CITY OF NOVI CITY COUNCIL
NOVEMBER 25, 2024

SUBJECT: Consideration of tentative approval of Sakura East JZ23-41 with Zoning Map Amendment 18.743, to rezone from Light Industrial to Town Center One with a Planned Rezoning Overlay (PRO).

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- Rezoning 3.5 acres in transitional area near Novi Town Center.
- The applicant is proposing to develop a 45-unit multiple-family townhome development.
- Activating a long-vacant parcels in proximity to Sakura Novi development.
- Public benefit offered is design and construction of a pocket park/wetland overlook on the City parcel to the west.
- Council's initial consideration of the PRO was on February 5, 2024; the plans have since been modified to provide the wetland overlook on the adjacent City property.
- Planning Commission recommended approval of the PRO Plan on October 16, 2024.

BACKGROUND INFORMATION:

The petitioner is requesting a Zoning Map Amendment for approximately 3.5 acres of property on the south side of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to rezone property from Light Industrial (I-1) to Town Center One (TC-1) using the City's Planned Rezoning Overlay (PRO) option.

The Future Land Use Map identifies this vacant property and those to the west and south as Town Center Gateway. Land to the east and north of the subject property is indicated for Industrial Research Development Technology on the Future Land Use Map. The subject parcel and all parcels surrounding it are zoned Light Industrial (I-1), which reflects the historic development pattern of this area. North of the property is the City's Department of Public Works complex. To the east and northeast of the property are office buildings. The parcel to the south is owned by Verizon and has a large cell tower on it but is otherwise vacant. To the west is a large city-owned parcel with a wetland area.

The formal PRO Concept Plan proposes a 45-unit multiple-family townhome development, which was reduced from 52 on their original plan. The single entrance to the development would be from 11 Mile Road, with an emergency only access connection to the parcel on the east. Parking is provided in garages, on the garage aprons, and a few small bays of surface parking for guests.

The Town Center districts require development amenities to be provided, which have been added to the plans. There are three gathering spaces: one multi-purpose field, one open space area between the buildings, and one area with outdoor furniture, grill and a firepit on the west side. The plan exceeds the requirements for both general open space and usable open space by a significant amount. There are also no impacts to the existing wetland area.

Landscaping was previously a concern, but the applicant has addressed those issues, and the plan now meets the ordinance requirements for number of landscaping trees.

Based on City Council's suggestion during the initial review on February 5, 2024 (minutes attached), the applicant is proposing to design and construct a wetland overlook amenity on the City's wetland property as a public benefit. The concept drawing shows a crushed granite pathway from the 11 Mile Road public sidewalk to a wider area overlooking the pond with benches, accent boulders, a stone retaining wall with a guardrail, and landscaping on either the east or west side of the pond. The City's Parks and Recreation Director has expressed an interest in having the overlook in the area east of the wetland so that in the future this could be expanded to create a larger park area.

The applicant's consultant identified Site "A" on the west side of the pond as the preferred location for the overlook based on views to the open water and minimal impact to gain access to the proposed pond overlook. The applicant's concern that placing the amenity on the east side (Site "B"), it would be less visible and potentially less secure due to lack of visibility. Site "A" is also more readily accessible from the existing public sidewalk along 11 Mile Road. The suggested motion includes the amenity being provided on the **east** side of the pond (Site B), with an expectation that similar amenities would be provided on a revised plan for that area, as recommended by the City's Parks and Recreation Director.

Rezoning to the TC-1 category would permit the use proposed, however that zoning district is not in compliance with the current Master Plan designation as TC Gateway. The corresponding Gateway East district is intended as a transitional zoning into the Town Center area, allowing office, retail, financial, and restaurant uses as principle permitted. Residential uses are only permitted under the Special Development Option, which requires a minimum parcel size of 5 acres, and has requirements for buffers and screening between uses. The TC-1 District does correspond to the nearby original Sakura Novi development.

Staff had previously mentioned concerns with the proposed use's compatibility and buffering from the adjacent uses that will remain I-1 Light Industrial. Being adjacent to a residential development will require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners. Landowners would also be responsible for providing the 10 - 15-foot berm if they were to redevelop under Light Industrial standards. To provide additional screening, the applicant has revised their plan to increase the landscape screening along the eastern property line and added a fence and landscaping to the southern property line.

The Traffic Study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to a Light Industrial development. Engineering notes there is capacity for the water and sewer demands for the proposed use, and stormwater detention is to be provided in underground systems. The buildings proposed have the same facades as were previously approved for Sakura Novi.

The request to rezone includes the condition to limit the use of the property to the use and number of units indicated on the site plan, which would provide restrictions, unless the agreement is amended. Additional conditions proposed include a limitation on building height and exceeding the open space requirement. The full list of proposed conditions and deviations requested is included in the suggested motion.

PLANNING COMMISSION
The Planning Commission held a Public Hearing on the formal PRO Plan on October 16, 2024 and recommended approval to the City Council. Comments made at that time are reflected in the meeting minutes included in this packet.

CITY COUNCIL ACTION
If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement with specified PRO Conditions. Once completed, that final PRO Agreement return go back to Council for final determination at a Second Reading.

RECOMMENDED ACTION: Tentative indication that Council may **approve** the request of Sakura Novi Residential, LLC, for Sakura East JZ23-41 with Zoning Map Amendment 18.743, to rezone from Light Industrial (I-1) to Town Center One (TC-1), subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:

1. Allowable Number of Rooms (*4.82.2.B*): Planning deviation from Section 4.82.2.B to allow an increase in the number of rooms permitted on the property up to 225 rooms, *because it is within the allowable increase of the TC-1 ordinance*.

2. Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5-foot-wide sidewalk required in the TC-1 District on a non-residential collector road, *as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area.*

3. Pedestrian Connectivity (Sec. *3.8.2.G):* Planning deviation to allow a 5-foot sidewalk along the west side of the entrance driveway only instead of on both sides of the drive, *since it is a relatively small development and areas to the east do not have many walkable destinations, and fewer trees would be provided.*

4. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii and iii. for the lack of a berm between the site and adjacent industrial properties, *as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.*

5. Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site, where the ordinance requires a major drive to be 28-feet back-to-back width, *as the site has a relatively low number of trips.*

6. Section 9 Waiver (Section 5.15): Façade deviation from Section 5.15 to permit the underage of brick (26% proposed, 30% required) on the front façade, and the overage of Cement Fiber Siding (58% proposed, 50% allowed) on the side facades of the Matsu building style, *as the deviation is minor and does not adversely impact the aesthetic quality of the building.*

B. The following conditions shall be requirements of the PRO Agreement:

1. The height of the buildings will be limited to 35 feet. *The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.*

2. The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. *This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.*

3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided, *which exceeds the ordinance requirements. The amenities*
4. The distance between buildings will be a minimum of 15 feet.

5. No more than 7 units would be in a single building, *which is more limiting than the ordinance allows.*

6. Screening between adjacent properties including fences and landscaping as shown in the PRO Plan.

C. This motion is made because the proposed Town Center One zoning district is a reasonable alternative to the Gateway East District recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because:

1. A reduction in traffic compared to development under the current zoning**.** The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.

2. The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district, with approximately 45% shown.

3. The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.

4. Preservation of the on-site wetland**.** The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.

5. A publicly accessible wetland overlook amenity to be provided on the City's parcel on the **east** side of the pond with similar amenities as shown on the plan for the west side of the pond, that shall be shown on a revised PRO Plan.

6. The detriments to the City from the multiple family development as proposed in this location are not substantial overall, so while the benefits to the public of this proposed use resulting from the conditions above are somewhat minor, they do tend to outweigh the detriments.

MAPS

Location

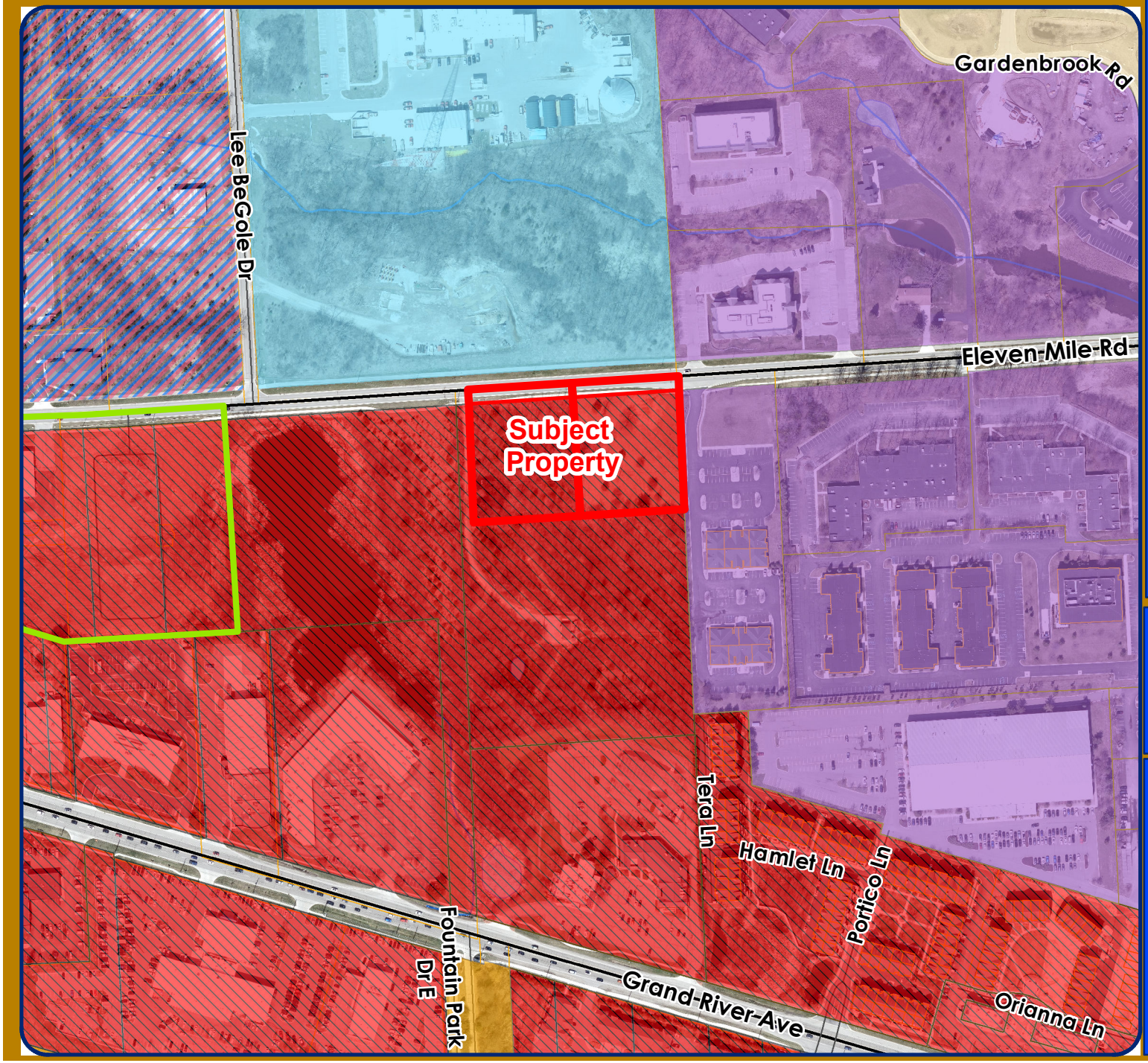
Zoning

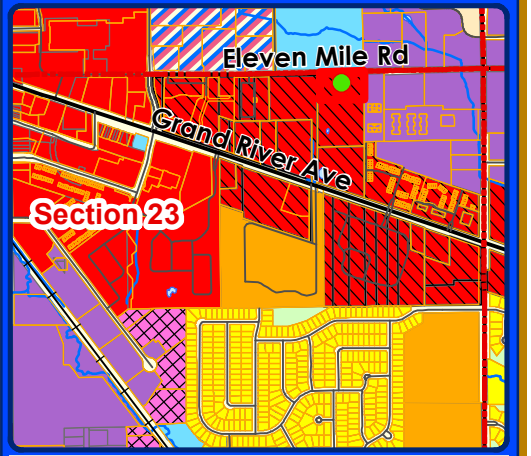
Future Land Use

Natural Features

SAKURA EAST PRO

FUTURE LAND USE





Legend

- Multiple-Family Residential
- Office Commercial
- Industrial, Research, Development and Technology
- Town Center Gateway
- Educational Facility
- Public
- Subject Property

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

Map Author: Lindsay Bell
Date: 11/2/23
Project: SAKURA EAST PRO
Version #: 1

Feet
0 70 140 280 420

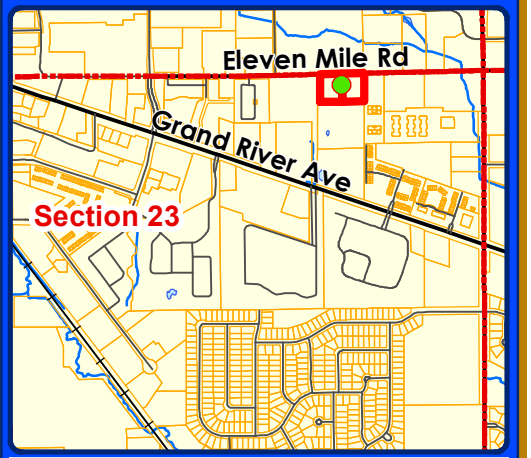
1 inch = 333 feet

MAP INTERPRETATION NOTICE

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

SAKURA EAST PRO

LOCATION



Legend

Subject Property

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

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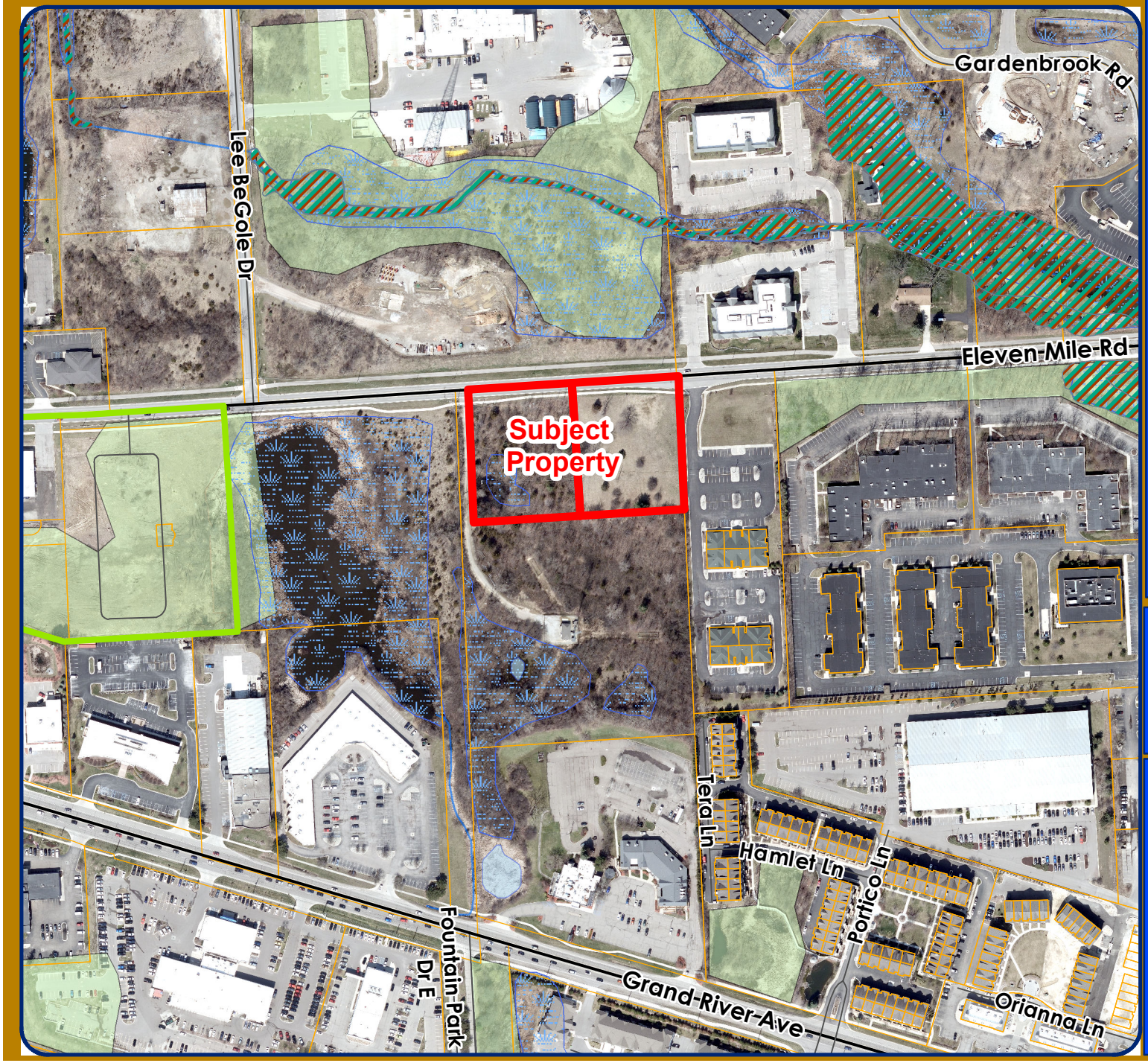
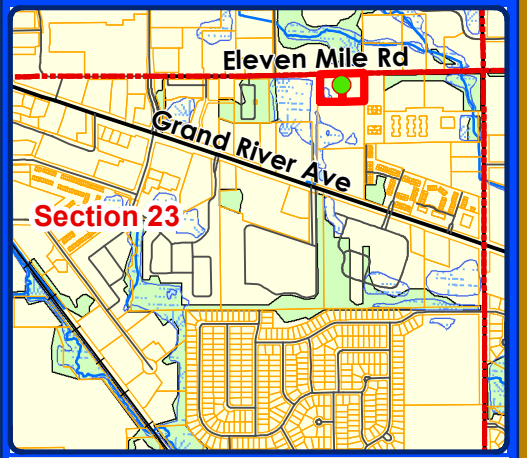
SAKURA EAST PRO

NATURAL FEATURES





Legend

FEMA Flood Zone

Flood Zone

- AE - Base floodplain
- Wetlands
- Woodlands
- Subject Property

City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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Map Author: Lindsay Bell
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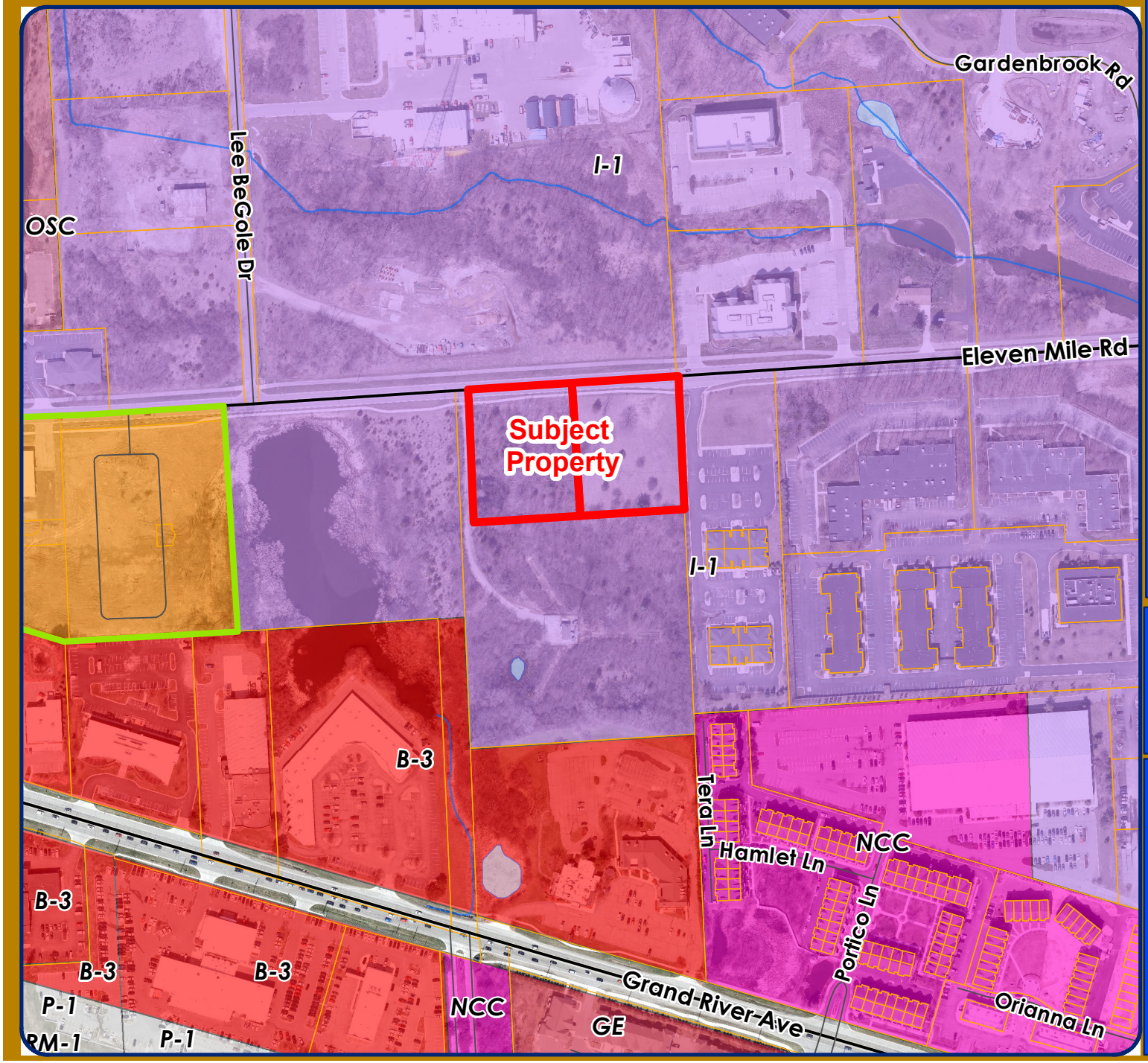
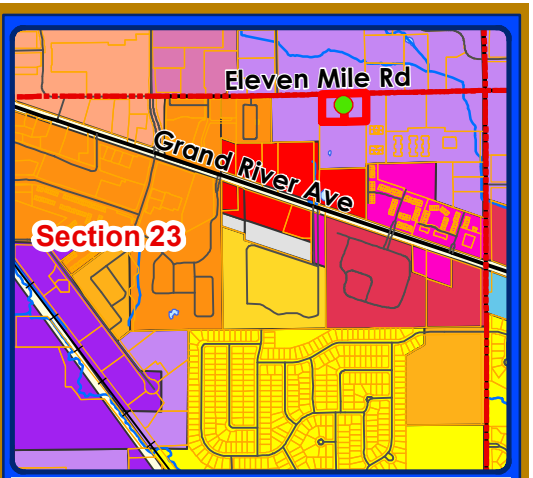
SAKURA EAST PRO

ZONING





Legend

- RM-1: Low-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC-1: Town Center -1 District
- Subject Property

City of Novi
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FORMAL PRO CONCEPT PLAN
July 30, 2024

Site Plan Rendering

Sakura East
Novi, Michigan
Robertson Brothers Homes

July 2024

Site Data:

Gross Site Area:	3.5 Ac.	Parking:	
Net Site Area:	3.1 Ac.	Garage Parking:	68 spaces
Proposed Units:	45 Units	Apron Parking:	46 spaces
1 Car Townhomes:	22 Units	Guest Parking:	21 spaces
2 Car Townhomes:	23 Units	Parking Distribution:	3.00 spaces / Du.
Proposed Density:	14.52 Du. / Ac.		
		Road Width:	24'
Building Setbacks:		Road Length:	962 LF
Front Yard:	23'	Road Length per Unit:	21.38 LF / Du.
Side Yard:	24' min.		
Rear Yard:	40'	General Open Space:	1.53 Ac.
Building Separation:	15' min.	Open Space Percentage:	48.88%
		Usable Open Space:	0.38 Ac.

Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968

0 10' 20' 40' 60' 100'

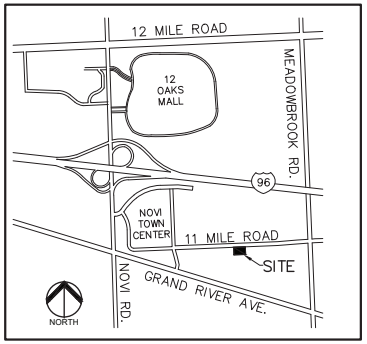
North

PRELIMINARY SITE PLANS

SAKURA EAST

PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.

NOVI, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1" = 1/4 MILE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1	TOPOGRAPHIC SURVEY
P-2	PRELIMINARY SITE PLAN
P-3	PRELIMINARY GRADING PLAN
P-4	PRELIMINARY UTILITY PLAN
P-4.1	PRELIMINARY EASEMENT PLAN
P-5	NOTES AND DETAILS
L-1	OVERALL LANDSCAPE CONCEPT
L-2	OPEN SPACE PLAN
L-3	LANDSCAPE PLAN - WEST
L-4	LANDSCAPE PLAN - EAST
L-5	BUILDING FOUNDATION LANDSCAPE
L-6	AMENITY ENLARGEMENT PLANS
L-7	TREE PRESERVATION PLAN
L-8	TREE SURVEY
L-9	LANDSCAPE DETAILS & NOTES
L-10	PUBLIC WETLAND OVERLOOK AMENITY
23-12741	EXTERIOR PHOTOMETRIC PLAN
23-12741	EXTERIOR PHOTOMETRIC PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

ROBERTSON BROTHERS HOMES
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301
CONTACT: TIM LOUGHRIN
PHONE: 248.282.1428
EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: 844.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

LAND DESIGN STUDIOS
750 FOREST AVE., SUITE 101
BIRMINGHAM, MI 48009
CONTACT: TAD KREAR
PHONE: 248.594.3220
EMAIL: TAD@LDSRO.COM

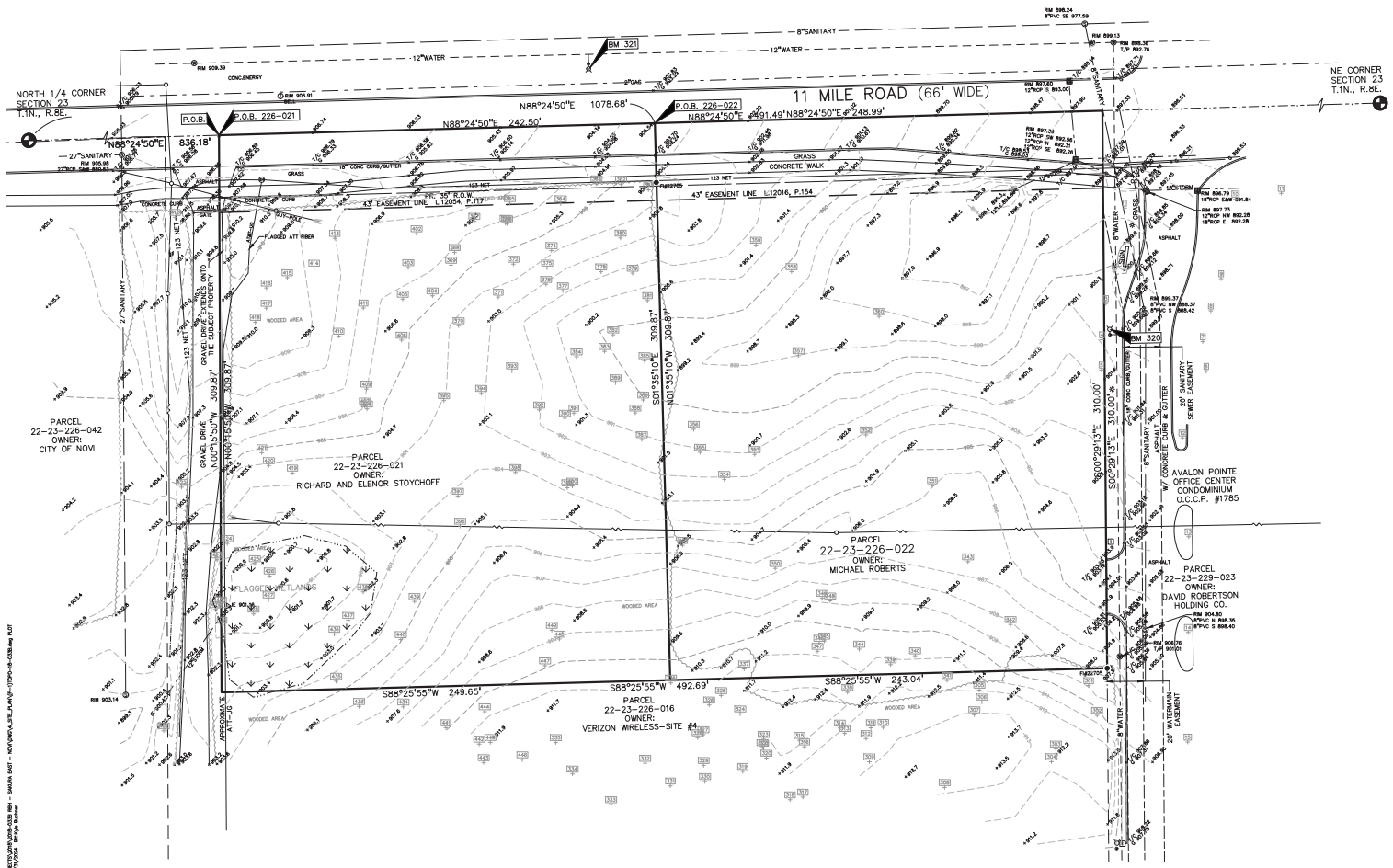
PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/13/2024
REVISED PER PLANNING REVIEW DATED 6/13/2024	2024-07-30

SAKURA EAST | PEA JOB NO. 2018-033B | PRELIMINARY SITE PLANS

CITY OF NOVI JOB # JZ23-41/JSP23-0026

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC. POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

WATER MAIN	CITY OF NOVI
SANITARY SEWER	CITY OF NOVI
STORM SEWER	CITY OF NOVI
ELECTRIC	XXXXXXXXXX
TELEPHONE	AT&T AND 123 NET
GAS	CONSUMERS ENERGY
OTHER	AVALON POINTE CONDOMINIUM

LEGAL DESCRIPTION:

Parcel 22-23-226-021
(Per First American Title Insurance Company Commitment No. 849041, effective date May 06, 2019)

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

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 836.18 feet along the North line of Section 23 from the North 1/4 corner of said Section 23; thence continuing North 88 degrees 24 minutes 50 seconds East, 242.50 feet; thence South 01 degree 35 minutes 10 seconds East, 309.87 feet; thence South 88 degrees 25 minutes 55 seconds West, 249.65 feet; thence North 00 degrees 15 minutes 50 seconds West, 309.87 feet to the Point of Beginning.

Parcel 22-23-226-022
(Per First American Title Insurance Company Commitment No. 849037, effective date May 03, 2019)

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

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 1078.68 feet along the North line of Section 23 from the North 1/4 corner of said Section 23; thence continuing North 88 degrees 24 minutes 50 seconds East, 248.99 feet; thence South 00 degrees 29 minutes 13 seconds East, 310.00 feet; thence South 88 degrees 25 minutes 55 seconds West, 243.04 feet; thence North 01 degree 35 minutes 10 seconds West, 309.87 feet to the Point of Beginning.

BENCHMARKS:
(NAVD88 DATUM GPS DERIVED)

BM 321
Arrow on hydrant on the north side of 11 Mile Road, 325'± west of the driveway to Avalon Center.
Elevation 908.27

BM 320
Arrow on hydrant 90 feet south of the south curb of 11 Mile Road on the west line of Avalon Center.
Elevation 902.77

FLOODPLAIN:

By graphical plotting, the subject parcel is in "Areas determined to be outside of the 0.2% annual chance floodplain. (Zone X)" per FEMA Flood Insurance Rate Map Number 26125C-0627F, Effective September 29, 2006.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, MICHIGAN

REVISIONS

REV PER PLANNING - 6/13/24	7/30/2024

ORIGINAL ISSUE DATE:
MAY 13, 2024

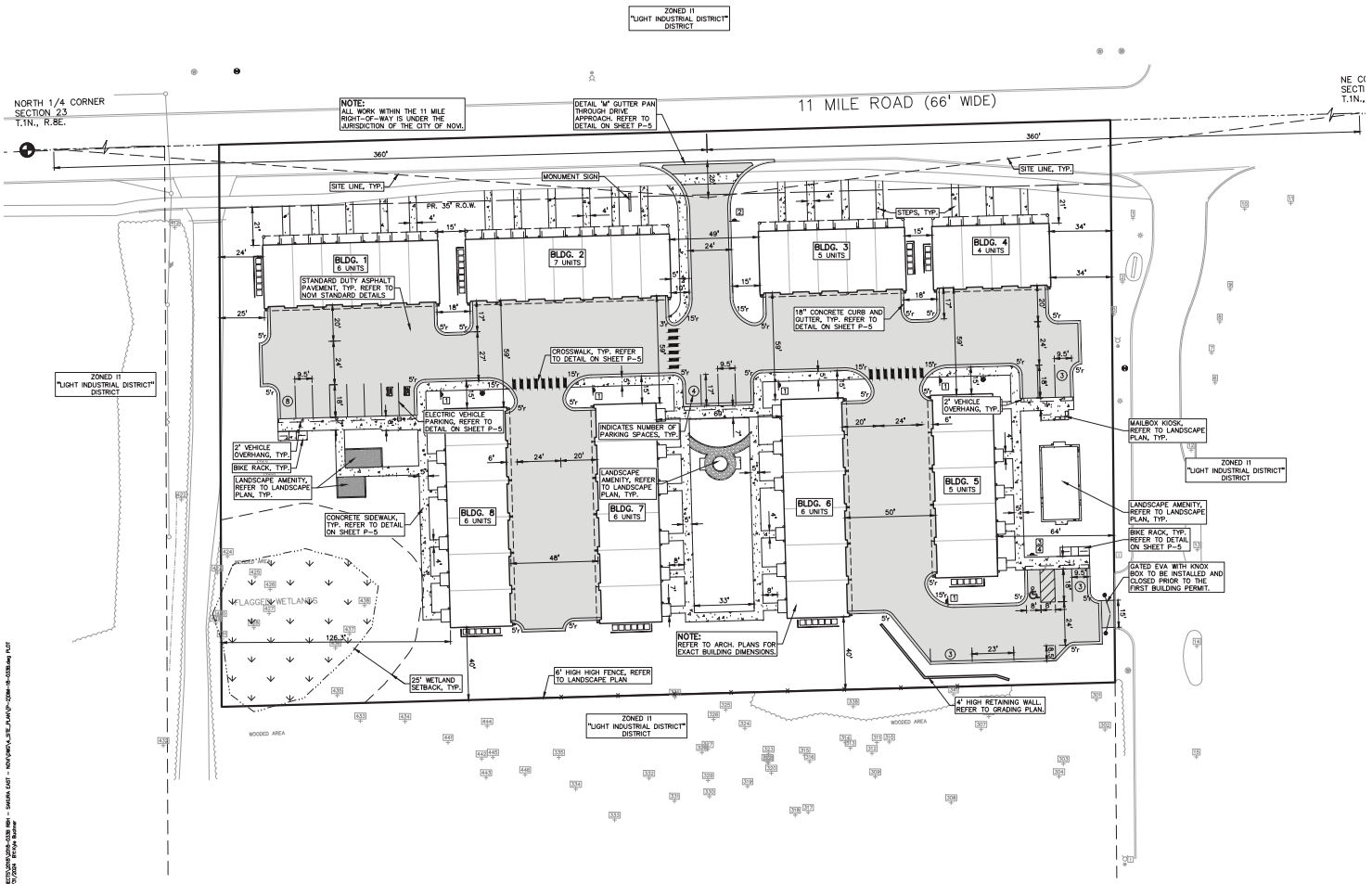
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER: P-1

NOT FOR CONSTRUCTION

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\DWG\A_SITE_PLAN\P-1TOPO-18-033B.dwg PLOT DATE: 7/31/2024 BY: Ryan Bulmer



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / FLOW LINE ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / HEAVY DUTY DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SITE DATA TABLE:

SITE AREA: 3.5 ACRES GROSS AND 3.1 ACRES NET

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)
PROPOSED ZONING: TC-1 (TOWN CENTER - 1)

PROPOSED USE: MULTIFAMILY HOUSING (8 BUILDINGS, 45 UNITS)

BUILDING INFORMATION (TC-1):
MAXIMUM ALLOWABLE BUILDING HEIGHT = 65 FT.(5 STORIES)
PROPOSED BUILDING HEIGHT = 35 FT. (3 STORIES)

BUILDING FOOTPRINT AREA = 27,733 SF.

