

cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item E
November 9, 2015

SUBJECT: Approval of an addendum to the Huntley Manor Special Development Option (SDO) Agreement, to recognize the lack of stub streets connecting to adjacent properties, as shown on the approved Concept Plan, subject to final review and approval of the language of the Addendum by the City Manager and City Attorney.

Barb

SUBMITTING DEPARTMENT: Community Development Department - Planning Division

CITY MANAGER APPROVAL: *PA*

BACKGROUND INFORMATION:

On July 13, 2015, the City Council approved an SDO agreement as part of the Huntley Manor Development. The development will allow for a 21-building, 210-unit multiple family complex on 26.62 acres located on the south side of Grand River Avenue across from the Gateway Village development and between the Fountain Park Apartment complex and the O'Brien-Sullivan Funeral Home.

The SDO agreement approved at the July meeting included a number of deviations from the ordinance standards as provided in the staff and consultant's review letters, such as a deviation from the minimum area required for the clubhouse loading areas, and deviations from the required landscaping standards and facade materials. Deviations were also included in the Agreement for the type of light fixtures proposed within the development and a short segment of an internal sidewalk on one side of the street due to an existing wetland.

One deviation from ordinance standards that was identified in the Engineering Review letter, but inadvertently omitted from the SDO Agreement was the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per *Appendix C, Section 4.04(A)(J) of the City Code*. Engineering staff supports this request for a deviation as it was determined that street connections to the south and west would be impractical, due to the existence of wetlands and woodlands, and because these properties were already developed with single family and multiple family residential uses respectively.

At this time, the City Council is asked to approve an addendum to the approved SDO Agreement to note the lack of stub street connections to the property boundaries, at intervals not to exceed 1300 feet, and as provided on the approved Concept Plan.

RECOMMENDED ACTION: Approval of an addendum to the Huntley Manor Special Development Option (SDO) Agreement, to recognize the lack of stub streets connecting to adjacent properties, as shown on the approved Concept Plan, subject to final review and approval of the language of the Addendum by the City Manager and City Attorney.

	1	2	Y	N
Mayor Gatt				
Council Member Burke				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

**STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI**

FIRST ADDENDUM TO HUNTLEY MANOR

SPECIAL DEVELOPMENT OPTION (SDO) AGREEMENT

THIS ADDENDUM TO AGREEMENT, dated November __, 2015, is by and between the City of Novi, whose address is 45175 West Ten Mile Road, Novi, MI, 48375 (the "City") and GR MEADOWBROOK LLC, whose address is 31550 Northwestern Highway, Suite 220, Farmington Hills, MI 48334 (the "Developer").

RECITALS

A. On July 13, 2015, the City Council approved a Special Development Option (SDO) Agreement as part of the Huntley Manor Development in accordance with Articles 3.11 and 3.12 of the City of Novi Zoning Ordinance (the SDO Agreement). The development involves a 21-building, 210-unit multiple family complex on 26.62 acres located on the south side of Grand River Avenue across from the Gateway Village development and between the Fountain Park Apartment complex and the O'Brien-Sullivan Funeral Home. The SDO Agreement is dated effective _____, 2015 was recorded at Liber ____, Page ____ of the Oakland County Records.

B. The Huntley Manor Development and the SDO Agreement as approved includes a number of deviations from the ordinance standards as provided in the staff and consultants' review letters, such as a deviation from the minimum area required for the clubhouse loading areas, and deviations from the required landscaping standards and facade materials. Deviations were also included in the SDO Agreement for the type of light fixtures proposed within the development and a short segment of an internal sidewalk on one side of the street due to an existing wetland.

C. One deviation from ordinance standards that was identified in the Engineering Review letter, but was inadvertently omitted from the SDO Agreement was the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per *Appendix C, Section 4.04(A)(J) of the City Code*. Engineering staff supports this request for a deviation as it was determined that street connections to the south and west would be impractical, due to the existence of wetlands and woodlands, and because these properties were already developed with single family and multiple family residential uses respectively.

