



## VILLA D'ESTE JSP17-52 with Rezoning 18.718

### VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Public hearing at the request of Cambridge of Novi, LLC for Planning Commission's Recommendation to City Council for a Planned Rezoning Overlay Concept Plan associated with a Zoning Map amendment, to rezone from RA (Residential Acreage) to R-1 (One-Family Residential). The subject property is approximately 51 acres and is located east of Napier Road and on the north side of Nine Mile Road (Section 29, 30). The applicant is proposing a 56-unit single-family housing development (for sale).

### Required Action

Recommendation to the City Council for approval or denial of rezoning request from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay at another Public hearing.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	08-17-17 10-31-17 (Revised)	<ul style="list-style-type: none"> <li>• Request to waive site condominium review to allow for overall modifications to all applicable minimum lot size, lot shape, lot frontage, setbacks and lot coverage.</li> <li>• Blocks longer than 1400 feet.</li> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Engineering	Approval recommended	08-17-17 10-31-17 (Revised)	<ul style="list-style-type: none"> <li>• Absence of stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter.</li> <li>• Not providing non-paved eyebrows.</li> <li>• Absence of sidewalk along the portion of the south side of Villa Drive and the west side of Villa D 'Este Blvd.</li> <li>• The outside edge of sidewalk should be located a minimum of 15 feet from the back of curb</li> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Landscaping	Approval recommended	08-14-17 10-12-17 (Revised)	<ul style="list-style-type: none"> <li>• The required berm is not proposed along the western section of the project's Nine Mile Road frontage.</li> <li>• The required berm is not proposed west of the entrance, in the eastern section of the project's Nine Mile Road frontage.</li> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Traffic	Approval recommended	08-17-17 10-27-17 (Revised)	<ul style="list-style-type: none"> <li>• Applicant to modify the entry driveway dimensions for approach width, turning radii, and island length to match the City requirements;</li> <li>• Horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii.</li> </ul>

			<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Traffic Study	Approval recommended	08-15-17	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Wetlands	<b>Approval recommended</b>	08-16-17 10-26-17 (Revised)	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Concept Plan approval</li> </ul>
Woodlands	<b>Approval not currently recommended</b>	08-16-17 10-26-17 (Revised)	<ul style="list-style-type: none"> <li>• <b>Off-site placement of woodland replacement trees adjacent to Garfield Road, Nine Mile Road and on ITC easements</b></li> <li>• <b>Upsizing of woodland replacement credits</b></li> <li>• <b>Deviation from woodland replacement diversity requirements</b></li> <li>• <b>Defer the submittal of Tree survey to Preliminary Site Plan Submittal</b></li> <li>• <b>Items to be addressed by the applicant prior to Concept Plan approval</b></li> </ul>
Façade	<b>Not applicable</b>		<ul style="list-style-type: none"> <li>• <b>Request to limit the boundary to calculate the requirements for similar dissimilar review to the proposed project development boundary.</b></li> <li>• <b>Did not perform a review due to insufficient information. Preliminary comments provided as part of Planning review</b></li> </ul>
Fire	Approval recommended	08-10-17 11-02-17 (Revised)	Additional comments to be addressed with next submittal

**MOTION SHEET**

**Recommend Approval**

In the matter of Villa D’este JSP17-52 with rezoning 18.718, motion to recommend approval to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the following:

1. The recommendation shall include the following ordinance deviations for consideration by the City Council:
  - a. Planning Deviation from Sec. 3.1.2 of Zoning Ordinance for reduction of the minimum lot size, setbacks, minimum lot frontage and minimum site acreage as shown on the proposed concept plan provided,
    - i. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
    - ii. A minimum of 15 feet shall be maintained between two buildings.
    - iii. A minimum of 30 feet is provided between the front façade and the back of the curb
  - b. Façade deviation from Sec 3.7, similar dissimilar ordinance, to limit the boundary for the calculations of the requirements for similar dissimilar review to the proposed project development boundary.
  - c. Landscape deviation from Sec. 5.5.3.B.ii and iii of Zoning Ordinance for lack of berms along the westerly Nine Mile Road frontage and portions of the easterly frontage, due to existing natural features;
  - d. Landscape deviation from Section 4 of Landscape Design Manual for not meeting the minimum diversity requirements for woodland replacement plantings along ITC corridor;
  - e. Landscape deviation from Section 7b of Landscape Design Manual for allowing additional credits for upsizing woodland replacement trees as listed below

6' - 8' Evergreens	1 Credit
10' - 12' Evergreens	2 Credits
4" Deciduous Trees	2 Credits
Sub canopy	1 Credit

- f. City Council variance from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands;
- g. City Council variance from Chapter 7(c)(1) of Engineering Design manual for reducing the distance between the sidewalk and back of the curb. A minimum of 7.5 feet can be supported by staff;
- h. City Council variance from Section 11-194 (8) for absence of non-paved eyebrows;

- i. City Council variance from absence of sidewalk along a portion of Villa Drive requires a variance, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed;
    - j. A traffic deviation for not meeting the minimum required horizontal curve radii for the proposed streets;
  2. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:
    - a. The development shall be limited to a maximum density, to be determined at the Planning Commission meeting of 56 units.
    - b. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
    - c. A minimum of 15 feet shall be maintained between any two buildings.
    - d. A minimum of 30 feet shall be provided between the front façade and the back of the curb.
    - e. The applicant shall work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
    - f. The applicant shall limit the wetland and woodland impacts to the areas and percentages indicated on the concept plan at the time of Preliminary Site Plan.
    - g. Minor modifications to the approved Planned Rezoning Overlay Concept Plan (PRO) can be approved administratively, upon determination by the City Planner, that the modifications are minor, do not deviate from the general intent of the approved PRO Concept plan and result in reduced impacts on the surrounding development and existing infrastructure.
    - h. Applicant shall comply with the conditions listed in the staff and consultant review letters.
  3. While the applicant has addressed some of the concerns highlighted in the staff and consultant review letters, there are a number ongoing concerns by staff, primarily the density proposed with the housing pattern so closely spaced, the provision of a comparable plan (using the RA density) as previously requested by the Planning Commission but not provided, details of the likely woodland impacts (which the applicant wishes to address at the time of Preliminary Site Plan Review), and the deviations requested with regard to the off-site replacement additional credits for upsizing and to waive the diversity requirement.

This motion is made because

1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of 0.8 units to the acre (1.43 units to the acre proposed) for the parcel as indicated in the applicant's letter dated August 2, 2017, noting the appropriateness of a empty-nester residential development for the site given the layout of the plan, the proposed preservation of open space, the offer to provide an enhancement to public park facilities, and the provision for landscape or open space buffering on most sides of the development.
2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
  - a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land (by protecting a majority of natural features on site and provides ample screening from Nine Mile Road.*

- b. *Provide a wide range of housing options (by being geared towards empty nesters, or those wishing to downsize from larger homes.*
  - c. *Protect and maintain the City's woodlands, wetlands, water features, and open space (by proposing to donate about 18 acres (35%) of land with regulated woodlands and wetlands in the rear).*
- 3. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that the proposed senior adult housing would produce 183 less trips per day than 40 single-family homes (as expected to be permitted under the RA zoning district, and the number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.
- 4. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
- 5. *(Additional reasons here if any).*

**-OR-**

**Recommend Denial**

In the matter of Villa D'este JSP17-52 with rezoning 18.718, motion to recommend denial to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the followings:

- a. *The proposed rezoning is not consistent with the recommendations of 2016 Master Plan for Land Use.*
- b. *(Additional reasons here if any).*

MAPS

Location

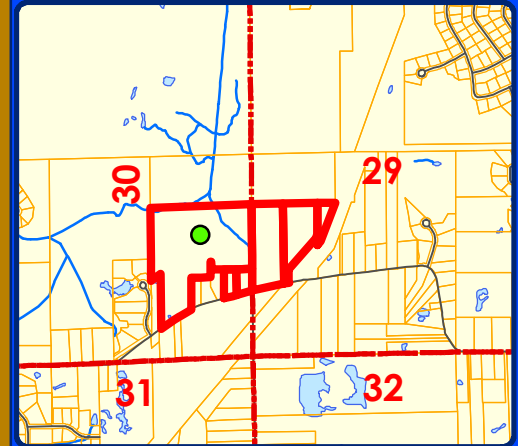
Zoning

Future Land Use

Natural Features

# VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Location



### LEGEND

 Sections



## City of Novi

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

Map Author: Sri Komaragiri  
Date: 10/30/17  
Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718  
Version #: 1



1 inch = 378 feet

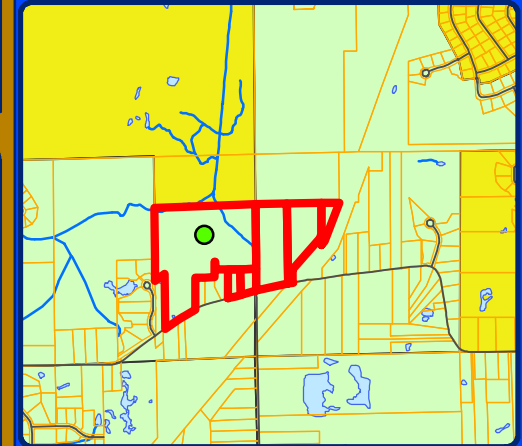
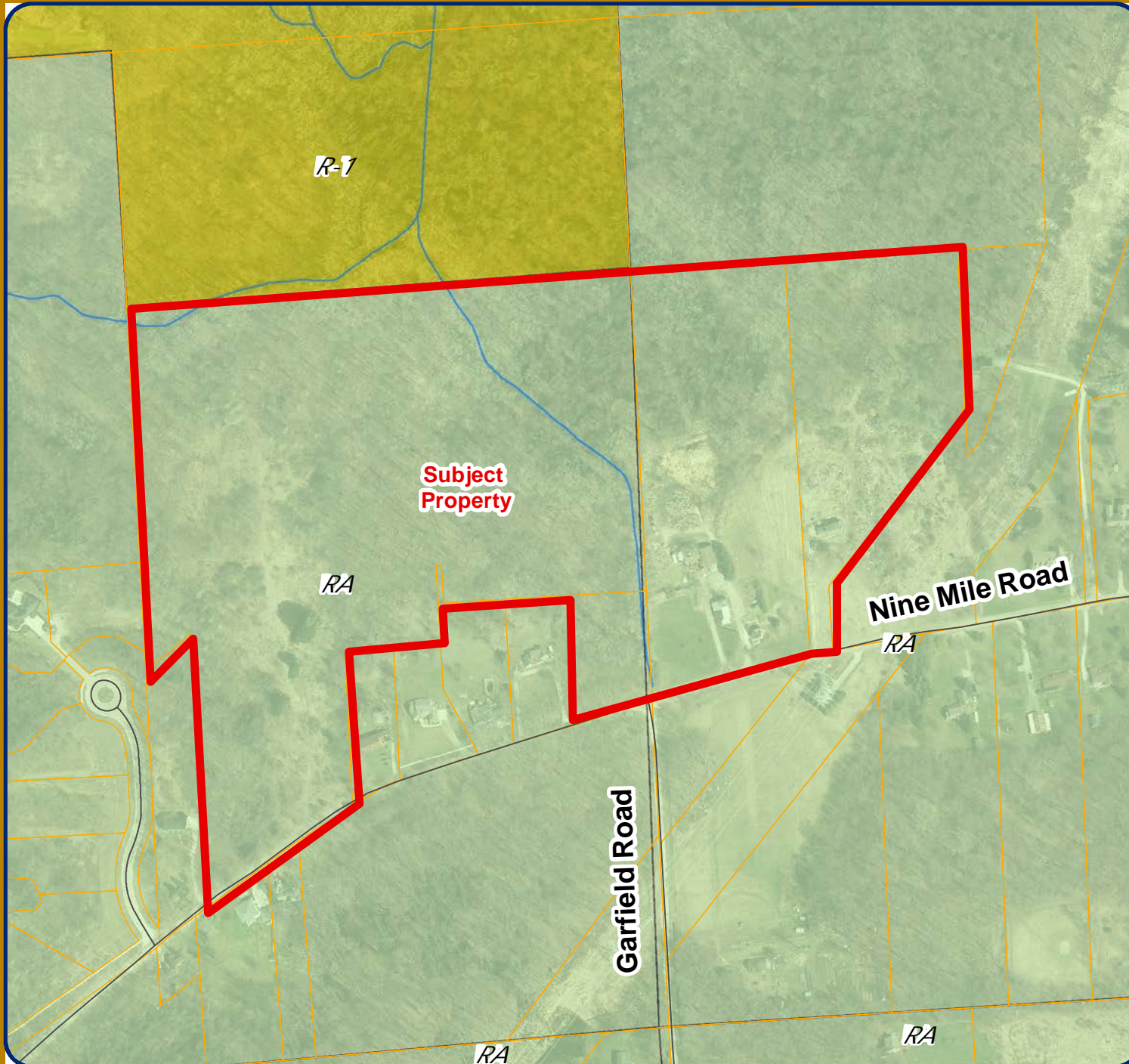


### MAP INTERPRETATION NOTICE



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.

# VILLA D'ESTE JSP17-52 WITH REZONING 18.718

## Zoning



### LEGEND

-  R-A: Residential Acreage
-  R-1: One-Family Residential District



### City of Novi

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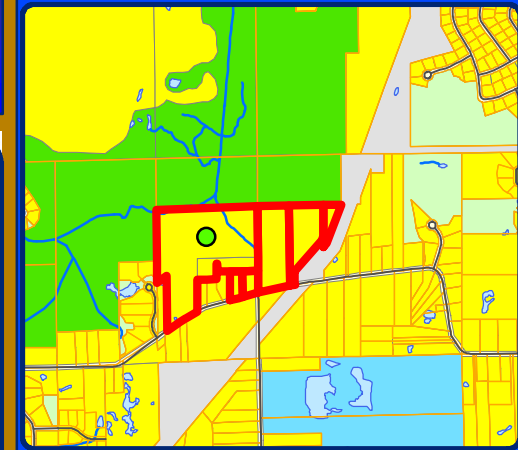
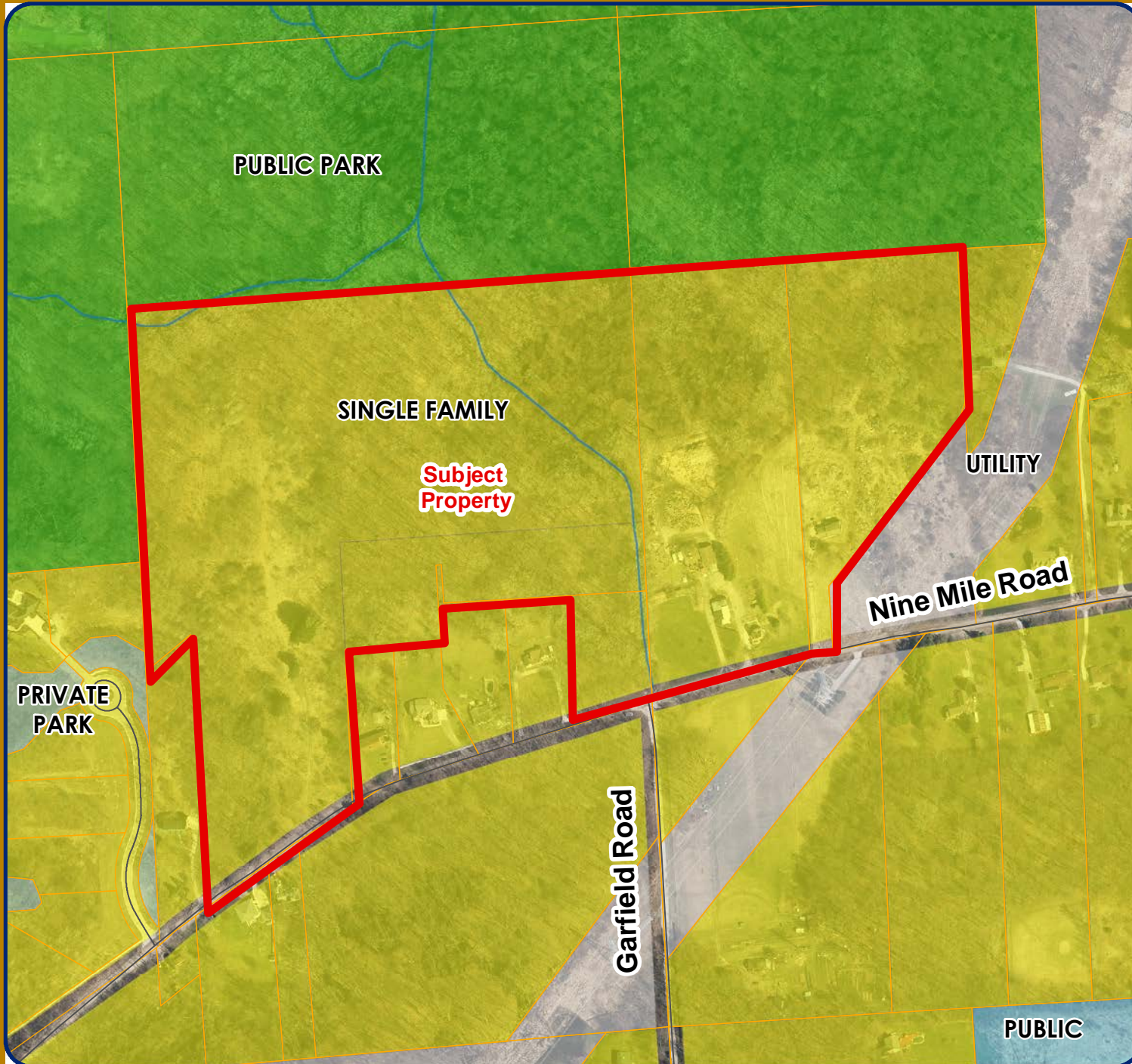
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# VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Future Land Use



## LEGEND

- FUTURE LAND USE
- Single Family
  - Public
  - Public Park
  - Private Park
  - Utility

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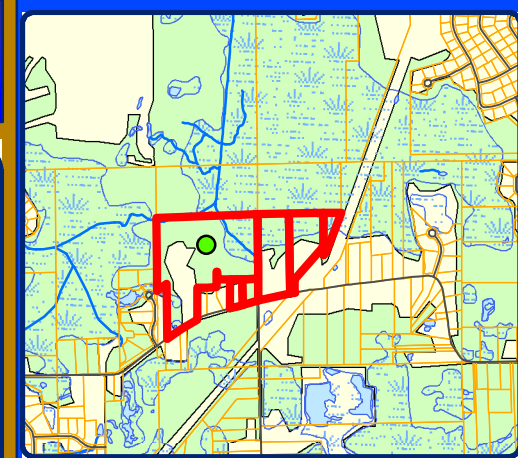
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# VILLA D'ESTE JSP17-52 WITH REZONING 18.718

## Natural Features



### LEGEND

-  WETLANDS
-  WOODLANDS



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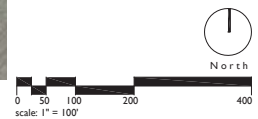


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**SITE PLAN**

**(Full plan set available for viewing at the Community Development Department.)**



# Proposed Site Plan

Villa D' Este - Novi, Michigan

October 16, 2017

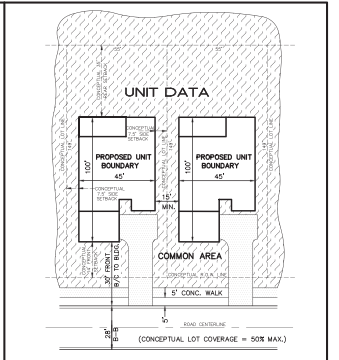
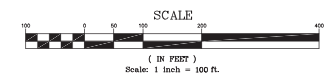
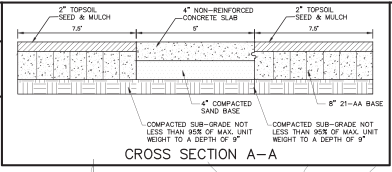


WETLAND IMPACT		25' WETLAND BUFFER DISTURBANCE	
REGULATED WETLAND	AREA (AC.)	IMPACT AREA (AC.)	DISTURBANCE (AC.)
A	0.115	0	0
B	1.394	0	0.040
C	4.804	0.030	0.270
D	2.916	0	0
E	0.473	0	0
F	1.067	0	0
G	0.349	0	0
H	0.023	0	0
J	0.527	0	0
K	0.158	0	0
L	0.077	0	0
M	0.108	0.040	0.140
<b>TOTAL:</b>	<b>12.011</b>	<b>0.070</b>	<b>0.450</b>

SYMBOL	SIGN LEGEND DESCRIPTION	QUANTITY PANEL	POST
⊖	"YIELD" SIGN (R1-2)	1	1
⊕	"KEEP RIGHT" SIGN (R4-7A)	4	4
⊘	"NO PARKING ANY TIME" SIGN (R7-1)	12	8
⊙	"75 MPH SPEED LIMIT" SIGN (R2-1) (26)	1	1
⊚	"STOP" SIGN (R1-1) (30")	1	1
⊛	"STREET NAME" SIGN (D3-1)	3	0
⊜	"NO OUTLET" SIGN (D3-1)	1	0

**EYEBROW SIGNAGE**  
 "NO PARKING" SIGNS WILL BE POSTED ON BOTH SIDES OF THE STREET THROUGH THE EYEBROW BEND TO ENSURE MOBILITY OF FIRE TRUCKS AND MOVING VANS.

