



SUBJECT: Final Approval of the Request to Amend the Maples of Novi Planned Unit Development (PUD) Agreement and Area Plan at the request of AJSS Property, LLC, for Maple Medical Office, JSP21-33, located east of Novi Road and south of Fourteen Mile Road in Section 2. The applicant is proposing to remove the existing tennis courts and construct a 2,558 square foot medical office on approximately 0.42 acres of property.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The request is part of the Maples of Novi Planned Unit Development (PUD), and consists of 0.42 acres of land on the east side of Novi Road, south of Fourteen Mile Road. The applicant is proposing to remove the existing tennis courts in order to construct a 2,558 square foot medical office. The site is located south of the existing bank, and north of the existing golf course maintenance building. The attached approved PUD Area Plan shows the location of the subject property, just south of the planned commercial uses. At this time, the applicant is seeking to amend the Maples of Novi PUD Agreement and Area plan to allow the change in use of this site from tennis courts to a medical office.

The plan for this development shows a one-story medical office building with thirteen parking spaces, and indicates that the hours of operation will be from 8am to 9pm. The proposed building façade is fairly consistent with the adjacent bank, and the plan shows landscape plantings, and a six-foot tall screening fence along the east property line. The development will be accessed from the adjacent bank property, which has access to Novi Road, and will continue to serve for access to the Maples of Novi maintenance building. The site will also remain a part of the Maples of Novi Planned Unit Development.

Although the PUD Section of the Zoning Ordinance was removed in 1997 (Ordinance 97-18), the ordinance remains in place to address any proposed changes to the existing PUDs within the City. Per Article 27, Section 9, "a developer may request an amendment to an approved area plan [...]." Also, "any amendment to an approved preliminary or final site plan which results in a major change in the approved area plan, as defined in this Section, shall require an amendment to the approved area plan."

The applicant is asking that the use of the site be approved as the proposed use is consistent with the adjacent shopping center and bank, and the site would be subject to the standards of the B-1 Zoning District (consistent with Local Commercial uses as recommended on the Master Plan).

The applicant discussed the proposal with nearby Homeowner Association (HOA) Presidents. The attached correspondence was received from the Maple Pointe HOA indicating that the Maple Pointe HOA has no concern with the site plan as proposed.

On November 17, 2021, the Planning Commission held a public hearing and recommended approval of the request to amend the Maples of Novi PUD & Area Plan as a major change. Minutes from the Planning Commission meeting are attached.

On January 10, 2022, the City Council granted tentative approval of this request, subject to the request returning to the City Council for approval of the language to amend the PUD Agreement. Minutes from the City Council meeting are attached. The City Attorney has prepared the appropriate language for the amendment and the applicant has agreed to the terms and the language of the Agreement.

RECOMMENDED ACTION:

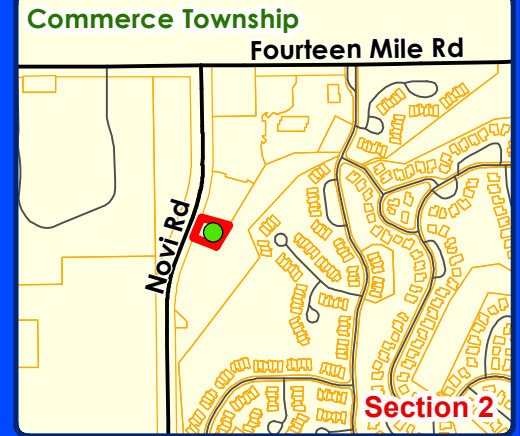
Final approval of the request of AJSS Property, LLC, JSP21-33 Maple Medical Office, to amend the Maples of Novi Planned Unit Development Agreement (PUD) and Area Plan as a major change based on and subject to the following:

1. The requested amendment constitutes a **major change** to the PUD Agreement & Area Plan *because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;*
2. The application **does not constitute a minor change** to the PUD Agreement and Area plan since it does not meet the following criteria: *Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - a. *A change in residential floor area;*
 - b. *A change in nonresidential floor area of five percent or less;*
 - c. *Minor variations in layout which do not constitute major changes; and or*
 - d. *A change in lot coverage and FAR of the entire PUD of one percent or less.*
3. The proposed use of the site as a medical office is approved as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
4. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
5. The requirement for a 40 foot wide transition strip between residential and commercial area is waived *because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements;*
6. City Council waiver for the lack of a 540 square foot loading area because the site is minimal in size and is proposed to be used by a medical tenant, which does not typically require deliveries by large trucks;
7. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan.

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

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: Christian Carroll
Date: 11/5/21
Project: NOVI MEDICAL BUILDING
Version #: 1

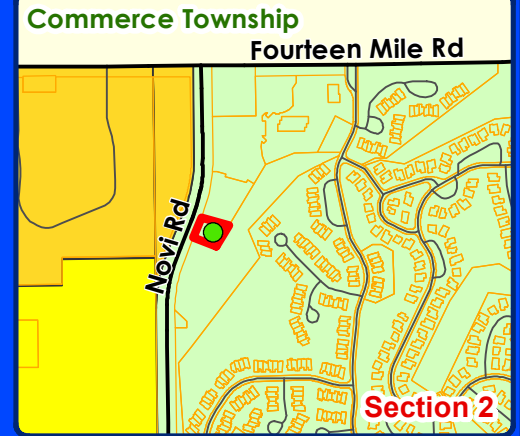


MAP INTERPRETATION NOTICE

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.

JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- Subject Property

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

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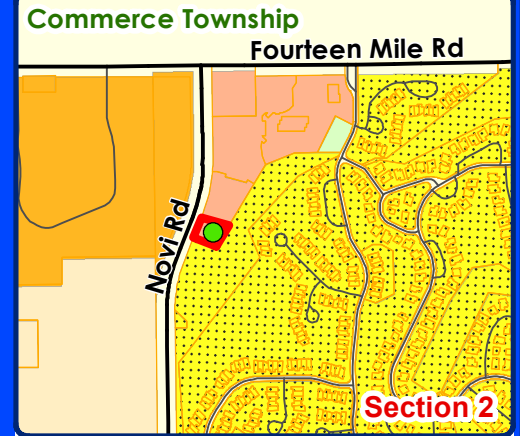
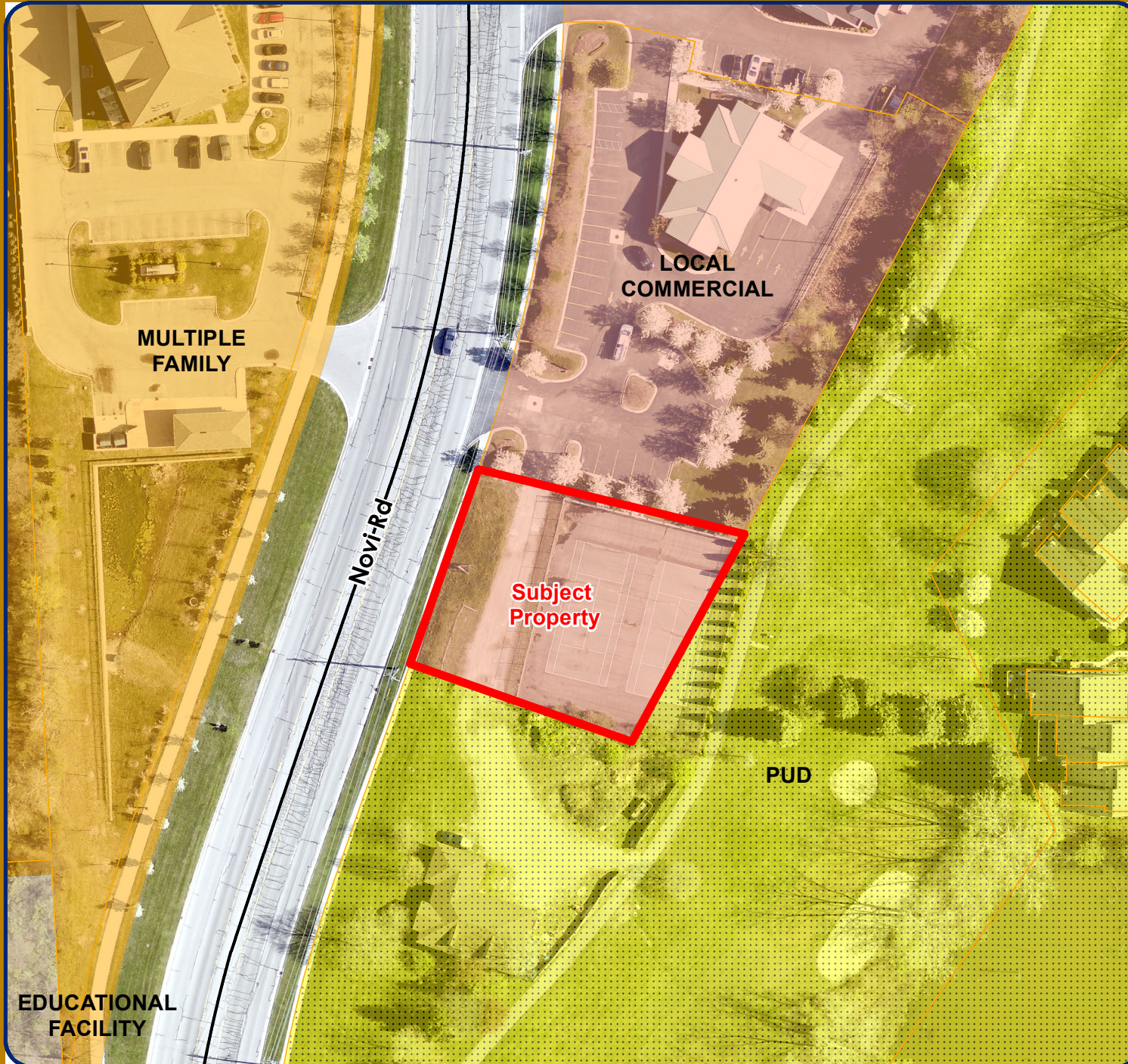
0 15 30 60 90 Feet
1 inch = 83 feet

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JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

FUTURE LAND USE



LEGEND

- PUD
- Multiple Family
- Local Commercial
- Educational Facility
- Private Park
- 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: Christian Carroll
 Date: 11/5/21
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Feet
 0 15 30 60 90

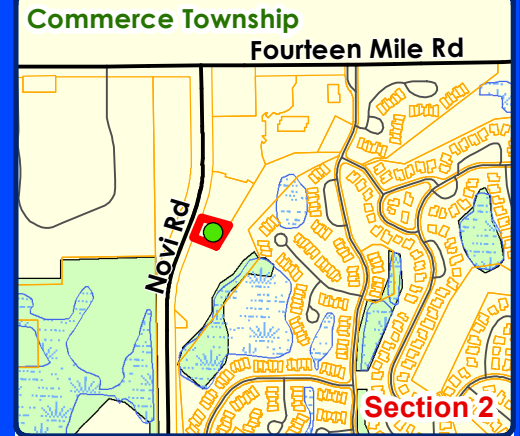
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JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

NATURAL FEATURES



LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

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

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**SECOND AMENDMENT TO
THE MAPLES OF NOVI
PUD AGREEMENT & AREA PLAN**

**SECOND AMENDMENT TO
PLANNED UNIT DEVELOPMENT
AGREEMENT**

THIS SECOND AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT, made this 9th day of MAY, 2022 by and between **AJSS Property, LLC**, a Michigan limited liability company, whose address is 19480 Cardene Ct, Northville, MI 48167 (referred to as “**Developer**”) and the **City of Novi**, 45175 Ten Mile Road, Novi, MI 48375-3024 (“**City**”).

RECITATIONS:

- I. Developer’s predecessor in interest and City entered into a Planned Unit Development Agreement (the “**PUD Agreement**”) governing the development of property located in Sections 1 and 2 of the City of Novi, herein known as the “**Property**” or the “**Development**” described on **Exhibit A**, attached and incorporated herein, which PUD Agreement is dated July 10, 1989, and is recorded at Liber 12590, Page 755, Oakland County Records. The PUD was amended in 1992 with respect to the Phasing Plan and the Amendment is recorded at Liber 12792, Page 679, Oakland County Records.
- II. The PUD Agreement was approved in accordance with, and incorporated and adopted the standards of the City’s PUD Ordinance, as applied at the time of PUD Plan approval, as set forth in the City’s Zoning Ordinance, Article 27, which standards are fully incorporated herein, and continue to apply to development and use of the Property (the “**PUD Ordinance**”).
- III. The PUD Ordinance provides for consideration of modifications to the PUD Area Plan and corresponding preliminary and final site plans in accordance with the standards and procedures set forth therein. Purposes of proposed modifications include both major and minor amendments to the Area Plan and preliminary and final site plans.

RF

- IV. Permitted Major Amendments to the Area Plan, and/or corresponding preliminary and final site plans include, but are not limited to, (1) change in concept of the development; and (2) change in use or character of the development;
- V. Developer's predecessor in interest completed development of the Property in accordance with the approved Area Plan for the Maples PUD and corresponding final site plans, all as set forth and incorporated into the PUD Agreement.
- VI. The Development includes multiple distinct phases, consisting of residential subdivisions and complementary amenities providing services and/or recreational facilities to the subdivisions.
- VII. Developer has proposed in accordance with the standards and condition of the PUD Ordinance, to modify and amend the Area Plan to permit a change in use with respect to a portion of the Property consisting of a .42-acre site is located south of Fourteen Mile Road and east of Novi Road, formerly used as a tennis court described in the attached and incorporated **Exhibit B**, (the "Tennis Court Property") to a 2,558 square foot medical office use as part of the Local Business (B-1) Zoning District as a medical office is consistent with the commercial developments to the north, in accordance with the preliminary site plan, attached as **Exhibit C** (the "Medical Office Concept Plan").
- VIII. The City of Novi Planning Commission conducted a public hearing on November 17, 2021, regarding the proposed modification, as required by the PUD Ordinance, and subsequently found that the medical office use is a reasonable alternative to the uses provided in the PUD Agreement and as recommended in the Master Plan for Land Use because it provides a transition between adjacent business and residential uses, and that it may be regulated as part of the Local Business (B-1) Zoning District, and, further, that it is consistent with the commercial developments immediately to the north.
- IX. In accordance with the recommendation, and conditions as determined by the Planning Commission on November 17, 2021, the City of Novi, City Council tentatively approved the modification of the PUD Area Plan and PUD Agreement on January 10, 2022, by incorporating the Medical Office Concept Plan into the PUD Area Plan for the Development, as a major modification, in accordance with the requirements of the PUD Ordinance.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Additional Permitted Uses. The PUD Area Plan for the Development is hereby amended and by incorporating Medical Office Concept Plan, including the Stormwater Management Plan, Landscape Plan, and Elevation Plans, set forth in the attached and incorporated **Exhibit C**, to be constructed on the Tennis Court Property. The PUD Area Plan and Medical Office Concept Plan, shall permit the Developer to construct the medical office building, parking, and associated

landscaping subject to all required conditions, applicable laws and ordinances, in accordance with a preliminary site plan to be submitted and approved by the Planning Commission, consistent with the Medical Office Concept Plan.

2. Additional Waivers. The requirement for a 40 foot wide transition strip between residential and commercial area is hereby waived by the City Council because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements.
3. Except as expressly modified by this Amendment, the PUD Agreement and PUD Area Plan remains in full force and effect.
4. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. The rights and obligations contained in this Amendment shall run with the property.

This Amendment has been duly authorized by all necessary action of Developer and City.

5. This Amendment may be executed by the parties in counterparts.

IN WITNESS WHEREOF the undersigned have executed this amendment effective as of the day and year set forth above.

{Signatures begin on following page}



DEVELOPER

AJSS Property, LLC, a Michigan limited liability company

By: *Rami Farah*

Its: *Rami Farah / member*

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this 9 day of May, 2022, before me appeared *Rami Farah*, the *member* of AJSS Property, LLC, a Michigan limited liability company, on its behalf.



