin from Singh Development with his engineer Mike Noles if you have any questions for them.

Mike Noles, Umlor Group, said this property has a long history. It was previously approved in 2003 and there have been significant improvements with this iteration of the plan, primarily greater preservation of the natural features. You can see the abundant natural features on the site. It is a wooded wetland and as Lindsay mentioned, we're preserving 53 percent which was an increase of 3 percent over the previously approved plan. Singh is doing a high-end community. As you can see, there are going to be some custom panels to be part of the entrance feature and they did a

wonderful job of creating custom architecture for this site. As you can see in the aerial image, it is surrounded by a 400 acre wooded wetland that's primarily City Park and City Waste Water Treatment Plant to the south. The site generally drains from the north to the south.

One of the things that was required at Planning Commission last time we were before you was a Zoning Board of Appeals variance. We did go before the ZBA and we were granted that variance. The variance was to eliminate the berm requirement along the property line because we would have had to clear woods and impact wetlands to build a berm, which would be a less effective screening than the existing woodlands. We are providing a landscape berm along the frontage to screen the new development from the existing development.

The drainage in the area has been talked about a lot. The residents have been in contact with me for about a year and a half. We've had two public meetings with the residents at the library. It was an invitation to anyone that wanted to come not inclusive to the Public Hearings that you've had here in the council chambers. We've had about 35 people the first time around and about 15-20 the second time around. The residents have been very respectful and they have made some suggestions we've been able to incorporate. We went over those in detail in the preliminary approval. I'm still in contact with several of the residents. I had a call today regarding the water line and if it was able to be tapped, which of course, it will be a public utility dedicated to the city, so that resident will be happy to hear when I get back with them tomorrow. As mentioned in Mr. Duchesneau's letter, there is an existing power line that runs down the property and feeds the power to the Waste Water Treatment Plant and we are routing it around the detention basin. There is one thing Mr. Duchesneau called out in his letter, there was a pole shown on a resident's property. I talked with that resident two days ago and she was very understanding. I assured her that the pole location will be on the corner instead of the location where it's shown on the plan.

Mike Noles continued to say there are a number of follow up items and a lot of the resident concerns have to do with those items. The final approval is somewhat of a misnomer. I've always had to explain that to developers who want to start the next day after getting Planning Commission approval. We still have the stamping plans to take care of, of course, we do have our EGLE wetland permit and there is a conservation easement associated with that for the wetlands. There is also The City of Novi's conservation easement that will protect that 53 percent of woodlands that we're preserving; those will be protected in perpetuity. As well as the permits that were mentioned, we will also obtain the EGLE Sanitary Part 41, the EGLE Water Act 399, and Oakland County does have jurisdiction over the sewer tap so there's a permit there as well. They've had an opportunity to work with us on the pump station plans. We had a grinder pump originally and as we were working with Oakland County, it became more of a substantial pump station similar to the ones you see around town. I've done a couple of them over at Island Lake of Novi. That application will go in following the final approval tonight if you choose to make that motion. So the soil erosion control, tree clearing, and right-of-way, those are all permits within the City of Novi that we will be applying for and acquiring following site plan approval.

Regarding the piezometers, we proposed putting the piezometers in and we've taken multiple readings: the initial one to show where the ground water table is, not the same as the surface water. We established that elevation so that we could set our basement heights and set our underground detention area to make sure there's enough cover between the ground water and the bottom of that detention area. The piezometers are still on site, there's about seven of them and we've been reading them periodically. The motion of approval in the preliminary phase did require us to submit one more piezometer reading with the final engineering set and we did that. So we have on record with the City a couple months' worth of readings and were happy to keep taking a look at those readings throughout the final planning steps. With that I'll invite you to ask me any questions you may have.

Chair Pehrson turned it over to the Planning Commission for consideration.

Member Anthony said I think I was the one in the last meeting that probably asked a bunch of questions on depth and ground water versus the basements. I like your September/October readings. What were those readings and what was your highest ground water reading?

Mike Noles, Umlor Group, said out of the seven piezometers, the ones we were most concerned with were the ones right in the middle of the detention pond and the one right next to the bridge which is adjacent to the underground storage. Those were all running right about 3-feet below the bottom elevation of that detention basin. Some of them went down from our initial readings in July. We found a baseline from those piezometers and the next readings went down. We did have one that went up since then, but we think its perched ground water as mentioned. There is some clay and sand mix on this site, but everything has been below that initial level, so I think we're in good shape.

Member Anthony said I would consider the entire site a perch, which is why it's a wetland. So with the detention pond, you're saying the ground water is 3-feet below the bottom of your basin?