BUILDING LOT COVERAGE = 20%

SETBACK REQUIREMENTS (TC-1):	REQUIRED:	PROPOSED:
FRONT (NORTH)	20'	23'
SIDE (EAST)	10'	34'
SIDE (WEST)	10'	24'
REAR (SOUTH)	10'	40'

PARKING CALCULATIONS:
RESIDENTIAL = 2 SPACE PER DWELLING UNIT
TOTAL RESIDENTIAL PARKING REQUIRED = 45 UNITS x 2 SPACES = 90 SPACES

TOTAL PROPOSED PARKING SPACES = 100 SPACES
21 SURFACE SPACES INC. 1 HIC SPACES
45 GARAGE SPACES
34 DRIVEWAY SPACES

BICYCLE PARKING REQUIRED = 1 SPACE PER 5 DWELLING UNITS = 9 SPACES
BICYCLE PARKING PROVIDED = 10 SPACES

OPEN SPACE (TC-1):
MINIMUM OPEN SPACE REQUIRED = 15%
PROVIDED OPEN SPACE = 35%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPE:

MARLETTE SANDY LOAM

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1	5 EA.
'STOP' SIGN	2	1 EA.
'BARRIER FREE PARKING' SIGN	3	1 EA.
'VAN ACCESSIBLE' SIGN	4	1 EA.

REFER TO DETAIL SHEET FOR SIGN DETAILS

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, MICHIGAN

REVISIONS
REV PER PLANNING - 6/13/24 7/30/2024

ORIGINAL ISSUE DATE:
MAY 13, 2024

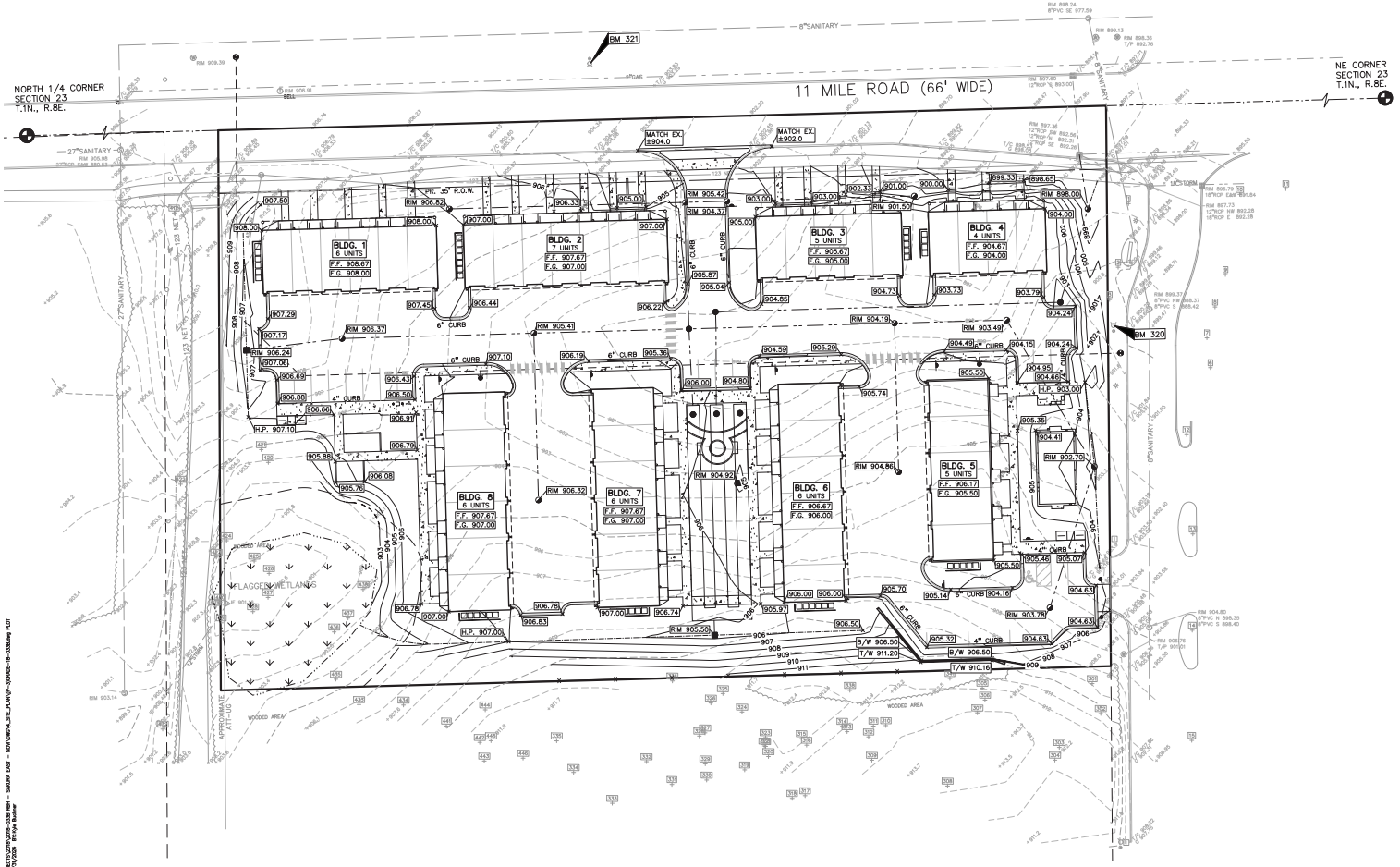
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2

NOT FOR CONSTRUCTION

S:\PROJECTS\2018\2018-033B Ph1 - SAKURA EAST - NOVI\CAD\LA_SITE_PLAN\LP-2018-18-1033B.dwg PLOT DATE: 7/31/2024 BY: Ryan Buckner



GRADING LEGEND:

906.91	EXISTING SPOT ELEVATION
622.50	PROPOSED SPOT ELEVATION. TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAN
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	G = GUTTER GRADE
T/P = TOP OF PAVEMENT	F.G. = FINISH GRADE
T/S = TOP OF SIDEWALK	RIM = RIM ELEVATION
T/W = TOP OF WALL	B/W = BOTTOM OF WALL

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NORTH

0 15 30 60
SCALE: 1" = 30'

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CLIENT
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BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, MICHIGAN

REVISIONS
REV PER PLANNING - 6/13/24 7/30/2024

ORIGINAL ISSUE DATE:
MAY 13, 2024

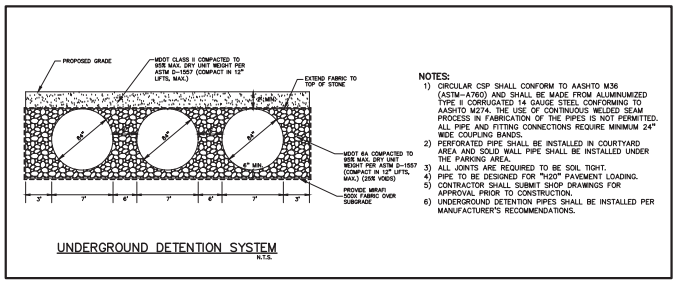
DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3

NOT FOR CONSTRUCTION

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOVI\CAD\LA_SITE_PLAN\DP-2\2018033B-18-033B.dwg 4:07 DATE: 7/31/2024 BY: Ryan Buckner



UNDERGROUND DETENTION SYSTEM
N.T.S.

NOTES:
1) CIRCULAR CSP SHALL CONFORM TO AASHTO M36 (ASTM—A760) AND SHALL BE MADE FROM ALUMINUMIZED TYPE II CORRUGATED 14 GAUGE STEEL CONFORMING TO AASHTO M274. THE USE OF CONTINUOUS WELDED SEAM PROCESS IN FABRICATION OF THE PIPES IS NOT PERMITTED. ALL PIPE AND FITTING CONNECTIONS REQUIRE MINIMUM 24" WIDE COUPLING BANDS.
2) PERFORATED PIPE SHALL BE INSTALLED IN COURTYARD AREA AND SOLID WALL PIPE SHALL BE INSTALLED UNDER THE PARKING AREA.
3) ALL JOINTS ARE REQUIRED TO BE SOIL TIGHT.
4) PIPE TO BE DESIGNED FOR "H20" PAVEMENT LOADING.
5) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
6) UNDERGROUND DETENTION PIPES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CITY OF NOVI STORM SEWER FRAME AND COVER NOTES

CATCH BASIN - PAVEMENT
FRAME: EJ 1040
COVER: TYPE "M1"

CATCH BASIN - 6' OF PAVEMENT
FRAME: EJ 1040
COVER: TYPE "M1"

CATCH BASIN - CURB
FRAME: EJ 7045 OR 7065
COVER: TYPE "M1"

CATCH BASIN/INLET - YARD
FRAME: 1040Z
COVER: TYPE "02"

2' CATCH BASIN/INLET - YARD
FRAME: EJ 1030
COVER: TYPE "01"

MANHOLE
FRAME: EJ 1040
COVER: TYPE "B"

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multi-Family Residence	
1 Bedroom units	45
Unit Factor	1 / Unit
REU	45
TOTAL	
REU	**45**
Population (P) (3.2 PEOPLE/REU)	**144 People**
Average Flow (150 GPCPD)	**21,600 G.P.D.**
	0.033 C.F.S.
	0.022 M.G.D.
Design Max. Flow = (2*avg)	**43,200 G.P.D.**
	0.067 C.F.S.
	0.043 M.G.D.

SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multi-Family Residence	
Units	45
Unit Factor	1 / Unit
REU	45
TOTAL	
REU	**45**
Population (P) (3.2 PEOPLE/REU)	**144 People**
Average Flow (100 GPCPD)	**14,400 G.P.D.**
Peaking Factor (PF)	**4.00**
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	**57,600 G.P.D.**
Peak Flow (C.F.S.)	**0.089 C.F.S.**
8" Pipe at 0.40% Capacity Provided =	**0.776 C.F.S.**

UTILITY LEGEND:
- EX. OH, ELEC, POLE & GUY WIRE
- EX. U/G, CABLE TV & PEDESTAL
- EX. U/G, COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U/G, ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
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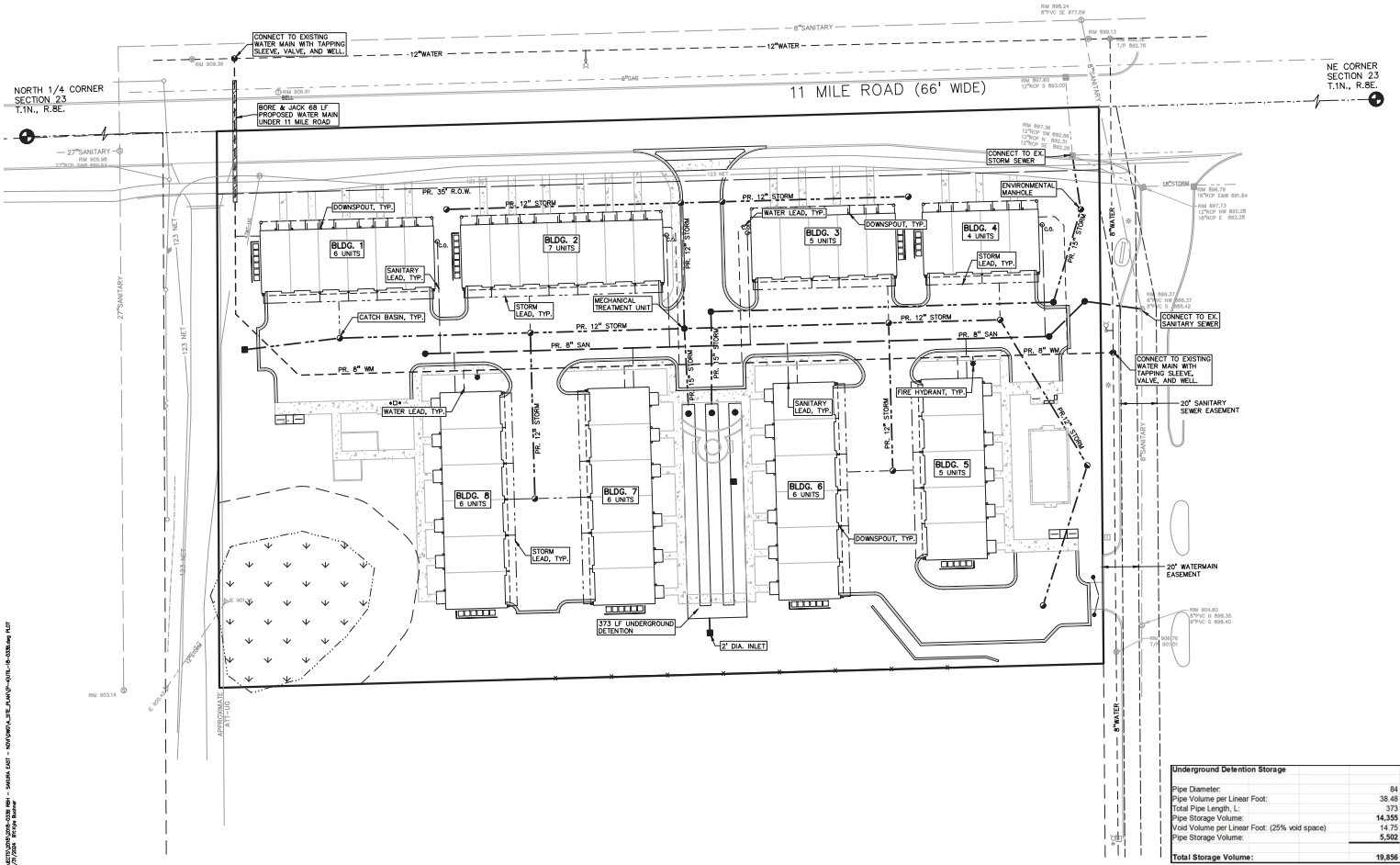
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN



Underground Detention Storage

Pipe Diameter:	84 in
Pipe Volume per Linear Foot:	38.48 cf/lf
Total Pipe Length, L:	373 ft
Pipe Storage Volume:	**14,355 cf**
Void Volume per Linear Foot: (25% void space)	14.75 cf/lf
Pipe Storage Volume:	**5,502 cf**
Total Storage Volume:	**19,856 cf**

Site Drainage Data

Select County:	Oakland		
Existing			
Natural Greenspace area:	1.50 acre	C =	0.25
Select NCRS Soil type:	C		
Improved Greenspace area:	acre	C =	0.25
Select NCRS Soil type:	C		
Wooded Area:	1.52 acre	C =	0.25
Select NCRS Soil type:	C		
Impervious Area:	0.00 acre	C =	0.95
Greenbelt Area:	3.02 acre	C =	0.25
Total Area (A):	3.02 acre		
Weighted Coefficient of Runoff (C):	0.25		
Proposed			
Natural Greenspace area:	0.33 acre	C =	0.25
Select NCRS Soil type:	C		
Improved Greenspace area:	0.67 acre	C =	0.25
Select NCRS Soil type:	C		
Wooded Area:	0.00 acre	C =	0.25
Select NCRS Soil type:	C		
Impervious Area:	2.02 acre	C =	0.95
Greenbelt Area:	1.00 acre	C =	0.25
Total Area (A):	3.02 acre		
Weighted Coefficient of Runoff (C):	0.72		
Rainfall Intensity			
Flood Control Time of Concentration, Tc =	10.00 min		
Rainfall Intensity			
Time of Concentration (T_C)	10.00 min		
Since Tc <= 15 min, I1 = 2.0 in/hr			
I1 = 30.2 /[(T + 9.17)^.81]	2.00 in/hr		
I10 = 50.12 / [(T + 9.17)^.81]	4.58 in/hr		
I100 = 83.3/[(T + 9.17)^.81]	7.62 in/hr		
CPVC: Channel Protection Volume Control Volume			
Vcpvc = (4719)CA	10,261 cf		
CPRC: Channel Protection Rate Control Volume: Extended Detention			
VED= (6897)CA	14,997 cf		
CPRC Allowable Outlet Rate			
Q_{VED} = V_{ED} / (48*60*60)	0.09 cfs		
Water Quality Control			
Forebay Volume = (545)CA	1,185 cf		
Forebay Release Rate: QVF = VF/(48*60*60)	0.01 cfs		
100-Year Allowable Outlet Rate			
Since 2<A<100, Qwr = 1.1055-0.206xln(A)			
Q_{WR} =	0.88 cfs/ac		
100-Year Peak Allowable Discharge			
Area, A =	3.02 ac		
Q_{100P} = Q_{WR}(A)	2.65 cfs		
100-Year Runoff Volume			
V100R = (18,985)CA	41,281 cf		
100-Year Peak Inflow			
Q_{100IN} = CI(I_{100})A	16.57 cfs		
Storage Curve Factor (Vs/Vr)			
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.481		
100-Year Storage Volume			
Vs = R(V100R)	19,856 cf		
No infiltration will be provided, so no CPVC deduction is taken.			
V100 = Vs	19,856 cf		
V_{flood} must be larger or equal to V_{ED} :			
Is V_{100} >= V_{ED} ?	**Yes**		
V_{flood} =	19,856 cf		

NOT FOR CONSTRUCTION

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www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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CLIENT
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BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, MICHIGAN

REVISIONS
REV PER PLANNING - 6/13/24 7/30/2024

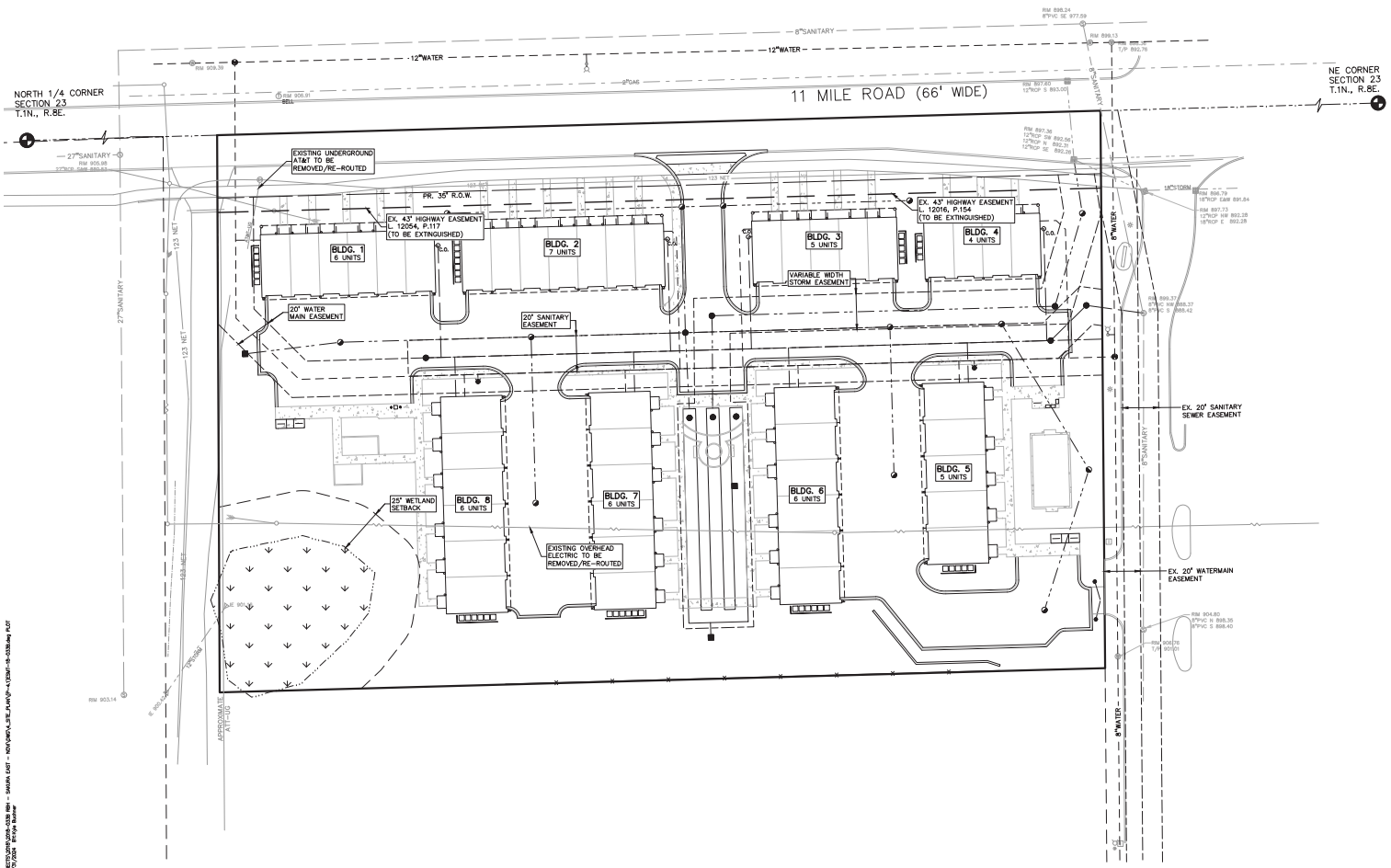
ORIGINAL ISSUE DATE:
MAY 13, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4

S:\PROJECTS\2018\2018-033B Rtn = SAKURA EAST – NOVI\DWG\A_SITE_PLAN\P-4UTIL-18-033B.dwg PLOT DATE: 7/31/2024 BY: Ryan Buckner



UTILITY LEGEND:

- EX, OH, ELEC, POLE & GUY WIRE
- EX, U/G, CABLE TV & PEDESTAL
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- EX, SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX, YARD DRAIN & ROOF DRAIN
- EX, UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
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NORTH

0 15 30 60
SCALE: 1" = 30'

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6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE
SAKURA EAST
PART OF THE NE 1/4 OF SECTION 23, T. 01 N., R. 08 E.
NOVI, MICHIGAN

REVISIONS
REV PER PLANNING - 6/13/24 7/30/2024

ORIGINAL ISSUE DATE:
MAY 13, 2024

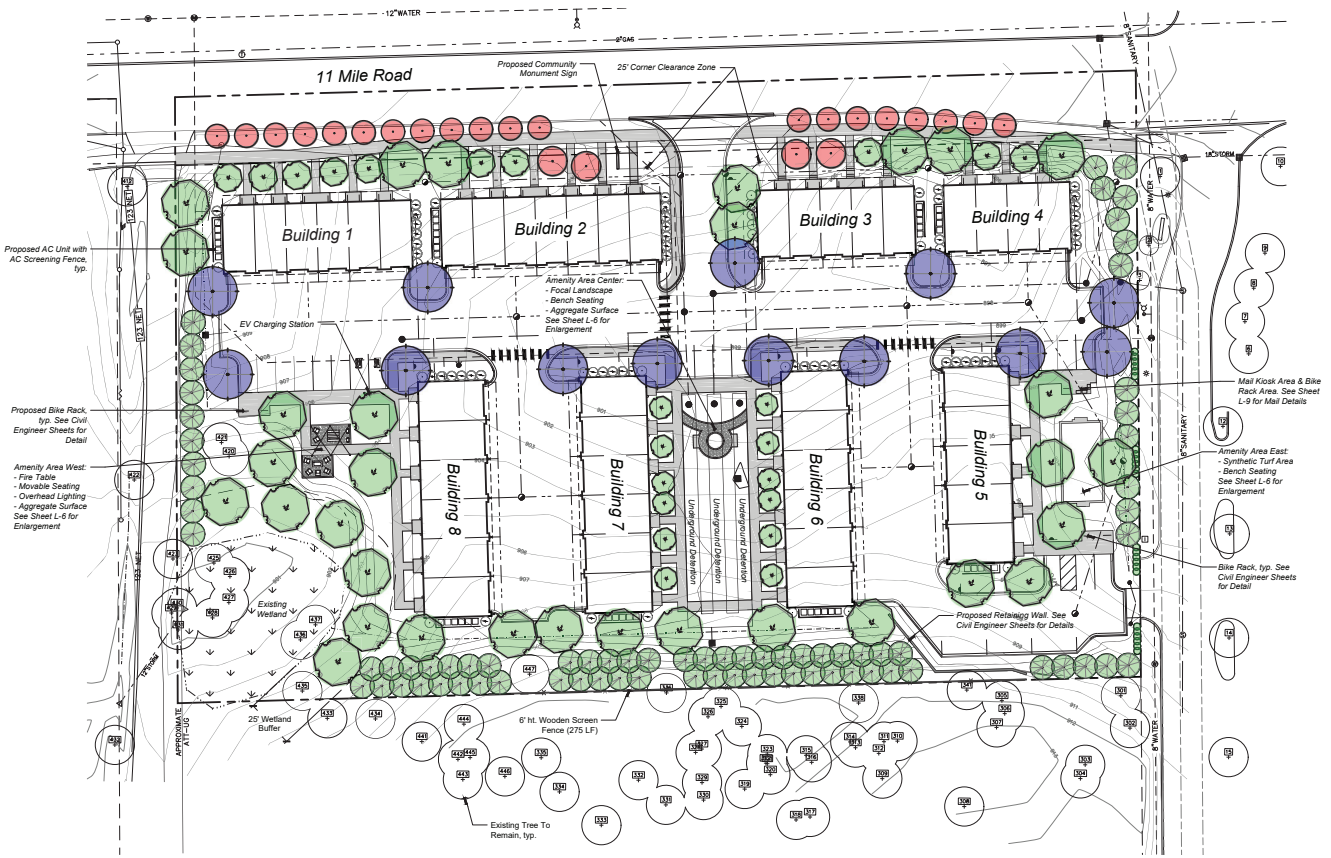
DRAWING TITLE
PRELIMINARY EASEMENT PLAN

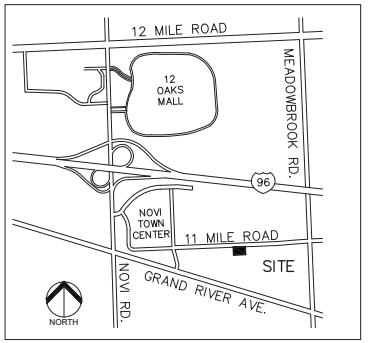
PEA JOB NO.	2018-33B
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2018\2018-033B RBH - SAKURA EAST - NOV\DWG\A_SITE_PLAN\[P-4.1(ESM)--18-033B.dwg P-OT
DATE: 7/31/2024 BY: Kyle Bohner





LOCATION MAP
SCALE: 1" = 1/4 MILE

Landscape Summary

Landscape Adjacent to Public Right-of-Way
Requirement: 1 Deciduous Subcanopy Tree / 20 LF of Frontage
Frontage Length*: 468 LF
Required: 24 Trees
Provided: 24 Trees
* Frontage Length does not include the width of Entry Drive

Parking Area Landscape
Requirement: 1 Tree / 35 LF of Parking Area
Parking Area Length: 251 LF
Required: 7 Trees
Provided: 7 Trees (Provided as part of Unit Canopy Trees)

Multi-Family Landscape
Requirement: 3 Trees / Dwelling Unit
Min. 75% Deciduous Canopy or Large Evergreen Trees
1 Tree / 35 LF of Interior Streets
Dwelling Units: 45
Interior Street Length: 452 LF
Required: 135 Dwelling Unit Trees
Min. 75% Deciduous Canopy or Large Evergreen Trees
13 Deciduous Canopy Interior Street Trees
Provided: 135 Dwelling Unit Trees
80.74% Deciduous Canopy or Large Evergreen Trees
13 Deciduous Canopy Interior Street Trees

Tree Species Diversity
Required: Fewer than 200 Trees, no more than:
- 25% from single genus
- 15% from single species
Provided: See Tree Diversity Table This Sheet

Tree Legend

= Landscape Adjacent to R.O.W. Deciduous Subcanopy Tree
= Interior Street Trees Deciduous Canopy Tree
= Multi-Family Dwelling Unit Trees Deciduous Canopy Tree
= Multi-Family Dwelling Unit Trees Large Evergreen Tree
= Multi-Family Dwelling Unit Trees Arborvitae
= Multi-Family Dwelling Unit Trees Columnar Tree

Overhead Utility Note

There are no overhead utilities proposed to remain or be installed on site

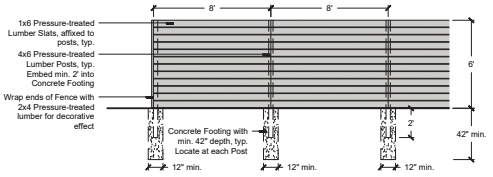
Woodland Replacement Note

No Regulated Woodlands or Regulated Trees existing on Site resulting in no required Woodland Replacement Trees

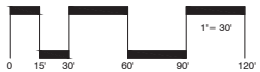
Tree Diversity Table

botanical name	common name	qty.	Genus %	Species %
Abies concolor	Concolor Fir	21	10.94%	10.94%
Amelanchier canadensis	Shadblow Serviceberry	7	3.65%	3.65%
Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	20	15.63%	13.54%
Acer rubrum 'Red Sunset'	Red Sunset Maple	6		
Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4		2.08%
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	12	6.25%	6.25%
Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honey Locust	8	4.17%	4.17%
Liriodendron tulipifera	Tulip Tree	8	4.17%	4.17%
Picea glauca	White Spruce	28	14.58%	14.58%
Pinus strobus	Eastern White Pine	28	14.58%	14.58%
Quercus rubra	Red Oak	5	2.60%	2.60%
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7	3.65%	3.65%
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	24	12.50%	12.50%
Ulmus americana 'New Harmony'	New Harmony Americal Elm	10	5.21%	5.21%
Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	4	2.08%	2.08%
	Totals:	**192**	**100%**	**100%**

6' ht. Fence Character Images
NTS



6' ht. Wooden Fence Detail
Scale: 1/2" = 1'



North

design studio
LAND
landscape architecture / land planning
750 Forest Ave. Suite 101
Birmingham, MI 48009
T:: 248.594.3220

STATE OF MICHIGAN
WILLIAM KIRAN LICENSED LANDSCAPE ARCHITECT No. 1172

sheet title:
Overall Landscape Plan

project title:
Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

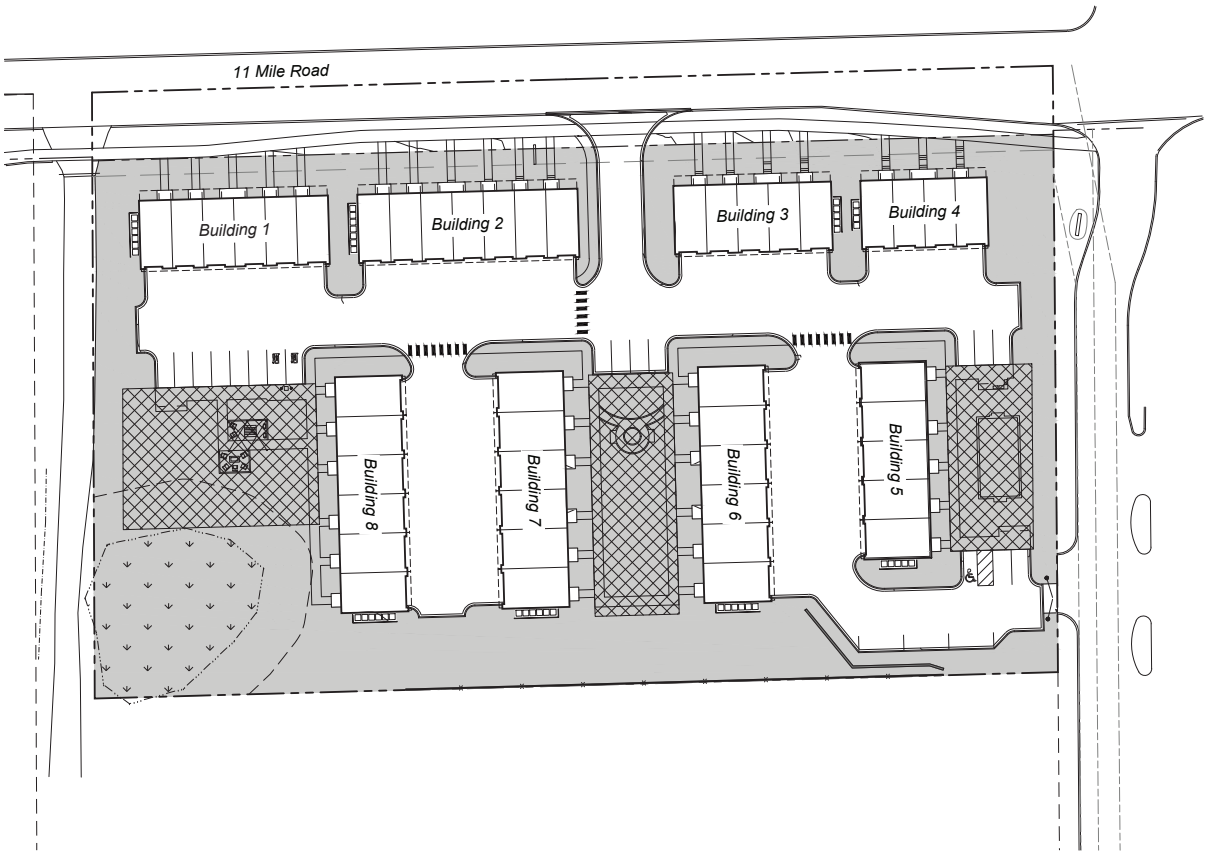
Phone: 248.657.4968

job number:	date:
19019	10.09.2023
drawn by:	checked by:
EMJ	WTK

Know what's below. Call before you dig.

revisions:
05.13.2024 Issued for Preliminary Site Plan
07.31.2024 Per Municipal Review

sheet no.
L-1



Open Space Summary

Requirement:	200 SF of Usable Open Space / Dwelling Unit
Dwelling Units:	45
Required:	9,000 SF (0.21 Ac.)
Provided:	16,549.51 SF (0.38 Ac.)
	12.23% of Net Site Area
General Open Space:	65,616.46 SF (1.51 Ac.)
	48.50% of Net Site Area

design studio
LAND
landscape architecture / land planning

750 Forest Ave. Suite 101
Birmingham, MI 48009
T:: 248.594.3220

STATE OF MICHIGAN
WILLIAM KREAH
No. 1172
LICENSED LANDSCAPE ARCHITECT

sheet title:
Open Space Plan

project title:
Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
19019	04.24.2024

drawn by:	checked by:
EMJ	WTK

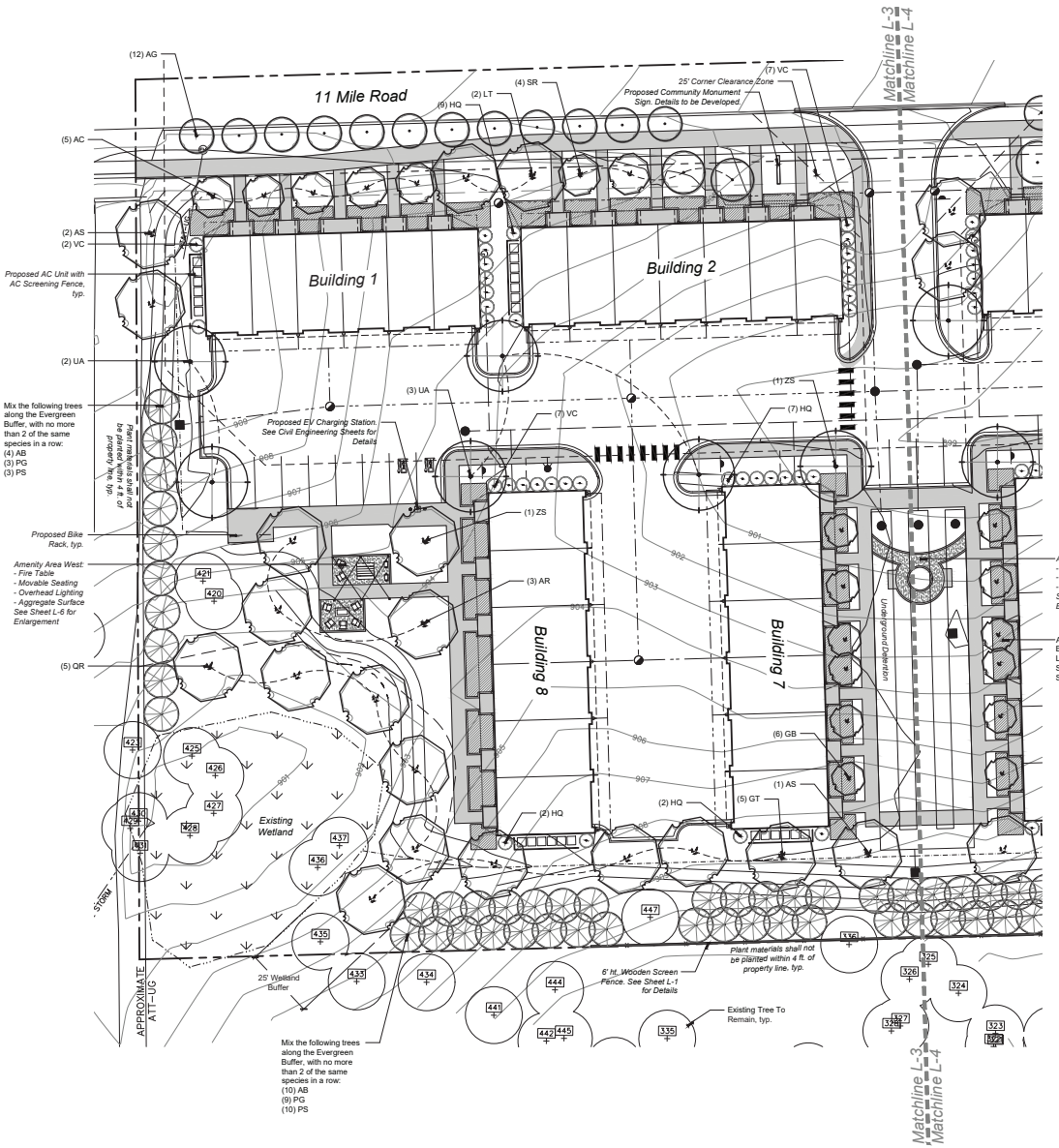
Know what's **below.** **Call** before you dig.

