



**SUBJECT:** Approval of a one-year extension of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan approvals for The Bond development, JSP 18-10, until July 22, 2021. The site plan proposes two, four-story multiple-family residential buildings and a 5,578 square foot single-story commercial building on approximately 7.74 acres located on the southwest side of Bond Street, south of Grand River Avenue and west of Novi Road.

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

**BACKGROUND INFORMATION:** The applicant is proposing to redevelop the former Fendt Transit Mix Concrete Plant into a mixed-use development with two, four-story multiple-family residential buildings with a total of 253 apartments and a single-story commercial building (5,578 SF). The site improvements include a two-level parking structure, surface parking, site amenities such as a swimming pool, landscaped courtyards and related landscape improvements. The building's orientation is primarily toward Bond Street, with only a few of the building's windows opening onto the rear property line adjacent to the railroad tracks.

The development is proposed to be constructed in three phases. Each of the two residential buildings will be constructed in a separate phase. A temporary six-space gravel parking area for cemetery visitors will be constructed along with phase 1. The commercial building will be constructed in the third phase along with paving the parking that is offered for convenient access to the cemetery.

Approvals for the project proceeded as follows:

- The Planning Commission held the required public hearing and recommended approval to the City Council of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan on June 27, 2018.
- The City Council approved the Preliminary Site Plan, Phasing Plan, Woodland Permit, and Storm Water Management Plan on July 23, 2018.

The applicant has now requested an extension of the Preliminary Site Plan approval, and other associated approvals. The Zoning Ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. This is first extension requested by the applicant.

The Community Development Department is not aware of any changes to the ordinances or surrounding land uses, which would affect the approval of the requested extension for one year. The ordinance provides provisions for consideration of approvals of the extension of the Preliminary Site Plan, which include the following:

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

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

Please refer to the attached letter from the applicant, which requests the extension of the Preliminary Site Plan approval. The reasons cited by the applicant include:

- The delay in utility relocations by DTE, preparation of revised utility easements, and the need for formal approval from the railroad;
- The unexpected increase in expenses while developing the final plans that the applicant intends to address with the City at the time of Final Site Plan submittal;
- The lengthy process in working thorough the funding application with HUD; and
- The Corona Virus which has caused the applicant to slow the work on the project for three months.

Approval of the extension of Preliminary Site Plan approval is recommended. Attached are minutes from the Planning Commission and the City Council meetings, and a copy of the approved Preliminary Site Plan.

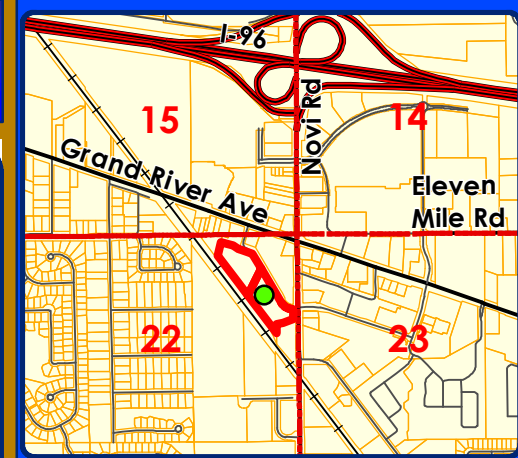
**RECOMMENDED ACTION:** Approval of a one-year extension of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan approvals for The Bond development, JSP 18-10, until July 22, 2021.

# MAPS

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# JSP 18-10 THE BOND fka THE DISTRICT

## Location Map



### LEGEND

 Sections



### City of Novi

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

Map Author: Sri Komaragiri  
Date: 06/21/18  
Project: JSP 18-10 THE BOND fka THE DISTRICT  
Version #: 1



1 inch = 282 feet

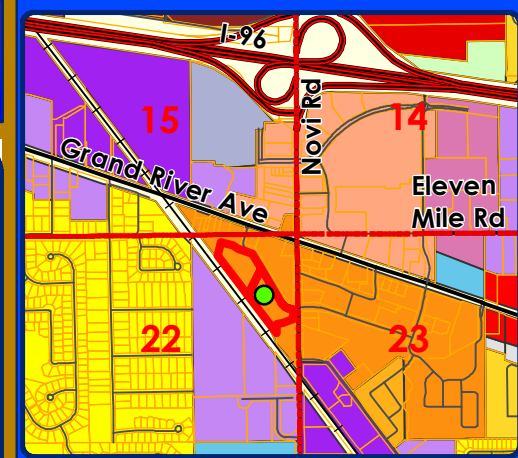
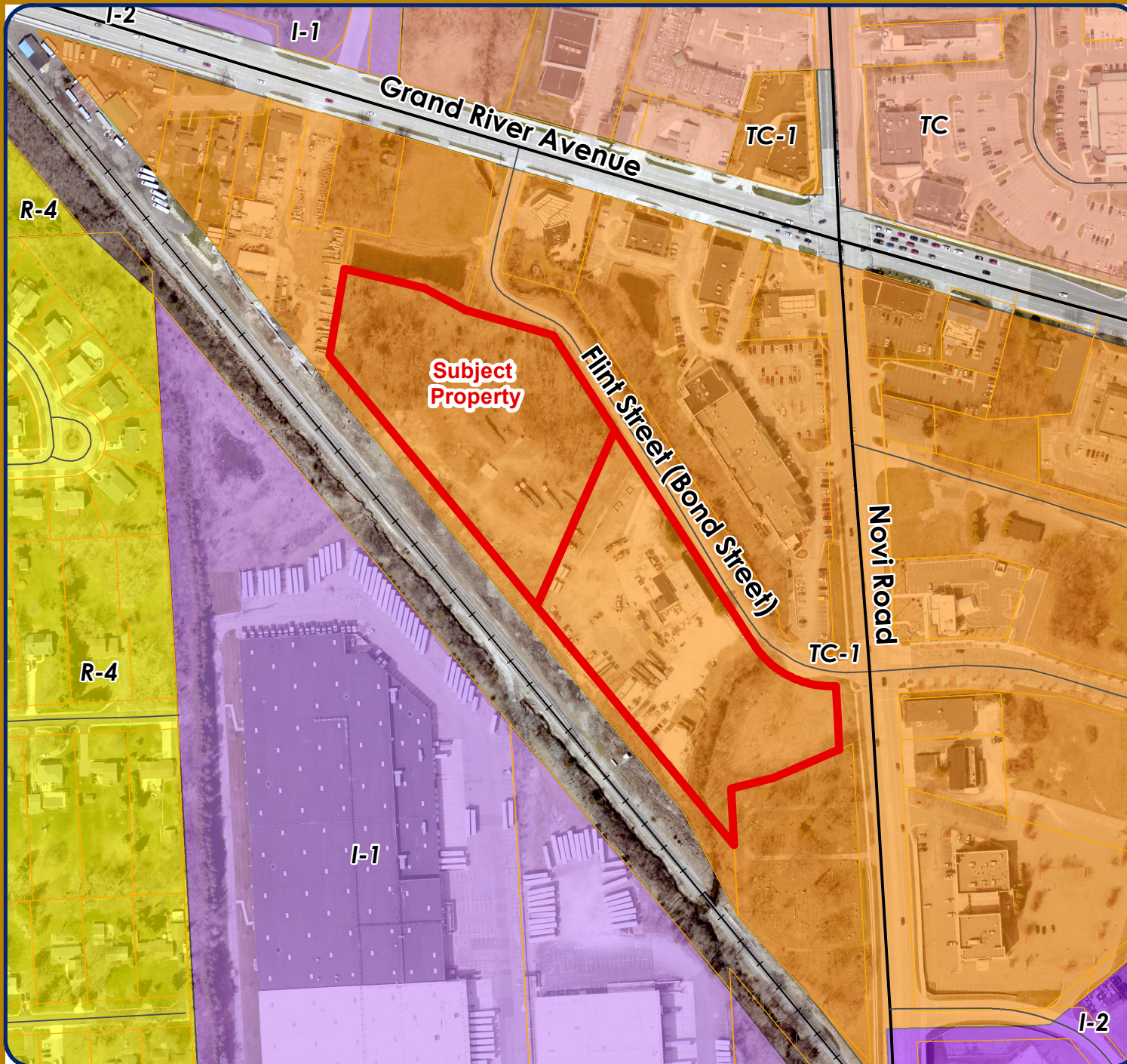


### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# JSP 18-10 THE BOND fka THE DISTRICT

## Zoning



**LEGEND**

- Sections
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- C: Conference District
- EXPO: EXPO District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District



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

Map Author: Sri Komaragiri  
 Date: 06/21/18  
 Project: JSP 18-10 THE BOND fka THE DISTRICT  
 Version #: 1

Feet

0 62.5 125 250 375

1 inch = 282 feet

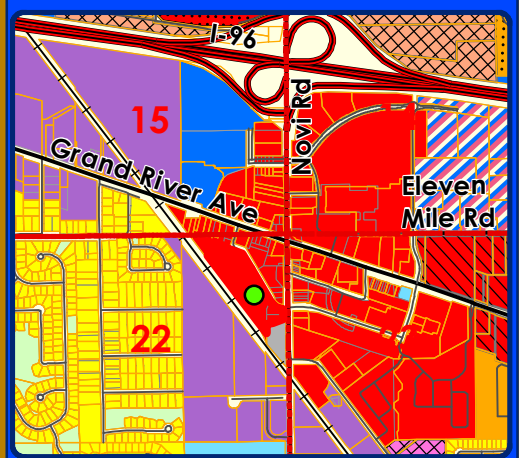
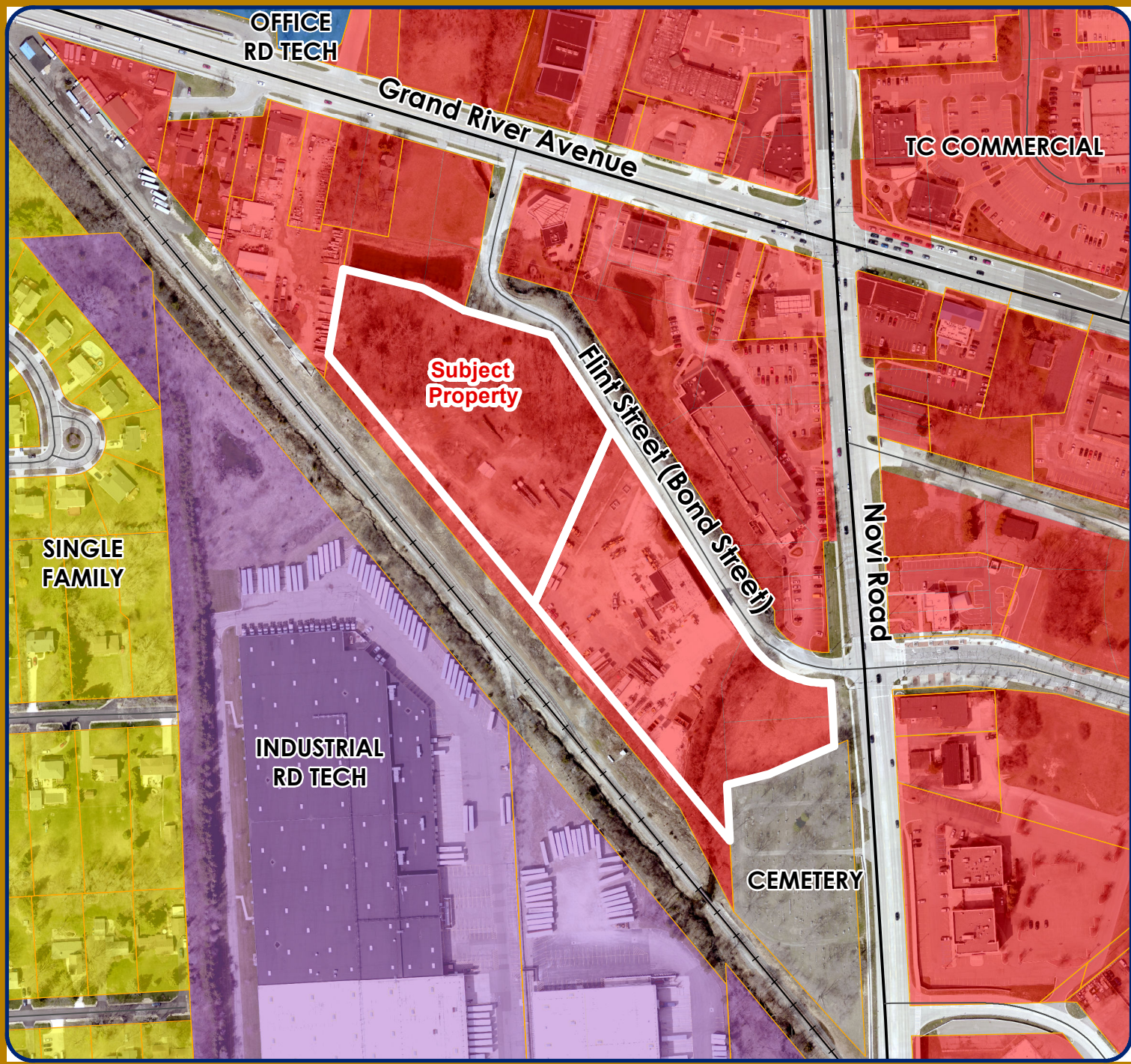


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# JSP 18-10 THE BOND fka THE DISTRICT

Future Land Use



**LEGEND**

- Sections
- FUTURE LAND USE**
- Single Family
- Multiple Family
- PD1
- Office RD Tech
- Office Commercial
- Industrial RD Tech
- Heavy Industrial
- Regional Commercial
- TC Commercial
- TC Gateway
- Public
- Private Park
- Cemetery



## City of Novi

Dept. of Community Development  
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Map Author: Sri Komaragiri  
 Date: 06/21/18  
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1 inch = 282 feet

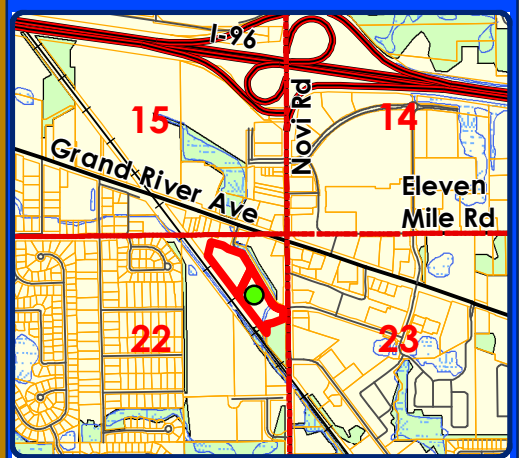
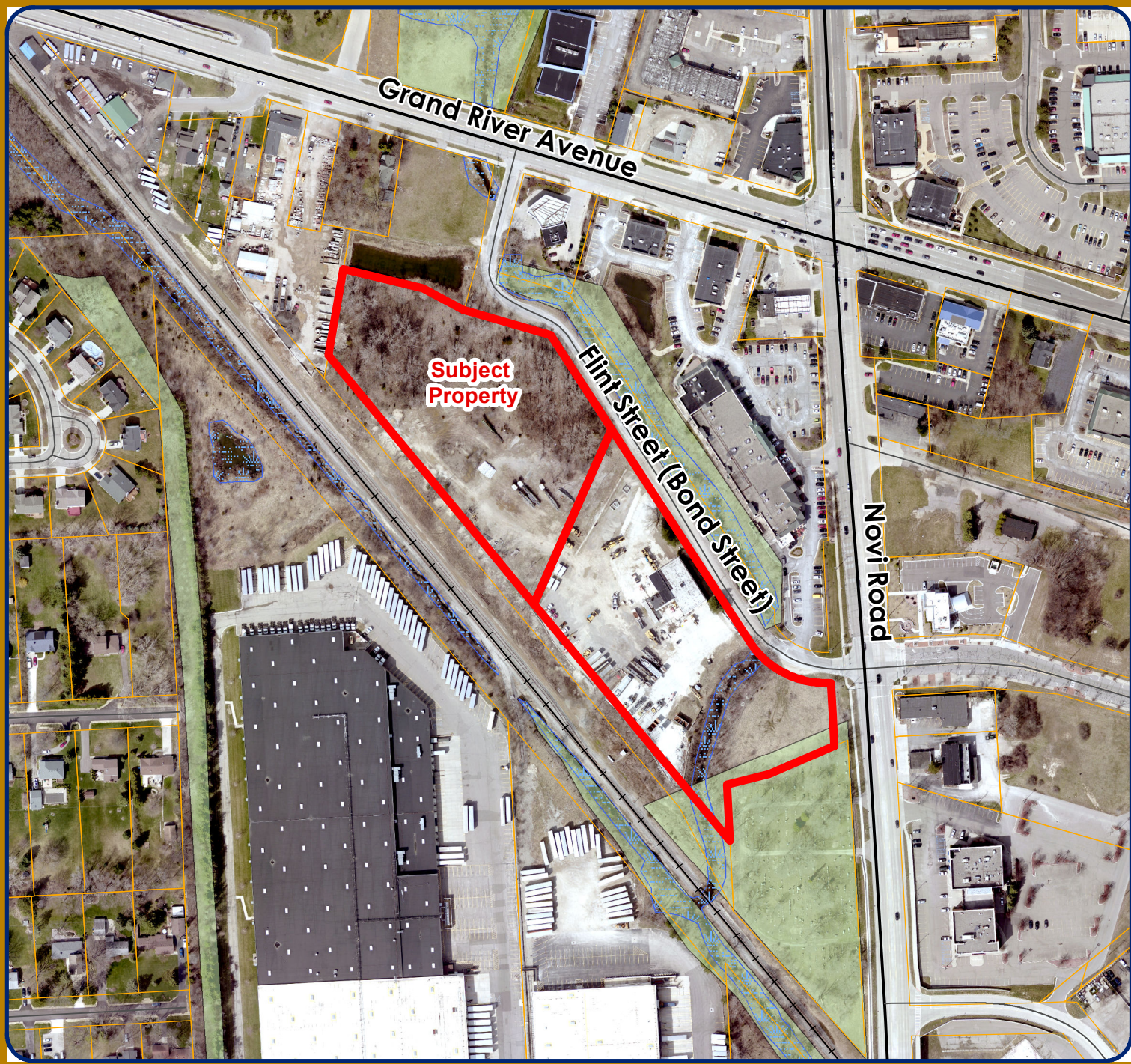


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# JSP 18-10 THE BOND fka THE DISTRICT

## Natural Features



**LEGEND**

- Sections
- WETLANDS
- WOODLANDS



### City of Novi

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

Map Author: Sri Komaragiri  
Date: 06/21/18  
Project: JSP 18-10 THE BOND fka THE DISTRICT  
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1 inch = 282 feet



#### MAP INTERPRETATION NOTICE

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PRELIMINARY SITE PLAN



PRELIMINARY SITE PLANS FOR:

# THE BOND

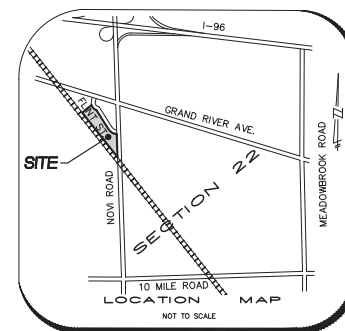
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN  
PREPARED FOR:



DTN MANAGEMENT COMPANY  
2502 LAKE LANSING ROAD, SUITE C  
LANSING, MICHIGAN 48912  
PHONE: 517.371.5300



TRICAP HOLDINGS LLC  
30600 NORTHWESTERN, SUITE 430  
FARMINGTON, MICHIGAN 48334  
PHONE: 248.538.1389 EXT. 236



## LEGAL DESCRIPTIONS

PARCELS 1 & 2 COMBINED (8.731 ACRES)  
THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1 (AS RECORDED AND SURVEYED)  
LOTS, 6, 7 AND 8 "RAILROAD SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 92 OF PLATS, PAGE 16 OAKLAND COUNTY RECORDS.

PARCEL 2 (AS RECORDED AND SURVEYED)  
PART OF LOT 9 OF "RAILROAD SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 92 OF PLATS, PAGES 16, 17, AND 18, OAKLAND COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF "SUPERVISORS PLAT NO.3", AS RECORDED IN LIBER 54A OF PLATS, PAGE 84, OAKLAND COUNTY RECORDS, ALSO BEING THE NORTHERLY CORNER OF SAID LOT 9; THENCE S58°39'32" E (RECORDED) S58°38'11" E (MEASURED) 91.79 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF FLINT STREET, 90.00 FEET WIDE, S70°38'00" E, 176.30 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF FLINT STREET, 75.00 FEET WIDE, S29°51'45" E, 219.68 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 9, S27°03'36" W, 375.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9, N38°26'24" W, 633.32 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 9, N13°04'21" E, 171.48 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7 AND THE NORTHERLY LINE OF SAID LOT 9, S73°24'45" E, 160.50 FEET TO THE POINT OF BEGINNING.