Michael E Mitchell Jr
, Notary Public
Wayne County
Acting in *Wayne* County
My commission expires: *Sep 7 2022*

(124)

EXHIBIT A

MAPLES PUD LAND

EXHIBIT A

PARCEL I AND II:

Land situated in the Township of Novi, Oakland County, State of Michigan, described as the West half of the Northeast fractional quarter of Section 2, Town 1 North, Range 8 East, EXCEPT: A parcel of land situated in the West 1/2 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows: Beginning at a point on the North line of the Northeast fractional 1/4 of Section 2, said point being located South 88 degrees 44 minutes 36 seconds East 220.19 feet from the North 1/4 corner of said Section; thence parallel to the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 500.27 feet to a point of curve; thence along the arc of a curve to the right, 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 302.59; thence South 23 degrees 24 minutes 00 seconds West 249.74 feet to a point of curve; thence along a arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance, South 12 degrees 09 minutes 00 seconds West 336.14 feet; thence along the North and South 1/4 line of said Section, South 00 degrees 54 minutes 00 seconds West 1845.17 feet to the center of Section 2; thence along the East and West 1/4 line of said Section, South 89 degrees 33 minutes 08 seconds East 86.00 feet; thence parallel to the North and South line of said Section, North 00 degrees 54 minutes 00 seconds East 1844.49 feet to a point of curve; thence along the arc of a curve to the right 304.54 feet to a point of tangent, said curve having a radius of 775.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 302.59 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet to a point of curve; thence along the arc of a curve to the left 338.31 feet to a point of tangent, said curve having a radius of 861.51 feet, central angle 22 degrees 30 minutes 00 seconds and chord bearing and distance North 12 degrees 09 minutes 00 seconds East 336.14 feet; thence parallel to the North and South 1/4 line of said Section, North 00 degrees 54 minutes 00 seconds East 499.92 feet to the North line of the Northeast fractional 1/4 of Section 2; thence along said North line, North 88 degrees 59 minutes 36 seconds West 43.00 feet to the South 1/4 corner of Section 35, Town 2 North, Range 8 East, thence along the North line of the Northeast fractional 1/4 of Section 2, North 88 degrees 44 minutes 36 seconds West 43.00 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-201-001.
22-02-200-004.

PARCEL III:

Beginning the East 18 1/2 acres of the Southeast 1/4 of the Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-003.

PARCEL IV:

Being the West 40 acres of the North 160 acres of the Northwest fractional 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-01-200-001.

PARCEL V:

The East 1/2 of the Northeast fractional 1/4, except the East 18.5 acres of the Southeast 1/4 of said Northeast fractional 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Parcel Identification No. 22-02-200-002.

EXHIBIT A (RESTATED)

The legal descriptions on the prior pages are now described as:

LEGAL DESCRIPTION:

Land in the City of Novi, Oakland County, Michigan, described as:

PARCEL A: Part of the Northeast 1/4 of Section 2, Town 1 North, Range 8 East, Novi Township, now City of Novi, Oakland County, Michigan, described as beginning at the North 1/4 corner of said Section 2 and proceeding thence South 88 degrees 44 minutes 36 seconds East 220.16 feet along the North line of Section 2 to the West right of way of Decker Road (86 feet wide); thence thence following four (4) courses and distances along said right of way line South 00 degrees 54 minutes 00 seconds West 500.09 feet and 304.54 feet along an arc of a curve to the right, radius 775.51 feet, central angle 22 degrees 29 minutes 59 seconds, chord length 302.59 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West and South 23 degrees 24 minutes 00 seconds West 249.74 feet and 338.31 feet along an arc of a curve to the left, radius 861.51 feet, central angle 22 degrees 29 minutes 59 seconds chord length 336.14 feet and a chord bearing of South 12 degrees 09 minutes 00 seconds West to the North and South 1/4 line of Section 2; thence North 00 degrees 54 minutes 00 seconds East 1358.82 feet along said 1/4 line to the point of beginning.

~~22-02-201-001~~

PARCEL B1: ALL OF THE MAPLES OF NOVI, MAPLE HILLS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 593 through 635, both inclusive, and First Amendment to the Master Deed recorded in liber 11315, pages 681 through 688, both inclusive, Oakland County Records, and Second Amendment to the Master Deed recorded in liber 11522, pages 526 and 527, and Third Amendment to the Master Deed recorded in liber 11550, pages 354 through 363, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11597, pages 861 through 862, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 11724, pages 783 through 795, both inclusive, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 627 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

~~22-01-101-000~~

9000 627

PARCEL B2: ALL OF THE MAPLES OF NOVI, MAPLE GREENS CONDOMINIUM, according to the Master Deed recorded in liber 11034, pages 636 through 677, both inclusive, and amended by First Amendment recorded in liber 11478, pages 891 through 901, both inclusive, and Second Amendment recorded in liber 11607, page 465 through 474, both inclusive, and Third Amendment to the Master Deed recorded in liber 11635, pages 778 through 798, both inclusive, and Fourth Amendment to the Master Deed recorded in liber 11666, pages 755 through 759, both inclusive, and Fifth Amendment to the Master Deed recorded in liber 12179, pages 156 through 167, both inclusive, and Sixth Amendment to Master Deed recorded in liber 12246, pages 058, through 066, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 628 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

~~22-02-226-000~~

95006 28

PARCEL B3: ALL OF THE MAPLES OF NOVI, MAPLE POINTE CONDOMINIUM, according to the Master Deed recorded in liber 11664, pages 616 through 675, both inclusive, and First Amendment to the Master Deed recorded in liber 11737, pages 626 through 632, both inclusive, and Second Amendment to the Master Deed recorded in liber 12038, pages 338 through 348, both inclusive, and Third Amendment to the Master Deed recorded in liber 12115, pages 428 through 440, both inclusive, Oakland County Records, and designated as Oakland County Condominium

Continued on next page

LEGAL DESCRIPTION 'CONTINUED':

Subdivision Plan No. 709 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

22-02-202-000

9080709

PARCEL B4: ALL OF THE MAPLES OF NOVI, MAPLE HEIGHTS, according to the Master Deed recorded in liber 12350, pages 545 through 514, both inclusive, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 750 together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

PT OF 22-02-200-017 (INDIVIDUAL SIDWELLS NOT YET ASSIGNED)

9080750

unit 0

PARCEL B5: Part of the Northwest 1/4 of Section 1 and part of the Northeast 1/4 of Section 2, beginning at the Northwest corner of Section 1, thence South 88 degrees 38 minutes 01 seconds East 649.63 feet; thence South 02 degrees 05 minutes 07 seconds West 691.80 feet; thence South 87 degrees 46 minutes 02 seconds East 17 feet; thence South 00 degrees 49 minutes 18 seconds West 1835.59 feet; thence North 88 degrees 39 minutes 42 seconds West 682.52 feet; thence South 01 degrees 32 minutes 29 seconds West 649.34 feet; thence North 89 degrees 33 minutes 08 seconds West 2570.63 feet; thence North 00 degrees 54 minutes 00 seconds East 1844.49 feet; thence along curve to the right, radius 775.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 302.59 feet, distant of 304.54 feet; thence North 23 degrees 24 minutes 00 seconds East 249.74 feet; thence along curve to the left, radius 861.51 feet, chord bears North 12 degrees 09 minutes 00 seconds East 336.14 feet, distant of 338.31 feet; thence North 00 degrees 54 minutes 00 seconds East 499.75 feet; thence South 89 degrees 00 minutes 02 seconds East 2385.96 feet to beginning, except that part taken for THE MAPLES OF NOVI, MAPLE GREENS, Oakland County Condominium Plan No. 628, and THE MAPLES OF NOVI, MAPLE HILLS, Oakland County Condominium Plan No. 627 and THE MAPLES OF NOVI, MAPLE POINTE, Oakland County Condominium Plan No. 709, and THE MAPLES OF NOVI, MAPLE HEIGHTS, Oakland County Condominium Plan No. 750.

22-02-200-017

not

EXHIBIT B

TENNIS COURT PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 2, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 44' 36" EAST 263.19 FEET AND SOUTH 89 DEGREES 00' 02" EAST 60 FEET AND SOUTH 00 DEGREES 54' 00" WEST 499.72 FEET AND SOUTH 12 DEGREES 09' 00" WEST 342.78 FEET FROM THE NORTHEAST 1/4 CORNER, THENCE SOUTH 72 DEGREES 14' 55" EAST 157.45 FEET, THENCE SOUTH 32 DEGREES 34' 17" WEST 135.50 FEET, THENCE NORTH 66 DEGREES 24' 00' EAST 118.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.42 ACRES SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXHIBIT C

MEDICAL OFFICE CONCEPT PLAN

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

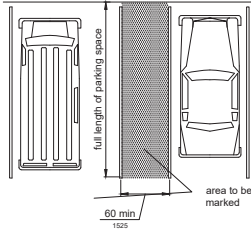


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

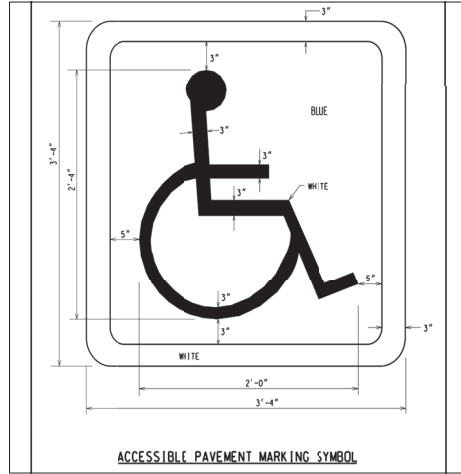
502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

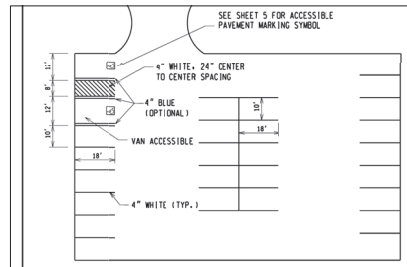
502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

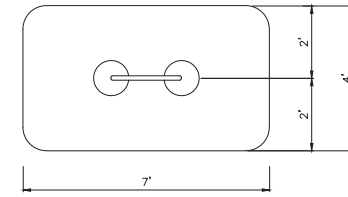
- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY
- LINES FOR REGULAR PARKING SPACES - 4" WHITE
- LINES FOR BARRIER FREE SPACES - 4" BLUE
- WHEN BARRIER FREE SPACE ABUTS REGULAR SPACE THE 4" BLUE LINE SHALL BE PAINTED NEXT TO 4" WHITE LINE



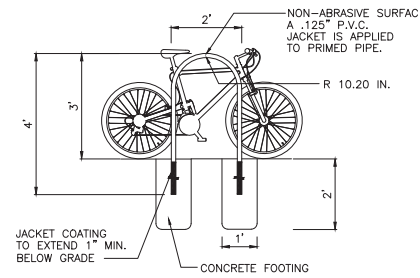
ACCESSIBLE PAVEMENT MARKING SYMBOL



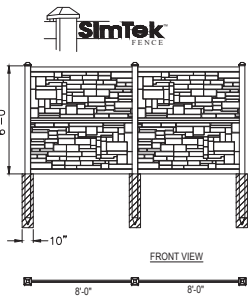
SEE SHEET 5 FOR ACCESSIBLE PAVEMENT MARKING SYMBOL



TYPICAL PLAN



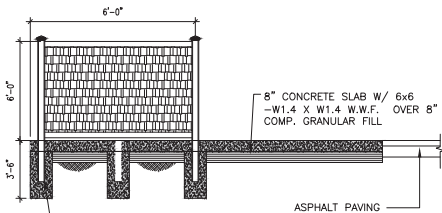
BIKE RACK DETAIL



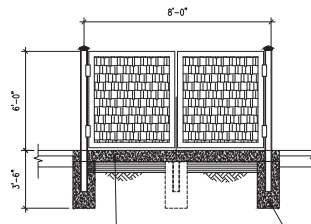
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 4312-455

6' TALL SCREEN FENCE
NO SCALE

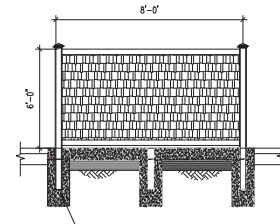
TREX PANELS TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS



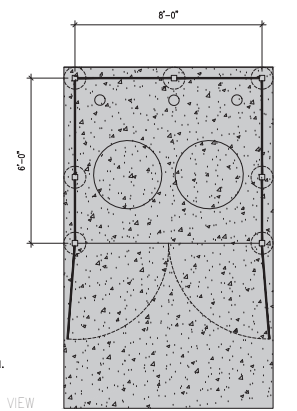
TREX PANELS DUMPSTER ENCL. SIDE VIEW



TREX PANELS DUMPSTER ENCL. FRONT VIEW



TREX PANELS DUMPSTER ENCL. REAR VIEW



DUMPSTER ENCLOSURE - PLAN VIEW

1

8-31-21	8/18/21 CITY REVIEW COMMENTS
7-30-21	PLANNING SUBMITTAL
MARK	DATE DESCRIPTION

GK CONSULTING INC.
GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135
COPYRIGHT
DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

Ghassan Khalaf

GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE
SITE DETAILS

SCALE
NOTED

SHEET No.

CS-02

TREE INVENTORY



Monument Engineering Group Associates, Inc.
298 Veterans Drive, Fowlerville, MI
(517) 233-3512
www.monumentengineering.com



Tree Survey

Project No./Name: 20-0558 Novi Road Tennis Court Date: 2/1/2021

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes
1870	Pinus communs	Pear	8.5	Good	
1871	Pinus communs	Pear	9	Good	
1872	Pinus communs	Pear	7.5	Good	
1873	Pinus communs	Pear	8	Good	
1875	Pinus communs	Pear	7	Good	
1876	Picea pungens	Colorado Spruce	12	Good	

TREE SURVEY LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE / CANOPY
- TREE TAG NUMBER (SEE TREE SCHEDULE)
- TREE TO BE REMOVED

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOWN ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

UTILITY REFERENCES

WM: CITY OF NOVI
RECEIVED: 1/29/21
SAN: CITY OF NOVI
RECEIVED: 1/29/21
STORM: CITY OF NOVI
RECEIVED: 1/29/21
GAS: CONSUMERS ENERGY
RECEIVED: 1/28/21
ELEC: DETROIT EDISON
RECEIVED: N/A
PHONE/CABLE: AT&T
RECEIVED: 1/28/21

EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

SOILS INFO

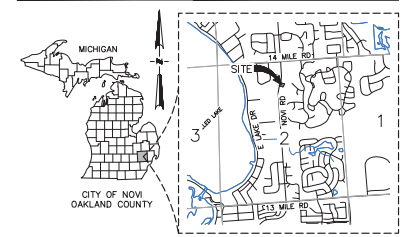
SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.html)
SOIL TYPE LIMIT AND LABEL

- 10C: MARLETTE SANDY LOAM, 6-12% SLOPES
- 11B: CAPAC SANDY LOAM, 0-4% SLOPES
- 18C: FOX SANDY LOAM, HURON LOBE, 6-12% SLOPES

WINTER NOTE

THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS. ALL REASONABLE MEASURES WERE TAKEN DURING THE SURVEY TO OBTAIN ALL INFORMATION NECESSARY. HOWEVER, SOME INFORMATION MAY NOT BE SHOWN DUE TO SNOW COVER.

LOCATION MAP



ENGINEERS - SURVEYORS
CONSULTANTS - LAND PLANNERS



DRAFT

EXISTING LEGEND

- DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
- TREE LINE / CANOPY
- DRIVEWAY BRANNING COURSE
- UG TELE, MH, TELE PED, CABLE PED
- UG FIBER, PED, LINE MARKER, VAULT
- UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX
- OH ELEC, UTIL POLE, GUY WIRE
- GROUND LIGHT, POLE, POLE W/ ARM LT
- LIGHT MH, LT CTR, BOX, PARK, METER, CAM CHARGER
- ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX
- UG GAS, MH, VALVE, LINE MARKER
- GAS WELL, METER, VENT
- WATER MAN, MH, VALVE IN BOX, HYDRANT, FDC
- POST INDICATOR VALVE
- IRRIGATION CONTROL, VALVE, SPRINKLER HEAD
- STORM SEWER, MH, CB, INLET, VADO DRAIN, DOWN SPOUT, CULVERT/ END SECTION
- SANITARY SEWER, MH, CLEAN OUT
- COMBINED SEWER, MH
- STEAM LINE, MH
- MISC. MANHOLE, HAND HOLE, HAND BOX
- PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX
- SECTION LINE, SECTION CORNER
- FOUND IRON ROD (FRI), FD MON, FD PK
- SET IRON ROD (SIR), SET PK, MAIL NAL
- FINISH FLOOR ELEVATION, SPOT ELEVATION
- CONTOUR
- FENCE
- GUM ROAD
- RAILROAD SIGNAL, SIGNAL BOX
- SOIL BORING
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL

Call MISS DIG
1-800-487-7171
Miss Dig website: www.missdig.org
Michigan Utility Notification One Call

CLIENT :
RAMI FARAH
19460 CARBENE CT.,
NORTHVILLE, MI
Ph: 1-248-854-9926
Rfr: rami@rami.com

TOPOGRAPHIC SURVEY
TENNIS COURT
TAX ID: 50-22-02-200-043
PART OF NE 1/4, SEC. 2, T1N-8RE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FLOOD ZONE

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. 10615008991, EFFECTIVE DATE SEPTEMBER 28, 2006.

