



**CITY OF NOVI CITY COUNCIL  
MARCH 18, 2024**

**SUBJECT:** Approval of the request of Singh Development LLC for JSP 20-27, Griffin Novi, for a one-year extension under Section 3.31.4.F of the Zoning Ordinance for the Preliminary Site Plan with a PD-2 option. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall east access drive, in Section 14. The applicant received approval from City Council on March 14, 2022, for the Planned Development 2 (PD-2) Option to develop 174 multi-family residential units on a vacant 7.5-acre parcel.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**BACKGROUND INFORMATION:**

The applicant received Preliminary Site Plan approval to develop a vacant parcel located south of Twelve Mile Road, northeast of the Twelve Oaks Mall in the RC Regional Center District utilizing the PD-2 Development Option. Four multi-story apartment buildings, four townhouse-style buildings and a clubhouse are proposed with a total of 174 units. Parking would be provided in ground-level garages in the apartment buildings and in direct-entry garages for the townhomes. Additional surface lots and on-street spaces are also provided. An outdoor pool area is adjacent to the clubhouse. A private street network is proposed to connect the development to Twelve Mile Road and the Twelve Oaks Mall access drive on the west side of the property.

If approved, this extension would allow additional time for the applicant to complete the remaining steps to receive administrative approval of the Final Stamping Set. At this time, the only outstanding item is the approval and execution of certain off-site easements. As stated in the applicant's letter requesting the extension, they have encountered delays in getting lender consent documents approved by the U.S. Department of Housing and Urban Development (HUD) for those off-site easements. This extension should have been brought to City Council in 2023 under the terms of approval for Planned Development options as stated in Zoning Ordinance Section 3.31.4.F, however staff was following the typical rules for site plan approval under Section 6.1.6.

If the extension request is granted, the new expiration date for the Preliminary Site Plan approval will be March 13, 2025. Unless another extension is granted, Final Stamping Set approval must be granted by that date, or the site plan process would need to be restarted.

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

**RECOMMENDED ACTION:** Approval of the request of Singh Development LLC for JSP 20-27, Griffin Novi, for a one-year extension under Section 3.31.4.F of the Zoning Ordinance for the Preliminary Site Plan with a PD-2 option. The subject property is located at the southeast corner of Twelve Mile Road and Twelve Oaks Mall east access drive, in Section 14. The applicant received approval from City Council on March 14, 2022, for the Planned Development 2 (PD-2) Option to develop 174 multi-family residential units on a vacant 7.5-acre parcel. The extension granted results in a new expiration date of March 13, 2025.

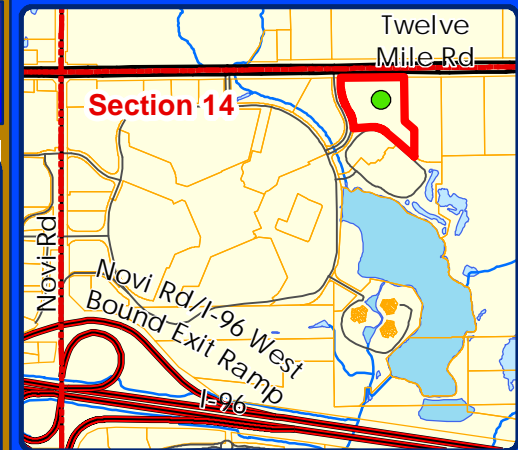
*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, Chapter 11 and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
LOCATION  
ZONING