NOTE: THE FOLLOWING DESCRIPTION IS BASED ON SURVEY BY JOSEPH C. KAPELCZAK, PS ON 5-17-2011 JOB NO. 10018 WITH A BASIS OF BEARING ON NAD83 (COR 96) SPC MICHIGAN SOUTH ZONE. THE FOLLOWING BEARINGS DO NOT RELATE TO THE RECORD PLAT FOR THE "RAILROAD SUBDIVISION", THEREFORE THE ABOVE RECORDS DESCRIPTION FOR PARCEL 2 WAS USED FOR THIS SURVEY ON THIS DATE.

ALSO DESCRIBED BY SURVEY JOSEPH C. KAPELCZAK, JOB NO. 10018:  
PART OF LOT 9 "RAILROAD SUBDIVISION", A SUBDIVISION OF PART OF LOTS 17 OF "SUPERVISORS PLAT NO.3" LIBER 54A, PAGE 84 OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 92 OF PLATS, PAGE 16, 17, AND 18, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT LOCATED S03°10'57" E, ALONG THE EAST LINE OF SAID SECTION 22, 138.97 FEET AND N73°48'57" W ALONG THE NORTH LINE OF SAID "SUPERVISORS PLAT NO.3" 704.61 FEET AND S09°00'28" W, 168.50 FEET AND N76°27'32" W 100.00 FEET AND S07°56'01" W, 99.43 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22, BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 7 OF SAID "SUPERVISORS PLAT NO.3"; THENCE S 61°37'16" E, 92.05 FEET; THENCE S74°04'10" E, 176.38 FEET; THENCE S32°39'31" E, 218.62 FEET; THENCE S23°38'55" W, 377.04 FEET; THENCE N 39°42'28" W, 633.32 FEET; THENCE N 10°02'34" E, 171.48 FEET; THENCE S77°38'25" E, 161.11 FEET TO THE POINT OF BEGINNING.

PARCEL 1 #22-22-226-003  
PARCEL 2 #22-22-226-005



- ### INDEX
1. COVER SHEET
  2. OVERALL SITE PLAN
  3. R.O.W. TAKING PLAN AND OPEN SPACE PLAN
  4. STORM WATER MANAGEMENT PLAN
  5. PHASING PLAN

- ### BENCHMARKS:
- RR SPIKE IN SOUTH FACE OF POWER POLE LOCATED ON THE WEST SIDE OF FLINT STREET & 88' SOUTHEAST OF THE SOUTHEAST BUILDING CORNER.
  - ELEVATION 908.44 (CITY OF NOVI DATUM)
  - RIM OF SANITARY MANHOLE AT NORTHERMOST POINT OF PROPERTY
  - ELEVATION 908.51 (CITY OF NOVI DATUM)



## SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS  
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331

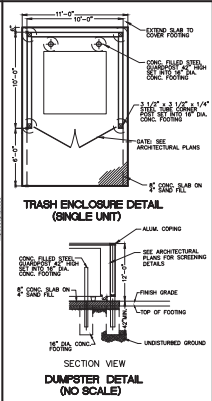
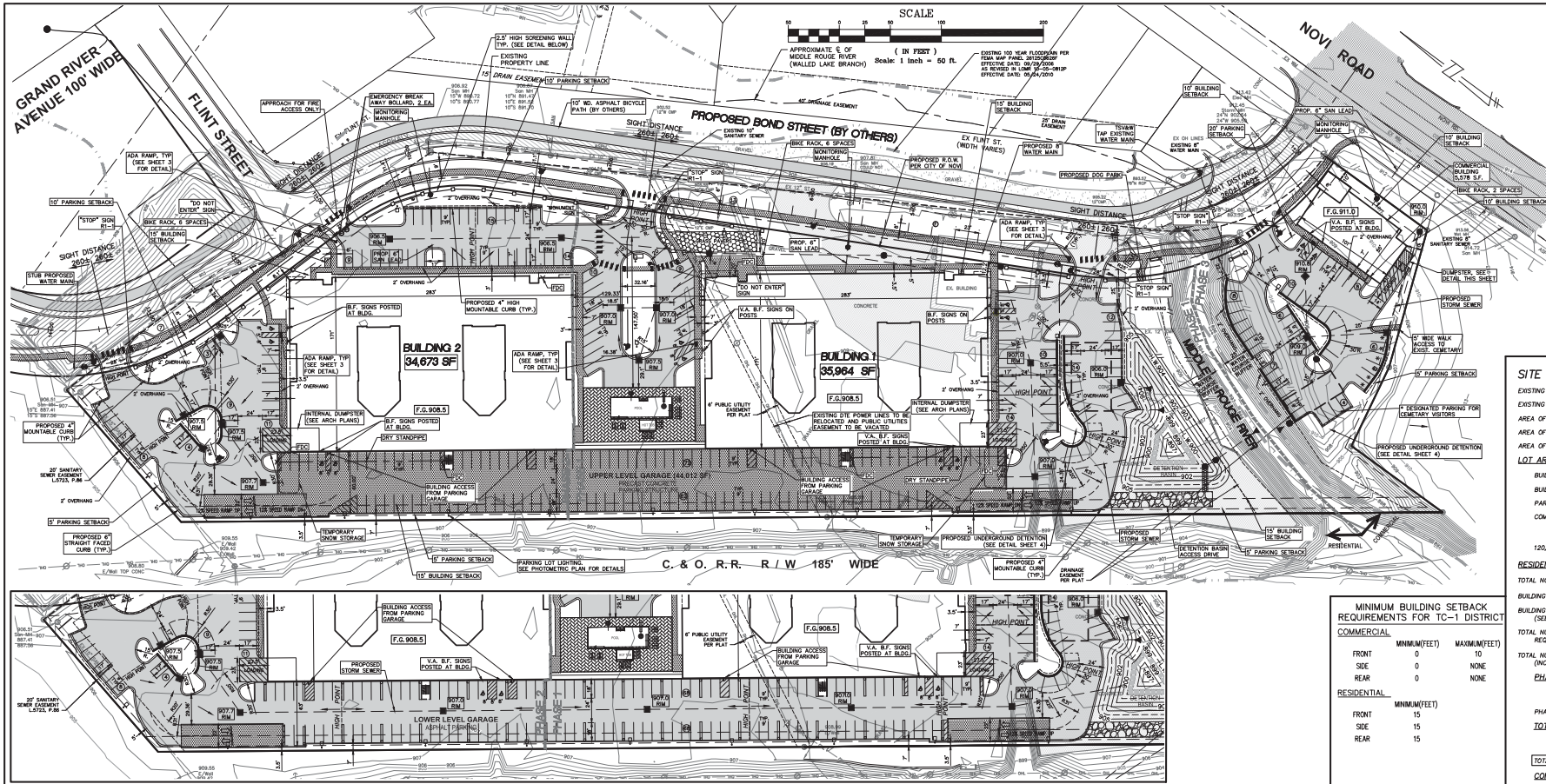
ARCHITECTURAL DESIGN PREPARED BY:  
HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
53359 ALPHA ROAD  
SUITE 300 • DALLAS, TX 57240  
PHONE: 972.701.9636

BOUNDARY SURVEY PREPARED BY:  
FAZAL KHAN & ASSOCIATES, INS  
43279 SCHOENHERR  
STERLING HEIGHTS, MICHIGAN 48313  
PHONE: 586.739.8007  
FAX: 586.739.6994

LANDSCAPE PLANS PREPARED BY:  
ALLEN DESIGN, LLC  
LANDSCAPE ARCHITECTURE  
557 CARPENTER  
NORTHVILLE, MICHIGAN 48167  
PHONE: 248.467.4668

PROPERTY BOUNDARY & TOPO INFORMATION  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOVI, MICHIGAN 48377  
PHONE: 248.926.3765

08-10-18		DESIGNED BY: A.A. JOB NUMBER: 17-058
		CHECKED BY: R.B. DRAWING FILE: J-17030-CV.DWG
COVER SHEET		
	<b>SEIBER, KEAST ENGINEERING, L.L.C.</b> CONSULTING ENGINEERS 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167 PHONE: 248.308.3331	
	SHEET <b>1</b>	

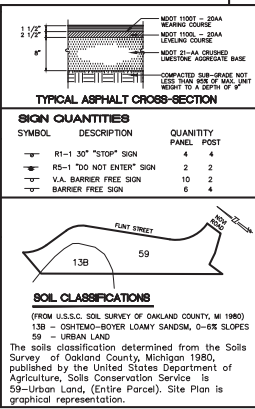
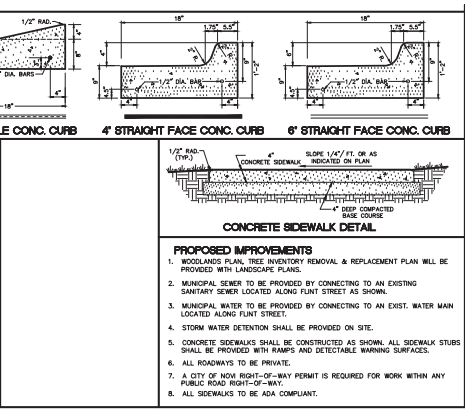
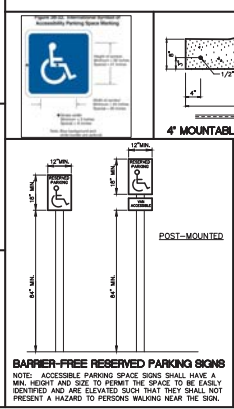
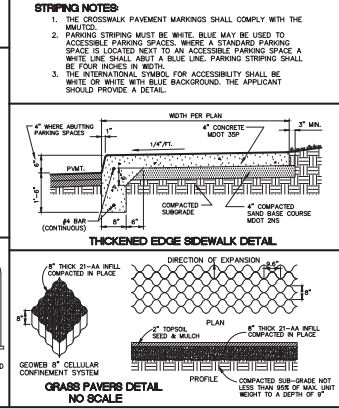
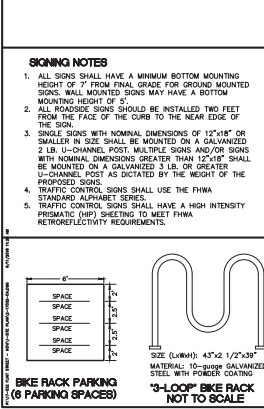


**SITE DATA:**

EXISTING ZONING	= TC-1
EXISTING AREA OF SITE GROSS	= 8,731 AC
AREA OF SITE GROSS (AFTER R.O.W. TAKING)	= 7,744 AC
AREA OF COMMERCIAL SITE	= 1,07 AC
AREA OF RESIDENTIAL SITE	= 6.67 AC
<b>LOT AREA COVERAGE:</b>	
BUILDING 1 (PHASE 1)	= 35,964 SF
BUILDING 2 (PHASE 2)	= 34,673 SF
PARKING GARAGE	= 44,012 SF
COMMERCIAL BUILDING	= 5,578 SF
<b>TOTAL AREA</b>	<b>120,227 SF</b>
120,227 SF / 337,154 SF	= <b>35.66%</b>
<b>RESIDENTIAL (PHASES 1 &amp; 2):</b>	
TOTAL NO. OF RESIDENTIAL UNITS	= 253 UNITS
BUILDING 1 (PHASE 1):	= 127 UNITS
BUILDING 2 (PHASE 2):	= 126 UNITS
(SEE ARCHITECTURAL PLANS FOR DETAILS)	
TOTAL NUMBER OF RESIDENTIAL PARKING REQUIRED (TC DISTRICT):	= 432
TOTAL NUMBER OF RESIDENTIAL PROVIDED (INCLUDING 14 R.P. PARKING SPACES):	= 432
<b>PHASE 1:</b>	
2-LEVEL GARAGE	= 152
BOND STREET PARALLEL	= 20
<b>PHASE 1 RESIDENTIAL PARKING SPACES PROVIDED = 231</b>	
<b>TOTAL:</b>	
2-LEVEL GARAGE	= 270
SURFACE	= 142
BOND STREET PARALLEL	= 20
<b>TOTAL RESIDENTIAL PARKING SPACES PROVIDED = 432</b>	
<b>COMMERCIAL (PHASE 3):</b>	
TOTAL FLOOR AREA	= 5,578 SF
(USE IS UNDETERMINED)	
PARKING SPACES PROVIDED	= 49
<b>BICYCLE PARKING PROVIDED:</b>	
BUILDING 1	ROOM 20 EA. OUTDOOR 6 EA.
BUILDING 2	ROOM 20 EA. OUTDOOR 6 EA.
<b>TOTAL RESIDENTIAL SPACES: 52 (50 REQUIRED)</b>	
<b>COMMERCIAL: OUTDOOR 2 EA. (2 REQUIRED)</b>	

**MINIMUM BUILDING SETBACK REQUIREMENTS FOR TC-1 DISTRICT**

COMMERCIAL	MINIMUM (FEET)	MAXIMUM (FEET)
FRONT	0	10
SIDE	0	NONE
REAR	0	NONE
<b>RESIDENTIAL</b>	<b>MINIMUM (FEET)</b>	
FRONT	15	
SIDE	15	
REAR	15	



**MINIMUM PARKING SETBACK**

COMMERCIAL	FRONT	REAR	SIDE
FRONT	20 FT.		
REAR	10 FT.		
SIDE	10 FT.		
<b>RESIDENTIAL</b>	<b>FRONT</b>	<b>REAR</b>	<b>SIDE</b>
FRONT	10 FT.		
REAR	5 FT.		
SIDE	5 FT.		

**THE BOND**

SECTION 22, TOWN 1 NORTH, RANGE 8 EAST  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

NO.	DATE	DESCRIPTION
1	REVISED PER NOW PLANNING REVIEW	06-11-18

**811** Know what's below. Call before you dig.

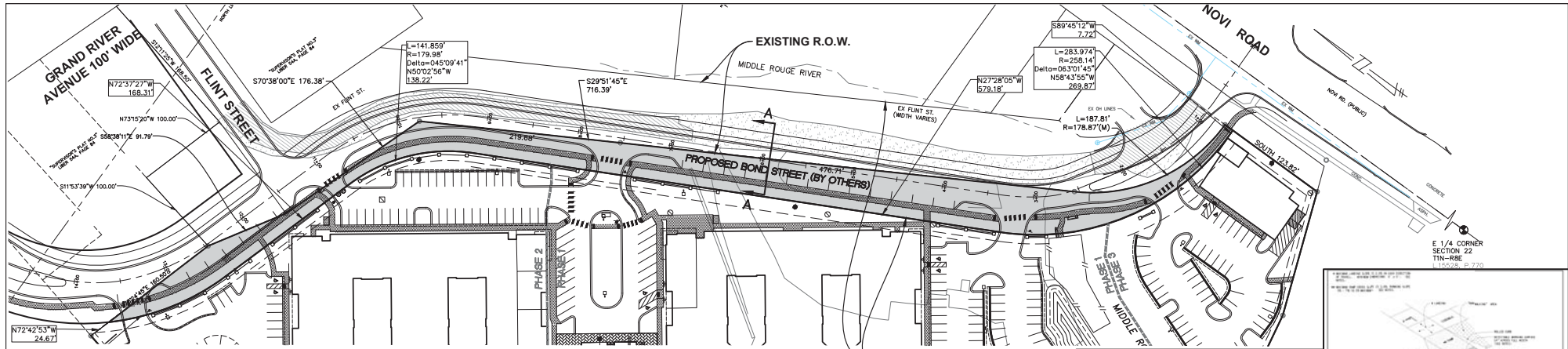
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY/OR RELOCATION OF ALL UTILITIES THAT ARE ENCOUNTERED DURING CONSTRUCTION.

**OVERALL SITE PLAN**

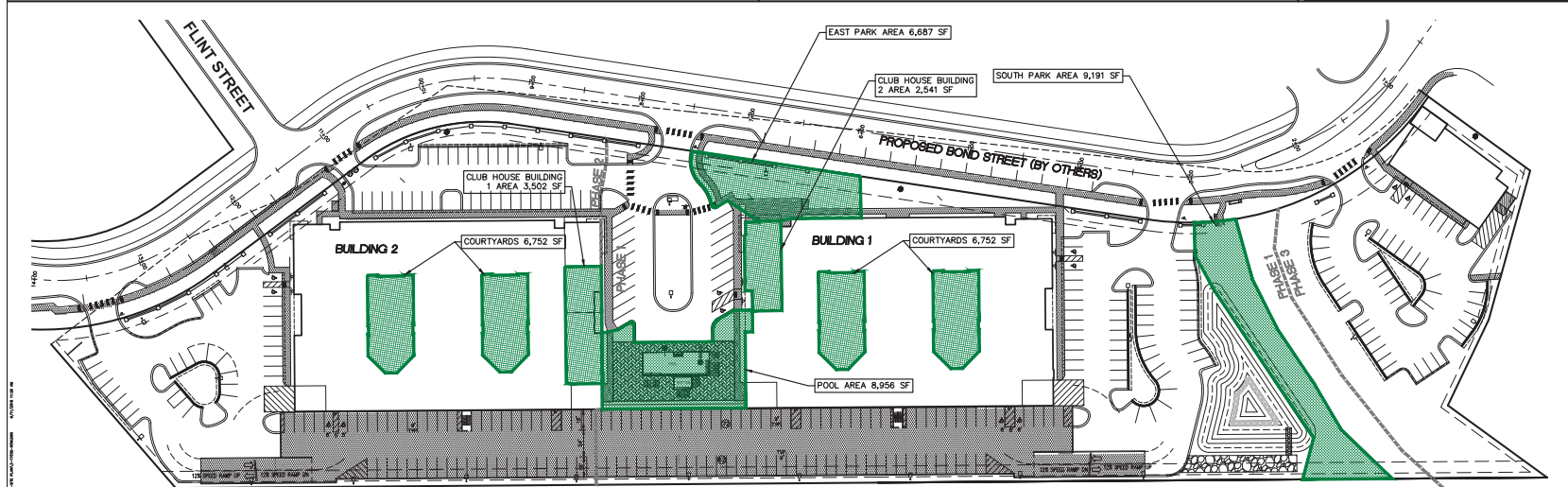
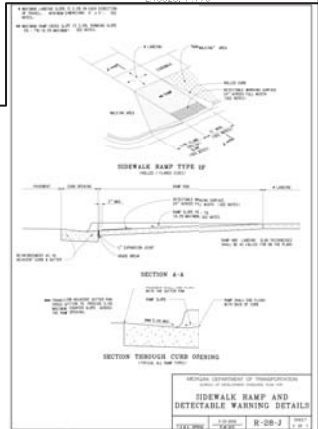
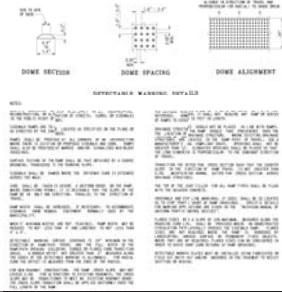
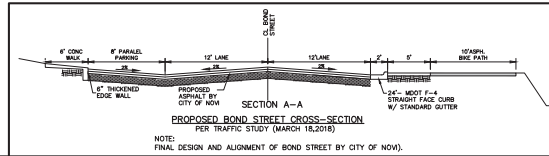
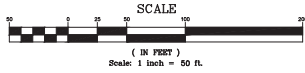
**SEIBER, KRAST ENGINEERING, L.L.C.**

CONSULTING ENGINEERS  
100 MANICENTRE #SUITE 106 NORTHVILLE, MI #48167  
PHONE: 248.268.3331

**SHEET 2**



**RIGHT OF WAY TAKING PLAN**  
 PROPOSED R.O.W. APPROXIMATE AREA TO BE DONATED TO CITY OF NOVI = 100 A.C.±



**OPEN SPACE PLAN**

**OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIREMENTS:  
 TOTAL PARCEL X 15% = 7.74 AC X .15 = **1.16 AC**

OPEN SPACE PROVIDED:  
 EAST PARK AREA (AS SHOWN) 6,687 SF  
 SOUTH PARK AREA (AS SHOWN) 9,191 SF  
 POOL AREA (AS SHOWN) 8,956 SF

ADDITIONAL OPEN SPACE:  
 BUILDING 1  
 BALCONIES 7,690 SF  
 CLUB HOUSE (AS SHOWN) 3,502 SF  
 COURTYARDS (AS SHOWN) 6,752 SF  
 BUILDING 2  
 BALCONIES 7,297 SF  
 CLUB HOUSE (AS SHOWN) 2,541 SF  
 COURTYARDS (AS SHOWN) 6,752 SF