revisions:
05.13.2024 Issued for Preliminary Site Plan
07.31.2024 Per Municipal Review

0 15' 30' 60' 90' 120'
1"= 30'

North

sheet no.
L-2



Plant Schedule This Sheet

Trees

sym.	qty.	botanical name	common name	size	spacing	root	notes
AB	14	*Abies concolor*	Concolor Fir	8' ht.	per plans	B&B	Non-Native
AC	5	*Amelanchier canadensis*	Shadblow Serviceberry	8' ht.	per plans	B&B	Native
AG	12	*Acer rubrum 'Armstrong Gold'*	Armstrong Gold Maple	3" cal.	per plans	B&B	Native
AR	3	*Acer rubrum 'Red Sunset'*	Red Sunset Maple	3" cal.	per plans	B&B	Native
AS	3	*Acer saccharum 'Green Mountain'*	Green Mountain Sugar Maple	3" cal.	per plans	B&B	Native
GB	6	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Columnar Ginkgo	3" cal.	per plans	B&B	Non-Native
GT	5	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Thornless Honey Locust	3" cal.	per plans	B&B	Native
LT	2	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B	Native
PG	12	*Picea glauca*	White Spruce	8' ht.	per plans	B&B	Native
PS	13	*Pinus strobus*	Eastern White Pine	8' ht.	per plans	B&B	Native
QR	5	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B	Native
SR	4	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	2.5" cal.	per plans	B&B	Non-Native
UA	5	*Ulmus americana 'New Harmony'*	New Harmony Americal Elm	3" cal.	per plans	B&B	Native
ZS	2	*Zelkova serrata 'Green Vase'*	Green Vase Japanese Zelkova	3" cal.	per plans	B&B	Non-Native

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	notes
HQ	20	*Hydrangea quercifolia 'Snow Queen'*	Snow Queen Oakleaf Hydrangea	30" ht.	5' o.c.	cont.	Non-Native
VC	16	*Viburnum carlesii*	Korean Spice Viburnum	30" ht.	5' o.c.	cont.	Non-Native

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STATE OF MICHIGAN — WILLIAM KREAN — No. 1117 — LICENSED LANDSCAPE ARCHITECT

sheet title:
Landscape Plan - West

project title:
Sakura East

City of Novi, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
19019	04.24.2024

drawn by:	checked by:
EMJ	WTK

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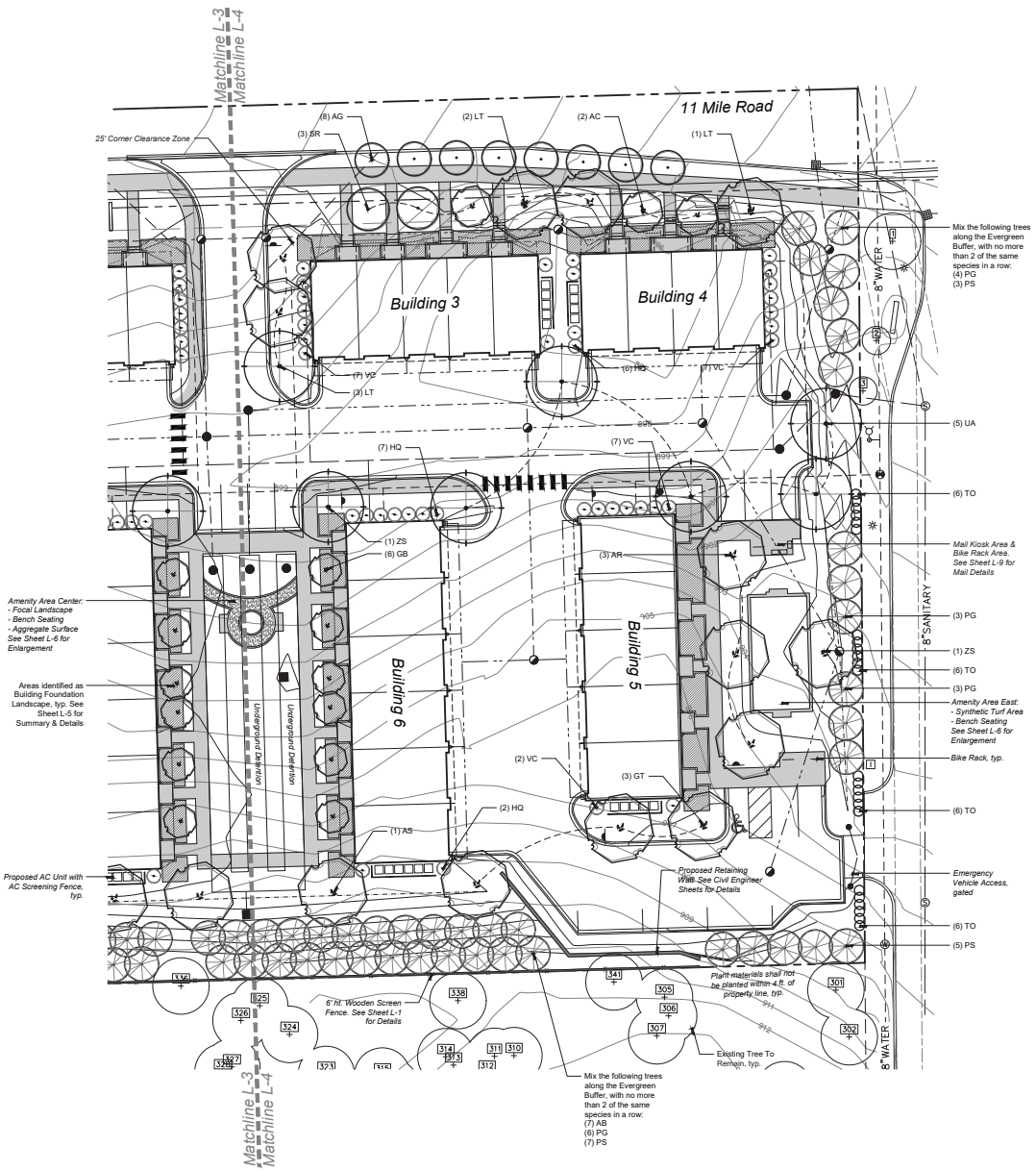
revisions:
- 05.13.2024 Issued for Preliminary Site Plan
- 07.31.2024 Per Municipal Review

1"= 20'
0 10' 20' 40' 60' 80'

North

sheet no.
L-3



Plant Schedule This Sheet

Trees

sym.	qty.	botanical name	common name	size	spacing	root	notes
AB	7	*Abies concolor*	Concolor Fir	8' ht.	per plans	B&B	Non-Native
AC	2	*Amelanchier canadensis*	Shadblow Serviceberry	8' ht.	per plans	B&B	Native
AG	8	*Acer rubrum 'Armstrong Gold'*	Armstrong Gold Maple	3" cal.	per plans	B&B	Native
AR	3	*Acer rubrum 'Red Sunset'*	Red Sunset Maple	3" cal.	per plans	B&B	Native
AS	1	*Acer saccharum 'Green Mountain'*	Green Mountain Sugar Maple	3" cal.	per plans	B&B	Native
GB	6	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Columnar Ginkgo	3" cal.	per plans	B&B	Non-Native
GT	3	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Thornless Honey Locust	3" cal.	per plans	B&B	Native
LT	6	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B	Native
PG	16	*Picea glauca*	White Spruce	8' ht.	per plans	B&B	Native
PS	15	*Pinus strobus*	Eastern White Pine	8' ht.	per plans	B&B	Native
SR	3	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	2.5" cal.	per plans	B&B	Non-Native
TO	24	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	8' ht.	30" o.c.	B&B	Non-Native
UA	5	*Ulmus americana 'New Harmony'*	New Harmony Americal Elm	3" cal.	per plans	B&B	Native
ZS	2	*Zelkova serrata 'Green Vase'*	Green Vase Japanese Zelkova	3" cal.	per plans	B&B	Non-Native

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	notes
HQ	15	*Hydrangea quercifolia 'Snow Queen'*	Snow Queen Oakleaf Hydrangea	30" ht.	5' o.c.	cont.	Non-Native
VC	23	*Viburnum carlesii*	Korean Spice Viburnum	30" ht.	5' o.c.	cont.	Non-Native

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STATE OF MICHIGAN
WILLIAM KREAH
LICENSED LANDSCAPE ARCHITECT
No. 1117

sheet title:
Landscape Plan - East

project title:
Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
19019	04.24.2024

drawn by:	checked by:
EMJ	WTK

revisions:
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Know what's **below.** **Call** before you dig.

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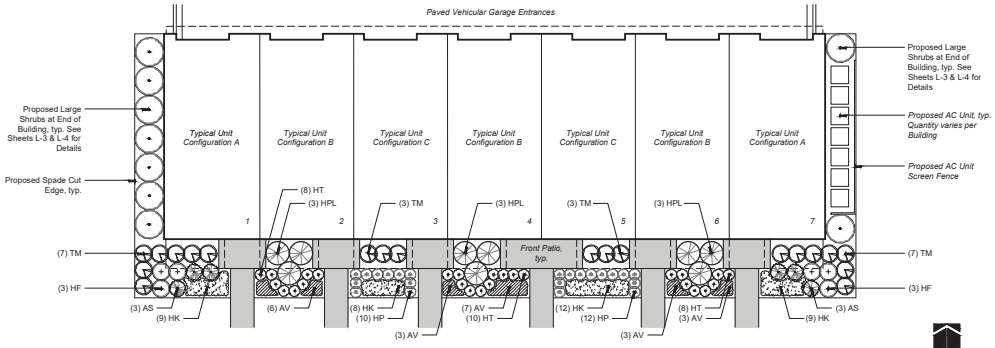
0 10' 20' 40' 60' 80'
North

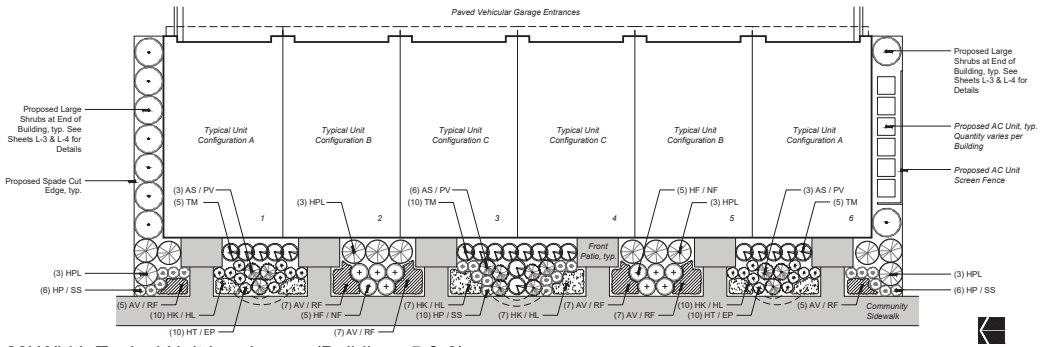
sheet no.
L-4



16' Width Typical Unit Landscape (Buildings 1-4)

Notes

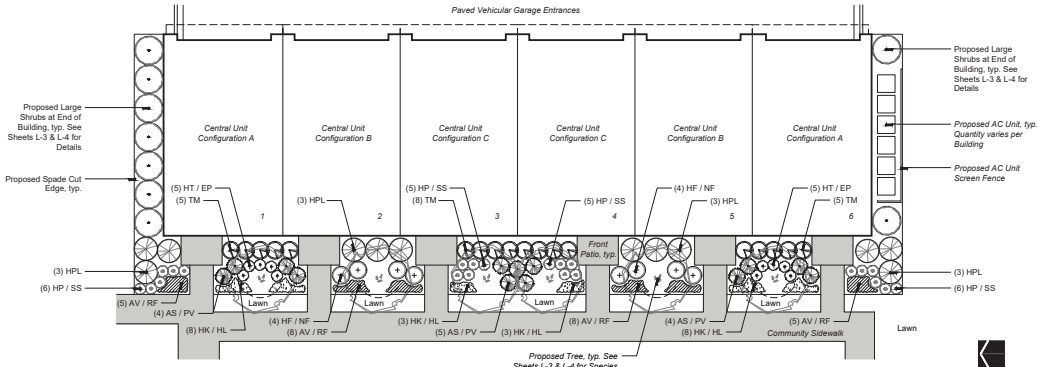
- All 16' width Units are Shade Exposure
- Configuration Notes:
  - For 4-Unit Building use 1, 4, & 7 above (use 4 twice and mirror across walk)
  - For 5-Unit Building use 1, 3, 4, 5, & 7 above
  - For 6-Unit Building use 1, 2, 5, 6, 7 above (use 5 twice and mirror across walk)
  - For 7-Unit Building use above as shown



20' Width Typical Unit Landscape (Buildings 5 & 8)

Notes

- Building 5 has Shade Orientation
- Building 8 has Sun Orientation
- Configuration Notes:
  - For Building 5 use all above except 6
  - For Building 8 use above as shown



20' Width Central Unit Landscape (Buildings 6 & 7)

Notes

- Building 6 has Sun Orientation
- Building 7 has Shade Orientation
- Configuration Notes:
  - For Building 6 use above as shown
  - For Building 7 mirror across central green space

Plant Schedule This Sheet

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	solar orient.	notes
HPL	66	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Panicle Hydrangea	24" ht.	4' o.c.	cont.	Both	Non-Native
TM	125	*Taxus x media 'Densiformis'*	Dense Yew	24" ht.	30" o.c.	B&B	Both	Non-Native

Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root	solar orient.	notes
AS	40	*Aralia cordata 'Sun King'*	Sun King Japanese Spikenard	No. 2	36" o.c.	cont.	Shade	Non-Native
AV	116	*Astilbe chinensis 'Vision Inferno'*	Vision Inferno Chinese Astilbe	No. 1	18" o.c.	cont.	Shade	Non-Native
EP	30	*Echinacea purpurea 'Magnus'*	Magnus Purple Coneflower	No. 1	24" o.c.	cont.	Sun	Native
HF	36	*Hosta 'First Frost'*	First Frost Hosta	No. 1	36" o.c.	cont.	Shade	Non-Native
HK	146	*Hakonechola macra*	Japanese Forest Grass	No. 1	18" o.c.	cont.	Shade	Non-Native
HL	56	*Hemerocallis 'Little Business'*	Little Business Daylily	No. 1	18" o.c.	cont.	Sun	Non-Native
HP	102	*Hosta 'Patriot'*	Patriot Hosta	No. 1	24" o.c.	cont.	Shade	Non-Native
HT	79	*Hosta 'Touch of Class'*	Touch of Class Hosta	No. 1	24" o.c.	cont.	Shade	Non-Native
NF	18	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	No. 2	36" o.c.	cont.	Sun	Non-Native
PV	25	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	No. 2	36" o.c.	cont.	Sun	Native
RF	65	*Rudbeckia fulgida 'Little Goldstar'*	Little Goldstar Black-Eyed Susan	No. 1	18" o.c.	cont.	Sun	Native
SS	44	*Schizachyrium scoparium 'Carousel'*	Carousel Little Bluestem	No. 1	24" o.c.	cont.	Sun	Native

Note: The above Plant Schedule includes all plant materials needed for the Building Foundation Landscape, with the exception of the Large Shrubs proposed for the Building Ends. See Sheets L-3 & L-4 for those species and quantities.

16' Width Building Foundation Summary

Required: Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape

	Length	Required	Provided
Central Units:	8'	2.80'	8.00' (100%)
End Unit:	35'	12.25'	18.50' min. (52.86%)

20' Width Building Foundation Summary

Required: Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape

	Length	Required	Provided
Central Units:	13'	4.55'	13.00' (100%)
End Unit:	34.33'	12.00'	12.00' min. (35%)

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STATE OF MICHIGAN
WILLIAM KIRAN TOMPKINS
LICENSED LANDSCAPE ARCHITECT
No. 1172

sheet title:
Building Foundation Landscape

project title:
Sakura East
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4968

job number:	date:
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drawn by:	checked by:
EMJ	WTK

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1"= 10'
0 5' 10' 20' 30' 40'

sheet no.
L-5

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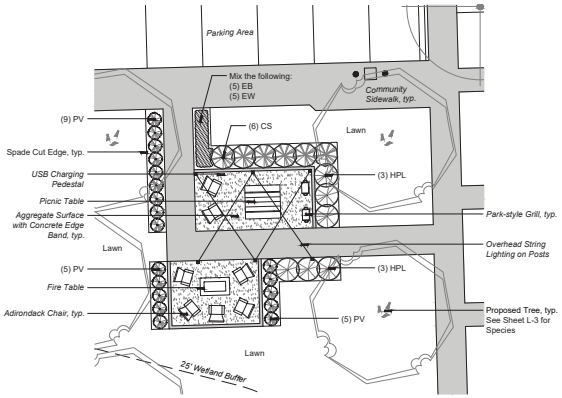
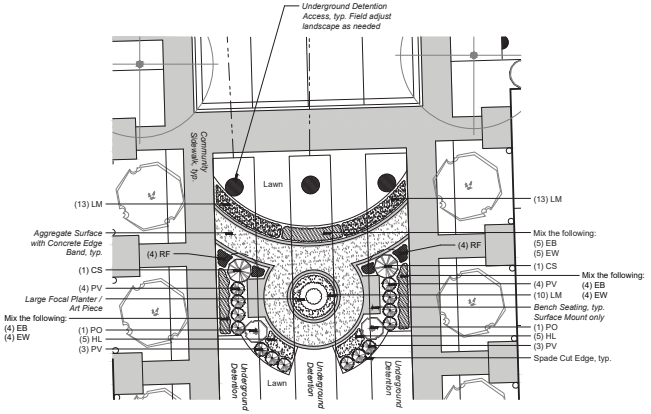


Amenity Area West Landscape Enlargement Plan



Amenity Area Center Landscape Enlargement Plan

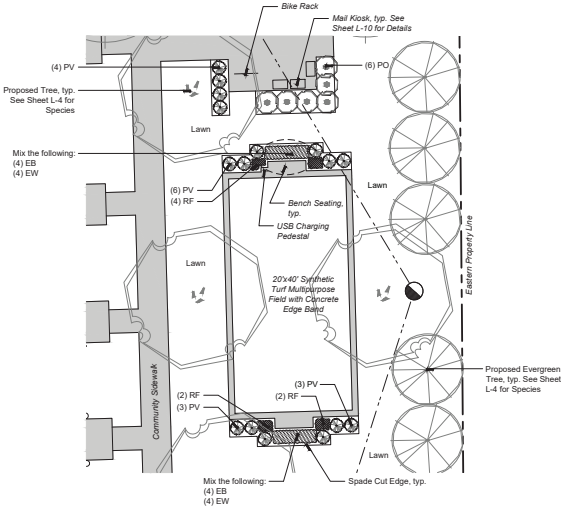
Plant Schedule This Sheet

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	notes
CS	8	*Cornus stolonifera 'Farrow'*	Arctic Fire Red Twig Dogwood	24" ht.	4' o.c.	cont.	Native
HPL	6	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Panicle Hydrangea	24" ht.	4' o.c.	cont.	Non-Native
PO	8	*Physocarpus opulifolius 'Tiny Wine'*	Tiny Wine Ninebark	24" ht.	36" o.c.	cont.	Native

Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root	notes
EB	26	*Echinacea purpurea 'Powwow Berry'*	Powwow Berry Purple Coneflower	No. 1	18" o.c.	cont.	Native
EW	26	*Echinacea purpurea 'Powwow White'*	Powwow White Purple Conflower	No. 1	18" o.c.	cont.	Native
HL	10	*Hemerocallis 'Little Business'*	Little Business Daylily	No. 1	18" o.c.	cont.	Non-Native
LM	36	*Liriope muscari 'Big Blue'*	Big Blue Lilyturf	No. 1	18" o.c.	cont.	Non-Native
PV	49	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	No. 2	30" o.c.	cont.	Native
RF	16	*Rudbeckia fulgida 'Little Goldstar'*	Little Goldstar Black-Eyed Susan	No. 1	18" o.c.	cont.	Native



Amenity Area East Landscape Enlargement Plan

Amenity Product Character Imagery


Park Grill


USB Charging Pedestal


Adirondack Chair


Fire Table


Picnic Table


Overhead String Lighting


Bench Seating


Large Focal Planter

Note: All products shown shall be considered conceptual and final details shall be developed for Final Site Plan Approval

sheet title:

Amenity Enlargement Plans

project title:

Sakura East

City of Novi, Michigan

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
19019	04.24.2024

drawn by:	checked by:
EMJ	WTK

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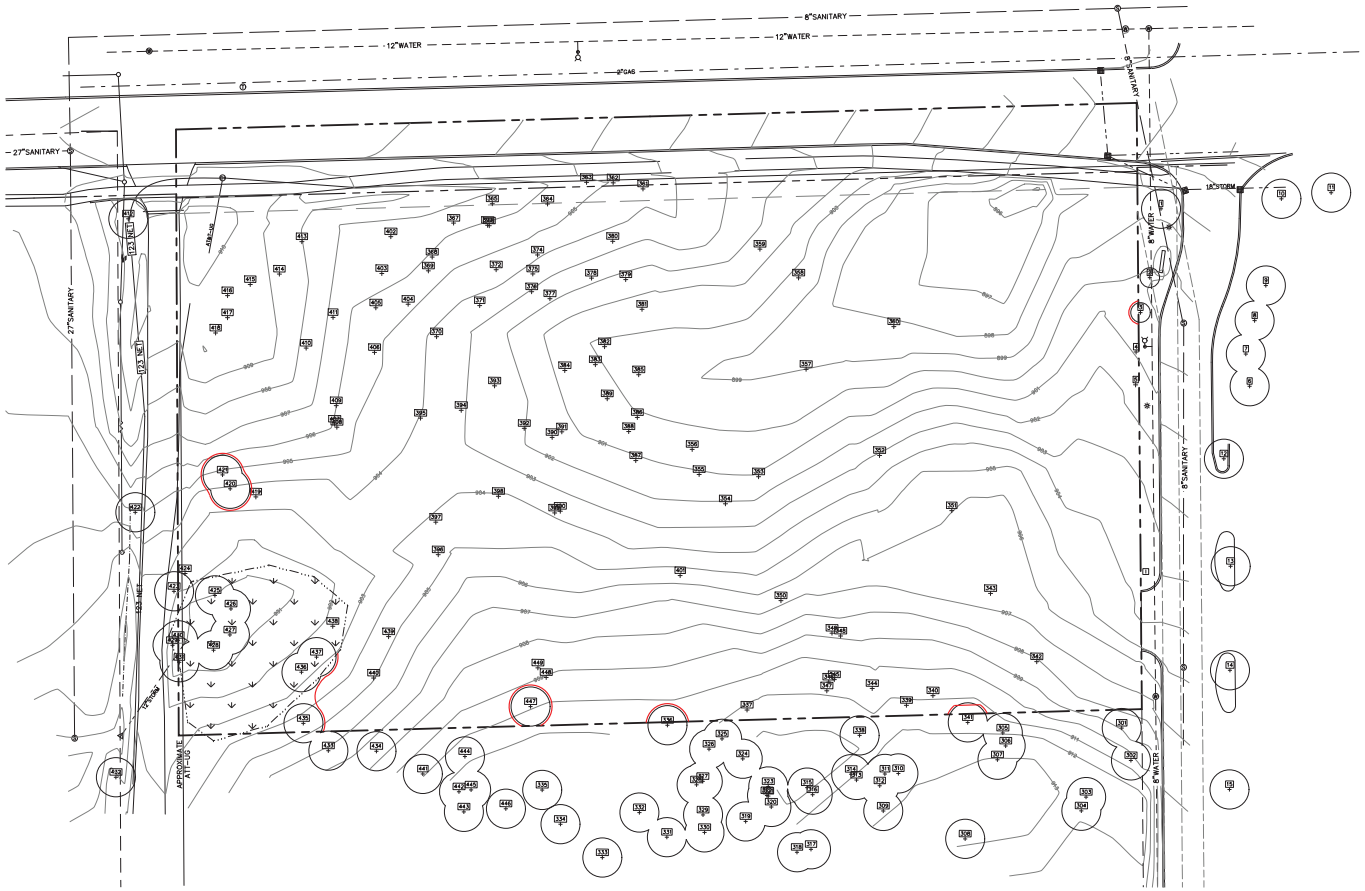
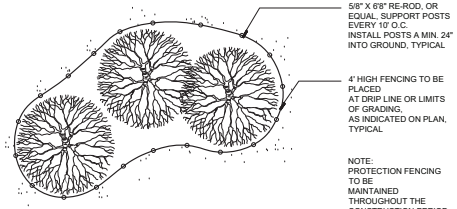
0 5' 10' 20' 30' 40' 1"= 10'

North

sheet no.

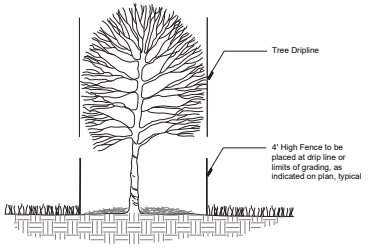
L-6





Tree Protection Detail - Plan

Scale: NTS



Tree Protection Detail - Section

Scale: NTS

Tree Preservation Legend

= Existing Tree, To Remain

= Existing Tree, To Be Removed

= Approximate Location of Tree Protection Fencing

Tree Protection Notes

1. Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
2. No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, placing solvents, building materials, construction equipment, etc.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall attach any device or wire to any remaining tree.
5. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
6. Swales shall be routed to avoid the area within the drip lines of protected trees.
7. Trees located on adjacent properties that may be affected by construction activities must be protected.
8. Trees to be removed shall be flagged by the Owner Representative prior to site grading.
9. Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
10. The parking of idle and running equipment shall be prohibited under the drip line of protected trees.
11. The stripping of topsoil from around protected trees shall be prohibited.
12. Trees to be removed shall be fell away from trees to be saved.
13. Grubbing of understory vegetation in construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a hydro-axe.
14. The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.

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STATE OF MICHIGAN
WILLIAM T. KIRAN
No. 1157
LICENSED LANDSCAPE ARCHITECT

sheet title:
Tree Preservation Plan

project title:
Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
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drawn by:	checked by:
EMJ	WTK

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1"= 30'
0 15' 30' 60' 90' 120'

North

sheet no.
L-7

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	EXEMPT	SAVE/REMOVE
1	PO	5	Pin Oak	Quercus palustris	Fair		Offsite
2	CA	3	Crab Apple	Malus caronaria	Fair		Offsite
3	CA	3	Crab Apple	Malus caronaria	Good		Offsite
4	CA	4	Crab Apple	Malus caronaria	Good	Size	**Remove**
5	CA	4	Crab Apple	Malus caronaria	Good	Size	**Remove**
6	CA	3	Crab Apple	Malus caronaria	Fair		Offsite
7	CA	3	Crab Apple	Malus caronaria	Fair		Offsite
8	CA	3	Crab Apple	Malus caronaria	Fair		Offsite
9	CA	3	Crab Apple	Malus caronaria	Poor		Offsite
10	PO	4	Pin Oak	Quercus palustris	DEAD		Offsite
11	PO	3	Pin Oak	Quercus palustris	DEAD		Offsite
12	LL	4	Littleleaf Linden	Tilia Cordata	Fair		Offsite
13	LL	5	Littleleaf Linden	Tilia Cordata	Fair		Offsite
14	LL	5	Littleleaf Linden	Tilia Cordata	Good		Offsite
15	LL	4	Littleleaf Linden	Tilia Cordata	Good		Offsite
301	WA	6	White Ash	Fraxinus americana	Fair		Offsite
302	BC	12	Wild Black Cherry	Prunus serotina	Fair		Offsite
303	BC	8	Wild Black Cherry	Prunus serotina	Fair		Offsite
304	AP	7,7,5,6,4	Domestic Apple	Malus sylvestris	Fair		Offsite
305	WA	6,5	White Ash	Fraxinus americana	Fair		Offsite
306	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
307	BC	10,8,6	Wild Black Cherry	Prunus serotina	Fair		Offsite
308	BC	11	Wild Black Cherry	Prunus serotina	Good		Offsite
309	AP	6,7,6,6,3,3	Domestic Apple	Malus sylvestris	DEAD		Offsite
310	BC	6,4	Wild Black Cherry	Prunus serotina	Fair		Offsite
311	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
312	AP	6,3	Domestic Apple	Malus sylvestris	DEAD		Offsite
313	CT	7	Cottonwood	Populus deltoides	Fair		Offsite
314	BC	11	Wild Black Cherry	Prunus serotina	Fair		Offsite
315	BC	7,3	Wild Black Cherry	Prunus serotina	Poor		Offsite
316	WA	8	White Ash	Fraxinus americana	DEAD		Offsite
317	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
318	AP	7	Domestic Apple	Malus sylvestris	Poor		Offsite
319	E	6	American Elm	Ulmus americana	DEAD		Offsite
320	RM	7	Red Maple	Acer rubrum	Fair		Offsite
321	BC	7	Wild Black Cherry	Prunus serotina	Fair		Offsite
322	SU	8	Sugar Maple	Acer saccharum	Good		Offsite
323	BC	9	Wild Black Cherry	Prunus serotina	Poor		Offsite
324	SU	12	Sugar Maple	Acer saccharum	Good		Offsite
325	CT	8	Cottonwood	Populus deltoides	Fair		Offsite
326	SU	10,10	Sugar Maple	Acer saccharum	Good		Offsite
327	AP	7,6,4	Domestic Apple	Malus sylvestris	Poor		Offsite
328	AP	8	Domestic Apple	Malus sylvestris	Poor		Offsite
329	BC	6	Wild Black Cherry	Prunus serotina	Poor		Offsite
330	AP	7	Domestic Apple	Malus sylvestris	Poor		Offsite
331	WA	5,3,2	White Ash	Fraxinus americana	Fair		Offsite
332	WA	7	White Ash	Fraxinus americana	DEAD		Offsite
333	E	15	American Elm	Ulmus americana	Fair		Offsite
334	BC	9,7	Wild Black Cherry	Prunus serotina	Poor		Offsite
335	BC	6	Wild Black Cherry	Prunus serotina	Fair		Offsite
336	E	7	American Elm	Ulmus americana	Poor		Offsite
337	AP	8,7,5,4	Domestic Apple	Malus sylvestris	Fair		**Remove**
338	SU	10	Sugar Maple	Acer saccharum	Good		Offsite
339	BC	11	Wild Black Cherry	Prunus serotina	Good		**Remove**
340	WP	15	(Eastern) White Pine	Pinus strobus	Good		**Remove**
341	BC	10	Wild Black Cherry	Prunus serotina	Fair		Offsite
342	AP	7,5,3,4	Domestic Apple	Malus sylvestris	Poor	Quality	**Remove**
343	AP	11,6,2,3	Domestic Apple	Malus sylvestris	Fair		**Remove**
344	AP	7,4,3,5,5	Domestic Apple	Malus sylvestris	Fair	Size	**Remove**
345	WA	6	White Ash	Fraxinus americana	Fair	Size	**Remove**
346	AP	6,5,4,4,3	Domestic Apple	Malus sylvestris	DEAD	Quality	**Remove**
347	AP	7,6,6,3	Domestic Apple	Malus sylvestris	DEAD	Quality	**Remove**
348	AP	6,5,3,4,4	Domestic Apple	Malus sylvestris	DEAD	Quality	**Remove**
349	AP	6,3,3	Domestic Apple	Malus sylvestris	DEAD	Quality	**Remove**
350	RC	8	Red Cedar	Juniperus virginiana	Poor	Quality	**Remove**
351	AP	8,4,7	Domestic Apple	Malus sylvestris	DEAD	Quality	**Remove**
352	RC	7	Red Cedar	Juniperus virginiana	Fair	Size	**Remove**
353	TH	8,6	Thornapple/Hawthorne	Crataegus spp.	Poor	Quality	**Remove**
354	CT	20	Cottonwood	Populus deltoides	Fair	Species	**Remove**
355	SM	12,10	Silver Maple	Acer saccharinum	Good		**Remove**
356	MW	13,10	White Mulberry	Morus alba	Poor	Quality	**Remove**
357	MW	12,10	White Mulberry	Morus alba	Poor	Quality	**Remove**
358	CT	16	Cottonwood	Populus deltoides	Fair	Species	**Remove**
359	RC	10	Red Cedar	Juniperus virginiana	Fair		**Remove**
360	SM	28	Silver Maple	Acer saccharinum	Good		**Remove**
361	GA	6,3,1	Green Ash	Fraxinus pennsylvanica	Poor	Quality	**Remove**
362	SU	8	Sugar Maple	Acer saccharum	Fair		**Remove**
363	SU	7	Sugar Maple	Acer saccharum	Fair	Size	**Remove**
364	BW	7	Black Walnut	Juglans nigra	Fair	Size	**Remove**
365	WA	8	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
366	SU	7	Sugar Maple	Acer saccharum	Fair	Size	**Remove**
367	BW	8	Black Walnut	Juglans nigra	Fair		**Remove**