**SIGNAGE NOTES**  
 1. STREET NAME SIGNS SHOULD BE PLACED ATOP THE INTERIOR YIELD SIGNS AND THE EXISTING STOP SIGNS.  
 2. ALL STREET NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.



**SITE DATA**

**PROPOSED PLANNED REZONING OVERLAY (PRO)**  
 CURRENT ZONING: "R-A"  
 ALLOWABLE DENSITY (GROSS) = 0.8 UNITS/ACRE  
 AREA GROSS = 51.19 ACRES  
 PROPOSED NO. OF UNITS = 56  
 PROPOSED DENSITY = 56/51.19 = 1.09 UNITS/ACRE

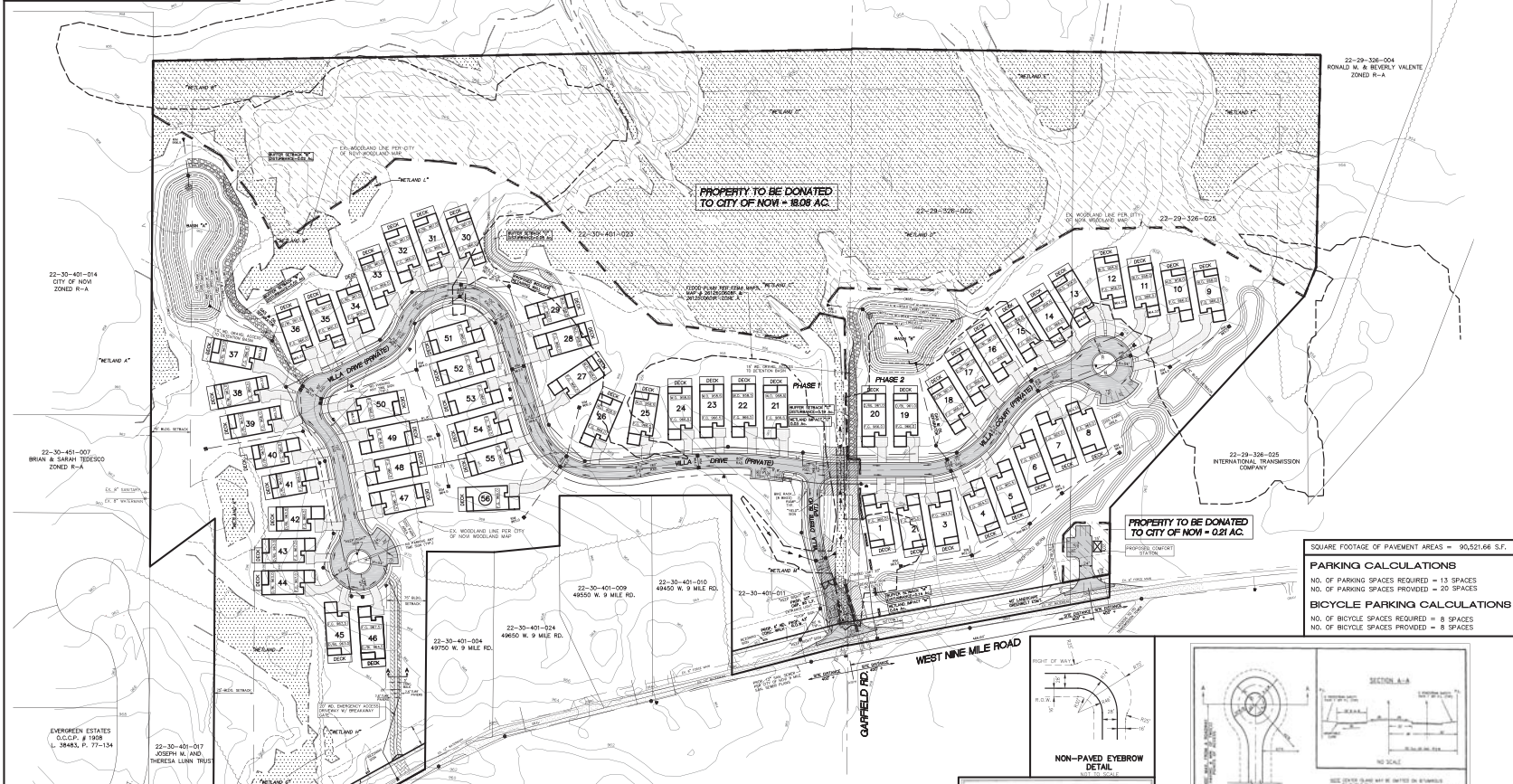
**PROPOSED ZONING: "R-1"**  
 ALLOWABLE DENSITY (GROSS) = 1.65 UNITS/ACRE

**PROPOSED DENSITY EXCLUDING WETLANDS**  
 ON-BEIR WETLAND AREA = 12.07 AC.  
 AREA NET = 51.19 - 12.01 = 39.18 AC.  
 NET DENSITY (EXCLUDING WETLANDS) = 56/39.18 = 1.43 UNITS/ACRE

- PROPOSED IMPROVEMENTS**
- WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH PRELIMINARY SITE PLAN.
  - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED SANITARY SEWER (BY OTHERS) TO BE LOCATED ALONG THE SOUTH SIDE OF 9 MILE ROAD.
  - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN LOCATED ALONG THE NORTH SIDE OF 9 MILE ROAD.
  - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
  - 3" WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF INTERIOR ROADWAYS AS SHOWN. ALSO A 4" WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG 9 MILE ROAD. ALL SIDEWALK STUDIES SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
  - ALL ROADWAYS TO BE PRIVATE.
  - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

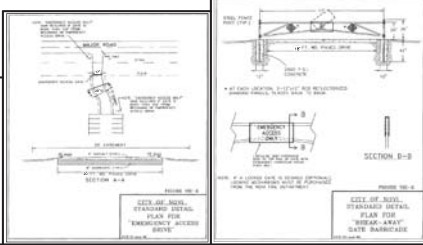
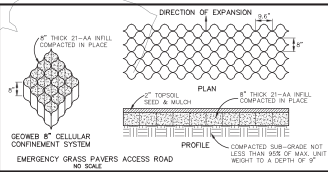
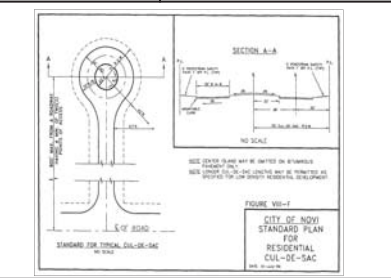
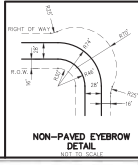
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
▨	▨	PAVEMENT (ASPHALT)
▨	▨	SIDE WALK (CONCRETE)
▨	▨	CONCRETE CURB AND OUTER
▨	▨	STORM SEWER
▨	▨	SANITARY SEWER
▨	▨	WATER MAIN
○	○	MANHOLE
○	○	GATE BASIN W/STREAM GUARD
○	○	CURB INLET W/SILT SAC
○	○	END SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	FLOOD PLAN
○	○	CONTOURS
○	○	SPOT ELEVATION



**PARKING CALCULATIONS**  
 NO. OF PARKING SPACES REQUIRED = 13 SPACES  
 NO. OF PARKING SPACES PROVIDED = 20 SPACES

**BICYCLE PARKING CALCULATIONS**  
 NO. OF BICYCLE SPACES REQUIRED = 8 SPACES  
 NO. OF BICYCLE SPACES PROVIDED = 8 SPACES



**VILLA D'ESTE**  
 SECTION 29/30, TOWN 1 NORTH, RANGE 8 EAST  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 08-2-17 DESIGNED BY: A.A.J. FOR NUMBER: 15-030  
 CHECKED BY: P.K. DRAWING FILE: 15-030-01

**REVISIONS**

NO.	DATE	DESCRIPTION
1	8-2-17	SUBMIT TO CITY
2	9-5-17	SUBMIT TO CITY
3	10-9-17	SUBMIT TO CITY

**OVERALL PLAN**

**SEIBER, KEAST ENGINEERING, L.L.C.**  
 CONSULTING ENGINEERS  
 100 MANCENTRE • SUITE 10 • NORTHVILLE, MI • 48167  
 PHONE: 248-308-3333 EMAIL: info@seiberkeast.com

**SHEET 2**

## PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

August 17, 2017

### Planning Review

Villa D'Este

JSP15-63 with Rezoning 18.718

#### PETITIONER

Cambridge Homes, Inc

#### REVIEW TYPE

Rezoning Request from RA (Residential Acreage) To R-1 (One-Family Residential) with Planned Rezoning Overlay (PRO)

#### PROPERTY CHARACTERISTICS

<b>Section</b>	29 and 30	
<b>Site Location</b>	West side of Beck Road, east of Napier Road and north of Nine Mile Road Parcel Id's: 50-22-30-401-023, 50-22-29-326-002 and 50-22-29-326-022	
<b>Site School District</b>	Northville Community School District	
<b>Existing Zoning</b>	RA, Residential Acreage	
<b>Proposed Zoning</b>	R-1, One-Family Residential	
<b>Adjoining Zoning</b>	North	R-1 One-Family Residential with a RUD agreement
	East	RA, Residential Acreage
	West	RA, Residential Acreage
	South	RA, Residential Acreage
<b>Current Site Use</b>	Undeveloped/Single family homes	
<b>Adjoining Uses</b>	North	Links of Novi/vacant;
	East	Single Family Residences
	West	Single Family Residences
	South	Single Family Residential/Vacant
<b>Site Size</b>	51.19 Acres (Net Site Acreage 39.18Acres)	
<b>Plan Date</b>	October 09, 2017	

#### PROJECT SUMMARY

The applicant is requesting a Zoning Map amendment for a 51.19-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29,30) from RA (Residential Acreage) to R-1 (One-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. According to the applicant, the rezoning request is necessary to allow the development of a 56-unit single-family ranch housing development (for sale). The applicant indicated that the residents will have an option to add a loft space or an attic, or an indoor pool. The concept plan indicates that this will be a gated community. All land will be considered as common element to be maintained by association.

The PRO Concept Plan shows two on-site detention ponds in the northwest corner of the site and on the eastern side. One boulevard access point is proposed off of Nine Mile Road. An emergency access road is proposed off of the proposed cul-de-sac to Nine Mile Road. The development is proposed to be built in two phases.



The applicant has provided a Community Impact Statement addressing the items required in the Site development manual. Staff reviewed and agrees with the findings.

The applicant also provided a narrative describing in detail about the concept of the development. According to the narrative, this development is to serve the empty nesters, currently underserved in Novi, that prefer to have privacy with upscale community. The applicant believes the subject property located in low residential neighborhood and surrounded by wetlands and woodlands fits the needs.

**The current revised plan has included the following changes:**

1. The applicant has acquired a fifth parcel about 1.5 acres in area. Fifth parcel was included in the public notices sent out.
2. The site entrance is moved further west to align with Garfield road
3. Number of units has increased from 53 to 56.
4. The pool and cabana area has been eliminated in response to market study results. Market study indicated that the amenities will not use as much by empty nesters.
5. The applicant proposes to add language to deed restrictions that will allow indoor pools, outdoor hot tubs, fire pits, fireplaces, pizza ovens and grills.
6. The applicant has modified the list of public benefits.
7. A comparable plan developed at R-1 density is overlain on the proposed concept plan to identify additional woodland impacts.
8. A suggestion was made to the developer to hold public open houses in order to better communicate with the residents around the project area. The applicant has hosted to open houses (one with immediate neighbors only) to spread awareness about the proposed concept.

**PRO OPTION**

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The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to R-1) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

**PREVIOUS MEETINGS**

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The new rezoning category requested by the applicant is currently not supported by the Future Land Use Map. On August 23, 2017, the plan was presented before Master Planning and Zoning Committee for input. The plan received favorable recommendations from the Committee. The Committee directed the applicant to work with staff on issues such as density.

On September 13, 2017, Planning Commission held a public hearing and postponed the recommendation to Council at a later time based on the following motion.

- a. *To allow the applicant time to consider further modifications to the Concept Plan as discussed in the review letters; and*
- b. *To allow staff to advertise for another public hearing to include the fourth parcel in the public hearing notice, as this was left out from the current notice due to misrepresentation in the site plan submittal.*

At the time of Public hearing, Planning Commission asked the applicant to provide further information on the proposed development. Staff met with the applicant and his design team on September 20, 2017 to address the concerns raised by the Commission and the public who attended the meeting.

## RECOMMENDATION

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Staff recommends the Planning Commission consider recommending **approval** of the rezoning request from RA (Residential Acreage) to R-1 (One Family Residential) in order to allow the construction of a detached residential development with a maximum density of 1.43 dwelling units per acre along with the revised concept plan, and recommend approval to the City Council of the proposed PRO Concept Plan, for the following reasons:

1. The applicant has presented a reasonable alternative to the Master Plan for Land Use recommendation of 0.8 units to the acre (1.43 units to the acre proposed) for the parcel as indicated in the applicant's letter dated August 2, 2017, noting the appropriateness of an empty-nester residential development for the site given the layout of the plan, the proposed preservation of open space, the offer to provide an enhancement to public park facilities, and the provision for landscape or open space buffering on most sides of the development.
2. The proposed plan meets several objectives of the Master Plan, as noted later in this review letter, including:
  1. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land (by protecting a majority of natural features on site and provides ample screening from Nine Mile Road.*
  - b. *Provide a wide range of housing options (by being geared towards empty nesters, or those wishing to downsize from larger homes.*
  - c. *Protect and maintain the City's woodlands, wetlands, water features, and open space (by proposing to donate about 18 acres (35%) of land with regulated woodlands and wetlands in the rear).*
3. The City's Traffic Engineering Consultant has reviewed the Rezoning Traffic Impact Study and found that the proposed senior adult housing would produce 183 less trips per day than 40 single-family homes (as expected to be permitted under the RA zoning district, and the number of trips produced by the senior adult housing development is not expected to significantly impact Nine Mile Road.
4. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and to the City Council of the manner in which the property will be developed, and offers benefits that would not be likely to be offered under standard development options.
5. While the applicant has addressed some of the concerns highlighted in the staff and consultant review letters, there are a number ongoing concerns by staff, primarily the density proposed with the housing pattern so closely spaced, the provision of a comparable plan (using the RA density) as requested by the Planning Commission, details of the likely woodland impacts (which the applicant wishes to address at the time of Preliminary Site Plan Review), and the deviations requested with regard to the off-site replacement, additional credits for upsizing and to waive the diversity requirement.

## COMMENTS

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1. **Density:** The applicant is requesting an increase of 0.63 Dwelling Units per acre (about 78 percent more) than the maximum allowed density for RA (0.8 DUA). The maximum density proposed is 14 percent less than the maximum allowed for R-1 (1.65 DUA). **Staff continues to**

**request the applicant to strongly consider reducing the density and to provide wider setbacks between units.**

2. **Proposed Rezoning:** The applicant is proposing ranch style units in a general condominium development. All land outside of the units is under common ownership. The concept plan proposes a development which can be reviewed against either single family development (as it proposes single family residential units) or multi-family development (as the layout that typically aligns with a multifamily development, with minimal setbacks and common areas). At the time of pre-application meeting, staff determined that R-1 would be more suitable rezoning category for the site. The extent of deviations required from R-1 standards is significantly lower than those required from RM-1.
3. **Comparable Plan:** A comparable layout plan which is developed according to the existing zoning standards. At the public hearing in September, it was the Planning Commission expressed concern that the proposed development is too dense and the proposed density could be reduced. The comparable plan would help the Commission compare and determine the additional impact, if any, to the site with regards to wetlands and woodlands, lot coverage and traffic etc. The applicant indicated that it would not be a fair comparison between the existing zoning standards and the proposed development plan as the proposed development is not a typical single family development. Please refer to Development Potential on page 7 for more information on what could be developed on this site under current zoning standards.
4. **Woodland Impacts:** The Planning Commission asked the applicant to provide a comparable plan to compare the impacts to woodlands and wetlands. The applicant has provided sheet WP-2. A typical residential subdivision is overlaid on top of proposed concept plan. Additional woodland impacts have been shaded. Staff agrees that a typical residential development would create additional impacts than what is being currently proposed. However it should be noted that the comparable plan appears to exceed the density allowed under existing RA zoning. Staff would not typically recommend approval of the extent of impacts proposed on the comparable plan.

The applicant is encouraged to further modify the layout to minimize impacts to regulated woodlands and quality/specimen trees. Proposed impacts to individual regulated trees can be described/quantified.

5. **Woodland Deviations:** The applicant is requesting multiple deviations for woodland replacement plantings such as off-site replacement, additional credits for upsizing and to waive the diversity requirement. Please see Page 11 for more details. A tree survey is not included as the applicant is requesting to defer the woodland survey at the time of Preliminary site plan approval. Staff does not support the deviations at this time without a tree survey and other reasons listed in Page 11. It is recommended that the applicant provide a tree survey so that staff can make an informed recommendation or conform to the requirements at the time of Preliminary site plan.
6. **Similar Dissimilar Review (Section 3.7):** The applicant is seeking a deviation from similar dissimilar façade ordinance. The applicant's intent is to include a certain set of architectural standards into Master Deed. Future residents will have the ability to choose from a variety of options to customize individual facades. The applicant would like to reserve the right to regulate the façade standards within the development.

*Intent: The Similar / Dissimilar Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec. 3.7.2), and requires that homes within the larger*

*development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1).*

Staff does not support waiving the requirement altogether, but can support a slight adjustment to area within which the square footages are compared. With respect to the square footage requirement of the Similar Dissimilar Ordinance, staff can take the measurements only within the proposed development boundary. This would exclude the larger homes nearby, and thereby allow the square footage that is currently being proposed. The measurements are typically taken outside of the project if it is a Site Condominium and within the project if it is a Platted Subdivision. This would be a minor deviation from this precedent, that staff believes would be consistent with the intent of the basic Ordinance. With respect to the requirement for dissimilarity in architectural, we believe the applicant intent is to comply.

7. **Amenities:** Additional amenities can be added such as pocket parks, benches, and pet waste stations thought the development at different locations in addition to centralized location.
8. **Public Benefits:** While the proposed comfort station is an appropriate public benefit for the location, it may not be required, if City Parks, Recreation and Cultural Services Department is successful in their on-going efforts to acquire a location nearby. Staff will work with the applicant to find an alternate option to utilize the funds being donated by the applicant.

**COMPARISON OF ZONING DISTRICTS**

The following table provides a comparison of the current (RA) and proposed (R-1) zoning classifications.