Mike Noles said yes, the bottom of this basin is called out at 932 and what we set as the ground water from the piezometer readings was 931 and the underground storage requires a 3-foot buffer between that, so the elevation would have been 934 for the bottom of the underground detention basin.

Member Anthony said so 934 being the bottom of your detention basin and the last time we talked your worst case scenario was a basement floor at 936.

Mike Noles said that sounds about right.

Member Anthony said and I'm curious about the house you used as the worst case scenario, where is that located within the subdivision?

Mike Noles pulled up a map of the development. Mike Noles said we have the finished grades of the homes which are about 2-feet below the finish floor so were right about 40-45 finished grades. The high ones in the back are all running at finished grade at the front of the house at 44 and that puts the finished floor of the house at 46 which puts the basement elevation at about 36. The lowest one would be at 38 and puts the finished floor of the house at 40 which puts the basement floor at 31. Lot 1 is the lowest house and the basement floor is at an approximate elevation of 931.

Member Anthony said and the surface water of the lake is 932?

Mike Noles said yes.

Member Anthony said it looks like that lot might be at risk. So the bottom of the detention basin is at what number?

Mike Noles said 932. All of the homes have sump-pump systems and they're all tied into the storm system as well. For this home, it would be easy to bump it up a foot if we wanted to give it additional cover. The finished grade would be easy to bump up a foot because you can see right next to it we have a landscape berm that goes all the way from 37 up to 41 and the home next to it is already a foot higher. We could easily bump up unit number 1 an additional foot without any problem.

Member Anthony said alright, that's something I would say to work out with the City Engineer, but that does sound reasonable, especially with it being a foot below the surface of the lake. Describe to me your pumping station.

Mike Noles said the sanitary sewer is gravity all the way to the pump station and it has a wet well and a valve vault, it has a short force main that pumps it to the existing sanitary system and it goes gravity from there. So it's almost a lift station if it weren't for the short piece of force main, but it's a very short amount of force main.

Member Anthony said in both the storm water piping and sanitary piping with such a shallow ground water out there, are you putting out gaskets to try to reduce infiltration into the piping?

Mike Noles said that is a great question and I think the Novi standard is trust by gasket. I would have to double check the detail on that or ask Kate to chime in there. The interesting thing is that the only reason we ended up needing the pump station was to get underneath the bridge footing because we ended up being too low using our minimum pitches.

Member Anthony said so it's clear as a Commissioner, it's outside our authority or out of our view to say to bump up that home another foot in elevation or to ensure that you're looking at gaskets for both sanitary and storm simply because at such a high water table by minimizing infiltration you don't lose the capacity of the ability of the pipes to fill with water. So I like what I see here and thank you for the work you did on looking at the groundwater. Though, outside of our authority as Commissioners, I would recommend or suggest to the City Engineer that both the idea of gaskets and raising the elevation of lot number 1 be considered. Chair Pehrson, can I add that as a note, even though it's not a part of my approval?

Chair Pehrson said yes I think the applicant would take that advice.

Staff Engineer Richardson said I will mention that the plot plans and finish grades will be reviewed with the building department so I will definitely make sure it's changed on the stamping set, but it will also have to go through another set of reviews with the building department. They will look into the building code so it will be triple checked with them as well.

Member Anthony said and this is a unique situation. Sometimes building codes doesn't necessarily get these high water table sites, but what Singh has done here is a very good job in, I would say, a difficult development location which is why the homes and the neighborhood will look so good.

Member Avdoulos said I'm very appreciative that we have someone like Member Anthony that can help put his experience and a good second set of eyes on a project like this. We have a variety of talents and this is where I understand what the scope is. Looking from preliminary to final plans as it was indicated, there was a lot of details that were fleshed out and then when you go from this final into stamping set and then into permitting, there's more reviews that people look at. I appreciate that and I appreciate the fact that there's continual communication with the residents and that they're being involved and that this is something that is just not being placed in an area without at least good communication. Looking at this back in the fall and seeing where it is now it's gone obviously in a positive direction. All the groups are in favor of this so I'm going to make a motion.

Motion made by Member Avdoulos and seconded by Member Maday.

In the matter of Scenic Pines Estates, JSP 18-76, motion to approve the Final Site Plan with One-family clustering option and the Site Condominium based on and subject to the following:

1. The previous conditions of the Planning Commission approval for the Preliminary Site Plan;
2. The bridge design shall receive approval by AECOM prior to the approval of the Final Stamping Set;
3. The utility enclosure and landscape screening details for the necessary grinder pump and generator located south of Pembine Drive shall be included on the plans prior to approval of the Final Stamping Set;
4. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, with these items being addressed prior to Final Stamping Set approval; and
5. The applicant shall work with City on the review of the finished grades of the proposed homes, and on the requirements identified by the City's Engineers on the remaining issues associated with the engineering review.