**59,368 SF = 1.36 AC**

**THE BOND**  
 SECTION 22, TOWNSHIP 1 NORTH, RANGE 8 EAST  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

NO.	DATE	DESCRIPTION

UTILITY WARNING  
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

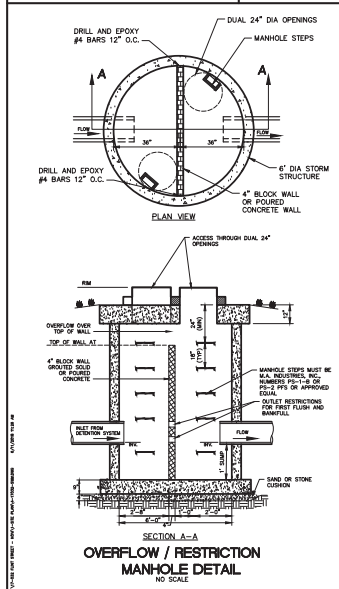
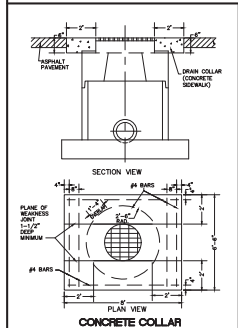
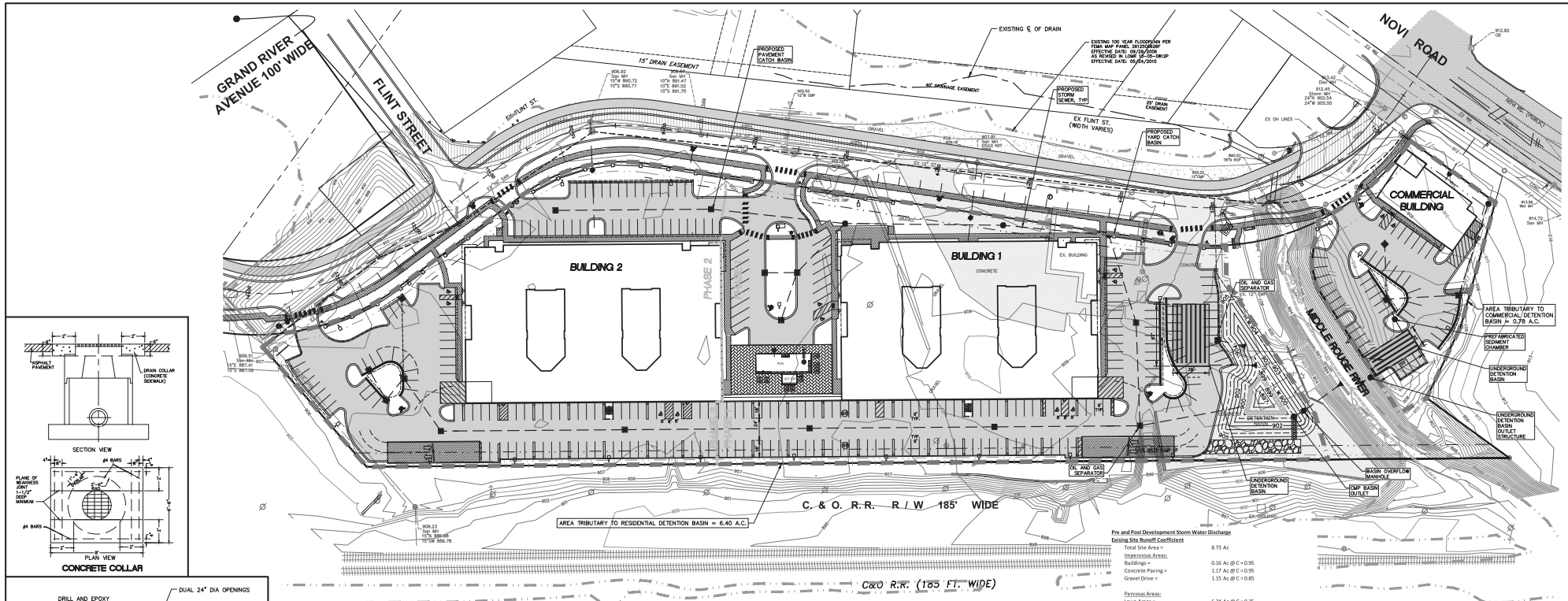
**811** Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 06-10-18 DESIGNED BY: A.A. FOR NUMBER: 17-008  
 CHECKED BY: R.E. DRAWING FILE: 17-008-BOV.DWG

**R.O.W. TAKING PLAN AND OPEN SPACE PLAN**

**SEIBER, KEAST ENGINEERING, L.L.C.**  
 CONSULTING ENGINEERS  
 100 MCMURTRY # SUITE 10 NORTHVILLE, MI # 48167  
 PHONE: 248.308.3331



Station 6 at Novi Town Center  
Job No. 03-02  
Novi, Oakland County, MI  
Preliminary Site Plan - Storm Water Management Plan

Residential Site Runoff Coefficient		Commercial Site Runoff Coefficient	
Total Residential Site Area =	6.40 Ac	Total Commercial Site Area =	0.78 Ac
Impervious Areas:		Impervious Areas:	
Sidewalks / Paving =	2.93 Ac	Sidewalks / Paving =	0.45 Ac
Buildings =	2.90 Ac	Buildings =	0.33 Ac
Pavement Areas:	4.82 Ac @ C = 0.35	Pavement Areas:	0.58 Ac @ C = 0.35
Lawn Areas =	1.52 Ac @ C = 0.15	Lawn Areas =	0.20 Ac @ C = 0.35
Basin Water Area =	0.06 Ac @ C = 1.00		
<b>Composite Runoff Coefficient C =</b>	<b>0.81</b>	<b>Composite Runoff Coefficient C =</b>	<b>0.80</b>

Detention Basin Sizing (Bank Full Flood)		Detention Basin Sizing (Bank Full Flood)	
A =	6.40 Ac	A =	0.78 Ac
C =	0.81	C =	0.80

FIRST FLUSH VOLUME REQUIRED		FIRST FLUSH VOLUME REQUIRED	
V <sub>1</sub> = 1813 "A" * C =	1188 cf	V <sub>1</sub> = 1813 "A" * C =	1180 cf
First Flush Flood will be retained in the basins for a min. of 24 hours		First Flush Flood will be retained in the basins for a min. of 24 hours	

BANK FULL VOLUME REQUIRED		BANK FULL VOLUME REQUIRED	
V <sub>2</sub> = 5100 "A" * C =	26955 cf	V <sub>2</sub> = 5100 "A" * C =	3213 cf
Bank Full Flood will be retained in the basins for a min. 24 hours and no more than 40 hours.		Bank Full Flood will be retained in the basins for a min. 24 hours and no more than 40 hours.	

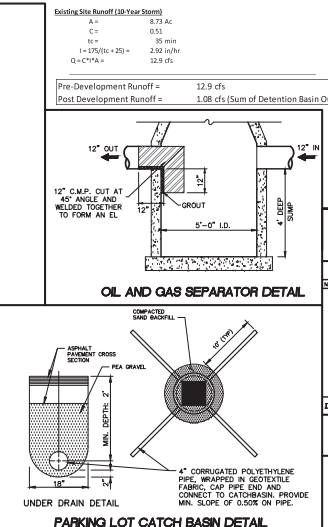
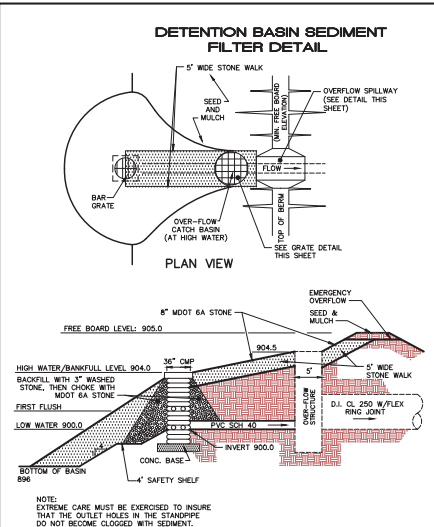
  

Detention Basin		Detention Basin	
Above Ground Detention Pond Volume		The Bank Full Flood volume will be detained in an underground Detention System	
Elevation - Area - Volume		Storage Vol =	3213 cf
900 - 2640		Storage Pipe Dia =	48 in
902 - 2679	2020	Vol / ft =	12.9 cf / ft
903 - 6363	5624	Pipe Length Required =	256 L.F. CMP Detention Pipe Req.
904 - 2960	1642		
	29356		

Minimum Allowable Basin Outlet Flow		Minimum Allowable Basin Outlet Flow	
Q <sub>all</sub> =	0.12 cfs (0.15-ch/A)	Q <sub>all</sub> =	0.36 cfs (0.15 dv/A)

The remaining Bank Full Flood volume will be detained in an underground Detention System  
Remaining Vol = 6649 cf  
Storage Pipe Dia = 48 in  
Vol / ft = 12.9 cf / ft  
Pipe Length Required = 528 L.F. CMP Detention Pipe Req.



Pre and Post Development Storm Water Discharge

Existing Site Runoff Coefficient	
Total Site Area =	6.73 Ac
Impervious Areas:	
Buildings =	0.58 Ac @ C = 0.35
Concrete Paving =	1.17 Ac @ C = 0.35
Gravel Drive =	1.15 Ac @ C = 0.85
Pavement Areas:	
Lawn Areas =	0.24 Ac @ C = 0.35
<b>Composite Runoff Coefficient C =</b>	<b>0.51</b>

Existing Site Runoff (30-Year Storm)	
A =	6.73 Ac
C =	0.51
L <sub>1</sub> =	95 min
L <sub>2</sub> =	2.02 (h/m)
Q <sub>1</sub> = C <sup>1.4</sup> A <sup>1.4</sup>	12.9 cfs

Pre-Development Runoff =	
12.9 cfs	
Post Development Runoff =	5.08 cfs (Sum of Detention Basin Outlets)

NOTE: ALL PARKING LOT CATCH BASINS HAVE UNDERGRASIS (SEE DETAIL THIS SHEET)

**SCALE**  
Scale: 1 Inch = 50 Ft.  
(IN FEET)

**THE BOND**  
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

NO.	ITEM	DATE	UTILITY WARNING
001			UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

**811** Know what's below. Call before you dig.

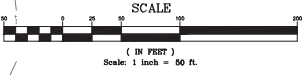
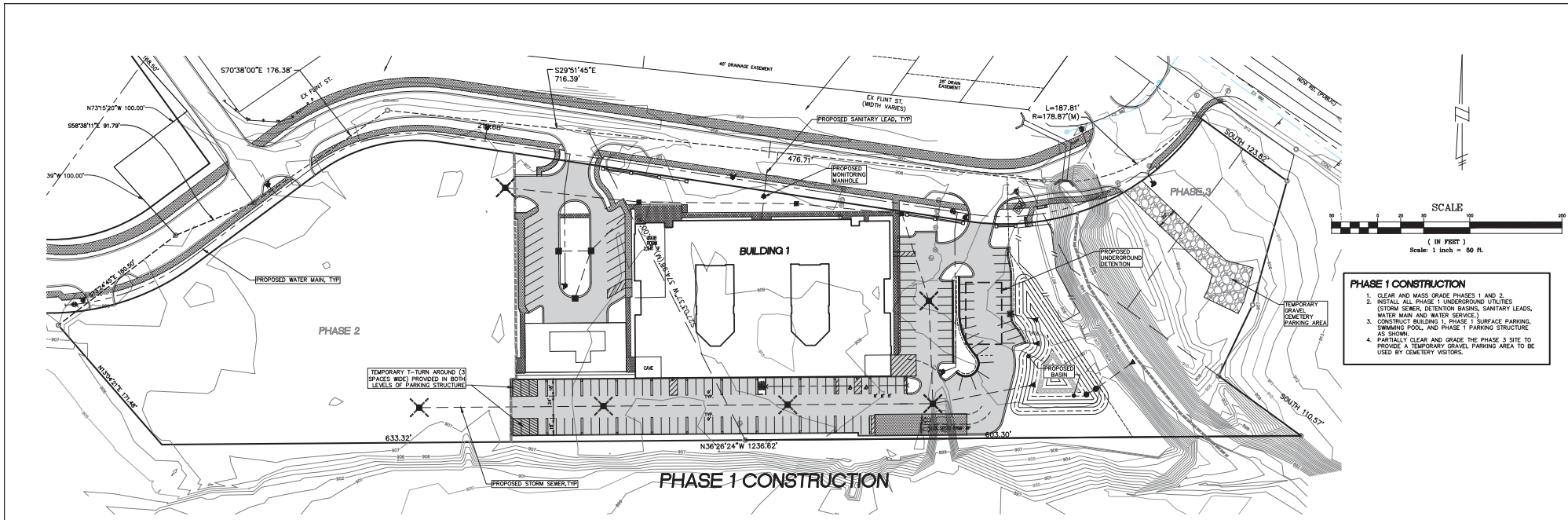
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 06-10-16 DESIGNED BY: A.A. JOHNSON CHECKED BY: R.E. DRAWING FILE: C-17038-NPM-DWG

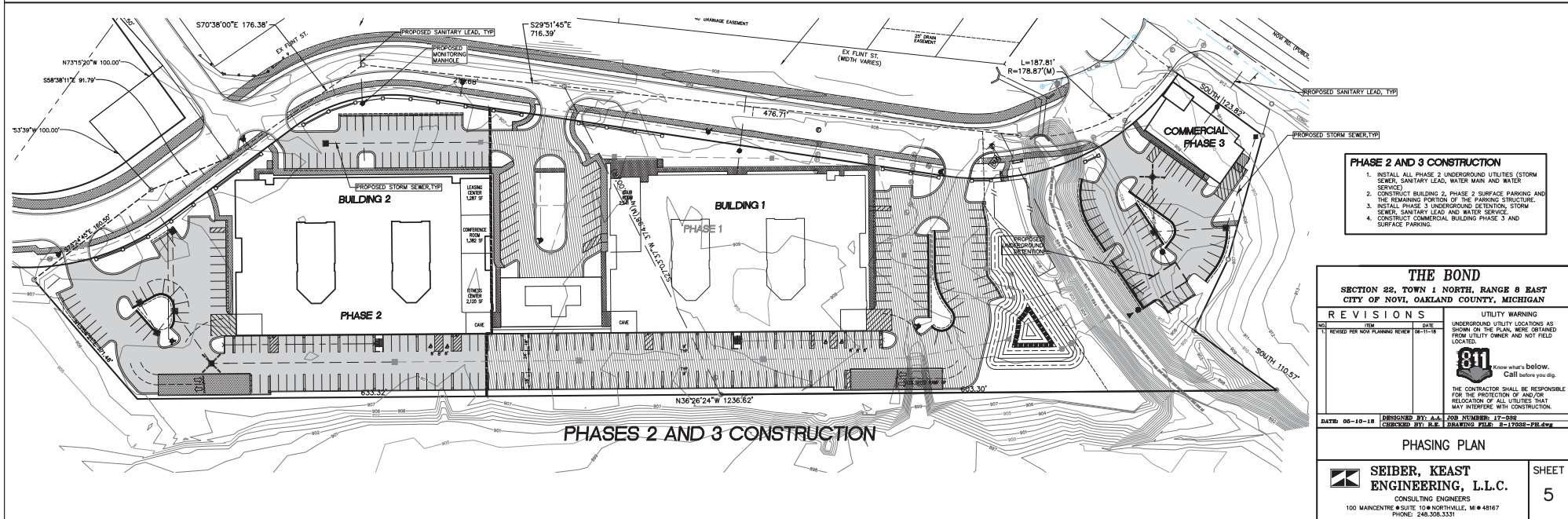
**STORM WATER MANAGEMENT PLAN**

**SEIBER, KEAST ENGINEERING, L.L.C.**  
CONSULTING ENGINEERS  
100 MANICENTRE # SUITE 106 NORTHVILLE, MI # 48167  
PHONE: 248.208.3331

SHEET **4**



- PHASE 1 CONSTRUCTION**
1. CLEAR AND MASS GRADE PHASES 1 AND 2.
  2. INSTALL ALL PHASE 1 UNDERGROUND UTILITIES (STORM SEWER, DETENTION BASIN, SANITARY LEADS, WATER MAIN AND WATER SERVICE).
  3. CONSTRUCT BUILDING 1, PHASE 1 SURFACE PARKING, SWIMMING POOL, AND PHASE 1 PARKING STRUCTURE AS SHOWN.
  4. PARTIALLY CLEAR AND GRADE THE PHASE 3 SITE TO PROVIDE A TEMPORARY GRAVEL PARKING AREA TO BE USED BY CEMETERY VISITORS.



- PHASE 2 AND 3 CONSTRUCTION**
1. INSTALL ALL PHASE 2 UNDERGROUND UTILITIES (STORM SEWER, SANITARY LEAD, WATER MAIN AND WATER SERVICE).
  2. CONSTRUCT BUILDING 2, PHASE 2 SURFACE PARKING AND THE REMAINING PORTION OF THE PARKING STRUCTURE.
  3. INSTALL PHASE 3 UNDERGROUND DETENTION, STORM SEWER, SANITARY LEAD AND WATER SERVICE.
  4. CONSTRUCT COMMERCIAL BUILDING PHASE 3 AND SURFACE PARKING.

**THE BOND**  
 SECTION 82, TOWN 1 NORTH, RANGE 8 EAST  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO	DATE	UTILITY WARNING
01	06-11-18	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

**811** Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 06-10-18 DESIGNED BY: J.A.A. JOB NUMBER: 17-096  
 CHECKED BY: R.L.L. DRAWING FILE: 2-1008-171.dwg

**PHASING PLAN**

**SEIBER, KEAST ENGINEERING, L.L.C.** SHEET 5  
 CONSULTING ENGINEERS  
 100 MANCENTRE # SUITE 10 • NORTHWILLE, MI • 48167  
 PHONE: 248.308.3331



Seal:



Title:  
**Landscape Plan**

Project:

**The Bond  
 Novi, Michigan**

Prepared for:

Tri-Cap Holdings, LLC  
 30600 Northwestern Highway, Suite 430  
 Farmington Hills, Michigan 48334

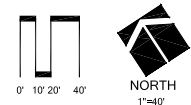
<b>Revision:</b>	<b>Issued:</b>
Submission	May 10, 2018
Revised	June 11, 2018

**Job Number:**

18-032

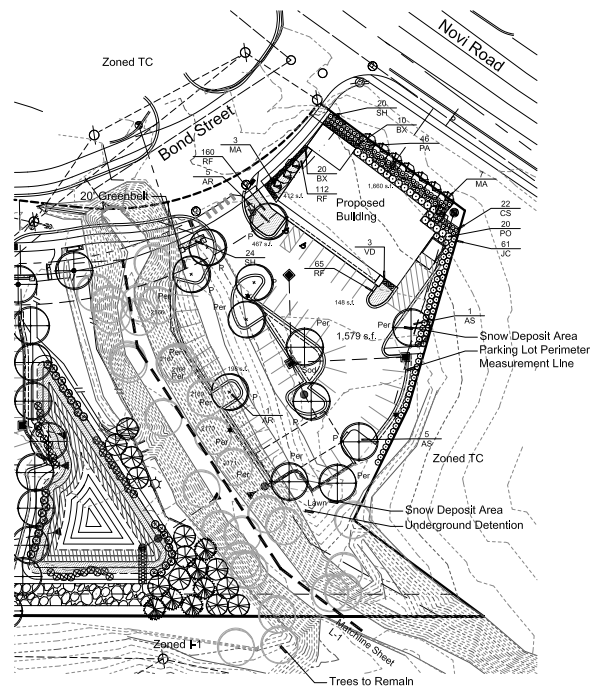
**Drawn By:** Checked By:

jsa jsa



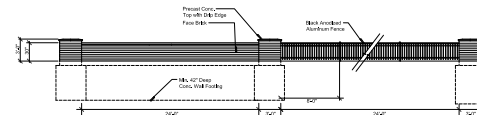
Sheet No.