	<b>RA Zoning (Existing)</b>	<b>R-1 Zoning (Proposed)</b>
Principal Permitted Uses	<ol style="list-style-type: none"> <li>1. One-family dwellings</li> <li>2. Farms and greenhouses</li> <li>3. Publicly owned and operated parks</li> <li>4. Cemeteries</li> <li>5. Schools</li> <li>6. Home occupations</li> <li>7. Accessory buildings and uses</li> <li>8. Family day care homes</li> </ol>	<ol style="list-style-type: none"> <li>1. One-family detached dwellings</li> <li>2. Farms and greenhouses</li> <li>3. Publicly owned and operated parks, parkways and</li> <li>4. outdoor recreational facilities</li> <li>5. Home occupations</li> <li>6. Keeping of horses and ponies</li> <li>7. Family day care homes</li> <li>8. Accessory buildings and uses</li> </ol>
Special Land Uses	<ol style="list-style-type: none"> <li>1. Raising of nursery plant materials</li> <li>2. Dairies</li> <li>3. Keeping and raising of livestock</li> <li>4. All special land uses in Section 402</li> <li>5. Nonresidential uses of historical buildings</li> <li>6. Bed and breakfasts</li> </ol>	<ol style="list-style-type: none"> <li>1. Places of worship</li> <li>2. Schools</li> <li>3. Utility and public service buildings (no storage yards)</li> <li>5. Group day care, day care centers, adult day care</li> <li>6. Private noncommercial recreation areas</li> <li>7. Golf courses</li> <li>8. Colleges and universities</li> <li>9. Private pools</li> <li>10. Cemeteries</li> <li>11. Mortuary establishments</li> <li>12. Bed and breakfasts</li> <li>13. Accessory buildings and uses</li> </ol>
Minimum Lot Size	43,560 square feet (1 acre)	21,780 sq ft (0.5 acres)
Minimum Lot Width	150 feet	120 ft
Building Height	2 1/2 stories -or- 35 feet	2 1/2 stories -or- 35 feet
Building	Front: 45 feet	Front: 30 ft

	RA Zoning (Existing)	R-1 Zoning (Proposed)
Setbacks	Side: 20 feet (aggregate 50 feet) Rear: 50 feet	Side: 15 ft (aggregate 40 ft) Rear: 35 ft

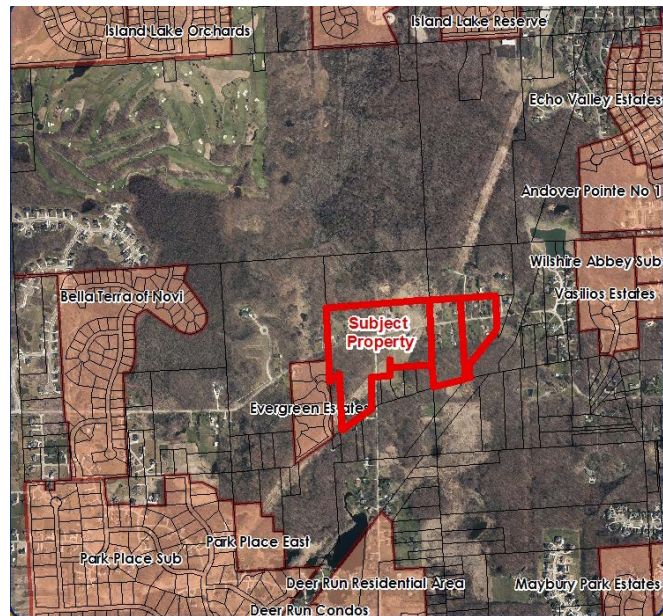
**COMPATIBILITY WITH SURROUNDING LAND USE**

The surrounding land uses are shown on the above chart. The compatibility of the proposed PRO concept plan with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request with the PRO option. The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Northern Parcels	R-1, One-Family Residential	Links of Novi/Vacant Existing RUD agreement	Single-Family Residential at a maximum of 0.8 units/acre. Existing RUD agreement limits the number of units to 439 per 324 acres
Southern Parcels	RA, Residential Acreage	Vacant	Single-Family Residential at a maximum of 0.8 units/acre
Eastern Parcels	RA, Residential Acreage	Single-Family Residential	Single-Family Residential at a maximum of 0.8 units/acre
Western Parcels	RA, Residential Acreage	Single-Family Residential: Evergreen Estates	Single-Family Residential at a maximum of 0.8 units/acre

All properties immediately adjacent to the subject property are predominantly underdeveloped or vacant.

The property directly **north** of the subject property is currently functioning as a recreational use (Golf course). The current zoning map indicates R-1 for the property on the north, but it has recorded development agreement associated with it which limits the maximum number of units to 439 that can be developed under the conditions listed in Quail Hollow RUD agreement. The development agreement also indicates that 42 percent of total site area (about 137 acres) will be preserved as permanent open space. About 73 acres will be contributed to the City. The development proposes trail system through the community.

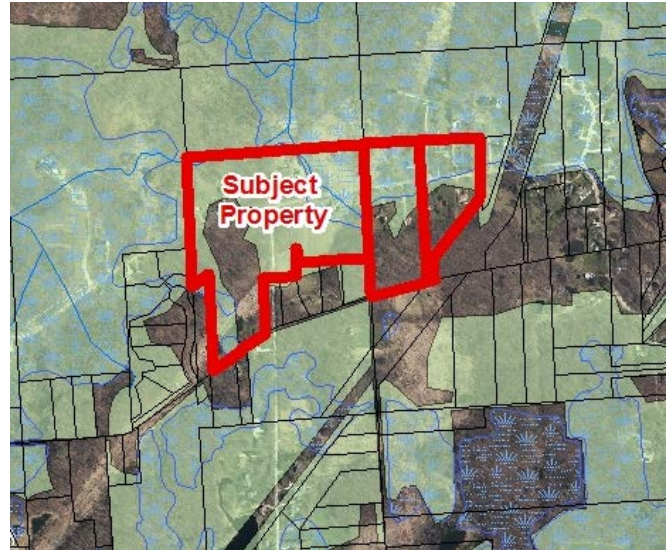


Directly to the **south** of the subject properties are a handful of single-family residential homes on residential lots along Nine Mile Road. All of these properties would experience traffic volumes along Nine Mile Road greater than existing (three single family houses exist on the subject property). However, the volumes are not considerably more than what would be expected with development under the current zoning.

The property to the **west** of the subject property along Nine Mile Road is the Evergreen Estates. It is developed according to RA requirements. The other property on the west is currently a single family residence.

To the **east** is one single family home and the ITC Corridor where the City will be constructing a regional trail to be completed by 2018.

The other developments which are in the vicinity are Bella Terra, Vasilios Estates and Park Place development. Bella Terra was developed using the Residential Unit Development option, thus permanently preserving 61 percent of the total site acreage. Park Place East was developed using the Open Space Conservation option, preserving about 45 percent Open space. **All the developments in the surrounding area are either developed by RA requirements or used Open Space or RUD options and preserved open spaces. The applicant was recommended to use one of these options to maintain the natural quality of the area. He indicated that RUD development would not allow him to propose empty nester development he is currently proposing.**



Impacts to the surrounding properties as a result of the proposal would be expected as part of the development of any residential development on the subject property and could include construction noise and additional traffic. The loss of woodland area on the property would present an aesthetic change but that would also happen with development under the current zoning. The vacant lots and the single family residences surrounding the subject property have minimum potential for a possible future condominium development as they are predominantly filled with regulated woodlands and wetlands (See Figure to the right).

#### **DEVELOPMENT POTENTIAL AND DENSITY PROPOSED**

Development under the current RA zoning could result in the construction of up to 30 single-family homes under the allowable density and net acreage of the site. It is not known whether the site could be developed with 30 lots that meet the dimensional requirements of the RA zoning district. Development under the master-planned density of 0.8 units to the acre (equivalent to existing RA zoning) would be up to 31 single family homes. Development under the proposed R-1 zoning without a PRO option could result in as many as 64 single family detached homes. As proposed, the development would be limited to 56 single-family detached homes.

The applicant is proposing 56 units on the 39.18 net acres resulting in approximately 1.43 units/acre density. As previously mentioned, the Master Plan for Land Use recommends 0.8 units per acre for the subject property and the properties surrounding it. Proposed density is most consistent with the proposed R-1 One-Family Residential District (maximum density of 1.65 units per acre). It is density is 78 percent more the Master Plan recommendation for the site The subject property is currently located in the southwest quadrant of the City which is predominantly low residential and is also master planned for low density residential.

#### **REVIEW CONCERNS**

##### **Infrastructure Concerns**

An initial engineering review was done as part of the rezoning with PRO application to analyze the information that has been provided thus far. Water main is currently available to connect along Nine Mile Road and the applicant is connecting it through Evergreen court. The applicant is

proposing to connect to the future gravity sewer main. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this gravity main. The City makes no guarantee that the project will be constructed prior to the construction of proposed development as plans are still subject to review and approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process. A full scale engineering review would take place during the course of the Site Plan Review process for any development proposed on the subject property, regardless of the zoning.

### Traffic

The City's traffic consultant has reviewed the **Rezoning Traffic Impact Study**. The senior adult housing under the PRO produced less trips than both the 40 single-family homes development and the 32 single-family homes development for the AM peak hour, the PM peak hour, and daily trips. It does not appear to impact Traffic patterns in the surrounding area. The applicant has aligned the proposed Villa d'Este Boulevard with Garfield Road.

### Non-Motorized Improvements

City of Novi Non-motorized plan planned for two trails abutting the subject property: ITC Regional trail Phase 1A along the eastern boundary of the subject property and (2) proposed Singh trail in the northern property. **The proposed concept plan proposes a connection to the ITC trail. However, the connection ends at property line. The connection should be made all the way to the trail. Staff recommends that the applicant work with Engineering to determine suitable locations for future connections.**

### Woodlands

A Woodland Study Plan (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City's Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The Woodland Study Plan notes that 35.38 acres of the 51 acre development site is existing tree canopy based on the City's Regulated Woodlands Map. As such, the current Plan notes that 10.51 acres of the 35.38 acres (30 %) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified. The Plan does not currently appear to indicate the proposed sizes and species of the proposed onsite Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. **Woodland review could not complete a comprehensive review due to deficiencies in the plan. The applicant is encouraged to further modify the layout to minimize impacts to regulated woodlands and quality/specimen trees.** Please refer to the woodland review letter or additional information requested.

### Wetlands

The currently proposed wetland impacts will not likely require wetland mitigation as the City's threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ's threshold is 0.30-acre. The current plan proposes a total impact is 0.07-acre (452 cubic yards) to the wetlands and 0.45-acre of impacts to on-site 25-foot wetland/watercourse buffer area. Please refer to the wetland review letter or additional information requested.

### Floodplain

The Plan appears to propose some impacts to the existing floodplain on site. The applicant indicated in response letter that the related permits will be applied once the Concept plan is approved.

### Open Space

The applicant is proposing to dedicate about 18 acres of land with natural features to the City to

be preserved as permanent open space. The revised concept plan eliminated all the previously proposed amenities for residents such as the pool house, lawn bowling etc. **Staff recommends adding few additional amenities such as pocket parks, benches, and pet waste stations thought the development at different locations.**

## 2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

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2016 Master Plan for Land Use update (adopted by Planning Commission on July 26, 2017) identifies this property and all adjacent land within the City as single family residential, with a density of 0.8 dwelling units per acre. It matches the existing zoning of the subject property. The proposed development would follow/contradict objectives of the Master Plan as listed below. Staff comments are in **bold**.

### 1. Quality and variety of housing:

- a. *Maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land. **The proposed development does propose to protect a majority of natural features on site and provides ample screening from Nine Mile Road. However, the housing pattern itself looks dense within the limits of development and does not align with semi-rural character.***
- b. *Provide residential developments that support healthy lifestyle. Ensure provision of neighborhood open space within residential developments. **The proposed development includes a pool with amenities, sidewalks on both sides of the streets (for the most part), dog walk area and a lawn bowling. It also proposes a connection to proposed ITC Connector pathway.***
- c. *Provide a wide range of housing options. **The proposed development is geared towards empty nesters.***

### 2. Environmental Stewardship

- a. *Protect and maintain the City's woodlands, wetlands, water features, and open space. **The applicant proposes to donate about 18 acres (35%) of land with regulated woodlands and wetlands in the rear.***

## MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

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The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the internal roads and lots, location of proposed detention ponds, location of proposed open space and preserved natural features and a general layout of landscaping throughout the development. The applicant has provided a narrative describing the proposed public benefits and community impact statement.

**Staff will work with the applicant to come up with appropriate conditions to be included in the agreement. Some suggestions are listed below.**

1. The development will be limited to a density, to be determined at the Planning Commission meeting.



2. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
3. A minimum of 15 feet shall be maintained between two buildings.
4. A minimum of 30 feet is provided between the front façade and the back of the curb.
5. The applicant will work with staff to identify a proper location to connect to ITC trail, beyond the subject property line.
6. The applicant shall limit the wetland and woodland impacts to the areas and percentages indicated on the concept plan at the time of Preliminary Site Plan.

## **ORDINANCE DEVIATIONS**

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Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that *"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."* Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. The proposed PRO agreement would be considered by City Council after tentative approval of the proposed concept plan and rezoning.

The concept plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted a narrative describing the requested deviations. **The applicant should consider submitting supplemental material discussing how if each deviation "...were not granted, [it would] prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."**

### Planning Deviations:

The applicant is proposing a layout that does not meet the minimum dimensional standards for a single family development. Staff identified that deviations will be required for lot size, lot frontage, setbacks, lot coverage, but is currently unable to identify the extent of deviations due to insufficient information. The Planning Commission may choose to approve the concept plan as shown subject to following conditions:

1. The proposed unit boundary shown on the concept plan (sheet 02) is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
2. A minimum of 15 feet shall be maintained between two buildings.
3. A minimum of 30 feet is provided between the front façade and the back of the curb.

### Landscape Deviations:

In general, the landscape plan conforms to the requirements. There are a couple of deviations that staff recommends in order to protect the existing natural features. For example, a deviation to not provide street trees in front of the wetland, to not provide the required buffer screening or berms within the wetland or wetland buffer, in order to not disturb the wetland.

### Engineering Deviations:

- Absence of stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter.
- Not providing non-paved eyebrows.
- Absence of sidewalk along the portion of the south side of Villa Drive and the east side of Villa D 'Este Blvd.
- Blocks longer than 1400 feet.

Traffic Deviations:

- The sidewalks should be located a minimum of 15 feet from the back of curb
- The applicant has horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii.

Woodland Deviations:

The applicant is seeking the following deviations to the Woodlands Replacement Ordinance.

**Landscape Design Manual does not allow additional credits for upsizing the woodland replacement trees. Staff does not support this deviation.**

Tree Type	Credit requested	Credit allowed
6' - 8' Evergreens	1 Credit	0.67 credit
10' - 12' Evergreens	2 Credits	0.67 credit
4" Deciduous Trees	2 Credits	1 credit allowed for 2.5" or more deciduous
Subcanopy	1 Credit	1 credit allowed, if the replacement planting is from recommended list

- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property. Conditioned on approval by landowners. **Staff believes that it is not practical to propose woodlands replacement in off-site locations as proposed. An off-site conservation easement is required for any off-site woodland replacements. Staff does not support this deviation.**
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees. **The current submittal did not include a tree survey. Without knowing the existing tree species or proposed tree replacement types, staff is unable to support this deviation. In addition, the landscape design manual recommends a similar proportion of woodland replacements to those removed by species. For example, if 20 percent of red maples are removed, the replacement should include a similar percentage of red maples. It is staff's understanding that there are not many existing evergreens that are being removed on site to justify the replacement evergreens proposed. Staff does not support this deviation.**

Facade Deviations:

Facade review is not required for Concept PRO plan unless the applicant wants to demonstrate that the buildings will an enhancement, which would be unlikely to be achieved if it were not a Planned Rezoning Overlay. Applicant did not indicate any additional enhancement to the building elevations.

The applicant is requesting to waive the similar dissimilar review for individual units. Staff does not support waiving the requirement altogether, but can support a slight adjustment to area within which the square footages are compared.

**APPLICANT BURDEN UNDER PRO ORDINANCE**

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The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) Approval of the application shall accomplish, among other things, and as determined in the discretion of the City Council, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.
2. (Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement on the basis of which the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

#### **PUBLIC BENEFIT UNDER PRO ORDINANCE**

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Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant has offered the following items as public benefits. Staff Comments are in **bold**.

1. *Donate approximately 18+ acres of land to Novi for existing park system. This will allow Novi to expand its parkland in this area and will connect two parcels of City parkland. This donation is conditional that Novi cannot sell the parcel, or develop the parcel, otherwise the property reverts back to original owner. **Eighteen acres would count to about thirty seven percent of total gross area. City may reserve a right to make minor improvements in the area to propose a trail or accessory uses for a trail. City Council expressed interest in acquiring lands with natural features to create nature corridors. Proposed land to be dedicated abuts proposed ITC trail. This is considered a public benefit.***
2. *The Developer proposes to build a comfort station for ITC Trailhead subject to us understanding scope of work or contribute cash to the sanitary sewer installation costs on Nine Mile or Novi can allocate funds per its discretion. (\$200,000 cap). **Novi Parks has applied for a grant to acquire a property south of Nine Mile Road west of Garfield Road to build a trail head for ITC corridor. If that falls through, a comfort station at this location would be redundant. Staff will work with the applicant prior to approval of PRO agreement to identify a suitable project to allocate the \$200,000 funds offered by the applicant. This is considered a public benefit.***
3. *Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated soils on property at Nine Mile and Garfield Road. It should not be discounted as we see this as a potential win/win proposition. **As mentioned***

above, if City acquires the property on Garfield for a trailhead, it is City's intent to transport soils from the sewer installation to that property. The offered benefit would not provide any significant reduction in costs even otherwise. On the contrary, it may benefit the developer by providing soils for the proposed screening berms on the property.

4. *Remove debris and shut down wood chip operation on property and increase property values around the area. There is a redevelopment potential for the property even if the property is developed according to existing zoning, but perhaps not as likely.*
5. *Pave part of Nine Mile from Garfield to entrance to Villa D'este with chip seal and upgrade the Nine Mile and Garfield intersection. City of Novi Department of Public services does not approve chip seal pavement along Nine Mile Road. The pavement material does not withstand the wear and tear. Nine Mile road along the subject property is designated as natural beauty road by Oakland County Road Commission. The applicant should provide more information regarding the proposed upgrade to the intersection as such what it would include.*
6. *Increase tax base by \$40,000,000. Many Novi residents have children in Northville Public schools. This project raises funding for schools and has no negative impact to the school system. Single family homes would increase tax base by \$20,000,000 dollars and have an impact on school system. An increase in tax base is considered an incidental benefit.*
7. *Provide an outstanding development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D'Este will also. More detailed plans will be provided at site plan approval. Conceptual landscape plans provided appear to meet the minimum requirements of landscape ordinance. The plans do not appear to propose anything beyond the minimum requirements. Staff will be able to make a better determination at the time of Preliminary Site Plan.*
8. *Generate \$224,000 dollars in sanitary sewer tap fees to help pay for the new sanitary sewer. Sewer tap fees is a standard requirement, cannot be perceived as a public benefit.*

Staff acknowledges the significant benefits 1 and 2, offered by the applicant. It is staff's opinion that benefits numbered 3, 4, 6 and 8 do not meet the intent of public benefits and should be eliminated from PRO agreement.

#### **SUMMARY OF OTHER REVIEWS**

- a. Engineering Review (10-31-17): Additional comments to be addressed with revised concept plan submittal. Engineering is recommending approval for reasons noted in the letter.
- b. Landscape Review (10-12-17): Landscape review has identified few waivers that may be required. Refer to review letter for more comments. Landscape recommends approval.
- c. Wetland Review (10-26-17): A City of Novi Wetland Non-Minor Use Permit and an authorization to encroach into 25 foot buffer setback are required for this site plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Site Plan submittal. Wetland is recommending approval for reasons noted in the letter.
- d. Woodland Review (10-26-17): A City of Novi woodland permit is required for the proposed plan at the time of Preliminary Site Plan review. Additional comments to be addressed with revised Concept Plan submittal. Woodland is **not recommending** approval for reasons noted in the letter.
- e. Traffic Review (10-27-17): Additional Comments to be addressed with revised concept plan submittal Traffic recommends approval.
- f. Facade Review: Façade review is not required for Concept PRO plan unless the applicant wants to demonstrate that the buildings will an enhancement, which would be unlikely to

be achieved if it were not a Planned Rezoning Overlay. Applicant did not indicate any additional enhancement to the building elevations.

- g. Fire Review (11-02-17): Additional Comments to be addressed with revised concept plan submittal. Fire recommends approval

### **PLANNING COMMISSION MEETING**

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**Some reviews are not currently recommending approval.** A Planning Commission public hearing is scheduled for November 08, 2017 meeting per applicant's request. The following are required no later than 11 am November 03, 2017:

1. A response letter to all staff and consultant review letters
2. A color rendering of the site plan (Optional)
3. Concept plan submittal in PDF format

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [skomaragiri@cityofnovi.org](mailto:skomaragiri@cityofnovi.org).