D. The City Council determines that the amendment is clerical, and that the amendment therefore does not require submission to the Planning Commission prior to Council action.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That Section IV, DEVIATIONS FROM ORDINANCE STANDARDS, of the SDO Agreement is hereby amended to add the following reference to a deviation approved by the City Council as part of the Concept Plan for the Huntley Manor Development but inadvertently not listed with other deviations, such reference to be included as a new Subsection IV.h, to read as follows:

h. Deviation from the requirement for stub street connections to the property boundary at intervals not to exceed 1300 feet along the perimeter of the site per Appendix C, Section 4.04(A)(J) of the City Code.

2. Except to the extent modified by this Addendum, the terms and provisions of the SDO Agreement are completely unchanged and shall remain in full force and effect as initially approved.

WITNESSES:

DEVELOPER:

GR MEADOWBROOK LLC

By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing _____ was acknowledged before me by _____, the duly authorized _____ of GR Meadowbrook LLC, on the ____ day of _____, 2015.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

WITNESSES:

CITY OF NOVI:

By: Robert J. Gatt
Its: Mayor

By: Maryanne Cornelius
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing _____ was acknowledged before me by Robert J. Gatt and Maryanne Cornelius, the duly authorized Mayor and Clerk, respectively, of the City of Novi, on the ____ day of _____, 2015.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____