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	EXEMPT	SAVE/REMOVE
368	BW	7	Black Walnut	Juglans nigra	Fair	Size	**Remove**
369	WA	6	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
370	E	6	American Elm	Ulmus americana	Fair	Size	**Remove**
371	E	8	American Elm	Ulmus americana	DEAD	Quality	**Remove**
372	BW	7	Black Walnut	Juglans nigra	Fair	Size	**Remove**
373	SU	7	Sugar Maple	Acer saccharum	Fair	Size	**Remove**
374	BW	8	Black Walnut	Juglans nigra	Fair		**Remove**
375	SU	7	Sugar Maple	Acer saccharum	Good	Size	**Remove**
376	SU	6	Sugar Maple	Acer saccharum	Fair	Size	**Remove**
377	SU	6	Sugar Maple	Acer saccharum	Fair	Size	**Remove**
378	WA	6,6,4,3	White Ash	Fraxinus americana	Fair	Size	**Remove**
379	WA	8	White Ash	Fraxinus americana	Fair		**Remove**
380	BW	6	Black Walnut	Juglans nigra	Fair	Size	**Remove**
381	WA	8	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
382	SM	11,6	Silver Maple	Acer saccharinum	Fair		**Remove**
383	E	9	American Elm	Ulmus americana	Fair		**Remove**
384	WA	6	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
385	WA	7	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
386	RC	6,4,2	Red Cedar	Juniperus virginiana	DEAD	Quality	**Remove**
387	WA	8	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
388	SC	10	Scotch Pine	Pinus sylvestris	DEAD	Quality	**Remove**
389	CT	16	Cottonwood	Populus deltoides	Fair	Species	**Remove**
390	PB	6	Paper Birch	Betula papyrifera	Fair	Size	**Remove**
391	WA	6	White Ash	Fraxinus americana	Fair	Size	**Remove**
392	WA	8	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
393	WA	8	White Ash	Fraxinus americana	Poor	Quality	**Remove**
394	E	9	American Elm	Ulmus americana	Poor	Quality	**Remove**
395	RC	6	Red Cedar	Juniperus virginiana	Poor	Quality	**Remove**
396	CA	7,7,5,4	Crab Apple	Malus caronaria	Fair	Size	**Remove**
397	WA	6	White Ash	Fraxinus americana	Fair	Size	**Remove**
398	CT	6	Cottonwood	Populus deltoides	Fair	Size	**Remove**
399	SC	8	Scotch Pine	Pinus sylvestris	Fair		**Remove**
400	SC	8	Scotch Pine	Pinus sylvestris	Fair		**Remove**
401	E	8	American Elm	Ulmus americana	Fair		**Remove**
402	WA	6	White Ash	Fraxinus americana	DEAD	Quality	**Remove**
403	WA	7	White Ash	Fraxinus americana	Fair	Size	**Remove**
404	E	7	American Elm	Ulmus americana	Fair	Size	**Remove**
405	AP	6,5,4,4,5,3	Domestic Apple	Malus sylvestris	Fair	Size	**Remove**
406	E	6,4	American Elm	Ulmus americana	Fair	Size	**Remove**
407	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	**Remove**
408	RC	8	Red Cedar	Juniperus virginiana	Fair		**Remove**
409	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	**Remove**
410	BC	10	Wild Black Cherry	Prunus serotina	DEAD	Quality	**Remove**
411	RC	6	Red Cedar	Juniperus virginiana	Fair	Size	**Remove**
412	BW	6	Black Walnut	Juglans nigra	Poor		Offsite
413	RC	11	Red Cedar	Juniperus virginiana	Fair		**Remove**
414	E	6	American Elm	Ulmus americana	Fair	Size	**Remove**
415	BW	6	Black Walnut	Juglans nigra	Fair	Size	**Remove**
416	CT	11	Cottonwood	Populus deltoides	Poor	Quality	**Remove**
417	WA	7	White Ash	Fraxinus americana	Fair	Size	**Remove**
418	BW	7	Black Walnut	Juglans nigra	Good	Size	**Remove**
419	WA	7	White Ash	Fraxinus americana	Poor	Size / Quality	**Remove**
420	BW	10	Black Walnut	Juglans nigra	Fair		**Save**
421	RC	8,7,6	Red Cedar	Juniperus virginiana	Fair		**Save**
422	BW	9,8	Black Walnut	Juglans nigra	Fair		Offsite
423	CT	22	Cottonwood	Populus deltoides	DEAD		Offsite
424	CT	20	Cottonwood	Populus deltoides	DEAD	Quality	**Remove**
425	CT	23	Cottonwood	Populus deltoides	Fair		**Save**
426	CT	16	Cottonwood	Populus deltoides	Fair		**Save**
427	E	7	American Elm	Ulmus americana	DEAD		**Save**
428	E	7	American Elm	Ulmus americana	DEAD		**Save**
429	CT	20	Cottonwood	Populus deltoides	DEAD		Offsite
430	CT	18	Cottonwood	Populus deltoides	DEAD		Offsite
431	CT	16	Cottonwood	Populus deltoides	DEAD		**Save**
432	CT	11	Cottonwood	Populus deltoides	Fair		Offsite
433	SU	13	Sugar Maple	Acer saccharum	Fair		Offsite
434	RC	13	Red Cedar	Juniperus virginiana	Poor		Offsite
435	SC	6	Scotch Pine	Pinus sylvestris	Poor		**Save**
436	RM	9	Red Maple	Acer rubrum	Fair		**Save**
437	WA	6	White Ash	Fraxinus americana	Fair		**Save**
438	TH	6,3,5	Thornapple/Hawthorne	Crataegus spp.	DEAD	Quality	**Remove**
439	CT	15	Cottonwood	Populus deltoides	Fair	Species	**Remove**
440	PW	7	White Poplar	Populus alba	Good	Size	**Remove**
441	SU	8	Sugar Maple	Acer saccharum	Fair		Offsite
442	SU	6	Sugar Maple	Acer saccharum	Fair		Offsite
443	E	6	American Elm	Ulmus americana	Fair		Offsite
444	BC	8	Wild Black Cherry	Prunus serotina	Fair		Offsite
445	E	8	American Elm	Ulmus americana	Poor		Offsite
446	AP	10	Domestic Apple	Malus sylvestris	DEAD		Offsite
447	RM	8,8	Red Maple	Acer rubrum	Fair		**Save**
448	AP	6,4	Domestic Apple	Malus sylvestris	Poor	Quality	**Remove**
449	SU	13	Sugar Maple	Acer saccharum	Fair		**Remove**

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Birmingham, MI 48009
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STATE OF MICHIGAN
WILLIAM T. KRAUS
LICENSED LANDSCAPE ARCHITECT
No. 1117

■ sheet title:
Tree Survey

■ project title:
Sakura East

City of Novi, Michigan

■ prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

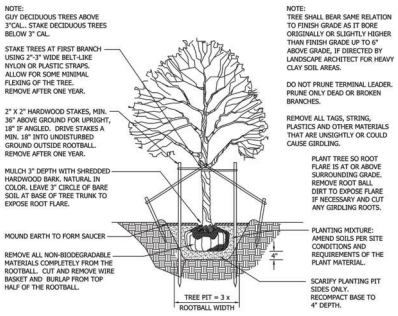
Phone: 248.657.4968

■ job number:	■ date:
19019	10.09.2023
■ drawn by:	■ checked by:
EMJ	WTK

■ revisions:
05.13.2024 Issued for Preliminary Site Plan
07.31.2024 Per Municipal Review

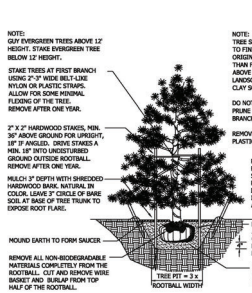
Know what's **below.**
Call before you dig.

sheet no.
L-8



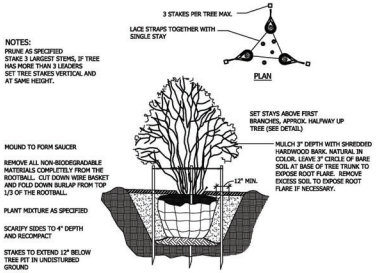
DECIDUOUS TREE PLANTING DETAIL

Not to scale



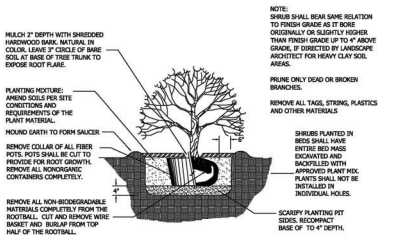
EVERGREEN TREE PLANTING DETAIL

Not to scale



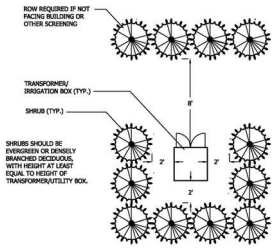
MULTI-STEM TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE

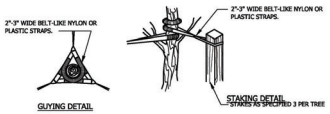


TRANSFORMER SCREENING DETAIL

Not to scale

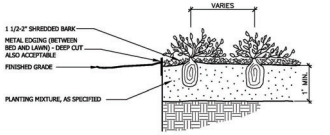
City of Novi Landscape Notes

1. The proposed landscape shall be installed between March 15 & November 15
2. It is intended to guarantee the plant material for 2 years from the date of acceptance and to maintain all such landscaped areas in accordance with the requirements set forth in the City of Novi Ordinance.
3. The plant material should be grown in a nursery located in the Upper Midwest or Great Lakes region.
4. The property's landscape shall be maintained per the approved final site plan in perpetuity, per Zoning Ordinance Section 5.5.7, including replacement of all dead or failing plant material within three (3) months of its discovery, or the next appropriate time as determined by the City Landscape Architect.
5. Any plant species substitutions from the approved plan shall be approved in writing by the City Landscape Architect.



TREE STAKING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale

Landscape Notes

1. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
2. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
3. All unhealthy or dead material shall be replaced within three (3) months of damage or death or the next appropriate planting period, whichever comes first.
4. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
5. Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
6. Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
7. All plant material shall be true to name and free from physical damage and wind burn.
8. Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
9. Plants shall be watered before and after planting is complete.
10. All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
11. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
12. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
13. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
14. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 compost.
15. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
16. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
17. The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
18. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
19. The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
20. The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
21. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
22. A pre-emergent weed control agent, "Prean" or equal, shall be applied uniformly to all planting beds prior to mulching.
23. The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
24. All Lawn areas shall be Sodded

Landscape Cost Estimate

Trees

botanical name	common name	size	qty.	price	total
Abies concolor	Concolor Fir	8' ht.	21	$ 375.00	$ 7,875.00
Amelanchier canadensis	Shadblow Serviceberry	8' ht.	7	$ 375.00	$ 2,625.00
Acer rubrum 'Armstrong Gold'	Armstrong Gold Maple	3" cal.	20	$ 400.00	$ 8,000.00
Acer rubrum 'Red Sunset'	Red Sunset Maple	3" cal.	6	$ 400.00	$ 2,400.00
Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal.	4	$ 400.00	$ 1,600.00
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	3" cal.	12	$ 400.00	$ 4,800.00
Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honey Locust	3" cal.	8	$ 400.00	$ 3,200.00
Liriodendron tulipifera	Tulip Tree	3" cal.	8	$ 400.00	$ 3,200.00
Picea glauca	White Spruce	8' ht.	28	$ 375.00	$ 10,500.00
Pinus strobus	Eastern White Pine	8' ht.	28	$ 375.00	$ 10,500.00
Quercus rubra	Red Oak	3" cal.	5	$ 400.00	$ 2,000.00
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" cal.	7	$ 375.00	$ 2,625.00
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8' ht.	24	$ 375.00	$ 9,000.00
Ulmus americana 'New Harmony'	New Harmony Americal Elm	3" cal.	10	$ 400.00	$ 4,000.00
Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	3" cal.	4	$ 400.00	$ 1,600.00
				Subtotal:	*$ 73,925.00*

Shrubs

botanical name	common name	size	qty.	price	total
Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	24" ht.	8	$ 50.00	$ 400.00
Hydrangea paniculata 'Little Quickfire'	Little Quickfire Panicle Hydrangea	24" ht.	72	$ 50.00	$ 3,600.00
Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	30" ht.	35	$ 50.00	$ 1,750.00
Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	24" ht.	8	$ 50.00	$ 400.00
Taxus x media 'Densiformis'	Dense Yew	24" ht.	125	$ 50.00	$ 6,250.00
Viburnum carlesii	Korean Spice Viburnum	30" ht.	39	$ 50.00	$ 1,950.00
				Subtotal:	*$ 14,350.00*

Ornamental Grasses, Perennials & Bulbs

botanical name	common name	size	qty.	price	total
Aralia cordata 'Sun King'	Sun King Japanese Spikenard	No. 2	40	$ 15.00	$ 600.00
Astilbe chinensis 'Vision Inferno'	Vision Inferno Chinese Astilbe	No. 1	116	$ 15.00	$ 1,740.00
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	No. 1	30	$ 15.00	$ 450.00
Echinacea purpurea 'Powwow Berry'	Powwow Berry Purple Coneflower	No. 1	26	$ 15.00	$ 390.00
Echinacea purpurea 'Powwow White'	Powwow White Purple Conflower	No. 1	26	$ 15.00	$ 390.00
Hosta 'First Frost'	First Frost Hosta	No. 1	36	$ 15.00	$ 540.00
Hakonechola macra	Japanese Forest Grass	No. 1	146	$ 15.00	$ 2,190.00
Hemerocallis 'Little Business'	Little Business Dayilily	No. 1	66	$ 15.00	$ 990.00
Hosta 'Patriot'	Patriot Hosta	No. 1	102	$ 15.00	$ 1,530.00
Hosta 'Touch of Class'	Touch of Class Hosta	No. 1	79	$ 15.00	$ 1,185.00
Liriope muscari 'Big Blue'	Big Blue Lilyturf	No. 1	36	$ 15.00	$ 540.00
Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	No. 2	18	$ 15.00	$ 270.00
Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	No. 2	74	$ 15.00	$ 1,110.00
Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	No. 1	81	$ 15.00	$ 1,215.00
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	No. 1	44	$ 15.00	$ 660.00
				Subtotal:	*$ 13,800.00*

Sod, Seed, & Mulch

common name	units	qty.	price	total
Sodded Lawn	SY	4661	$ 4.00	$ 18,644.00
Mulch - 3" depth	CY	91	$ 55.00	$ 5,005.00
			Subtotal:	*$ 23,649.00*
			Project LandscapeTotal:	***$ 125,724.00***

Decorative Mailbox - 16 Gang CBU

Scale: NTS

Manufacturer: Salsbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 16 Doors & 2 Parcel Lockers
3316BLK-U
Black
Quantity: 3 Total

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STATE OF MICHIGAN
WILLIAM J. KREAS
LICENSED LANDSCAPE ARCHITECT
No. 1117

sheet title:
Landscape Details & Notes

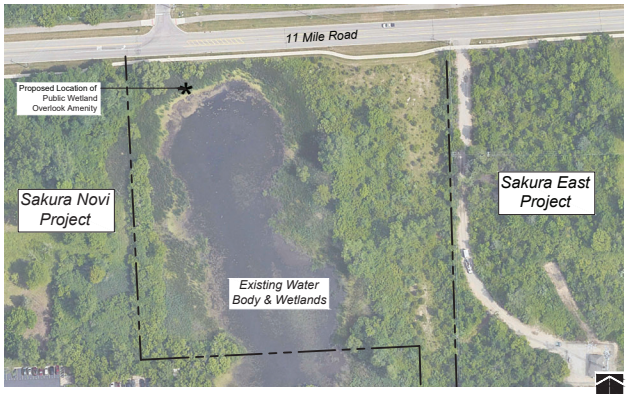
project title:
Sakura East
City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.657.4968

job number:	date:
19019	04.24.2024
drawn by:	**checked by:**
EMJ	WTK

revisions:
- 05.13.2024 Issued for Preliminary Site Plan
- 07.31.2024 Per Municipal Review

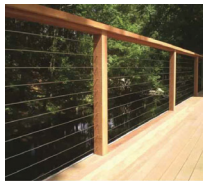
sheet no.
L-9



Amenity Location Plan

Scale: 1" = 100'

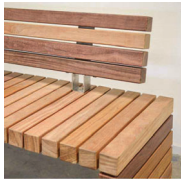
Amenity Precedent Imagery



Guardrail

Note: All products shown shall be considered conceptual and final details shall be developed for Final Site Plan Approval

Accent Boulder



Potential Bench Aesthetics

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STATE OF MICHIGAN
WILLIAM T. KRIEGER
No. 1172
LICENSED LANDSCAPE ARCHITECT

sheet title:
Public Wetland Overlook Amenity

project title:
Sakura East

City of Novi, Michigan

prepared for:
Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

job number:	date:
19019	04.29.2024

drawn by:	checked by:
EMJ	WTK

revisions:
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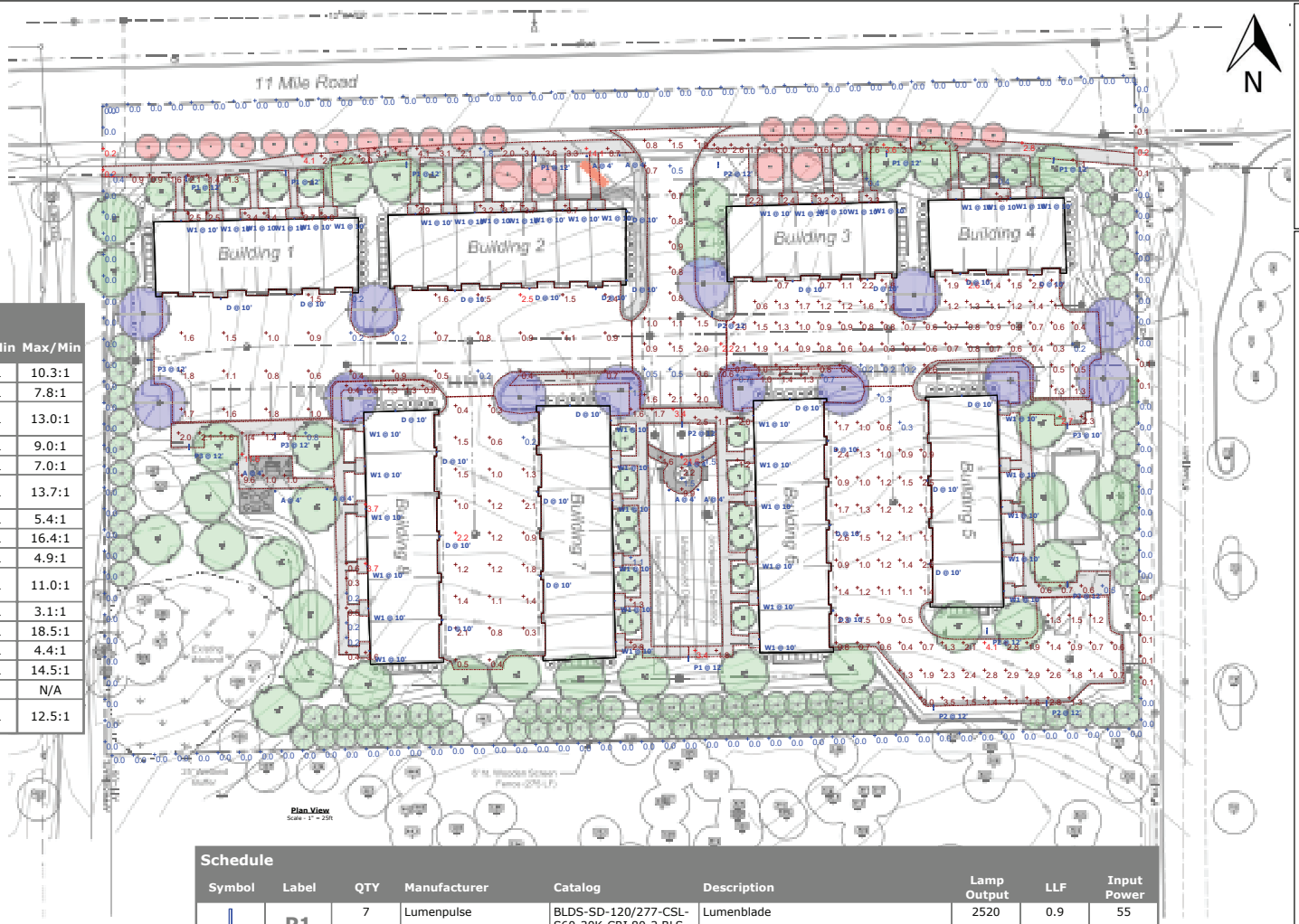


Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Building 1 Sidewalk	+	2.2 fc	4.1 fc	0.4 fc	5.5:1	10.3:1
Building 2 Sidewalk	+	4.2 fc	14.1 fc	1.8 fc	2.3:1	7.8:1
Building 3 & 4 Parking & Drive Lanes	+	1.0 fc	2.6 fc	0.2 fc	5.0:1	13.0:1
Building 3 Sidewalk	+	2.1 fc	3.6 fc	0.4 fc	5.3:1	9.0:1
Building 4 Sidewalk	+	1.7 fc	2.8 fc	0.4 fc	4.3:1	7.0:1
Building 5 & 6 Parking & Drive Lanes	+	1.5 fc	4.1 fc	0.3 fc	5.0:1	13.7:1
Building 5 Sidewalk	+	1.2 fc	2.7 fc	0.5 fc	2.4:1	5.4:1
Building 6 & 7 Courtyard	+	6.9 fc	24.6 fc	1.5 fc	4.6:1	16.4:1
Building 6 Sidewalk	+	1.6 fc	3.4 fc	0.7 fc	2.3:1	4.9:1
Building 7 & 8 Parking & Drive Lanes	+	1.1 fc	2.2 fc	0.2 fc	5.5:1	11.0:1
Building 7 Sidewalk	+	1.9 fc	3.4 fc	1.1 fc	1.7:1	3.1:1
Building 8 Sidewalk	+	1.2 fc	3.7 fc	0.2 fc	6.0:1	18.5:1
Entrance Drive	+	1.1 fc	2.2 fc	0.5 fc	2.2:1	4.4:1
Parking & Patio Sidewalk	+	3.0 fc	11.6 fc	0.8 fc	3.8:1	14.5:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Building 1 & 2 Parking & Drive Lanes	+	1.1 fc	2.5 fc	0.2 fc	5.5:1	12.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	7	Lumenpulse	BLDS-SD-120/277-CSL-S60-30K-CRI 80-2 BLS	Lumenblade	2520	0.9	55
	P2	6	Lumenpulse	BLDS-SD-120/277-CSL-S60-30K-CRI 80-3 BLS	Lumenblade	2456	0.9	55
	P3	5	Lumenpulse	BLDS-SD-120/277-CSL-S60-30K-CRI 80-4 BLS	Lumenblade	2159	0.9	55
	D	25	Lumenpulse	BLDN-SD-120/277-CSL-XS25-30K-CRI 80-4	Lumenblade Nano	1963	0.9	30
	W1	45	KUZCO LIGHTING	EW3105-BK	WALL MOUNT / EXTERIOR WALL	683	0.9	9.9
	A	8	BEGA Converted by LUMCat V 25.04.2019 / H.R.		84304K27	1982	0.9	17

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

SAKURA PHASE 2
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
08/02/2024
Scale
Not to Scale
Drawing No.
#23-12741

Bollard · Flat beam

BEGA

Application
Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials
Clear safety glass with printed optical texture
Aluminum housing
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 15.4 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	13.6W
System wattage	24.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	2109lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ 70885 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79817 Anchorage kit

Bollard · Flat beam

	LED	A	B	C
844304	13.6W	10 1/4"	47 1/8"	14"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0553 info@bega-us.com

NORDIC
EW3105
WALL

PROJECT

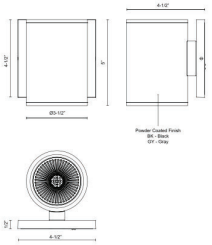
EW3105-BK Black

EW3105-GY Gray

DESCRIPTION
High powered LED exterior single light wall mount fixture, die-cast aluminum housing molded into a cylinder shape with in powder coated black or gray finishes. Concealed inside is our 120V AC LED technology with a tempered glass diffuser radiating light either upward or downward depending how it is mounted on the wall. Certified ETL wet location listed and is available in different sizes and two light options (see Lund family for details).

SPECIFICATION DETAILS

Fixture Dimensions	D3-1/2" x H5" x E4-1/2"
Light Source	AC LED Module
Wattage	11W
Total Lumens	850lm
Delivered Lumens	BK-684lm; GY-693lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available. Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Parabolic Aluminum Reflector
Glass Details	Clear Glass
Location	Wet
Illumination Direction	Downlight
Canopy Dimensions	W4-1/2" x H4-1/2" x E1/2"
Paint Finish	BK02; GY01;



* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

COMMENT

Intertek

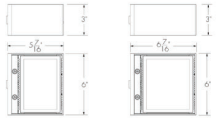
Specification Sheet

Lumenblade
Nano
BLDN

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____

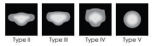
W1H2 Wall Mount Option Shown



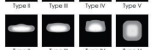
Side views

Bottom views

Distributions



Type II Type III Type IV Type V



Type II Backlight Shield · Type III Backlight Shield · Type IV Backlight Shield · Type V Square

Color and Color Temperature

Amber 2200K 2700K 3000K 3500K 4000K 5700K

Control
ON/OFF 0-10V

Ratings
IP66 (optical chamber) IK06 (lens) IK10* (frame)
*IK10 polycarbonate lens option available, consult factory.

Certifications

Description

The Lumenpulse Lumenblade Nano is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Side Mount or Wall Mount options are available. Its seem-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment with low outputs and with a BUG rating of 0.

Features

Mounting	Side Mounting, Wall Mounting
Color and Color Temperature	True Amber 585nm-595nm (Turtle-Friendly), 2200K, 2700K, 3000K, 3500K, 4000K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type V, Type V square
Optical Option (factory installed)	Louver
Vibration Rating	Meets ANSI C136.31-2018 vibration rating for Bridge & Overpass applications
Option	Vibration Rated for Bridge and Overpass Corrosion-resistant Coating for Hostile Environments
Warranty	5-year limited warranty

Performance

Output (Nominal Lumens)	Minimum 200lm/ Maximum 2500lm
Efficacy	Up to 127 lm/W (XS10 lumen output, 4000K, CRI 70+, Type VS)
Color Rendering	3 SDCM for CRI 70+, 2 SDCM for CRI 80+ and CRI 90+
Lumen Maintenance	TM-21 L70 > 145,000 hrs (reported, Ta 25 - 50 °C (77 - 122 °F))
Dark Sky	Dark sky compliant (2200K, 2700K, 3000K and Amber color temperatures, BUG rating of U0)

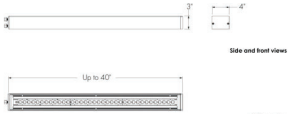
Specification Sheet

lumenblade
Small
BLDS

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____

1 board shown



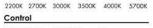
Side and front views

Bottom view
L120 or L140 (3 boards) shown

Distributions

Type I · Type III · Type IV · Type V Square · Type I Backlight shield · Type III Backlight shield · Type IV Backlight shield

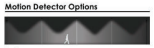
Colors and Color Temperatures



2200K 2700K 3000K 3500K 4000K 5700K

Control
ON/OFF 0-10V LT

Motion Detector Options



Rating
IP66 (optical chamber)

Certifications

Description

The Lumenpulse Lumenblade Small is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with both contemporary and heritage architectures, provides a high level of security, and is sensitive to the natural environment. The Lumenblade Small is available in several lengths; a number of distributions and output options, and provides a stellar quality of light that brings the night to life.

Features

Mounting	Side mounting
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type S square
1.5G Vibration Rated	Meets 1.5G ANSI C136.31 - 2010 vibration standard for Roadway applications 3G ANSI C136.31-2010 Vibration Rating for bridge applications available for certain configurations, refer to product configurator and website for details
Options	3G ANSI C136.31-2010 Vibration Rating for bridge applications, Corrosion-resistant coating for hostile environments, Surge protector, 3-Pin Receptacle with or without shorting cap, 5-Pin Receptacle with or without shorting cap, 7-Pin Receptacle with or without shorting cap, Motion detector
Pole Mounting Adaptor	Straight pole and Muffler pole adaptor (round and square pole): 4 in, 5 in and 6 in Lumentech pole adaptor (square and round pole): 5 in (round pole only) and 6 in
Warranty	5-year limited warranty

N

SAKURA PHASE 2
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
08/02/2024
Scale
Not to Scale
Drawing No.
#23-12741

SAKURA WAY

'100 SERIES'
16' WIDE TOWNHOUSE UNIT

NOVI, MICHIGAN

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T-1	TITLE SHEET
	ARCHITECTURAL DRAWINGS
A-1	UNIT PLANS
A-2	UNIT PLANS
A-3	FRONT & SIDE ELEVATIONS
A-4	REAR ELEVATIONS & BUILDING SECTION
A-5	UNIT ROOF PLANS
A-6	WALL SECTIONS & TYPICAL DETAILS
A-7	3 UNIT BUILDING - PLANS
A-8	3 UNIT BUILDING - ELEVATIONS
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	ELECTRICAL DRAWINGS
E-1	ELECTRICAL PLANS
	PLUMBING DRAWINGS
P-1	RISER DIAGRAMS
P-2	PLUMBING PLANS

OWNER:

ROBERTSON HOMES
6905 TELEGRAPH RD. , SUITE 200
BLOOMFIELD HILLS, MI 48301
248. 644. 3460 (P)

ARCHITECT:

BRIAN NEEPER ARCHITECTURE P.C.
630 N. OLD WOODWARD, SUITE 203
BIRMINGHAM, MICHIGAN 48009
248. 259. 1784 Brian@BrianNeeper.com

ARCHITECTURE

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
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BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
TITLE SHEET

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY 10-11-21
BIDS
PERMITS
FINAL
REVISIONS
2-21-22
11-15-22
1-24-23
2-27-23

JOB NUMBER 19011
DRAWN BY BN / JF / RR
CHECKED BY
SHEET NUMBER
T-1

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

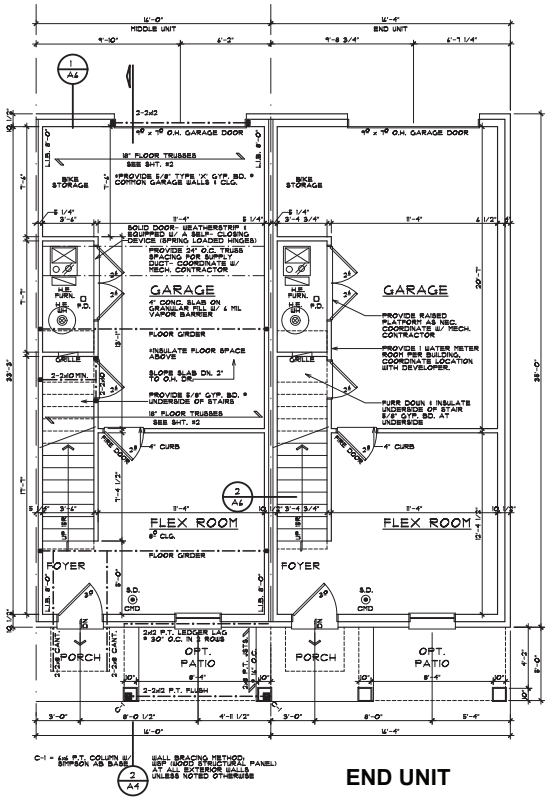
ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 PSI (2.0 E)

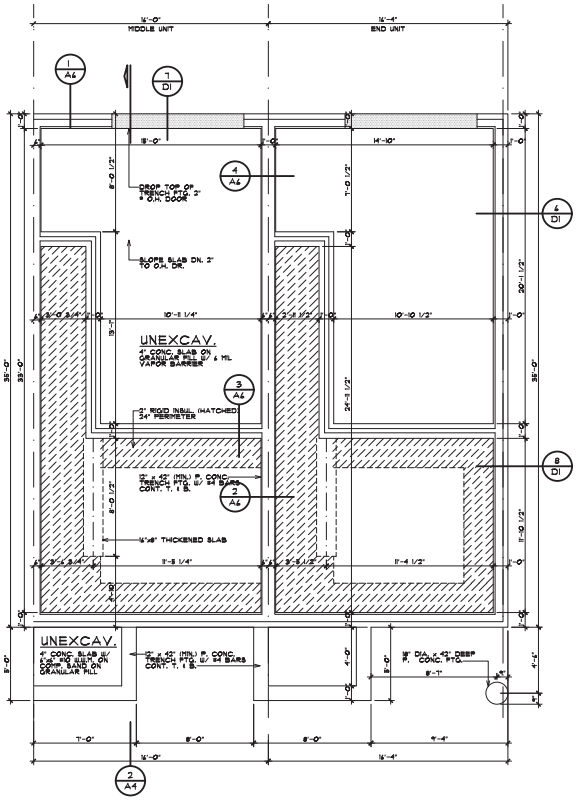


END UNIT

GROUND FLOOR PLAN

STANDARD INTERIOR LAYOUT

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
FOUNDATION PLAN
GROUND FLOOR PLAN

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY 10-11-21
BIDS
PERMITS
FINAL
REVISIONS
2-21-22
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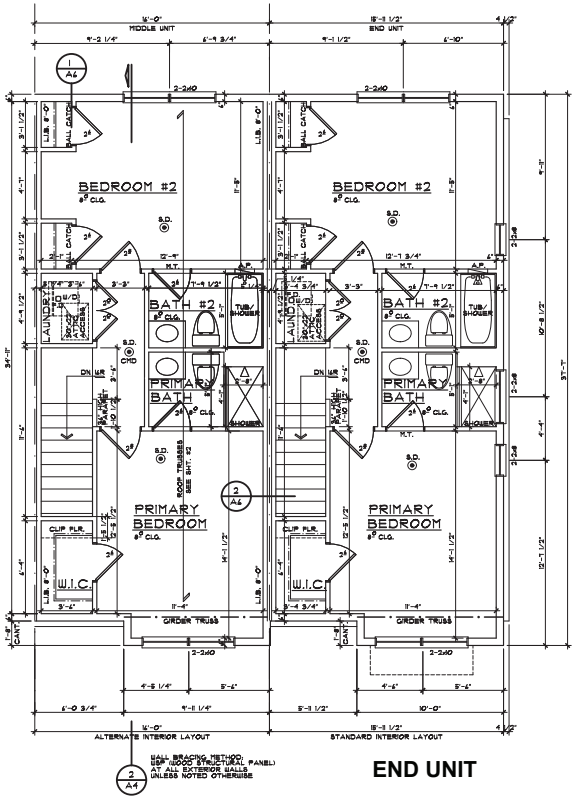
2-27-23

JOB NUMBER 19011
DRAWN BY BN / JF / RR
CHECKED BY
SHEET NUMBER A-1

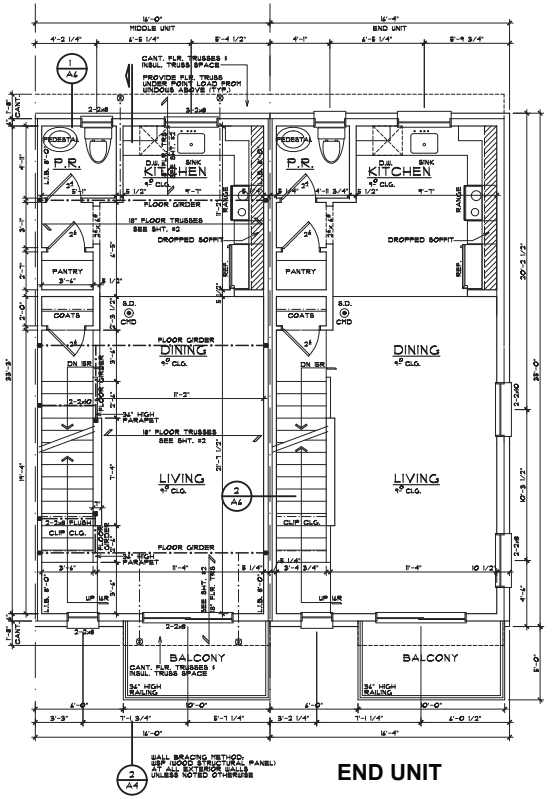
SQUARE FOOTAGE	
LOWER LEVEL	182 SQ FT
1ST FLOOR	548 SQ FT
2ND FLOOR	601 SQ FT
TOTAL	1,331 SQ FT



END UNIT

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



END UNIT

FIRST FLOOR PLAN

STANDARD INTERIOR LAYOUT

SCALE: 1/4" = 1'-0"

ARCHITECTURE

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248. 259. 1784

SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY	10-11-21
BIDS	
PERMITS	
FINAL	
REVISIONS	2-21-22 11-15-22 1-24-23 2-27-23

JOB NUMBER	19011
DRAWN BY	BN / JF / RR
CHECKED BY	
SHEET NUMBER	A-2

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS SILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF EATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE IS CONNECTED TO AN UNDERGROUND STORM DRAINAGE SYSTEM PER SITE ENGINEER.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM BRAKE. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

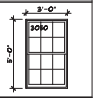
MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 5/16"
10'-0" OR LESS	5" x 3 1/2" x 3/8"
12'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

TYP. WINDOW DESIGNATION

GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.