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Sri Ravali Komaragiri – Planner



## PLANNING REVIEW CHART

**Review Date:** October 31, 2017  
**Review Type:** Revised Concept Plan (Planner Rezoning Overlay)  
**Project Name:** JSP 17-52 VILLA D'ESTE  
**Plan Date:** October 09, 2017  
**Prepared by:** Sri Komaragiri, Planner  
**E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with revised submittal. Underlined items need to be addressed on the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	56 Unit single family residential development with PRO overlay; 1.42 maximum dwelling units per acre	No	
<b>Zoning</b> <i>(Effective December 25, 2013)</i>	RA: Residential Acreage district	R-1 One-Family Residential District	No	<i>As discussed at the meeting, the applicant is requesting to rezone to R-1.</i>
<b>Uses Permitted</b> <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family Dwellings (Ranch style Condos) with PRO Overlay	No	
<b>Phasing</b>	Is Phasing involved?	Two phases		<b>Please indicate phase lines on the plan.</b>
<b>Planned Rezoning Overlay Document Requirements</b>				
<b>Written Statement</b> <i>(Site Development Manual)</i>  <i>The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	- Current RA Zoning: upto 31 homes (0.8 DUA) - Proposed R-1 Zoning: upto 64 homes (1.65 DUA) - Proposed Concept: 56 units (1.42 DUA)	Yes	
	Identified benefit(s) of the development	Provided	Yes?	<b>Please refer to comments in the review letter</b>
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Not provided	Yes	<b>Please refer to comments in the review letter</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Rezoning Sign Location Plan</b> (Page 23,SDM)	Installed within 15 days prior to public hearing Located along all road frontages	Installed	Yes	
<b>Public Benefits</b> (Section 7.13.2.D.ii)	City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments	Provided in an attachment	Yes?	<b>Please revise to include that will include benefits that fit the intent of public benefits.</b>  <b>Contact all the necessary agencies (Parks and DPS) involved to get their input on feasibility of improvements proposed as public benefits.</b>
<b>Traffic Impact Study</b> (Site development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Applicant submitted a Traffic Impact Study	Yes	Refer to Traffic Review.
<b>Community Impact Statement</b> (Sec. 2.2)	<ul style="list-style-type: none"> <li>- Over 30 acres for permitted non-residential projects</li> <li>- Over 10 acres in size for a special land use</li> <li>- All residential projects with more than 150 units</li> <li>- A mixed-use development, staff shall determine</li> </ul>	Not required, but provided per staff's request	Yes	Staff agrees with the findings
<b>Usable Open Space &amp; Amenities</b>	Usable open space is recommended for residential developments	Provided required sidewalks on wither side of street. Proposed connection to ITC trail	No	Additional amenities can be added such as pocket parks, benches, and pet waste stations thought the development at different locations in addition to centralized location.
<b>The remainder of the review is against R-1 standards</b>				
<b>Height, bulk, density and area limitations (Sec. 3.1.2)</b>				
<b>Maximum Dwelling Unit Density</b>	1.65 DUA  For RA: 0.8 DUA( For 39.18 net acres , upto 31units)	1.43 DUA ( 56 Units)  11.82 acres of wetland	No	<b>The maximum density conform to R-1 requirements</b>  <b>Staff recommends the applicant to consider reducing the density</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Minimum Lot Area</b> (Sec 3.1.2)	21,780 square feet  For RA: 1 Acre (43,560 square feet)	Unable to determine  The layout proposes single ranch style housing with common areas as opposed to site condominium with lot lines	No	<b><u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u></b>
<b>Minimum Lot Width</b> (Sec 3.1.2)	120 ft.  For RA: 150 ft.	Unable to determine	No	
<b>Building Setbacks (Sec 3.1.2)</b>				
<b>Front</b>	30 ft. <i>RA: 45ft.</i>	30 ft. measured from back of the curb	No	<b><u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u></b>
<b>Side</b>	15 ft. one side and 40 ft. total two sides <i>RA: 20 ft. one side, 50 ft. two sides</i>	15 ft minimum distance between buildings	Yes	
<b>Rear</b>	35 ft. <i>RA: 50 ft.</i>	Unable to determine	No	
<b>Maximum % of Lot Area Covered</b> (By All Buildings) (Sec 3.1.2)	25%	Unable to determine	No	
<b>Minimum Floor Area</b> (Sec 3.1.2)	1,000 Sq.ft.	Information is not provided at this point	No	<u>Details reviewed at plot plan phase</u>
<b>Building Height</b> (Sec 3.1.2)	35 ft. or 2.5 stories whichever is less	No elevations provided at this time. The applicant indicated in the response letter that the tentative height is 35 ft.	NA	<b>Please specify to verify conformance.</b>  <u>Building height reviewed at plot plan phase. Please mention the tentative height.</u>
<b>Frontage on a Public Street.</b> (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed road within the proposed condominium, with access to Nine Mile Road	Yes	<b>The community is gated and would require City Council approval.</b>
<b>Parking and other requirements</b>				
<b>Number of Parking Spaces</b> Private clubs (Sec.5.2.12.B)	Two (2) for each dwelling unit	Proposed parking in the garage and in front of garage	Yes?	<b>Where are the mailboxes provided? Is parking allowed on street? Are the driveways deep</b>



Item	Required Code	Proposed	Meets Code	Comments
				enough for parking in front of garage?
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	For total 1 to 25 = 1 van accessible	Not applicable for single family development	NA	
<b>Accessory Structures</b>	Any accessory structures shall meet the requirements for section 4.19	Unable to determine	No?	<b>Indicate whether dumpster, generators or rooftop equipment is provided for the poll facility. Any deviations to the possible location should be requested prior to concept plan submittal.</b>
<b>Note to District Standards (Sec 3.6)</b>				
<b>Area Requirements</b> (Sec 3.6A & Sec. 2.2)	<ul style="list-style-type: none"> <li>- Lot width shall be measured between two lines where a front setback line intersects with side setback lines.</li> <li>- Distance between side lot lines cannot be less than 90% between the front setback line and the main building.</li> </ul>	Unable to determine	No	<b><u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u></b>
<b>Additional Setbacks</b> (Sec 3.6B)	NA	Single family development. Off-street parking is provided for the accessory use to the development	NA	
<b>Exterior Side yard abutting Streets</b> (Sec 3.6C)	NA	Side yards abutting residential districts	NA	
<b>Wetland/Water-course Setback</b> (Sec 3.6M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse.	25ft. wetland buffer indicated.	No	<b>Additional information requested for on-site evaluation. Refer to wetland review for more details.</b>
<b>Woodlands</b> (City Code Chapter 37) Replacement of removed trees		Woodland impacts proposed	No	<b>Additional information requested. Refer to woodland review for more details. Woodland tree survey is recommended to be submitted prior to</b>

Item	Required Code	Proposed	Meets Code	Comments
				Concept Plan approval to identify replacement counts into PRO agreement.
<b>Subdivision Ordinance (Subdivision Ordinance Appendix C, Article IV)</b>				
<b>Blocks</b> (Subdivision Ordinance: Sec. 4.01)	<ul style="list-style-type: none"> <li>- Maximum length for all blocks shall not exceed 1,400 ft.</li> <li>- Widths of blocks shall be determined by the conditions of the layout.</li> </ul>	Block along Villa Drive appears to be longer than 1400 feet	No	Revise the layout to meet the code. <u>This could be a deviation.</u>
<b>Lot Depth Abutting a Secondary Thoroughfare</b> (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	Nine Mile road along the subject property is considered Scenic road.	NA	
<b>Depth to Width Ratio</b> (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Unable to determine	No	<u>Staff is unable to identify the extent of deviations sought. Council may recommend the concept plan as proposed on Planning Commission's recommendation</u>
<b>Arrangement</b> (Subdivision Ordinance: Sec. 4.02.B)	<ul style="list-style-type: none"> <li>- Every lot shall front or abut on a street.</li> <li>- Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.</li> </ul>	Unable to determine	No	
<b>Streets</b> (Subdivision Ordinance: Sec. 4.04)	<p>Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:</p> <ul style="list-style-type: none"> <li>- practical difficulties because of topographic conditions or natural features</li> <li>- Would create undesirable traffic patterns</li> </ul>	The subject property is surrounded by regulated wetlands on the north and west, ITC corridor on the east.	NA	<u>This could be a deviation and is supported by staff.</u>
<b>Topographic Conditions (Subdivision Ordinance Sec 4.03)</b>				
<b>A. Flood plain</b>	Compliance with applicable state laws and City Code	There is an existing 100 year floodplain on the subject property. Some	No	<b>Applicant is responsible for contacting the necessary agencies and</b>

Item	Required Code	Proposed	Meets Code	Comments
	Areas in a floodplain cannot be platted	of the lots are encroaching into the floodplains. The layout also proposes storm water detention within the floodplains		<b>obtain the necessary permits for the modifying the floodplain limits</b>  <b>Clearly indicate the floodplain limits on the layout plan. Refer to Engineering letter for more details</b>
<b>B. Trees and Landscaping</b>	Compliance with Chapter 37 and Article 5 of City Zoning Code	Landscape Plan is not provided	No	<b>Refer to Landscape review for requirements</b>
<b>C. Natural Features</b>	To be preserved Lots cannot extend into a wetland or watercourse	The site has considerable wetlands	Yes/ No	<b>Refer to Wetland review letter for more comments</b>
<b>D. Man-made Features</b>	To be built according to City standards	None Proposed	NA	
<b>E. Open Space Areas</b>	Any Open Space Area shall meet the following: <ul style="list-style-type: none"> <li>- Require performance guarantee</li> <li>- Shall be brought to a suitable grade</li> <li>- Compliance with zoning ordinance</li> <li>- Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.</li> </ul>	Landscape and grading plan is not submitted. Unable to determine	No	
<b>F. Non-Access Greenbelt Easements</b>	Along rear or side property lines for reverse frontage lots	Not applicable	NA	
<b>G. Zoning Boundary Screening</b>	A non-residential development abutting a residential development would need screening	Subject property is not abutting any non-residential development	NA	
<b>Sidewalks Requirements</b>				
<b>Non-Motorized Plan</b>	- Proposed unpaved trail, west of subject property from Nine Mile Road to Ten Mile Road through undeveloped park	Connections to the proposed ITC trail is proposed through the system of internal sidewalks and the proposed public	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	land. - ITC Corridor, abutting the eastern boundary of subject property.	sidewalk  The applicant is proposing a 'comfort station' at the south east corner of the development to complement the ITC Trail		
<b>Sidewalks</b> (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed on either side of the proposed private drive for the most part	No	<b>Revise the sidewalk to meet the 6 feet width</b>  <b><u>This could be a deviation</u></b>
<b>Public Sidewalks</b> (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 6 foot sidewalk is required along Nine Mile Road	A 8 foot concrete sidewalk is proposed along Nine Mile Road	No	The applicant indicated that he is working with the neighboring residents to extend the sidewalk between the eastern and western legs of the subject property
<b>Building Code and other design standard Requirements</b>				
<b>Residential Entryway Lighting</b>	A residential development entrance light must be provided at the entrances to the development off of Dixon Road	None indicated	No	Please contact Darcy Rechtein at <a href="tel:248.735.5695">248.735.5695</a> for further details. <b>Provide details of the proposed lighting</b>
<b>Interior Site Lighting</b>	A lighting and photometric plan is required if any interior lighting is proposed.	None proposed at the moment.	Yes?	
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Not Applicable.	NA	
<b>Design and Construction Standards Manual (DSM)</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not provided.	No	<b>Provide land description.</b>
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking	Some dimensions are missing.	No	<b>Please refer to Traffic review comments for additional details.</b>

Item	Required Code	Proposed	Meets Code	Comments
	layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			
<b>Economic Impact Information</b>	- Total cost of the proposed building & site improvements - Home size & expected sales price of new homes			
<b>Legal Requirements</b>				
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name and street name have been approved	Yes	
<b>Property Split or Combination</b>	Property combination or split shall be reviewed and approved by the Community Development Department.	The subject property is proposing a combination of five lots.	Yes	<u>The applicant must create this parcel prior to Stamping Set approval. Plans will not be stamped until the parcel is created.</u>
<b>Development/ Business Sign</b>	Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Refer to Planning review for more details	Signage is not indicated	Yes/ No	<u>For sign permit information contact Ordinance at 248-735-5678</u>
<b>Master Deed/Covenants and Restrictions</b>	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	
<b>Conservation easements</b>	Conservation easements may be required for wetland and buffer impacts	Not applicable at this moment. They will be required at the time of Preliminary Site Plan	NA	<u>The following documents will be required during Site Plan review process after the Concept PRO approval</u>
<b>PRO Agreement (Sec. 7.13.2.D(3))</b>	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the	Not applicable at this moment	NA	<u>PRO Agreement shall be approved by the City Council after the Concept Plan is tentatively approved</u>

Item	Required Code	Proposed	Meets Code	Comments
	City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

## ENGINEERING REVIEW



# PLAN REVIEW CENTER REPORT

October 31, 2017

## Engineering Review

Villa d'Este

JSP17-0052

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### Applicant

Robert Lamp Trust

### Review Type

PRO revised Concept Plan

### Property Characteristics

- Site Location: North of Nine Mile Road, east of Garfield Road
- Site Size: 48.32 acres
- Plan Date: 10/09/2017
- Design Engineer: Sieber Keast

### Project Summary

- A PRO plan for residential development north of Nine Mile Road and east of Garfield Road.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of 9 Mile Rd., with two connections to create a looped system.
- Sanitary sewer service would be provided by connection to the proposed gravity main along the north side of Nine Mile Road.
- Storm water would be collected by a single storm sewer collection system and detained on site in proposed detention basins.

### Recommendation:

The Concept Plan and Concept Storm Water Management Plan can be recommended for approval.



**Comments:**

The Concept plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed in Preliminary and Final Site Plan submittals:

General

1. A stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter is required by ordinance. **A request for deviation from Appendix C Section 4.04(A)(1) of the Novi City Code can be requested.** City staff supports this request.
2. A right-of-way permit will be required from the City of Novi.
3. The master planned right-of-way for Nine Mile Road is 43' half right-of-way. Dedication of the master-planned right-of-way should be part of this development.
4. Provide a minimum of two ties to established section or quarter section corners.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.
8. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Utilities

9. The gravity sewer main in Nine Mile is a public project currently under design. The proposed development proposes connection to this sanitary sewer. The City's project is currently under design and the City makes no guarantee that the project will be constructed as plans are still subject to review and approval by all required governmental entities. Construction of this development would not be permitted to begin prior to the sewer being available for use. In the event that the City's sewer project is not available for this development, the applicant would need to submit an alternative plan for the full review process.

### Paving & Grading

10. The right-of-way sidewalk shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
11. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
12. Within the development, sidewalks are required on both sides of the street. **Absence of sidewalk along a portion of Villa Drive requires a variance, with payment into the City's sidewalk fund for the cost of the sidewalk not constructed.** The request for lack of sidewalk along the south side of Villa Drive where there are no proposed residences can be supported, but sidewalk should be provided along both sides of Villa d'Este Boulevard.
13. **A variance from Section 11-194 (8) should be requested for non-paved eyebrows.** Staff will support this request.
14. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan."

### Storm Water Management Plan

15. Runoff in all areas of development must be pretreated before discharge to the wetlands. Capture the storm water in all developed areas in the on-site storm water collection and detention basin systems; or provide rain gardens as the pretreatment mechanism.
16. A 25-foot vegetated buffer shall be provided around the full perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots, and should not be placed immediately against adjacent structures. Provide a boundary of shrubbery or other maintainable landscape features between any structures and edge of the non-mowable basin buffer area.

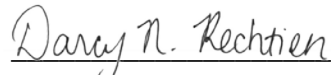
### Flood Plain

17. Application for a City floodplain permit shall be submitted as soon as possible to begin the review process. The City's floodplain consultant will review the submittal and provide initial comments regarding the review process. An MDEQ floodplain use permit may also be required prior to site plan approval.

Off-Site Easements

18. Any off-site easements or agreements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal. No off-site easements are anticipated at this time.

Please contact Darcy Rechten at (248) 735-5695 with any questions.



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Darcy N. Rechten, P.E.

## LANDSCAPE REVIEW



# PLAN REVIEW CENTER REPORT

October 12, 2017

## Revised PRO Concept Site Plan

Villa d' Este

### Review Type

Revised PRO Concept Plan Landscape Review

### Job #

JSP17-0052

### Property Characteristics:

- Site Location: North side of 9 Mile Road, near Garfield
- Site Zoning: R-A – Proposed R-1 with PRO
- Adjacent Zoning: North: R-A and R-1, East: R-A and ITC Corridor, South: R-A, West, R-A
- Plan Date: 10/9/2017

### Recommendation:

This concept is **recommended for approval**. Several landscape deviations are required to implement the concept as is proposed, but overall, the project conforms to most elements of the landscape ordinance.

### Deviations:

1. The required berm is not proposed along the western section of the project's Nine Mile Road frontage.
2. The require berm is not proposed west of the entrance, in the eastern section of the project's Nine Mile Road frontage.
3. A tree survey is not provided, so removals and required woodland replacements cannot be determined. Because of this deficiency, the applicant must provide a tree survey and conform to all of the rules of Section 37 (Woodlands Protection) and the Landscape Design Manual regarding woodland replacements once the extent of removals can be determined.
4. No plant list is provided to verify required diversity or whether any prohibited species are included. As a result, it is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity.

### Ordinance Considerations:

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below and on the accompanying Landscape Chart must be addressed and incorporated as part of the Preliminary Site Plan submittal.

Underlined items must be addressed and incorporated as part of the Final Site Plan submittal.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

### Existing Soils (Preliminary Site Plan checklist #10, #17)

Provided

### Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Provided

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Woodland line per Regulated Woodlands map is shown, but a tree survey is not provided.
2. **Please provide a current tree survey for all areas within 50 feet of development area.**
3. **Based on survey, please provide woodland replacement calculations.**

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed contours are provided on Landscape Plans and on engineering sheets.

Snow Deposit (LDM.2.q.)

Provided.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

**9 Mile Road**

1. 1195 lf frontage, less the ordinance allowances for access ways/clear vision zone (total of 140'), less the 85' to be donated for the trail parking lot = 970 lf. 28 deciduous canopy trees are required, 30 are provided.
2. **If the applicant wishes to request a landscape waiver/deviation to not provide street trees in front of the wetland in order to not disturb the wetland or wetland buffer, this would be supported by staff.**

**Internal streets**

1. Since individual units are not provided, the requirement is based on units. Based on 56 units, 56 trees are required. 74 trees are provided in front of units.
2. Cul-de-sac islands and boulevard island trees are not counted toward required street trees. This is correct.
3. **Where the area between the curb and sidewalk is only 5 feet, please use deciduous subcanopy trees as street trees.**

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. 1195lf frontage, less the ordinance allowances for access ways (total of 75'), less the 85' to be donated for the trail parking lot = 1035 lf .
2. Large evergreens or canopy trees: 1 tree per 40 lf = 26 trees required, 26 provided.
3. Subcanopy trees required: 1 tree per 25 lf = 41 trees required, 42 provided.
4. Berms not provided in entire western frontage, and in area immediately west of entrance.
5. **A landscape deviation is required for the shortfalls in buffers provided.**
6. **If the applicant wishes to request a waiver/deviation for not providing the required buffer screening or berms within the wetland or wetland buffer, in order to not disturb the wetland, this would be supported by staff.**

Corner Clearance (Zoning Sec 5.9)

Provided.

Parking Lot Landscaping/Perimeter Trees (Zoning Sec. 5.5.3.C.)

1. Perimeter trees are required at the rate of 1/35 lf. 10 trees are required for the perimeter trees around the 3 bays, 16 are provided.
2. **I accidentally gave the wrong requirement in the last review. The applicant can reduce the total number of trees provided around the parking bays to just 10. Please put one perimeter tree on each end of the bays.**

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

**When utility box locations are provided, required screening should be added to plan and plant list.**

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Requirement for 70% of pond rim to be landscaped with large native shrubs appears to be satisfied.
2. The detention pond trees shown are not required, and can't replace the required shrubs. They can count as woodland replacement trees.

Plant List (LDM 2.h. and t.)

Not provided, but not required for a concept plan unless species that don't conform to the woodland replacement chart or prohibited species are proposed.

Planting Notations and Details (LDM)

Provided

Irrigation(LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas or an alternative plan for ensuring that plants get the water required for establishment and long-term survival is required for Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised PRO Concept Plan

**Location:** Nine Mile at Garfield, north side.  
**Review Date:** October 12, 2017  
**Project Name:** JSP17 – 0052: VILLA D’ESTE  
**Plan Date:** October 9, 2017  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.  
Underlined items need to be addressed for Final Site Plan.

### LANDSCAPE DEVIATIONS

1. No tree survey, replacement calculations or replacement species are provided. Since this is the case, there is no assumption that the replacements are sufficient, or that there any deviations for species or sizes of replacements approved. They will need to meet current code standards.
2. No berm is provided along the entire 570 lf of western frontage. The required berm is an undulating berm with a minimum height of 4 feet and crest 4 feet wide.
3. No berm is provided west of the entrance. The same requirements for the berm discussed above apply here.
4. No plant list is provided to verify required diversity or whether any prohibited species are included. As a result, it is assumed that the applicant will comply with all landscape standards regarding tree sizes, species and diversity.