LEGAL DESCRIPTION (AS PROVIDED)

(PER DEED PURSUANT TO ACT 123 OF 1999, AS RECORDED IN LIBER 41591-PAGE 309, OAKLAND COUNTY RECORDS)

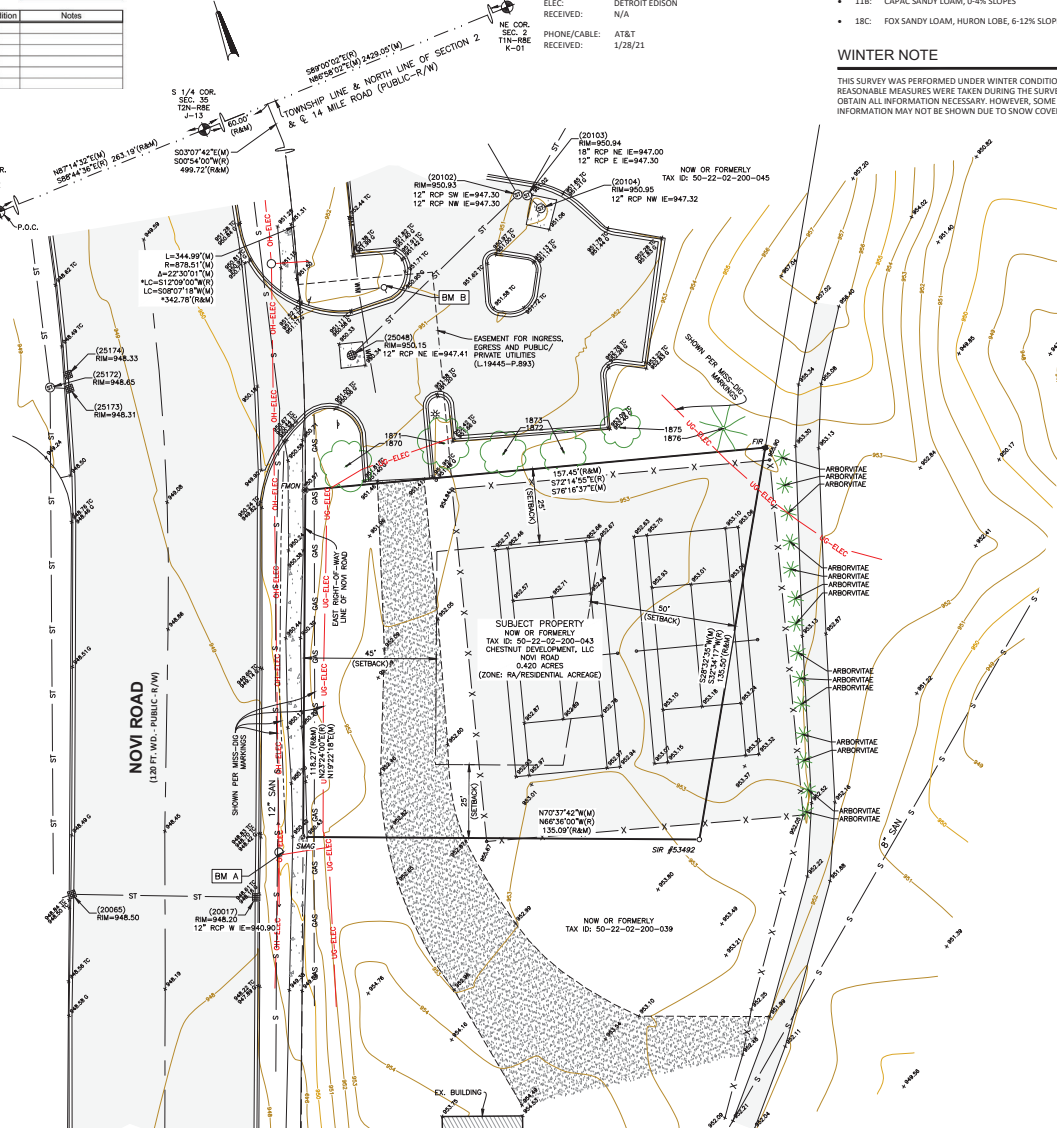
T1N, 8RE, SEC 2 PART OF NE 1/4 BEG AT PT DST 5 88-44-36 E 263.19 FT & S 89-00-02 E 60 FT & S 00-54-00 W 499.72 FT & S 12-09-00 W 342.78 FT FROM N 1/4 COR, TH S 72-14-55 E 157.45 FT, TH S 23-34-17 W 135.50 FT, TH N 66-36-00 W 135.09 FT, TH N 23-24-00 E 118.27 FT TO BEG 0.42 A

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°31'25.85"N, LONG: 83°28'00.19"W, ELEV: 955', SCALE FACTOR: 1.00011894).

BENCHMARKS

DATUM: NAVD83
BM A:
FD MAG IN E/SIDE UTILITY POLE 170'S S OF DRIVE APPROACH 40'S E OF CENTERLINE NOVI ROAD.
ELEV = 951.23
BM B:
TOP OF FLANGE BOLT ON HYDRANT N/SIDE 23'S N OF DRIVE APPROACH AND 80'S E OF CENTERLINE NOVI ROAD.
ELEV = 953.52



V-10

LANDSCAPE PLANTING NOTES:

- PLANTING**
- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Novi, Michigan.
 - The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All masses shall be installed in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 - Dig shrub pits one foot (1') larger than the shrub rootball, two pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, dry soils are evident, plant trees and shrubs slightly higher.
 - The Contractor is responsible for orienting the materials at the correct grades and spacing. The plants shall be planted to give the best appearance.
 - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
 - Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Parental beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
 - Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season. Include a minimum of one (1) cultivation around installed plantings without damaging roots in June, July, and August for the entire warranty period of two (2) years.
 - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
 - Organic, fibrous topsoil shall be evenly distributed and fine graded over all areas to uniform a depth of four inches (4") after settling.
 - All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
 - All plantings shall be completed no later than November 15 in the fall season. The date of intended installation for landscape plant materials is approximately Spring 2022. Plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 - Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 - Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site.
 - Call the City for an inspection prior to backfilling.
 - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
 - If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

- MATERIAL**
- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be as:
 - Northern nursery grown;
 - State Department of Agriculture inspected;
 - No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted);
 - Staked, wrapped, watered, and mulched according to the details provided; and
 - Guaranteed for two (2) years.
 - Topsoil shall be friable, fertile soil of claybarn character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
 - Plant material shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
 - Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
 - Proposed perennials shall be full, well-rooted plants.
 - Gallery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

- GENERAL**
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
 - The Contractor agrees to guarantee all plant material for a period of two (2) years. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of two (2) years.
 - The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
 - Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering. An irrigation plan for all landscape areas shall be provided with the final plan set.
 - All written dimensions override scale dimensions on the plans.
 - All substitutions or deviations from the landscape plan must be approved by the City of Novi in writing prior to installation.
 - All bidders must inspect the site and report any discrepancies to the Owner's representative.
 - All specifications are subject to change due to existing conditions.
 - The Owner's representative reserves the right to approve all plant material.

- MAINTENANCE**
- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
 - The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
 - The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
 - All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within three (3) months, whichever comes first.
 - Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
 - All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

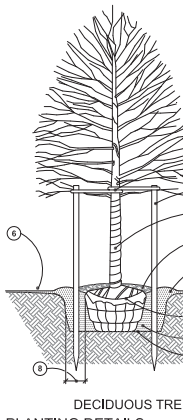
GENERAL FOR PLANTING NEAR UTILITIES:

- Maintain twenty feet (20') from the centerline of overhead wires for planting holes. All trees are to be at least ten feet (10') from hydrants and utility structures, five feet (5') from underground lines, four feet (4') from sidewalks, and three feet (3') from curbs.

NOTES:

- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYTS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GARDENING.
- REMOVE ROOT BALL SOIL FROM TRUNK TO EXPOSE ROOT FLARE.

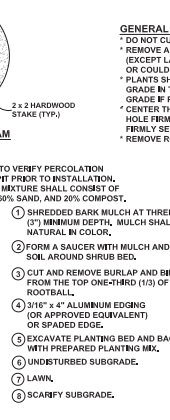
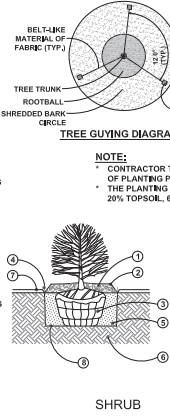
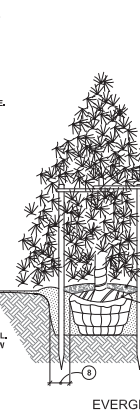
- STAKE TREE JUST ABOVE THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC, TWO WIRE OR HOSE TO HOSE TO BE USED TO GUY TREES), THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES, POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- SHREDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH, LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL. REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.
- WIDTH OF ROOTBALL ON EACH SIDE.
- PLANTING MIX SHALL CONSIST OF 50% TOPSOIL AND 50% SAND.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



NOTES:

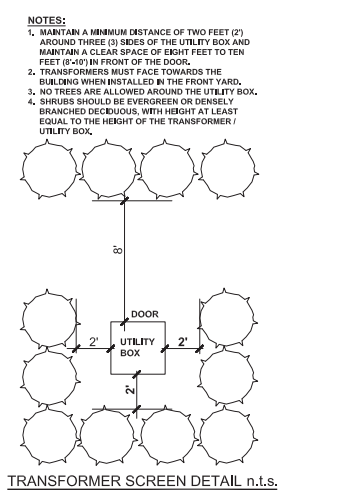
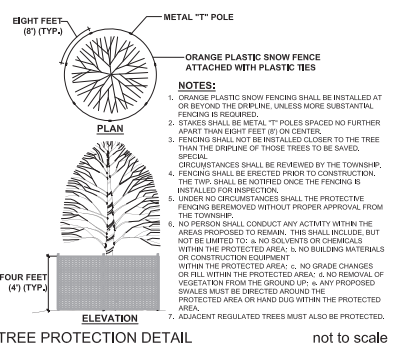
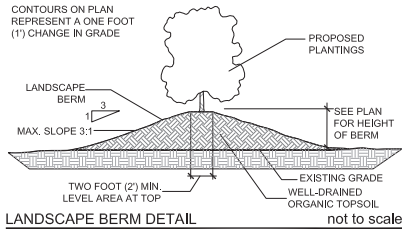
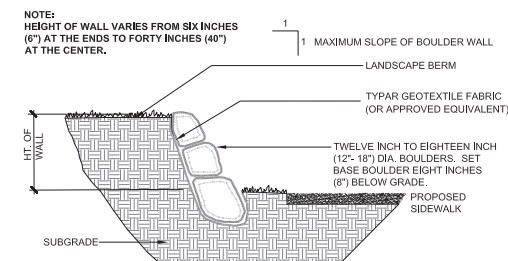
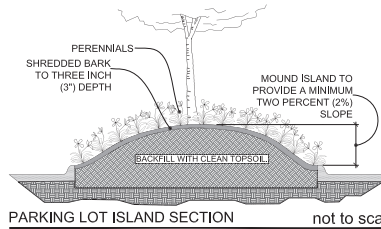
- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH, GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GARDENING.
- REMOVE ROOT BALL SOIL FROM TRUNK TO EXPOSE ROOT FLARE.

- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC, TWO WIRE OR HOSE TO HOSE TO BE USED TO GUY TREES), THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES, POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- SHREDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH, LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL. REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.
- PLANTING MIXTURE SHALL CONSIST OF 50% TOPSOIL AND 50% SAND.
- WIDTH OF ROOTBALL ON EACH SIDE.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



PLANTING DETAILS

not to scale



- GENERAL NOTES FOR ALL PLANTINGS:**
- DO NOT CUT CENTRAL LEADER.
 - REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GARDENING.
 - PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
 - CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING HOLE AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.
 - REMOVE ROOTBALL DIRT FROM TRUNK TO BELOW ROOT FLARE.

- NOTE:**
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
 - SHREDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
 - FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
 - CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
 - 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
 - EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX.
 - UNDISTURBED SUBGRADE.
 - PLANTING MIX SHALL CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
 - LAWN.
 - SCARIFY SUBGRADE.

date: August 30, 2021
no:06c-2021

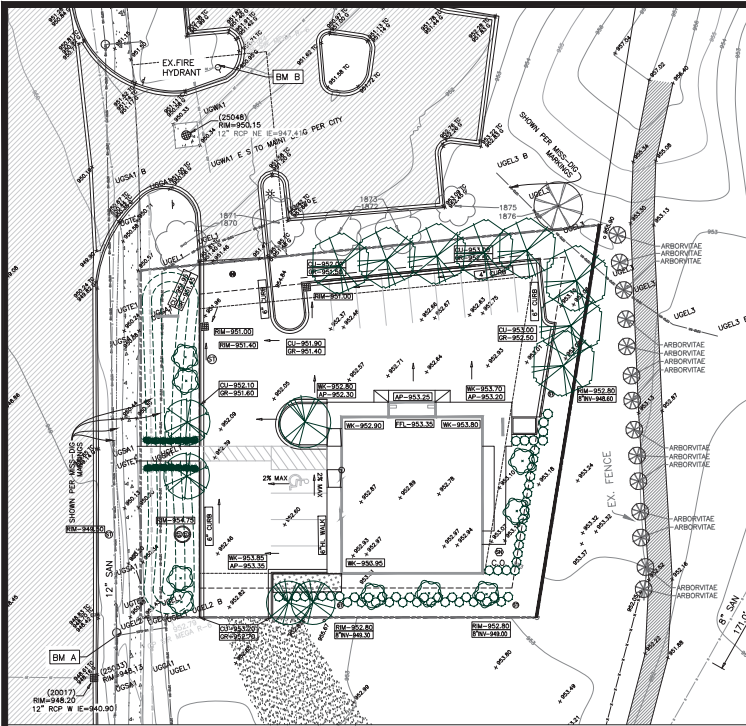
811 Know what's below, before you dig.