EGRESS WINDOW

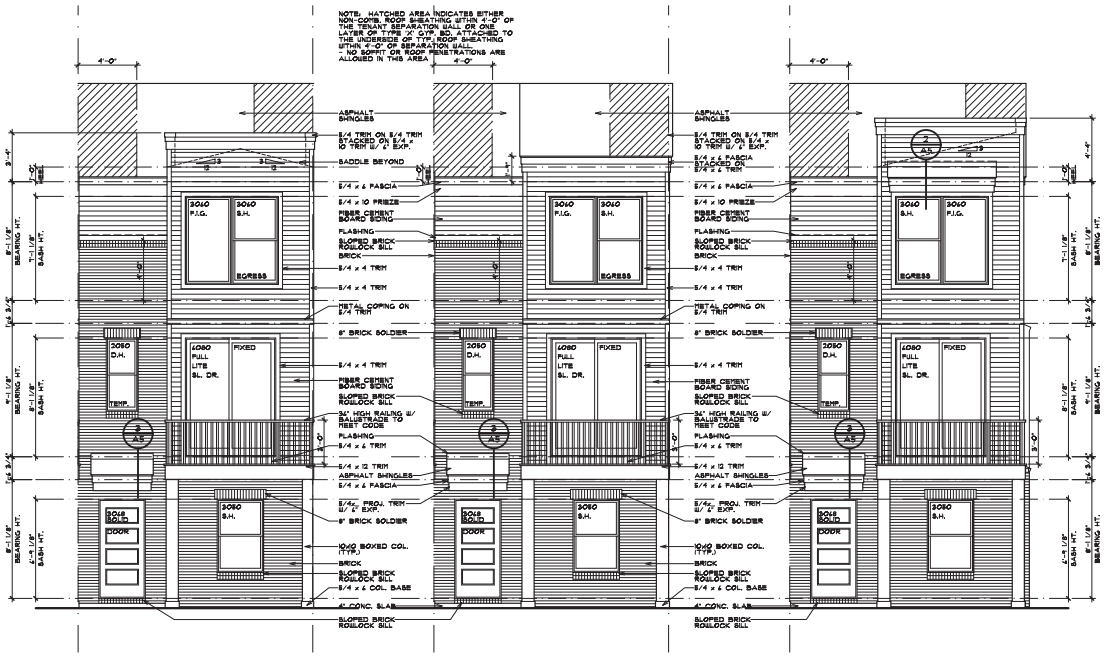
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY EGRESS OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE OF A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.

NOTE; ALL SIDING & TRIM TO BE HARDIE

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

SCALE: 1/4" = 1'-0"



NOTE; ALL SIDING & TRIM TO BE HARDIE

FRONT ELEVATION 'C'

SCALE: 1/4" = 1'-0"

NOTE; ALL SIDING & TRIM TO BE HARDIE

FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

NOTE; ALL SIDING & TRIM TO BE HARDIE

FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

ARCHITECTURE

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIAN@NEEPER.COM
248. 259. 1784

SHEET TITLE

FRONT ELEVATION
RIGHT SIDE ELEVATION

CLIENT / PROJECT

ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY	10-11-21
BIDS	
PERMITS	
FINAL	
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JOB NUMBER 19011

DRAWN BY BN / JF / RR

CHECKED BY

SHEET NUMBER

A-3

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE IS CONNECTED TO AN UNDERGROUND STORM DRAINAGE SYSTEM PER SITE ENGINEER.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

TYP. WINDOW DESIGNATION

GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH SHOP DRAWINGS FOR EXACT WINDOW SIZES & REQUIREMENTS.

EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.

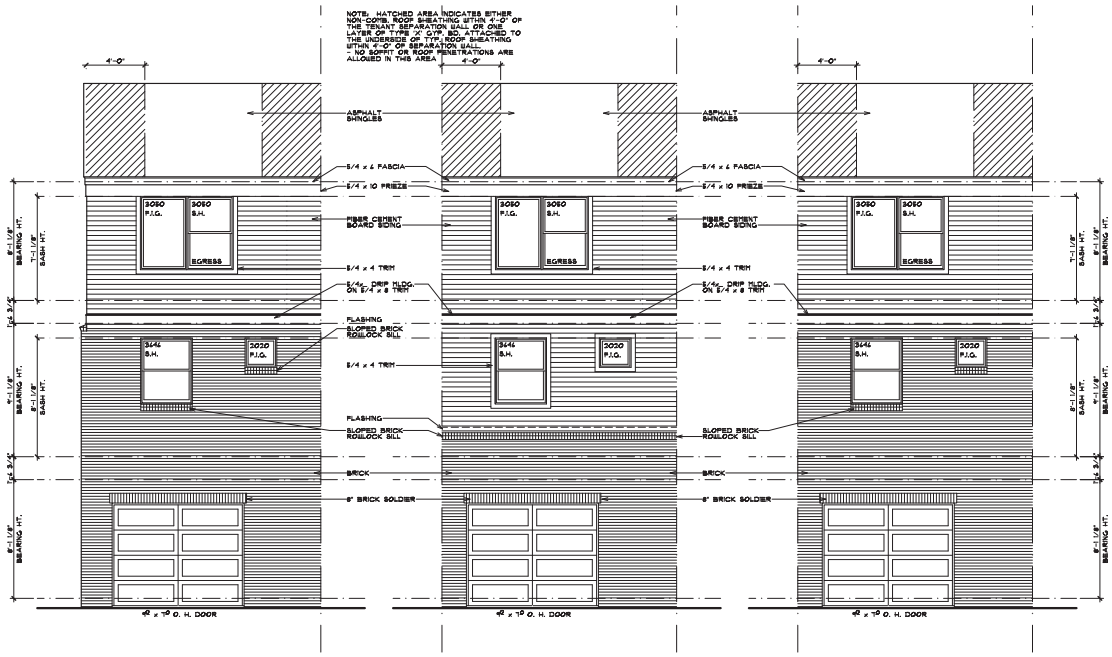
PROPOSED VENT AREA PER UNIT
VENT AREA RATIO 1/150
ATTIC AREA = 587 SQ.FT. (1/150)
VENT AREA = 3.92 SQ.FT. x 144 = 565 SQ.IN.
50% SOFFIT AND 50% RIDGE = 283 SQ.IN. EACH

VENT AREA PROVIDED @ RIDGE
LOUVER AT RIDGE TYPE @ 54 SQ.IN. EA. = 6 UNITS
TOTAL VENTING AT RIDGE = 324 SQ.IN.

VENT AREA PROVIDED @ SOFFIT
CONTINUOUS SOFFIT TYPE @ 18 SQ.IN. PER FT. = 16 FEET
TOTAL VENTING AT SOFFIT = 288 SQ.IN.

2 / A4 **BUILDING SECTION**

SCALE: 1/4" = 1'-0"



NOTE: ALL SIDING & TRIM TO BE HARDIE

REAR ELEVATION 'A'

SCALE: 1/4" = 1'-0"

NOTE: ALL SIDING & TRIM TO BE HARDIE

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

NOTE: ALL SIDING & TRIM TO BE HARDIE

REAR ELEVATION 'C'

SCALE: 1/4" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEPER.COM
248.259.1784

SHEET TITLE
REAR ELEVATION
BUILDING SECTION

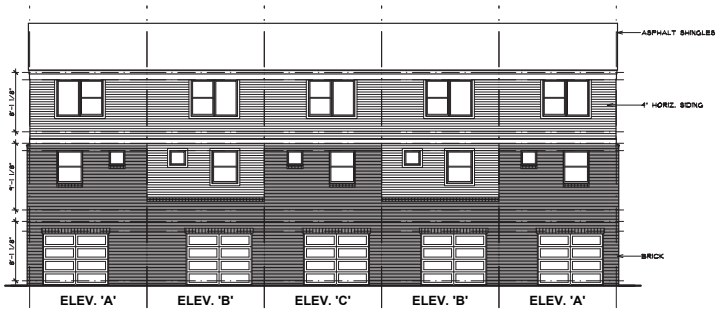
CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY	10-11-21
BIDS	
PERMITS	
FINAL	
REVISIONS	2-21-22 11-15-22 1-24-23 2-27-23

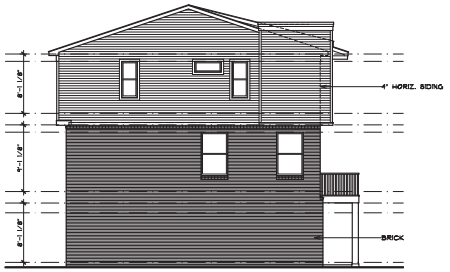
JOB NUMBER	19011
DRAWN BY	BN / JF / RR
CHECKED BY	
SHEET NUMBER	A-4

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	5	3050 S.H.	36"x 60"	NO
LIVING RM.	5	6080 SL.GL.DR.	72"x 96"	YES
LIVING RM.	5	2050 F.I.G.	24"x 60"	YES
LIVING RM.	4	3660 S.H.	42"x 72"	NO
KITCHEN	5	3646 S.H.	42"x 54"	NO
P.R.	5	2020 F.I.G.	24"x 24"	NO
BR. #1	5	3060 S.H.	36"x 72"	NO
BR. #1	5	3060 F.I.G.	36"x 72"	NO
BR. #1	2	2050 S.H.	24"x 60"	NO
BATH	2	3016 F.I.G.	36"x 18"	YES
BR. #2	2	2050 S.H.	24"x 60"	NO
BR. #2	5	3050 S.H.	36"x 60"	NO
BR. #2	5	3050 F.I.G.	24"x 24"	NO



REAR ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"

ARCHITECTURE
BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIAN@NEEPER.COM
248. 259. 1784

SHEET TITLE
5 UNIT BUILDING
BUILDING ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
NOVI, MICHIGAN

PRELIMINARY 10-11-21
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JOB NUMBER 19011
DRAWN BY BN / JF / RR
CHECKED BY
SHEET NUMBER A-10

ROBERTSON BROTHERS SAKURA NOVI SPLIT-LEVEL TOWNHOMES

11 MILE RD. AND TOWN CENTER DR.
NOVI, MI 48375

ARCHITECT
4545 ARCHITECTURE | DESIGN
TIMOTHY FLINTOFF
3011 W. GRAND BLVD, SUITE 400
DETROIT, MI 48202

CLIENT
ROBERTSON BROTHERS HOMES
6905 TELEGRAPH RD., SUITE 200
BLOOMFIELD HILLS, MI 48301

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF NOVI

APPLICABLE CODES:

BUILDING CODE
ALSO KNOWN AS THE "MICHIGAN RESIDENTIAL BUILDING CODE"
2015 MICHIGAN RESIDENTIAL BUILDING CODE (MRC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2018 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "MICHIGAN ELECTRICAL CODE"
2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN AMMENDMENTS PART 8.

ENERGY CODE
2015 UNIFORM ENERGY CODE

BARRIER FREE REQUIREMENTS
AMERICANS WITH DISABILITIES ACT (ADA)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2010, EXCEPT SECTION 611 & 707

PROJECT DESCRIPTION
RESIDENTIAL TOWNHOUSE BUILDINGS

BUILDING DATA:
STORIES: 3 STORIES

SPRINKLERED: NO

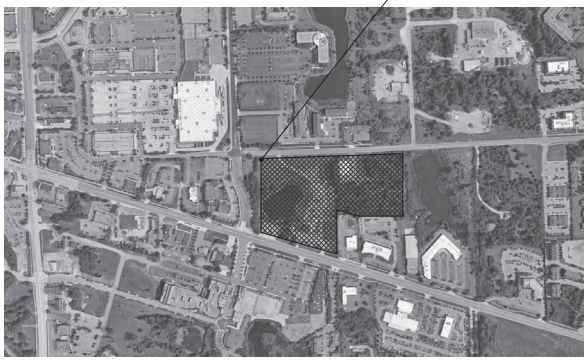
BUILDING HEIGHTS:	FROM GRADE	CEILING HEIGHT
FIRST FLOOR	4'-7"	8'-0"
SECOND FLOOR	9'-9"	9'-0"
THIRD FLOOR	20'-6"	8'-0"
ROOF (HIGH POINT)	34'-7"	
ALLOWABLE	35'-0"	

BUILDING AREAS (CONDITIONED):		
LEVEL	UNIT (GROSS)	
FIRST FLOOR	224	GSF
SECOND FLOOR	756	GSF
THIRD FLOOR	785	GSF
TOTAL UNIT	1,765	GSF

PARKING
GARAGE: 2 SPACES PER UNIT

ENERGY EFFICIENCY
COMPLY WITH SECTION N102 OF THE 2015 MICHIGAN RESIDENTIAL CODE
CLIMATE ZONE: 5A

CEILING:	R-38
WOOD FRAMED WALL:	R-20 OR R-13(CAVITY)+R5(SHEATHING)
MASS WALL:	R-20/R-17
FLOOR:	R-20 OR FILL CAVITY, R-19 MIN.
SLAB:	R-10 (2'-0" DEEP)



1 **LOCATION PLAN**
SCALE: 1" = 100'-0"

SHEET INDEX

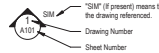
SHEET NUMBER	SHEET NAME	PERMITS 01/25/2023
TS1.1	TITLE SHEET	
TS1.2	GENERAL NOTES	
TS1.3	STANDARD DETAILS	
TS1.4	STANDARD DETAILS	
A1.0	UNIT FLOOR PLANS	
A1.1	3-UNIT BUILDING PLANS	
A1.2	5-UNIT BUILDING PLANS	
A1.3	6-UNIT BUILDING PLANS	
A1.4	6-UNIT BUILDING PLANS	
A1.5	7-UNIT BUILDING PLANS	
A1.6	7-UNIT BUILDING PLANS	
A1.7	8-UNIT BUILDING PLANS	
A1.8	8-UNIT BUILDING PLANS	
A1.9	SINGLE UNIT PLANS	
A2.1	UNIT REFLECTED CEILING PLANS AND POWER PLAN	
A3.1	3-UNIT BUILDING ELEVATIONS	
A3.2	5-UNIT BUILDING ELEVATIONS	
A3.3	5-UNIT BUILDING ELEVATIONS	
A3.4	6-UNIT BUILDING ELEVATIONS	
A3.5	6-UNIT BUILDING ELEVATIONS	
A3.8	7-UNIT BUILDING ELEVATIONS	
A3.9	7-UNIT BUILDING ELEVATIONS	
A3.10	8-UNIT BUILDING ELEVATIONS	
A3.11	8-UNIT BUILDING ELEVATIONS	
A4.0	BUILDING SECTIONS	
A4.1	WALL SECTIONS	
S1.1	FOUNDATION PLANS	
S1.2	FRAMING PLANS	

SYMBOL LEGEND

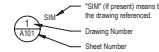
Drawing Navigation Symbols

Elevation Callout

Section Callout



Detail Callout



Other Symbols

7 Keynote Tag - refer to keynotes on that sheet

W Wall Tag - refer to Wall Schedule

101 Door Tag - refer to Door Schedule

1A Window Tag - refer to Window Schedule

Name / Elevation Floor Level Elevation

ABBREVIATIONS

@	At
ACOUST	Acoustical
ACT	Acoustic Ceiling Tile
ADJ	Adjacent
AFF	Above Finish Floor
ALUM	Aluminum
ANOD	Anodized
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
CEM	Cement
CJ	Control Joint
CLG	Ceiling
CL	Centerline
CO	Clean Out
COL	Column
CONC	Concrete
CG	Corner Guard
CONST	Construction
CONT	Continuous
CORR	Corrugated
CPT	Carpet
CT	Ceramic Tile
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DO	Door Opening
DR	Door
DWG	Drawing
EA	Each
ELEV	Elevation
EW	Each Way
EXG	Existing
EXIST	Existing
EXP	Expansion, Exposed
FD	Floor Drain
FDN	Foundation
FRP	Fiber Reinforced Panels
FIN	Finish
FLR	Floor
FO	Face Of
FOS	Face of Stud
FR	Frame
FTG	Footing
FV	Field Verify
GA	Gauge
GALV	Galvanized
GYP	Gypsum
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HT	Height
ID	Inside Diamtere
INSUL	Insulation
INT	Interior
JT	Joint
LAV	Lavatory
LG	Long
LLO	Long Leg Outstanding
LLV	Long Leg Vertical
MAX	Maximum
MECH	Mechanical
MET	Metal
MEZZ	Mezzanine
MI	Miscellaneous Iron
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPNG	Opening
OPP	Opposite
PLG	Plate Glass
PLS	Plate Steel
PLAM	Plastic Laminate
PLAS	Plaster
PREFAB	Prefabricated
PROJ	Project, Projection
PSF	Pounds per Square Foot
PT	Paint, Pont, Pressure Treated
R	Riser
RA	Return Air
RB	Rubber Base
RC	Roof Conductor
RCP	Reflected CEiling Plan
RD	Roof Drain
RF	Rubber Flooring
REINF	Reinforced, Reinforcing
REQD	Required
RFG	Roofing
RM	Room
RS	Roof Sump
RT	Rubber Tile
SAN	Sanitary
SCHED	Schedule
SHT	Sheet
SIM	Similar
SPEC	Specification
SS	Service Sink
STL	Steel
STD	Standard
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
T	Tread
T&B	Top and Bottom
TEL	Teelephone
TERR	Terrazzo
T&G	Tongue and Groove
THK	Thick, Thickness
THRES	Threshold
TOS	Top Of STeel
TYP	Typical
U/C	Undercut
UNO	Unless Noted Otherwise
VB	Vinyl Base
VCT	Vinyl Composition Tile
V/F	Verify In Field
W	Wide
VERT	Vertical
WAINS	Wainscot
WC	Water Closet
WD WIN	Wood Window
WT	Wight
WWF	Welded Wire Fabric

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CONSULTANT:

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SAKURA NOVI
MATSU SPLIT-LEVEL
TOWNHOMES
NOVI, MI

Issued for :
PERMITS 05/24/2023

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
LICENSED ARCHITECT

Drawn by :
JRM
Checked by :
JRM

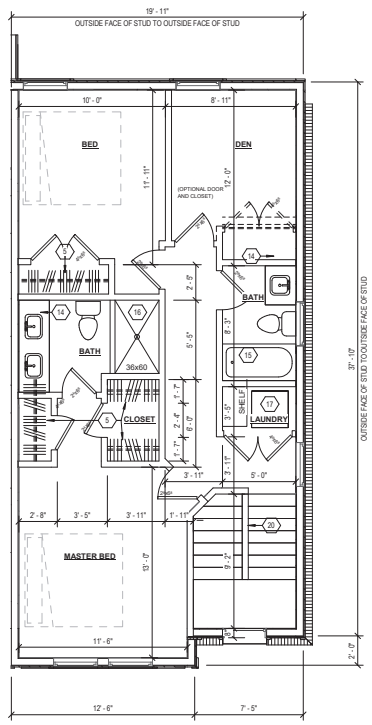
Sheet Title :
TITLE SHEET

Project No. :
2021008

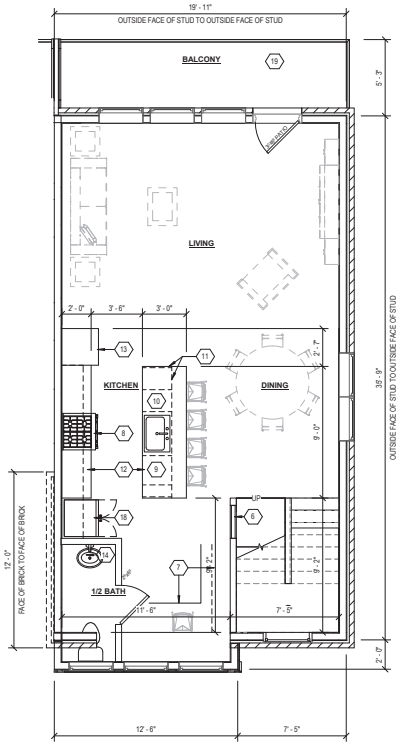
Sheet No. :
TS1.1

GENERAL NOTES:

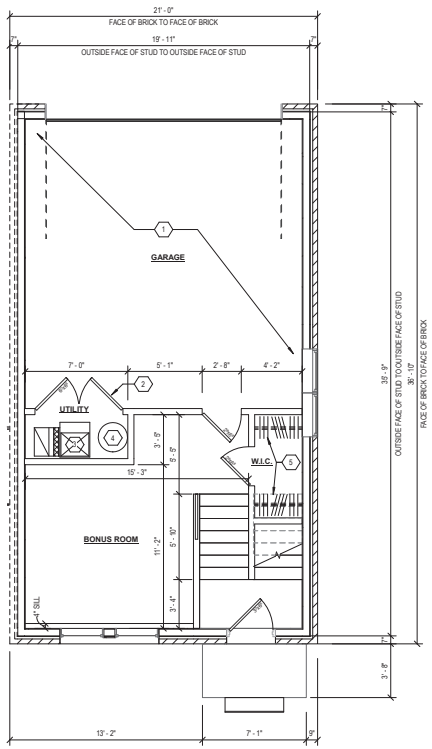
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015



3 THIRD FLOOR
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"

ARCHITECT:
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CONSULTANT:

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SAKURA NOVI
MATSU SPLIT-LEVEL
TOWNHOMES
NOVI, MI

Issued for :
PERMITS 05/24/2023

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301084083
REGISTERED ARCHITECT

Drawn by :
JRM
Checked by :
JRM

Sheet Title :
SINGLE UNIT PLANS

Project No. :
2021008

Sheet No. :
A1.9

ELEVATION	TOTAL AREA	BRICK AREA	%BRICK
FRONT	2712 SQ. FT.	983 SQ. FT.	36%
REAR	2930 SQ. FT.	1957 SQ. FT.	67%
SIDE	1179 SQ. FT.	687 SQ. FT.	58%

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IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

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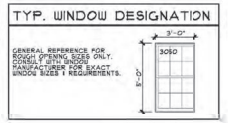

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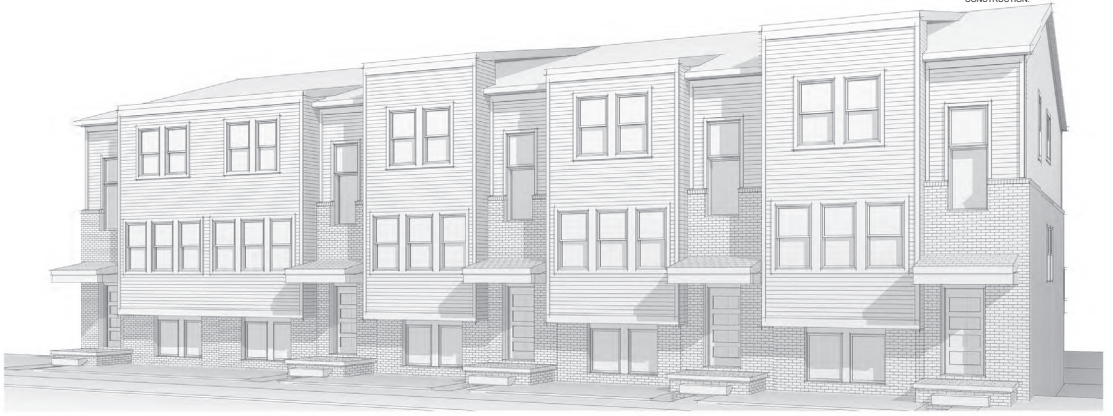
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ATTIC VENTING: NO VENTING PERMITTED IN FIRE-RATED ASSEMBLY AREAS. POSITION EAVE AND ROOF VENTS IN ADJACENT NON-FIRE RATED AREAS.
6. WINDOWS: CONTRACTOR TO VERIFY THAT ALL SLEEPING ROOMS HAVE OPERABLE WINDOWS THAT MEET CODE REQUIRED EGRESS SIZING. COORDINATE FINAL WINDOW SIZES WITH MANUFACTURER. WINDOW U-FACTOR: 0.32 MAXIMUM
7. REFER TO SHEET A3.1 FOR ALL TYPICAL ELEVATION INFORMATION INCLUDING WINDOW SIZES, ROOF VENTING, AND FIRE RATED CONSTRUCTION.



2 **FRONT VIEW - 5 UNIT**
SCALE:

1 **FRONT ELEVATION - 5-UNIT**
SCALE: 3/16" = 1'-0"

ARCHITECT:
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CONSULTANT:

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NOVI, MI

Issued for :
PERMITS 05/24/2023

STATE OF MICHIGAN
TIMOTHY R. FLINTOFF JR.
ARCHITECT
No. 1301061033
LICENSED ARCHITECT

Drawn by :
JRM
Checked by :
JRM

Sheet Title :
5-UNIT BUILDING ELEVATIONS

Project No. :
2021008

Sheet No. :
A3.2

BUILDER STEP - OPTION

ELEVATION	TOTAL AREA	BRICK AREA	%BRICK
FRONT	2712 SQ. FT.	983 SQ. FT.	36%
REAR	2930 SQ. FT.	1957 SQ. FT.	67%
SIDE	1179 SQ. FT.	687 SQ. FT.	58%

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN IT'S HIGHEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTER & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE CONNECTED TO THE STORM WATER COLLECTION SYSTEM. DOWNSPOUT LOCATIONS TO BE DETERMINED BY TRADE AND COORDINATED W/ CIVIL ENG.

UNLESS NOTED OTHERWISE, OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

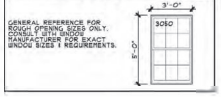
MAX. CLEAR SPAN	LINTEL SIZE
6'-0" OR LESS:	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS:	4" x 3 1/2" x 5/16"
8'-0" OR LESS:	5" x 3 1/2" x 5/16"
9'-0" OR LESS:	5" x 3 1/2" x 3/8"
10'-0" OR LESS:	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

TYP. WINDOW DESIGNATION

GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

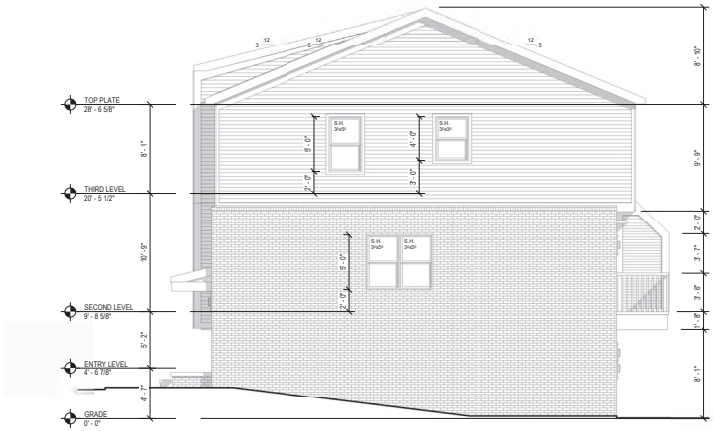


EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNIT(S) MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.

GENERAL ELEVATION/SECTION NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ATTIC VENTING: NO VENTING PERMITTED IN FIRE-RATED ASSEMBLY AREAS. POSITION EAVE AND ROOF VENTS IN ADJACENT NON-FIRE RATED AREAS.
6. WINDOWS: CONTRACTOR TO VERIFY THAT ALL SLEEPING ROOMS HAVE OPERABLE WINDOWS THAT MEET CODE REQUIRED EGRESS SIZING. COORDINATE FINAL WINDOW SIZES WITH MANUFACTURER. WINDOW U-FACTOR: 0.32 MAXIMUM
7. REFER TO SHEET A3.1 FOR ALL TYPICAL ELEVATION INFORMATION INCLUDING WINDOW SIZES, ROOF VENTING, AND FIRE RATED CONSTRUCTION.



2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1 REAR ELEVATION - 5 UNIT
SCALE: 3/16" = 1'-0"

ARCHITECT:
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NOVI, MI

Issued for :

PERMITS	05/24/2023

STATE OF MICHIGAN
TIMOTHY R. PLINTOFF JR.
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No. 1301060083
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Drawn by :
JRM
Checked by :
JRM

Sheet Title :
5-UNIT BUILDING ELEVATIONS

Project No. :
2021008

Sheet No. :
A3.3

BUILDER, DEVELOPER, OR CONTRACTOR

PROJECT NARRATIVE

August 7, 2024

City of Novi
Planning Department

Re: **Sakura East** PRO Preliminary Site Plan Narrative Resubmittal
Property on the south side of 11 Mile, East of Sakura Novi
Parcel Numbers **2223226021** and **2223226022**
Novi, MI

Dear Ms. Bell,

Thank you for your Plan Review Center Report dated June 13th, 2024. This Submittal Response Package focuses on the items necessary to advance our proposal to the Planning Commission for their review.

The Sakura Novi development team is pleased to present our PRO preliminary site plan for Sakura East, the next phase of the highly anticipated Sakura Novi development currently under construction. Situated on the southern side of 11 Mile, just east of our Sakura Novi project, the 3.5-acre combined parcel represents an intrinsic and viable extension of the new community now under development. Nestled between the two properties is a City of Novi-owned natural wetland preserve area that is being revealed visually as a city asset and made more accessible for Novi residents and project residents to appreciate and enjoy.

We received comments from staff on June 13, 2024. Our plan has been revised to react to those comments, which generally focused on landscape and screening requirements. We met with staff to discuss the comments in detail and believe that we meet the intent of staff's review comments with the plan revisions that are included in this resubmittal, as described in further detail within this narrative.

Our proposed plan for the combined parcel entails PRO rezoning to a TC-1 designation, paving the way for the creation of 45 additional for-rent townhomes.

Crafted to complement the acclaimed design aesthetic of Sakura Novi, these townhomes will seamlessly integrate with the existing development, while offering more variety in unit configurations, enhancing the Novi Town Center area and bringing additional residents to the walkable downtown core.

Central to our vision is a steadfast commitment to architectural excellence and the provision of meticulously curated amenities. Each unit in the Sakura East development will boast its own one or two-car attached garage, complemented by guest surface parking, ensuring convenience and accessibility for residents and visitors alike.

While the parcels are presently zoned I-1, it is evident that their location transcends industrial usage. The City's Master Plan, with its designation of TC Gateway mirroring Sakura Novi, underscores the envisioned evolution of this area into a vibrant Town Center precinct. As articulately presented by each of the current property owners during the previous public hearings, the lack of viability in marketing the site with the current zoning designation and with the shifting dynamics of the office market, responsible residential development emerges as the most viable and logical path forward.

Moreover, our proposal aligns seamlessly with the City's Master Plan, which expressly prohibits industrial use of the property while endorsing residential development. The strategic location of the parcels, coupled with their modest size, renders them unsuitable for industrial purposes. As such, residential development emerges as the most pragmatic and harmonious land use option.

In light of these considerations, the Sakura Novi development team is uniquely positioned to actualize this vision for these properties, seamlessly integrating our development plan further into the fabric of the Novi’s City center.

SAKURA NOVI

ROBERTSON BROTHERS HOMES

Concept Plan

Site Data:

Gross Site Area:	3.5 Ac.	Parking:	
Net Site Area:	3.1 Ac.	Garage Parking:	68 spaces
Proposed Units:	45 Units	Apron Parking:	46 spaces
1 Car Townhomes:	22 Units	Guest Parking:	21 spaces
2 Car Townhomes:	23 Units	Parking Distribution:	3.00 spaces / Du.
Proposed Density:	14.52 Du. / Ac.		
		Road Width:	24'
Building Setbacks:		Road Length:	962 LF
Front Yard:	23'	Road Length per Unit:	21.38 LF / Du.
Side Yard:	24' min.		
Rear Yard:	40'	General Open Space:	1.53 Ac.
Building Separation:	15' min.	Open Space Percentage:	48.88%
		Usable Open Space:	0.38 Ac.

Overall Sakura Graphic

Scenic Wetland Overlook on City Owned Property

The following are responses to the comments received from staff June 13, 2024:

Landscape Deviations that are Required for the Proposed Layout

- Insufficient screening between site and surrounding I-1 property
  Response: Revisions to the landscape plan have been made to accommodate additional screening techniques along the eastern and southern property boundaries. Along the east, large evergreen trees have been arranged amongst hedges of tightly planted *Arborvitae*. Between the two, an evergreen hedge is created that will provide an opaque buffer between the residential project and the neighboring I-1. Along the south, a 6' ht. wooden screen fence is proposed along the flat portion at the top of the slope. This is bolstered by a double row of large evergreen trees that extend beyond the fence for additional screening. Both screening methods will meet the required opacity standards for both the summer and winter seasons.

- Deficiency in multifamily unit trees provided
  Response: Additional trees have been proposed on site in a variety of locations to meet the amount of multifamily unit trees required.

- Deficiency in interior drive trees provided
  Response: Tree locations have been adjusted to meet the required quantity and locations of interior drive trees. Additionally, sidewalks have been adjusted to accommodate trees in locations suggested by Staff.

Ordinance Considerations

Adjacent to Residential – Buffer

2. The plan proposes a band of trees around most of the site. It is not clear if this will provide the required visual and audible buffering. Please show that the proposed screening will provide sufficient visual and audible screening.
Response: The single band of large evergreen trees previously proposed has been increased to a double row of triangulated large evergreen trees along the south. Additionally, a 6' ht. wooden fence is proposed along the southern property line. Along the eastern property line, large evergreen trees and tightly planted *Arborvitae* are being planted at 8' ht and will provide the proper screening.
3. The current proposal requires a landscape deviation.
Response: The landscape revisions proposed above should no longer require a deviation

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees

3. The calculations need to be revised per the TC-1 requirements, and the correct number of either Canopy / Large Evergreen trees OR subcanopy trees must be provided. Currently the total number of trees is provided, but the ordinance requirement is not being met for canopy or subcanopy trees. Please correct the calculations as noted on the Landscape Chart and correct the plan.

Response: The landscape calculations are now using the TC-1 requirements and the plan now proposes the correct quantity of subcanopy trees.

Parking Lot Landscaping

2. See the discussion of multifamily interior roadway trees on the landscape chart and below
Response: Response will be included as part of the multifamily interior roadway trees below

Multi-family Residential Landscaping

1. Multi-family unit trees. 135 trees are required and the project is proposing too great a deficiency to be supported by Staff.
Response: The previously proposed Woodland Replacement Trees are now reclassified as multi-family unit trees. Trees have also been reorganized and additional trees are being proposed such that the project now meets the required 135 multi-family trees.
2. Interior Roadway Trees. 13 trees are required and the project is proposing too great a deficiency to be supported by Staff. Additionally, utilities and sidewalks are occupying the spaces where the interior roadway trees should be proposed. Adjust utilities and sidewalks to accommodate trees.
Response: The correct number of interior roadway trees are being proposed and are located in the desired spaces. Sidewalks have been adjusted to allow trees to be proposed in spaces desired by Staff.

Plant List

1. 15 of 29 species used (51.7%) are native to Michigan. Please add at least a couple more native species to the plan to provide some wiggle room for contractors if they can't locate all of the specified native species.
Response: The landscape revisions have resulted in the use of 18 species that are native to Michigan.

Storm Basin Landscaping

2. If above-ground detention is required, detention basin landscaping will also be required.
Response: Underground detention is still proposed at this juncture. Landscaping will be adjusted and provided if an above-ground pond becomes required.

Irrigation

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
Response: Plans for an irrigation system will be provided as part of the Final Site Plans.

Landscape Review Summary Chart – June 5, 2024

<u>Landscape Deviations that are Required for the Proposed Layout</u>
(See responses above)

Landscape Plan Requirements – Basic Information

- Landscape Plan. Please correct the bar scale on Sheets L-3 through L-6 to reflect the scale of the plan view – the scale label is not sufficient as it is confusing and won't be accurate if the sheet is reduced.
Response: Bar scales have been adjusted and now accurately depict the scale of the plans. North arrows have been added to the unit landscape plans for better clarity of orientation.

- Project Information. Please add the location plan and location map to the site plans and landscape plans.
Response: The requested maps have been added to the landscape plans.

Existing Conditions

- Existing plant material. Existing woodlands or wetlands. Please remove the site elements from L-7. Show the tree fencing at the actual driplines of the trees to be saved, not just the tree symbol.
Response: Site elements have been removed from the Tree Preservation Plan on Sheet L-7. Tree fence locations have not been adjusted as the existing trees are close together and the true dripline is best determined in the field.

Proposed Improvements

- Existing and proposed improvements. Please widen the area between the curbs and walks to provide room for trees.
Response: Sidewalk locations have been adjusted north of Buildings 5-8 to allow trees to be proposed in these areas.
- Existing and proposed utilities. As laid out, there is no room for the interior drive trees because utility lines pass under where the trees should be. This would require a landscape deviation. Please rework the utilities to leave room for the required trees. Please add a stating note that there are no overhead utilities on the landscape plan.
Response: Utilities have not been adjusted, but sidewalks have been revised to allow room for the required interior drive trees. The requested overhead utility note has been added to the plans.

Residential Adjacent to Non-residential

- Berm Requirements. A landscape deviation is required for the proposed screening. It is unclear if the proposed evergreen trees will provide the required visual and audible buffering between residential and I-1 zoning.
Response: See responses above under the heading "Landscape Deviations that are Required for the Proposed Layout"

ROW Landscape Screening Requirements Chart

- Canopy deciduous or large evergreen trees. Correct the calculations to use the TC-1 requirements. Provide the required trees. A landscape deviation would be required for any deficiency in landscaping provided.