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	Yes	Yes	Overall plan: 1" =50' Detail: 1" = 20'
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA/LLA	Yes	Yes	



Item	Required	Proposed	Meets Code	Comments
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Needed for Final Site Plans.</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	No	No	<b>Please add to all landscape plan sheets.</b>
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	Site: R-A Proposed R-1 with PRO North: R-A and R-1, East: R-A and ITC corridor, South: R-A, West: R-A	Yes	On cover sheet
<b>Survey information</b> (LDM 2.c.)	§ Legal description or boundary line survey § Existing topography	Yes	Yes	Description on cover sheet.
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	No	No	<b>1. Tree survey is required.</b> <b>2. Please add designations of trees to be removed on plans (eg X on trees to be removed).</b> <b>3. Please add woodland replacement calculations.</b>
<b>Soil types</b> (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Sheet 3
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	<b>Please clearly show all overhead utility lines on landscape plans.</b>
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	<b>1. Proposed berm contours shown.</b> <b>2. Please make berm grading consistent between sheets. It appears that the berm contours on Sheet 3 are different from those on the Landscape plans.</b>
<b>Snow deposit</b> (LDM.2.g.)	Show snow deposit areas on plan	No	No	<b>Please show areas for snow deposits.</b>
<b>LANDSCAPING REQUIREMENTS</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements (LDM 1.c)</b>	§ Clear sight distance within parking islands § No evergreen trees	NA		
<b>Name, type and number of ground cover (LDM 1.c.(5))</b>	As proposed on planting islands	NA		
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands (a, b. i)</b>	§ A minimum of 200 SF to qualify § 200 sf per tree planted in an island § 6" curbs § Islands minimum width 10' BOC to BOC	NA		
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	NA		
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	Maximum bay is 7 spaces	Yes	
<b>Parking Lot perimeter trees</b>	· 1 per 35 lf · 352/35 = 10 trees	16 trees	Yes	<b>Fewer trees can be provided if desired.</b>
<b>Plantings around Fire Hydrant (d)</b>	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Some trees may be close to hydrants, manholes – can't tell at present.	No	<b>Keep all trees and large shrubs at least 10' away from hydrants, manholes.</b>
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
<b>Clear Zones (LDM 2.3.(5))</b>	25 ft corner clearance required. Refer to Zoning Section 5.5.9			Clear zones are provided.
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours § Berm should be located on lot line except in conflict with utilities. § Berms should be constructed of loam with 6" top layer of topsoil.				
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A and LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	Adjacent Zoning is RA and R1	NA		
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		
<b>Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)</b>				
Slope, height and width (Zoning Sec 5.5.3.A.v)	§ Label contour lines § Maximum 33% slope § Constructed of loam § 6" top layer of topsoil	Yes	No	<b>Please provide a typical berm cross section detail.</b>
Type of Ground Cover		Yes	Yes	Lawn
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No	No	<b>Please show any overhead utilities – existing or proposed</b>
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None proposed		
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	34 ft.	54' min.	Yes	
Min. berm crest width	4 ft.	4'	Yes/No	<ol style="list-style-type: none"> <li>The required berm is provided east of the entrance.</li> <li>A berm is not provided west of the entrance. <b>As much berm as possible should be provided unless it is not being provided due to the preservation of existing vegetation that is valuable and/or because of the ditch. A PRO deviation or a landscape waiver is required for this. Please provide justification.</b></li> <li>No berm is provided on the western 570 lf frontage. 240 feet of this is wetland so the deviation to not</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				provide a berm in this area is supported by staff but <b>a berm should be provided along the rest of the frontage. If the berm is not provided where possible, a PRO deviation or landscape waiver is required.</b>
Minimum berm height (9)	4 ft.	4'	Yes/No	<b>See above</b>
3' wall (4) (7)	NA	No		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10) LDM1.d.(1)(b)	§ 1 tree per 40 l.f.; § 9 Mile Road (1195-55-20-85)/40 = 26 trees § Possible waiver for wetland/buffer: 180/40 = 5 trees	<u>9 Mile Road:</u> 26 trees	Yes	1. Calculations and required trees are provided. 2. Landscape waiver or deviation can be sought for 180 lf of wetland and wetland buffer along right-of-way where area would be negatively impacted by grading/planting and where existing screening is sufficient. This would be supported by staff.
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	§ 1 tree per 25 l.f.; § 9 Mile Road (1195-55-20-85)/25 = 41 trees § Possible waiver for wetland/buffer: 180/25 = 7 trees	42 trees	Yes	See above regarding possible waiver/ deviation.
<b>Street Trees</b> (LDM 1.d.(1) and Novi Street Tree List))	§ 9 Mile Road: 1 tree per 35 lf (1195-120-20-85)/35 = 28 trees § Internal lots – 1 tree per unit since individual lots are not provided. 56 units.	<u>9 Mile Road:</u> 30 trees  <u>Lots:</u> 74 trees	Yes	1. See above. 2. <b>Please use deciduous subcanopy trees for the street trees planted in the 5' gap between the curb and the sidewalk.</b>
<b>Island &amp; Boulevard Planting</b> (Zoning Sec & LDM 1.d.(1)(e))	§ Must be landscaped & irrigated § Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. § No plant materials between heights of 3-6	Trees shown in all islands, additional plantings in entry island.		A mix of canopy and subcanopy trees, shrubs, groundcovers etc. is provided.

Item	Required	Proposed	Meets Code	Comments
	feet as measured from street grade			
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	§ A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors	NA		<b>When the locations of transformer/utility boxes are determined, add landscaping per city requirements.</b>
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	Only trees are shown on plan.	No	1. Proposed shrubs provide required coverage. 2. Detention pond trees are not required and can count toward replacements if desired.
<b>Woodland Replacements (Chapter 37 Woodlands Protection)</b>				
<b>Woodland Replacement Calculations – Required/Provided</b>	§ Show calculations based on existing tree chart. § Indicate boundary of regulated woodland on plan	§ Extent of regulated woodland boundaries is indicated in plans. § Some replacement trees are shown	No	1. Please provide current tree survey. 2. Please provide woodland replacement calculations 3. Provided woodland replacement trees should be from Woodland Replacement Chart.
<b>Woodland Replacement Trees Proposed</b>	§ Show clearly on plan and plant list which trees are proposed as woodland replacement trees § Reforestation credit table breakdown, if applicable	A mix of evergreen and deciduous replacement trees are indicated – no species given.	No	Provided woodland replacement trees should be from Woodland Replacement Chart.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 – Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	§ Include statement of intent to install and guarantee all materials for 2 years.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	§ Include a minimum one cultivation in June, July and August for the 2-year warranty period.			
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A method for ensuring that plantings receive sufficient watering for establishment and long-term survival must be provided.	No	No	1. <u>If an irrigation system is to be provided, the plan for that system should be provided with Final Site Plans.</u> 2. <u>If a system is not provided, notes regarding how plantings will receive sufficient water for establishment and survival must be part of the Final Site Plans.</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	No plant list	No	
Root type				
Botanical and common names				
Breakdown of genus/species diversity (LDM 1.d.(1).d.				<b>Please be sure that diversity of plantings conforms with standard listed in Design Manual</b>
Type and amount of lawn		No		<u>Need for Final Site Plan</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	<b>Please add callout stating that root ball dirt should be removed from root flare.</b>
Evergreen Tree		Yes	Yes	<b>See above</b>

Item	Required	Proposed	Meets Code	Comments
Multi-stem Tree		Yes	Yes	See above
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Please provide detail and tree fencing locations on demolition and grading plans.
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines.
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	No	No	
<b>Landscape tree credit (LDM3.b.(d))</b>	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Chapter 37, LDM for more details	Yes	No	Include sizes on plant list.
<b>Plant size credit (LDM3.c.(2))</b>	NA			
<b>Prohibited plants (LDM 3.d)</b>	No plants on City Invasive Species List	No plant list included	TBD	
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities			Please dimension distance from proposed trees close to overhead lines if any exist.
<b>Collected or Transplanted trees (LDM 3.f)</b>		NA		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost	Yes	Yes	Please specify compost instead of peat mulch in your planting mix. Canadian wetlands are harvested for the peat, causing environmental damage.

Item	Required	Proposed	Meets Code	Comments
	estimate. § Refer to section for additional information			

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.



**WETLAND REVIEW**



ECT Project No. 170538

October 26, 2017

Ms. Barbara McBeth, AICP  
City Planner  
Community Development Department  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Villa d'Este (JSP17-0052)  
Wetland Review of the Revised PRO Concept Plan (PSP17-0141)

Dear Ms. McBeth:

The Revised PRO Concept Plan (PSP17-0141) for the proposed Villa d'Este project prepared by Seiber, Keast Engineering, L.L.C. dated October 9, 2017 and stamped "Received" by the City of Novi Community Development Department on October 9, 2017 (Plan) was transmitted to Environmental Consulting & Technology, Inc. (ECT) for our information only. The wetland comments from our previous *Wetland Review of the Concept Plan (PRO) (PSP1-0120)* letter are still applicable and contained below.

The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance.

**ECT currently recommends approval of the Revised PRO Concept for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.**

The following wetland related items are required for this project:

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Not Required (Impacts currently 0.07-acre < 0.25-acre wetland mitigation threshold)
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of fifty-six (56) single family detached ranch and story-and-a-half residential condo units, associated roads and utilities as well as several storm water detention basins. This is up from fifty-three proposed units on the previous concept plan. The proposed project site contains a significant amount of

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City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

**Wetland Evaluation/Wetland Impact Review**

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map, USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. The site includes areas indicated as City-regulated wetland on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.).

The Plan notes that the onsite wetlands were flagged by Wilson Road Group, Inc. and indicates numerous areas of existing wetlands on the site. These wetland areas are generally located along the northern and western portions of the project site. Portions of these wetland areas appear to be included on the City of Novi *Regulated Wetlands and Watercourse Map* (attached). It should be noted that that the Plan does not appear to label the existing wetlands (i.e., Wetland A, B, etc.) or provide the acreages of the individual areas of on-site wetlands. Please label the wetlands and the associated on-site areas on the Plan. Wetland flag numbers should also be included on the Plan.

Reviews of previous proposed development plans for these parcels have indicated eleven (11) existing wetlands on the site. All of these wetlands are regulated by the City of Novi and several are also likely regulated by the Michigan Department of Environmental Quality (MDEQ). The DEQ must determine the following before a permit can be issued:

- The permit would be in the public interest.
- The permit would be otherwise lawful.
- The permit is necessary to realize the benefits from the activity.
- No unacceptable disruption to aquatic resources would occur.
- The proposed activity is wetland dependent **or** no feasible and prudent alternatives exist.

As noted above, several areas of wetland have been confirmed on the subject property by the applicant's wetland consultant. Currently, the Plan indicates two (2) direct impacts to on-site wetlands. It should be noted that that the Plan does not appear to label the existing wetlands or provide the acreages of the individual areas of on-site wetlands. The Plan does quantify the areas of the proposed wetland impacts. The total amount of direct (i.e., fill or excavation) impact to on-site wetlands is 0.07-acre. This is the same total quantity of wetland impact proposed on the previous concept plan. An area of wetland impact previously proposed has been removed from the Plan. This impact was in the northern section of the site located between Buildings 29 and 30 (formerly Lots 26 and 27). This wetland impact was noted as 0.04-acre. This wetland impact was for the purpose of proposed grading between these two lots and for the construction of Villa Drive. It appears as if a proposed retaining wall has negated the need for a wetland fill in this location. The current impacts to Wetlands C and M are for the purpose of constructing a wetland/drain crossing for Villa Drive in two (2) locations as shown on the Plan.

The following table summarizes the proposed wetland impacts as listed on the *Overall Plan* (Sheet 2):

**Table 1. Proposed Wetland Impacts**

<b>Wetland Impact Area</b>	<b>City Regulated?</b>	<b>MDEQ Regulated?</b>	<b>Impact Area (acre)</b>	<b>Estimated Impact Volume (cubic yards)</b>
M	<b>Yes City Regulated /Essential</b>	<b>Likely</b>	0.04	Not Indicated
C	<b>Yes City Regulated /Essential</b>	<b>Likely</b>	0.03	Not Indicated
<b>TOTAL</b>	<b>--</b>	<b>--</b>	<b>0.07</b>	<b>Not Indicated</b>

The Plan also includes the construction of several storm water management basins (Basins A and B) located adjacent to existing wetlands. There will be storm water outlets to wetland areas constructed in these locations.

The currently proposed wetland impacts will not likely require wetland mitigation as the City’s threshold for wetland mitigation is 0.25-acre of wetland impact and the MDEQ’s threshold is 0.30-acre. The current proposed wetland total impact is 0.07-acre (452 cubic yards).

In addition to the proposed wetland impacts, the Plan proposes disturbance to 0.45-acre of on-site 25-foot wetland/watercourse buffer area. The wetland buffer impacts are for the purpose of proposed grading between Buildings 29 and 30 (fka Lots 26 and 27) and for the construction of Villa Drive in this area as well as the construction of a drain crossing for Villa Drive just north of the project entrance from W. Nine Mile Road. In addition, wetland buffer impacts are proposed for the construction of the 15-foot wide gravel access drive to stormwater Detention Basin A.

The following table summarizes the existing wetland/watercourse setbacks and the proposed wetland/watercourse setback impacts as listed on the Plan:

**Table 2. Proposed 25-Foot Wetland/Watercourse Buffer Impacts**

<b>Wetland/Watercourse Buffer Impact Area</b>	<b>Impact Area (acre)</b>	<b>Purpose</b>
M	0.14	Drain crossing for Villa Drive
C	0.27	Drain crossing for Villa Drive
B	0.04	Gravel access drive to Basin “A”
<b>TOTAL</b>	<b>0.45</b>	<b>--</b>

As noted above, the Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas.

In addition to the proposed wetland impacts and proposed impact to the regulated drain, the Plan appears to propose impacts to regulated floodplain. Subsequent Plan submittals should address any proposed

impacts to existing floodplain areas located on the site. Floodplain impacts will most likely need to be authorized by the Michigan Department of Environmental Quality (MDEQ).

**City of Novi Ordinance Requirements**

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, and Article V) describes the regulatory criteria for wetlands and review standards for wetland permit applications.

As stated in the Ordinance, it is the policy of the city to prevent a further net loss of those wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size, but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b).

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below. Wetlands deemed essential by the City of Novi require the approval of a use permit for any proposed impacts to the wetland:

*All noncontiguous wetland areas of less than two (2) acres which appear on the wetlands inventory map, or which are otherwise identified during a field inspection by the city, shall be analyzed for the purpose of determining whether such areas are essential to the preservation of the natural resources of the city. . . . In making the determination, the city shall find that one (1) or more of the following exist at the particular site:*

- (1) *The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) *The site represents what is identified as a locally rare or unique ecosystem.*
- (3) *The site supports plants or animals of an identified local importance.*
- (4) *The site provides groundwater recharge documented by a public agency.*
- (5) *The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*
- (6) *The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) *The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) *The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) *The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) *The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

*After determining that a wetland less than two (2) acres in size is essential to the preservation of the natural resources of the city, the wetland use permit application shall be reviewed according to the standards in subsection 12-174(a).*

**Permits & Regulatory Status**

Based on the criteria set forth in The City of Novi Wetlands and Watercourse Protection ordinance (Part II-Code of Ordinances, Ch. 12, Article V.), the wetlands to be impacted appear to meet the definition of a City-regulated wetland and meets one or more of the essentially criteria (i.e., wildlife habitat, storm water control, etc.). A wetland use permit would be required for any proposed activities within City regulated wetlands.

It appears as though a City of Novi Non-Minor Use Wetland Permit would be required for the proposed impacts as the total wetland impacts appear to be greater than 300 cubic yards of impact [i.e., threshold for City of Novi Non-Residential (i.e., non-single family residence) Minor Wetland Permits]. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It appears as though a MDEQ Wetland Permit would be required for the proposed impacts to on-site wetlands. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state. In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

In accordance with Part 303, wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but the DEQ has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity. A permit is required from the state for the following:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.

**Wetland Comments**

The following are repeat comments from our Wetland Review of the Concept Plan (PRO) (PSP17-0120) letter dated August 16, 2017. The current status of each comment follows in ***bold italics***:

1. It should be noted that that the Plan does not appear to label the existing wetlands (i.e., Wetland A, B, etc.) or provide the acreages of the individual areas of on-site wetlands. Please label the wetlands and the associated on-site areas on the Plan. Wetland flag numbers should also be included on the Plan.

***This comment has been partially addressed. Wetland flag numbers shall be indicated on at least one (1) of the plan sheets.***

2. The applicant shall show the following information on subsequent site plans:
  - a. The area of all existing on-site wetland/watercourse areas (square feet or acres);
  - b. The area of all existing 25-foot buffer areas (square feet or acres);
  - c. Area (square feet) and volume (cubic yards) of all wetland/watercourse impacts (both permanent and temporary);
  - d. Area (square feet) of all wetland buffer impacts (both permanent and temporary).

***This comment has been partially addressed. The area (square feet or acres) of all existing 25-foot wetland buffer areas shall be shown on the Plan.***

3. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. Many of the buildings are situated directly adjacent to the 25-foot wetland setback leaving little or no room for construction of the buildings without temporary or permanent impacts to the wetland buffer. The preservation of the 25-foot buffer areas is important to the overall health of the existing wetlands as the existing buffers serve to filter pollutants and nutrients from storm water before entering the wetlands, as well as provide additional wildlife habitat. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

*“There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses”.*

***This comment still applies.***

4. The Plan proposes to construct storm water outfalls to wetlands from Detention Basin A and B. The applicant shall quantify any permanent and/or temporary impacts to wetlands or wetland buffers in these areas (i.e., square feet/acreage and cubic yards).

***This comment has been addressed.***

5. One of the direct wetland impacts is in the northern section of the site located between Lots 26 and 27. This wetland impact is noted as 0.04-acre. It appears as if this wetland impact is for the

purpose of proposed grading between these two lots and for the construction of Villa Drive. ECT encourages the applicant to consider alternative design layouts for this area in order to reduce or avoid wetland and wetland buffer impacts in this area. Is the installation of a retaining wall or other means to avoid impacts to the wetland/wetland buffer feasible in this area? The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and 25-foot wetland setbacks have been reviewed and considered.

***This comment has been addressed.***

6. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Non-Minor Use Permit* would be required for any proposed impacts to site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers.

It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

***This comment still applies.***

7. The Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable. A seed mix consisting of acceptable native plant species shall be indicated on the Plan if necessary. Sod or common grass seed is not acceptable for site restoration within areas of existing wetland or 25-foot wetland buffers. The applicant shall provide information for any proposed seed mixes that will be used to restore the floodplain areas and/or any areas of temporary wetland and wetland buffer impacts. ECT would like to ensure that the proposed plant/seed material contains native plants as opposed to invasive or threatened plant types.

***This comment still applies.***

8. The City's threshold for the requirement of wetland mitigation is 0.25-acre of proposed wetland impact. This should be taken into account on subsequent site Plan submittals, if necessary.

***This comment still applies; however it does not appear as if wetland mitigation will be necessary.***

9. If applicable, the Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of remaining wetland as well as for any proposed wetland mitigation areas (if necessary). A Conservation Easement shall be executed covering all remaining wetland areas on site as shown on the approved plans. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

***This comment still applies.***



Villa d'Este (JSP17-0052)  
Wetland Review of the Revised PRO Concept Plan – (PSP17-0141)  
October 26, 2017  
Page 8 of 9

**Recommendation**

ECT currently recommends approval of the Revised PRO Concept for Wetlands. ECT recommends that the Applicant address the items noted in the *Wetland Comments* section of this letter in subsequent site plan submittals.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,  
**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map



**Figure 1.** City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

**WOODLAND REVIEW**



ECT Project No. 170538-0300

October 26, 2017

Ms. Barbara McBeth, AICP  
City Planner  
Community Development Department  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: Villa d’Este (JSP17-0052)  
Woodland Review of the Revised PRO Concept Plan (PSP17-0141)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised PRO Concept Plan for the proposed Villa d’Este project prepared by Seiber, Keast Engineering, L.L.C. dated October 9, 2017 and stamped “Received” by the City of Novi Community Development Department on October 9, 2017 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

**Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the Revised PRO Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted in the *Woodland Comments* section of this letter in subsequent site plan submittals.**

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located north of the intersection of Nine Mile Road and Garfield Road (i.e., north of Nine Mile Road between Napier Road and North Beck Road, Section 29 & 30. The Plan proposes the construction of fifty-six (56) single family detached ranch and story-and-a-half residential condo units, associated roads and utilities as well as several storm water detention basins. This is up from fifty-three proposed units on the previous concept plan. The proposed project site contains a significant amount of City-Regulated Woodland area as well as a significant amount of on-site City-Regulated wetlands and a tributary to the Novi-Lyon Drain (see Figure 1).