LANDSCAPE PLAN FOR:
GK Consulting, Inc.
5644 Middlebelt Road
Garden City, Michigan 48135
(313) 377-9449

PROJECT LOCATION:
Proposed Medical
Office Building
31074 Novi Road
Novi, Michigan

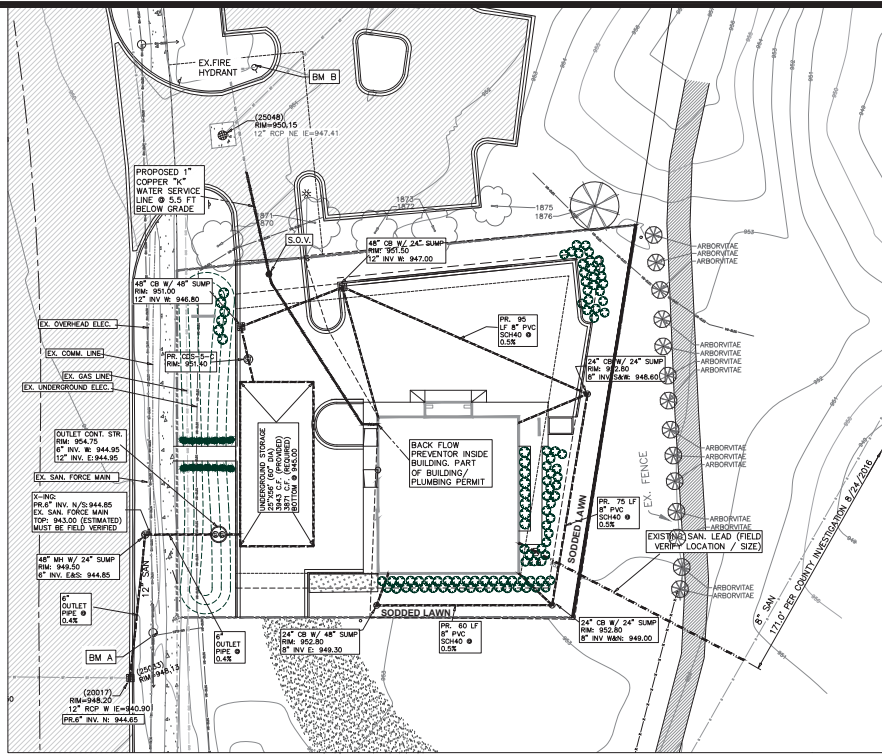
LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

LP-2: LANDSCAPE NOTES & DETAILS



GRADING PLAN
SCALE 1"=20'

FOR PARKING AREA PAVEMENT AND CURB REFER TO DETAILS-7 SHEET 2 OF 2 (CITY OF NOVI, PAVING STANDARD DETAILS)



UTILITY PLAN
SCALE 1"=20'

UNDERGROUND STORAGE SIZING			
A ²	C = 0.95	C = 1.00	C = 0.35
TOTAL AREA	0.25	0.00	0.17
A/C=0.9 ACRES	0.42013315		
A/C=1.00 ACRES	0.2492		
A/C=0.2 ACRES	0.00		
A/C=0.2 ACRES	0.1710		
C ave	=	0.710	
Qa = 0.15 x A	=	0.0630	cfs
100 YEAR FLOOD DESIGN:			
Qo = Qa/(A x C)	=	0.21	cfs/ac-imp
T = -26+(10312.5Qo) ^{0.58}	=	195.97	min.
Vs = [(16500/T) ^{1.25}]-[40xQoX T]	=	12977.67	cfs/ac-imp
Vt = Vs x A x C	=	3971	cf

DRAINAGE AREAS CONTRIBUTE TO UGS SYSTEM					
AREA #	TOTAL A	C		Cave	Cave.
		0.95	1.0		
AREA "1A"	10940	5952.00	5038.00	0.00	0.67
AREA "2A"	7361	4951.00	2410.00	0.00	0.78
SUM AREA	18301	10653.00	7448.00	0.00	OK
TOTAL AREA (SQ. FT.)	18301				
TOTAL AREA (ACRES)	0.420				
Cave.	=	0.796			

FROM M.H.	TO M.H.	AREA SQ. FT.	AREA (ACRES)	C	(C/A)	TOTAL (C/A)	T TIME MIN.	INCH PER HOUR	Q/C/A cfs	DA OF PIPE INCH	SLOPE %	LEN. OF PIPE FT.	CAPACITY OF PIPE C.F.S.	VEL. FEET PER MIN.	TIME OF FLOW MIN.	RM ELEV.
24" CB (A1)	48" CB (A2)	10940	0.251	0.67	0.199	0.199	15	4.38	0.740	12	0.32	37	2.63	2.59	0.24	951.00
48" CB (A2)	CR	7361	0.169	0.75	0.127	0.297	15.24	4.35	1.290	12	0.36	9	2.46	3.39	0.04	951.00
CR	UGS	0	0.000	0.00	0.000	0.297	15.29	4.34	1.288	12	0.36	9	2.46	3.39	0.04	951.00
UGS	OUTLET	0	0.000	0.00	0.000	0.297	15.33	4.34	1.287	12	0.36	9	2.46	3.39	0.04	951.50
OUTLET	MH	1	0.000	1.00	0.000	0.297	15.37	4.33	1.286	6	0.40	25	0.36	1.81	0.23	954.75
MH	EX CB	0	0.000	0.00	0.000	0.297	15.37	4.33	1.285	6	0.41	45	0.36	1.83	0.45	949.50

DIYODS™
Design Your Own Detention System

CONTECH
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: diyods@contech-cpi.com

Project Summary

Date: 7/14/2021
Project Name: Medical Building in Novi
City / County: Novi
State: MICHIGAN
Designed By: GHASSAN KHALAF
Company: GK CONSULTING ENGINEERS
Telephone: 313-377-9449

Corrugated Metal Pipe Calculator

Storage Volume Required (cu): 3,971
Limiting Width (ft): 25.00
Effective Depth Below Asphalt (ft): 15.00
Solid or Perforated Pipe: Perforated
Shape Or Diameter: 18.63 ft Pipe Area
Spacing between Barrels (ft): 2.50
Stone Width Around Perimeter of System (ft): 2.50
Depth A: Porous Stone Above Pipe (in): 12
Depth C: Porous Stone Below Pipe (in): 0
Stone Porosity (ft to 40%): 0

System Sizing

Pipe Storage: 3,004 cf
Porous Stone Storage: 939 cf
Total Storage Provided: 3,943 cf
Number of Barrels: 3 barrels
Length Per Barrel: 51.00 ft
Barrel Weight (Estimated (M = 1)): 25 ft x 56 ft

CONTECH Materials

Total CMP Footings: 153 ft
Approximate Total Pieces: 9 pcs
Approximate Coupling Bands: 6 bands
Approximate Truckloads: 3 trucks

Construction Quantities

Total Excavation: 338 cy
Porous Stone Backfill For Storage: 174 cy Stone
Backfill to Grade Including Stone: 53 cy FFB

**CONTECH QUANTITIES ARE APPROXIMATE AND SHOULD BE VERIFIED UPON FINAL DESIGN

© 2007 CONTECH Stormwater Solutions

Custom Layout

To adjust layout, enter desired barrel length in the light blue boxes below
Excess Footage = 0

Barrel #	Length	Area
Barrel 12	0	0
Barrel 11	0	0
Barrel 10	0	0
Barrel 9	0	0
Barrel 8	0	0
Barrel 7	0	0
Barrel 6	0	0
Barrel 5	0	0
Barrel 4	0	0
Barrel 3	51	61
Barrel 2	51	61
Barrel 1	51	61

8-18-21 PLANNING SUBMITTAL
MARK DATE DESCRIPTION



GHASSAN KHALAF, P.E.
TEL: 313-377-9449
e-mail: gkci@outlook.com
ADDRESS: 5644 MIDDLEBELT RD
GARDEN CITY, MI 48135

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I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

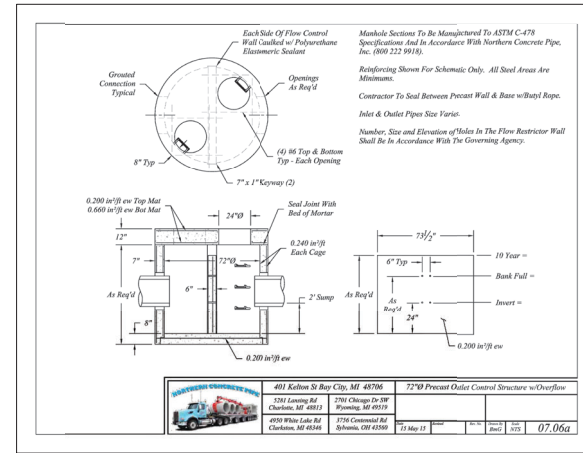
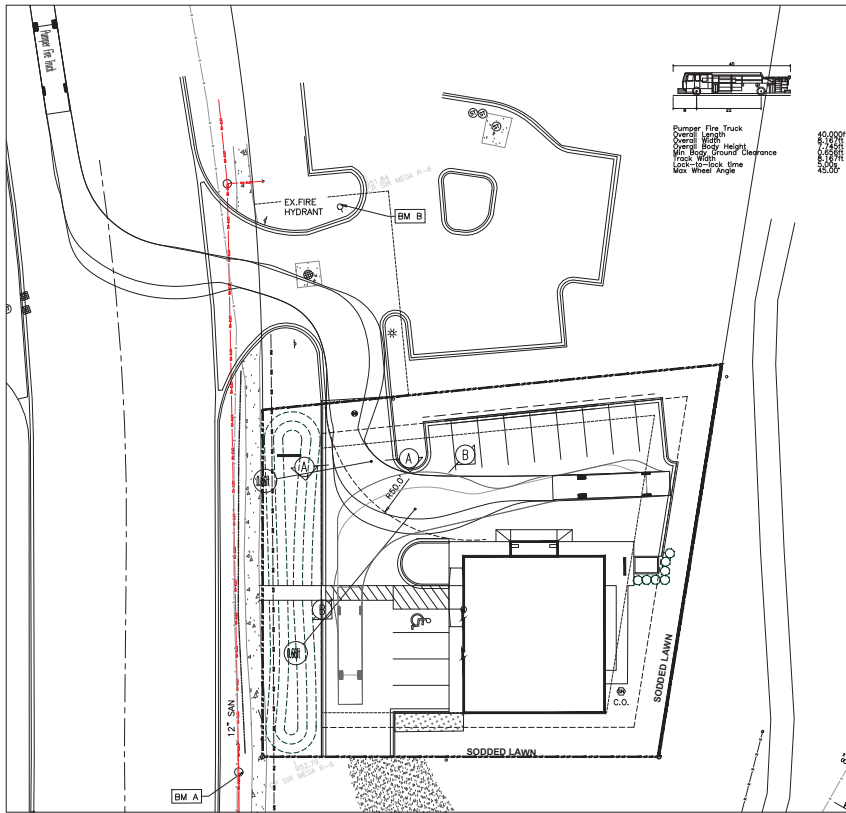
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SHEET TITLE
PRELIMINARY ENGINEERING

SCALE
NOTED

SHEET No.

SP-01



Company	Address	City	State	Zip	Phone	Fax	Website
483 Kathon St	Bay City	MI	48706	770	942	942	07.06a
2300 Leaning Rd	Charlotte	NC	28212	770	942	942	07.06a
4500 White Lake Rd	Clarkston	MI	48346	770	942	942	07.06a
3750 Central Rd	Stromberg	OH	43080	770	942	942	07.06a

MARK	DATE	DESCRIPTION
	8-18-21	PLANNING SUBMITTAL

GK CONSULTING INC.
 GHASSAN KHALAF, P.E.
 TEL: 313-377-9449
 e-mail: gkci@outlook.com
 ADDRESS: 5544 MIDDLEBELT RD
 GARDEN CITY, MI 48135

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Ghassan K



PROPOSED MEDICAL BUILDING

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NOVI, MI 48377

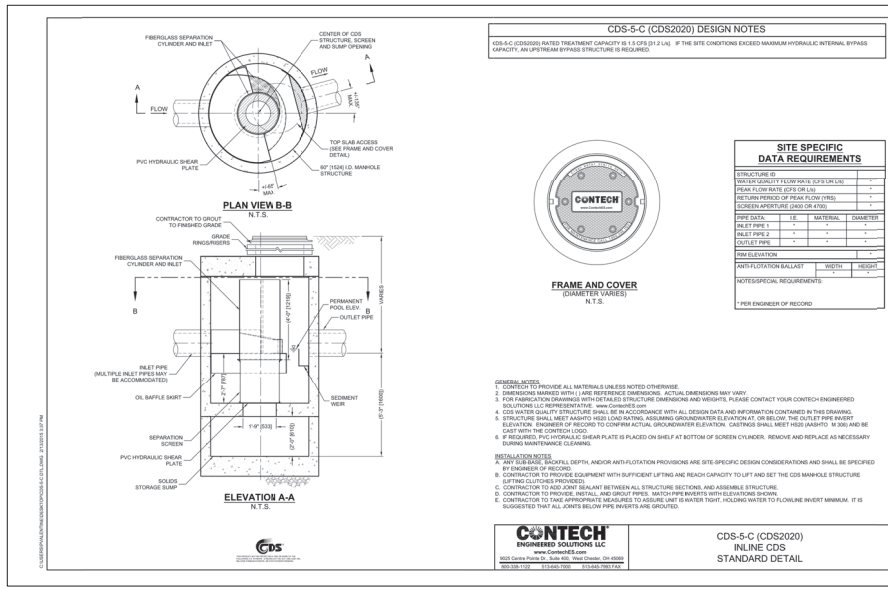
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SHEET TITLE
FIRE TRUCK CIRCULATION AND STORM MANAGEMENT DETAILS

SCALE
NOTED

SHEET No.

SP-02



Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	A		1	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 350mA WITH HOUSE-SIDE SHIELDS.	8'-0"	1	1163	1	13.3	
□	B		4	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	12'-0"	1	3513	1	38.8	 Max: 992cd
□	C		3	Lithonia Lighting	DSXW1 LED 10C 1000 50K T4M MVOLT DDL	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 5000K, @ 1000mA WITH DIFFUSE DROP LENS.	10'-0"	1	3513	1	38.8	 Max: 1684cd

Statistics

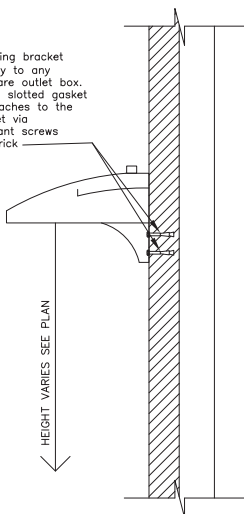
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.3 fc	0.2 fc	6.3 / 0.2	3:1

HOURS OF OPERATIONS: 9:00 AM TO 9:00 PM

STANDARD ELECTRICAL 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

Universal mounting bracket attaches securely to any 4" round or square outlet box. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws and lags into brick.



FIXTURE MOUNTING DETAIL
NO SCALE

D-Series Size 1 LED Wall Luminaire

Specifications

Luminaire	Width	Depth	Height
DSXW1	13.34" (340mm)	5.0" (127mm)	5.8" (148mm)

Back Box (BBW, EG2WC)

Width	Depth	Height
13.34" (340mm)	4.1" (104mm)	5.3" (135mm)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 230V metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

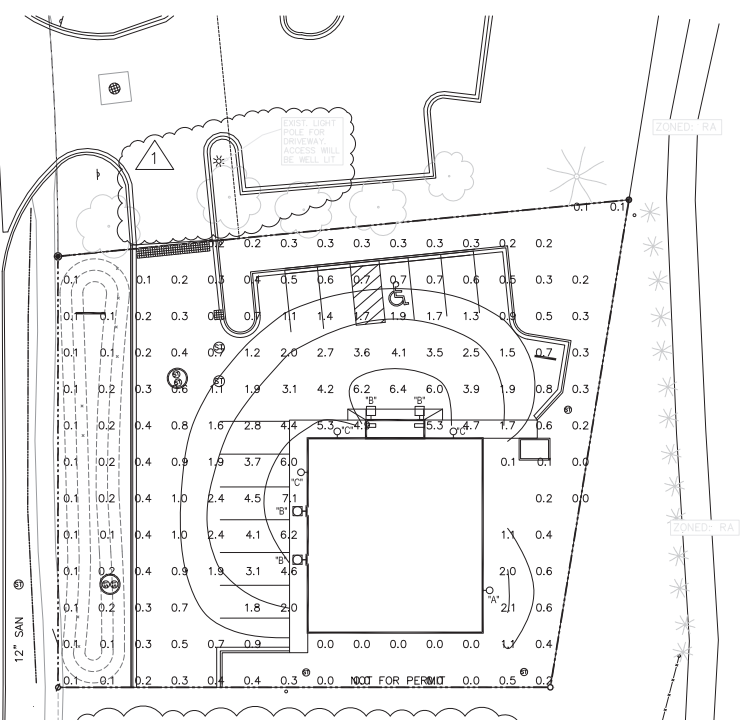
EXAMPLE: DSXW1 LED 20C 1000 40M T3M MVOLT DB8TXD

DSXW1 LED	Optic	Max Output	Max Voltage	Color Temp	Beam Angle	Mounting	Finish	Notes
DSXW1 LED	20C	3513lm	300V	5000K	105°	Type 1/Type 2	White/Black	Shipped in 20' roll

Accessories

DSXW1 LED luminaire is available with the following accessories:

- DSXW1 LED luminaire with 10' roll of 10' cable (DSXW1-10)
- DSXW1 LED luminaire with 10' roll of 10' cable and 10' roll of 10' cable (DSXW1-10-10)
- DSXW1 LED luminaire with 10' roll of 10' cable and 10' roll of 10' cable and 10' roll of 10' cable (DSXW1-10-10-10)



FIXTURE INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

PHOTOMETRIC PLAN
SCALE 1"=10'-0"

7-21-21
8-31-21

PLANNING COMMISSION
8/18/21 CITY REVIEW COMMENTS

MARK	DATE	DESCRIPTION
CONSULTANT		
GHASSAN KHALAF		
TEL: 313-377-9449		
e-mail: gk_ami@goutlook.com		
ADDRESS: 1636 N. GULLEY		
DEARBORN, MICHIGAN		
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Ghassan Khalaf

GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

NOTE:
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SHEET TITLE PHOTOMETRIC PLAN

SCALE

NOTED

SHEET No.