L-2



**Wall Detail**

1-1/2" = 1'



**Landscape Summary - Commercial**

Existing Zoning	TC-1	Foundation Landscaping	
Greenbelt		Building Perimeter	329 l.f.
Street Frontage Adjacent to Pkg.	20'	Landscape Required	2,632 s.f. (329' x 8')
Trees Required	1 Tree (20' / 25')	Landscape Provided	2,653 s.f.
Trees Provided	1 Tree (1 Existing)		
Ornamental Trees Required	1 Tree (20' / 15')	Requested Waiver:	
Ornamental Tree Provided	0 Trees	1. Sec 5.5.3.D.i.b. Requiring Planting Beds Along 75% of the Building. A Waiver of 25% Is Requested Based on the Current Building Footprint. The Footprint is Conceptual and Additional Planting Opportunities Exist as the Building Architecture is Refined. Planters can also be Added once the building Elevation is Known.	
Street Frontage not Adjacent to Pkg, Less Drive Openings	271'	Notes:	
Net Frontage	50'	A. Transformer to be Screened per Detail on Sheet L-3.	
Trees Required	7 Trees (221' / 30')	B. Plantings Shall be Located no Closer than 4' to Property Lines.	
Trees Provided	0 Trees	C. Plantings Shall be no Closer than 10' to Hydrants and Utility Structures.	
Ornamental Trees Required	11 Trees (221' / 20')		
Ornamental Trees Provided	11 Trees		
Parking Lot Landscaping			
Vehicular Use Area (Exclusive of Deck)	17,757 s.f.		
VUA up to 50,000 s.f.	1,349 s.f. (17,757 s.f. x 7.5%)		
Landscape Area Required	1,331 s.f.		
Landscape Area Provided	1,579 s.f.		
Trees Required	6.6 Trees (1,331 s.f. / 200)		
Trees Provided	7 Trees		
Parking Lot Perimeter Length	381 l.f.		
Trees Required	10.5 Trees (381 / 35)		
Trees Provided	11 Trees (7 Existing)		

**Plant List**

Sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
AR	6	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
AS	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
BX	30	Buxus x. Green Velvet'	Green Velvet Boxwood		as shown		24"	\$ 50.00	\$ 1,500.00
CS	22	Chrysanthemum x superbum 'Alaska'	Alaska Shasta Daisy		as shown		#2 cont.	\$ 15.00	\$ 330.00
JC	61	Juniperus sp. 'Keteleer'	Keteleer Juniper		as shown	B&B	6'	\$ 50.00	\$ 3,050.00
MA	10	Malus 'Adirondack'	Adirondack Crab	2.5"	as shown	B&B		\$ 250.00	\$ 2,500.00
PA	46	Phlox paniculata 'Mantel'	Dwarf Fountain Grass		as shown		#2 cont.	\$ 15.00	\$ 690.00
PO	20	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	B&B	36"	\$ 50.00	\$ 1,000.00
RF	337	Rudbeckia ligula speciosa 'Goldsturm'	Black Eyed Susan		as shown		#2 cont.	\$ 15.00	\$ 5,055.00
SH	44	Sparganium angustifolium	Prairie Dropseed		as shown		#2 cont.	\$ 15.00	\$ 660.00
VD	3	Viburnum dentatum	Arrowwood Viburnum		as shown		36"	\$ 50.00	\$ 150.00
	461	Kentucky Blue Grass, (S.Y.)						\$ 6.00	\$ 2,766.00
Mulch	7	42 s.y. 4" Deep Shredded Hardwood Bark Mulch						\$35/s.y.	\$ 1,470.00
Irrigation	175	Sod						\$9/s.y.	\$ 1,560.00
									\$ 7,000.00
									<b>Total</b> \$ 32,021.00

54.5% Native Species.



Seal:



Title:  
Landscape Details

Project:

The Bond  
Novi, Michigan

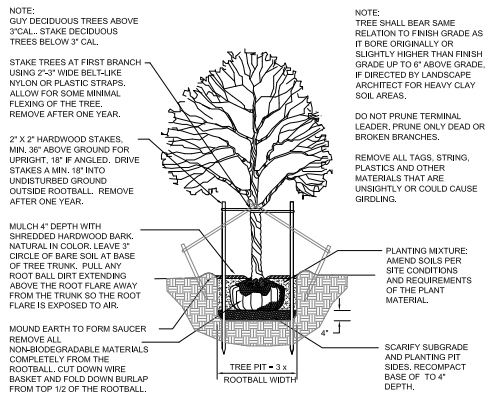
Prepared for:  
Tri-Cap Holdings, LLC  
30500 Northwestern Highway, Suite 430  
Farmington Hills, Michigan 48334

Revision:	Issued:
Submission	May 10, 2018
Revised	June 11, 2018

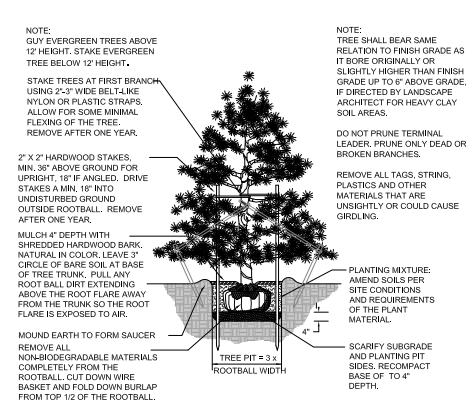
Job Number:  
18-032

Drawn By: jsa  
Checked By: jsa

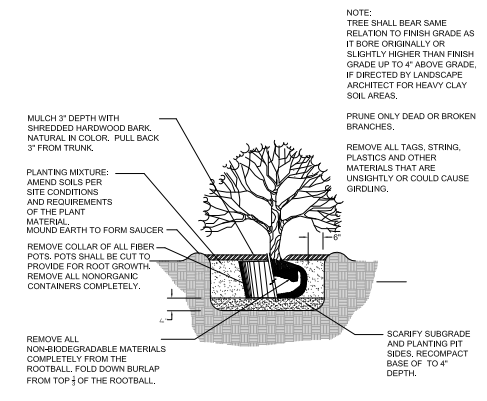
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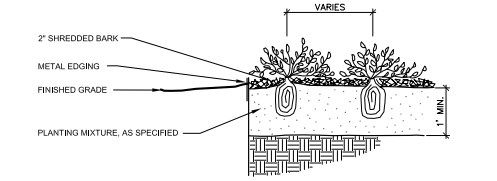
**DECIDUOUS TREE PLANTING DETAIL**



**EVERGREEN TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**



**PERENNIAL PLANTING DETAIL**



Scarborough Bench and Refuse by Landscape Forms

**LANDSCAPE NOTES**

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stones.
- "Agiform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The City of Novi's Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications. If requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or soil (as indicated on plans) all areas disturbed during construction, throughout the contract term.
- A pre-emergent weed control agent, "Premer" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Soil shall be two year old "Baron/Cherishdiphi" Kentucky Blue Grass grown in a soil nursery on loam soil.

**CITY OF NOVI NOTES**

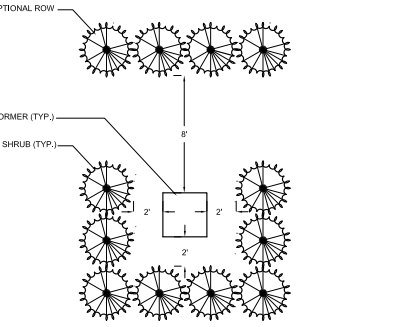
- All landscape Islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape Islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from the curb and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Falling Material Within Three Months or Next Growing Period, whichever is sooner.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4" diameter circle of shredded hardwood mulch 2' away from trunk. All perennial, annual and ground cover beds shall receive 2" of clean colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:  
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 - NOVEMBER 15 OF 2019 OR 2020.

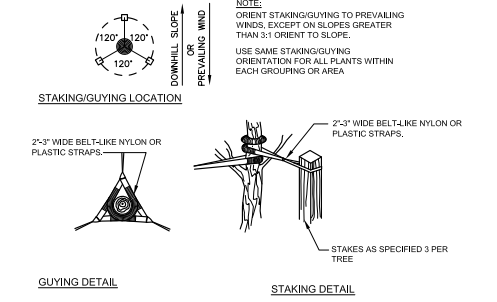
THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES. THIS INCLUDES ONE CULTIVATION BETWEEN JUNE-AUGUST.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL, WATERING AS NECESSARY SHALL OCCUR DURING THE WARRANTY PERIOD.



**TRANSFORMER SCREENING DETAIL**



**TREE STAKING DETAIL**

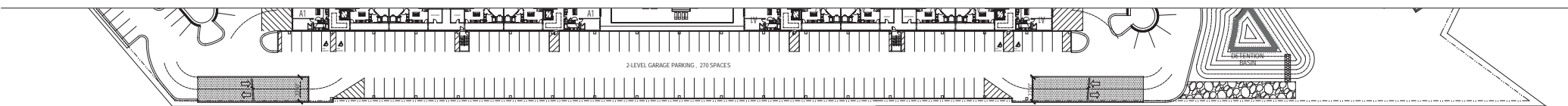
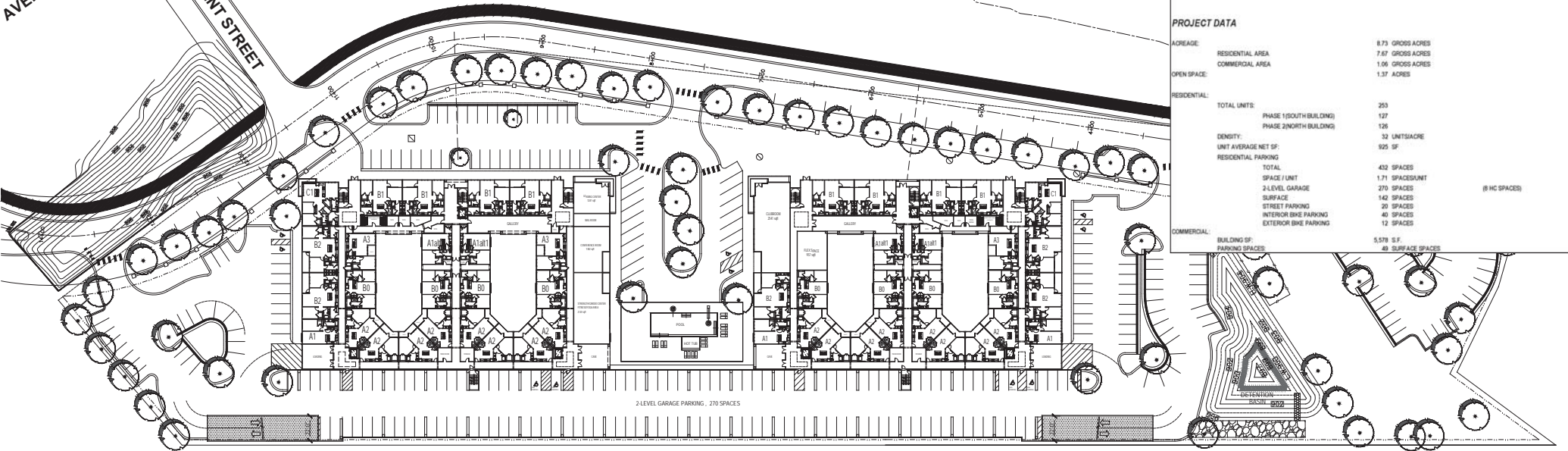
Not to scale







GRAND RIVER AVENUE 100' WIDE  
FLINT STREET

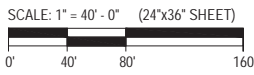


STATION 6							DTN MANAGEMENT CO.		2017659
UNIT TABULATION- 4 STORY RESIDENTIAL									
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	TOTAL AREA	UNIT PERCENTAGE	% UNIT BREAKDOWN		
E1	1br/1bta	823	24	24	14,472	9%			
A1	1br/1bta	742	27	27	20,034	11%			
A1-a11	1br/1bta	750	4	4	3,168	2%	58%		
A2	1br/1bta	820	64	64	52,480	26%			
A3	1br/1bta	864	27	27	23,328	11%			
B0	2br/2bta	941	32	64	30,208	15%			
B1	2br/2bta	1,122	32	64	36,504	19%	37%		
B2	2br/2bta	1,259	29	58	36,511	11%			
C1	3br/3bta	1,277	14	42	17,878	6%			
<b>TOTALS</b>			<b>253</b>	<b>374</b>	<b>233,993</b>	<b>100%</b>	<b>100%</b>		

UNIT AVERAGE NET SF : 925  
\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

**PROJECT DATA**

ACREAGE:		8.73 GROSS ACRES	
RESIDENTIAL AREA		7.47 GROSS ACRES	
COMMERCIAL AREA		1.06 GROSS ACRES	
OPEN SPACE:		1.37 ACRES	
<b>RESIDENTIAL:</b>			
TOTAL UNITS:		253	
	PHASE 1(SOUTH BUILDING)	137	
	PHASE 2(NORTH BUILDING)	116	
DENSITY:		32 UNITS/ACRE	
UNIT AVERAGE NET SF:		925 SF	
<b>RESIDENTIAL PARKING:</b>			
TOTAL:		432 SPACES	
SPACE / UNIT:		1.71 SPACES/UNIT	
2 LEVEL GARAGE:		270 SPACES	(8 HC SPACES)
SURFACE:		142 SPACES	
STREET PARKING:		20 SPACES	
INTERIOR BIKE PARKING:		40 SPACES	
EXTERIOR BIKE PARKING:		12 SPACES	
<b>COMMERCIAL:</b>			
BUILDING SF:		5,578 S.F.	
PARKING SPACES:		48 SURFACE SPACES	



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

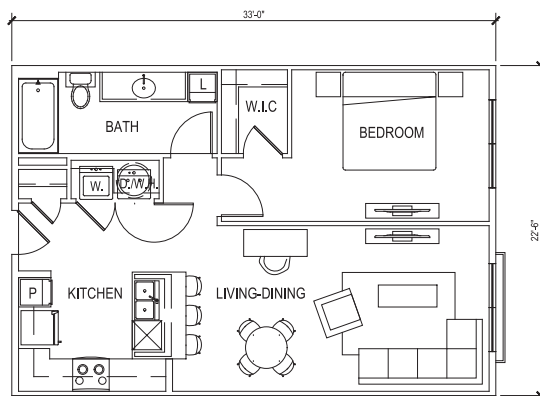


ARCHITECTURAL SITE PLAN  
 SCHEME 05  
 June 11, 2018

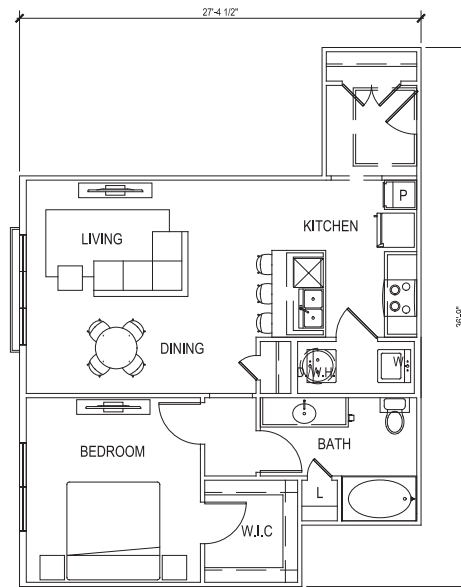
SP05

**THE BOND**  
 Novi, MI  
 HPAF 17659

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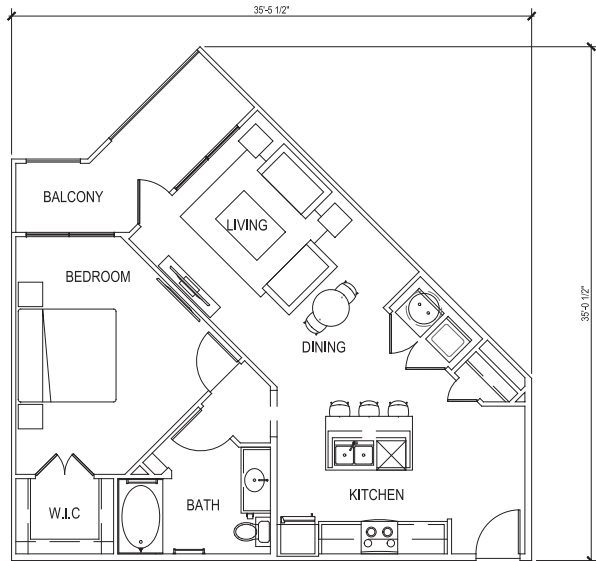
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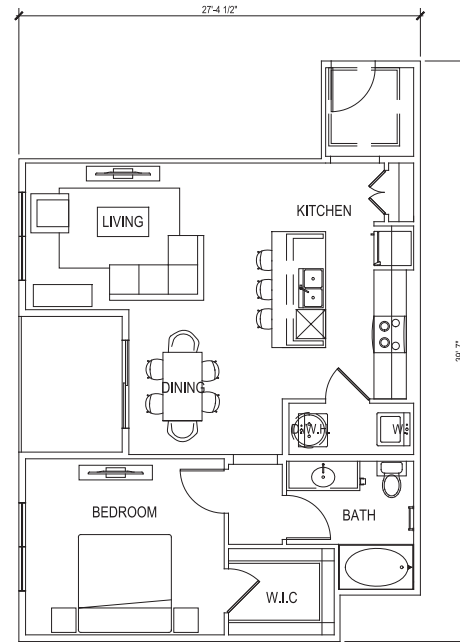
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NET - 792 SQ. FT.

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





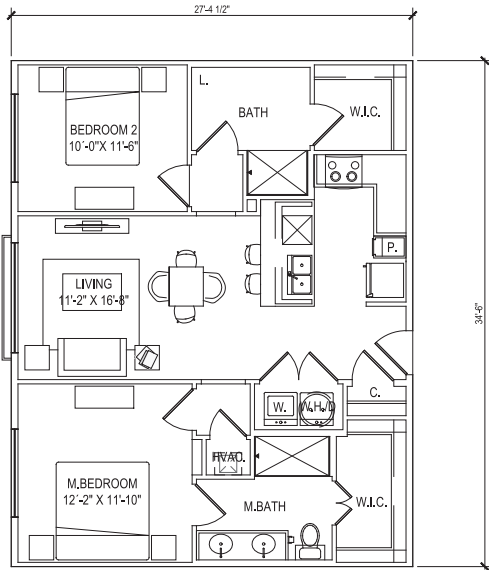
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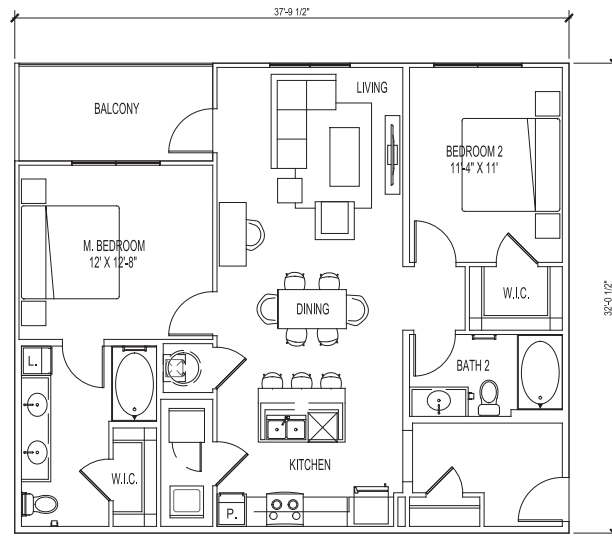
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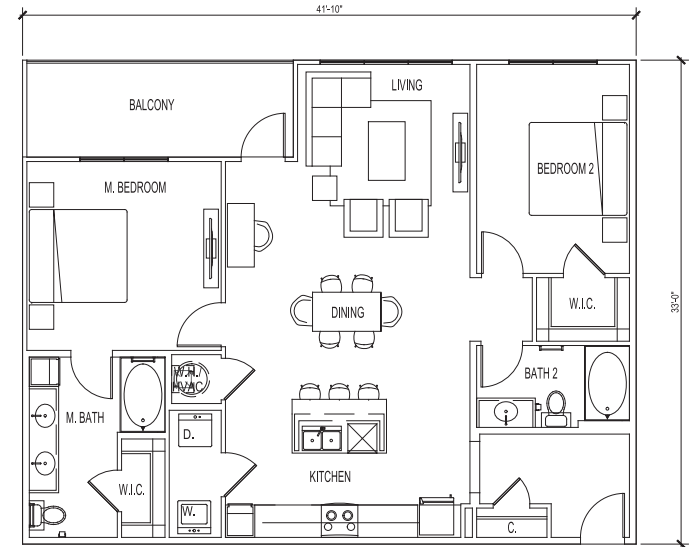




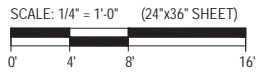
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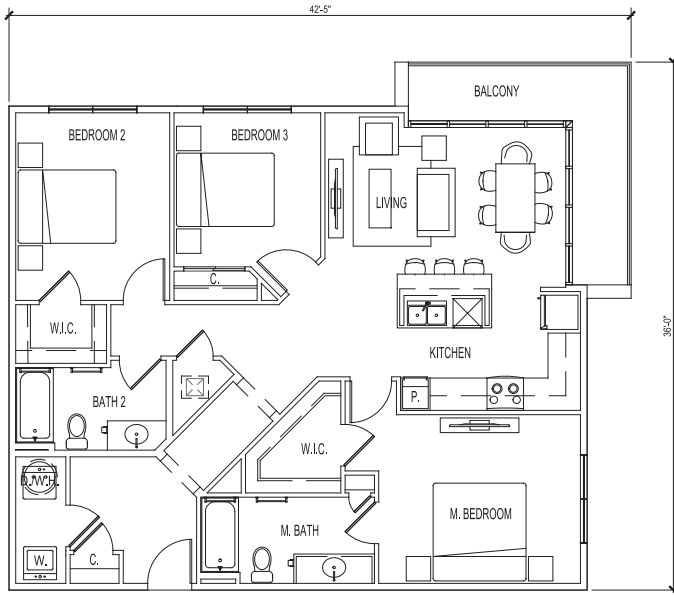


UNIT - B1  
NET - 1121 SQ. FT.