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to*

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*protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

### **Woodland Evaluation/Woodland Impact Review**

ECT's in-office review of available materials included the City of Novi Regulated Woodland map and historical aerial photographs. The site includes areas indicated as City-regulated woodland on the official City of Novi Regulated Woodland Map (see Figure 1). ECT recommends that we conduct a wetland and woodland field evaluation at the time of Preliminary Site Plan submittal in order to verify the existing on-site wetland boundaries and woodland information (tree sizes, species, conditions, etc.) when this information is provided.

The Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design. In addition, the Plan notes that a Woodlands Plan, Tree Inventory, and Removal & Replacement Plan will be provided with the Preliminary Site Plan. These plans have not been provided with the current Plan.

ECT has previously completed an onsite woodland evaluation for a different proposed site development project on these properties. The proposed project site contains a significant area of regulated woodland (see Figure 1). High quality woodlands are found throughout the property; many of the woodlands also contain forested wetland. The highest quality woodlands (and the largest diameter trees) are located in the northeast, central and western portions of the site. The site is essentially surrounded by areas designated as either City of Novi Regulated Wetland or Woodland. A portion of the southeastern section of the proposed development site includes existing residential lots. A portion of the western side of the site includes an area that appears to be somewhat disturbed and contains some existing overhead utility lines (ITC Corridor).

The proposed site development will involve significant impacts to regulated woodlands and will include a significant number of tree removals. The on-site trees have previously been identified in the field with metal tags on aluminum nails (and some metal tags on fishing line). On-site woodland within the project area consists of American elm (*Ulmus americana*), basswood (*Tilia americana*), bitternut hickory (*Carya cordiformis*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), black walnut (*Juglans nigra*), common apple (*Malus spp.*), eastern cottonwood (*Populus deltoides*), eastern white cedar (*Thuja occidentalis*), Norway maple (*Acer platanoides*), Norway spruce (*Picea abies*), red oak (*Quercus rubra*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), white oak (*Quercus alba*) and several other species.

In terms of habitat quality and diversity of tree species, the overall project site is of good to very good quality. The majority of the woodland areas consist of mature growth trees of good health. These wooded areas provide a relatively high level environmental benefit and function in terms of a scenic asset, windblock, noise buffer and habitat for local wildlife.

Reviews of site plans for previously-proposed developments on this site have indicated that there are numerous trees on-site that meet the minimum caliper size for designation as a specimen tree according to the Woodland Ordinance.

The Applicant should be aware of the City's Specimen Tree Designation as outlined in Section 37-6.5 of the Woodland Ordinance. This section states that:

“A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

Common Name	Species	DBH
Arborvitae	<i>Thuja occidentalis</i>	16"
Ash	<i>Fraxinus spp.</i>	24"
American basswood	<i>Tilia Americana</i>	24"
American beech	<i>Fagus grandifolia</i>	24"
American elm	<i>Ulmus americana</i>	24"
Birch	<i>Betula spp.</i>	18"
Black alder	<i>Alnus glutinosa</i>	12"
Black tupelo	<i>Nyssa sylvatica</i>	12"
Black walnut	<i>Juglans nigra</i>	24"
White walnut	<i>Juglans cinerea</i>	20"
Buckeye	<i>Aesculus spp.</i>	18"
Cedar, red	<i>Juniperus spp.</i>	14"
Crabapple	<i>Malus spp.</i>	12"
Douglas fir	<i>Pseudotsuga menziesii</i>	18"
Eastern hemlock	<i>Tsuga Canadensis</i>	14"
Flowering dogwood	<i>Cornus florida</i>	10"
Ginkgo	<i>Ginkgo biloba</i>	24"
Hickory	<i>Carya spp.</i>	24"
Kentucky coffee tree	<i>Gymnocladus dioicus</i>	24"
Larch/tamarack	<i>Larix laricina (eastern)</i>	14"
Locust	<i>Gleditsia triacanthos/Robinia pseudoacacia</i>	24"
Sycamore	<i>Platanus spp.</i>	24"
Maple	<i>Acer spp. (except negundo)</i>	24"
Oak	<i>Quercus spp.</i>	24"
Pine	<i>Pinus spp.</i>	24"
Sassafras	<i>Sassafras albidum</i>	16"
Spruce	<i>Picea spp.</i>	24"
Tulip tree	<i>Liriodendron tulipifera</i>	24"
Wild cherry	<i>Prunus spp.</i>	24"

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Absent objection by the owner, the planning commission may designate a tree as an historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree: The tree is associated with a notable person or historic figure;

- The tree is associated with the history or development of the nation, the state or the City;
- The tree is associated with an eminent educator or education institution;
- The tree is associated with art, literature, law, music, science or cultural life;
- The tree is associated with early forestry or conservation;
- The tree is associated with American Indian history, legend or lore.

Any tree designated by the planning commission as an historical or specimen tree shall be so depicted on an historic and specimen tree map to be maintained by the community development department. The removal of any designated specimen or historic tree will require prior approval by the planning commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval”.

#### **Proposed Woodland Impacts and Replacements**

The Plan notes that the gross site area is approximately 51.2 acres. The Plan does not include a tree survey, list of existing trees, or list of proposed trees to be removed. As noted above, the Plan notes that the Landscape and Woodland Plans have been prepared by Deak Planning + Design and that a Woodlands Plan, Tree Inventory, and Removal & Replacement Plan will be provided with the Preliminary Site Plan.

A *Woodland Study Plan* (Sheet WP-1) has been included with the Plan that indicates the approximate location of the Regulated Woodland boundary as indicated on the City’s Regulated Woodland Map with respect to the proposed limits of disturbance for the development. The *Woodland Study Plan* notes that 35.38 acres of the 51.2-acre development site is existing tree canopy based on the City’s Regulated Woodlands Map. This Plan also indicates the following potential tree impact areas:

Impact Area 1:	0.19-acres;
Impact Area 2:	1.42 acres;
Impact Area 3:	8.14 acres (up from 7.61 acres on the previous concept plan);
Impact Area 4:	0.76-acres;
<b>Total Impact Area:</b>	<b>10.51 acres (up from 9.98 acres on the previous concept plan)</b>

As such, the current Plan notes that 10.51 acres of the 35.38 acres (29.7%) of the Regulated Woodlands located on-site will be impacted. Proposed impacts to individual trees have not been described/quantified.

There appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed buildings and roads) will cover a significant portion of the buildable areas of the site (i.e., upland areas not containing wetlands or 100-year floodplain) and will involve a considerable number of tree removals. It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches that are

located within areas designated as regulated on the City of Novi Regulated Woodland Map or any tree 36 inches diameter-at-breast height (d.b.h.) or greater.

Also included with this Revised PRO Concept Plan is Sheet WP-2 (Woodland Study Plan) that provides a qualitative comparison of proposed woodland impacts associated with the current revised PRO concept plan and the previous plan that proposed a total of forty (40) single family home lots. While this plan illustrates that the previous plan proposing 40 single family lots had greater impacts proposed to regulated woodland areas, the woodland impacts have not been quantified in terms of required Woodland Replacement Credits, etc. Specific tree survey information, proposed woodland impact and woodland replacement information shall be provided on subsequent plan submittals.

The Plan includes a four (4) sheet *Conceptual Landscape Plan* (LP-1 through LP-4) that indicates that Woodland Replacement Trees are proposed to be planted on-site. The Plan does not currently appear to provide the quantity, species, or sizes of the proposed Woodland Replacement material. Subsequent site Plans should include this information. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted on-site. The applicant should review and revise the Plan in order to better indicate how the on-site Woodland Replacement requirements will be met. The applicant has quantified the required greenbelt/ROW trees, street trees, and parking/perimeter trees but not Woodland Replacement Tree requirements.

It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The “upsizing” of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

The current Plan indicates that Woodland Replacement trees are proposed:

- Along the landscaped berm to be located along the southeast section of the site along Nine Mile Road (i.e., east of the proposed site entrance);
- Along the south section of the site (i.e., along south property boundary; adjacent to existing single family residential lots. This is west of the proposed site entrance;
- Along the perimeters of stormwater detention Basins A and B.

With regard to the location of woodland replacement trees, the Woodland Ordinance states:

- *The location of replacement trees shall be subject to the approval of the planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping;*
- *Where the tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property;*



- *Where tree relocation or replacement is not feasible within the woodland area, or on the project property, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the market value for the tree replacement as approved by the planning commission. The city tree fund shall be utilized for the purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree fund plantings shall take place on public property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission;*
- *Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.*

The applicant shall demonstrate that all proposed Woodland Replacement Trees will be guaranteed to be preserved as planted within a conservation easement or landscape easement to be granted to the City.

**City of Novi Woodland Review Standards and Woodland Permit Requirements**

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

*No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.*

In addition,

*“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.*

**Woodland Comments**

The following are repeat comments from our *Woodland Review of the Concept Plan (PRO) (PSP17-0120)* memo dated August 16, 2017. The current status of each comment follows in ***bold italics***:

1. ECT recommends that we conduct a woodland field verification at the time of Preliminary Site Plan submittal in order to verify existing regulated tree locations and confirm the proposed tree replacement quantities, etc.

***This comment still applies.***

2. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above).

***This comment still applies.***

3. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

***This comment still applies.***

4. The Plan does not currently appear to indicate the proposed sizes and species of the proposed on-site Woodland Replacement Trees. The Plan should clearly indicate the locations, sizes, species and quantities of all woodland replacement trees to be planted. It is recommended that the applicant provide a table that specifically describes the species and quantities of proposed Woodland Replacement trees. It should also be noted that all deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio. All coniferous replacement trees shall be 6-feet in height (minimum) and provide 1.5 trees-to-1 replacement credit replacement ratio (i.e., each coniferous tree planted provides for 0.67 credits). The "upsizing" of Woodland Replacement trees for additional Woodland Replacement credit is not supported by the City of Novi. Finally, all proposed Woodland Replacement tree material shall meet the species requirements in the *Woodland Tree Replacement Chart* (attached).

***This comment still applies.***

5. The applicant should clearly indicate on the Plan if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

**Replacement Tree Requirements**

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

***This comment still applies.***

6. It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks

$(10+12+13=34$  divided by 8 = 4.25. Therefore, rounding to the next full number, five (5) replacement credits would be required.

***This comment still applies.***

7. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodland and woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.

***This comment still applies.***

8. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

***This comment still applies.***

9. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation.

***This comment still applies.***

10. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

***This comment still applies.***

11. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

***This comment still applies.***

Villa d'Este (JSP17-0052)  
Woodland Review of the Revised PRO Concept Plan (PSP17-0141)  
October 26, 2017  
Page 9 of 11

**Recommendation**

Due to deficiencies in the Plan with regard to proposed woodland impacts and woodland replacement trees, ECT currently does not recommend approval of the PRO/Concept Plan for Woodlands. ECT recommends that the Applicant address the items noted above in the *Woodland Comments* section of this letter in subsequent site plan submittals. Specifically, the applicant shall provide specific tree survey information, proposed woodland impact and woodland replacement information on subsequent site plans.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

**ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**



Pete Hill, P.E.  
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner  
Rick Meader, City of Novi Landscape Architect  
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map  
Woodland Replacement Tree Chart



**Figure 1.** City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

### Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)

(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Yellowwood	<i>Cladrastis lutea</i>
Beech	<i>Fagus sp.</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans sp.</i>
Eastern Larch	<i>Larix laricina</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Bladdernut	<i>Staphylea trifolia</i>
Bald Cypress	<i>Taxodium distichum</i>
American Basswood	<i>Tilia americana</i>
Hemlock (1.5:1 ratio) (6' ht.)	<i>Tsuga canadensis</i>

TRAFFIC REVIEW



AECOM  
 27777 Franklin Road  
 Southfield  
 MI, 48034  
 USA  
 aecom.com

**Project name:**  
 JSP17-52 Villa d'Este Concept Traffic Review

**From:**  
 AECOM

**Date:**  
 October 27, 2017

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**CC:**  
 Sri Komaragiri, George Melistas, Theresa Bridges,  
 Darcy Rechten, Hannah Smith

# Memo

**Subject:** Villa d'Este Revised PRO Concept Traffic Review

The pre-application site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Cambridge Homes, LLC, is proposing a 56-unit residential development consisting of single-family site condominiums. The site is located on the north side of Nine Mile Road near the intersection with Garfield Road.
2. The existing zoning is RA (Residential Acreage) and the applicant is proposing a PRO (Planned Residential Overlay).
3. Nine Mile Road is under the jurisdiction of the City of Novi.
4. The site condominiums are designated for “empty nesters” and seniors.
5. The applicant has requested the following deviations:
  - a. The applicant has requested a Council Variance for the minimum radius requirement.

## TRAFFIC IMPACTS

1. The applicant consulted Fleis & VandenBrink to perform an initial trip generation analysis to review the average daily and peak period traffic volumes expected by the proposed development in comparison to the existing zoning.

ITE Code: Existing Zoning: 210 (Single- Family Residential) / Proposed Development: 251 (Senior Adult Housing – Detached)

Development-specific Quantity: 40 units / 56 units

Trip Generation Summary			
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Proposed Development)
AM Peak-Hour, Peak-Direction Trips	100	30	13



<b>PM Peak-Hour, Peak-Direction Trips</b>	100	40	17
<b>Daily (One-Directional) Trips</b>	750	378	239

1. The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. The applicant has submitted a revised rezoning traffic impact study dated October 6, 2017. The study incorporates the additional three proposed units under the revised PRO concept submittal. Given the three additional units, the estimated trips for the proposed development still falls below City of Novi thresholds and the trips allow by the maximum density of the existing zoning. Additional traffic impact studies are not warranted at this time.

## EXTERNAL SITE ACCESS AND OPERATIONS

*The following comments relate to the external interface between the proposed development and the surrounding roadway(s).*

1. The applicant is proposing one main site access point on Nine Mile Road. The proposed divided driveway consists of 20 foot wide approaches, 35 foot turning radii, a 10 foot wide and 35.5 foot long median island. The island width is in compliance with City standards. The applicant is required to revise the drive lanes to 24 feet in width; and, while the other listed dimensions are within the City’s allowable ranges, they do not align with the standard values required by the City. The applicant should update the driveway dimensions for approach width, turning radii, and island length to match the standard values provided in Figure IX.3 in the City’s Code of Ordinances. Since the current values are within the allowable range, an administrative variance may also be requested for each item provided justification for the given dimension.
2. Although not required due to low traffic volumes, the applicant has proposed right turn entering and exiting tapers at Villa d’Este Blvd from Nine Mile Road. The tapers are dimensioned as 50’ TYP., which is not in compliance with City standards and should be updated to match the standard dimensions shown in Figure IX.11 in the City’s Code of Ordinances.
3. The applicant has indicated more than 400 feet of sight distance in each direction which is compliant with City standards.
4. The applicant has aligned the proposed Villa d’Este Boulevard with Garfield Road. The proposed driveway for the proposed comfort station exceeds City driveway spacing requirements.
5. The applicant has indicated more than 400 feet of sight distance in both directions for the comfort station driveway at Nine Mile Road.
6. There are an adequate number of site access drives. The applicant has proposed an emergency access drive from Nine Mile Road to the west court of Villa Drive. The dimensions of the emergency access drive are compliant with City standards. The applicant has proposed turf pavers surrounding a five foot concrete walk for the emergency access travel way.
  - a. The applicant should update the emergency access gate detail to match the proposed width of the emergency access driveway and also indicate the proposed offset of the gate from Nine Mile Road.

## INTERNAL SITE OPERATIONS

*The following comments relate to the on-site design and traffic flow operations.*

1. General Traffic Flow
  - a. The proposed cul-de-sacs are in compliance with City standards.

- b. The applicant has indicated non-paved eyebrows in the site details; however, the plans indicate a paved eyebrow. The applicant's eyebrow detail is not in compliance with the City's paved eyebrow detail. Reference Figure VIII-G in the City's Code of Ordinances for more information.
  - c. The proposed roadway cross section is not in compliance with City standards due to the sidewalk placement in relation to the roadway. The applicant should update the detail based on Figure VIII-A in the City's Code of Ordinances.
  - d. The applicant has horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii. Horizontal curves in proposed streets which appear to be continuous shall have a centerline radius of not less than two hundred thirty (230) feet. It should be noted that the City of Novi requires eyebrow designs where a horizontal radius of at least 230 feet cannot be obtained due to property or boundary restrictions. Eyebrows shall be designed in accordance with Figure VIII-G within the City's Code of Ordinances. **The applicant has requested a Council Variance for the minimum radius requirement.**
  - e. The applicant should provide a detail for residential driveways in accordance with Figure IX.5 in the City's Code of Ordinances.
  - f. The applicant should indicate that all driveways are offset at least three feet from the side lot line. Unit 12, 13, 37, and 38 may not satisfy this requirement.
  - g. The applicant should provide turning radii at the intersection of Villa d'Este Boulevard and Villa Drive.
2. Parking Facilities
- a. The applicant is proposing 19' and 20' parking spaces throughout the site. The City requires the use of 17 foot parking spaces abutting a four inch curb, or, the use of 19 foot spaces abutting a six inch curb. The applicant should provide curb details, including height, throughout the site.
  - b. Parking space width is in compliance with City standards.
  - c. The applicant should provide details for the lone proposed barrier free parking space.
  - d. The applicant should provide vehicle maneuvering paths for the parking spaces near the comfort station to review acceptable accessibility to all spaces.
  - e. The applicant is required to provide one bicycle parking space for every five units under the use of housing for the elderly, totaling 12 bicycle parking spaces. The applicant has only provided eight bicycle parking spaces.
    - i. The applicant should update the bicycle parking calculations and provide 12 spaces.
    - ii. The applicant should provide bicycle parking layout details.
    - iii. The applicant could consider dispersing the provided bicycle parking spaces throughout the site.
  - f. The applicant has provided no parking signs to restrict parking in the vicinity of cul-de-sacs and eyebrows; however, the applicant should also consider limiting parking along streets where the radii are less than 230', as suggested in the Zoning Ordinance Section 5.10.1.B.iv.
3. Sidewalk Requirements
- a. The applicant has proposed five foot wide sidewalks within the residential development and a six foot wide sidewalk along Nine Mile Road, which is in compliance with City standards; however:
    - i. The outside edge of sidewalks should be located a minimum of 15 feet from the back of curb to be compliant with the City's Engineering Design Manual Section 7.4.2.C.1.
    - ii. The applicant should install sidewalk along the portion of the south side of Villa Drive and the west side of Villa d'Este Blvd where sidewalk is not currently proposed to be in compliance with the City's Zoning Ordinance Section 6.3.2.A.
  - b. The R-28-I details should be replaced with the latest version.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices. The following is a discussion of the proposed signing and pavement markings.
- a. The applicant should provide signing and striping locations and details, including post details and sign designations and sizes, by the final site plan.
    - i. The applicant
  - b. The applicant's proposed signing layout is considered acceptable and in compliance with MMUTCD standards.

Memo

- i. The applicant could consider providing additional "No Parking Any Time" signs near radii <230'.
  - ii. The applicant could consider installing crosswalk signage for the north/south crossing near the intersection of Villa d'Este Blvd and Villa Drive.
  - iii. The applicant should provide a barrier free parking sign for the proposed barrier free parking space.
  - iv. Details and quantities should be updated and/or provided to coincide with all proposed signing.
- c. The applicant should provide details for the proposed street name signs.
  - d. The proposed street name and no outlet signs are identified as the same sign in the sign quantities table. The no outlet sign should be identified as a W14-2 sign.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**

A handwritten signature in blue ink that reads "Sterling Frazier".

Sterling Frazier, EIT  
Reviewer

A handwritten signature in blue ink that reads "Maureen Peters".

Maureen N. Peters, PE  
Senior Traffic/ITS Engineer

## FIRE REVIEW



November 2, 2017

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Hannah Smith- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

**Director of Public Safety  
Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Jerrod S. Hart

RE: Villa D'ESTE

PSP# 17-0141

**Project Description:**

Build a subdivision with 56 single family homes.

**Comments:**

1. Water-main sizes **MUST** be put on the plans.
2. **MUST** show what you will be using to mark the edge of the secondary access road.
3. **MUST** keep secondary access road clear at all times of the year to include snow removal.