MARK	DATE	DESCRIPTION

CONSULTANT
 GHASSAN KHALAF
 TEL: 313-377-9449
 e-mail: gk.amj@outlook.com
 ADDRESS: 1636 N. GULLEY
 DEARBORN, MICHIGAN

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 NOVI, MI 48377

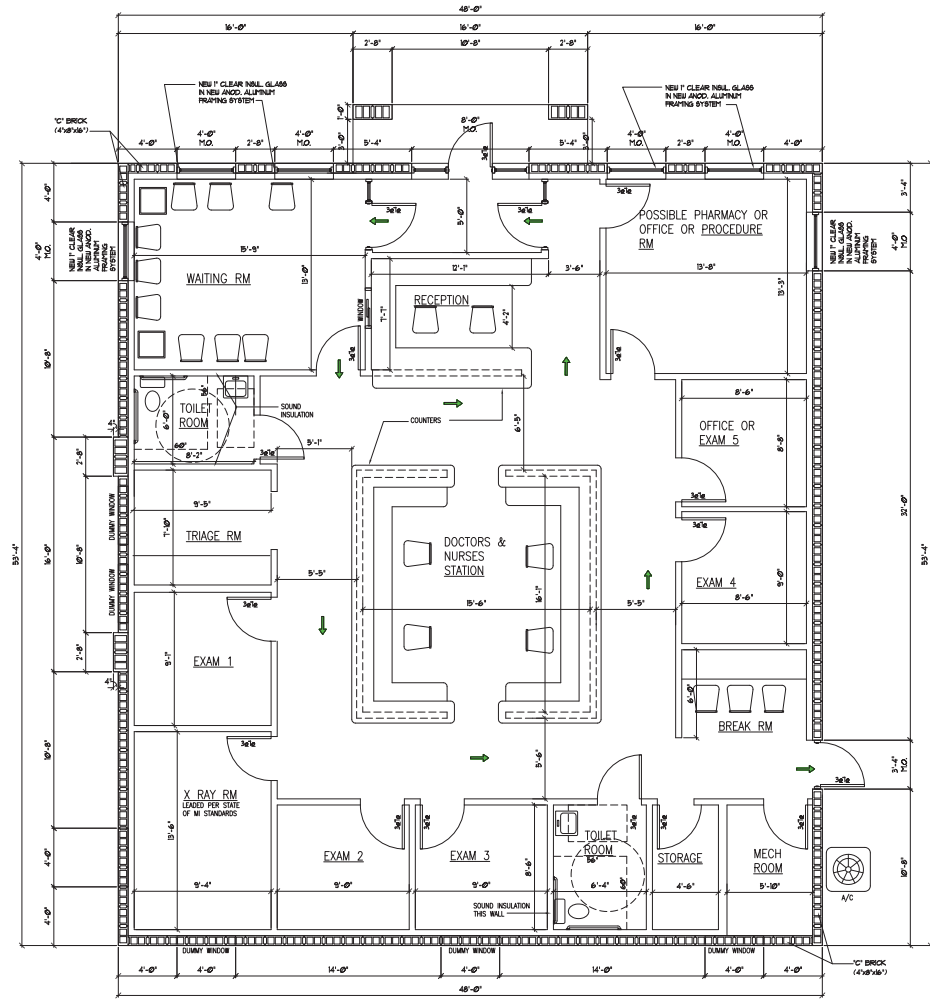
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 USED TO RENOVATE AND CONSTRUCT THE
 PROPOSED FACILITY SHOWN ON THE PLANS

SHEET TITLE
**PROPOSED
 FLOOR PLAN**

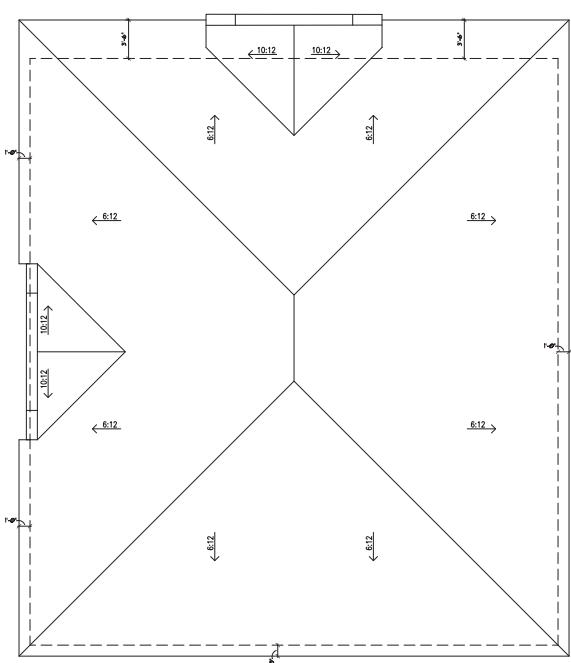
SCALE
NOTED

SHEET No.

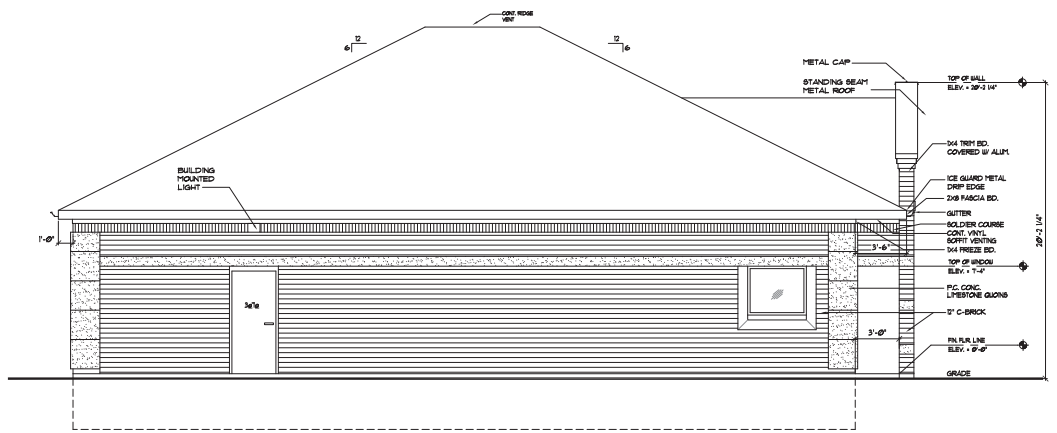
A-01



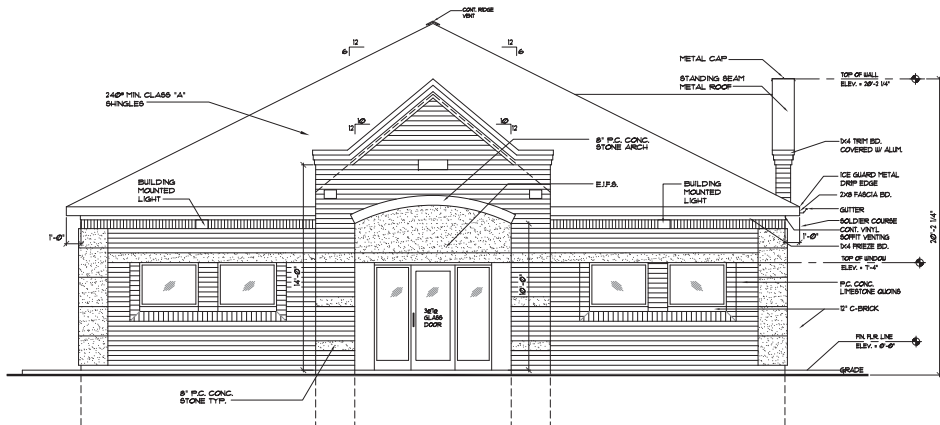
FLOOR PLAN
 SCALE 1/4"=1'-0"



ROOF PLAN
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

7-21-21 PLANNING COMMISSION

MARK	DATE	DESCRIPTION
CONSULTANT		
GHASSAN KHALAF		
TEL: 313-377-8449		
e-mail: gk.amr@outlook.com		
ADDRESS: 1636 N. GULLEY		
DEARBORN, MICHIGAN		

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GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

31074 NOVI RD
NOVI, MI 48377

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SHEET TITLE
PROPOSED ELEVATIONS

SCALE
NOTED

SHEET No.


A-02



MARK	DATE	DESCRIPTION

CONSULTANT
GHASSAN KHALAF
 TEL: 313-377-8449
 e-mail: gk.amr@outlook.com
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 GHASSAN KHALAF

PROPOSED MEDICAL BUILDING

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 NOVI, MI 48377

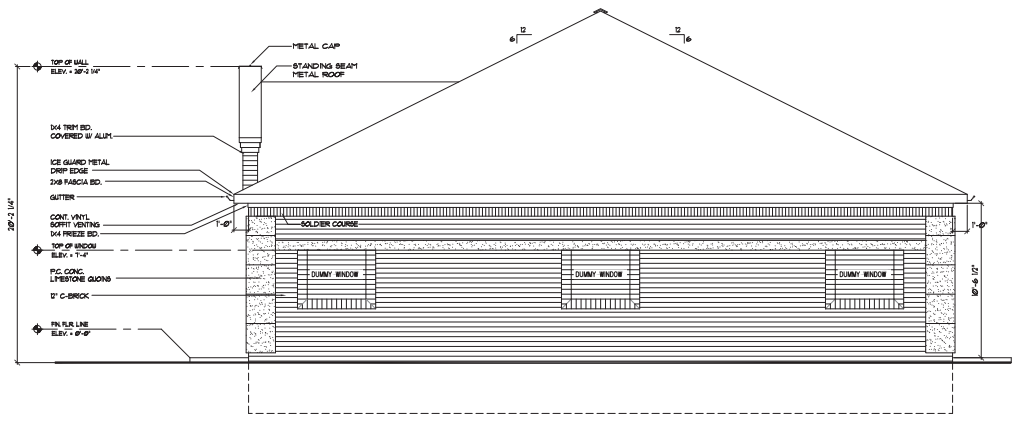
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SHEET TITLE
**PROPOSED
 ELEVATIONS**

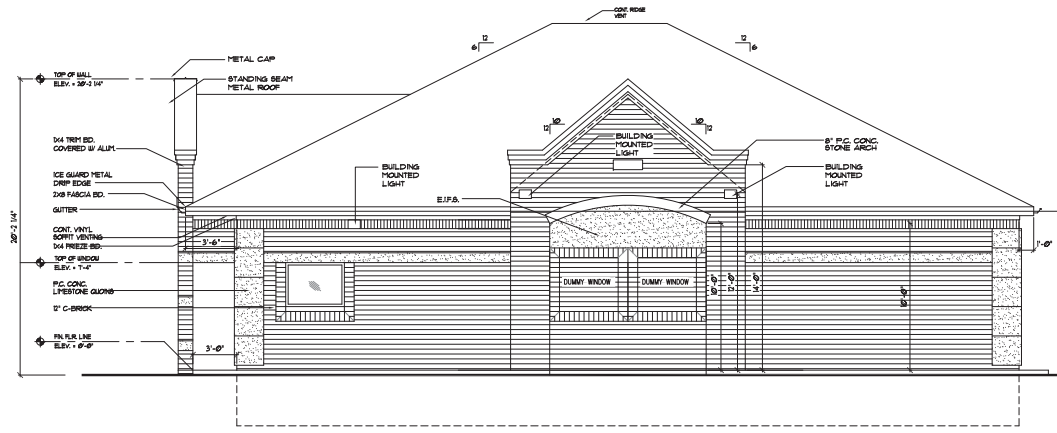
SCALE
NOTED

SHEET No.

A-03 



SOUTH ELEVATION
 SCALE 1/4"=1'-0"



WEST ELEVATION
 SCALE 1/4"=1'-0"

**EXCERPT FROM JANUARY 10, 2022
CITY COUNCIL MEETING MINUTES**

Nays: None

3. **Approval of change order number 14 for the Lakeshore Park construction contract in the amount of \$135,000 and approval of the final payment and final retainage pay out to Demaria Building Company for the Lakeshore Park construction contract in the amount of \$161,315.97, plus interest earned on retainage and amend the budget.**

CM 22-01-005 Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY

Approval of change order number 14 for the Lakeshore Park construction contract in the amount of \$135,000 and approval of the final payment and final retainage pay out to Demaria Building Company for the Lakeshore Park construction contract in the amount of \$161,315.97, plus interest earned on retainage and amend the budget.

Roll call vote on CM 22-01-005

Yeas: Smith, Thomas, Gatt, Staudt, Casey, Crawford, Fischer

Nays: None

4. **Tentative approval of the Request to Amend the Maples of Novi Planned Unit Development (PUD) Agreement and Area Plan at the request of AJSS Property, LLC, for Maple Medical Office, JSP21-33, located on the east side of Novi Road, south of Fourteen Mile Road in Section 2. The applicant is proposing to remove the existing tennis courts and construct a 2,558 square foot medical office on approximately 0.42 acres of property.**

Rami Farah from Maples Medical Building said that he wished the process could be faster, but everything takes time. He thanked the staff in the office. They were very helpful. He thanked the Council and wished them good luck.

Member Fischer asked if Council were to approve this tonight, this would allow Mr. Schultz to work with the applicant and it would come back for final approval. Mr. Schultz confirmed that was correct. The motion would be a tentative approval. He would do the agreement with the applicant, then it would come back for essentially a second reading.

CM 22-01-006 Moved by Fischer, seconded by Gatt; CARRIED UNANIMOUSLY

Tentative approval of the request of AJSS Property, LLC, JSP21-33 Maple Medical Office, to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a major change based on and subject to the following, with the final language of the amendment of the PUD Agreement to be brought back to the City Council for final consideration and approval:

1. The requested amendment constitutes a major change to the PUD Agreement & Area Plan because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a medical office;
2. The application does not constitute a minor change to the PUD Agreement and Area plan since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:
 - a. A change in residential floor area;
 - b. A change in nonresidential floor area of five percent or less;
 - c. Minor variations in layout which do not constitute major changes; and or
 - d. A change in lot coverage and FAR of the entire PUD of one percent or less.
3. The proposed use of the site as a medical office is approved as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
4. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
5. The requirement for a 40 foot wide transition strip between residential and commercial area is waived because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements;
6. City Council waiver for the lack of a 540 square foot loading area because the site is minimal in size and is proposed to be used by a medical tenant, which does not typically require deliveries by large trucks;
7. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan following consideration and approval of the Planned Unit Development Amendment by the City Council; and
8. This tentative approval of the amendment to the PUD Area Plan is contingent upon and subject to the City Council's approval of a corresponding amendment to the PUD Agreement.

Mayor Gatt asked for Barb McBeth, City Planner, to come to the podium. He wanted to put on the record that there are a couple projects pending up in the Maples complex,

and one in particular. He didn't know about the rest of the Council, but he had received numerous emails from residents opposing a daycare center. He asked what the mood of the public was regarding this project. Planner McBeth said that they had a public hearing for this at the Planning Commission and did not get anybody to come out for that public hearing. They did get one response from a neighbor who was in support of the request. Mayor Gatt asked, to the City's knowledge, if the residents in the Maples were not opposed to this project. Planner McBeth said that is correct. Mayor Gatt said that's really interesting that residents are fine with that. He asked if we polled the residents or just held the public hearing. Planner McBeth said that there was just the public hearing. She said they do get a number of residents asking questions about the daycare and a few of them came into the office and staff talked to them about it. They said they didn't have any issue with the redevelopment of the tennis courts.