LOCATION MAPS

Huntley Manor JSP14-56

Location



Map Legend

 Subject Property

Feet

0 90 180 360 540

1 inch = 333 feet



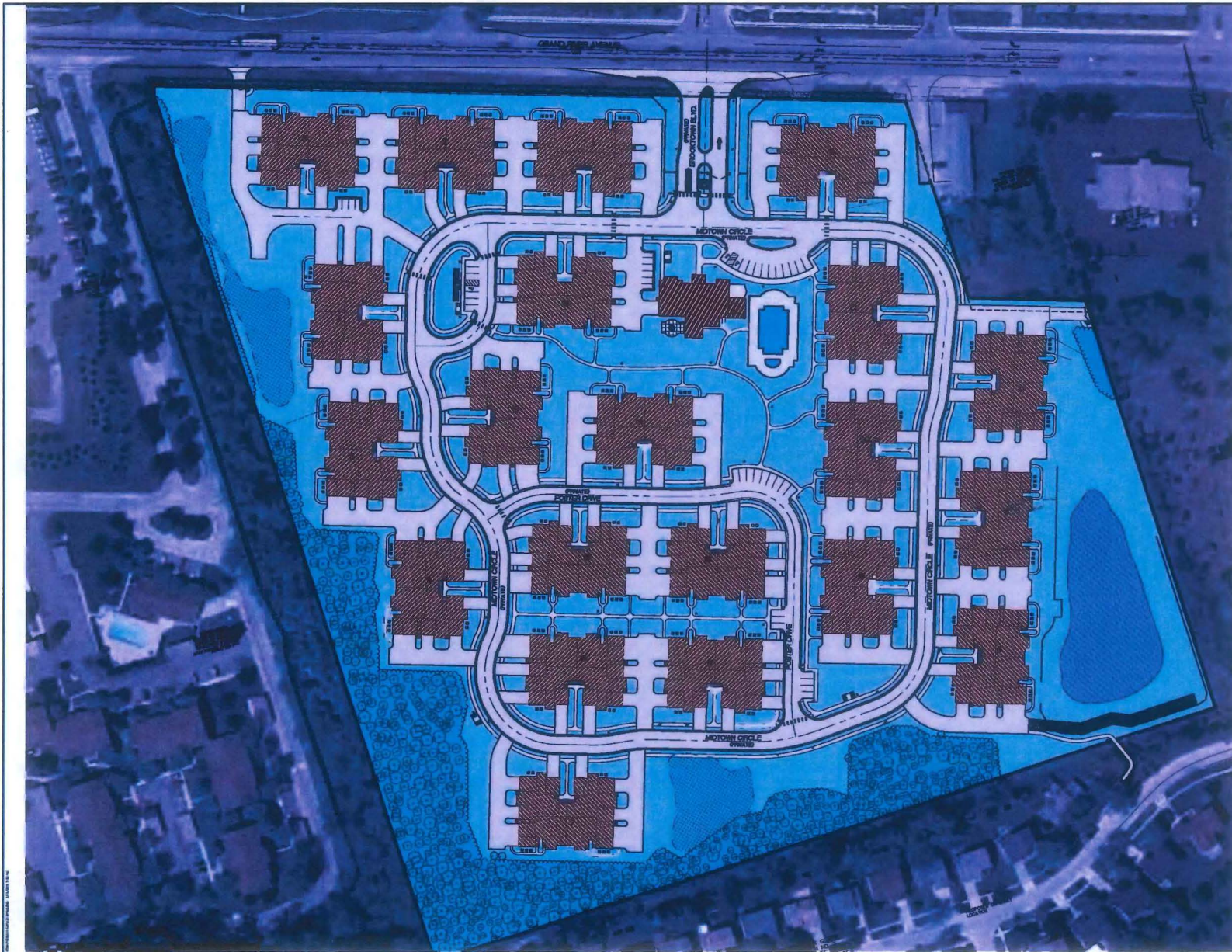
City of Novi

Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kristen Kapelanski
Date: 02-19-15
Project: Huntley Manor JSP14-56
Version #: 1.0

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.



(01 2022)
 Plate: 1 Inch = 60 Ft.

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SANITARY SEWER TO BE PROVIDED BY CONNECTING TO EXISTING MAINLINE ON THE SOUTH SIDE OF CHERRY HILL ROAD AT THE SOUTH EAST CORNER OF THE DEVELOPING SITE SHALL BE SEE SH. P. 101.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 16" MAINLINE ON THE SOUTH SIDE OF GRAND RIVER AVE. ALL WATERMANS SHALL BE 6.1 G.P.A.
 - ON-SITE STORM WATER DETENTION SHALL BE PROVIDED.
 - IF NEW CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL WETTED FRONTS.
 - IF NEW CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG GRAND RIVER AVE.
 - ALL POWER AND COMMUNICATION SHALL BE LOCATED UNDERGROUND.
 - ALL STORM SEWER SHALL BE 6-78 CONCRETE.

APARTMENTS (10 UNIT BLDG)		TOTAL UNITS (21 BLDGS)	
2 BEDROOM	TOTAL SF (21 BLDGS)		
A UNIT (2) - 1,861 SF	78,162		
B UNIT (7) - 1,627 SF	69,334		
D UNIT (2) - 1,713 SF	74,516		
E UNIT (2) - 1,411 SF	52,382		
TOTAL (8) 2 BR UNITS			150
3 BEDROOM (2)	TOTAL SF (21 BLDGS)		
C UNIT (2) - 2,005 SF	90,600		
TOTAL (2) 3 BR UNITS			42
TOTAL (CAR. H.I.)	380,779		
	CLUBHOUSE		
	6,240		
TOTALSF			
	387,019		
PROJECT TOTAL			250

NOTES:

SUBJECT PROPERTY ZONING: OE

TOTAL SITE AREA (NET OF R.O.W.): 98.62 ACRES

TOTAL DENSITY: 7.89 UNITS/ACRE

TOTAL UNITS: 250 BUILDING UNITS

(21 BUILDINGS X 10 UNITS PER BUILDING)

DENSITY: 250/31.68 = 7.89 UNITS/AC.