**Recommendation:**

APPROVED WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

**Novi Public Safety Administration**  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**APPLICANT COVER LETTER FOR REVISED SUBMITTAL**



October 9th, 2017

Ms. Barbara E. McBeth, AICP  
Ms. Sri Komaragiri  
City of Novi Planning Commission  
45175 Ten Mile Road  
Novi, Michigan 48375

Dear Ms. McBeth and Ms. Komaragiri:

Cambridge Homes, Inc. is proposing a unique, one-of-a-kind, active adult/empty nester, gated community in Novi called Villa D' Este. The development proposal consists of 56 detached ranch and story and a half upscale homes on 51 acres. Since our first Planning Commission meeting we have made two significant changes to the plan.

First, we have acquired an additional 1.5 acre parcel on the north side of Nine Mile Road, west of Garfield Road. By moving the entrance to this location it allows the plan to align the entrance with Garfield Road which is a better design detail for traffic safety. By placing the entrance at this location, keeping it as natural as possible, minimizing the boulevard, and reducing the width of the right of way, it helps hide the entrance and is the best way to keep a rural feel. With this proposed development we are preserving 57% of this site as open space.

Secondly our market studies have shown that the pool and cabana area would not be used enough by the empty nesters due to our climate in Michigan and the low amount of units on the site so we have eliminated this amenity. We will be adding language to our deed restrictions that will allow indoor pools, outdoor hot tubs, fire pits, fireplaces, pizza ovens and grills. We are requesting a PRO rezoning to R-1 Residential. This new community is proposed specifically for the growing empty nester population in Novi and Oakland County. We have the opportunity to create something special and address the need for empty nester housing in our city.

### **Why empty nesters?**

1. There is a need for this product in the Novi market. Currently there is no ranch product being offered at this time.
2. The Oakland County Silver Tsunami Report on empty nester housing concluded;
  - Oakland County will experience an unprecedented older adult population growth.
  - By the year 2030, the number of seniors will double.

- By 2020, half of Oakland County's 61 communities will have more seniors over 65 than school aged children.
  - Over 40% of registered voters in Oakland County are age 50 and over.
  - On average, seniors will spend 92% of their expenditures within the local economy.
  - Community leaders must be proactive in addressing the coming senior population boom for services and housing.
2. The Missing Middle Empty Nester Housing Report
- Affluent seniors seek to downsize from their large suburban homes to more convenient, easy to care for condominium homes.
  - Many retirees would like to move close to, but not live with their children and grandchildren.
  - Empty nesters are growing in number and they want a unique type of home and convenient locations in or near their existing communities.
  - Currently, traditional single family homes make up 90% of the housing stock. Empty nester housing is under served and their requirement needs to be met.
  - Health and wellness are top priorities.
  - Connectivity is important
  - Diverse households require a greater variety of household sizes and demographics require a greater variety of housing types/choices/locations.
  - Conventional zoning doesn't allow this new housing need to fit. Missing Middle housing cannot be effectively regulated by conventional zoning
  - There is a gap in the range of housing types that Novi zoning district allows.
  - Density based zoning treats all the units the same, regardless of size, thus discouraging smaller units which is exactly what the market needs and wants.

### **Why at this location?**

- More Eco-friendly than R-A conventional single family zoning
- Preserve more open space. (57% of the site preserved as open space) We save 40% more trees compared to a single family development (Families in single family developments tend to clear more trees for pools, playscapes and lawn area at the rear of their home for their children.)
- Less impact to wetlands. Wetland impact .07 acres for two road crossings.
- Empty nesters create less traffic than single family homes. Average daily trips for this development would be comparable to 26 single family homes. Empty nesters like diverse housing options.
- Some prefer to be in urban areas such as downtowns, close to restaurants and shopping.
- Still other empty nesters prefer to have privacy in a quiet setting with an upscale feel; similar to the neighborhoods they currently live in. This option is currently not



available in Novi and Villa D' Este will meet this demand and housing need in the City of Novi.

- There is more resistance from families with children to locate near high tension power lines than from empty nesters.

We will maintain the rural feel. On the east side of the development along Nine Mile and the ITC corridor we are proposing large berms with significant tree screening. We would like to make the development hidden from Nine Mile Road. On the west side of the development there would be no visibility of homes from Nine Mile road due to the distance between the homes and Nine Mile, existing vegetation and new plantings.

### **Public Benefits:**

- Donate approximately 18+ acres of land to Novi for existing park system. This will allow Novi to expand its parkland in this area and will connect two parcels of City parkland. This donation is conditional that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- The Developer proposes to build a comfort station for ITC Trailhead subject to us understanding scope of work or contribute cash to the sanitary sewer installation costs on Nine Mile or Novi can allocate funds per its discretion. (\$200,000.00 cap)
- Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the city to place uncontaminated spoils on property at Garfield and Nine Mile Road. This should not be discounted as we see this as a potential win/win proposition.
- Remove debris and shut down wood chip operation on property and increase property values in the area.
- Increase tax base by \$40,000,000 dollars. Many Novi residents have children in Northville Public schools. This project raises funding for schools and has no negative impact to the school system. Single Family homes would increase tax base by \$20,000,000 dollars and have an impact on school system.
- Provide an outstanding high quality development and extensive landscaping. All of our previous developments have exceeded expectations. Villa D' Este will also. More detailed landscape plans will be provided at site plan approval.
- Generate \$224,000 dollars in sanitary sewer tap fees to help pay for the new sanitary sewer.

### **We Meet Many of the Goals of the Master Plan:**

- Provide diverse housing types to meet the needs of the residents.
- Encourage healthy lifestyles by connecting to the city's pathway system.
- Protect and maintain large amounts of open space. 57% of the site will be preserved open space.
- Conserve natural resources. Less impact to woodlands and wetlands compared to conventional zoning.
- Encourage the use of land in accordance with its character.

One of the items raised at the previous Planning Commission was the proposed density of the project. What does the word density mean? When you ask that question, most people will say this is a way to control the intensity of use at a location in order to reduce traffic, minimize noise, preserve woodlands and wetlands, create open space and prevent the overcrowding of the school system. Our proposal accomplishes all these objectives at a higher density than the current zoning designation. Even still, Villa D'Este has lower gross density of 1.1 units per acre than previously approved projects like Quail Hollow (Links of Novi), which abuts our north boundary at 1.35 units per acre, and Dunhill Park at Eight Mile and Beck at 1.3 units per acre.

### **General Information:**

- Number of units: 56 detached condominium units.
- Roads: gated, private, with emergency access drive provided.
- Building footprints: 45' x 100' (Max. Depth)
- Homeowners will have ability to combine units/building footprints.
- Terrace / Deck footprints: 45' x 16'
- Side entry garages two (2) car and three (3) and car.
- Individual Units:
  - Front setback from curb: 30'
  - Distance between homes: 15'
  - Ranch & 1½ story units
  - Walk-out sites: 17
  - Designed and customized per homeowner requirements
  - Minimum unit size: 2,200 square feet
  - Price range \$595,000-795,000.00
  - Maximum building height per ordinance
- Adjust elevations enough to create a theme. To offer subtle variety of materials and color selections.
- Homeowners will have ability to design their own home.
- Exteriors: All masonry brick & stone, clad windows (minimum 5 color palettes)
- Interiors: Upscale finishes throughout.
- Homeowners will be responsible for maintaining the interior and exterior of their home.
- Association will be responsible for maintaining all landscaping and snow removal.
- All land will be considered a common element. At deck area adjacent to each individual home a homeowner may install amenities such as a grill, pizza oven, fireplace, a hot tub or a fire pit.
- Entrance lighting and lumencon type lighting will be provided. Plan to be provided at site plan approval. All lighting will be shielded and meet all City requirements.
- Community amenities will include park benches, two dog walking areas and pedestrian walkways and a connection to the ITC Trail.
- Developed in two phases.

In conclusion there are many benefits that support this development. There is a need for this housing type in the City of Novi. Empty nester housing makes sense on this site and we are offering significant community benefits. Villa D' Este will be a high-quality development and it protects more wetlands and woodlands while creating more open space than conventional zoning. Cambridge Homes, Inc. is generally considered the gold standard in the building and development community. Two of our award-winning developments are located in Novi: Bellagio and Tuscany Reserve. This will be a one of a kind development in Oakland County, making this potential award-winning development truly unique. We respectfully request approval from the Planning Commission at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark F. Guidobono', with a long horizontal flourish extending to the right.

Mark F. Guidobono  
C.E.O.

DevelopmentPotential/VillaD'Este/Submittal/Revised2ndSeptember5thlettertoMcBeth

APPLICANT RESPONSE LETTER



November 3, 2017

Mrs. Sri Komaragiri  
45175 10 Mile Rd  
Novi, Michigan  
48375

Dear Mrs. Komaragiri,

Please find attached for your review, our consultants' response to the city's review. In addition, we offer the following response for your consideration:

**Density:**

We intend to address density at the Planning Commission meeting next week.

**Setbacks:**

Regarding setbacks between units, we believe that 15 ft is adequate in that the objective is to preserve natural features which this does by using less land area. Also, the market is indifferent to whether the setback is 15 ft or 20 ft, in fact the empty nester prefers a smaller lot. Lastly, this will have no impact to the value of the final product.

**Similar/Dissimilar:**

We would be willing to keep this requirement if the city agrees to remove the size requirements providing the home meets the minimum size requirement noted in the deed restrictions.

**Amenities:**

We agree to install three residents' pocket parks complete with benches and pet waste stations.

**Non-Motorized Improvements:**

We agree to make the connection to the proposed location of the ITC trail.

**Building Footprints:**

Attached is a site plan showing the maximum building envelope for one unit. The buildable dimension is 45 ft frontage by 100 ft in depth. In addition, we have the 16 ft area behind the home, labeled flex space area, which can be used for patio, deck, lanai, screened in porch or four seasons room. Any flex space area accessory uses such as hot tubs, fireplaces, grills or fire pits will be provided within the footprint shown on the attached plan. Home owners will be allowed to purchase 2 units and combine footprints.

**Paving Nine Mile:**

We propose to pave the intersection of Nine Mile and Garfield with asphalt.

**Mailboxes:**

Each individual home will have a mailbox at or near its driveway.

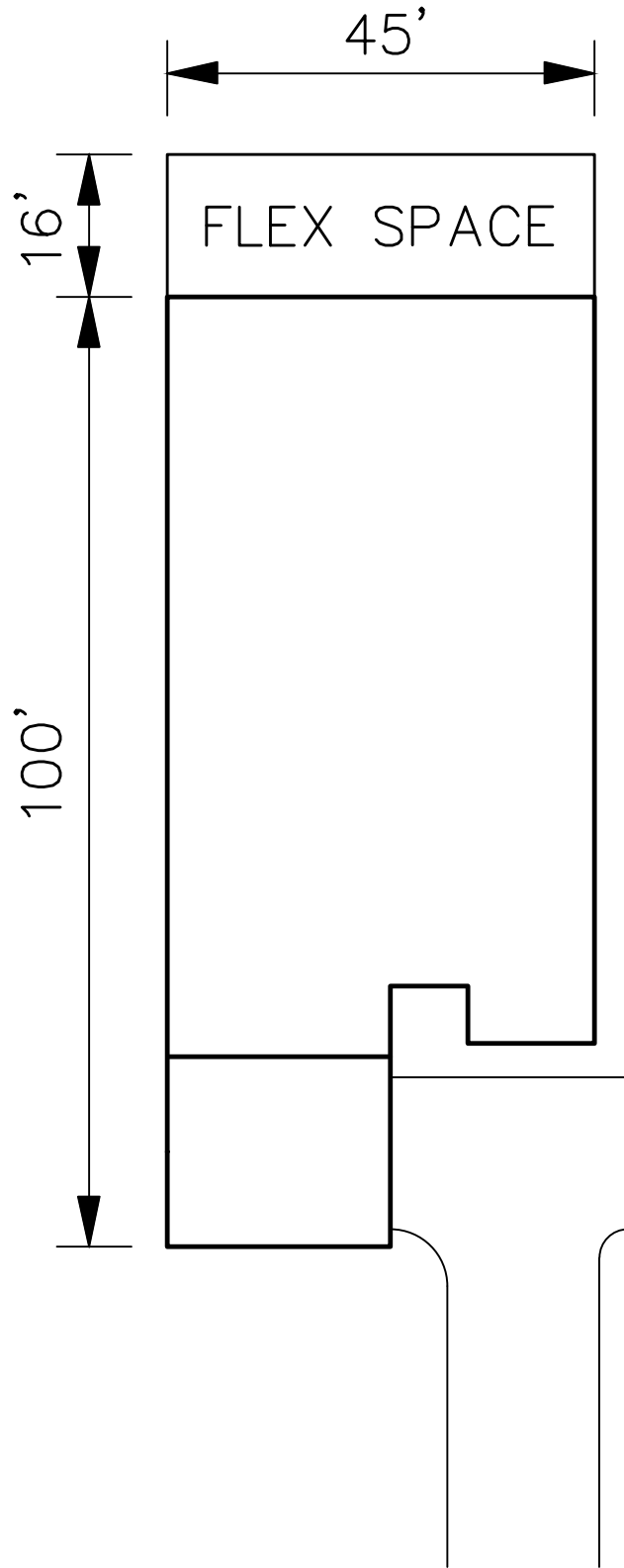


We look forward to addressing any further questions or concerns at the Planning Commission meeting on Nov. 8, 2017. In the meantime, should you require any additional information or clarification, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Guidobono", followed by a long horizontal line extending to the right.

Mark Guidobono  
Cambridge Homes, Inc.



## Response to Comments:

### *PLANNING REVIEW (8/17/17) & (10/31/17)*

#### Zoning and Use Requirements-

- . See comments regarding Master Plan and benefits / advantages provided by the proposed use.
- . Proposed phasing is shown on sheet 2.

#### PRO Documents –

- Rezoning Traffic Impact Study by Fleis & Vandenbrink has been provided under separate cover.
- Rezoning signs are shown on sheet 2.
- Open Space Amenities – see attached Conceptual Landscape Plan – include dog walking areas.

#### Height, bulk, density and area limitations (R-1) -

- See sheet 2 for density calculations; overall site density = 1.10 units/acre < 1.65 max (R-1)
- As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2.. If required for implementation of the site plan as proposed, **a deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**

#### Building Setbacks –

- Front, Rear & Side Setbacks; Lot Coverage: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested. See response above.**
- Gated Community: City Council approval will be requested for this item.
- % of lot coverage cannot be provided as there are no lots. **A deviation is requested.**

#### Parking and other requirements –

- Each unit will accommodate 2 parking spaces in the garage and 2 spaces in the driveway between the unit and the sidewalk
- 20 visitor parking spaces are provided and shown on sheet 2, which meets requirements so a deviation is not required. In addition, on-street parking will be allowed except where there are site distance constraints. (e.g. on the inside curve between units 48 – 53).
- Snow stockpiling locations have been provided and shown on the landscape plan sheets.
- Bicycle Parking is provided and shown on sheet 2, also per requirements. A total of 8 bicycle spaces are provided..



- Parking Lot Design and Accessory Structures: No deviations are being requested at this time.
- Mail service is to be provided through the use of mailbox clusters with specific locations to be provided at the time of Site Plan Review.

Note to District Standards –

- Area Requirements – conceptual lot lines are provided on the Lot Detail found on sheet 2. Regarding the configuration of lots 5, 6 & 7,8, 34, 42, 43, & 53. We believe one blanket deviation would be best as there are no lots only units, **a deviation is requested.**
- Wetland - See comments under wetland response below.
- Woodlands – see attached Woodland Study Plan and deviation requests.

Subdivision Ordinance –

- Block Length – Proposed block length will exceed 1400 feet, therefore **a deviation is requested.**
- Depth to width ratio / Arrangement: As requested, conceptual lot lines have been shown on the Lot Detail on sheet 2 to assist in specifying deviations required. If required for implementation of the site plan as proposed, **a deviation is requested.** **See response above.**
- Streets – Stub streets to site boundaries not practical due to being surrounded by wetlands and ITC corridor. Therefore, **a deviation is requested.**
- Lot coverage requirements, **a deviation is requested.**

Topographic Conditions –

- Floodplain – FEMA regulated floodplain areas have been shown on the site plan. FEMA, MDEQ and City of Novi Floodplain Regulations will be adhered to in the development of the site plan. No deviations are requested.
- Trees, Landscape, Natural Features & Open Space Areas – see attached plans from Deak Planning and Design.

Sidewalk Requirements –

- A pathway connection to the ITC trail is proposed – see sheet 2.
- Sidewalk width along 9 Mile has been revised to 6'. Applicant has had discussions with 9 Mile Road residents regarding sidewalk easements along their respective property frontages. At this time the residents would prefer to have no sidewalks at their frontages on Nine Mile.
- Internal sidewalks are proposed to be 5' wide and located on both sides of the road, except along the entry roadway (Villa D'Este Blvd) and on the south side of Villa Drive across from units 21-26. Sidewalks have been omitted in these locations due to the desire to preserve environmentally sensitive areas (wetlands, trees, slopes, etc.) and allow for supplemental landscaping along adjacent properties. Sidewalks at these locations would have limited usefulness. Therefore, **a deviation is requested.**

Building Code and other design standard Requirements –

- Entryway lighting location has been shown on the site plan (sheet 2).

- Interior Site Lighting – Applicant intends to provide lighting some street lighting. Additional details will be provided with submittal for Site Plan Approval.
- Legal Description can be found on sheet 1 (cover sheet).
- Dimensions can be found on sheet 2. Also, see below responses to traffic engineer comments for further clarifications.
- No similar/dissimilar review needed, **a deviation from this requirement is requested. Talked to Doug Necci and we could agree to Similar dissimilar with language allowing minimum size of 2200 square feet.**

Legal Requirements –

- Application for Street Names have been submitted under separate cover with required application to Street Naming Committee and have been approved.

***ENGINEERING REVIEW (8-17-17) & (10-31-17)***

Referring to page 2, General Comments –

- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- Right-of-Way permit will be obtained.
- See sheet 2 for 43' ½ ROW width and 6' wide pathway. Pathway is show at 1' off ROW line except along the westerly frontage where it deviates to avoid an existing wetland.
- One section corner tie is provided on sheet 1. A second section corner tie is being surveyed at this time and will be provided in the next submittal.
  - 5-8. These items will be provided at the time of Final Site Plan Approval.

Utilities -

- Regarding the 9 Mile Sewer Project, we are working with the city's engineering department and have updated the site plan to show the future sanitary sewer as proposed on the latest construction plans. If sanitary sewer is not available from the 9 mile sewer at the time of construction, one of the following temporary measures will be employed for sewage disposal until such time as the 9 mile sewer is in service and available for connection:
  1. Installation of individual grinder pumps with connection to the existing 9 mile force main for only those units occupied prior to available sewer.
  2. Installation of a temporary sanitary sewer lift station with connection to the existing 9 mile force main.

These measures along with procedures for abandoning any temporary installations would be subject to approval by the Novi Engineering Department.

Paving and Grading -

- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- Detailed grading will be provided at the time of Final Site Plan Approval.

- For internal roadways, see pavement cross sections on sheet 2 & 3. Also, please note that pavement improvements to both 9 Mile and Garfield Roads are proposed to be asphalt. See revised notation on sheet 2.
- A sidewalk is not proposed on the south side of Villa D’Este Drive due to grading constraints and proposed screening with landscape materials at this location. Therefore, if required, **a deviation is requested.**
- Sidewalks will adhere the requirement found in Section 7.4.2.C.1, which states “*Non-Motorized facilities shall not be placed closer than five (5) feet from back of curb for a curbed roadway*”.
- The eyebrow adjacent to units 36-38 will be paved in order to maintain adequate driveway spacing. City snowplowing will not be an issue as this area will be plowed by a private entity through the HOA. Therefore, a deviation for unpaved eyebrows is not being requested.
- As requested, the sidewalk along 9 Mile has been revised to 6’ wide. See sheet 2.
- A note has been added to sheet 2 regarding private streets.

#### Storm Water Management Plan –

- 15. – 16.. Storm Water Management Plan has been provided (sheet 3) with details, calculations, and maintenance design parameters as specified.

#### Flood Plain -

- FEMA Flood Zone A has been identified and labeled on the site plan, sheet 2.
- Floodplain permits will be applied for once the Concept Plan layout has been approved.

#### Off-Site Easements -

- No offsite easements are anticipated.

#### ***TRAFFIC REVIEW (AECOM 8-17-17) & (10-27-17)***

#### Referring to page 2, Traffic Impacts -

- See enclosed correspondence from Traffic Engineer Fleis and Vandenbrink.