Roll call vote on CM 22-01-006

**Yeas: Thomas, Gatt, Staudt, Casey, Crawford,
Fischer, Smith,**

Nays: None

- 5. Initial review of Planned Rezoning Overlay (PRO) eligibility of the request of Michigan CAT, for Michigan CAT Catherine Drive Access Parcel, JZ21-22, to rezone from I-1, Light Industrial to I-2, General Industrial on land located on the north side of Catherine Industrial Drive, east of Novi Road in Section 23. The applicant is proposing to utilize the Planned Rezoning Overlay option to rezone and use the site for outdoor storage of construction equipment related to shore and pump operations on approximately 5.29 acres of land. Under the new PRO Ordinance, this initial review by City Council is an opportunity to review and comment on the eligibility of the proposal.**

Rich Potosnak, Director of Facilities and Real Estate for Michigan CAT and MacAllister Machinery, the Caterpillar dealership for both Indiana and Michigan spoke. He commented that the Novi branch has been the headquarter branch for the Michigan CAT operation for a number of years. There were two parcels of land, one of which has been utilized for many years and other which has been non utilized, has been vacant. This project proposes to use that land for outdoor storage, which allows them to increase their operation there with a shoring and pump operation which will increase revenues and the tax base in terms of additional staff that would be brought to this location to facilitate that operation. In addition to that project, they propose to improve the streetscape along Novi Road. This parcel that they are talking about using for outdoor storage is kind of hidden off to the back, but their main campus is on Novi Road. He said they worked with the Planning staff and have put together some plans to improve the streetscape along Novi Road. He said he was a little bit surprised, but the Planning staff also said that they would like CAT to put a historical marker since they have been part of the community for a number of years. CAT has an existing flagpole along Novi Road so they are going to create that as kind of a flag plaza with a historical marker there.

**EXCERPT FROM NOVEMBER 17, 2021
PLANNING COMMISSION MEETING MINUTES**

Chair Pehrson asked if a motion was needed.

City Planner McBeth said no motion is needed, but on the second page of the motion sheet, the chart begins. It addresses the ordinance standards and has some of staff's comments as to whether the applicant's request meets those standards. Our thought was for the Commission to not make a motion, but rather to provide some input or say whether the Commission agrees with the parameters of the project. For example, the first item on the chart gives examples that are more strict or limiting. The applicant is also proposing a historical marker feature that could potentially demonstrate the partnership between MI CAT and the City of Novi over the years. That could be something considered a benefit.

Member Becker said I think if you look at what could go on that lot with it being zoned I-1 versus Michigan CAT obtaining the rest of the space for storage, that could be considered a benefit and is more strict or limiting than we would typically expect. I'm not sure how many people go down Catherine Industrial Drive, but it is going to look a lot nicer once they install the screening and landscaping they've proposed. I think they've done an outstanding job of concealing what could be an ugly sight.

Member Dismondy said I also think a benefit would be that you are increasing your business and your presence in Novi as a result. You're also being flexible with a piece of land that you already own.

Applicant Potosnak said we already own it, and, quite frankly, we don't utilize enough of it.

Member Dismondy said in my opinion, it isn't a big request.

Chair Pehrson said from my standpoint, I find the comments from staff on pages 2 and 3 of the packet to be accurate, and I would like to see this move forward to City Council as well.

Since no motion was necessary, Chair Pehrson closed the discussion on this item.

2. NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS) JSP21-33

Public Hearing at the request of AJSS Property, LLC for a request to amend the Planned Unit Development (PUD) Agreement & Area Plan for the Maples of Novi. The subject property contains 0.42 acres and is located in Section 2, east of Novi Road and south of Fourteen Mile Road. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

Planner Carroll said this is a 0.42-acre site is located south of Fourteen Mile Road and east of Novi Road. It was formerly used as a tennis court, but it has not been used as a tennis court for some time now. The site is located near a bank and a shopping center to the north, an assisted living facility and single-family residential to the west, the golf course maintenance building to the south, and single-family residential to the east. It is zoned RA, and it is part of the Planned Unit Development for the Maples of Novi, which is similar to the surrounding area. Across the street is property zoned RM-1, Low Density Multi-Family, and R-4, Single-Family Residential. The Future Land Use for the site indicates Local Commercial, which is consistent with the B-1 Zoning District Standards and the uses to the north of the property. The subject site does not contain any regulated woodlands or wetlands.

Planner Carroll continued saying as indicated on the site plan, the applicant is proposing

to remove the existing tennis courts and construct a 2,558 square foot medical office. In the provided narrative, the applicant is asking that the proposed site be reviewed as part of the Local Business (B-1) Zoning District as a medical office is consistent with the commercial developments to the north. The hours of operation will be from 9am to 9pm, and most required site conditions are met. One item of note is a 6-foot-high screening fence that is proposed along the east property line to provide proper buffering from the residential area nearby and to provide additional protection from the golf course. If permitted by the adjacent property owner, the applicant would like to remove the existing fencing near this east property line, so only one fence will exist along this line. The applicant has been advised to work with the adjacent property owner throughout the process, so that is in motion. Concerning items related to the PUD Amendment request, the only site related item that could be considered with the PUD Amendment would be the requirement for a 40-foot-wide transition strip between residential and commercial area per Sec. 27-2, e of the PUD Ordinance. The applicant has asked that this requirement be waived due to the size of the site and its relative distance from residential units. This site is about 175 feet from the nearest residential unit, and 150 feet is required. This requirement is recommended to be waived by staff due to the size of the site and because proper landscape screening has been provided along the east property line.

Planner Carroll concluded by saying although the PUD Ordinance was retracted many years ago, the ordinance remains in place for Novi's existing PUDs. It provides a process for requesting changes to the existing developments, which includes review by the Planning Commission with a public hearing. To summarize, staff's report indicates the following:

- The request should be considered a major change to the PUD Agreement & Area Plan as the project proposes a change in use and character of the development.
- The proposed use of the site is recommended for approval by staff as it is a reasonable alternative to the uses provided in the PUD Agreement and as recommended in the Master Plan for Land Use.
- The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and is recommended by staff to be reviewed as part of the Local Business (B-1) Zoning District.
- The requirement for a 40-foot-wide transition strip between residential and commercial area is recommended to be waived by staff due to the site size and acceptable landscape screening being provided along the east property line.

The Planning Commission is asked tonight to hold the public hearing and recommend approval or denial to City Council of the Request to Amend the Maples of Novi PUD Agreement & Area Plan. The applicant, Rami Farah, is here representing the project tonight. Staff is available to answer any questions.

Chair Pehrson asked the applicant if he would like to say anything regarding the request.

Rami Farah said the project is only 2,560 square feet of medical office space. Currently, I have a plaza and I have Beaumont urgent care. There is a critical variance for this, and it is the 4-foot foundation planting rule. I do request that variance on the north and west side because if I must comply with this then the building will be very small and would not reflect the intent of the investment. Therefore, I ask the Planning Commission to waive that. Also, for 0.42 acres, the landscaping that is being suggested is too congested. There were a lot of plants asked to be put on the site; I believe it was around 36 trees in addition to shrubbery and smaller plants. We will comply with the code regardless, but this requirement puts too much vegetation on the lot and I'm not sure you would be able to see the building from

the street.

Chair Pehrson said this is a public hearing and asked any member of the audience wishing to speak to come forward. Seeing none, Chair Pehrson noted that one written response was received that was not in support of the request. Chair Pehrson closed the public hearing and turned it over to the Planning Commission for discussion or a motion.

Member Dismondy said my first question is: what is the history of this property? How has it evolved to this point?

City Planner McBeth said I believe the entire development was approved in the 1990s. It was developed over the course of several years. There was an open space component and a commercial component, and, of course, the golf course and the residential homes surrounding it. This part was initially set up as tennis courts, but at some point, the property was split. The courts were not used for a number of years, and the lot sat vacant with a for sale sign. However, it seems now that someone would like to pick it up for an office use that is more consistent with the commercial developments to the north and could serve as a transitional development between the commercial and residential areas. I am not sure about the exact location of the property lines, why it was split, or when it was split. We just know that it has been sitting there for sale for quite a while.

Member Dismondy said I think it has too. I drive by it all the time, and I have been confused as to who owned them. It seems like it was a neighborhood amenity at one point, and they must have sold it along the way. I'm just confused as to how it became something separate from the neighborhood.

City Planner McBeth said that is the part we do not know the answer to. I don't think we know how, why, or when it was split up, but it is not owned by that association anymore.

Member Dismondy I was expecting a response from the neighborhood, as we had in the last meeting. Nevertheless, I am confused why some of our requests are getting such a heated response from the neighbors, but something like this has not. This isn't saying I support or do not support the request, though. I do have a question for the applicant – do you have Beaumont lined up as your tenant?

Mr. Farah said yes.

Member Dismondy asked under LOI for this location, or is this speculative?

Mr. Farah said it is spec. However, I might add that I have been in touch with four homeowners' associations. They all responded via email, and they did not have any negative responses. Some of them do have an issue with the golf course being affected and the building on 14 Mile Road, but others want to get rid of the tennis courts and clean it up.

Member Becker asked Planner Carroll to display the zoning map of the property on the front screen.

Member Becker said the Flagstar Bank to the north is shown in green, which is zoned R-A. Was this part of the original planned unit development to designate part of the R-A area for commercial buildings, or did that happen after?

Planner Carroll responded the PUD is set up with an overarching R-A zoning designation, but it lists other uses in the area. In the PUD itself, it lists this area as the shopping center, the bank, and uses more consistent with the B-1 district.

Member Becker asked it was part of the original PUD, then?

Planner Carroll replied yes.

Member Becker said to me, that establishes that this proposal is not out of the realm of what was originally intended. It's fine if they had tennis courts there before, but in looking at the applicant's proposal, the building is very much similar in look to the bank and would not stand out.

Member Roney said I don't have any concerns with this. In fact, I think it is better to have a building there getting some use out of it with some nice landscaping rather than a vacant tennis court with a for sale sign on it. I support this, especially considering the homeowners' associations' responses to the applicant.

Chair Pehrson asked the neighborhood was notified? This did have the normal public hearing notice, correct?

City Planner McBeth said yes, this had the normal notice, which would be 300 feet from this property line. Concerning the childcare proposal in the same area back in June, the property line ran through the whole development, so many more people were notified. However, we did ask the applicant, and he apparently talked with the association presidents.

Chair Pehrson said I missed this from earlier, but we do not know who owns the property?

City Planner McBeth said we do know who owns it. We just don't know when, why, or how they sold it or how it got out of the hands of the Maples PUD.

Chair Pehrson asked City Attorney Saarela if there is anything to be concerned about regarding the situation.

City Attorney Saarela said no. All we really need to do under the PUD ordinance is hold a public hearing.

Member Verma had no further comments.

Motion made by Member Roney and seconded by Member Verma.

In the matter of Novi Medical Building, JSP 21-33, motion to recommend approval to the City Council to amend the Maples of Novi Planned Unit Development Agreement and Area Plan as a major change based on and subject to the following:

- a. The requested amendment constitutes a major change to the PUD Agreement and Area Plan because the modification proposed includes a change in use and character of the development as indicated by Article 27, Section 9, Subheading C, specifically, as a change in use and character of the development since the applicant is changing the use from a tennis court to a**

medical office;

- b. The application does not constitute a minor change as described in the ordinance to the PUD Agreement and Area plan *since it does not meet the following criteria: Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:*
 - a. *A change in residential floor area;*
 - b. *A change in nonresidential floor area of five (5) percent or less;*
 - c. *Minor variations in layout which do not constitute major changes; and or*
 - d. *A change in lot coverage and FAR of the entire PUD of one (1) percent or less;*
- c. The proposed use of the site as a medical office is recommended for approval to the City Council as an amendment to the PUD Agreement and Area Plan as a reasonable alternative to the uses provided in the PUD Agreement and as recommended on the Master Plan for Land Use;
- d. The proposed use of the site as a medical office is consistent with the commercial developments immediately to the north and should be reviewed as part of the Local Business (B-1) Zoning District as requested by the applicant;
- e. The requirement for a 40 foot wide transition strip between residential and commercial area is recommended to be waived by the City Council *because the site is 0.42 acres in size and is properly screened along the east property line from the existing homes by the existing open space/golf course and proposed landscape improvements; and*
- f. The applicant shall comply with the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Preliminary Site Plan following consideration and approval of the Planned Unit Development Amendment by the City Council.

ROLL CALL VOTE TO RECOMMEND APPROVAL OF THE MAPLES OF NOVI PUD AGREEMENT AND AREA PLAN AMENDMENT TO CITY COUNCIL MADE BY MEMBER RONEY AND SECONDED BY MEMBER VERMA.

*Motion to recommend approval of the PUD agreement and Area Plan to City Council.
Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE OCTOBER 6, 2021 PLANNING COMMISSION MINUTES

Motion made by Member Roney and seconded by Member Becker.

ROLL CALL VOTE TO APPROVE THE PLANNING COMMISSION MINUTES FOR OCTOBER 6, 2021 MADE BY MEMBER RONEY AND SECONDED BY MEMBER BECKER.

Motion to approve the Planning Commission minutes from October 6, 2021. Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no removal items on the Consent Agenda.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

PUD ORDINANCE

See Ord. 91-18,100
ARTICLE 27. PLANNED UNIT DEVELOPMENT (PUD)

Sec. 2700. PUD regulations.

1. *Purpose and Location of a PUD.* The general purpose of a PUD development is to allow innovative and efficient-land use development which will protect the natural environment conserve natural resources and energy, and insure compatibility of proposed PUD development with adjacent uses of land and to promote the use of land in a socially and economically desirable manner. A PUD shall be located in areas of the City designated on the City's Master Plan as suitable and desirable for such development. An application for a PUD district in all other locations shall either follow or proceed simultaneously with an amendment to the Master Plan. If the PUD request is not approved, the underlying zoning district remains in place and the property can be developed pursuant to existing zoning requirements.

2. *District Regulations.*

- a. *General.* All uses, structures, and properties shall comply with all regulations in Section 2400, Schedule of Regulations and with all other regulations and requirements of Ordinance No. 84-18, as amended, except as provided in this Section.
- b. *Minimum PUD Area.* The minimum PUD area to be developed under the regulations of this Section shall be twenty (20) acres, provided, however, that the minimum PUD area may be waived by the City Council if the parcel in question has unique characteristics such as, but not limited to, significant topographic change, significant trees or wooded areas, wet lands or poor soil conditions on portions of the property, water courses or utility easements crossing the parcel, unusual shape or proportions, and isolation from other undeveloped or developable lands. In such case, the applicant shall submit information to the City Council to support the request for a waiver of the minimum PUD size requirements. The City Council shall consider the request and act thereon, and shall inform the applicant of the action in writing. The request for a

waiver and the City Council's action shall be made prior to the applicant's submittal of application for a PUD district classification. The City Council shall not consider any request for a waiver in the twenty (20) acre minimum until it has received a recommendation from the Planning Commission on said request.

c. *Mixing of Uses.*

- (1) A residential area, designated on a proposed site plan, may contain one or more types of dwelling units, provided that such combination of dwelling unit types will not interfere with orderly and reasonable platting of an area, if such area is to be platted.
- (2) Single family detached dwelling units shall comprise not less than twenty (20) percent of all dwelling units in a PUD.
- (3) Multiple-family dwelling units may be located in buildings containing, or intended to contain, commercial and/or office activities, provided that commercial uses shall be permitted only on the first, ground, or main floor, however defined. Dwelling units shall not be permitted on any floor on which commercial and/or offices are located or intended to be located.
- (4) Home occupations shall not be permitted in any dwelling unit, including a manufactured housing unit, other than a single-family detached dwelling unit.
- (5) Commercial and/or office uses shall be permitted in such areas and size as are necessary or desirable to serve the residential development of the same PUD district provided such district is at least two hundred (200) acres in size.

d. *Density Regulations.*

- (1) The maximum permitted residential density for a PUD district shall not exceed the average residential density for the area included in the PUD as shown on the City's Master Plan.
- (2) The maximum lot coverage of all uses in the PUD district including accessory buildings shall not exceed twenty-five

- (25) percent. For example, the total "foot print" of all buildings, structures and accessory buildings and structures in a PUD development of one hundred (100) acres could not exceed one million eighty-nine thousand (1,089,000) square feet.
- (3) The maximum floor area ratio (FAR) for all uses in the PUD district shall not exceed 0.35. For example, in an one hundred (100) acre PUD development the maximum floor area for all floors in residential and non-residential buildings could not exceed one million five hundred twenty-four thousand six hundred (1,524,600) square feet.
 - (4) Land areas to be used in calculating gross densities, ground floor coverages, and floor areas as provided in this Section shall each be delineated on the preliminary site plan, the phasing plan and the final site plan, so that the acreage and density computations can be confirmed.
 - (5) The land area used for calculating gross residential density shall include the total residential land area designated on the preliminary site plan or final site plan, less any area within existing public street rights-of-way.
 - (6) The horizontal surface area of lakes, streams, ponds (natural, man-made, or storm water retention), marshlands, and similar areas may be included in the acreage used for calculating gross residential density if fifty (50) percent of the frontage of such areas are part of lands devoted to parks and open space used for and accessible by residents of the PUD.
 - (7) Lot coverage and FAR calculations for residential structures shall be based upon the acreage designated for gross residential density, lot coverage and FAR calculations for nonresidential uses shall be based upon land areas including acreage for private drives, parking and loading areas, open spaces around structures, landscape areas, and similar areas, but not including acreage in existing public street right-of-ways.
 - (8) Land once used to provide acreage sufficient to meet density regulations in a project within a PUD shall not again be used to compute density in another project unless the gross and net densities, lot coverage, and FAR of the subject project and all previous projects are maintained at or less than the limits established in the approved area plan.
 - (9) Top decks of underground parking structures may be included in the land area used in density calculations if such area is fully landscaped and is not used for circulation and parking of vehicles.
 - (10) The lot coverage and FAR for the PUD shall include estimated ground floor area and total floor area for the single-family detached dwelling units proposed in the PUD. The applicant shall list such estimated floor areas, and shall provide backup information to justify those estimates.
- e. *Yard Setbacks.*
- (1) A yard setback fifty (50) feet wide shall be provided along the perimeter of the PUD district fronting on a public street.
 - (2) A yard forty (40) feet wide shall be provided along the perimeter of the PUD district not fronting on a public street. Such yard shall be designed and landscaped as a buffer strip; parking lots and driveways shall not be permitted in such yard, except that drives may cross such yard.
 - (3) A yard at least thirty-five (35) feet wide shall be provided along the right-of-way of a collector street proposed within the PUD, and a yard fifty (50) feet wide shall be provided along the right-of-way of a major thoroughfare proposed within the PUD.
 - (4) A landscaped yard at least ten (10) feet wide shall be provided between a parking lot of five (5) or more spaces and a property line within the PUD, and

twenty (20) feet from the perimeter property line of the PUD, except when adjacent to a public street right-of-way line, existing or proposed, in which case the preceding setbacks shall apply.