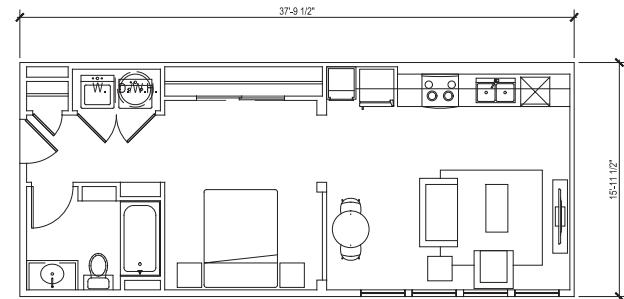


UNIT - B2  
NET - 1259 SQ. FT.





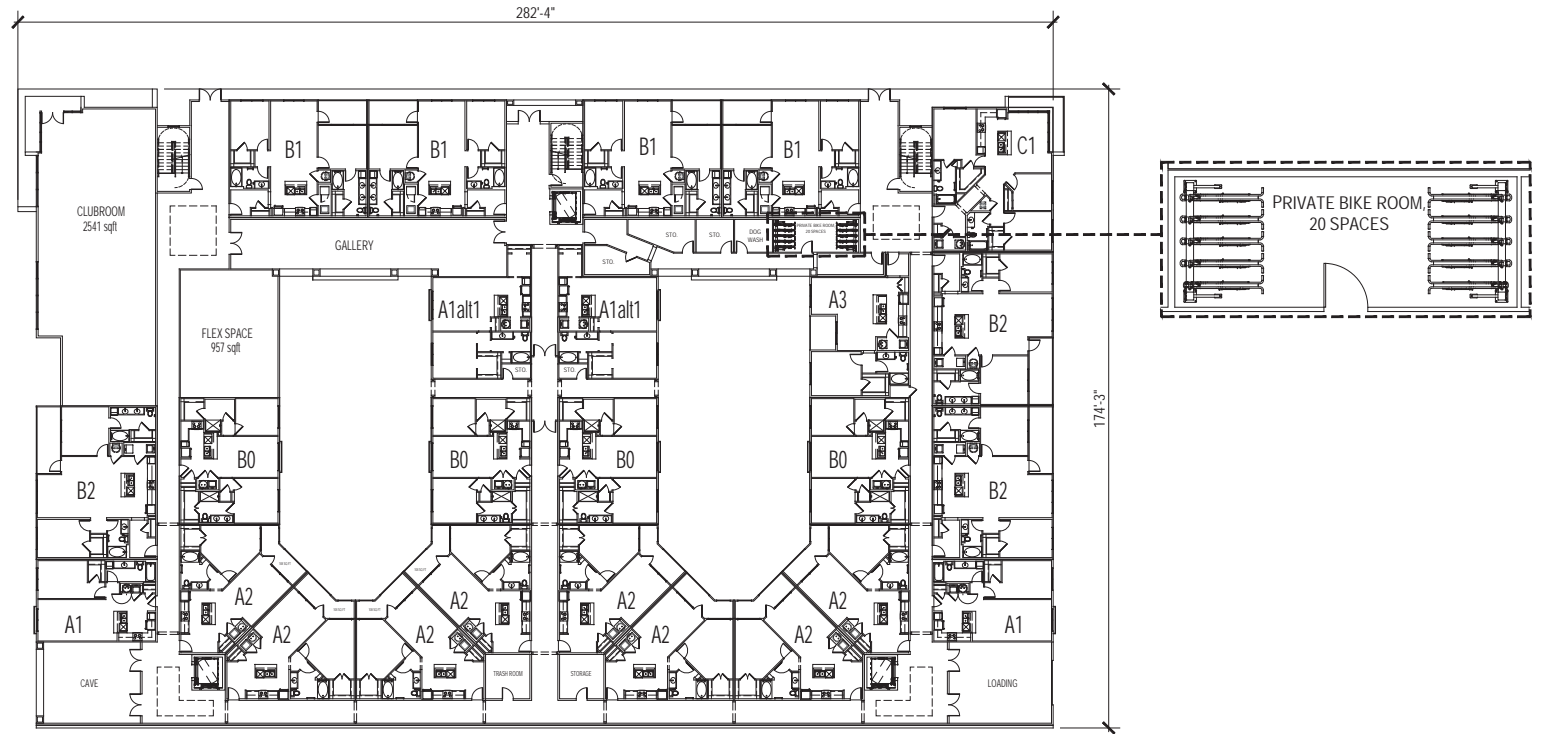
UNIT C1  
NET - 1277 SQ. FT.



UNIT E1  
NET - 603 SQ. FT.

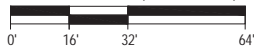
SCALE: 1/4" = 1'-0" (24"x36" SHEET)

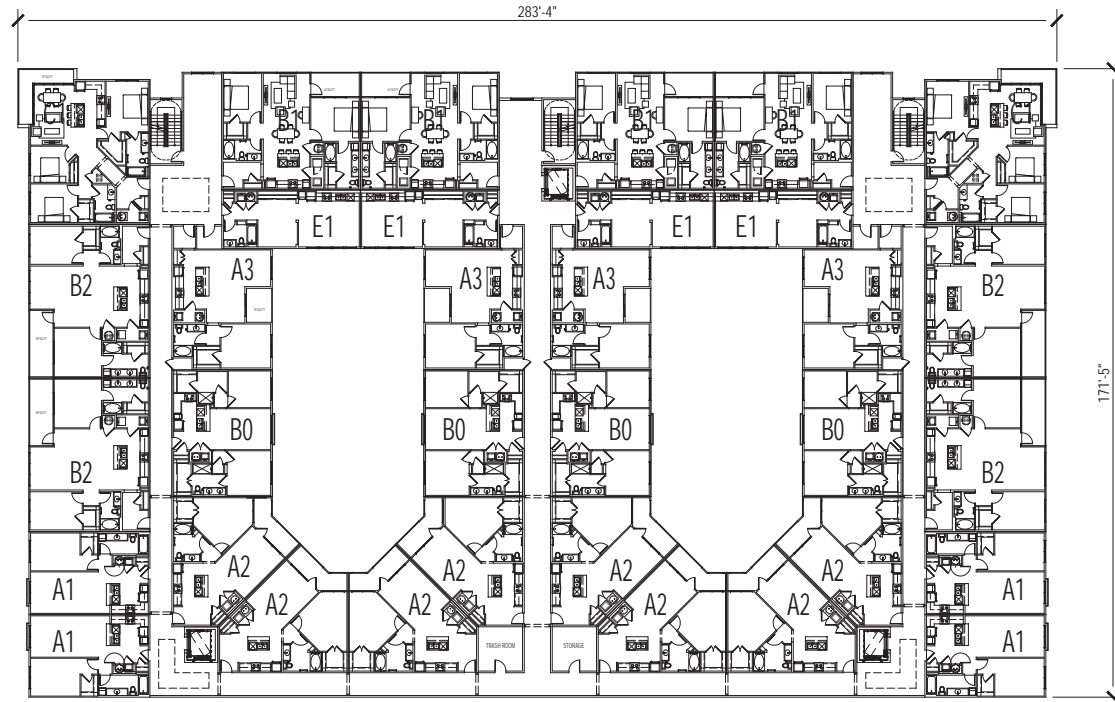




**BUILDING TYPE-II 1ST FLOOR PLAN**

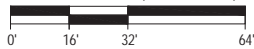
SCALE: 1/16" = 1'-0" (24"x36" SHEET)





BUILDING TYPE-II 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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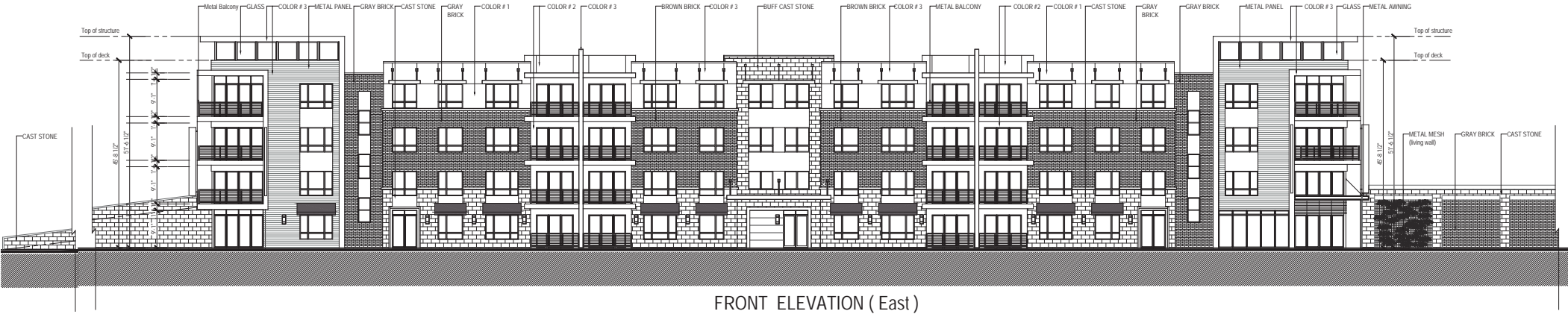


BLDG TYPE 2 - 2ND FLOOR PLAN  
 SCHEME 05  
 June 11, 2018

A411  
**THE BOND**  
 Novi, MI  
 HPAF 17659

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FRONT ELEVATION (East)

STUCCO %35  
BRICK %28  
CAST STONE %22  
PANEL %15

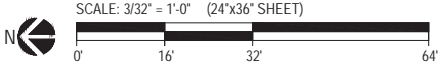


SIDE ELEVATION (North/pool courtyard)

STUCCO %45  
BRICK %28  
CAST STONE %20  
PANEL %7

- COLOR #1 SW 7543
- COLOR #2 SW 7548
- COLOR #3 SW 7656
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL FAUX WOOD COLOR

BUILDING TYPE I ELEVATIONS



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ARCHITECTURAL SITE PLAN  
SCHEME 05  
June 12, 2018

A412  
**THE BOND**  
Novi, MI.  
HPA# 17659

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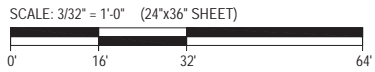


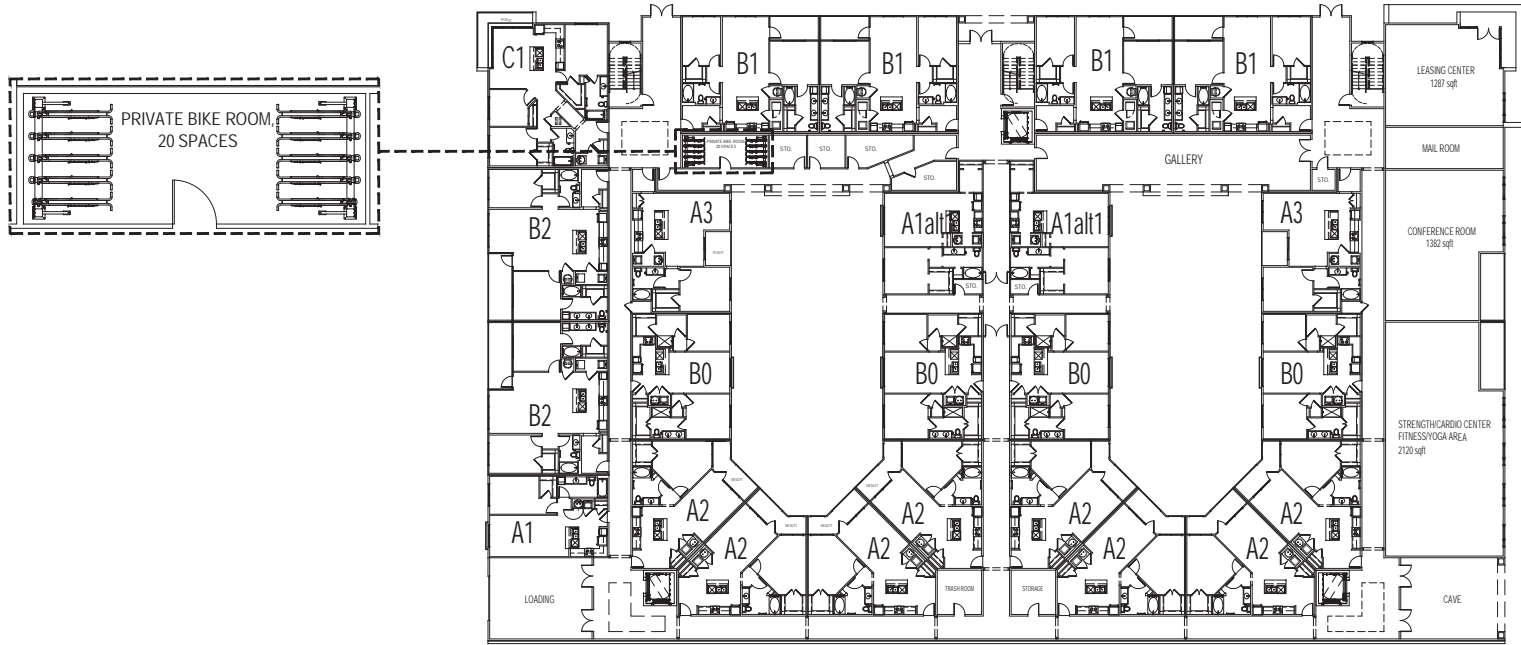
SIDE ELEVATION (South)

STUCCO %41  
 BRICK %27  
 CAST STONE %24  
 PANEL %8



BUILDING TYPE I ELEVATIONS





**BUILDING TYPE-I 1ST FLOOR PLAN**

SCALE: 1/8" = 1'-0" (24"x36" SHEET)  
 0' 8' 16' 32'



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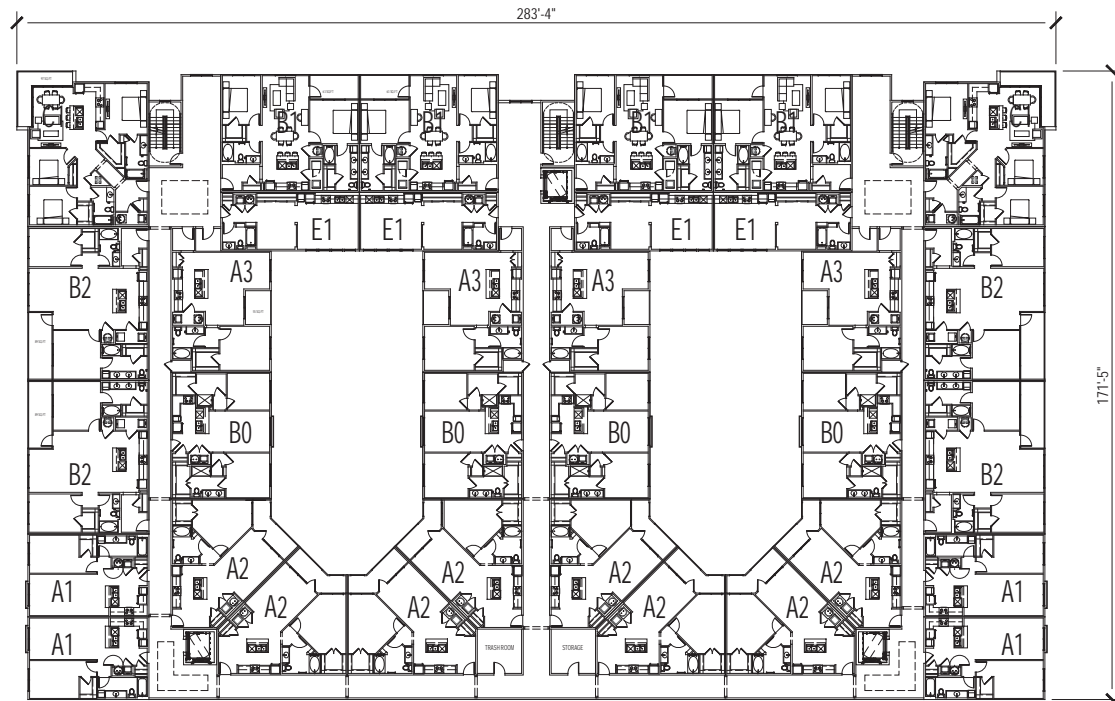


BLDG TYPE 1 - 1ST FLOOR PLAN  
 SCHEME 05  
 June 11, 2018

A420

**THE BOND**  
 Novi, MI  
 HPAF 17659

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BUILDING TYPE-1 2ND FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



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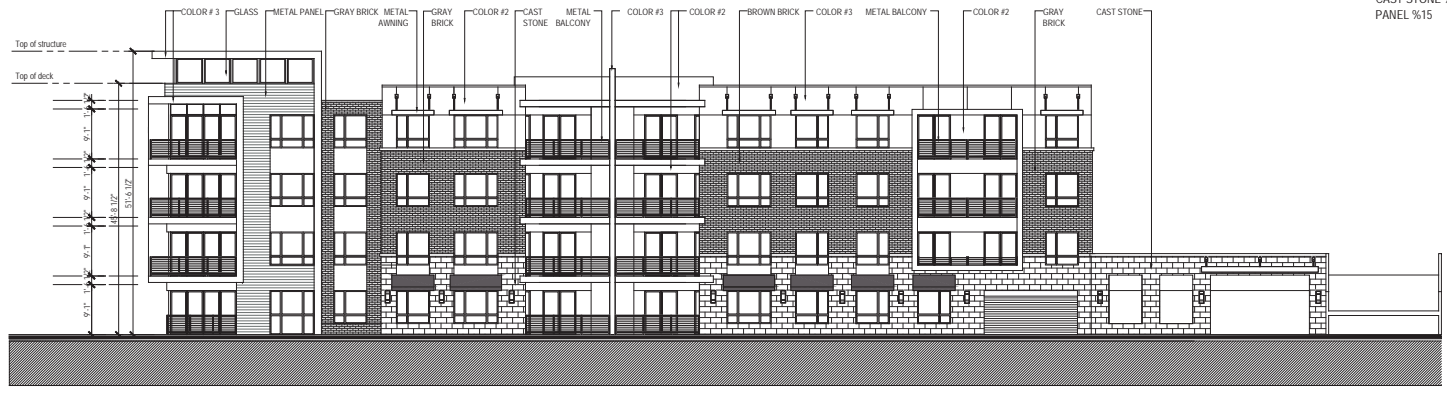
BLDG TYPE 1 - 2ND FLOOR PLAN  
 SCHEME 05  
 June 11, 2018

A421  
**THE BOND**  
 Novi, MI.  
 HPAF 17659

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FRONT ELEVATION ( East )

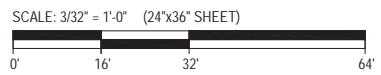


SIDE ELEVATION ( North )

STUCCO %35  
BRICK %28  
CAST STONE %22  
PANEL %15

STUCCO %41  
BRICK %27  
CAST STONE %24  
PANEL %8

- COLOR #1  
SW 7543
- COLOR #2  
SW 7548
- COLOR #3  
SW 7656
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL  
FAUX WOOD COLOR



## BUILDING TYPE II ELEVATIONS



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ARCHITECTURAL SITE PLAN  
SCHEME 05  
June 12, 2018

**A422**  
**THE BOND**  
Novi, MI.  
HPA# 17659

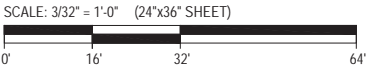
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SIDE ELEVATION ( South/ pool courtyard)

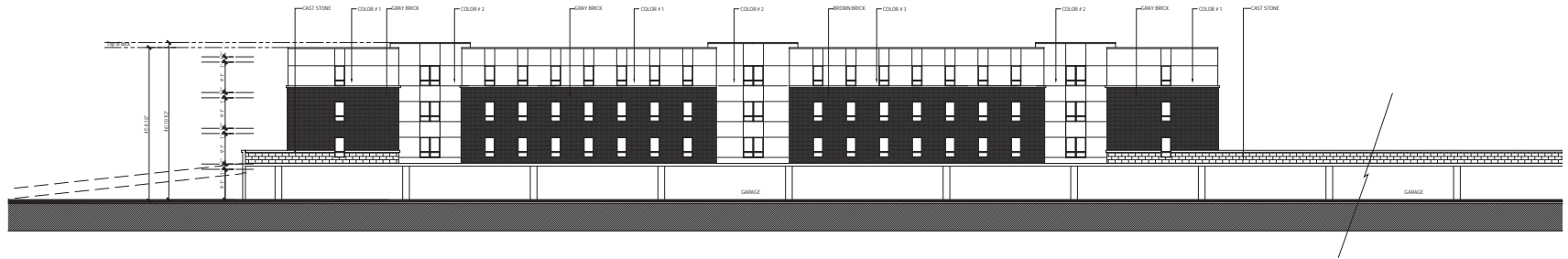
STUCCO %45  
 BRICK %28  
 CAST STONE %20  
 PANEL %7