MAXIMUM LOT COVERAGE: 38.82 ACRES

SITE AREA = 98.62 ACRES

CONCRETE IS PROPOSED = 33,346

MAXIMUM BUILDING HEIGHT: 28'0"

PARKING: 2/UNIT + GUEST

BUILDING TYPICAL = (2) 2 CAR UNIT
 (2) 1 CAR UNIT

TOTAL GARAGE SPACES/BLDG: 18

TOTAL DRIVEWAY SPACES/BLDG: 18

TOTAL RESIDENT PARKING: 250 SPACES

SEE MOTOR PARKING SPACES

WASTE DISPOSAL: CURB SIDE PICKUP INCLUDING CLUBHOUSE

TREES TO BE REMOVED OUTSIDE OF REGULATED AREA: 12

REGULATED TREES REMOVED: 3, (4", 10" & 14")

TOTAL REPLACEMENT TREES PROPOSED: 4

WETLAND ENVIRONMENTAL SETBACK DISTANCE: 0.13 AC.

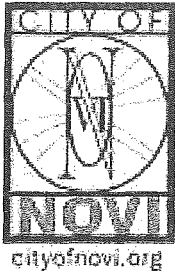
BROOKTOWN
 SECTION 23, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SITE PLAN AERIAL OVERLAY
SEIDER, KEAST
ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 BARKHURST • SUITE 10 • NORTVILLE, MICHIGAN • 48847
 PHONE: 248.308.3331 FAX: 248.308.3338

SHEET
 1

JOB NUMBER: 12-019

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

05/06/2015

Engineering Review

Huntley Manor

JSP14-0056

Applicant

GR MEADOWBROOK LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and W. of Meadowbrook Road
- Site Size: 26.62 acres
- Plan Date: 04/06/15

Project Summary

- Construction of an approximately 21 building multi-family development and associated roads and parking. Site access would be provided by private roadways off of Grand River Avenue.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the south side of Grand River Ave., along with 9 additional hydrants.
- Sanitary sewer service would be provided an 8-inch extension from the existing 8-inch sanitary sewer to the south east connecting on the south side of Cherry Hill Road.
- Storm water would be collected by a single storm sewer collection system and detained in an existing on site basin.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. A full engineering review of the plans was not completed based on the limited information provided in this conceptual plan. The Engineering Division reserves the right to add comments to future plans when additional information is provided for review.
2. Provide a traffic control plan for the proposed road work activity (City roads).
3. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
4. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
5. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
6. Provide a separate utility plan.
7. Provide a proposed grading plan.
8. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

9. Provide a 20-foot wide water main easement for proposed water main extension.
10. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
11. Provide a profile for all proposed water main 8-inch and larger.
12. The water main stub to the east shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.
13. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated.

Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

14. Provide a 20-foot wide sanitary sewer easement for proposed sanitary sewer extension.
15. An open cut of Cherry Hill Road will not be permitted. The applicant must use bore and jack instead.
16. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
17. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
18. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
19. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
20. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

21. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
22. Match the 0.80 diameter depth above invert for pipe size increases.
23. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
24. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
25. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
26. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
27. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

28. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
29. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
30. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.

Paving & Grading

31. Provide a pathway along the west side of the boulevard entrance north to Grand River Ave.
32. Provide a stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter or **provide a variance application from Appendix C Section 4.04(A)(1) of the Novi City Code**. This request must be submitted under a separate cover. City staff would support this request.
33. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6/8-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6/8 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
34. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.

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

35. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

36. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by

- City Council and shall be recorded in the office of the Oakland County Register of Deeds.
37. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
 38. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
 39. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

40. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
41. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
42. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
43. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
44. Permits for work within the right-of-way of Grand River Ave. and Cherry Hill Rd. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
45. A permit for work within the right-of-way of Grand River Ave. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
46. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
47. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.

48. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
49. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
50. An incomplete site work performance guarantee, equal to 1.5 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted at the Treasurer's Office.
51. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
52. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development
Sabrina Lilla, Water & Sewer