- (5) A transition strip at least forty (40) feet wide shall be required on any commercial or office site when adjacent to a residential area, school site, park, and similar areas. Such strips shall be landscaped with trees, shrubs, mounds, ground covers, and other materials. The distance between any residential building and a nonresidential building shall not be less than one hundred fifty (150) feet unless waived by the City Council after recommendation by the Planning Commission.
- (6) The preceding yard requirements, except those in Section 2700,2,3 (1) and (2), herein, may be modified or waived when approved by the City Council upon recommendation of the Planning Commission. The modification or waiver shall be justified by the applicant and shall be based upon findings that topographic conditions, existing trees and other vegetation, proposed land grading and plant materials, or other site conditions perform the same functions as the required yards. Such modifications or waivers shall be clearly shown on the approved area plan.
- (7) All required yards shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas as provided in Section 2509.

f. *Distances Between Buildings.*

- (1) Any single-family dwelling structure shall be located at least twenty (20) feet from any other single-family dwelling structure unless structurally attached thereto.
- (2) The location of buildings and uses and the distances between buildings shall be clearly shown on the area plan and

shall control the development and continued use of the property.

- (3) Distances between the buildings other than single family dwelling structures shall conform to the requirements for such uses where first permitted in Ordinance No. 84-18, as specified in Section 2400.
- g. *Height.* Maximum height of buildings in the PUD district shall be thirty-five (35) feet or three (3) stories or as regulated by the FAR, whichever is lower.
- h. *Circulation and Access.*
- (1) Each lot, principal building and principal use within a PUD district shall have vehicular access from a public street. All such streets shall be designed and constructed in accordance with the City of Novi Design and Construction Standards.
 - (2) The City Council, upon Planning Commission recommendation, may permit certain lots, principal buildings or principal uses to maintain vehicular access solely to a private street, provided that (a) such private street is constructed in accordance with the City of Novi Design and Construction Standards and (b) the continued maintenance of such private streets as common areas is provided for in accordance with Subsection 2700-8.
 - (3) The standards for the design and construction of private streets may be modified where strict application of the provisions would result in practical difficulties or undue hardship to the developer, provided that the City Engineers determine that the proposed modification will adequately provide the anticipated service required. Where such modification is permitted, the City of Novi may, as a condition to subsequently proposed dedication of such streets, require the owner to bear the full expense of reconstruction or other action necessary to bring the streets into compliance with the design and construction standards.

- (4) Where deemed necessary by the City Council upon recommendation of the Planning Commission, each lot or principal building in a PUD district shall have pedestrian access from a public or private sidewalk as part of the area plan. All parts of the PUD shall be interconnected by a nonmotorized safety path which will provide for the necessary safe, and convenient movement of the pedestrians. A bicycle path system shall also be provided in the PUD which may be part of the nonmotorized safety path system.
- (5) An individual dwelling unit in any single-family, two-family, townhouse, manufactured housing unit, or similar residential structure shall not have direct access to a major thoroughfare or collector street.
- i. *Utilities.*
- (1) Each principal building in a PUD district shall be connected to public water and sanitary sewer lines.
- (2) Each site in a PUD district shall be provided with adequate storm drainage. Open drainage courses and storm water retention ponds may be permitted by the City Council upon recommendation by the City Engineering Consultant consistent with the City's Stormwater Management Plan.
- (3) Electrical, telephone, and cable television lines shall be underground. Surface-mounted transformers and similar equipment for the underground wires shall be shown on the final site plan and shall be landscaped and screened from view.
Location should be flexible and shall impose minimum environmental impact.
- j. *Open Space Regulations.*
- (1) Buildings, parking lots, drives, and similar improvements may be permitted in open space areas if related and necessary to the functions of the open space. Other buildings and improvements shall be prohibited therefrom. Any permitted uses shall be designated as being available to the public or Property Owners Association.
- (2) Open space areas shall be conveniently and equitably located throughout the PUD in relation to the location of dwelling units and natural features.
- (3) Open space areas shall have minimum dimensions which, in the Planning Commission's opinion, are usable for the functions intended and which will be maintainable.
- (4) There shall be a concerted effort to create focal points of interest in entry points to the PUD through use of art, civic design, enhancement of natural landscape, and vistas.
- (5) The City Council may require, upon recommendation of the Planning Commission, that natural amenities such as ravines, rock outcrops, wooded areas, tree or shrub specimens, unique wildlife habitats, ponds, streams, and marshes be preserved as part of the open space system of the PUD.
- k. *Phasing.* Development within a PUD district may be phased as delineated on the approved area plan. Phasing shall be subject to the following requirements:
- (1) Any phase containing commercial and/or office uses shall have a residential land area containing at least one hundred (100) dwelling units.
- (2) A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, off-street parking, adequate utility services, and open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development of that phase.
- (3) The City Council, upon recommendation of the Planning Commission, may require that development be phased so that City, school districts, and County property tax revenues resulting from such development will generally balance the expenditures required by pub-

lic agencies to properly service that development so that serious overloading of utility services and community facilities will not result, so that the various amenities and services necessary to provide a safe, convenient, and healthful residential environment will be available upon completion of any one phase. The Planning Commission may require the applicant to provide housing and commercial market analyses, traffic studies, and other information necessary for the Commission to properly and adequately analyze a PUD project for recommendation to the City Council with respect to this requirement.

- (4) The Planning Commission may require, as part of a final site plan review of a development phase, that land shown as common open space on the approved area plan be held in reserve as part of a phase to be developed, in order to guarantee that density limits for the entire PUD as shown on the approved area plan will not be exceeded when the subject phase is completed. Such reserved land may be included in subsequent phases if the density regulations will not be exceeded upon completion of that phase or if other land is similarly held in reserve.
- (5) No building permits shall be issued for any commercial or office use in a PUD until building permits have been issued for at least fifty (50) dwelling units or one-quarter ($\frac{1}{4}$) of the total number of units in the approved area plan, whichever is less.

1. *Off-Street Parking and Loading/Unloading Requirements.* Off-street parking and loading/unloading requirements set forth in Section 2505, shall apply except that the number of spaces required may be reduced in a PUD if approved by the City Council, upon recommendation of the Planning Commission, as part of the area plan. Such reduction shall be justified by the applicant and shall be based upon a finding that sufficient parking will be available through

sharing of spaces by different uses, that the parking requirement is excessive for the type of use proposed, that walk-in trade for commercial centers will reduce parking demand, or similar factors.

- m. *Compliance with Area Plan and Site Plans.* A parcel of land that has been the subject of PUD approval shall not thereafter be developed or used except in accordance with the approved area plan and all preliminary and final site plans approved subsequent thereto, absent amendment in accordance with Sec. 2700-9. The approved area plan, preliminary site plans and final site plans shall be binding upon all subsequent owners of the parcel or portions thereof.

- n. *Construction.* No construction, grading, tree removal, soil stripping, or other site improvements or changes shall commence, and no permit shall be issued therefor, on a lot with or under application for a PUD classification, until the requirements of this Section have been met.

3. *Pre-Application Conference.*

- a. A potential applicant for a PUD district classification shall request a pre-application conference with City officials prior to filing an application. The request shall be made to the Department of Planning and Community Development which shall set a date and shall inform the Mayor, the City Council and Planning Commission members of the conference and invite their attendance. The Department shall also invite other officials who might have an interest in the proposed development, or who might assist the City in the review process.
- b. The purpose of the meeting is to inform City and other officials of the concept of the proposed development and to provide the potential applicant with information regarding land development policies, procedures, standards, and requirements of the City and other agencies in terms of the proposed development. To this end, the applicant is encouraged to present schematic plans, site data, and other information that will explain the proposed development.

- c. Statements made in the conference shall not be legally binding commitments.

4. *Area Plan Requirements.*

a. *Procedure for Petition and Area Plan Approvals; Public Hearing Requirement.*

- (1) Application for a PUD district classification shall be for an amendment to the City Zoning Map and approval of an area plan. An application for a PUD district classification for a parcel of land may be made by the owner(s) of record or by any person(s) acting on behalf of the owner(s) of record of the subject parcel. The applicant shall have a substantial interest in the subject property prior to filing for a PUD district classification; said filing shall be in the name of and signed by all owners. The applicant shall provide evidence of full ownership of all land in a PUD, such as legal title or execution of a binding sales agreement, prior to approval of the petition and area plan by the City Council.
- (2) The application shall be filed with the City Clerk who shall transmit the petition and the area plan to the Department of Planning and Community Development. The application must be filed at least three (3) weeks prior to the Planning Commission meeting at which it is first to be considered. Fees shall be paid to the City Treasurer; no transmittals shall be made unless the required fees have been paid in full.
- (3) Upon receipt of the petition and plan from the City Clerk, the Planning Commission shall undertake a study of the same and shall complete said study within ninety (90) days of receipt by the Planning Commission. The Planning Commission shall advise the applicant in writing of any recommended changes in the area plan as are needed to conform to the regulations and standards of Ordinance No. 84-18.
- (4) The Planning Commission shall, at the meeting at which it receives the petition and area plan from the Clerk, establish a public hearing on the petition and area plan, said hearing to be held within thirty-one (31) days of the date received by the Planning Commission. The Planning Commission shall give notice of the public hearing as required in Section 3006.
- (5) At the public hearing the applicant shall present evidence regarding the following characteristics of the proposed development:
 - (a) general character and substance;
 - (b) objectives and purpose to be served;
 - (c) compliance with regulations and standards;
 - (d) scale and scope of development proposed;
 - (e) development schedules;
 - (f) compliance with the City's Master Plan;
 - (g) demonstration that the proposed PUD represents a recognizable and substantial benefit to the residents and users of the PUD and to the City which would not be feasible or likely occur without the PUD being developed;
 - (h) demonstration that there would be no significant or material adverse effect by the PUD on the City's Master Plan;
 - (i) a showing that there would be no unreasonable impacts by the PUD on public utilities, facilities or services, on surrounding properties, or on the natural environment;
 - (j) a showing that there would be no unreasonable negative economic impact on surrounding property values or for City as a whole;
 - (k) evidence that the basic integrity of required open space, and existing woodlands and wetlands on site are substantially preserved; and
 - (l) status of single ownership or control of PUD such that there is a single person or entity hearing responsibility for completing the PUD

in conformity with the approved plan.

To this end, factual evidence and expert opinion shall be submitted by the applicant in the form of maps, charts, reports, models, and other tangible materials, and in the form of testimony by experts such as lawyers, architects, engineers, landscape architects, realtors, professional community planners, and economists as will clearly state for the record the full nature and extent of the proposal. Tangible materials shall be submitted in sufficient quantity for review by the Planning Commission and other officials.

- (6) At the public hearing or within a reasonable time following the public hearing, the Planning Commission shall make its final consideration of the request, and shall recommend to the City Council denial, approval, or approval with conditions, of the request. The Planning Commission shall have prepared a report stating its conclusions on the PUD request, the basis for its recommendations, its recommendations, and any conditions relating to an affirmative recommendation. If an amendment to the zoning ordinance is necessary to permit the proposed PUD, the Planning Commission shall also make a recommendation on the proposed zoning amendment. The public hearing held pursuant to this subsection shall also serve as the public hearing for the proposed zoning amendment.
 - (7) The City Council shall be provided with a copy of the Planning Commission's report, a summary of comments received at the public hearing, minutes of all proceedings, and all documents related to the PUD request. Within a reasonable time of the action of the Planning Commission, the City Council shall deny, approve or approve with conditions, the request.
 - (8) If the petition and area plan are approved by the City Council, the applicant shall review the petition and area plan in their approved form. The applicant and all owner(s) of record or the legal representative of the owner(s) of record of all property included within the PUD shall then sign an agreement that the approved petition and area plan, and the conditions of approval, shall be binding upon the applicant and owner(s) of record and upon their heirs, successors, and assigns. The petition and area plan shall not be officially approved nor may the applicant submit a preliminary site plan, where applicable, or a final site plan for the lot or any part thereof, until said agreement has been signed as required herein and has been received by the City Clerk.
 - (9) Within three (3) days of the official approval of the petition and the area plan by the City Council, the City Clerk shall attest the PUD district designation for the lot in question on the Zoning Map.
 - (10) The approved area plan and signed agreement shall be recorded by the petitioner with the Oakland County Register of Deeds within ten (10) days of the date of approval of the petition and the area plan by the City Clerk. The petitioner shall immediately provide a certified copy of the recorded documents to the City Clerk.
 - (11) The City Council may enforce any or all provisions of the approved area plan and agreement, and conditions of approval, against the petitioners, owners, successors, assigns, or agents.
 - (12) Performance guarantees to assure compliance with the approved area plan and conditions of approval may be required by the City Council at the time of approval of the area plan. Guarantee to assure completion of site improvements shall be provided in accordance with Section 3005,8,c.
- b. (1) An area plan for a PUD consisting of eighty (80) acres or less shall contain all the information required for a preliminary site plan as set forth in Sec-

- tion 2516a and the City's Site Plan Manual, and the following information:
- (a) density of use for each use area of the site;
 - (b) location, size, and uses of common open space and recreation areas;
 - (c) general description of the organization to be established to own and maintain common open space;
 - (d) general description of covenants, grants, easements, or other restrictions to be imposed upon land or buildings, including easements for public utilities, by-laws, and articles of incorporation for any home owners' association or cooperative association;
 - (e) description of applicant's intentions regarding selling or leasing of all or portions of land in the PUD and of dwelling units;
 - (f) description of all proposed nonresidential uses, including types of stores and offices;
 - (g) general landscape concept showing woodlands and vegetation to be preserved or added, topography, and similar features;
 - (h) recognition of existing wetlands;
 - (i) delineation of areas to be subdivided; and
 - (j) average initial sales prices of dwelling units for sale and/or average initial rents of rental dwelling units.
- (2) An area plan for a PUD consisting of more than eighty (80) acres shall contain the information as required in Section 2700,4,b(1)(a) through (j), preceding, and the following information:
- (a) location, type, and land area of each land use; density of dwelling units (dwelling units per acre); type of dwelling units;
 - (b) general location and right-of-way width of proposed public streets; general location and surface width of major private streets/drives;
 - (c) general location of proposed parking areas and approximate number of spaces to be provided in each area;
 - (d) general delineation of areas of intended cutting or filling; existing natural features to be preserved or removed; location of existing structures, streets, and drives; location and purpose of existing easements;
 - (e) adjacent land uses;
 - (f) location and area of each development phase; summary of land use information as required in Subsection (a) preceding for each phase; and
 - (g) general description of proposed water, sanitary sewer, and storm drainage systems.
- c. *Standards for Petition and Area Plan Review.* The Planning Commission's report to City Council shall include its determination as to whether the petition and area plan meet the following standards:
- (1) The proposed development shall conform to the City Master Plan or any part thereof, or represents land use policy which, in the Planning Commission's opinion, is a logical and acceptable change in the Master Plan.
 - (2) The proposed development shall conform to the intent and to all regulations and standards of the PUD district and of Ordinance No. 84.18.
 - (3) The proposed development shall be adequately served by public facilities and services such as: highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide in a manner acceptable to the City Council, any such facilities and services.
 - (4) The common open space, any other common properties, individual properties, and all other elements of the PUD are so planned that they will achieve a unified open and recreation area sys-