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# JSP20-27 GRIFFIN NOVI

## LOCATION




**LEGEND**

 Subject Property

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

Map Author: Lindsay Bell  
Date: 2/17/22  
Project: GRIFFIN NOVI  
Version #: 1

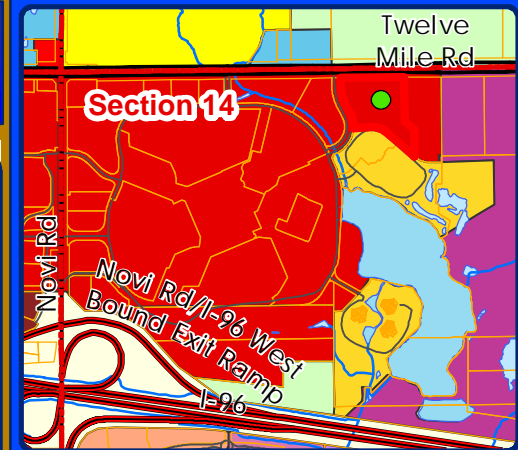
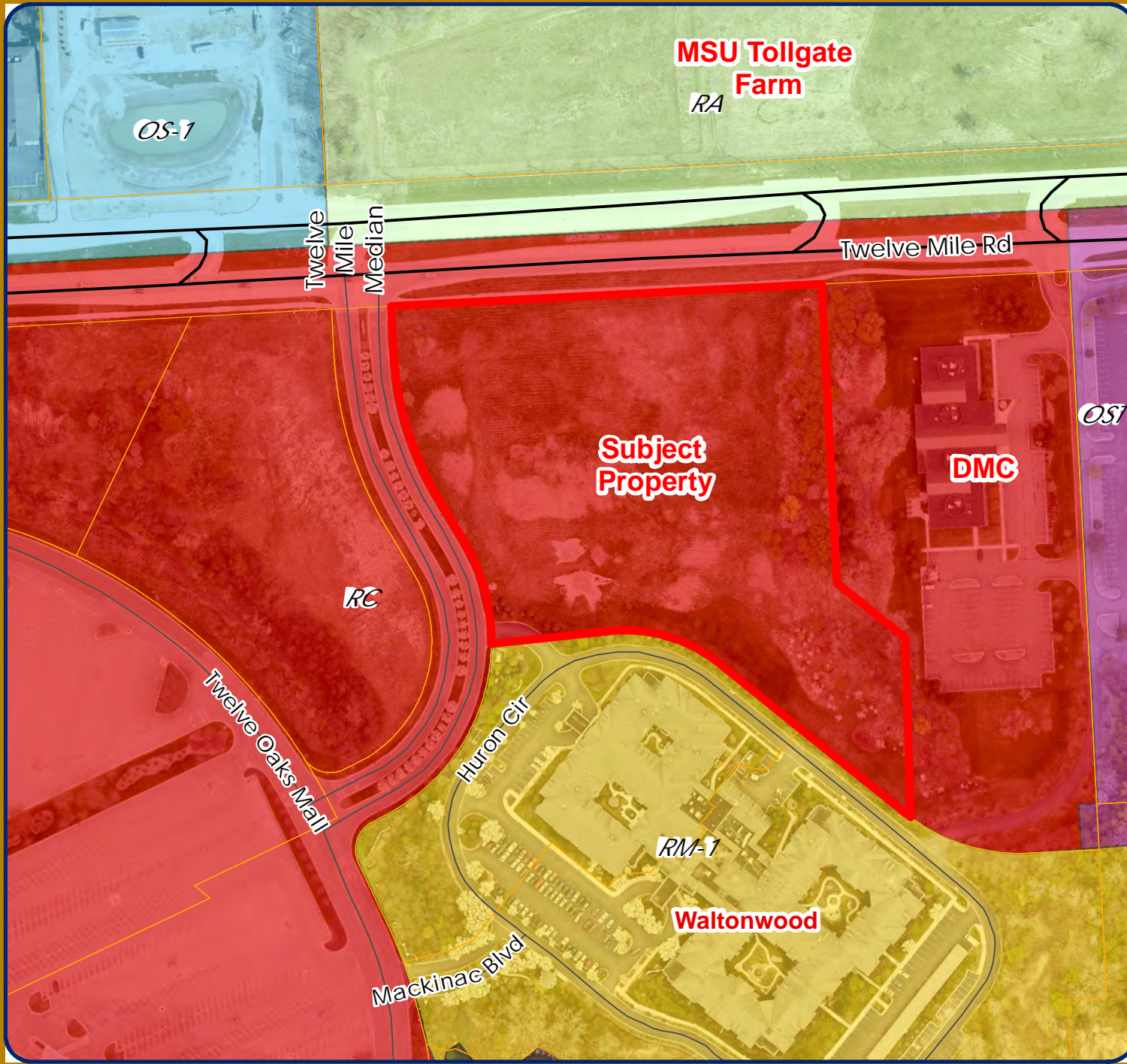
0 70 140 280 420 Feet  
1 inch = 333 feet



**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.

# JSP20-27 GRIFFIN NOVI ZONING



**LEGEND**

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- C: Conference District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Lindsay Bell  
 Date: 2/17/22  
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0 45 90 180 270

1 inch = 208 feet

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SITE PLAN & RENDERINGS

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APPLICANT EXTENSION REQUEST

FEBRUARY 29, 2024

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A TRADITION OF EXCELLENCE

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February 29, 2024

Mayor Fischer and Novi City Council  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024

Re: Request for Extension of Preliminary Site Plan Approval  
Griffin Novi; JSP 20-27

Dear Mr. Mayor and members of Novi City Council:

Please accept this letter as our formal request for an extension to the approved Preliminary Site Plan for the above referenced development for a period of two (2) years, pursuant to Section 3.31.4.F.i, of the City of Novi Zoning Ordinance.

Our project had received City Council approval for Preliminary Site Plan on March 14<sup>th</sup>, 2022. Then, in the City of Novi Plan Review Center Report, dated November 16, 2022, we received notice that staff had recommended approval of the Final Site Plan, with items to be addressed at Electronic Stamping Set submittal. Over the next few months, and into 2023, our design team worked on the items needing to be addressed for Final Stamping Set.

Since then, we have been working to obtain full approval of several Off-Site Easements. Unfortunately, obtaining those approvals has proved to be more difficult than we initially expected. Many of the Off-Site Easements are on property also owned by Singh, Waltonwood Twelve Oaks, and owner approval of these Easements has been granted.

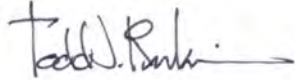
However, there is a HUD financed loan on the Waltonwood Property, and getting through the HUD approval process for these Easements has been more than difficult. Our last

communication with HUD was early January of 2024, where verbal approval of all Easements was expressed. Since then, we have not received official written approval, and have not been able to reach our contact at HUD for an update.

Therefore, the reason for the request for extension for approved Preliminary Site Plan is due to unforeseen delays in outside approvals for Off-Site Easements. We will continue to work diligently with our HUD agent to obtain final written approval of all Off-Site Easements.

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,

A handwritten signature in black ink, appearing to read "Todd J. Rankine", with a horizontal line extending to the right.

Todd J. Rankine, RA  
Director, Architecture and Planning

Cc: Avi Grewal, Singh Development, LLC