- COLOR #1 SW 7543
- COLOR #2 SW 7048
- COLOR #3 SW 7656
- GRAY BRICK
- BROWN BRICK
- BLUFF CAST STONE
- METAL PANEL FAUX WOOD COLOR



BUILDING TYPE II ELEVATIONS

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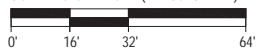
REAR ELEVATION ( West )

STUCCO %48  
BRICK %47  
CAST STONE %5  
PANEL %0

- COLOR #1  
SW 7543
- COLOR #2  
SW 7548
- COLOR #3  
SW 7656
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL  
FAUX WOOD COLOR

## BUILDING TYPE I&II ELEVATIONS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



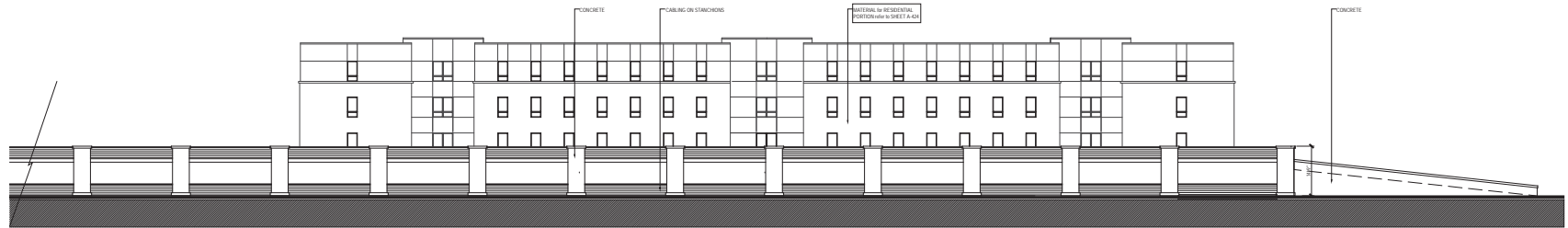
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ARCHITECTURAL SITE PLAN  
SCHEME 05  
June 11, 2018

A424

**THE BOND**  
Novi, MI  
HPA# 17659



PARKING ELEVATION ( West )

- COLOR #1 SW 7543
- COLOR #2 SW 7046
- COLOR #3 SW 7056
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL FAUX WOOD COLOR

BUILDING TYPE I&II ELEVATIONS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

A425



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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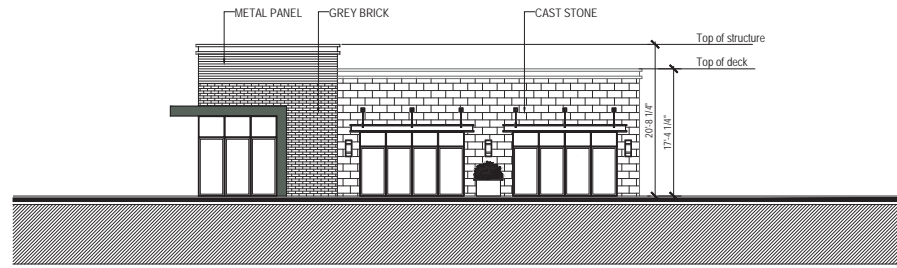


ARCHITECTURAL SITE PLAN  
SCHEME 05  
June 11, 2018

**THE BOND**  
Novi, MI  
HPA# 17659

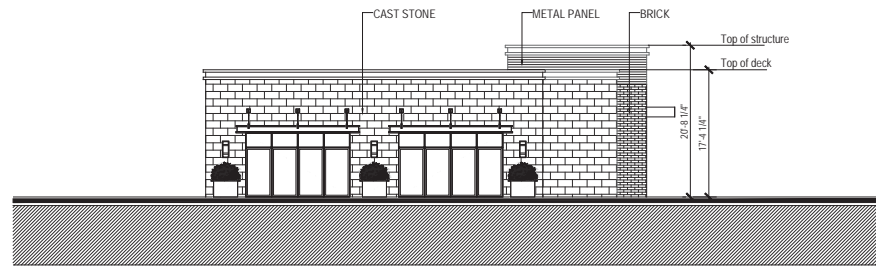
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FRONT ELEVATION

BRICK 23%

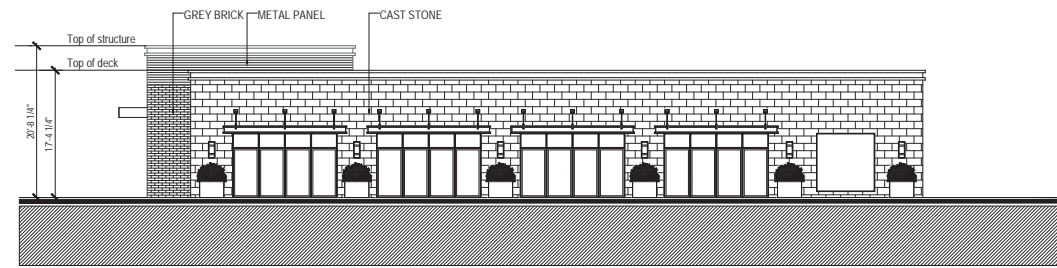


REAR ELEVATION

BRICK 8%



SIDE ELEVATION  
BRICK 17%  
CAST STONE 74%  
METAL PANEL 9%



SIDE ELEVATION

BRICK 8%  
CAST STONE 86%  
METAL PANEL 6%

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



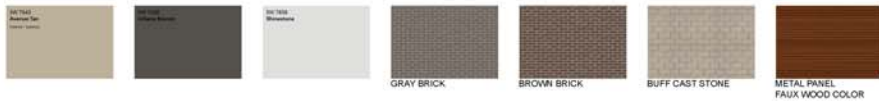
0' 8' 16' 32'



OVERALL EAST ELEVATIONS



EAST ELEVATIONS-POOL COURTYARD









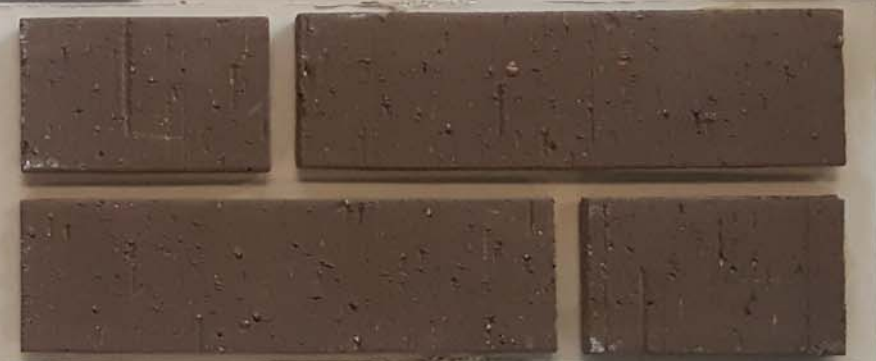
STUCCO



METAL PANEL



BROWN BRICK



GRAY BRICK



BALCONY POUR STOP



BALCONY RAILING



BUFF CAST STONE



LETTER FROM THE APPLICANT  
REQUESTING AN EXTENSION OF  
PRELIMINARY SITE PLAN APPROVAL

---

# The Bond at Novi, LLC

June 18, 2020

Ms. Barb McBeth

City Planner

City of Novi

45175 Ten Mile Road

Novi, Michigan 48375

RE: Preliminary Site Plan Approval

CM 18-07-109

Dear Ms. McBeth

We are requesting a one-year extension to the referenced site plan approval we received from the City Council on July 23, 2018. There are several factors that have caused delays in the project, including the following:

- The utility relocations necessary by DTE have still not been completed. Neither has the easement vacation, or the granting of the new easement. While DTE now has a plan that has been completed, they are still waiting for formal approval from the railroad and we are still awaiting the final paperwork on the easement.
- Upon developing the construction plans, the architects and engineers were confronted with several issues, causing the project to be economically unfeasible. This has caused the need for significant re-design, and while not changing the footprint of the buildings, the number of residential units, and without noticeable or significant changes to the exterior elevations these revisions have taken our architects and engineers a lot of time. We believe the revisions will be completed in the next 30 to 60 days and then the cost estimates can be revised. Hopefully the end result will be a development that is economically feasible.
- We have anticipated receiving project funding from HUD. At best, getting that approval is a long, tedious and expensive undertaking. However, when there are changes to the



plan as described above, we are required to essentially start that long process over from the beginning and repeat application submissions and reports which had previously been completed. We would hope to have that process completed by the end of 2020.

- Needless to say, the Corona Virus basically shut down us and our consultants for roughly three months. Several of us are still working remotely which is less efficient than working out of our offices and face to face meetings to discuss and resolve issues.
- The approved plan to be extended remains in compliance with all current site plan criteria and current ordinances, laws, codes and regulations.
- There is no pending zoning ordinance which would substantially change the requirements of the approved plan.

Please let me know if you need anything further from us to place our request for an extension on the City Council's July 6, 2020 agenda.

Vert Truly Yours;

The Bond at Novi, LLC

A handwritten signature in black ink, appearing to read "Albert J. Ludwig". The signature is fluid and cursive, with a large initial "A" and "L".

Albert J. Ludwig

Member

[albert@tricapre.com](mailto:albert@tricapre.com)

O: 248-538-1389 x 236

C: 248-761-6909

JULY 23, 2018  
CITY COUNCIL  
MEETING MINUTES EXCERPT

---

regulate the transfer of license, the City added a section to the Zoning Ordinance regarding the land use. An applicant has to apply to the State and also come through our Zoning Process through an administrative group. Both require approval to pass.

**Roll call vote on CM 18-07-108**

**Yeas: Markham, Gatt, Staudt, Breen, Casey**  
**Nays: None**  
**Absent: Wrobel, Mutch**

3. Consideration of the request of DTN Management/Tricap Holdings for approval of the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan, JSP 18-10, and the request to rename Flint Street to Bond Street. The property is zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located on the southwest side of Flint Street south of Grand River Avenue and west of Novi Road. The applicant is proposing a mixed-use development called The Bond, with two four-story multi-family residential buildings with a total of 253 apartments and a 5,578 square foot single-story commercial building.

Albert Ludwig, Tricap Holdings said they were a team with a company called DTN Management. He said Tricap is located in Farmington Hills, DTN located in Lansing. Tricap also works along with Glen Cantor and Michael Horowitz, the three of them have been working together since the 1980's with a selective group. They have a lot of development experience, single family and commercial. DTN is a developer of similar products to this; John Woods from DTN was also there to answer questions. They came across this project and they are already 16 months into. He knew it was a challenging site from day one. They saw the physical constraints based on shape of property, it is very narrow, and it has a railroad track, a river, a lot of potential issues. In addition they understood Flint Street would be re-aligned. They worked with city staff in several meetings to come up with a plan to create a plan that worked with new road. They gave up about an acre of property which was about 13%, for road right of way for the road which they were happy to do. It just further squeezes the depth of the parcel, which made it skinnier which caused all these variances. The list is long because of the shape of the parcel. They don't affect anybody. It really didn't affect anyone; we have the river, cemetery, railroad tracks. One key thing that they are looking for that doesn't have to do with the shape of property is the number of one bedroom units. They are at 58%. He said they will be adding parking spaces for the cemetery which will be 6 or 7 spaces. They heard the City would like to see that.

John Woods, Chief Investment Officer with DTN Management. DTN is 45 year-old Lansing based real estate firm, first generation, after 45 years. Their Portfolio is multi-family residential. He said most are in Lansing, and some in Grand Rapids. DTN Management is a long term investor. He said they are committed and passionate. In 45 years they've bought 180 properties and they own all but four. They buy, and don't seek for simply financial reasons. They felt that Novi is a great opportunity and a property and a design that currently doesn't exist and they think the environment is ripe for that. It has all of the elements as far as retail, commercial, restaurant that makes

other properties successful. He stated that this building is very different. He said as a result of that they have many variances not only the size of land, but because of the design. That includes the one bedroom units. They have approximately 60 - one bedroom units in this development. He said that is market driven. The product becomes part of the community. He said unlike a lot of suburban properties, people don't live in just their unit, but in the community. That is what drives the unit mix. This property has 25,000 square feet of common area. That would be about a 5,000 to 6,000 square foot clubhouse with grilling stations and a few other amenities. This development is amenity driven. People don't spend a large portion of their time in the unit; they spend it in the building and in the community. That is why they think it is a great fit for the Town Center area. This will help drive the retail and commercial around it. Other features include business centers, a couple of fitness centers, and multiple club rooms, with a couple of these in each building. They have bike rooms to store bikes. They will have structured and covered parking. It is a social and actively engaged building. He was available to answer questions.

Member Staudt has there been discussion with Mr. Keros about access to his property. There is no way to get to Coney Island and some of the other amenities there. Has anyone had any discussion about a possible trail or something? Mr. Ludwig said there is an 8 foot sidewalk and the other side is a proposed 10 foot pathway for biking and walking with the road realignment. That follows the river there. They haven't looked at other ways of getting to Grand River. Member Staudt said there could be a nice pathway that could get right through. Mr. Woods said they were assuming the realignment they would create a sidewalk. Member Staudt said he walked through and he suggested they had parking for the cemetery. He said it was part of the proposal and a big issue to them. Being able to have a place to access the cemetery is really important. The current roads are not a place to enter and exit. To him, one of the biggest benefits was having the parking lot and providing access to people. He thought we could build some ADA compliant access points. He thought it was a very nice idea. They've been talking about some of these residential opportunities on other side of street on Main Street. Some developments considered are very similar. These look great and trendy. He said the single bedroom is great. We have a lot of things going on in the corridor. We have Main Street, the Adell property, this development, and the Asian Village. It is an outstanding opportunity for people who are looking to have quasi-urban setting and walk to things. He said he was in support.

**CM 18-07-109            Moved by Staudt, seconded by Casey; MOTION CARRIED: 5-0**

**To approve of the request of DTN Management/Tricap Holdings for JSP 18-10 for the Preliminary Site Plan, Phasing Plan, Woodland Permit, and Storm Water Management Plan, subject to and based on the following:**

- 1. The applicant shall provide a form of agreement and/or financial guarantees as acceptable to the City, at the time of Final Site Plan submittal, to assure that the commercial**

component will be built within a certain time as suggested by applicant and approved by the City.

2. City Council finding per Section 4.82.2.b. for allowing an increase of the maximum number of rooms allowed (421 allowed, 627 proposed) based on justification provided by the applicant in their response letter dated June 22, 2018;
3. A City Council waiver for exceeding the maximum allowable front yard building setback per Section 3.1.26.D (10 ft. maximum allowed, approximately 15 ft. proposed) due to the unusual and shallow shape of the subject property;
4. City Council approval according to Sec. 3.6.2.Q. for allowing an increase in the minimum required parking setback as listed in Sec. 3.1.26.D for six parking spaces designated for public use (10 ft. maximum allowed, approximately 7 ft. proposed) as the applicant has clearly demonstrated that the minimum parking setback area is met in the remainder of the site;
5. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for the absence of hard surface for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1 as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;
6. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for absence of curb and gutter for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1 as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;
7. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands for proposed temporary parking lot of six spaces in Phase 1 as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;
8. A Section 9 waiver for the following deviations as the overall appearance of the building would not be significantly improved by strict application of the percentage listed in the Ordinance:
  - a. Not providing the 30 percent minimum required brick on the facades for Building 1 and 2 as follows: east (28% proposed), north (28% proposed) and south (26% proposed);
  - b. Exceeding the 25 percent maximum allowed percentage of EIFS on all facades for Building 1 and 2

- (proposed: East - 28%, North - 38%, South - 35% and West - 48%);
- c. Not providing the 50 percent minimum required brick and stone for TC-1 district on the north façade for Building 1 and 2 (48% proposed);
  - d. Not providing the minimum 30 percent required brick on all facades for the Commercial Building (proposed: North - 23%, West - 8%, South - 8% and East - 17%);
  - e. Exceeding the 50 percent maximum allowed for Cast Stone on all facades for the Commercial Building (proposed: North - 55%, West - 76%, South - 76% and East - 64%);
  - f. Exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal for the Commercial Building (proposed: North - 12%, West - 6%, South - 6% and East - 9%);
  - g. Exceeding the maximum allowed concrete for west facade of the parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);
  - h. Exceeding the maximum allowed cast stone for north and south facades of the parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);
9. Landscape waiver from Sec. 5.5.3.B.ii for the lack of a berm and screening as the applicant proposed a line of arborvitae along the property line to soften the view toward the railroad tracks and industrial site beyond in lieu of required landscape screening;
  10. Landscape waiver from Sec. 5.5.3.B.ii for a reduction in the required greenbelt width between the right-of-way and parking areas along Flint/Bond Street (20 ft. width required, a range of 10 ft. to 20 ft. provided). A 2.5 foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the areas with just a 10 foot greenbelt;
  11. Landscape waiver from Sec. 5.5.3.F.ii.b(1) for a reduction in the total number multifamily unit trees provided (147 trees required, 127 provided) as the reduction is only 14% from the total requirements and the site is otherwise well-landscaped;
  12. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for the reduction in the number of interior roadway perimeter trees provided (1 tree short) due to conflict with fire access lane (grass pavers);

13. **Landscape waiver from Sec. 5.5.3.D. for the deficiency in the foundation landscaping coverage around the parking deck due to limited space available along the southwest side, along the railroad. Large arborvitae are proposed in that area to help screen the view of the railroad and the industrial site;**
14. **Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing the required parking lot perimeter trees for the temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) as *the landscape requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;***
15. **The following variances would require Zoning Board of Appeals approval:**
  - a. **A Zoning Board of Appeals variance from Section 4.82.2 for increasing the maximum percentage of one bed room units allowed for this development (50% maximum allowed, 58% proposed) based on applicants response that a 60% unit mix is recommended based on their internal marketing survey and assessment;**
  - b. **A Zoning Board of Appeals variance from Section 3.27.1.D for allowing parking in side yard for commercial building(around 49 spaces) due to the unusual shallow shape of the subject property and the inability to park in the rear yard;**
  - c. **A Zoning Board of Appeals variance from Section 3.27.1.D for allowing parking in front yard for residential section (around 38 spaces, 9% of total 432 spaces} due to the unusual shallow shape of the subject property and the inability to park in the rear yard;**
  - d. **A Zoning Board of Appeals variance from Section 3.27.1.D for allowing parking in side yard for residential section (around 50 spaces,12% of total spaces in east and 35 spaces 12% of total spaces in west) due to the unusual shallow shape of the subject property and the inability to park in the rear yard;**
  - e. **A Zoning Board of Appeals variance from Section 4.82.2.e for a reduction of the minimum building setback for Building 1 on the east side (15 ft.**

- required, a minimum of 12 ft. with overhang of 8.8 ft. proposed for an approximate length of 12 ft., total building length is 283 ft.) due to the unusual shallow shape of the subject property;
- f. A Zoning Board of Appeals variance from Section 4.82.2.e for a reduction of the minimum building setback for Building 2 on the east side (15 ft. required, a minimum of 8 ft. with overhang of 3.8 ft. proposed for an approximate length of 16 ft., total building length is 283 ft.) due to the unusual shallow shape of the subject property;
  - g. A Zoning Board of Appeals variance from Section 4.82.2.e for a reduction of the minimum building setback for the parking garage on the west side (15 ft. required, 5 ft. proposed for entire structure, total building length is 283 ft.) due to the unusual shallow shape of the subject property;
  - h. A Zoning Board of Appeals variance from Section 5.7.3.E. for allowing an increase of the average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided) due to site layout and the site's shallow depth;
  - i. A Zoning Board of Appeals variance from Section 5.7.3.K for exceeding the maximum allowed foot candle measurements along the south property line abutting the railroad tracks (1 foot candle is maximum allowed, up to 1.7 foot candles is proposed for a small area);
  - j. A Zoning Board of Appeals variance from Section 3.27.1.H. and Sec. 5.4.2 for allowing two loading areas in the side yard for the residential section due to the unusual shallow shape of the subject property;
  - k. A Zoning Board of Appeals variance from Section Sec. 5.4.2 for a reduction in the minimum required loading area for each of the two loading spaces in the residential section (2,830 square feet required, 644 square feet provided) due to residential nature of the development that does not require larger loading areas;
  - l. A Zoning Board of Appeals variance from Section 3.27.1.1. for a reduction in width of the sidewalk along a non-residential collector (12.5 feet required on both sides, 8 feet proposed on west side and 10 feet asphalt path proposed on east) as it aligns with City's current plans for Flint Street realignment;



- m. Zoning Board of Appeals variance from Section 5.3.2. for a reduction of the minimum parking bay depth for spaces proposed in the parking garage (19 ft. minimum required, 18 ft. proposed) as the depth is limited by the pre-fabricated manufacturers specifications; and**
- 16. 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 Final Site Plan.**

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

Member Breen said she is usually opposed to re-zoning. She said this has no impact to surrounding residents. The river follows through it, they have taken measures to protect it. This is the type of development she wants to see. She is excited. It will go towards creating a walkable city. We already have the infrastructure in place. We want this in this area. Young people want this. She supports this project.