Member Ferrell said I agree with everything said so far and I just want to thank the petitioner for answering the questions the people had comments about and I think you did a good job. I definitely support this project.

Member Lynch said my big concern with this project is the drainage and water. It was nice that Member Anthony has the expertise in this area to explore it with Mr. Noles. I like the technical detail behind it being an engineer and I'm satisfied that the development will be what we're looking for. We're not going to make a bad situation worse, so I'm in favor of this.

Member Maday said basically what I said last time still stands. People were concerned about the woodlands and the clustering takes care of that. It's going preserve 53 percent of land which is amazing. As for the water issue, I have a little bit of experience with that, but nothing like Member Anthony so I appreciate all his expertise and I'm trusting between the engineers and everyone else involved that we're doing what's right for the City. I'm very confident with this.

Chair Pehrson said I appreciate the applicant's willingness to come back in front of us to do the due diligence that we've asked for. I think you've addressed our concerns and that of the citizens so I think this has been a very good project.

**ROLL CALL VOTE TO APPROVE THE FINAL SITE PLAN OF PROJECT JSP18-76 SCENIC PINES MADE MY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

In the matter of Scenic Pines Estates, JSP 18-76, motion to approve the Final Site Plan with One-family clustering option and the Site Condominium based on and subject to the following:

1. The previous conditions of the Planning Commission approval for the Preliminary Site Plan;
2. The bridge design shall receive approval by AECOM prior to the approval of the Final Stamping Set;
3. The utility enclosure and landscape screening details for the necessary grinder pump and generator located south of Pembine Drive shall be included on the plans prior to approval of the Final Stamping Set;
4. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters, with these items being addressed prior to Final Stamping Set approval; and

5. **The applicant shall work with City on the review of the finished grades of the proposed homes, and on the requirements identified by the City's Engineers on the remaining issues associated with the engineering review. *Motion carried 6-0.***

**2. NOVAPLEX JZ19-37 WITH REZONING 18.733**

Consideration at the request of BC Novaplex, LLC for Planning Commission's recommendation to City Council for a Zoning Map amendment from Office Service Technology (OST) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay. The subject property is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 270 unit multiple-family residential development. The development consists of two attached town style buildings and eight apartment style building. The development is a private street network with two entrances off of Haggerty Road.

Planner Bell said the Planning Commission held a public hearing on this item on March 25, 2020 and after discussion decided to postpone making a recommendation in order to allow the applicant and staff to provide and review new information, continue to work on the number of deviations requested, and further consider the public benefits of the development. The applicant did revise the plans to address many of our previous concerns. The number of deviations needed has gone from about 20 to 15, and staff is now able to support almost all of those. Traffic and Wetland reviews were still not recommending approval. At the time of our review, however, some additional information has been provided where we are becoming more comfortable.

For traffic, we believe that with the adjustment to the plan that was included with the applicant's response letter last week, this will remove some of the parking in the southwest corner and make that a tighter corner, which will encourage slower traffic speeds and a safer configuration and will address some of those previous concerns. We think that we can work with the applicant to address remaining traffic calming measures on that outer loop during the site plan review process, they have proposed more stop signs and cross walks. One area could still use something in our traffic consultant's view in the western north-south drive where the garages are, but that could be worked out at time of final site plan approval.

As for the Wetland issues, some of those remaining concerns seem to be addressed with updated wetland impact information also provided last week, such as buffer impacts and volumes. The outstanding issue is the wetland mitigation. The applicant has stated that disturbance of the wetlands will be minimized and on-site mitigation maximized during the detailed site design process. They will also make an effort to identify off-site wetland mitigation areas within the same watershed or within the city, as permitted by the Wetland and Watercourse Protection Ordinance. However, if they are unsuccessful, they will require a deviation. It is unclear if the applicant would choose to request the deviation now or would pursue an amendment to the PRO Agreement if they are unable to meet the requirements. Currently there is no deviation included in the draft motion as we were unclear if the developer wanted to pursue that.

Planner Bell continued to say the applicant has also revised their list of community benefits. Last time we mentioned the proposed completion of two off-site sidewalk gaps totaling 600 linear feet. They now also offer to increase the brick or stone material on the building façades to no less than 40percent, which is a 10 percent increase over the 30 percent minimum required by the ordinance. While this does exceed the ordinance standard, our consultant would encourage a somewhat higher percentage and updating the color renderings of the revised design would demonstrate more clearly the aesthetic enhancements. The other new benefit offered is to design the project to achieve the LEED Certified standard of green building practice. This would be the lowest tier of the LEED certification system, but it would represent an enhancement over our standard requirements.

Tonight the Planning Commission is asked to discuss the proposal and make a recommendation to