- tem with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.
- (5) The applicant shall have made provision, satisfactory to the City Council, to assure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provision, satisfactory to the City Council, shall have been made to provide for the financing of any improvements shown on the plan for open space area, and common use areas which are to be included within the development, and that maintenance of such improvements is assured by a means satisfactory to the City Council.
 - (6) The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to major thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.
 - (7) The mix of housing unit types and densities, and the mix of residential and nonresidential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures.
 - (8) Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.
 - (9) The proposed development shall create a minimum disturbance to natural features and land forms.
 - (10) Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.
 - (11) Major pedestrian circulation shall be provided for within the site, and shall interconnect all residential areas, community areas, and commercial and other services where applicable. The pedestrian system shall provide a logical extension of pedestrian ways from outside the site and shall provide pedestrian connections to the edges of the site, where appropriate.
- d. *Effect of Approval of Petition and Area Plan.* Approval of the petition and area plan by the City Council shall have the following effects:
- (1) Approval shall confer a right to the applicant, for a period of three (3) years from the date of approval, that existing zoning regulations as they apply to the land included in the petition, and the area plan, shall remain unchanged, provided that required subsequent planning and/or construction are diligently pursued in accordance with the approved area plan within this time period.
 - (2) Approval of an area plan shall indicate the City Council's and Planning Commission's acceptance of uses, building location in the case of a PUD of eighty (80) acres or less in area, layout of streets, dwelling unit count and type, floor areas, densities, and all other elements of the area plan.
 - (3) Approval of an area plan of eighty (80) acres or less in area shall authorize the applicant to file an application for

final site plan approval for all or any phase of the development shown on the approved area plan. Final site plans shall not be required of any area which is to be platted for single-family detached residential use. Such approval shall also authorize construction to begin onsite improvements such as streets and drives, parking lots, grading, installation of utilities, and building foundations, provided the City Council gives permission for such construction after recommendation by the Planning Commission. Grading, tree removal, and other changes in the existing topography and natural features shall be limited to the minimum required to permit construction as authorized in this Sub-Section. Construction shall be limited to those elements whose location, size, alignment, and similar characteristics will not require review as part of a final site plan or any plat. Engineering plans and specifications shall be approved, and performance guarantees shall be provided as required by Section 3005,8,c before such construction may commence.

- (4) Approval of an area plan of more than eighty (80) acres shall authorize the applicant to file a preliminary site plan on each phase of the proposed development as delineated on the approved area plan and phasing plan. No construction shall begin within any phase until after a preliminary site plan is approved.
- (5) Approval of an area plan by the City Council shall authorize the applicant to file a preliminary plat for tentative approval in accordance with the Subdivision Control Act (Act 288, P.A. 1967, as amended), and the City's Subdivision Control Ordinance No. 77-45 [Code of Ordinances, Chapter 32, Article II], as amended, for all or parts of the areas included within the PUD which are to be platted.
- (6) No deviations for the area plan approved by the City Council shall be permitted except as provided in this Section.

5. *Preliminary Site Plan Requirements.* A preliminary site plan shall be submitted for approval for each phase of development as delineated on the approved area plan only for PUDs consisting of more than eighty (80) acres of land area. The preliminary site plan shall be submitted and reviewed, and shall meet all provisions of Section 2516. In addition to these provisions, the preliminary site plans shall conform to the approved area plan.

6. *Final Site Plan Requirements.* A final site plan shall be approved for each phase of a PUD as delineated on the approved area plan. Each final site plan shall be submitted and reviewed, and shall meet all provisions of Section 2516. Landscaping plans shall be submitted and be in accordance with the standards set forth in Section 2509. Landscaping within a given phase shall conform to those requirements applicable to the type of development within that phase, i.e., detached single-family development shall conform to the requirements applicable to subdivisions, etc. The Planning Commission shall transmit the approved final site plan to the city Council for its information.

7. *Subdivision Plats.*

- a. A preliminary plat for all or part of a PUD may be submitted for review and approval following approval of the PUD area plan by the City Council.
- b. The City Council shall have the authority to deny or table an application for tentative approval of a preliminary plat if, in its opinion and after a report thereon from the Planning Commission, such plat will result in premature development of the area involved or will result in improper scheduling of various public improvements such as, but not limited to, roads, utilities, and schools.
- c. A preliminary or final site plan shall not be required for any parts of a PUD which are to be platted for single-family detached residential development.
- d. Plats in a PUD shall conform to the Act 288, P.A. 1967, as amended, the City Ord-

nance No. 77-45 [Code of Ordinances, Chapter 32, Article III], as amended, the regulations of the PUD district, and the approved area plan.

8. *Common Areas and Facilities.*

- a. The location, extent, and purpose of all common areas and facilities shall be clearly identified on the area plan, on the preliminary site plan where applicable, and on each final site plan. All such areas and facilities which are to be conveyed to any agency if accepted by said agency, shall be clearly identified accordingly on the final site plan(s).
- b. All public areas and facilities which are to be dedicated to and occupied by a public agency shall be so dedicated and accepted by said agency of a final site plan, unless a binding agreement for dedication is provided in lieu of dedication.
- c. Legal instruments setting forth a plan or manner of permanent care and maintenance of common areas and facilities shall be submitted to the City Attorney for review as to legal form and effect, and to the City Council or Planning Commission, whichever is applicable, for review, as to the suitability of such areas and facilities for the proposed use. Said legal instrument shall become a part of the approved plat or final site plan, whichever is applicable.
- d. Where Property Owners Associations (POA) are to be used to maintain and preserve common areas and facilities, the developer shall file a declaration of covenants and restrictions that will govern the POA(s), same to be filed with the area plan application. The provisions shall include, but shall not be limited to the following:
 - (1) A POA shall be established before any homes or businesses in the PUD are sold or leased.
 - (2) Membership in the POA shall be mandatory for each buyer and for any successive buyer and shall be so specified in the covenants.
 - (3) Restrictions shall be permanent.

- (4) The POA shall be made responsible for liability insurance, local taxes, and maintenance of common areas and facilities.
- (5) Property owners shall pay their pro rated share of the costs and it shall be so specified in the covenants. Assessments levied by the POA can become a lien on the property.
- (6) A POA shall have authority to adjust the assessment to meet changed needs.
- (7) The City Council shall review the proposed by-laws and articles of incorporation of any POA prior to approval of the area plan.

- e. The permanence and integrity of common open space may be secured by conveyance of development rights of such areas to a public agency if accepted by said public agency. Such rights shall not include those needed to improve the common open space areas in accordance with an approved area plan, approved preliminary site plan, where applicable, phasing plan, and final site plan.
- f. Common areas and facilities may be deeded to a trustee who shall be responsible for the collection and disbursement of funds, and who shall account to the individual owners as to the use of their monies. If a trustee is utilized, the trustee shall employ a professional manager. The trustee may be a home owners' association, a trust company, or similar organization.
- g. Easements shall be given to each individual owner for the use of such areas and facilities.
- h. Where facilities are to be constructed as part of the common area open space system performance guarantees shall be provided as required by Section 3005,8,5.

9. *Amendment and Revisions.*

- a. A developer may request an amendment to an approved area plan, an approved preliminary site plan, or an approved final site plan. Any amendment to an approved preliminary or final site plan which results

- in a major change in the approved area plan, as defined in this Section, shall require an amendment to the approved area plan. All amendments shall follow the procedures and conditions herein required for original submittal and review, in full.
- b. A request for amendment shall be made in writing to the Planning Commission and shall clearly state the reasons therefor. Such reasons may be based upon such considerations as changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or reasons mutually affecting the interests of the City and developer, such as technical causes, site conditions, state or Federal projects and installations, and statutory revisions. The Planning Commission, upon finding such reasons and requests reasonable and valid, shall so notify the applicant in writing. Following payment of the appropriate fee as required for original submittal, the developer shall submit the required information to the Planning Commission for review. If the approved plan is to be amended, the Planning Commission shall immediately notify the City Council.
- c. Modifications to be considered major changes, for which amendment is required, shall include one or more of the following:
- (1) change in concept of the development;
 - (2) change in use or character of the development;
 - (3) change in type of dwelling unit as identified on the approved area plan;
 - (4) change in the number of dwelling units;
 - (5) change in nonresidential floor area of over five (5) percent;
 - (6) change in lot coverage and FAR of the entire PUD of more than one (1) percent;
 - (7) rearrangement of lots, blocks, and building tracts;
 - (8) change in the character or function of any street;
 - (9) reduction in land area set aside for common open space or the relocation of such area(s); or
 - (10) increase in building height.
- d. A developer may request Planning Commission approval of modifications which constitute minor changes, as defined in this Section, in an approved area plan, in an approved preliminary site plan, where applicable, or in an approved final site plan. The Planning Commission shall notify the City Council and any other applicable agency of its approval of such minor changes. The revised drawings as approved shall each be signed by the applicant and the owner(s) of record or the legal representative(s) of said owner(s).
- e. Modifications to be considered minor changes, for which approved plans may be revised rather than amended, shall include, among other similar modifications, the following:
- (1) a change in residential floor area;
 - (2) a change in nonresidential floor area of five (5) percent or less;
 - (3) minor variations in layout which do not constitute major changes; and/or
 - (4) a change in lot coverage and FAR of the entire PUD of one (1) percent or less.
- [f. Reserved.]
- g. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show the reasons for any requested change owing to changed physical or economic factors, or consumer demand.
10. *Expiration of Plan Approvals.*
- a. An area plan shall expire eighteen (18) months after approval by the City Council unless a final site plan for the first phase of the project, or the entire property in the PUD if development is not to occur in phases, is submitted to the Planning Commission for review and approval. Thereafter the final site plan for each subsequent phase shall be submitted to the Planning Commission for review and approval within two (2) years of the date of approval of the immediately preceding final site plan.

- b. A final site plan for the entire area classified as a PUD, or all final site plans for all phases thereof, shall have received approval of the Planning Commission within three (3) years, in the case of PUD of eighty (80) acres or less in area, or within five (5) years for a PUD of more than eighty (80) acres in area, of the date to City Council approval of the area plan. All final plats in the PUD shall have been approved and recorded within the preceding time periods.
- c. Expiration of an approved area plan as set forth in Section 2700,10,a, preceding and failure to obtain approval of final site plans and final plats as provided in Sections 2700,10, a and b, shall authorize the City Council to revoke the right to develop under the approved area plan, after a hearing, unless the developer has requested, and the City Council has approved an extension of time. (See SEC 2700,11.) Where the plan has been revoked the City Council may require that a new area plan be filed and reviewed in accordance with the requirements for the original application. Said expiration shall also authorize the City Council to initiate a zoning amendment to place the subject property into one or more zoning districts deemed by the City Council to be appropriate. Expiration of an approved area plan shall be duly noted on the Official Zoning Map, and shall be signed by the Mayor and attested by the City Clerk. The Building Inspector [Official] shall notify the City of the expiration of an approved area plan.
- d. Approval of a final site plan in a PUD shall expire and be of no effect one hundred eighty (180) days after the date of approval of the Planning Commission unless the Building Inspector [Official] shall have issued a building permit for the development authorized by said approved plan. A final site plan in a PUD shall expire and be of no effect five hundred forty-five (545) days after the date of approval by the Planning Commission unless construction is begun and is diligently pursued in accordance with the approved final site plan. Expiration of an approved final site plan shall authorize the Planning Commission to require filing and review of a new final site plan in accordance with the provisions of this Section.
- e. Development shall be completed within two (2) years of the date of approval of a final site plan. If said development is not so completed, the Planning Commission shall not review or approve final site plans for any subsequent phases of the PUD unless the developer has requested and the Planning Commission has approved an extension of time. (See SEC. 2700,11.)
- f. If an approved area plan or an approved final site plan has expired as set forth in this Section, no permits for any development or use of the property included in the PUD shall be issued until the applicable requirements of this Section have been met.
11. *Extension of Time Limits.* Time limits set forth in this Section may be extended upon showing by the developer that changed physical or economic factors, or consumer demand require a time extension, and by written agreement, between the applicant and the City Council, in the case of area plans, and between the applicant and the Planning Commission, in the case of final site plans.
12. *Modifications During Construction.* All site improvements and building construction shall conform to all approved plans required in this Section which authorizes such improvements and construction, and to all approved engineering and architectural plans related thereto. If the applicant or developer makes any changes in the improvements and buildings during construction in relation to such approved plans he shall do so at his own risk, without assurance that the City Council, Planning Commission, or City Official, whichever is applicable, will approve such changes. Where field changes are necessary, the applicant or developer shall, if reasonably possible, first obtain approval from the appropriate body or official. If such prior approval cannot be obtained, and the changes are made, the applicant shall immediately notify the appropriate body or official of such changes and shall, as soon thereafter as is reasonable, submit as-built drawings of all

such changes. The City Council, Planning Commission, Building Director, or City Consulting Engineer, whichever is applicable, may require the applicant to correct any change made in the field without prior approval so as to conform to the approved plans.

13. *Performance Guarantees.* Performance guarantees to assure compliance with the approved area plan and conditions of approval may be required by the City Council at the time of approval of the area plan. Guarantees to assure completion of site improvements shall be provided in accordance with Section 3005,8,c.

14. *Violations.*

- a. An area plan, preliminary plan, or final site plan approved under the provisions of this Section shall have the full force of the Zoning Ordinance. Any violation of such approved plan shall be grounds for the City Council to order that all construction be stopped, and to order that building permits and certificates of occupancy be withheld until the violation is removed or adequate guarantee of such removal is provided to the City Council.
- b. Violations of any plan approved under this Section, or failure to comply with any requirements of this Section, including any agreements and conditions attached to any approved plan, shall be considered a violation of this Ordinance as provided in Section 3800.

(Ord. No. 86-18.28, Pt. I, 11-3-86; Ord. No. 88-18.63, Pt. II, 12-12-88; Ord. No. 90-18.94, Pt. IV, 10-1-90)

ARTICLE 28. RESERVED*

Secs. 2800—2803. Reserved.

*Editor's note—Ord. No. 88-18.59, Pt. I, adopted Sept. 12, 1988, repealed former App. A, Art. 28, §§ 2800—2803, relative to senior citizen housing, which derived from Ord. No. 87-18.41, Pt. I, adopted July 6, 1987, and Ord. No. 88-18.54, Pt. II, adopted April 18, 1988.

Supp. No. 14

ARTICLE 29. GENERAL EXCEPTIONS

Sec. 2900. Area, Height and Use Exceptions.

The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

Sec. 2901. Essential Services.

Essential services serving the City of Novi shall be permitted as authorized and regulated by law and other ordinances of the Municipality. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Municipality shall receive the review and recommendation of the Planning Commission to the City Council, and the review and approval, after public hearing, of the City Council. Such a review of the City Council shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the City.

Sec. 2902. Voting Place.

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

Sec. 2903. Height Limit.

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flagpoles, public monuments or commercial wireless transmission towers; provided, however, that the Board of Appeals may specify a height limit for any such structure requires authorization as a conditional use and provided further that the height of any such structure shall not be greater than the distance to the nearest property line.

Sec. 2904. Lot Area.

Any lot existing and of record on the effective date of this Ordinance may be used for any principal use permitted in the district [in] which such lot is located, other than conditional uses for which