Member Markham said this site is old concrete plant. She is wondering about contamination? Was there mitigation? What kind of soil evaluation has been done? Mr. Ludwig said they had studies done by PM Environmental. McDowell and Associates was their geo- technical consultant. Remarkably the site is clean. We had the same concerns. No buried tanks there. Those are the things that cause problems. It's been looked at and given clean bill of health. Geotechnical challenge is that the dirt is not as firm as they want it to be, but they have to do engineering to hold up building. It is nothing significant. Member Markham said building 3, the commercial portion, they don't know what the building will look like but they are committing because it gives you the town center percentage of commercial space. Mr. Ludwig, they need building to comply with ordinance, but also feel it will tie in design wise with residential to create an entrance to community. Member Markham wondered what types of business? Mr. Ludwig said it would be most likely be single tenant restaurant or service for things that people will need, such as haircuts, food, etc. Markham asked where the exits are located. Mr. Ludwig said the re-alignment is shown. Member Markham spoke to density. This is an area that needs this kind of high density in downtown to get critical mass to make walkable community. She said she was looking forward to this development. She felt it was the right thing for the site.

Member Casey thanked them for their concept. She said they are taking a piece of land full of challenges and putting in needed housing. Member Markham mentioned the density. This is unusual to put this much density. She agreed the higher density in this

area is better. They've got the right idea. Amenities are correct. She wondered is we are planning to mark the cemetery parking. He confirmed they would be marked cemetery parking. Mr. Ludwig said he believed there would be seven spaces. Member Casey asked about traffic study. She believed the city is looking having a larger traffic study up and down Novi Road from Ten Mile to Twelve Mile. Our traffic consultant said there was a previous study done for this development specifically and that would be tied into the larger study. Member Casey said the mitigation we may or may not be able to do. The study would include this. Our traffic consultant said they are working with the city staff and the county on mitigation measures. All of this will be tied in. Member Casey asked the applicant if he had a sense for what they are talking about for the rental rates. Mr. Woods said probably about \$1350/month to the low \$2,000's. She wondered what types of renters. He thought the median incomes are over \$8,000 a month. They are renters by choice. They called it a non-traditional renter profile.

Mayor Gatt thanked them for this very exciting project. They are building in the middle of a lot of stuff going on in the area. We think it's the greatest City in the State, if not the country. They should be pleased with the receptions they get. People are clamoring to get here. We don't have a downtown, but so much is happening in that area. We appreciate it.

Mayor Pro Tem Staudt asked City Manager Auger if we were putting a traffic light there when they redo Flint Street. The current area is almost impossible to get out of. We will have traffic coming from all ways. It's so close to existing traffic light. How will traffic go through this? Is that in the plan? Mr. Auger responded through the Mayor. This is why we are doing the entire traffic study that area. It will make sure that intersection works and how it affects every intersection going around the whole Ring Road. He doesn't know how it will work, but he believed they would have some traffic control in that area at key points.

**Roll call vote on CM 18-07-109**

**Yeas: Gatt, Staudt, Breen, Casey, Markham**  
**Nays: None**  
**Absent: Mutch, Wrobel**

**CM 18-07-110      Moved by Staudt, seconded by Casey; MOTION CARRIED: 5-0**

**To adopt the Resolution to Change Street Name from Flint Street to Bond Street.**

**Roll call vote on CM 18-07-110**

**Yeas: Staudt, Breen, Casey, Markham, Gatt**  
**Nays: None**  
**Absent: Mutch, Wrobel**

4. Approval to award the construction contract for ITC Corridor Regional Trail Phase 2 to Anglin Civil, LLC, the low-bidder, in the amount of \$2,258,147.05.

JUNE 27, 2018  
PLANNING COMMISSION  
MEETING MINUTES EXCERPT

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# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**June 27, 2018 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile (248) 347-0475

## ROLL CALL

**Present:** Member Anthony, Member Avdoulos, Member Greco, Member Howard, Member Lynch, Member Maday, Chair Pehrson

**Absent:** None

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechtien, Staff Engineer; Thomas Schultz, City Attorney; Doug Necci, Façade Consultant; Maureen Peters, Traffic Consultant

## PUBLIC HEARINGS

### 1. THE BOND FKA THE DISTRICT JSP 18-10

Public hearing at the request of DTN Management/Tricap Holdings for JSP 18-10 Planning Commission's recommendation to City Council for Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan Approval. The subject property is currently zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located on the west side of Flint Street in the south west corner of Grand River Avenue and Novi Road in Section 22. The applicant is proposing a mixed use development with two four-story multi-family residential buildings with a total of 253 apartments and a single-story commercial building (5,578 SF).

Planner Komaragiri said the subject property is located behind City Center Plaza between Flint Street and the railroad. There is an existing building on the property, which is not actively used at this time. The property is zoned Town Center One (TC-1) surrounded by the same on all sides except with Light Industrial (I-1) the south side across the railroad tracks. The Future Land Use Map indicates similar uses for the subject property and surrounding parcels. The applicant is currently not seeking a rezoning.

The site does not appear to contain regulated wetlands; however, the Walled Lake Branch of the Middle Rouge River flows through the southeast section of the subject site. Few of the regulated woodlands area are located in the southeast section of the site, along the Walled Lake Branch of the Middle Rouge River. They are predominantly cotton wood trees. The applicant is proposing to remove about 103 trees, about 70%, which would require 139 replacements, most likely paid into tree fund due to lack of space on site.

The subject property is approximately 7.74 acres. The applicant is proposing to redevelop the former Fendt Transit Mix Concrete Plant into a mixed use development with two four-

story multifamily residential buildings with a total of 253 apartments and a single-story commercial building (5,578 SF). A minimum of 10 percent of commercial use of total development is required to qualify for a mixed use development.

Planner Komaragiri said the applicant is proposing a total 432 spaces for residential development, as recommended. The site improvements include a two level parking structure, site amenities such as a swimming pool, landscaped courtyards and related landscape improvements. The applicant is proposing a phased construction in three phases. The building's orientation is primarily toward Flint Street, with only a few of the building's windows opening onto the rear property line adjacent to the railroad tracks.

On-street parking is proposed along the realigned public road, similar to the on-street parking that is currently available along Main Street, east of Novi Road. The applicant is proposing to dedicate six parking spaces as a benefit to the Novi Public Cemetery visitors to provide convenient access to the cemetery through their property. The applicant and staff will continue to work together to coordinate construction timelines of the Flint Street realignment and of the proposed construction.

The site plan qualifies for a mixed use development and higher densities as the applicant is proposing 10 percent. However, the applicant is proposing to build the qualifying non-residential use in phase 3, of which the timing is undetermined. The applicant will be required to provide a form of agreement and/or financial guarantees acceptable to the City that assure the commercial component will be built within a certain time as suggested by applicant and approved by the City, which the applicant agreed to do at the time of Final Site Plan.

The applicant has been working with City staff for over a year trying to identify issues and trying to co-ordinate their design efforts with the City's Flint Street realignment plans. They have eliminated about 7 deviations since the pre-application meeting.

Planner Komaragiri said the applicant is proposing to dedicate the necessary right of way (approximately 1 acre) along the project's Flint Street frontage in order to accommodate the City's plans. It is indicated as the area shaded in grey in the image on top. A majority of the deviations that relate to items such as building setbacks and parking setbacks are a result of the shallow shape of the lot. Those areas are indicated as red in the bottom image. As you can see, they are very negligible encroachments into the setbacks. The motion sheet you have lists approximate distances into the setbacks and we will work with the applicant to identify the right number before they go to Zoning Board of Appeals.

The site plan currently requires an unusually long list of deviations from Planning, Engineering, Landscape and Facade for a site which is being developed as a permitted use. However, as mentioned, the subject parcel has an atypical shallow shape that limits conformance to certain code requirements.

Items in green are a result of shallow lot discussed earlier. Items in blue, which refer to unit density and unit mix are subject to further discussion by Planning Commission and City Council. Items in green are supported by staff, as we understand that alternate options are not available. In the Town Center (TC) District, the total number of rooms dictates the maximum density that can be attained for a specific site. Staff has determined that in order to not exceed the maximum allowable room count of 421 rooms, the development

for the subject property cannot exceed 201 units, with a density of 23 dwelling units per acre. This number is calculated based on the site acreage of 7.74 acres, the percentage of unit mix the applicant is proposing (58% 1 BR units, 37% 2 BR units and 6% 3 BR units), and the recommended density by the code. The applicant is proposing 627 rooms with a total density of 33 DUA (Dwelling Units per Acre). City Council may approve the increase in the room count (421 allowed, 627 proposed) up to twice the number of rooms allowed and thus the increase in density proposed (23 DUA approximate allowable, 33 DUA proposed). The Master Plan for Land Use recommends a density of up to 20 DUA for the subject property.

The applicant is exceeding the maximum percentage of 1 bedroom units (50% maximum, 58% proposed), which would require a Zoning Board of Appeals variance. The applicant has provided a narrative explaining the reasons for exceeding the maximum allowable percentage. The applicant states that their target renters mostly prefer to have smaller living spaces but more on-site amenities for active and passive recreation. They further state that the proposed unit mix tends to provide a more urban apartment living style than the traditional suburban style living.

Planner Komaragiri said items in maroon are temporary deviations which are a result of temporary gravel parking proposed by the applicant for the benefit of cemetery visitors. There are number of Landscape waivers required, but the applicant has worked to eliminate many and reduce the impact of others to the point where the waivers now can be supported.

Multiple deviations for Façade are being requested for all building on site including the parking garage. The façade review notes that in general the buildings exhibit interesting massing and the creative use of materials and colors, that these deviations are minor in nature and that the overall appearance of the building would not be significantly improved by strict application of the percentages listed in the Ordinance. The applicant has provided a façade board, which is in front of the podium. Our façade consultant, Doug Necci, is here tonight if you have any questions for him.

All reviews are recommending approval. The development is over 5 acres and is located in Town Center One (TC-1) District, which would require City Council approval based on your recommendation.

The Planning Commission is asked tonight to hold the scheduled Public Hearing, and is asked to make a recommendation to City Council to either approve or deny the applicant request. The applicants Albert Ludwig, Glenn Cantor and John Woods are here with their design engineer, Bob Emerine, if you have any questions for them.

Albert Ludwig from TriCap Holdings said with me from TriCap is Michael Horowitz and Glenn Cantor and the three of us have been working together since the 80's. We were with a little company called the Selective Group that got sold but we stayed together and we have been developing for a really long time. We were a bunch of young guys back then. We've developed thousands of homes and dozens of commercial buildings, office buildings over time and our three guys have been doing this for a really long time and together for most of that time.

This project was big so we thought we'd find ourselves a partner and we were lucky

enough to come across a company out of Lansing called DTN Management. And from DTN, I have John Woods and James Chen here. They do stuff like this, they've done a couple recently in other parts of the state and Jon is going to get up and tell you a little bit about DTN.

Mr. Ludwig continued by saying that together we're going to do this project, and we also assembled a team of consultants that are all very familiar with Novi. Bob Emerine from Seiber Keast, he seems like he knows every site in Novi backwards and forwards. And all the rest of our consultants – the traffic, the Village Green who consulted with us on the unit mix, King and MacGregor the wetlands and woodlands people, all the way down the line. Our consultant team, with the exception of the architect, knows Novi. They know how it works, they know what Novi is looking for, so we think we put together a really strong team there. For the architect, we're bringing in somebody out of Houston – a world-class architect that DTN was familiar with. They do projects like this all over the world, not just here. The architect couldn't be here tonight because he's in London, they're doing something in Dubai, they're a big company and they really know their stuff.

Mr. Ludwig said we've been working on this project since March of last year and our initial concept was to do an urban project. We weren't interested in building a traditional suburban apartment community, we didn't think that was the market. There's nothing really new and vibrant for the younger people that are today looking for these smaller units with lots and lots of open space and amenities, so that's been our vision since day one. We recognize that this site had issues in terms of its narrowness and with the road coming in and we understood that as we worked with staff, it got narrower with the land going to the right-of-way. So we were getting squeezed on an already narrow site.

Initially, we had three residential buildings and because of the narrowness and the loss of the land to the right-of-way, the third building was eliminated and the two other buildings became a little bit larger to come up with the plan as it sits today. This is result of many, many meetings with staff and their consultants and we've reached a point to where everybody is recommending approval, which we think is terrific. This is our first non-staff meeting and we hope that you guys support it, as well.

We were able to come up with cemetery parking but we don't want to pave that area now because we're not going to build the shopping center first, the shopping center needs to follow the residential units. We think that it's going to be a much stronger center with these buildings behind it so that is why it's Phase 3. At that time, we will pave the lot and put in that crossing to the cemetery, but as part of Phase 1 we have agreed to put in a gravel lot which requires more variances, naturally, but at least there will be a place where people can come and park. And my understanding is that the cemetery will restrict or eliminate access to the current roads and use just use those for maintenance. That's why the temporary parking spaces are proposed at this point in time.

Mr. Ludwig said I'm going to turn this over to John who can tell you more about the buildings and the lifestyle amenities that are involved, and more about DTN. And if you have any questions regarding the site, Bob Emermine is here to answer those.

John Woods with DTN Management said I'm also here with my colleague James Chen, who is our portfolio analyst. Before I get started I'd like to thank Sri, Barb, Rick, and the rest of the talented group in the Planning Department. This has probably been one of the

more challenging projects I've worked on personally, probably one of the more challenging for DTN just from a planning perspective because as Albert noted, there are some challenges with the site.

We've recently done three urban projects in downtown Grand Rapids on a pretty tight site so I would stack this one up there as far as complexity, but probably also from an opportunity standpoint. We really look at this as being even a better opportunity for us as an organization, even more than the urban sites in downtown Grand Rapids.

I'd like to thank TriCap. Fortunately they invited us to come be involved in this project several months ago. Just a little bit about DTN, we're a 45-year-old company founded in 1972 by two electrical engineers that really hated their jobs, so they thought when we were in school we paid a heck of a lot of money for student housing, so let's figure out how to raise some money and we'll get into the student housing game. So they did, DTN at this point is probably one of the largest privately-owned student housing operators and owners in the country. Although it's not a huge portfolio, it is privately owned and so we own and operate about half the beds on Michigan State's campus. Over time, that morphed into market-rate apartments in Lansing, it morphed into commercial and retail, and then we eventually ended up in Grand Rapids. So as we've bought a lot in Lansing, we've looked in other areas of the state and decided it made sense to invest and diversify. We had been looking at southeastern Michigan for about eighteen months when this opportunity came to us so we're extremely excited about it.

Mr. Woods said we're a company of about 700 employees, again primarily in Grand Rapids and Lansing with a portfolio a little under a billion dollars and we have 120 properties. I think something that is important to note, particularly for Novi, is that we're a very committed and passionate investor. So in 45 years, we've bought 122 properties and sold four, and each one had a very specific reason as to why it was sold so even though at times it makes sense to sell properties because you can take profits or trade it in for something better, it's never been our philosophy. The first property that was sold, which was only twelve years ago, they literally interviewed the buyer for two and a half hours to make sure they understood how to effectively run the property and also understood the commitment to the community because it was a small community that they bought this first property in Holt, Michigan and it was a very important relationship that they had developed over the years. And that is something that I don't see that will be any different for us here.

Personally, I live close, James lives close as well, our owners are over here quite often. And no different than Holt, Michigan in 1972, we'll be just as committed to Novi, Michigan in 2018. On behalf of TriCap and DTN, we're really excited to present this project this evening. It's a very different type of residential housing design. We think it's absolutely great timing for Novi.

Mr. Woods said it is that mix, and I'm careful in how I use this term but internally we call it a suburban mix – it's kind of a suburban/urban building. But every community is different, so you can't just take an urban building you see in Atlanta or you see in downtown Detroit or even downtown Grand Rapids and just plug it into a community and think that it's going to work. And so part of the time that we invest into a project like this and that we spent with TriCap, we spent with engineers, and we spent with Sri and her team is trying to figure out what that balance is. Fortunately for us, you've got a pretty good ordinance to start



with that really helped shape the elevation of this building. And of course through your façade consultant and Doug, and by the way Doug took my calls on a Saturday morning at 9 o'clock when he was on vacation with his family so I really appreciate that. But this project was just that complicated where it just took a team of this magnitude to develop what we did and personally we feel really good about it. We love the market, we think it's a great mix.

And what I think is really important to note about these buildings, and this what we've seen doing three of these downtown Grand Rapids, we've got about \$140 million investment right across from Van Andel and we've got another one that's a little bit more suburban around the corner. But these units and the reason they're developed the way that they're developed, and the buildings look the way they do, and the way we program the common areas -- and common area is a loose term for all of the really cool spaces that you don't live in -- is that people in a building like this and a community like Novi, they don't just live in their unit. They live in the entire community, and that includes the building, but that includes the Town Center District. And that's why we feel this is such a great fit for it because people will not just live in their 900 or 1,000 square foot unit, they're going to live in the courtyards that are programmed both actively and passively, meaning if you want to go down and do some gaming in an open courtyard you can do that or if you want some quiet time you can go to a different courtyard. We have four of those designed into this building and I'd be happy to talk about those later because I think that's a very different programmatic element that does not exist in this community as far as I can tell.

The walkability or what I will call the semi-walkability of Novi, so people can walk over to Main Street, across the corner to the east side of Novi Road, or they can hop in an Uber and run over to Fountain Walk. It's very convenient. All of that is a really integral part of the design of this building. It's not just looking at the floor plate and saying what does this 600 square foot or 900 square foot or 1200 square foot unit represent, it's the totality of the design of the building.

And also, people are living differently in apartments and you've probably all heard this in the last couple of months but the percentage of household formation is now 70 percent rental of new household formations. So there still is, and I'm sure a lot of that was driven from the downturn, but it's also been a transition to the Millennial generation and I'm sure there will eventually be another transition but people are living in apartments much different than they have historically ever lived.

Mr. Woods said and one thing that we've seen when operating almost 9,000 apartment units and 15,000 student housing beds, some of which are hybrid, people years ago when they didn't have a choice. These are renters by choice, these are people that are making a clear decision that they want to live in an apartment unit. Our median incomes in our three buildings that are comparable to this, we have one in Lansing that is very similar to this, is almost \$9,000 a month. Those people can clearly buy homes, making over \$108,000 a year, so these are renters by choice. These are people that want to be here. And they've got other choices, whether they're condos, other apartments, but they want to be here.

Another thing we see in a renter by choice community is that you don't have the bunking up in rooms, and so you don't need 1,100 square foot or 1,000 square foot single units

because you don't have two roommates. As a matter of fact, what we're seeing in Grand Rapids, which was very surprising to us, is even the two-bedrooms have only got singles in them. So people that have a little more discretionary income are turning the second bedroom into a den or a hobby room or whatever it happens to be, allow family to come bunk with them. It's being lived in differently when you're in a renter by choice environment. It's really a combination of all of those things that I've described that makes a project like this function but only in a community that it can function effectively, and we really feel strongly about Novi. We spend a lot of time thinking about and looking at these projects. And I'll tell you, there are very few communities in southeast Michigan that we think it will work. So again, when we were approached the better part of eight or nine months ago, we were like wow, yeah we'd love to talk about that because Novi is one of those communities.

Some other important features to note in a project like this, there are many more resident amenities in this building and areas than you'll see in a typical suburban rental community. For example, a typical suburban rental community may have a 5,000 or 6,000 square foot clubhouse, some walking trails, maybe a dog park, some grilling stations. This building all-in probably has 25,000 square feet of common area in it. And a big chunk of that is the courtyards and those courtyards are fairly substantial.

In this building, not only will there be a traditional fitness facility but in our building in Lansing, we have a yoga and on-demand fitness room, which is really nice because if you don't want to go and push weights around you can go into the on-demand fitness room and hit a button to either join a live group in New York City or Detroit or wherever, or you can do a pre-recorded class. Actually, we've found that to be more popular than the people that want to go in and hit an elliptical for 45 minutes. A lot of active social engagement, either by choice – there's plenty of space here for people to be active in the community, and then we have a lot of space where people can have quiet time also, so you don't have to be socially over the top to live in a building like this. You can be somebody that doesn't need all of that, but this building accommodates both types of lifestyle.