Response: See below response for subcanopy deciduous trees

- Sub-canopy deciduous trees. See above – only large canopy or subcanopy trees need to be provided, not both.
Response: Calculations have been revised to use TC-1 requirements and the correct quantity of subcanopy trees are proposed along 11 Mile Road.

Multi-Family Residential

- Building Landscaping. A deficiency in the number of trees provided would require a landscape deviation. Woodland Trees should be recategorized as multi-family unit trees. Provide all required trees.
Response: The landscape plan has been revised to no longer include any Woodland Replacement Trees and now proposes the required amount of multi-family trees. No deviation should be required.
- Interior Street Landscaping. Uniquely label trees as interior street trees. Street trees must be deciduous canopy trees no more than 15 feet from the curb. Underground utilities should be moved out of the landscape strips where the trees should be.
Response: Unique symbols for all tree requirement types are used and color coded for ease of review. Interior street trees are now located within the 15' from the curb.

Parking Area Landscape Requirements

- Parking Lot Perimeter Trees. Multi-family unit canopy trees may be used to meet the parking lot perimeter requirements.
Response: Multi-family unit canopy trees are being used to meet the parking lot requirements.

Miscellaneous Landscaping Requirements

- Name, type and number of ground cover. Please indicate groundcovers on landscape plan.
Response: All areas that are not proposed to be hardscape or within a defined landscape bed shall be Lawn. Note 24 in the Landscape Notes on Sheet L-9 indicates that all Lawn areas shall be sodded.
- Snow deposit areas. Please show areas on landscape plan.
Response: Snow deposit locations shall be added to the Final Site Plans
- Transformers / Utility Boxes. Please show transformer and utility box locations when determined or add a note that all utility boxes are the be landscaped per the detail. Please add an allowance of 10 shrubs per box on eh plant list and label as such.
Response: Transformer and utility box screening shall be determined for Final Site Plan or the note will be added to plans.

Landscape Notes and Details

- Botanical and common names. Please provide at least a couple more native species to provide some wiggle room if contractors can't locate the native species on the plans.
Response: 18 native species are now proposed in the plans.

- Cost estimate. Please use $375 per large evergreen tree and subcanopy trees
Response: Unit costs have been updated on the cost estimate on Sheet L-9.

Notes

- Maintenance & Statement of intent. Please revise Landscape Note #3 to read "within three (3) months: versus "within one (1) year".
Response: Note has been revised as requested.

Miscellaneous Landscape Requirements

- General Conditions. Please add note near property lines.
Response: Notes have been added near property lines.
- Recommended trees for planting under overhead utilities. Clearly show any overhead lines on landscape plan. If there are none, add a note stating that.
Response: Requested note has been added to Sheet L-1.
- Nonliving Durable Material: Mulch. Please change Landscape Note #14 to replace peat with compost.
Response: Note has been revised as requested.

Engineering response comments are provided under separate letter.

Further, there are several changes to the plan since the concept plan submittal in response to feedback from the Planning Commission and the City Council during our public hearings, including the following updates:

- The number of units has been reduced from 52 to 45 homes
- Onsite amenities have been added to the plan
- A public refuge area on Novi's adjacent wetland complex has been proposed as a public amenity
- The onsite landscape buffers and plantings have been increased
- The wetland has been re-delineated and buildings have been moved as to not infringe on the wetland boundary

The site is laid out to front the units along 11 Mile Road, thus creating a high value design aesthetic facing the public. There will be a total of 48.5% open space provided on the site, with 12.23% of the site as usable open space area. This represents a 54% increase of the minimum requirements. Internally, guest parking spaces are provided in addition to 1 and 2 car attached garage parking spaces for each unit. Although the existing wetland at the Southwest corner is small and low quality, we are proposing to preserve it in its natural state. The density proposed of 14.5 units per acre is consistent with the density approved in

Sakura Novi as well as other nearby Novi multifamily developments. While the RM-1 density in Section 4.82.2 provides for density of 12.1 units per acre for 2-bedroom units and 9.07 for 3-bedroom units, and the TC-1 density allows for 9.075 units per acre for 2-bedroom units and 7.26 units per acre for 3-bedroom units, Section 4.82.2.B specifically provides flexibility for the Planning Commission to increase the density up to twice the allowable density when the following conditions are met:

i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;

ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;

We believe that the Sakura East proposal meets both criteria. There is adequate capacity and facilities to serve the development; the proposal is compatible with surrounding uses as there are no single family homes in near proximity; and the project is a thoughtful extension of the Sakura Novi development located directly to the west. The requested density is in line with the surrounding area and will enhance the project's benefits to retail and restaurant establishments in the Novi Town Center district.

Fire Table & Seating Area Amenity with Lights

Focal Entry Feature & Seating Area / Synthetic Turf Multi-Purpose Area

Community Garden with Seating

We have outlined the development amenities that will enhance our project, ensuring a harmonious blend of comfort, recreation, and natural beauty. These

amenities include a gathering area complete with a fire pit and string lighting, a focal seating garden to provide for contemplation and relaxation, and a versatile multi-purpose area adorned with usable turf for outdoor recreational activities. Moreover, our proposed development seamlessly integrates into the Sakura Novi project, offering residents access to an array of amenities such as the serene Japanese themed pond and gardens, as well as expansive pedestrian refuge areas.

The wetland complex nestled between our properties emerges as an important asset, providing an expanse of visual open space that serves to connect and integrate these two distinct phases of Sakura Novi. Recognizing the inherent value of this natural feature, we propose to construct a public amenity within this area, in line with the City's vision for community benefit. This amenity, designed as a wetland overlook, not only enhances the quality of life for our future residents, but also serves as a retreat for the wider Novi community as well as visitors from beyond. It's worth noting that while we draw inspiration from the Sakura Novi design, our intention is to create a distinct pedestrian refuge that engages and welcomes the residents of Novi.

In our commitment to environmental stewardship and as requested by the City's consultant, we have revisited the delineation of the wetlands in collaboration with the Atwell Group, resulting in a slight increase in its delineation. Consequently, we have further refined our plan to ensure that no buildings encroach within the mandated 25-foot natural features setback.

We recognize the City's aspirations for this area to evolve in alignment with its Town Center vision. As such, we have taken proactive steps to address concerns regarding buffers to future industrial development, as articulated during our previous Planning Commission meeting. By densifying the buffer and screening to surrounding properties, we seek to create a harmonious transition that respects both the City's vision and the needs of our future residents. With generous setbacks ensuring ample space between buildings and existing structures, and with roads or driveways surrounding three sides of our property, we are confident of our ability to create an environment seamlessly integrated into its surroundings, further fostering a sense of community.

In summary, our proposal embodies a synthesis of thoughtful design, environmental stewardship, and community engagement. We remain committed to realizing a vision that not only meets the needs of our future residents but also enriches the fabric of the Novi community as a whole.

Product Design

Since this is an extension of the Residences at Sakura Novi which is currently underway, the elevations and floorplans of the homes are proposed to match the already approved elevations in design, scale, colors and materials. The design provides visual interest and variety that will match the Sakura Novi mixed-use project's aesthetic. Materials include high quality brick with Hardie board elements. The homes feature two and three bedroom floorplans and each home includes a one or two car attached garage. The units are not stacked and are designed as 3-story attached townhomes. Square footages range from 1,300 to 1,600 square feet in size. Trash pickup is managed similar to a single family neighborhood, with individual bins stored within the enclosed garages with weekly City curb pickup. All mechanical equipment will be ground mounted and screened from view.

Sakura Novi Elevations

Traffic

A rezoning traffic study was conducted by Fleis & Vandenbrink on September 8, 2023 and subsequently updated April 22,2024 to reflect the reduction in units. The report studied the traffic generation for the project compared to various by-right uses within the I-1 zoning district. The study shows that the proposed project will generate far less traffic than that generated by projects consisting of general light industrial, manufacturing, general office building, or medical-dental office buildings.

Relationship to City's Zoning Map and Master Plan

The changing landscape surrounding our proposed development site provides compelling evidence in support of our vision for residential expansion. While the adjacent parcels are zoned I-1, it is essential to note that the TC-1 PRO zoned Sakura Novi development lies immediately to the west, separated only by the City-owned wetland preserve. Our proposal aligns seamlessly with the Master Plan future land use designation of TC Gateway, which has served as the guiding principle behind the Sakura East development.

Notably, the Master Plan explicitly prohibits industrial uses within the area but allows for residential development, underscoring the inherent compatibility of our proposal with the City's long-term vision. Moreover, the existing land uses to the West, East, and South are predominantly non-industrial, characterized by open space or office settings.

The small size of our parcel renders it unsuitable for industrial purposes, a sentiment echoed by the property owners' brokers who have attested to the lack of interest from industrial or office users over the years. Understanding these considerations, residential development emerges as the only viable and prudent path forward, aligning seamlessly with the Town Center Area Study within the Master Plan.

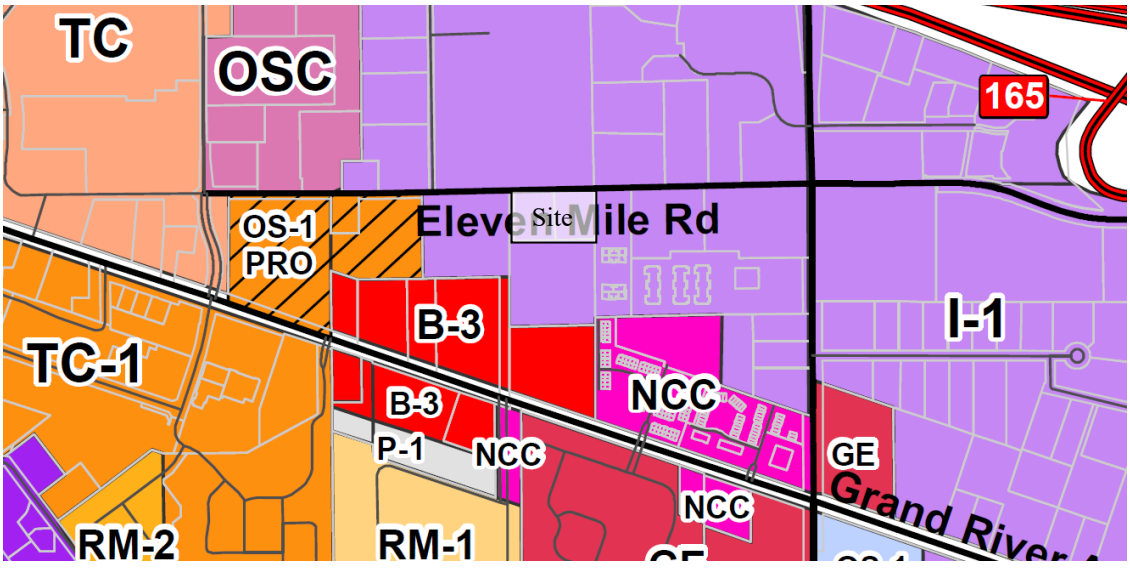
The Town Center Area Study explicitly advocates for residential development, including townhouses, and emphasizes the integration of existing natural features such as wetlands to create an inviting environment for pedestrian-centric

activities—a vision that closely mirrors our proposal. By introducing additional rooftops to the area, we aim to support the existing and future retail corridor, enhancing the vibrancy and economic viability of the Town Center precinct.

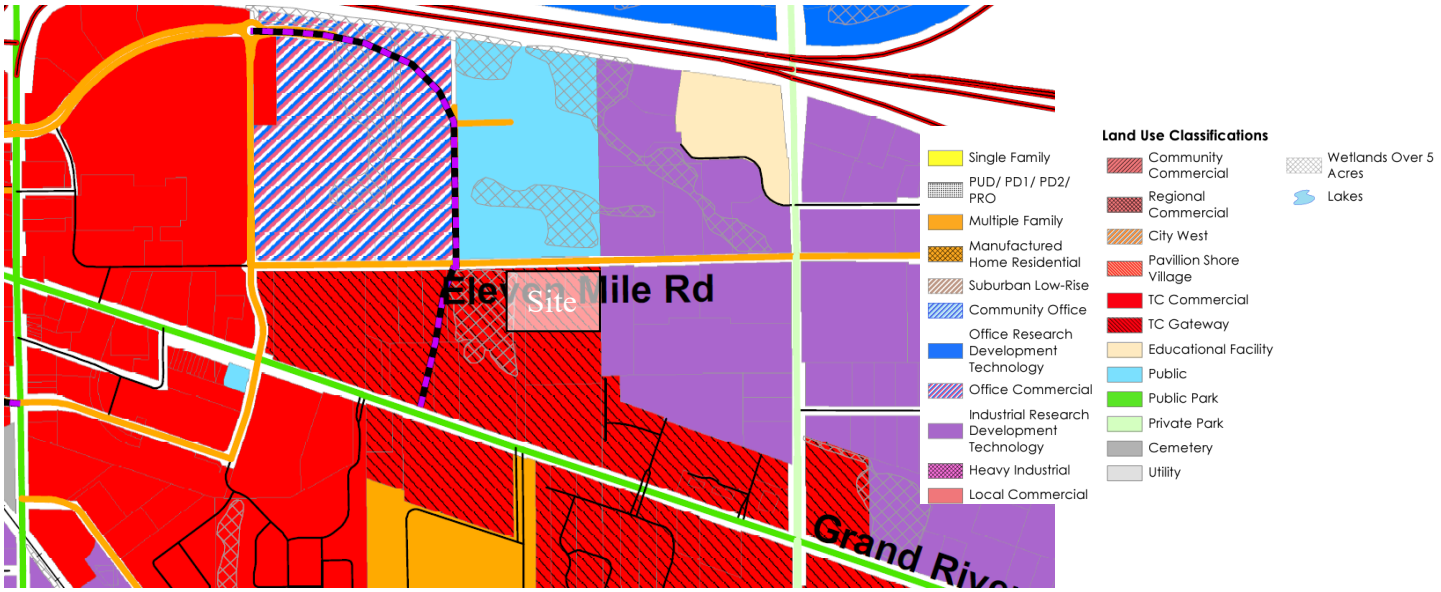
To ensure compliance with PRO requirements, we have proposed several development conditions that underscore our commitment to responsible land use and community engagement. Specifically, we seek PRO rezoning to permit only the high-quality residential rental townhome community outlined in our plan, thereby precluding intense land uses such as industrial development that is permitted by the existing zoning district. Additionally, we are committed to retaining and incorporating the small wetland at the southwest corner of the property, despite its isolated nature, as a testament to our dedication to environmental preservation.

Furthermore, in recognition of the height restrictions imposed by the TC-1 district, we propose to limit the building height to three stories, in contrast to the potential for five-story, 65-foot tall buildings permitted under TC-1 zoning. We welcome the opportunity to engage in further discussion regarding the terms of a potential PRO Agreement during forthcoming planning commission and city council meetings.

Zoning Map



Master Plan Future Land Use



Development Standards / Deviations

Schedule of Regulations and Modifications Sakura East – *Attached 1-Car and 2-Car Townhomes*			
	TC-1 Zoning District	**Sakura East**	**Deviations**
Min. Building Setbacks			
Front Setback (Bldg)	15’	21’ to building; 16’ to balcony	In Compliance
Side Min. Principal	15’	24’	In Compliance
Rear Setback Principal	10’	40’	In Compliance
Minimum Open Space	15%	48.5%	In Compliance
Allowable Number of Rooms	228	225	In Compliance
Allowable Density	RM-1: 12.1 (2-bed) or 9.07 (3-bed) TC-1: 9.075 (2-bed) or 7.26 (3-bed)	14.5 (Blended Net)	Sec. 4.82.2.B Provides for Increase in Density

Min. Parking Spaces	90	100	In Compliance
Parking Space Dimension (Apron Parking)	9’ x 19’	9’ x 20’	In Compliance
Lighting Requirements	See below	See below	See below
Principal Building Height to Midpoint	5 Stories/65 Feet	3 Story/35 Feet	In Compliance

Sakura East, launched from the aesthetic of Sakura Novi, will require far fewer ordinance deviations to be executed to match the original project.

Deviations to lighting standards are requested to match the approved Sakura Novi PRO requirements as follows:

Deviation from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 foot candle minimum standard. Parking area will fall below 0.2 foot candle minimum standard in some locations.

Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters.

We are delighted to provide the Sakura East PRO preliminary site plan for your thoughtful consideration. We are confident that this endeavor will yield a multitude of benefits for the City, both economically and socially.

First and foremost, the implementation of Sakura East promises a substantial positive economic impact for the City through increased property tax revenues. More importantly, by introducing more new residents to the area, we anticipate a bolstering effect on existing City core retail businesses, as well as the forthcoming retail establishments slated to be part of the Sakura Novi project. This influx of residents will not only invigorate the local economy but also foster a vibrant and dynamic, walkable community atmosphere.

Furthermore, we firmly believe that the extension of the highly anticipated Sakura Novi development into Sakura East will serve as a significant enhancement to the Town Center area. By revitalizing an otherwise undeveloped property, we aim to transform it into a productive and flourishing hub of activity. Through

thoughtful urban planning and design, Sakura East will contribute to the ongoing evolution and enrichment of the Town Center precinct, further solidifying its status as a premier destination within the City.

In conclusion, we are enthusiastic about the potential of Sakura East, in conjunction with Sakura Novi, to serve as a catalyst for positive change and growth within the community. We look forward to the opportunity to collaborate with stakeholders and decision-makers to bring this vision to fruition, to the benefit of all.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

Tim Loughrin | Vice President of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
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PLANNING REVIEW

PLAN REVIEW CENTER REPORT

Planning Review

August 28, 2024

JZ23-41 Sakura East PRO (ZMA 18.743)

PETITIONER

Sakura Novi Residential, LLC

REVIEW TYPE

Formal PRO Plan

Rezoning Request from I-1 Light Industrial to TC-1 Town Center One with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	23	
Site Location	South of Eleven Mile Road, West of Meadowbrook Drive	
Site School District	Novi Community School District	
Current Site Zoning	I-1 Light Industrial	
Proposed Site Zoning	TC-1: Town Center - 1	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	I-1 Light Industrial
Current Site Use	Vacant	
Adjoining Uses	North	City of Novi Department of Public Works
	East	Office Complex
	West	Vacant, wetland area
	South	Verizon cell tower
Site Size	3.5 acres	
Parcel ID's	22-23-226-021 & 22-23-226-022	
Plan Date	July 30, 2024	

PROJECT SUMMARY

The subject property is located on the south side of Eleven Mile Road, west of Meadowbrook Road in Section 23 of the City. The property to be rezoned totals about 3.5 acres (gross) and is currently vacant. The applicant is proposing to change the zoning of the site from I-1 Light Industrial to TC-1 Town Center One utilizing the Planned Rezoning Overlay option. The PRO Plan proposes to develop 45 multiple-family residential units in 8 townhouse-style buildings. One new access point to Eleven Mile Road would be constructed. Parking would be provided in garages, on garage aprons, and small bays of surface parking.

Changes made since the initial PRO submittal include reducing the number of units (previously 52), providing enhancements to the open space amenities, providing direct sidewalk connections to

the units fronting on 11 Mile Road, and a new wetland overlook parklet on the City's parcel to the west.

At the City Council meeting in February, the applicant had proposed to provide funding for an off-road shared-use pathway through the City's parcel that would provide a non-motorized connection between Grand River Avenue and 11 Mile Road. **That pathway is no longer proposed.**

PRO OPTION

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 I-1 Light Industrial to TC-1 Town Center One), and the applicant submits a detailed conceptual plan for development of the site, along with site-specific conditions relating to the proposed improvements. After staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council to review and comment on whether the project meets the requirements of eligibility for a PRO. The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal PRO review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO Plan and Agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures.

RECOMMENDATION

Staff recommends conditional approval at this time. The inconsistency with the Master Plan is still a concern, as well as the compatibility of the proposed residential use with the Industrial zoning surrounding it. This area has transitioned away from more typical industrial uses to mostly office, which does not produce the same conflicts with residential. The screening has been improved by providing a screening fence and dense evergreen landscaping. The applicant could still consider additional public benefits.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in July 2023. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

The initial PRO plan was submitted and reviewed in November 2023. The Planning Commission held a public hearing on December 13, 2023 and provided feedback on the proposal. On February 5, 2024, City Council considered the request and provided feedback to the applicant. Minutes from both meetings are included as attachments to this letter.

The Formal PRO submittal was first reviewed in June. The current revised submittal was necessary to address Landscape and Planning comments, primarily related to screening.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on December 13, 2023, to review and make comments on the proposal's eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the meeting minutes and are summarized here:

- Commissioners stated that greater effort to provide a public benefit was needed, as well as amenities within the development.
- Commissioners were concerned about providing buffers or screening to adjacent industrial-zoned properties.

- Commissioners thought the changing nature of this area could accommodate additional residential uses within walking distance to the nearby retail, and the industrial properties have mostly developed for office use.
- Commissioners stated they liked the units had garages and that traffic impacts would be less than under the current development potential.
- Commissioners encouraged the applicant to consider units that would accommodate senior housing.
- Commissioners wondered if the project could wait until the Sakura Novi units are built, so they could see how that turns out.

CITY COUNCIL

The City Council provided feedback at its meeting on February 5, 2024, on the proposal's eligibility for using the Planned Rezoning Overlay option. Comments made at that time are reflected in the meeting minutes, and comments are summarized here:

- Councilmembers thought landscape screening to adjacent I-1 parcels should be the burden of the applicant, not adjacent landowners, and the applicant should consider the impact on future residents if the City decides to build the planned road to the west of the site.
- Councilmembers expressed concerns about the deficiencies in the required landscaping.
- Councilmembers are interested in seeing as many first floor living options as possible to address resident's desires for aging in place.
- Councilmembers asked the applicant to consider options for additional public benefits that would outweigh the detriments that might be caused by approving this rezoning request. They asked whether the applicant had considered a focal point or pocket park on the City's wetland parcel.
- Councilmembers expressed concerns about the number of rental units in Novi.
- Councilmembers wanted to see consideration of using high environmental standards in the units, such as energy and water efficiency.

The applicant's letter has responded to many of the comments from Commissioners and Councilmembers, however there are remaining items that may not be fully addressed to the satisfaction of the City.

REVIEW CONCERNS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Supporting Documentation: The applicant has provided the following studies as part of their application packet:
   a. **Narrative:** The statement provided states Rezoning allows for a continuation of the Sakura Novi development currently under development to the west. The 45-unit rental townhome project would support the growing Town Center area, with the building designs matching those approved at Sakura Novi.
   b. The statement also notes a few deviations proposed and explains the project will have a positive economic impact.
   c. **Rezoning Traffic Impact Statement:** A rezoning traffic study prepared by Fleis & Vandenbrink, dated September 8, 2023, was included in the previous submittal. **AECOM's review of the**

submitted study notes that the change of use will generate fewer vehicle trips compared to possible development permitted under the current zoning.

d. **Wetland Delineation Letter:** Prepared by Atwell, dated September 16, 2019, the report describes one wetland area 0.03 acre in size. The site plan shows the wetland will be preserved. **The City's wetland consultant states that while the new boundaries better represent the wetland, it should be further expanded to include trees 423 and 424. Based on the grading proposed, expanding the boundary would not create new impacts except to the wetland buffer.**

e. **Sign Location Plan:** The sign location plan and signage detail is provided as a loose sheet, prepared October 13, 2023. **The rezoning sign has been posted in the location indicated.**

2. Intent of the Town Center District: It is the applicant's stated goal to create a continuation of the Sakura Novi development, which is currently under construction approximately 600 feet west of the proposed site. As stated in Section 3.1.26, the TC-1 district "is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted." **The TC-1 District and the residential use proposed does not appear to be appropriate on this small parcel surrounded by Light Industrial zoning. However, as the current landowners have found, the site holds little interest for typical Light Industrial users over the last decade. This area will likely continue to evolve as a complement to the Town Center area to the west, especially if the applicant's request is approved.**

3. Future Land Use: The City's Future Land Use map indicates Town Center Gateway for this site, which corresponds to the Gateway East district. The GE district allows multifamily residential under a Special Development Option process. However, the SDO requires a minimum acreage of 5 acres, and there are many other conditions for approval in order to ensure compatibility between adjacent areas. The applicant argues that the proposal is a continuation of the original Sakura project, so the zoning should match that development. The density recommended on the Future Land Use Map for this area is 13.6 dwellings per acre, while the applicant is proposing 14.4 du/ac. **The applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation.**

4. Density: In the TC-1 district, multiple family residential units are permitted, with the maximum density allowed based on the number for "rooms." The applicant indicates there are 45 proposed units. Based on the floorplans previously provided, each unit would be said to have 5 rooms as defined by the Ordinance, for a total proposed count of 225 rooms. The maximum density described in Section 4.82, which states the maximum number of rooms permitted is the land area in square feet divided by 1,200 (136,263/1200 = 114 maximum permitted rooms). The ordinance permits the Planning Commission or City Council to allow an increase in the number of rooms if strict adherence would serve no good purpose or if the intent of the district would be better served by allowing the increase. However, not more than double the number of rooms can be approved (cap of 228 rooms in this case). **The applicant's room count is 225, which is within the permitted maximum density of the TC-1 District. To permit any increase in additional rooms beyond 114, the Planning Commission or City Council must confirm the following:**
   i. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
   ii. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*

5. Adjacent Industrial Uses: The subject property is surrounded by I-1 Light Industrial zoning on all sides. The I-1 district permits less intense industrial uses in the City, and "*is designed to encourage*

unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material." However, when such uses are adjacent to a residential district they are treated as a Special Land Use. Other uses listed as Special Land Uses, such as drive-up self-storage facilities, automobile service establishments, tool, die and machine shops, and municipal uses are not permitted when adjacent to a residential district.

Currently the uses on the north side of 11 Mile in the I-1 District include the City's public works facility (city maintenance yard, fueling pumps, and recycling drop off) and an office complex. To the east is an office complex, the parcel to the south has a cell tower, and to the west is currently vacant City-owned land; the City has long-term plans to construct a public street generally along the parcel's west property line, connecting Grand River Avenue to Eleven Mile Road that but is not reflected on the Concept Plan. Other uses permitted in the I-1 district could replace those uses in the future. Typically, when industrial zoning abuts a residential district, a 10- to 15-foot berm is required to buffer the uses.

The PRO Plan now proposes a six-foot wooden fence along the southern property line, along with a double row of evergreen trees along most of the area. Along the eastern property line, alternating clumps of arborvitae and large evergreen trees are proposed to provide screening to the adjacent office complex. Rezoning to residential will have impacts on the surrounding properties, which will face additional scrutiny to develop, larger setbacks and new buffering requirements. The screening burden should be shouldered by the applicant, which is creating the non-compatibility, however given the small site there is little room to provide berms. The Town Center Area Study recommends masonry screening walls, which is what is being installed in the Townes at Main Street development that is under construction. Similar 6-foot masonry walls should be considered at this location to provide screening from the Industrial zoned properties, except where it would conflict with the preserved wetland.

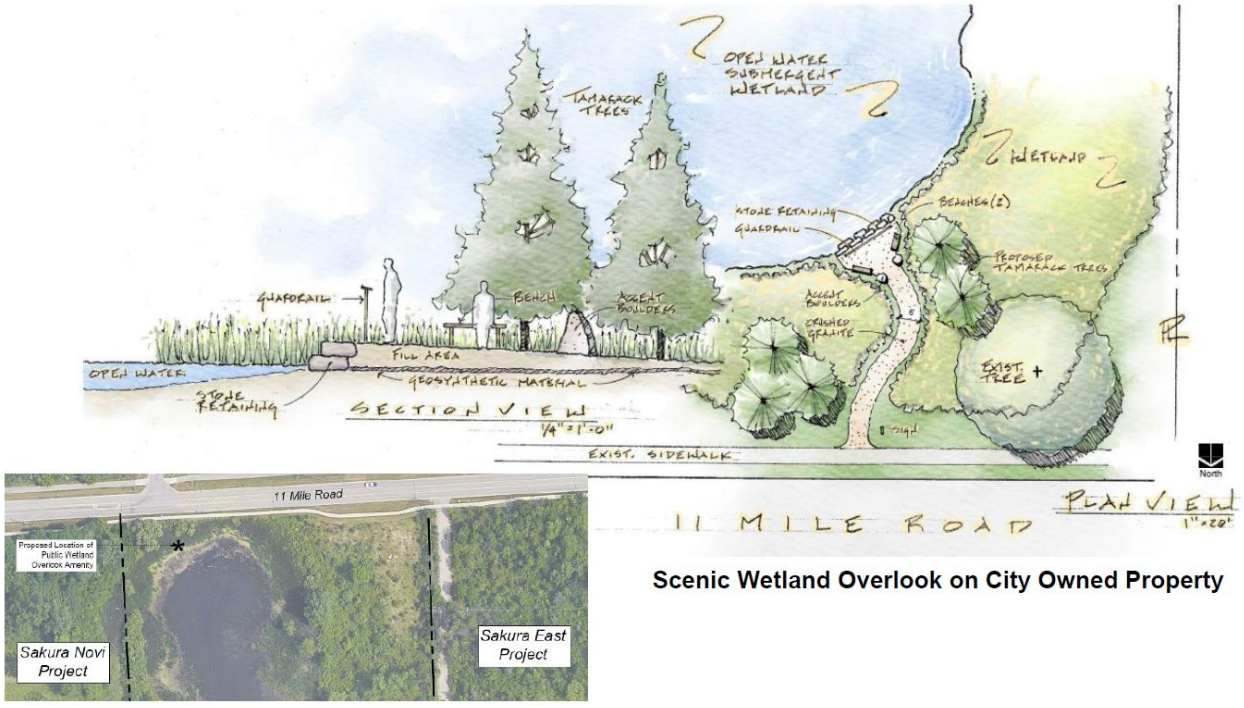
6. Open Space: The applicant shows the overall open space for the residential portion of the project as 66,804 square feet, which exceeds the 15% minimum open space requirement for the TC-1 District. In addition, residential uses require 200 square feet per unit of Usable Open Space (9,000 square feet), which is now indicated on the plan sheet L-2 as 17,290 square feet. The Ordinance definition of Usable Open Space allows the following to qualify:
    - *Balconies with direct access to the dwelling unit;*
    - *Courts and yards at grade level which are devoted exclusively to recreational use, and which:*
        - *Are open and unobstructed from its lowest level to the sky; and*
        - *Are directly accessible by means of a common passageway to residents of all dwelling units within the buildings; and*
        - *Has no dimension less than fifty (50) feet; and*
        - *Are designed and intended for the private recreational use of residents of the building.*
    - *Roof-top recreational uses.*

7. Sidewalks (Sec 3.27.1.I): The TC-1 district requires 12.5-foot sidewalks along Non-Residential Collectors and local streets, and direct pedestrian access between all buildings and adjacent areas. The plan shows the existing 6-foot sidewalk along the frontage of Eleven Mile Road, and 5-foot sidewalks on both sides of the private drives. The plans have been revised to include a direct sidewalk connection from each unit fronting Eleven Mile Road. **The applicant requests a deviation in the PRO Agreement with the justification that their sidewalk should match the existing 6-foot sidewalk along Eleven Mile. This deviation was granted for Sakura Novi. This**

deviation is supported by staff as this area is not considered a street for gathering space or outdoor dining. The 12.5-foot requirement was envisioned in the Town Center area adjacent to retail and restaurants.

8. Development Amenities (Sec 3.27.1.L): *The ordinance states: All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walks and planters in accordance with the Town Center Area Study.* **Three amenity areas are now shown on the site plan. The East area includes a 20 ft x 40 ft synthetic turf multipurpose field, benches, USB charging stations and focal point landscaping. The central area includes a focal planter/art, aggregate surface path, bench seating, as well as open lawn area. The West area has a picnic table, grills, USB charger station, Adirondack chairs and a fire table.**

9. Public Benefit: The applicant proposes to construct a wetland overlook amenity on the City's property that exists between the Sakura Novi project and the subject property. The concept drawing shows a crushed granite pathway leading from the sidewalk on 11 Mile Road to the water's edge with a retaining wall and guardrail, benches, and enhanced landscaping. The location is shown roughly opposite Lee BeGole Drive, along the northwestern side of the City's parcel. **This enhancement appears to reflect City Council's suggestion for the applicant consider a publicly accessible amenity, in line with the City's goal of creating additional small parks in the City. The feature proposed is a very small area, which will minimize impact to the wetland. Additional enhancements should also be considered, such as invasive species removal/treatment within the wetland, to further enhance the wetland amenity.**



Scenic Wetland Overlook on City Owned Property

10. Woodland Trees: In a letter dated November 8, 2023, the City's woodland consultant previously determined that the site does not contain City-regulated woodlands. Therefore, only trees greater than 36-inches DBA would be regulated under Chapter 36 of the City Code. Based on the tree survey provided, no trees of that size exist on the site. Therefore, no woodland permit nor replacement trees are required for this project. The landscape plans have been updated to remove replacement credits.

11. Highway Easement: There is a 43-foot Highway Easement noted on the Topographic Survey for both parcels. **Sheet 4.1 indicates these easements are "To Be Extinguished." It appears that the applicant plans to dedicate 35-feet of 11 Mile Road Right of Way to the City instead. The City prefers that the applicant dedicate 43-feet of Right of Way, or maintain the existing Highway Easements, which would ensure that the sidewalk remains included in the public jurisdiction.**

12. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**

13. Other Reviews:
    a. Engineering: **Engineering recommended approval** of the PRO Concept Plan, with additional comments to be addressed in the Site Plan process. Negative impacts to public utilities are not expected with the requested change to residential use.
    b. Landscape: Landscape review notes concerns with minor deficiencies in required interior drive and multifamily unit trees, which appear to be easily corrected. **Landscape recommends conditional approval at this time.**
    c. Traffic: Previous Traffic review noted that there are no traffic deviations required. The traffic study shows that the proposed rezoning would result in fewer vehicle trips compared to possible development under current zoning. **Traffic recommended approval.**
    d. Woodlands: The site does not contain City-regulated woodland trees. The wooded area consists mostly of invasive Buckthorn, with a few sugar maple, crab apple and little leaf linden. No woodland permit is required, no additional woodland review is required.
    e. Wetlands: Wetlands notes that the delineation of wetland features should be expanded to encompass trees 423 and 424. No impacts to the wetland are proposed. Wetland Buffer Authorization would be required for some impacts to the 25-foot buffer. **Wetlands recommended approval.**
    f. Façade: Façade previously noted that the elevations provided have minor underage of brick and overage of Cement Fiber Siding on the Matsu unit styles. **As the deviations are minor and do not adversely affect the aesthetic quality of the building, Section 9 Façade Waivers would be supported.**
    g. Fire: **Fire recommended conditional approval,** if comments provided are addressed in subsequent submittals.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The subject property has frontage along Eleven Mile Road. To the **north** is a large City-owned parcel, zoned I-1, which contains the recently renovated Department of Public Works building and Police Training Gun Range. The city's maintenance vehicle fleet is stored there, along with fueling facilities, recycling drop-off, and salt dome.

To the **west** is an area zoned I-1 Light Industrial separating the site from the larger Sakura Novi site. The City-owned parcel is currently vacant and contains a large area of wetland. The Master Plan indicates a future north-south road connection is planned to be developed to connect Lee BeGole Drive to Grand River Avenue in this area. If the planned roadway is constructed the maintenance vehicle traffic could present an undesirable impact on the proposed residential units.