#### External Site Access and Operations -

- Additional dimensions have been provided – see sheet 2.
- Corner clearances are shown on the Conceptual Landscape Plan.
- Additional dimensions have been provided – see sheet 2.
- Details related to the proposed improvements to 9 Mile and Garfield Roads have been identified on sheet 2.
- Site Distance has been noted on sheet 2.
- Driveway spacing dimensions have been provided on sheet 2.
- Site Distance for the comfort station driveway has been provided on sheet 2.
- See sheet 2 for driveway geometrics.
- Emergency access - see comments below in the Fire Department response.

#### Internal Site Operations –

- Eyebrow (b) – the proposed eyebrow adjacent to units 36 – 39 meets or exceeds the city standard found in figure VIII-G in the City’s Code of Ordinances.
- Sidewalk Placement (c) – Figure VIII-A refers to typical single family development with 60’ wide public right-of-way with sidewalks placed one foot inside the right-of-way line, which is not the proposal presented. We don’t view this as a required deviation, but if it is necessary, **a deviation is requested.**
- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230’ for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Detailed information relating to driveway locations and internal roadway radii will be provided at the time of Site Plan Review.
- Parking Facilities (a-f) – vehicle and bicycle parking facilities are to be provided and built per city ordinance. Bicycle parking is shown on sheet 2. If additional parking is required beyond 8 spaces shown, the location will be provided at Site Plan Review along with required details. Also on sheet 2, signage for no parking has been provided and indicated at the cul-de-sacs and eyebrows. As mentioned above, additional no- parking signage will be placed where there are site distance constraints. (e.g. on the inside curve between units 48 – 53). These will be shown on the plan when it is submitted for Site Plan Review.
- Sidewalk Requirements – see Sidewalk Placement response above and response to Engineering Review. Ramps, crosswalks and detectable warning surfaces will be provided and designed per ADA Standards. Details will be provided with the Final Site Plan.
- Signing and Striping shall comply with the Michigan manual on Uniform Traffic Control Devices with details to be provided on the Final Site Plan.

#### ***WETLAND REVIEW (ECT, 7-24-17) & (10-26-17)***

#### Referring to page 3, Wetland Comments -

- Wetland Permits will be obtained from Novi and MDEQ for all encroachments into regulated wetlands and wetland buffers
- Wetland areas have been labelled by letter designation, as requested. See sheet 2.
- Wetland impacts have been updated to reflect additional property added and reconfiguration of the site entry location so that total impacts = 0.07 acres and buffer impacts = 0.45 acres which are provided on a chart on sheet 2.
- Detailed grading at the discharge point from the detention basin is not available at this point in the approval process (i.e. zoning). It is the intent to have no impacts to existing wetlands little if any impact to wetland buffers when final designs for stormwater management are developed. All necessary permits from the city and MDEQ, if any, will be obtained at the time of site plan approval.
- It is agreed that the wetland buffer will be specified.
- Site plan has been laid out to minimize impacts to wetlands and wetland buffers. Almost all wetlands onsite have been preserved. All buffers will be restored.
- Wetland impacts of .07 acres have been identified and labelled on the plan.

- N/A
- Wetland impacts are less than 0.25 acres – no mitigation required.
- Several alternate layouts have been considered including a single family site condominium that was submitted by a different applicant. The PRO plan being submitted now has the least impact.
- It is agreed that conservation easements will be required.
- MDEQ Permit will be obtained.

Response to checklist items can be found above. Preliminary grading design has been added to the site plan.

***FIRE DEPARTMENT REVIEW (8-10-17) & (11-02-17)***

- All comments in the review from the Fire Department will be adhered to. Proposed water main is to be 8” diameter and will be a looped system. As discussed at the pre-application meeting, the emergency access surface will consist of grass pavers with a sidewalk located in the center. See sheets 2 and 3 for details.

***LANDSCAPE REVIEW / WOODLANDS REVIEW - (Plan Review Center Report 10-12-17 and ECT, 10-26-17)***

- The previous developer had these parcels tied up for two years. The landowners were not satisfied with the amount of time their property was taken off the market. Due to their past experience we have a short and costly due diligence period. Currently we are not able to do a tree survey until the leaves are off the trees. The City currently has a tree survey on file from the previous developer. We have reviewed the plans at the city and have counted the trees to be removed.
- 40% of trees to be saved compared to previous developer. 830 tree replacement credits required. A tree survey to be provided at site plan approval.
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.** See below:
 

a.	6’ - 8’ Evergreens =	1 Credit
b.	10’ – 12’ Evergreens =	2 Credits
c.	4” Deciduous Trees =	2 Credits
d.	Subcanopy =	1 Credit
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road and ITC easements in the vicinity of the proposed project entrance, **a deviation is requested.** Conditioned on approval by landowners.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**
- Reduction of tree lawn minimum width for large deciduous trees from 8’ to 5’ . We will need to be able to park a car between the sidewalk and the front of the home., **a deviation is requested.**

## DEVIATION REQUESTS

- The site will be a true condominium. The land will be a common element. There are no lots, only units. No front, rear or side setbacks, only unit setbacks (30' from curb, 15' between units). No % of lot coverage, no area requirements, and no depth to width ratios as there are no lots. **A deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**
- No similar/dissimilar review needed, **a deviation from this requirement is requested. Talked to Doug and we could agree to Similar dissimilar with language allowing minimum size of 2200 square feet.**
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints, tree preservation, and proposed screening with landscape materials at this location. A sidewalk is proposed on one side of Villa Boulevard in order to protect trees. Therefore, if required, **a deviation is requested.**
- Sidewalk Placement (c) – Figure VIII-A refers to typical single family development with 60' wide public right-of-way with sidewalks placed one foot inside the right-of-way line, which is not the proposal presented. We don't view this as a required deviation, but if it is necessary to place the sidewalk as proposed, **a deviation is requested.**
- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.** See below:
  - a. 6' - 8' Evergreens = 1 Credit
  - b. 10' – 12' Evergreens = 2 Credits
  - c. 4" Deciduous Trees = 2 Credits
  - d. Subcanopy = 1 Credit
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property, **a deviation is requested.** Conditioned on approval by landowners.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to

allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**

- Allow the reduction of tree lawn minimum width for planting of large deciduous trees from 8' to 5'. We will need to be able to park a car between the sidewalk and the front of the home, **a deviation is requested.**
- No berm on westerly Nine Mile Road frontage and portions of the easterly frontage – **a deviation is requested.**
- No tree survey at PRO approval. – **a deviation is requested.**
- 1400' block length, **a deviation is requested.**

\*We believe this covers all of the requests for deviations that are in our response letter.

## COMMUNITY IMPACT STATEMENT



# COMMUNITY IMPACT STATEMENT

## VILLA D'ESTE

### CITY OF NOVI

Revised October 9, 2017

#### 1. INTRODUCTION

Cambridge Homes, Inc. is proposing to develop 48 acres in Novi, Michigan. The development will consist of 56 custom, luxury detached condominium homes targeting active adult / empty nesters.

#### 2. ANTICIPATED EMPLOYEES

- a. Per the National Association of Home Builders study, [http://www.nahb.org/fileUpload\\_details.aspx?contentTypeID=3&contentID=35601&subContentID=219188](http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35601&subContentID=219188) an average of 0.53 local permanent jobs are supported for each new home built. Villa D'Este will support approximately 29 permanent jobs.
- b. This study also estimates that 2.13 direct local jobs and 1.11 indirect and induced local jobs are created in the construction of each new single family home. Therefore, for Villa D'Este will create approximately 119 direct construction jobs and 62 indirect construction jobs.

#### 3. POLICE RESPONSES

- a. The project will contain 56 units. Police response calls are estimated to be similar to the fire response calls (3.5 per year) per the information in no. 4 below.

#### 4. FIRE RESPONSES

- a. Per the fiscal impact study contained in the report, The Fiscal Impact of Residential Development in Unincorporated Wabash Township, <http://www.agecon.purdue.edu/crd/localgov/Essays/wabashFIA.htm>, the number of fire department responses per year for the studied developments was 0.063 runs per single family home. For Villa D'Este, with 56 units, applying this ratio would result in an average of three and one half (3.5) fire responses per year.

#### 5. WATER AND SEWER TAPS

- a. The Project will require 56 water and sewer taps.
- b. Sanitary Sewer tap fees: \$4,000.00 per unit x 56 = \$224,000.00 paid to the City of Novi.

#### 6. TAX REVENUE

- a. Projected average sales price per unit is \$700,000.00. Based on an estimated taxable value of \$350,000.00 per unit and using the 2016 Winter

and 2017 Summer combined annual total tax rate of 53.1888 mils, each unit will generate an estimated total of \$18,616.08 per year in tax revenue. Once the development is completed, that would be 56 units x \$18,616.08 = \$1,042,500.48 tax revenue per year

7. SCHOOLS

- a. 32.618 mils of the above calculated tax revenue, or \$639,312.80 will go toward school taxes per year with very few, if any, students being added to school enrollment rosters. ( $\$11,416.30$  per unit x 56 = \$639,312.80)

8. CITY PERFORMANCE STANDARDS

- a. *Smoke*: No smoke to a density greater than the density described as No. 1 on the Ringelmann Chart will be generated from either construction or permanent sources.
- b. *Dust, Dirt, Fly Ash*: The only furnaces that will operate within the Project will be conventional natural gas fired forced air furnaces that meet all applicable air quality standards. Said furnaces will not exceed 0.20 grains of gas-borne or air-borne solids per cubic foot of the carrying medium at a temperature of 500 degrees Fahrenheit.
- c. *Odor*: No offensive, noxious or foul odors will be generated.
- d. *Gases*: No injurious or destructive gasses will be generated.
- e. *Airborne Matter, General*: No quantities of air contaminants or other material will be discharged that cause injury, detriment or nuisance to the public or which endanger the comfort, repose, health or safety of persons or which cause injury or damage to business property.
- f. *Glare and Radioactive Materials*: No glare or radioactive materials will be generated in the project.
- g. *Fire and Explosion Hazards*: No activities which create fire or explosive hazards will be conducted.
- h. *Vibration*: No machines or operations which cause vibration will be operated.
- i. *Sewage Wastes*: No sanitary sewage wastes will be generated which are dangerous to the public health.
- j. *Noise*: No activities will be conducted that generate noise in excess of the standards stated in Section 2519 of the Novi Zoning ordinances.

9. RELATION TO SURROUNDINGS USES

- a. To the north are Legacy Parc Golf Course (the western half), zoned R-1, which was previously approved by the City of Novi at 1.35 units per gross acre, and City owned park land (the eastern half), zoned RA. The proposed Quail Hollow RUD will have a similar development pattern. The proposed Villa D'Este will also preserve significant natural features including woodlands and wetlands adjacent to City owned park land.
- b. To the west is a single family home development and one single family home, both with RA zoning. Proposed buffers, preserved trees and

additional landscaping will allow the proposed development to minimize impacts to these homes.

- c. To the south are vacant lands with RA zoning. Additionally, the ITC corridor extends from the south and runs along the east side of the property.
- d. To the east, the high tension lines are the most significant visual impact to existing residences and the proposed development. The City path system in the ITC easement offers opportunities for this development to create connections and provide potential trail head features. The proposed development pattern allows a transition from compact housing with large preserved natural areas, a proposed berm and landscaping to the existing homes east of the ITC easement.

## 10. ENVIRONMENTAL FACTORS & IMPACTS

- a. Existing Natural Features:
  - i. Topography. The site has gently rolling topography to the west and flat topography to the north and east.
  - ii. Wetlands. There are seven (7) wetlands on the site, all regulated by the City of Novi and by the MDEQ, totaling 12.01 acres.
    - 1. Total wetland impact for two road crossings = .07 acres.
    - 2. Total buffer impact = .45 acres.
    - 3. Wetland preserved = 11.94 acres.
  - iii. Trees
    - 1. Number and location. Large portions of the site are wooded with regulated trees. Open areas exist in the southwest and southeast areas of the site. Existing woodland canopy area = 35.2 acres (per Novi woodland map). Total Impact area = 10.77 acres (30.59%). Total preserved area = 24.43 acres (69.41%). On July 12, 2017 I reviewed at the City of Novi the Woodland Survey from the previous developer who had an option on this site. The engineer was Greentech Engineers, Inc. and the landscape architect was Allen Design. The tree survey showed 2004 net regulated trees. 837 regulated trees to be removed (42%). Total replacement tree credits required of 1,384. With our new proposal, there will be less clearing of trees than the conventionally zoned plan by about 40% which translates to an estimated 692 replacement credits. This is due to



## TRAFFIC STUDY

# Memo

VIA EMAIL

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To: **Mr. Mark Guidobono**  
**Cambridge Companies**

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From: **Julie M. Kroll, PE, PTOE**  
**Steven J. Russo, PE**  
**Fleis & VandenBrink**

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Date: **October 6, 2017**

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Re: **Villa d'Este, Senior Residential Development**  
**Nine Mile Road & Garfield Road, City of Novi, Michigan**  
**Rezoning Traffic Impact Study**

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## Introduction

This memorandum presents the results of the Rezoning Traffic Impact Study (RTIS) for the proposed Villa d'Este, a senior residential development project located in the northwest quadrant of the Nine Mile Road & Garfield Road in Novi, Michigan. The site is currently zoned Residential Acreage (RA) and is undeveloped. The proposed project includes the development of 56 senior detached housing units with site access provided via one driveway to Nine Mile Road east of Garfield Road. Per the City of Novi Community Development Department's *Site Plan and Development Manual (Section 1)*, and as noted in the Pre-Application review meeting letter from the City's traffic consultant (AECOM) dated July 27, 2017, a RTIS is required for this development.

This RTIS presents a description of the requested use, trip generation of the typical uses permitted under the requested zoning and those within the existing zoning and available existing traffic volume data within the vicinity of the proposed development.

## Background

The proposed land use includes the development of 56 Senior Detached Homes. This community will be age restricted to homeowners that are 55+. The subject parcel includes 50 acres and is currently zoned Residential Acreage (RA), which according to the City Zoning Ordinance has a maximum density of 0.8 dwelling units per acre. This results in the potential for a 40-unit single-family subdivision to be constructed on the subject parcel.

Therefore, a trip generation comparison between the proposed development and the by right 40-unit single-family residential development was completed to evaluate the potential change in trip generation as a result of the proposed development. In addition, an alternative development plan of 32 single-family homes and a calculation to determine what the equivalent single-family home density would be with the same number of trips generated by this development was also included in this analysis for comparison purposes.

## Trip Generation Analysis

The number of peak hour and daily vehicle trips were generated for the proposed zoning land use and the existing zoning development (maximum density and alternative density) using the equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10<sup>th</sup> Edition*. Due to the relatively small size of the proposed 56-unit development and the 32 and 40 unit single-family subdivisions as compared to the ITE data sets, the average rate was determined to be more appropriate for use than the non-zero intercept regression equations during the AM peak hour to avoid illogical results. The site trip generation comparison is summarized in Table 1.

27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)

**Table 1: Trip Generation Comparison**

Alternative	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
<b>Proposed Development</b>	Senior Adult Housing - Detached	251	56	D.U.	239	4	9	13	10	7	17
<b>Max Density Existing Zoning (RA)</b>	Single Family	210	40	D.U.	378	8	22	30	25	15	40
<b>Difference</b>					<b>-139</b>	<b>-4</b>	<b>-13</b>	<b>-17</b>	<b>-15</b>	<b>-8</b>	<b>-23</b>
<b>Alternative Density Existing Zoning (RA)</b>	Single Family	210	32	D.U.	302	6	18	24	20	12	32
<b>Equivalent Density Existing Zoning (RA)</b>	Single Family	210	26	D.U.	245	5	14	19	16	10	26

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips compared to either the 40 or 32 single family unit subdivision. The equivalent trip generation would be a residential development with approximately 26 single-family homes.

Furthermore, the trip generation for the proposed development and the existing zoning were also compared to the City of Novi thresholds for the determination of need for further analysis associated with either a traffic impact study (TIS) or a traffic impact assessment (TIA). The comparison is summarized in Table 2 and shows that no further study is required for this proposed development.

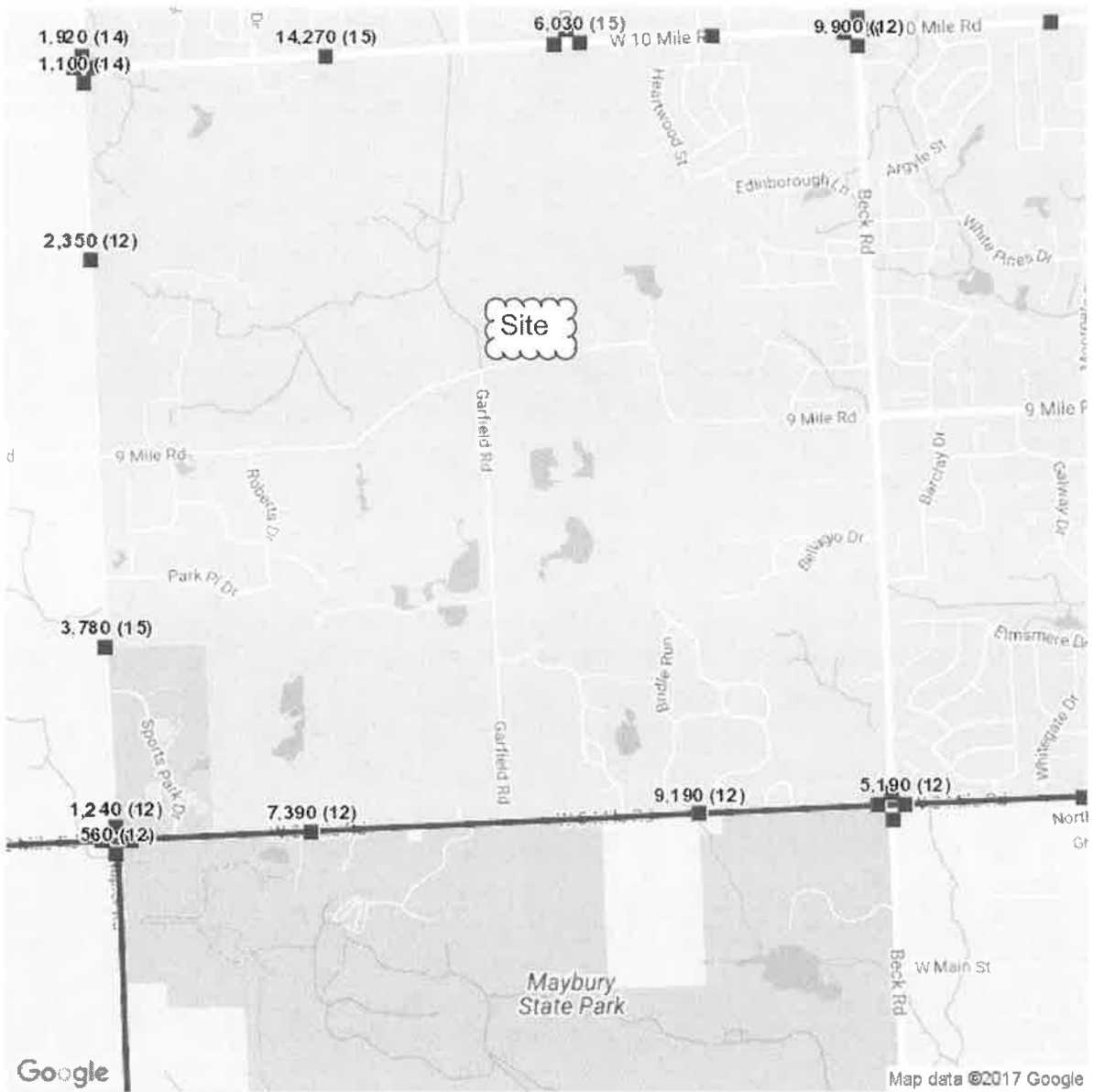
**Table 2: City of Novi Thresholds Trip Generation Comparison**

Alternative	Land Use	Amount	Units	Average Daily Traffic	City of Novi Threshold	AM Peak Hour Total	City of Novi Threshold	PM Peak Hour Total	City of Novi Threshold	Meets City Requirement for TIA/TIS (Y/N)
<b>Proposed Development</b>	Senior Adult Housing - Detached	56	D.U.	239	750	13	100	17	100	<i>No</i>
<b>Max Density Existing Zoning (RA)</b>	Single Family	40	D.U.	378	750	30	100	40	100	<i>No</i>
<b>Alternative Density Existing Zoning (RA)</b>	Single Family	32	D.U.	302	750	24	100	32	100	<i>No</i>

Any questions related to this memorandum should be addressed to Fleis & VandenBrink.

**Attached:** RCOG Traffic Count Data

SJR:jmk



Google

Map data ©2017 Google

**TCDS Locations**

- Short
- ⊙ Continuous
- ⊞ WIM
- Located Short
- ⊙ Located Continuous
- ⊞ Located WIM