Mr. Woods said multiple resident club rooms, I've tried to think of a better word to use than that, but our space, and I believe our Lansing building is an example of that, these are basically converted units that have a warming kitchen in them. People can use them for private parties, gathering spaces, and they're really kind of cool spaces. They might have some gaming tables, an expensive resort-style pool and gathering space, maybe not significantly different than some high-end suburban projects, but usually and particularly on this specific project, it's going to be a pretty over-the-top pool and gathering space, very cool. So the pool area opens up, you've got two big club rooms on either end where there are big doors that you can basically open it up into like an open-air environment for your pool area and it really changes the vibe, particularly when you're in the middle of the summer and you have hopefully not 60 and raining, but sunny and 85 degrees.

Business centers with high-speed technology; technology is a huge issue in these buildings. What we're finding in a couple of our buildings, we run fiber in everything, we've been running fiber for fifteen years. We happen to own a technology company and we've got probably eleven miles of fiber strung around Lansing, Grand Rapids, and a couple other markets. There's a real high demand for technology, people in these buildings are sometimes self-employed, sometimes they're working from home, but one of the biggest

complaints we've gotten is, and this may sound crazy, but if you can't deliver Wi-Fi at high speed then you're out of luck, they don't want to live there. And so the business centers in our building in Lansing, actually a local Apple store uses it as a training facility because we have a one-gig Ethernet fiber cable in there and they can do some really cool business meetings in there. So they're very functional spaces in there, they're not just spaces that are colored up that we put fancy furniture in and it sits and collects dust and you clean it once a week. These are very functional, high-utilization areas.

Mr. Woods said it's a tough site and so we went through a lot of iterations and tried to mitigate as many of those deviations as we could. I don't know how many we started with but it was many more than that and fortunately, the Planning Department helped give us suggestions and recommendations on how to narrow those down and quite frankly tell us this is what makes sense to them and this is what doesn't make sense to them.

So I will tell you that as a developer, we are very appreciative of that and the process is very involved for planning review. To spend \$150,000 to be here tonight, we had to have a pretty good feeling that there was a good opportunity that we would get a recommendation. But there was a tremendous amount of work that was provided to us to help us get here, as well and also turnaround time was absolutely incredible so thanks again, I can't emphasize that enough and again, we're really excited about this, we're really excited about being a part of your community at DTN, we're excited to be partners with TriCap, and thank you.

Mr. Ludwig said I thought John was going to get into this, but he didn't mention it. So I wanted to add on the unit mix, which is one of the items up before you. Early on, we had Village Green do a market study for us and their recommendation within that market study was 60 percent one-bedrooms. Now, one-bedrooms that we propose on this range in size from 600 to 1,000 square feet and anywhere in between, so there's a whole bunch of different kinds of one-bedroom. But it's important to us to meet the need of the prospective tenant and what we've been told is that 50 percent isn't enough, that's what the professionals are telling us for the market that we're going to attract with this building. So it worked out to be 58 percent is what we're asking for, but the study said that we should have 60 percent and nobody knows the market like they do.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there was any correspondence.

Member Lynch said yes, we have one correspondence in support from Joseph Chuang, 25750 Novi Road.

Chair Pehrson closed the public hearing and turned it over to Planning Commission for their consideration.

Member Avdoulos said thank you, Chair Pehrson. One thing about this piece of property that was favorable is that we weren't looking at a rezoning, so the idea was to take the property and work with it, and work with the City. When I first opened our packet and saw all the variances, it was like ok, let's go through this step by step and see what the issues are. And knowing a little bit about that area and what is being proposed and how you have been working with the City to come up with this project, I think this is going to be

very good for the community and I think it'll be a great benefit.

I like it; I think it's a nice, modern type of building that I think is appropriate basically for the area. I think that the scale of it works well with where it will be sited. The building and the property, the project within itself, has a lot of amenities and then right in front of it with the plaza where Panera is and all the other businesses, those are additional amenities that just are extended through the site.

There's a similar building in Detroit on Woodward, sort of by the Max Fisher building, called The Scott. I had toured that building with the developer and it did have a lot of one-bedrooms, those came furnished and I don't know if you'll provide furnished apartments, they had the amenities of the dog grooming, the bike racks, the pools, the lobby area, and so I get it and I think that this is something that will attract the right crowd. My daughter lives in DC and she lives in a 450 square foot studio that is probably more expensive than these just because she is in DC, but it's the same thing – that particular complex offers the amenities that she doesn't need a huge space. So I think it's a positive thing for the City.

The Façade Ordinance – I'm glad you've been working with Doug, our City Architect – that acts as our baseline to make sure that we maintain a quality level of materials. These materials may be not in the range of the percentages that we were looking for, but based on the design, the aesthetic of where the materials are being placed and how they're being used are appropriate, I think. I'm hoping that because you're up against the railroad track acoustically, I don't know if you're using more soundproof windows because I know that the back of the building that faces the train tracks don't have a lot of openings and the garage is there. I just want to make sure that as you're detailing and finalizing, you pay attention to some of those concerns so that as people are renting these, you're not getting any issues and the building doesn't become un-rentable.

Member Avdoulos said we've seen in other parts of the country similar developments for the type of business that we're into. Our architectural firm has done projects like this in Atlanta and all over the country and I think you hit it on the head with Novi being not quite urban, being suburban. This intersection between Grand River and Novi Road is a kind of interesting being, with Main Street not fully developed. Maybe this would help act as a catalyst for that.

We've got the living area to the east of this, which I think is working very well to so I think it's a good add and even though there's a lot of variances and it will go to Zoning Board of Appeals and City Council for waivers, I think based on the geometry of the site and everything that you've been doing for the last year or so working with the City, I'm glad that we've been able to work together and to put forward a good product.

Member Lynch said first of all, I'm glad to see the site develop and this really looks good. I noticed that there are a lot of deviations and that you'll go to City Council. The only thing I worry about is the density and I don't want to set precedent with that, but I think being in the Town Center District asking for 65 percent more density, it's really a City Council decision but I would just be cautious. This Commission has been very liberal, if you will, on allowing more density but not to the level of 65 percent. I know it's a difficult site. I just want Council, since they're the ones that will be making a decision as it says on the motion sheet and I am totally in support of the motion sheet, just be cautious that we

don't set precedent without some justification when they do decide to allow whatever density is decided.

And the only other thing that stuck out to me, other than the beauty of the project, was this little stream that you have back there. I don't know how you're going to mitigate that. What we've done consistently is there is always going to be some type of conservation easement, and I know we're at virtually the beginning of the Rouge watershed, and it looks like you'll be working with the DEQ to figure out how you can mitigate some of that runoff, especially with the dog park being right there. I think it can be accomplished, I don't think it's a big sticking point but I do want you to focus a little bit of attention on what you do with that stream.

Member Lynch said other than that, I think the project is going to be beautiful. It is unique to Novi, it does fit that space. When I went over there and looked and tried to envision all of this that you've presented to us and what it is going to look like on that particular parcel, I think it's going to be great. It's going to be beautiful. I think it's a winner. It's beautiful, it's unique, I think it's really going to be a nice project. My only concern is that we don't set precedent by allowing such a large increase in density without some reasonable justification, and just being in the Town Center District may justify that. I just wanted it to make that clear in the minutes so that when Council reads the minutes, they can at least see that the only concern that I have as a Commissioner is that I don't want to set precedent on allowing significant increases in density without clear justification.

Member Howard said I think this is a wonderful project. I am very excited to have something like this in Novi. I am almost scared to admit this, but I am a Millennial so this is very appealing to me. It was very interesting to go through and see some of those concerns, I think that you're completely spot on. When I talk to friends or colleagues or associates, what they're looking for even in terms of the density, it makes a lot of sense to me in terms of the façade. I wasn't necessarily happy that we need the deviations but when you see them in place, it's a gorgeous building. If it makes sense, then it makes sense.

My only concern would be traffic and I'm kind of going back to the density issue but if we are allowing such a high density in this area, I want to know that the traffic impact study is not just thinking about this from where we want to be in the future, but where we are now and how this is going to be addressed and sustained as we go through the phases of this project. I am also a fan of Panera and traffic in that area can just be a pain and while I understand that there are plans in place, I guess my concern is where we want to be versus where we are and as the project moves forward in those phases, making sure that we're able to kind of have a handle on those things.

Member Anthony said I think this is a great project, we've been waiting for this for a while. Just to follow up on the traffic question to the City, we've talked about the ring road development and that infrastructure and altering Flint Street. It looked from the Preliminary plans as though that may be a part of this. Did I read that correctly?

Planner Komaragiri said there are two different projects. The Flint Street realignment is a City project, and the developer is going to be doing residential mixed-use within his site. So the discussions have started and are ongoing to coordinate the timelines of construction, so both may run parallel or one might go after the other. We are still working

on the details.

Member Anthony said ok, so that was my question was the coordination because it seems like it's vital on this one. I think a good justification for high density in this area is that this is our ring road area and that in the days of not being able to get a huge automotive manufacturing plant to pay taxes anymore, all communities now and especially suburbs need an area that's an urban village and high density and I think this is a perfect spot for that. With that, I really support it.

Member Greco said I have a question for the developer. Regarding the commercial development aspect of this, what is it? The only mention I heard was a shopping center, but what is the commercial development that is envisioned?

Mr. Ludwig said it could go in a couple different directions. It could be a stand-alone restaurant, it could be a small strip center with two or three or four retail spaces or service spaces – your typical hair salons or that type of use. You don't get shoe stores anymore, everybody gets that stuff online. So in our strip centers, it's mostly service tenants that we have. So if it does go that way, we would envision a multi-tenant building. AT&T, a hair salon, something like that. But again, it could be a single restaurant, like a Big Boy or Applebee's or something like that. We just don't know yet.

Member Greco said and with that, I do have a question for our staff and maybe our attorney. With there being an agreement, and we don't really have a timeline yet on this, and the commercial part being an aspect of a development like this. So we have a restaurant or a strip mall that's not really in a high traffic area, it's off to the side. I know the ring road issue that Member Anthony brought up is a good one because that would significantly have an impact here. But a commercial development is subject to business conditions, right, so we've got two buildings that are very attractive, two buildings that a lot of Millennials are getting in and hanging out at the pool and the business center and then what do we do with a building that is maybe a restaurant that doesn't survive because the tenants aren't supporting it that much or a strip mall that ends up being empty. Does the developer have an obligation to fill it or does it just sit there once they set the rent and it doesn't get filled? Is there anything that we can do, or what are the tools available to make sure that it's a commercial development building that has commerce?

City Attorney Schultz said in the same sense that we can't control the occupancy of any building that you approve through site plan approval, the same is going to be true here. So what we've put in the motion is at least an indication that they are going to have an obligation to build something at some point, we don't know exactly what the agreement to that effect is going to be. It would be a phasing agreement, essentially, which would also pick up the spaces for the cemetery. But I don't know that there's anything that we can do to make sure that they fill the space, but we can make sure that they make the space available.

Member Greco said with regard to the agreement or the development in general, is it required for there to be a single owner for the entire development and this way the property management will be run by the commercial or will it just have to be the commercial separately?

City Attorney Schultz said there's no requirement that it remain the same owner. They or

some successor will have an obligation to fulfill the site plan or whatever is in the agreement will kick in. If they transfer it, we're fine with that as long as the obligation goes with the land.

Member Maday said back to the commercial development part, I envision with this development the commercial building supplying things that the people living in the community that we're developing need, like nail salon, like carry-out food. I mean, if we're looking at the Millennials, that's kind of what they're after that they don't want to drive some place. It would be nice if it had tenants that made sense for the tenants.

I love the building. I think everyone that talked kind of addressed my concerns. The traffic is a big concern for me; we can't stop development but I'm hoping and it sounds like the City is doing everything we can to work with the development – I'm not quite sure what all of it meant, but I think it meant that the lights are going to be timed in certain ways to help with the traffic. I'm assuming we're going to do everything that we can as the City to help with that because we all know that intersection is awful. But I can't argue with the density because it is exactly what works in that area.

Member Maday said the other question that I had, and it's not really a concern, but it's bothering me. So we're not worried about the one-bedrooms because that's what everybody wants and I agree and think you guys know better than we do. But then why are we worried about the impacts on the school? Why does the study say that there could be 60+ kids going to Parkview if we're really trying to develop this for the Millennials instead of the families?

Mr. Woods said this very issue came up in a Planning Commission meeting I was at about a year ago because the local residents were concerned about the strain on the school system. And the reality is, there aren't a lot of school aged children in these buildings and they typically contribute, even in the more suburban-style apartments, they contribute about a third of what a single-family development contributes. So it's far less, and I can forward you that information, but that's from the National Multi-Housing Council and those are some statistics that we shared because of that level of concern. In this building, you're not going to have many school-aged children, I'd be very surprised. And yes to your point on the one-bedrooms, realistically you could do 100 percent one-bedrooms and we could fill immediately, but the projects don't work economically because we need more rental income from the two's and the three's. We've got projects in Grand Rapids that are close to 70 percent, but the rents are \$3.20 a foot, so if it's a 380 square foot unit you're paying \$1300 a month for, and people get sick of them after about a year. When they make enough money to move out, then they move out and you're constantly backfilling. This isn't like that, these aren't 380 square foot units, they're 600 square foot units so we're expecting a little more of a stable rent.

Member Maday said that's kind of what I was hoping you'd say because you've had experience with these types of properties and I would hope that they're for the Millennials and not for the families.

Mr. Woods said and I'll share that in a previous life before DTN, I worked for one of the largest property management companies in the country – we managed 40,000 units in 22 markets and it's consistent across the board, whether you're in Atlanta or you're in Novi. Your mixes will probably be comparable but your sizes and styles will vary.

Chair Pehrson said I, too, support this particular application. This is one time where I think a couple of the members have mentioned about density; typically, that's the one thing that none of us like to see, but here in this particular location, it's what this area needs for the 'downtown.' We need that kind of density, we need more of that. Unfortunately, it brings some more traffic, but I think from what I saw is the Traffic Impact Study that the City is doing and we will do everything we can to try to eliminate some that of that. I'm very impressed with this particular project and the renderings I saw, and I wish you great success.

Motion made by Member Greco and seconded by Member Avdoulos.

**ROLL CALL VOTE TO RECOMMEND APPROVAL TO CITY COUNCIL THE PRELIMINARY SITE PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of The Bond fka The District JSP18-10, motion to recommend approval to City Council the Preliminary Site Plan based on and subject to the following:

1. The applicant shall provide a form of agreement and/or financial guarantees, along with final site plan submittal, acceptable to the City to assure that the commercial component will be built within a certain time as suggested by applicant and approved by the City.
2. City Council finding per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (421 allowed, 627 proposed) *based on justification provided by the applicant in their response letter dated June 22, 2018;*
3. A City Council waiver for exceeding the maximum allowable front yard building setback per Section 3.1.26.D (10 ft. maximum allowed, approximately 15 ft. proposed) *due to unusual shallow shape of the subject property;*
4. City Council approval according to Sec. 3.6.2.Q. for allowing an increase in the minimum required parking setback as listed in Sec. 3.1.26.D for seven parking spaces designated for public use (10 ft. maximum allowed, approximately 7 ft. proposed) *as the applicant has clearly demonstrated that the minimum parking setback area is met in the remainder of the site;*
5. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for absence of hard surface for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1 *as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;*
6. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for absence of curb and gutter for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1 *as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;*
7. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands for proposed temporary parking lot of six spaces in Phase 1 *as the requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;*
8. A section 9 waiver for the following deviations *as the overall appearance of the building would not be significantly improved by strict application of the percentage listed in the Ordinance:*



- a. not providing the minimum required brick(30% minimum required) on the east (28% proposed), north(28% proposed) and south(26% proposed) facades for Building 1 and 2;
  - b. exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-28%, North-38%, South- 35% and West- 48%) for Building 1 and 2;
  - c. not providing the minimum required brick and stone (50% minimum required) for TC-1 district on the north façade (48% proposed) for Building 1 and 2;
  - d. not providing the minimum required brick(30% minimum required) on all facades (proposed: North -23%, -West 8%, South- 8% and East- 17%) for Commercial Building;
  - e. exceeding the maximum allowed for Cast Stone (50% maximum allowed)on all facades (proposed: North-55%, West-76%, South- 76% and East- 64%) for Commercial Building;
  - f. exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal (proposed: North-12%, West-6%, South- 6% and East- 9%) for Commercial Building;
  - g. exceeding the maximum allowed concrete for west facade for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);
  - h. exceeding the maximum allowed cast stone for north and south facades for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided) ;
9. Landscape waiver from Sec. 5.5.3.B.ii for lack of berm and screening as *the applicant proposed a line of arborvitaes along the property line to soften the view toward the railroad tracks and industrial site beyond in lieu of required landscape screening;*
  10. Landscape waiver from Sec. 5.5.3.B.ii for reduction in required greenbelt width between right-of-way and parking areas along Flint/Bond Street (20 ft. width required, a range of 10 ft. to 20 ft. provided). A 2.5 foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the areas with just a 10 foot greenbelt;
  11. Landscape waiver from Sec 5.5.3.F.ii.b(1) for reduction in number of total number multifamily unit trees provided (147 required, 127 provided) *as the reduction is only 14% from the total requirements and the site is otherwise well-landscaped;*
  12. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for reduction in number of interior roadway perimeter trees(1 tree short) provided *due to conflict with fire access lane (grass pavers);*
  13. Landscape waiver from Sec 5.5.3.D. for deficiency in foundation landscaping coverage around parking deck *due to limited space available along the southwest side, toward the railroad. Large arborvitaes are proposed in that are to help screen the view to the railroad and industrial site;*
  14. Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing required parking lot perimeter trees for temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) *as the landscape requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City;*
  15. The following variances would require Zoning Board of Appeals approval:

- a. A Zoning Board of Appeals variance from section 4.82.2 for increasing the maximum percentage of one bed room units allowed for this development (50% maximum allowed, 58% proposed) *(based on applicants response that a 60% unit mix is recommended based on their internal marketing survey and assessment)*;
- b. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in side yard for commercial building(around 49 spaces) *due to unusual shallow shape of the subject property and the inability to park in the rear yard*;
- c. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in front yard for residential section (around 38 spaces, 9% of total 432 spaces) *due to unusual shallow shape of the subject property and the inability to park in the rear yard*;
- d. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in side yard for residential section (around 50 spaces,12% of total spaces in east and 35 spaces 12% of total spaces in west) *due to unusual shallow shape of the subject property and the inability to park in the rear yard*;
- e. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for Building 1 on east side (15 ft. required, a minimum of 12 ft. proposed for an approximate length of 12 ft., total building length is 283 ft. ) *due to unusual shallow shape of the subject property*;
- f. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for Building 2 on east side (15 ft. required, a minimum of 8 ft. proposed for an approximate length of 16 ft. , total building length is 283 ft.) *due to unusual shallow shape of the subject property*;
- g. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for parking garage on west side(15ft. required, 5 ft. proposed for entire structure, total building length is 283 ft.) *due to unusual shallow shape of the subject property*;
- h. A Zoning Board of Appeals variance from section 5.7.3.E. for allowing an increase of average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided)*due to site layout and site shallow depth*;
- i. A Zoning Board of Appeals variance from section 5. 7.3.K for exceeding maximum allowed foot candle along south property line abutting railroad tracks (1 fc maximum allowed, up to 1.7 is proposed for a small area);
- j. A Zoning Board of Appeals variance from section 3.27.1.H. and Sec. 5.4.2 for allowing two loading areas in the side yard for residential section *due to unusual shallow shape of the subject property*;
- k. A Zoning Board of Appeals variance from section Sec. 5.4.2 for reduction in minimum required loading area for each of the two loading spaces in residential section (2,830 square feet required, 644 square feet provided) *due to residential nature of the development that does not require larger loading areas*;
- l. A Zoning Board of Appeals variance from section3.27.1.I. for reduction in width of the sidewalk along a non-residential collector (12.5 feet required on both sides, 8 feet proposed on west side and 10 feet asphalt path proposed on east) *as it aligns with City's current plans for Flint street realignment*;
- m. A Zoning Board of Appeals variance from section 5.3.2. for reduction of minimum parking bay depth for spaces proposed in Parking garage (19 ft.

minimum required, 18 ft. proposed) as the depth is limited by the pre-fabricated manufacturers specifications;

16. 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

**ROLL CALL VOTE TO APPROVE PHASING PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of The Bond fka The District JSP18-10, motion to recommend approval of the Phasing Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

City Attorney Schultz said just for clarification, this is also a recommendation for approval. Just to clarity, it's not in the motion sheet.

**ROLL CALL VOTE TO APPROVE WOODLAND PERMIT MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of The Bond fka The District JSP18-10, motion to recommend approval of the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*

**ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MADE BY MEMBER GRECO AND SECONDED BY MEMBER AVDOULOS.**

In the matter of The Bond fka The District JSP18-10, motion to recommend approval of the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 7-0.*