South of the subject property is an area zoned I-1 Light Industrial which is largely vacant except for a cell tower. Living near a cell tower may be a concern to some residents who object to the aesthetics, which may impact the desirability of these units.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	I-1 Light Industrial	Vacant	Town Center Gateway (uses consistent with Gateway East Zoning District)
Western Parcels	I-1 Light Industrial	Vacant – City-owned property, contains wetland	Town Center Gateway + Planned N/S road extension to connect Grand River to Lee BeGole Drive
Eastern Parcels	I-1 Light Industrial	Office; Vacant office pad site	Light Industrial
Northern Parcels	I-1 Light Industrial	City Public Works offices, fueling, maintenance yard, recycling drop-off, Police Gun Range	Public Facilities
Southern Parcels	I-1 Light Industrial	Cell tower site	Town Center Gateway (uses consistent with Gateway East Zoning District)

Figure 1: Current Zoning

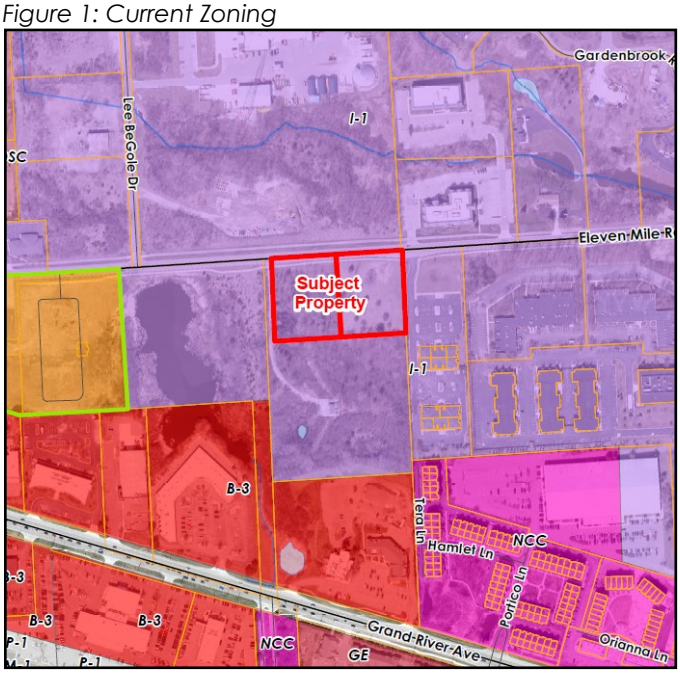
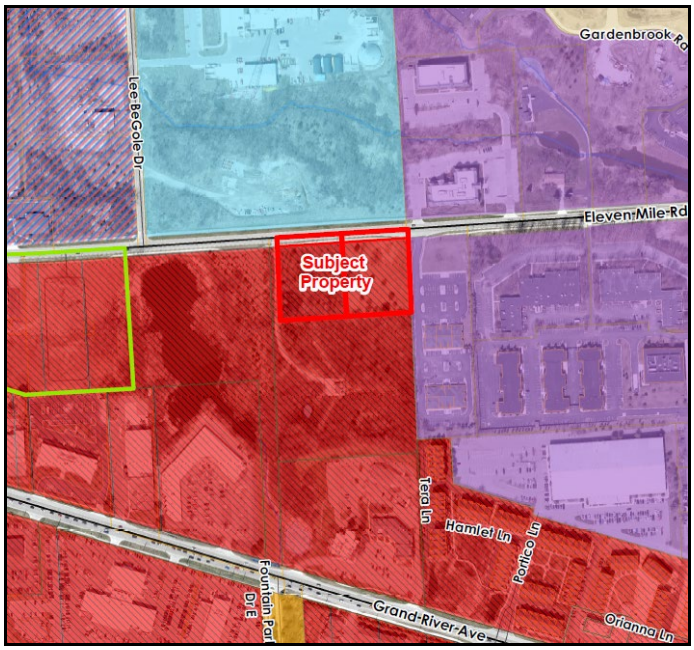


Figure 2: Future Land Use



To the **east** is an area zoned I-1 Light Industrial. There is an office complex there with two existing buildings, with a third building approved to be constructed. There is no firm timeline on when that building would be constructed. This area is planned to remain Light Industrial use in the City's Master Plan. If residential uses are located adjacent to the property, the uses permitted in the I-1 district would be severely restricted compared to the list of uses that could otherwise be permitted. In addition, there is no berm separating the properties, as is required when non-residential uses are adjacent to residential uses. It would be the applicant's responsibility to provide the required berm and screening on the parcel to be developed with residential uses. No such berm is currently proposed

The proposed residential use would be surrounded on all sides by industrially zoned properties. There is no obvious connection to the larger Sakura Novi development, except for the sidewalk along 11 Mile Road and identical townhouse product type to be developed. The lack of contiguity between

the projects is a barrier to justifying the proposed rezoning. Another barrier could be the completion of the planned road extension of Lee BeGole Drive down to Grand River, which preliminary designs have shown to be located just west of the subject property. In addition, locating residential uses here would constrain the future development of each of the parcels surrounding it. Some existing uses in the area may present undesirable conditions for new residents of the development, potentially creating a situation of incompatible land uses.

Compatibility with Surrounding Land Use

The rezoning to TC-1 is difficult to justify since it will be surrounded on all sides by I-1 Light Industrial zoning and not connected in a meaningful way to the mixed-use district of the larger Sakura Novi project. In essence changing the zoning to TC-1 could be considered spot zoning as it is not consistent with the Master Plan, may result in incompatible land uses, and would also create hardships on future development of the surrounding parcels by limiting the by-right uses that could be developed. The intent of the TC-1 district does not match what is being proposed for this small area. Some potential conflicts with the adjacent users could be the noise and disruption of the City's maintenance vehicle traffic, including snowplows and de-icing operations, on the proposed residents. As discussed above, the presence of a residential use will create additional burdens on existing and future landowners of the surrounding parcels if development or redevelopment is pursued. However, the presence of the Gateway Village residential use already impacts the adjacent Avalon Pointe Office Center and the Verizon Cell tower property, so uses would already be restricted for those properties.

Figure 3: Names of surrounding developments and businesses

The Town Center Area Study recommends masonry screening walls, which is what is being installed in the Townes at Main Street development that is currently under construction. Similar 6-foot masonry walls should be considered at this location to provide a buffer from the Industrial zoned

properties, except where it would conflict with the preserved wetland. The applicant is currently proposing a wooden fence along the south side of the property, along with dense evergreen trees, and clumps of arborvitae and evergreen trees along the eastern property line to provide the required screening.

Comparison of Zoning Districts

The following tables provide comparisons of the current and proposed zoning classifications. The proposed TC-1 district is compared to current 1-1 District. It is not a direct comparison, given that the character of the districts are clearly distinct from each other. It represents a change of use from Industrial to Residential. The requirements for building and parking setbacks, open space, and uses permitted are significantly different between these district.

	I-1 (EXISTING)	TC-1 (Proposed)
Intent	The I-1 district is designed so as to primarily accommodate research, office, and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner negatively affect any of the surrounding districts.	The TC-1, Town Center -1 district is designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted.
Principal Permitted Uses	Professional office, office sales and service, medical offices; Publicly owned and operated parks, parkways and outdoor recreational facilities; Public or private health and fitness facilities and clubs; Research & Development, technical training and design of pilot/experimental products; Data processing & computer centers; Warehousing & wholesale establishments; Manufacturing; Industrial office sales, service and industrial office related uses; Trade or industrial schools; Laboratories experimental, film or testing; Greenhouses; Public utility, telephone exchange, electrical transformer stations and substations, etc. Public or private indoor, private outdoor recreation facilities; Pet boarding facilities; Veterinary hospitals and clinics; Motion picture, television, ratio and photographic production facilities; **See attached copy of Section 3.1.18.B for full list	Retail Businesses; Retail business service uses; Dry cleaning establishments, or pick-up stations; Business establishments which perform services on the premises; Professional services; Post office and similar governmental office buildings; Off-street parking lots; Private clubs, fraternal organizations and lodge halls; Places of Worship; Service establishments of an office showroom or workshop nature; Restaurants (sit down), banquet facilities or other places serving food and beverage; Theaters, assembly halls, concert halls, museums or similar places of assembly; Business schools and colleges or private schools operated for profit; Offices and office buildings; Public and quasi-public; Indoor commercial recreation facilities; Brewpubs; Outdoor theaters, plazas, parks, public gathering places; Hotels; Transient residential uses; Financial institutions; Residential Dwellings; Day car centers and adult day care centers;

	I-1 (EXISTING)	TC-1 (Proposed)
		Instructional Centers; Other similar uses.
Special Land Uses	See attached copy of Section 3.1.18.C, which would not be permitted on the subject property as it is adjacent to residential	Open air business uses; Sale of produce and seasonal plant materials outdoors; Veterinary hospitals or clinics; Fast food drive-through restaurants; Microbreweries
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.
Lot Coverage		
Building Height	40 feet	65 feet or 5 stories whichever is less** (exception in Section 3.27.2.A)
Building Setbacks	Front: 40 feet Side: 20 feet Rear: 20 feet **Setback increased to 100-feet where adjacent to residential district	Sec. 3.27.1.C Depends on type of road frontage; 11 Mill is classified a non-residential collector; 11 Mile: Front: 0 ft. minimum; 10 feet maximum Side and rear: 0 feet minimum; no maximum
Parking Setbacks See 3.6.2. for additional conditions	Front: 20 feet Rear: 10 feet Side: 10 feet Exterior side yard setbacks same as front **Setback increased to 100-feet where adjacent to residential district	Building to Parking: 10 feet if contains openings to living areas, else 5 feet; 10 feet to street ROW; 5 feet to other property lines, unless residential property – then 30 feet
Usable Open Space	Not applicable	200 sq. ft. Minimum usable open space per dwelling unit 15% gross open space

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is currently not recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development. However, at this time the plan follows only a few. **Please refer to staff comments in bold and revisions recommended in <u>bold and underline.</u>**

1. **General Goal: Quality and Variety of Housing**
   a. Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. **The development proposes the required sidewalks along the public streets and between the buildings on-site. Three amenity spaces are also proposed. The development would be walkable to office, restaurant and retail uses within the area.**
   b. Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
   c. Maintain existing housing stock and related infrastructure.
   d. Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all

demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. **The proposed units would provide needed housing for different demographic groups.**

2. **General Goal: Community Identity**
   a. Maintain quality architecture and design throughout the City. **The current proposed elevations would require Section 9 waivers, which are minor and would be supported. The designs match those approved for Sakura Novi.**

3. **General Goal: Environmental Stewardship**
   a. Protect and maintain the City's woodlands, wetlands, water features, and open space. **The small wetland area on the site is proposed to be preserved.**
   b. Increase recreational opportunities in the City. The small additional amenity on the City-owned property will provide a pocket-park like feature along Eleven Mile Road.
   c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**

4. **General Goal: Infrastructure**
   a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**
   b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **The traffic study indicates that the surrounding road network would not be significantly impacted by the proposed development.**

5. **General Goal: Economic Development / Community Identity**
   a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT

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 initiated by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval which must be reflected in the Concept Plan and or the PRO agreement.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, and may not authorize uses or development not permitted in the district proposed. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

Staff suggests the following benefits/conditions that would be more strict or limiting than otherwise permitted by the Zoning Ordinance:

1. The height of the buildings will be limited to 35 feet. **The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.**
2. The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. **This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.**

3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided. **This exceeds the ordinance requirements.**
4. The distance between buildings will be a minimum of 15 feet.
5. No more than 7 units would be in a single building. **This would be more limiting than the ordinance allows.**

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) 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) The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that 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 such that 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. 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.*

The following benefits appear to be suggested by the applicant (as listed in their narrative or shown on the PRO plan):

1. A reduction in traffic compared to development under the current zoning**. The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.**
2. The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district.
3. The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.
4. Preservation of the on-site wetland**. The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.**
5. **A publicly accessible wetland overlook amenity to be provided on the City's parcel to the west, as shown in the PRO Plan.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. In Staff's opinion the proposed benefits to the community are relatively minor and additional benefits could be offered to balance out the detriments of the rezoning.

ORDINANCE DEVIATIONS

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. A PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant should revise the concept plan to better comply with the standards of the Zoning Ordinance, especially as it relates to the landscaping requirements and screening wall, which were areas of concern for both the Planning Commission and City Council. By eliminating the woodland replacement trees, which are not required for this site, the landscape deviations should be able to be reduced.

The following are Ordinance deviations that have been requested by the applicant. **Staff comments are in bold.**

1. Allowable Number of Rooms (*4.82.2.B*): Planning deviation from Section 4.82.2.B to allow an increase the number of rooms permitted on the property up to the maximum allowed by the Ordinance. **The applicant's room count is 225. To permit any increase in additional rooms beyond 114, the approving body must confirm the following:**
    i. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
    ii. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*

2. Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5 foot wide sidewalk required in the TC-1 District on a non-residential collector road. **This is supported by staff as this area is not considered a street for gathering space or outdoor dining. The 12.5-foot requirement was envisioned in the Town Center area adjacent to retail and restaurants. This is also consistent with the existing sidewalk width along 11 Mile Road.**

3. Pedestrian Connectivity (Sec. *3.8.2.G):* Sidewalks of 5-feet width are to be provided in any housing development to permit a safe and convenient pedestrian access along internal roads, and connect to sidewalks, bike paths and nature trails which abut the property. **A 5-foot sidewalk is shown along the west side of the entrance driveway only. This is a deviation, which is supported by Staff since it is a relatively small development and areas to the east do not have many walkable destinations.**

4. Major Drive (Sec. 5.10): The driveway entering the site would be classified as a Major Drive, which the ordinance requires to be 28-feet back-to-back width**. As the driveway shown is 24-feet wide, this would be a deviation if not corrected.**

5. Section 9 Waiver (Section 5.15): Façade deviation from Section 5.15 to permit the underage of brick (4%) on the front façade, and the overage of Cement Fiber Siding (8%) on the side

facades of the Matsu building style. **As the deviation is minor and does not adversely impact the aesthetic quality of the building.**

6. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii and iii. for the lack of a berm between the site and adjacent industrial properties. **This deviation is supported by Staff as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.**

7. Multifamily Unit Trees (Sec 5.5.3.F.iii): Landscape waiver from Section 5.5.3.F.iii for deficiency in multifamily unit trees (approximately 131 provided, 135 required)**. This deviation is not supported by Staff, and could be reduced by shifting some of the required trees or reclassifying.**

8. Interior Drive Trees (Sec 5.5.3.F.iii): Landscape waiver from Section 5.5.3.F.iii for a deficiency in interior drive trees (13 provided, 14 required). **This deviation is not supported by Staff, and could be eliminated by adding one more tree along the drive or next to the parking bays.**

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

With all reviewers recommending approval or conditional approval, Planning Commission will hold a public hearing on the rezoning request from I-1 (Light Industrial) to TC-1 (Town Center One) with a Planned Rezoning Overlay. Following the public hearing, they will make a recommendation to City Council whether to approve or deny the request, or may postpone making a recommendation if they determine additional information or changes are needed. **The next available agenda would be October 16th. Please let me know no later than September 16th if you would like to be placed on this agenda.**

CITY COUNCIL CONSIDERATION

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. Once the PRO Agreement has been drafted and approved by the applicant's attorney, it will return City Council for final approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.

Lindsay Bell

Lindsay Bell, *AICP*, Senior Planner

PLANNING REVIEW CHART: TC-1

Review Date: August 28, 2024
Review Type: Formal PRO Review – Zoning Map Amendment 18.743
Project Name: **JZ23-41 SAKURA EAST**
South of 11 Mile, W of Meadowbrook Rd
Plan Date: July 30, 2024
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Bold	To be addressed in revised Formal PRO Plan submittal or response letter
Underline	To be addressed in Preliminary Site Plan submittal
Bold and Underline	Possible deviations if not revised to conform
Italics	Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan *(adopted July 26, 2017)*	TC Gateway	TC-1 Town Center One	**No**	Gateway East would be the district corresponding to TC Gateway
Area Study	2014 Town Center Area Study did not include this area			
Zoning *(Effective January 8, 2015)*	Light Industrial (I-1)	TC-1 Town Center One	**No**	
Uses Permitted (Sec 3.1.21.B & C)		Multi-Family Residential – 52 townhome units		
Density *Future Land Use Map (adopted July 26, 2017)*	Maximum 13.6 du/ac	Total site area: 3.5 acres (gross), 3.13 net 45 units / 3.13 ac = 14.4 DUA	**No**	Density exceeds the recommended Residential Density map of the Master Plan
Phasing		Not proposed	NA	
Planned Rezoning Overlay Document Requirements (Section 7.13.2 and SDM: Site Development Manual)				
Written Statement (Section 7.13.2) The statement should include the following:	Statement of eligibility for PRO Approval: Describe the rezoning requested including uses proposed, justification for why it makes sense	Narrative provided	Yes	
	How does the project constitute an overall benefit to the public that outweighs any material detriments or could otherwise be accomplished without the rezoning?	Narrative provided – public benefits listed: • Public Wetland Overlook Amenity on City parcel • Economic impact • Exceeding Usable Open Space		**See Planning Review for additional comments**

Item	Required Code	Proposed	Meets Code	Comments
	Deviations and Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, height or uses, etc)	Use and layout restriction, Height limit, preservation of wetland area		**See Planning Review for full list of conditions and deviations**
Rezoning Traffic Impact Study Site Plan & Dev. Manual	Required regardless of site size, with requirements in SDM	Provided		*See October 31, 2023 AECOM review letter*
Community Impact Statement (Sec. 2.2)	Required according to site plan manual (SDM link: Site development Manual)	Not required	NA	
Rezoning Signs (Site Plan & Dev. Manual)	Sign location plan Mock-up of sign details	Provided Provided	Yes	*Signs have been installed as required*
TC-1 Residential Building Setbacks *(Sec 4.82)*				
Front @ 11 Mile	15 ft. min	18 ft. (to balcony)	Yes	*Deviation has been eliminated in this submittal*
Rear (South)	15 ft.	40 ft.	Yes	
Side (East)	15 ft.	34 ft.	Yes	
Side (West)	15 ft.	24 ft.	Yes	
Parking Setback *(Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2*				
Front	20 ft.	Parking is internal to site – meets setback standards	Yes	
Rear	10 ft.		Yes	
Side (East)	10 ft.		Yes	
Note to District Standards *(Sec 3.6.2)*				
Exterior Side Yard Abutting a Street *(Sec 3.6.2.C)*	All exterior side yards abutting a street shall be provided with a setback equal to front yard.		NA	*No exterior side yards present*
Lot area & width, max. lot coverage *(Sec 3.6.2.D)*	Min. lot area, width and max lot coverage determined on basis of parking, loading, greenbelt screening, yard setback and usable open space requirements			
Setback from Residential District *(Sec 3.6.2.H)*	Where a use abuts a residential district, the minimum building setback distance shall be 3 feet for each foot of building height		NA	Does not abut residential
Min Yard Setback *(Sec 3.6.2.L)*	Where directly adjacent to residentially zoned		NA	

Item	Required Code	Proposed	Meets Code	Comments
	property, min yard setback shall be 20 feet			
Wetland/Watercourse Setback *(Sec 3.6.2.M)*	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetland exists on southwest corner of the site.	Yes	**Refer to wetlands review**
Parking setback screening *(Sec 3.6.2.P)*	Required parking setback area shall be landscaped per sec 5.5.3. TC-1: Surface parking areas must be screened by either a 2.5 ft. brick wall/decorative fence or a landscaped berm.	Surface parking is internal to parcel and southeast of parcel – not visible from 11 Mile		
Modification of parking setback requirements *(Sec 3.6.2.Q)*	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None required	NA	
TC-1 District Required Conditions *(Sec 3.27)*				
Site Plans *(Sec. 3.27.1.A.)*	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	Site is under 5 acres (3.5 acres)	Yes	*Site plan requires Planning Commission approval; PRO requires City Council approval for rezoning, with Planning Commission recommendation*
Parking Setbacks (3.27.1 D)	20 ft. from ROW	No parking along ROW	Yes	
	Surface parking areas must be screened by either a 2.5 ft. brick wall or a landscaped berm from all public ROW	Parking areas not visible from ROW	Yes	
	No front yard or side yard parking on any non-residential collector.	Not proposed		
Architecture/ Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	Measurements not provided	No	*Sec. 4.84 has a different building length requirement – see section below*

Item	Required Code	Proposed	Meets Code	Comments
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas accessible to the public) Required: 20,451 sq ft	66,804 sq ft indicated	Yes	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.			**See Façade Review for detailed comments**
Parking, Loading, Signs, Landscaping, Lighting, Etc (Sec. 3.27.1 H)	All loading in TC-1 shall be in rear yards.		NA	
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	Not proposed	NA	
	PC may allow parking requirement reduction when parking areas serve dual functions.		NA	
	Special assessment district for structured parking		NA	
Sidewalks required (Sec. 3.27.1 I)	Sidewalks required along non-residential collector to be 12.5 ft. wide	Existing sidewalk 6 ft width - Does not comply	**No**	**11 Mile Road is classified as non-residential collector – deviation is requested**
	Direct pedestrian access between all buildings and adjacent areas	Sidewalks shown, including direct segments from units on 11 Mile to main sidewalk	Yes	
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.		NA	**No bike paths existing on south side of 11 Mile. Consider mid-block crossing to access bike path on north side?**
Development amenities (Sec. 3.27.1 L)	All sites must incorporate amenities such as exterior lighting, outdoor furniture, safety paths in accordance with Town Center Study Area.	3 Amenity areas are shown on-site: East – includes synthetic turf multipurpose field, bench seating, USB charging, focal landscaping Central – bench seating, aggregate surface, focal planter/art, open lawn	Yes	

Item	Required Code	Proposed	Meets Code	Comments
		West – Picnic table, grills, USB charging, Adirondack chairs, fire table		
Combining Use Groups within a Structure (Sec. 3.27.1 M)	Commercial and office uses may occupy any number of total floors within a building with residential uses: - Not on same floor as residential Not above residential	Not proposed	NA	
Retail Space *(Sec.3.27.2.B)*	7,500 sq. ft. GLA max may exceed when: - All floors above 1st floor permitted in TC-1 - No retail above 2nd floor - 2nd floor retail is less than 12,000 sq. ft. or 25% of the floor area - Single user max. is 15,000 sq. ft. - 50% of retail commercial space on 1st floor is devoted to users of 5,000 sq. ft. or less	Not Proposed	NA	
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards			**11 Mile is classified as non-residential collector – include any changes on plan**
Non-Mixed Use Guidelines *(Sec. 4.82.2)*				
Number of Rooms and Area of Parcel *(Sec. 4.82.2.A) TC/TC-1, Multiple Family, and Mixed-Use*	Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For 3.13 acres : 136,342 sq. ft. / 1200 = **114 rooms permitted**	***5 rooms/unit x 45 units = 225 rooms**	*No**	**See below for increasing the number of rooms*
Allowing increase in number of rooms *(Sec. 4.82.2.B)*	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve 2x increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. **:** i. increase in total number of rooms will not cause any detrimental impact on	**Max. Allowed: 228 rooms** Proposed: 225	**Yes**	**Proposed # of rooms exceeds standard allowed – rooms above 114 would need to be approved in PRO, 225 rooms can be approved**

Item	Required Code	Proposed	Meets Code	Comments
	the capabilities of public services and facilities, to serve existing and planned uses in the area; ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighbrhd;			
Floor Plans *(Sec. 4.82.2.C)*	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Provided – appear to show 5-room units	Yes	
Minimum Distance between Buildings *(Sec. 4.82.2.D)*	10 ft.	15 ft minimum	Yes	
Building Setbacks *(Sec. 4.82.2.E)*	15 ft. minimum, unless conflicts with corner clearance	18 feet to balconies, 23 feet to buildings	Yes	
Parking Setbacks Off-street Parking *(Sec. 4.82.2.F)*	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	Surface Parking areas 15 feet from units	Yes	
	5 ft. from any wall with no openings	Garage apron parking is closer than 5 feet	Yes	
	10 ft. from any ROW (includes drives and loading)		Yes	
	5 ft. from all other property lines	15 ft minimum	Yes	
	30 ft. from property lines adjacent to Single family homes		NA	
Max. Horizontal Length *(Sec. 4.82.2.G)*	Max. horizontal length of a building or group of buildings attached shall not exceed 180 feet. May be modified in opinion of Façade Consultant if	140 ft longest building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	variation in building mass or elevation meets intent			
Business and Office Uses *(Sec. 4.82.3)*	- Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided		NA	
Parking Location *(Sec. 4.82.4)*	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building. Individual garages shall not be placed on a front-facing façade.	Off-street, individual unit garages and garage aprons proposed	Yes	
Usable Open Space *(Sec. 4.82.5)*	200 sf of Minimum usable open space per dwelling unit For a total of 45 dwelling units, required Open Space: 9,000 SF Refer to definitions for Usable Open Space and Open Space	Sheet L-2 indicates 17,290 sf of Usable Open Space	Yes	
Maximum Room Count: *Non-Mixed Use Guidelines (Sec. 4.82.2)*				
Efficiency-400	1	Not proposed	NA	
1 BR: 500 sq. ft.	2	Not proposed	NA	
2 BR: 750sq. ft.	3	Proposed – 1,300 sf	Yes	
3 BR: 900 sq. ft.	4	Proposed – 1,600 sf	Yes	
4 BR: 1000 sq. ft.	5	Not proposed	NA	
Maximum Density: *Non-Mixed Use Guidelines (Sec. 4.82.2)*				
Efficiency-400	--	Proposed density: 14.4 DUA	No	Density for residential dwellings in TC-1 is based on the maximum number of rooms allowed, which can be increased as requested, at the discretion of City Council.
1 BR: 500 sq. ft.	18.15 (25%)			
2 BR: 750sq. ft.	12.1			
3 BR: 900 sq. ft.	9.07			
4 BR: 1000 sq. ft.	7.26			
Maximum Percentage of Units: *Non-Mixed Use Guidelines (Sec. 4.82.2)*				

Item	Required Code	Proposed	Meets Code	Comments
Efficiency-400	5%	Not proposed		
1 BR: 500 sq. ft.	25%	0		
2 BR: 750sq. ft.	100%	48%	Yes	
3 BR: 900 sq. ft.	100%	51%	Yes	
4 BR: 1000 sq. ft.	100%	0		
Minimum Off-street parking per unit: *Non-Mixed Use Guidelines (Sec. 4.82.2)*				
Efficiency-400	1 per unit	**45 units** **45 x 2 = 90** **PROPOSED: 100**		
1 BR: 500 sq. ft.	1 per unit			
2 BR: 750sq. ft.	2 per unit		Yes	
3 BR: 900 sq. ft.	2 per unit		Yes	
4 BR: 1000 sq. ft.	2 per unit			
RM-1 and RM-2 Required Conditions *(Sec 3.8)*				
Public Utilities *(Sec. 3.8.1)*	All public utilities should be available	All public utilities are available	Yes	**Refer to Engineering review for more details**
Setback along natural shore line *(Sec. 3.8.2.A)*	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA	
Structure frontage *(Sec. 3.8.2.B)*	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	Many structures Fronting on private drive, some on 11 Mile	Yes	
Pedestrian Connectivity *(Sec. 3.8.2.G)*	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	Sidewalks are not proposed on one side	**No**	**<u>Private drive should have sidewalk on both sides – deviation will be required</u>**
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Sidewalk connects along 11 Mile	Yes	
	All sidewalks shall comply with barrier free design standards		Yes?	<u>This will be confirmed with site plan submittal</u>
Number of Parking Spaces Residential, Multiple-family *(Sec.5.2.12.A)*	**TC-1:** 1 space for 1 bedroom and 2 spaces for 2 or more bedroom units 45 units * 2 spaces = **Total required: 90**	Attached Garage: 45 Apron Garage: 34 90° open parking: 21 100 spaces	Yes	
Parking Space Dimensions and	- 90° Parking: 9 ft. x 19 ft. with 22 or 24 ft. lanes	- 9 ft. x 17/18 ft. parking spaces allowed along	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Maneuvering Lanes *(Sec. 5.3.2)*	- 45° Parking: 9 ft. x 18 ft. with 15 feet lanes - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	green space or sidewalks - 9 ft. x 20 ft. parking spaces behind garages - 24 ft. access aisles		
Parking stall located adjacent to a parking lot entrance (public or private) *(Sec. 5.3.13)*	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
End Islands *(Sec. 5.3.12)*	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Appears to comply	Yes	
Barrier Free Spaces *Barrier Free Code*	2 percent of total in excess of 1/unit:	1 proposed		**Verify requirements of ADA code for residential uses**
Barrier Free Space Dimensions *Barrier Free Code*	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	1 proposed Van Accessible, 8' with 8' access	Yes	
Barrier Free Signs *Barrier Free Code*	One sign for each accessible parking space.	Shown	Yes	
Minimum number of Bicycle Parking *(Sec. 5.16.1)* Multiple-family residential	One (1) space for each five (5) dwelling units **Required: 10 Spaces**	10 spaces Will be provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements *(Sec. 5.16)*	No farther than 120 ft. from the entrance being served When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	3 locations shown	TBD	Will be evaluated further when details are provided
Bicycle Parking Lot layout *(Sec 5.16.6)*	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in	Layout shown	**TBD**	**Note the updated dimensions indicated to the left**
Loading & Unloading *(Sec 5.4)*	On same premises with buildings involving receipt or distribution of vehicles, materials or merchandise…loading and unloading space required		NA	
Road Design *(Sec 5.10)*	Private Drive network: Major Drive – principle internal loop or cul de sac with direct access to exterior public road; Minor Drive – intersecting off major drive	Major Drive entering site – 24 ft shown	**No**	**Review Sec 5.10 for Major Drive Requirements – Major drives shall be 28-feet back to back width**
Accessory and Roof top Structures				
Dumpster *Sec 4.19.2.F*	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Not shown – Curb-side trash service intended	NA	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure *Sec. 21-145. (c) Chapter 21 of City Code of Ordinances*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Not proposed	NA	
Roof top equipment and wall mounted utility equipment *Sec. 4.19.2.E.ii*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not proposed	NA	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not proposed	NA	
Sidewalks and Other Requirements				
Non-Motorized Plan	Proposed Off-Road Trails and Neighborhood Connector Pathways. There is a recommendation for neighborhood connector	Not applicable	NA	
Sidewalks *(Subdivision Ordinance: Sec. 4.05)*	Five foot sidewalks required on both sides of internal public or private drives		NA	
Public Sidewalks *(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)*	12.5 ft sidewalk on 11 Mile per Sec 3.27.1.I	6 ft existing sidewalk	**No**	**Deviation required**
Entryway lighting *Sec. 5.7*	One street light is required per entrance.	Lighting not indicated at this time	TBD	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk	All exits are connected to internal sidewalk through	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	the driveways		
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Additional information is requested in this other review letters to verify conformance	No	**Please provide additional information as requested in future submittals**
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	**No**	
Other Permits and Approvals				
Development/ Business Sign *(City Code Sec 28.3)*	Signage if proposed requires a permit. It can be reviewed at the time of Preliminary site plan or after site plan approval	Signage is not proposed at this time.	Yes?	For sign permit information contact ordinance at 248-735-5678 **Please provide tentative locations if proposed**
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name **Sakura East** and **Kawa Lane** have been approved for use	Yes	Please use the approved street name on future submittals
Property Split or Combination	The proposed property split must be submitted to the Assessing Department for approval.		Yes	Provided details of any parcel splits/combinations are proposed
Other Legal Requirements				
PRO Agreement *(Sec. 7.13.2.D(3)*	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the		NA	Would be required with PRO Rezoning

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			
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment	NA	If one is proposed, then a Master Deed draft shall be submitted prior to Stamping Set approval.
Conservation easements	Conservation easements may be required for woodland impacts	Not applicable at this moment	NA	
Previous agreements	Provide all pre-existing easements and agreements that pertain to the property		NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent *(Sec. 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Photometric plan provided	Yes	Provide additional information that conforms to the code at the time of Preliminary site plan
Lighting Plan *(Sec. 5.7.A.i)*	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	yes	
Building Lighting *(Sec. 5.7.2.A.iii)*	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Not shown	**No**	**Provide at time of site plan submittal**
Lighting Specifications *(Sec. 5.7.A.2.ii)*	Specifications for all proposed & existing lighting fixtures	Specs included	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices *(Also see Sec. 5.7.3.D)*	Provided	Yes	
	Type & color rendition of lamps	Not specified	**No**	
	Hours of operation	Not indicated	**No**	
Max Height *(Sec. 5.7.3.A)*	Height not to exceed 25 feet	12 feet max	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Required Conditions *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation	Not indicated	No	**Provide standard notes**
Indoor Lighting *(Sec. 5.7.3.H)*	- Indoor lighting shall not be the source of exterior glare or spillover			
Security Lighting *(Sec. 5.7.3.I)* Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred	Not indicated		
Color Spectrum Management *(Sec. 5.7.3.F)*	Non-Res and Multifamily: - For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	CRI – 80 indicated CCT – not indicated	Yes **No**	**Specify choice of CCT for each fixture no greater than 3000K**
Parking Lot Lighting *(Sec. 5.7.3.J)*	- Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover.	0.2 min	Yes	
Min. Illumination *(Sec. 5.7.3.L)*	Parking areas: 0.2 min	0.2 min	Yes	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min	0.2 min	Yes	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	
Average Light Level *(Sec.5.7.3.L)*	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	

Item	Required Code	Proposed	Meets Code	Comments
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.L)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.1 fc max shown	Yes	
Max. Illumination adjacent to Residential *(Sec. 5.7.3.M)*	- Fixture height not to exceed 25 feet - Cut off angle of 90 degrees or less - No direct light source shall be visible at the property line adjacent to residential at ground level - Maximum illumination at the prop line not to exceed 0.5 fc.		NA	
Residential Developments *(Sec. 5.7.3.O)*	- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare - Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided	0.8 fc min at entrance		

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

6/7/2024

Engineering Review

Sakura East
JSP23-0026

APPLICANT

Sakura Novi Residential LLC

REVIEW TYPE

Formal PRO Plan

PROPERTY CHARACTERISTICS

- Site Location: South of 11 Mile Road between Meadowbrook Road and Town Center Drive
- Site Size: 3.50 acres
- Plan Date: 5/13/2024
- Design Engineer: PEA Group

PROJECT SUMMARY

- Construction of a residential development with 8 Buildings with 45 units and associated parking. Site access would be provided via 11 Mile Road.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of Eleven Mile Road. Along with two new hydrants proposed.
- Sanitary sewer service would be provided by an extension from the existing 10-inch sanitary sewer along the north side of Eleven Mile Road.
- Storm water would be collected by storm sewer collection system and discharged into 2 underground detention systems.

RECOMMENDATION

Approval of the Formal PRO Plan is recommended, with the following comments addressed at Site Plan submittal.

Comments:

The Concept Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Preliminary Site Plan submittal:

General

1. The current zoning for this site is I-1, under the light industrial zoning the permitted uses are office buildings, medical offices, industrial offices. Based on other sites in the city that are zoned I-1 and are a similar size the approximate building size that could be built will be around 40,000 square feet with approximately 190 parking spaces (if 80% of the building is leasable space). The approximate REU's for this site under the existing zoning will be approximately 21. The applicant has proposed town center one zoning for this site, and with a total of 45 units their approximate REU's for the site will be 45. The difference in REU's is not a concern since this development will connect into the Lower Pressure District. No negative impacts on public utilities are expected with this proposed zoning change.
2. Provide sight distance measurements for the Eleven Mile Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances.
3. Existing highway easement on-site only covers the western parcel, ROW dedication will be needed for the parcel to the east.
4. Provide a traffic control sign table listing the quantities of each ***permanent*** sign type proposed for the development.

Water Main

Additional details shall be required at time of site plan submittal.

5. A tapping sleeve, valve and well is required at the connection to the existing water main.
6. Provide water main modeling calculations demonstrating that the required water supply of 3,000 GPM will be available.
7. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
8. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.

Sanitary Sewer

Additional details shall be required at time of site plan submittal.

9. Show 20-foot-wide easement around proposed 8-inch sanitary sewer.
10. Peaking Factor for Sanitary Basis of design should be 4.0.
11. Connection to the off-site sanitary sewer should be moved to avoid any conflict with the existing hydrant off-site.

12. Section 11-164 (g)-4 states the maximum length of a sanitary sewer lead shall not exceed 100-feet unless otherwise approved. Extend Sanitary Sewer so that leads are not more than 100-feet long **or** provide clean-outs every 100-feet.
13. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
14. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

Additional details shall be required at time of site plan submittal.

15. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
16. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge off- site/to the storm water basin.
17. Illustrate all pipes intersecting storm structures on the storm profiles.
18. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
19. Show and label all roof conductors and show where they tie into the storm sewer.

Storm Water Management Plan

20. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
21. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
22. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
23. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structures. Also, include an access easement to the detention area from the public road right-of-way.
24. Provide a soil boring in the vicinity of the underground detention systems to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility **must** be a

minimum of three (3) feet above the groundwater elevation. Soil borings must be provided with Preliminary Site Plan Submittal.

25. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system. This will need to be provided for both of the underground detention systems.
26. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.
27. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
28. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
29. Indicate the assumed porosity of the aggregate. The volume calculations shall consider only 85-percent of that volume as available for storage to account for sediment accumulation in the aggregate.
30. Provide an isolator row in the underground detention system in addition to the swirl concentrator chamber. Contact the Engineering Division for further information.
31. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Also, include an additional inspection port in the center of the header and footer. Two inspection ports should be located along the isolator row.
32. The underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes.
33. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

Paving & Grading

34. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
35. Pavement cross-sections should match city standard or refer to city standard.
36. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
37. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
38. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.

39. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
40. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets).

Off-Site Easements

41. An off-site temporary construction easement will be required for the connection to the water main and sanitary sewer.
42. Off-site sanitary sewer easement will be required for the off-site sanitary sewer connection.
43. Emergency Access Easement shall be required for the connection to the parking lot on the east side of the development.

The following must be submitted with the next submittal:

44. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248)735-5632 or email at hanjum@cityofnov.org with any questions.

Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Ben Nelson, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

August 22, 2024

Sakura East

Revised Formal PRO Concept Plan - Landscaping

Review Type	**Job #**
Revised Formal PRO Concept Plan Landscape Review	JZ23-41

Property Characteristics

- Site Location: Eleven Mile Road
- Site Acreage: 3.50 ac.
- Site Zoning: I-1 Proposed: TC-1 with PRO
- Adjacent Zoning: North, South, East, West: I-1
- Plan Date: 7/30/2024

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 must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval** if the two minor corrections are made to remove the two unsupported deviations.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- Lack of required berm between property and adjacent I-1 property to the south – *supported by staff if the applicant can show that the proposed screening will propose sufficient audible buffering for noises from the I-1 property to the south.*
- Deficiency in multifamily unit trees provided – *not supported by staff*
- Deficiency in interior drive trees provided – *not supported by staff*

Ordinance Considerations

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

1. Tree survey is provided.
2. Wetland survey is provided.
3. No regulated woodland or regulated trees were found on the site.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The project is adjacent to industrial property so a 10-15 foot tall, landscaped berm is required for the proposed residential property.
2. The plan proposes a double row of evergreen trees and a 6-foot wooden fence along the south side of the site and more evergreens along the east and west sides of the site.
3. **It is not clear if this will provide the required audible buffering but it should provide acceptable visual buffering. Please show that the proposed screening will provide audible screening from any I-1 use south of the property.**

4. **The current proposal requires a landscape deviation**. *It will be supported by staff if it can be shown that the proposal will provide sufficient audible buffering.*

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

1. The required greenbelt width is provided. No deviation is required.
2. The project does not require any berm along 11 Mile Road and one isn't proposed.
3. **The applicant is proposing that 20 of the 22 required subcanopy trees will be planted in the right-of-way as street trees are not required for the TC-1 district. This would be consistent with the Sakura Novi development and may be supported by staff if the applicant verifies that no utility conflicts will prevent the planting of the trees as proposed. If they can't, that would probably trigger a landscape deviation for insufficient multifamily unit trees much greater than the 4 noted below.** *That deviation would not be supported by staff.*

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

There are no lots on the site, only single-sided bays or parallel parking bays, so only perimeter parking trees will be required and multi-family unit trees are used to meet that requirement.

Multi-family Residential Landscaping (Zoning Sec 5.5.3.F.iii)

1. **Multi-family unit trees**
   a. 45 units are proposed, so 135 trees are required.
   b. 131 multi-family unit trees, including x subcanopy trees, are provided. **This requires a landscape deviation but it could easily be avoided by reclassifying two of the extra greenbelt trees shown as multi-family unit trees and adding two more canopy or subcanopy trees to the site.**
   c. If any of the proposed greenbelt trees cannot be planted in the right-of-way as shown, some of the multifamily unit trees shown in the greenbelt would need to be reclassified as greenbelt trees, which would require a deviation for the shortage created. As noted above, please check all utilities along the 11 Mile Road frontage to be sure those trees could be planted as shown.
2. **Interior roadway trees**
   a. Based on the site layout, there is 505 lf of interior drive frontage on the site. 14 canopy trees are required and 13 are provided.
   b. This minor deficiency would require a landscape deviation but it could be avoided by adding one more tree along the drive or one of the parking bays.
3. **Foundation landscaping**
   The conceptual details provided show that the required frontage will be provided.

Plant List (LDM 4, 10)

1. 15 of 30 species used (50%) are native to Michigan. **Please add at least a couple more native species to the plan to provide some wiggle room for contractors if they can't locate all of the specified native species.**
2. The tree diversity meets the requirements of the Landscape Design Manual Section 4.

Planting Notations and Details (LDM 10)

Provided

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

1. Underground detention is proposed. If that is approved by engineering, no detention basin landscaping is required.
2. If above-ground detention is required, detention basin landscaping will also be required.

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.

2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with 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.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised Formal PRO Concept Plan

Review Date: August 22, 2024
Project Name: JZ23 – 41: Sakura East
Project Location: 11 Mile Road east of Le Begole Drive, south side
Plan Date: July 30, 2024
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Bold and underlined items need to be addressed by the applicant before approval of the Concept Plan. Bold items need to be addressed on the Preliminary Site Plans and underlined items need to be addressed on the Final Site Plan.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- Lack of required berm between site and surrounding I-1 property –*supported by staff as significant buffering trees and fence have been provided*
- Deficiency in multifamily unit trees provided – *not supported by staff*
- Deficiency in interior drive trees provided along the drives – *not supported by staff*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan *(Zoning Sec 5.5.2, LDM 2.e)*	• 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	• Overall site plan scale is 1"=30 ft • Detailed site plans are 1"=20 ft • Foundation details are 1"=10'	• Yes • Yes • Yes	
Owner/Developer Contact Information *(LDM 2.a.)*	Name, address and telephone number of the owner and developer or association	On title block	Yes	
Project Information *(LDM 2.d.)*	Name and Address	Location map has been added to L-1	Yes	
Survey information *(LDM 2.c.)*	Legal description or boundary line survey	Description and survey on Sheet P-1	Yes	
Landscape Architect contact information *(LDM 2.b.)*	Name, Address and telephone number of RLA/PLA/LLA who created the plan	William T. Krear - Land Design Studio	Yes	
Sealed by LA. *(LDM 2.g.)*	Requires original signature	Copy of seal and signature is provided	Yes	
Miss Dig Note (800) 482-7171	Show on all plan sheets	On title block	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM.3.a.(8))				
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands *(LDM 2.e.(2), Sec 12, 37))*	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree survey on L-7 • It was decided that regulated woodlands don't exist on the site. • Tree Chart on L-8 • All removals appear to be indicated on L-7 and L-8 • A small wetland is indicated at southwest corner of the site	• Yes • Yes • Yes • Yes	As there are no regulated woodlands on the site and no removed trees are 36" dbh or greater are being removed, no woodland replacements are required.
Soil type *(LDM.2.r.)*	As determined by Soils survey of Oakland county	Shown on P-2	Yes	
Zoning *(LDM 2.f.)*	• Site: I-1 • Proposed: TC-1 with PRO overlay • North, South, East, West: I-1	Shown on P-2	Yes	
PROPOSED IMPROVEMENTS				
Existing and proposed improvements *(LDM 2.e.(4))*	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• Included on Landscape Plan L-1 • Dimensions on P-2	Yes	
Existing and proposed utilities *(LDM 2.e.(4))*	Overhead and underground utilities, including hydrants	• Utilities included on P-4 and L-1 • There are no overhead utilities on the site	Yes	
Proposed topography - 2' contour minimum *(LDM 2.e.(1))*	Provide proposed contours at 2' interval	Proposed grading on P-3	Yes	
Clear Zones *(LDM 2.e.(5))*	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	The clear vision zone is shown for the 11 Mile Road entry.	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
• 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 with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements	Multi-family Residential	• No berms are	• No	**1. A landscape**

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.A)	adjacent to I-1 residential requires: • 10-15 foot high landscaped berm with 6 foot wide crest. • Opacity 80% winter, 90% summer.	provided. • A double row of deciduous canopy trees and a 6-foot-high wooden screening fence is proposed along the south property line.	• TBD	**deviation is required for the proposed screening** **2.** *Although it is still unclear whether the proposed screening will provide sufficient audible screening from an I-1 use that may be built on the property to the south, the deviation is supported by staff as the combination of plantings and fence should provide sufficient visual screening.*
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
ROW Landscape Screening Requirements Chart *(Sec 5.5.3.B. ii)* ***(TC-1)***				
Greenbelt width (2)(3) (5)	**Use TC-1 requirements** • Adj to parking: 20 ft • Not adj to pkg: 0 ft	23 ft	Yes	
Min. berm crest width	Not required	0 ft	Yes	
Min. berm height (9)	Not required	0 ft	Yes	
3' wall	(4)(7)	• A retaining wall is shown for the southeast corner of the site • Elevation ranges from 3.6' to 4.7'	Yes	An engineer will need to design the retaining walls taller than 3.5 feet
Canopy deciduous or large evergreen trees Notes (1) (10)	• Adj to pkg: 1 tree per 25 ft • Not adj to pkg: 1 tree per 30 ft. 11 Mile Road: (TC-1) (468 – 24)/30 = 15 trees OR subcanopy trees Greenbelt landscaping is not required along Avalon Pointe Office Center Drive	0 trees TC requirement is being met with subcanopy trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	• Adj to pkg: 1 tree per 15 ft • Not adj to pkg: 1 tree per 20 ft.	24 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
	(468 – 24)/20 = 22 trees OR canopy trees			
Canopy deciduous trees in area between sidewalk and curb	No street trees are required in the TC-1 district	20 subcanopy trees are proposed in the 11 Mile Road right-of-way	TBD	**1. You must verify that there are not any utility conflicts along 11 Mile Road that would prevent the planting of the proposed trees, as a landscape deviation would be required for any trees that can't be planted as greenbelt trees are being planted there. This needs to be done before the Planning Commission meeting so any need for a deviation can be determined.** **2. If they can be planted, the City would be in support of adding them as proposed. After the 2-year maintenance period the City would assume maintenance of them.**
Multi-Family Residential (Sec 5.5.3.F.ii)				
Building Landscaping *(Zoning Sec 5.5.3.E.ii.)*	• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 45 units * 3 = 135 trees • Up to 25% of requirement can be subcanopy trees • Parking lot interior and perimeter requirements may be met with multifamily unit trees.	• 131 trees are provided • 22 of those are subcanopy trees (16.8%)	• No • Yes	**1. A deficiency in the number of trees provided would require a landscape deviation.** *It would not be supported by staff.* **2. Provide all of the required trees. Two of the extra subcanopy deciduous greenbelt trees could be reclassified as multifamily unit trees and there is plenty of room for two more on the site.**

Item	Required	Proposed	Meets Code	Comments
Interior Street Landscaping	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • Trees in boulevard islands do not count toward street tree requirement • 505/35 = 14 trees	13 trees	No	**1.** The provision of interior drive trees has been vastly improved. **2. Please add one more to remove the need for a landscape deviation. It can be placed south of one of the parking bays.**
Foundation Landscaping	35% of building façades facing road must be landscaped	16' width units: 52% 20' width units: 60%	Yes	
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements *(LDM 1.c)*	• Clear sight distance within parking islands • No evergreen trees	No plantings appear to block vision across parking lot islands	TBD	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA	TBD	
General *(Zoning Sec 5.5.3.C)*				
Parking lot Islands *(a, b. i)*	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	No islands are proposed		
Curbs and Parking stall reduction *(c)*	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17 feet with a 7-foot-wide sidewalk	Yes	
Contiguous space limit *(i)*	Maximum of 15 contiguous spaces	No bay is more than 8 spaces	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district *(Zoning Sec 5.5.3.C.iii)*				
A = Total square footage of vehicular use areas x 7.5%	A = x SF x 7.5% = A sf	NA		Only single-sided parking areas are provided so only parking lot perimeter trees are provided,
B = Total square footage of additional	B = x SF x 1% = B sf	NA		See above

Item	Required	Proposed	Meets Code	Comments
paved vehicular use areas over 50,000 SF x 1 %				
All Categories				
C = A+B Total square footage of landscaped islands	A + B = C SF	NA		See above
D = C/200 Number of canopy trees required	C/200 = D Trees	None	Yes	
Parking Lot Perimeter Trees	• 1 Canopy tree per 35 lf • Sub-canopy trees can be used under overhead utility lines. • Perimeter within 20 feet of a building does not need to be included in the basis	3 canopy trees plus 3 evergreen trees screening the parallel spaces in the southeast corner of the site	NA	
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant *(d)*	• No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. • Trees should not be planted within 5 feet of underground lines.	• Both hydrants are clear of landscaping • Tree/utility conflicts don't exist	Yes	
Landscaped area *(g)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Landscaping or ground covers are proposed on much of the entire site but not all	No	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	None indicated	TBD	Please indicate groundcovers on landscape plan
Snow deposit areas *(LDM.2.q.)*	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	No	No	Please show areas on landscape plan that won't damage plantings
Transformers/Utility boxes *(LDM 1.e from 1 through 5)*	• A minimum of 2 ft. separation between box and the plants • Ground cover below 4" is allowed up to pad.	No utility boxes or utility box landscaping is shown	TBD	**1.** Please show transformers and other utility boxes when their locations are determined. **2.** If box locations are

Item	Required	Proposed	Meets Code	Comments
	• No plant materials within 8 ft. from the doors			not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail. **3.** Please add an allowance of 10 shrubs per box on the plant list and label as such
Detention/Retention Basin Planting requirements *(Sec. 5.5.3.E.iv)*	• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. • Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan	Underground detention is proposed so no detention basin landscaping is proposed	TBD	If above-ground detention is used, it must be landscaped per the requirements noted.
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4) – Include all cost estimates				
Quantities and sizes		Provided on plant lists	Yes	
Root type		Provided on plant lists	Yes	
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.	Per the plant list on Sheet L-9: • 15 of 30 species used (50%) are native to Michigan • The tree diversity meets the LDM requirements	• Yes • Yes	Please provide at least two more native species to meet the requirement and provide some wiggle room if contractors can't locate the native species on the plans.
Type and amount of lawn		No	No	Need for final site plan

Item	Required	Proposed	Meets Code	Comments
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	No	Please use these standard costs • Deciduous canopy tree: $400 ea • Large evergreen trees: $375 ea • Subcanopy trees: $375 ea • Shrubs: $50 ea • Grasses/perennials: $15 ea • Sod: $6/syd • Seed: $3/syd • Mulch: $35/cyd
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	No		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants and sanitary sewer lines, 5 feet from other underground utility lines	No overhead lines are on the site	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	• One retaining wall is proposed in the southeast corner of the property • TW/BW elevations are provided.	Yes	
Walls greater than 3 ½ ft. should be		• A retaining wall is shown for the	Yes	An engineer will need to design the retaining

Item	Required	Proposed	Meets Code	Comments
designed and sealed by an Engineer		southeast corner of the site • Elevation ranges from 3.6' to 4.7'		wall
Notes (LDM 2.i) – Utilize City of Novi Standard Details				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	• Provide intended date • Between Mar 15 – Nov 15	Between Mar 15 and November 15	Yes	
Maintenance & Statement of intent *(LDM 2.m & Zoning Sec 5.5.6)*	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Yes	Yes	
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Miscellaneous Landscape Requirements (LDM 3)				
General Conditions *(LDM 3.a)*	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation plan *(LDM 2.s.)*	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		**1.** Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival. **2.** The plan should meet the requirements listed at the end of this chart. **3.** If xeriscaping is used, please provide information about plantings included.
Other information *(LDM 2.u)*	Required by Planning Commission	NA		
Landscape tree credit *(LDM11.b.(d))*	• Substitutions to landscape standards for preserved canopy trees outside	None shown		

Item	Required	Proposed	Meets Code	Comments
	woodlands/ wetlands should be approved by LA. • Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others *(LDM 11.b)*	• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details	On plant list		
Plant size credit *(LDM11.b)*	NA	None taken		
Prohibited Plants *(LDM 11.b)*	Do not use any plants on the Prohibited Species List	No prohibited plant species are used	Yes	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	A note indicates that there will not be any overhead lines on the site	Yes	
Collected or Transplanted trees *(LDM 3.f)*		None indicated		
Nonliving Durable Material: Mulch *(LDM 4)*	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch. • Include in cost estimate. • Refer to section for additional information	No		

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.

Irrigation System Requirements
1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.

4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND REVIEW

merjent

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1 Main Street SE ▪ Suite 300 ▪ Minneapolis, Minnesota ▪ 55414

June 7, 2024

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to lbell@cityofnovi.org

Re: Sakura East PRO Wetland Setback PSP Review (JZ23-41)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a preliminary site plan (PSP) review of the proposed Sakura East Planned Rezoning Overlay (PRO) project (Project), which is located south of 11 Mile Road, east of Town Center Drive, North of Grand River Avenue, and west of Meadowbrook Road in Section 23 of the City of Novi (Parcel Nos. 50-22-23-226-021 and 50-22-23-226-022; site). The PSP was prepared by the PEA Group (PEA) on behalf of Robertson Brothers Homes (Applicant) and is dated May 13, 2024. Merjent reviewed the plan for conformance with the City of Novi's (City) Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site contains a mapped City-regulated wetland (**Figure 1**).

A Project Wetland Boundary Verification was conducted by the Mannik and Smith Group (MSG) and was submitted to the City on November 8, 2023. Merjent performed the PSP review in accordance with the results of the Wetland Boundary Verification and the City's Wetlands and Watercourse Protection Ordinance.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Sakura East PRO with requested revisions in the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetland(s), as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☐ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (**Attachment A**). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☐ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (**Attachment A**).

Merjent conducted a site visit on June 5, 2024 and observed conditions on-site consistent with the provided PSP; one wetland was delineated on-site (Wetland 1) and portions of the wetland were modified in accordance with the November 8, 2023 Wetland Boundary Verification.

Permits and Regulatory Status

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). Due to the Wetland containing evidence of wildlife habitat and stormwater storage, Merjent concurs with MSG's determination that the on-site Wetland is a City of Novi Essential Wetland. However, no impacts are proposed to the on-site Wetland.

Based on the provided PSP, the following wetland-related items will be required for this project:

Item	Required/Not Required*
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Not Required+
Wetland Conservation Easement	Not Required

*Based on site plan dated rev. 5/13/2024
+EGLE holds final jurisdiction/determination over wetlands and permits within wetlands within the State of Michigan.

Wetland Review Comments

1. As stated above, Merjent conducted a site visit on May 15, 2024. In the November 8, 2023 review, MSG requested that the wetland boundary be expanded to include trees 423, 424, 436, and 437. Merjent concurs with MSG's recommendation and drawing P-3 displays a modified wetland boundary encompassing trees 436 and 437. However, the flagging on-site nor the provided PSP appear to encompass trees 423 and 424.
    a. During Merjent's June 5, 2024 site visit, trees 423 and 424 appeared to contain primary indicators of wetland hydrology. Per MSG's original request, and Merjent's concurrence, the wetland boundary should be expanded in the northwest portion to include trees 423 and 424. This will likely not cause any additional wetland impacts but may cause additional impacts within the 25-foot wetland setback (see additional information below).
    b. Photographs of the altered wetland boundary and requested wetland boundary alteration are provided in **Attachment B**.

2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.0 (Section 3.6 [M]) of the Zoning Ordinance, states: "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". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The location and area of affected wetland buffers/setbacks must be identified on site development plans.
    a. An in-depth explanation of the need for a Wetland and Watercourse Setback can be found on page 3-67 of the City of Novi Zoning Ordinance.
    b. No impacts are proposed to the on-site Wetland. However, impacts appear to be proposed to the 25-foot Wetland Setback. Sheet P-2 shows a small portion of concrete sidewalk will be

placed within the 25-foot Wetland Setback. Additionally, Sheet P-3 shows proposed contours (between 903-906 feet above mean sea level) will occur within the 25-foot Wetland Setback.

c. The site plan should be modified to include the following information:
    - Total amount of fill (square feet and cubic yards), type of fill (sidewalk and site grading), and reasoning for fill proposed within the setback area.
    - Differentiation of permanent vs. temporary setback impacts.
    - Verification of wetland protection. I.e., protective fencing or another protection method should be displayed to ensure that the proposed grading will not be located within the boundary of the wetland.
    - The setback area should be identified with a unique symbol on the PSP. The permanent/temporary natural features setback impacts should be identified on applicable sheets with a unique symbol/identifier (hatching, unique color, etc.).
    - Restoration techniques of the setback area. Sheet L-3 displays seven proposed *Quercus rubra* trees will be planted within the setback area. An explanation should be provided with the type of erosion prevention that will be used to restore the setback area and prevent excess sedimentation within the wetland upon construction completion.

d. Prior to final approval, a Wetland Buffer Authorization will need to be written for this Project.

3. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity (Section 12-172). The original flagging from the delineation was still visible and present during the site visit. As noted in Comment One above, the northwestern boundary of the wetland should be modified, per MSG's original review. Pending the proposed construction timeline, the wetlands should be marked or identified for avoidance in the field if original flagging is removed or has deteriorated.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.

Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Wetlands Map
Attachment A – Wetland Resource Documents
Attachment B – Site Photographs

CC:
Diana Shanahan, City of Novi, dshanahan@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org

merjent

Robb Roos, Merjent, robb.roos@merjent.com

Figure 1. City of Novi Regulated Wetlands Map
Approximate parcel boundary is shown in red.
(Approximate) Regulated Wetland areas are shown in turquoise.

Attachment A
Wetland Resource Documents

Wetlands Map Viewer

June 6, 2024

Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

National Wetlands Inventory 2005

- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

1:2,393

0 0.02 0.04 0.08 mi

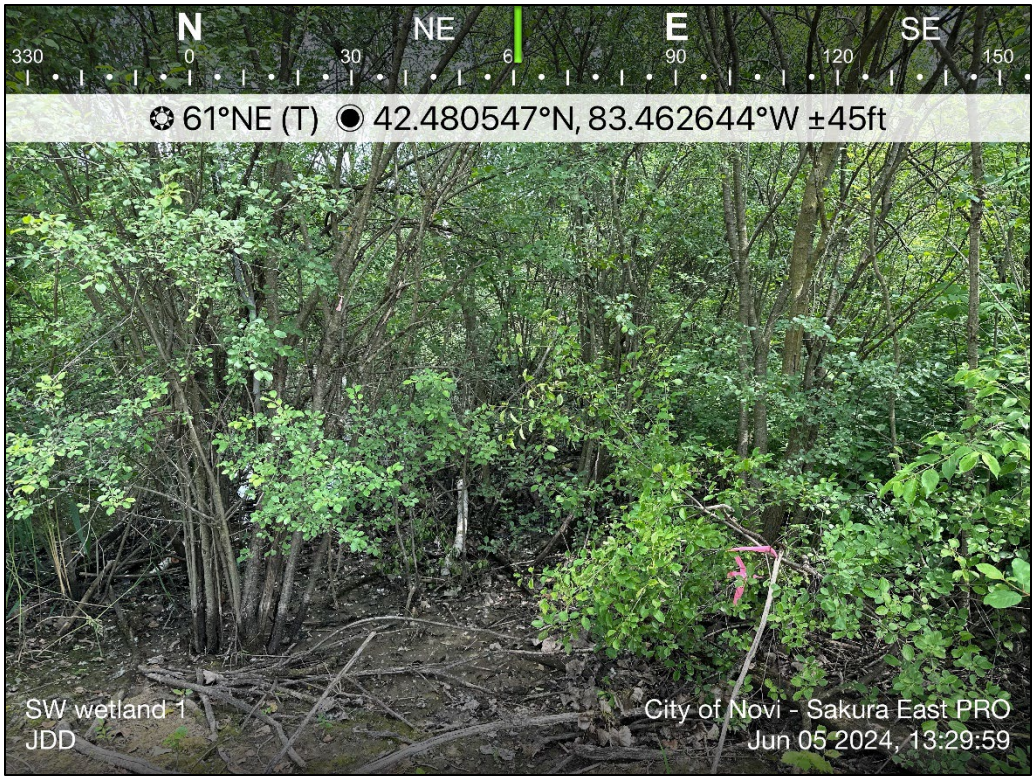
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

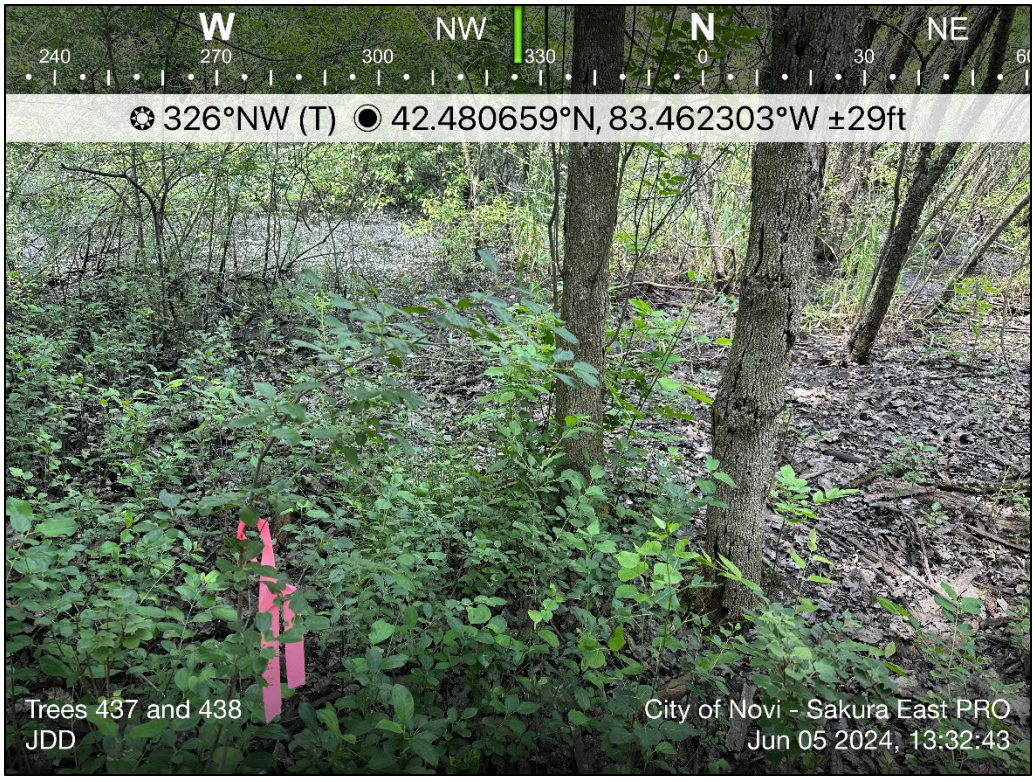
Oblique-angle aerial imagery of the site showing inundation in the southwest corner of the site.

Attachment B
Site Photographs



Overview of the southwestern portion of Wetland 1.

Overview of Trees 423 and 424. Note the pink flagging in the background behind the two trees.



Overview of Trees 436 and 437 with the adjusted pink flagging.

Water marks and water stained leaves around Tree 424 (primary indicators of wetland hydrology).

Overview of a northern flag of Wetland 1 – flag WL R1.2.

TRAFFIC REVIEW

AECOM
39575 Lewis Dr
Novi
MI, 48377
USA
aecom.com

Project name:
JSP23-26 – Sakura East Initial PRO Concept Traffic Review

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

From:
AECOM

Date:
October 31, 2023

CC:
Lindsay Bell, James Hill, Ian Hogg, Heather Zeigler, Humna Anjum, Diana Shanahan, Adam Yako

Memo

Subject: JSP23-26 – Sakura East Initial PRO Concept Traffic Review

The initial PRO concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Robertson Brothers Homes, is proposing 52, three-story rental townhomes on the east side of the proposed Sakura Way development (JSP22-09).
2. The development is located on the south side of Eleven Mile road, north of Grand River Avenue. Eleven Mile Road is under the jurisdiction of the City of Novi.
3. The site is zoned I-1 (Light Industrial) and the applicant is requesting a PRO for TC-1 (Town Center-1), as granted for Sakura Way.
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as follows.

   ITE Code: 220 – Multifamily Housing (Low-Rise)
   Development-specific Quantity: 52 Dwelling Units
   Zoning Change: I-1 to TC-1 PRO

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	39	16	100	No
PM Peak-Hour Trips	27	17	100	No
Daily (One-Directional) Trips	409	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	**Justification**
Rezoning Traffic Impact Study (RTIS)	Proposed rezoning from I-1 to TC-1. The RTIS is submitted along with this traffic review, reviewed, and approved. Conclusion of RTIS: The results of the trip generation comparison indicate that the proposed PRO (52 townhomes) will generate less trips compared to the various build uses (General light industrial, manufacturing, general offices, and medical-dental offices) permitted under the existing zoning.

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
1	Driveway Radii | O Figure IX.3	Not indicated	**Inconclusive**	Provide in future submittals.
2	Driveway Width | O Figure IX.3	24'	Met	Within range.
3	Driveway Taper | O Figure IX.11			
3a	Taper length	N/A	-	
3b	Tangent	N/A	-	
4	Emergency Access | O 11-194.a.19	2 access points	**Partially Met**	Show emergency access gate details in future submittals.
5	Driveway sight distance | O Figure VIII-E	600'	Met	
6	Driveway spacing			
6a	Same-side | O 11.216.d.1.d	256' and 282'	Met	
6b	Opposite side | O 11.216.d.1.e	282'	Met	
7	External coordination (Road agency)	N/A	-	
8	External Sidewalk | Master Plan & EDM	Existing walk	Met	
9	Sidewalk Ramps | EDM 7.4 & R-28-J	Not indicated	**Inconclusive**	Indicate ramps at sidewalk along entrance.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	N/A	-	
12	Trash receptacle | ZO 5.4.4	Curbside pickup, no dumpsters	Met	
13	Emergency Vehicle Access	Turning movements not provided	**Inconclusive**	Provide turning movements to show emergency vehicle access.
14	Maneuvering Lane | ZO 5.3.2	24’	Met	
15	End islands | ZO 5.3.12			
15a	Adjacent to a travel way	Not dimensioned	**Inconclusive**	Provide dimensions of end islands in future submittals.
15b	Internal to parking bays	N/A	-	
16	Parking spaces | ZO 5.2.12	19 as well as spaces in and in front of each garage		See Planning review letter.
17	Adjacent parking spaces | ZO 5.5.3.C.ii.i	<15 spaces in all parking bays	Met	
18	Parking space length | ZO 5.3.2	18’ and 23’ parallelt	**Partially Met**	17’ standard space length measured to face-of-curb/walk with 4” height.
19	Parking space Width | ZO 5.3.2	8’ and 9’	**Partially Met**	Label width of parallel parking spaces.
20	Parking space front curb height | ZO 5.3.2	4”	Met	
21	Accessible parking – number | ADA	1	Met	
22	Accessible parking – size | ADA	8’ with 8’ aisle	Met	
23	Number of Van-accessible space | ADA	1	Met	
24	Bicycle parking			
24a	Requirement | ZO 5.16.1	10 listed in table	Met	10 spaces required for 52 units.
24b	Location | ZO 5.16.1	Not indicated	**Inconclusive**	Split between buildings, with a minimum of 2 per location.
24c	Clear path from Street | ZO 5.16.1	Not indicated	**Inconclusive**	Provide a 6’ clear path with ramps from every bike parking location to adjacent facilities.
24d	Height of rack | ZO 5.16.5.B	Not indicated	**Inconclusive**	Provide 3’ tall loop racks.
24e	Other (Covered / Layout) | ZO 5.16.1			
25	Sidewalk – min 5’ wide | Master Plan	5’ and 7’ in front of parking	Met	
26	Sidewalk ramps | EDM 7.4 & R-28-J	Indicated	Met	Include MDOT sidewalk ramp standard plan R-28 in future submittals.

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
27	Sidewalk – distance back of curb | EDM 7.4	Not indicated	**Inconclusive**	Provide in future submittals.
28	Cul-De-Sac | O Figure VIII-F	N/A	-	
29	EyeBrow | O Figure VIII-G	N/A	-	
30	Turnaround | ZO 5.10	Not idimensioned	**Inconclusive**	Provide dimensions in future submittals.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing: Sizes | MMUTCD	Some indicated	**Partially Met**	Provide sizes for all proposed signs in future submittals.
33	Signing table: quantities and sizes	Indicated	**Partially Met**	Include sign sizes and MMUTCD sign code in table. The quantities do not match what is shown on the site plan.
34	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD	Indicated	Met	
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Indicated	Met	
36	Sign bottom height of 7’ from final grade | MMUTCD	Indicated	Met	
37	Signing shall be placed 2’ from the face of the curb or edge of the nearest sidewalk to the near edge of the sign | MMUTCD	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language | MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings | ADA	Not indicated	**Inconclusive**	Provide detail in future submittals.
42	Crosswalk pavement marking detail	Indicated	Met	
43	Any Other Comments:	**Review locations of crosswalk signs, only shown in one direction.**		

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

AECOM

Paula K. Johnson, PE
Senior Transportation Engineer

Saumil Shah, PMP
Project Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

October 31, 2023

Façade Review Status Summary:
Approved - Section 9 Waiver Recommended

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375- 3024

Re: FACADE ORDINANCE REVIEW - **Initial PRO Concept**
Sakura East (Residential Units), JSP23-26
Façade Region: 1, Zoning District: OSC & OS-1,

Dear Ms. McBeth;
The following Facade Review is based on the drawings dated 5/24/23 by 4545 Architecture for the "Matsu Split-Level" Townhomes, and the drawings dated 2/27/23 by Brian Neeper Architects for the "100 Series" Townhomes. The maximum and minimum percentage of façade materials required by the Ordinance is shown in the right-hand column. Materials in non-compliance, if any, are highlighted in red. The Sample Board required by Section 5.15.4.D of the Ordinance was provided in the form an 8.5"x11" colored illustration.

Matsu, Split-Level Townhomes Typical 5-Unit Building	Front	Rear	Right	Left	Ordinance Maximum (Minimum)
Brick	**26%**	33%	39%	39%	100% (30% Min)
Cement Fiber Siding (Footnotes 10 & 13)	44%	25%	**58%**	**58%**	50%
Asphalt Shingles (Footnote 14)	26%	32%	0%	0%	50%
Trim	4%	10%	3%	3%	15%

100 Series Townhomes Typical 5-Unit Building	Front	Rear	Right	Left	Ordinance Maximum (Minimum)
Brick	36%	42%	55%	55%	100% (30% Min)
Cement Fiber Siding (Footnotes 10 & 13)	39%	30%	41%	41%	50%
Asphalt Shingles (Footnote 14)	15%	22%	0%	0%	50%
Trim	10%	6%	4%	4%	15%

Façade Ordinance Section 5.15 - As shown above the percentage of Brick is below the minimum amount required on the front façade and the percentage of Cement Fiber Siding exceeds the maximum amount allowed on the right and left facades of the Matsu Split-Level Townhomes. In this case the deviations are minor in nature and do not adversely affect the aesthetic quality of the building. A Section 9 Waiver is therefore recommended for the underage of Brick (4%) and overage of Cement Fiber Siding (8%). The 100-Series Townhomes are in full compliance with the Façade Ordinance.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". **http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp**.

If you have any questions regarding this review, please do not hesitate to call.

Sincerely,
DRN & Architects PC

Douglas R. Necci, AIA

FIRE REVIEW

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

cityofnovi.org

June 3, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Planning Assistant

RE: Sakura East

JZ23-41
JSP23-26
PreApp #23-0013

Project Description:
Build a 10 building multi-tenant family structures off Eleven Mile Rd.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. ***(D.C.S. Sec 11-239(b)(5))***
- **Corrected 6/3/24 KSP-** All fire apparatus access roads (public and private) with a dead-end drive in excess of one hundred fifty (150) feet shall be designed with a turn-around designed in accordance with Figure VIII-I or a cul-de-sac designed in accordance with Figure VIII-F. ***(D.C.S. Sec 11-194 (a)(20))***
- All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. ***(Fire Prevention Ord.)***
- For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. ***(D.C.S. Sec.11-68(a)(9))***

- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. ***(D.C.S. Sec. 11-68 (f)(1)c.1)***
- **Corrected 6/3/24 KSP-** Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. ***(D.C.S. Sec. 11-68 (f)(1)c)***
- Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. ***(International Fire Code 912.2.1)***
- Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.
- **Corrected 6/3/24 KSP-** Watermains, their sizes and fire hydrants shall be put on a site plan for review.

Recommendation:

Approved with Conditions

Sincerely,

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

cc: file

APPLICANT RESPONSE LETTERS

October 11, 2024

Sakura East
Landscape Deviation Response Letter

Dear Lindsay Bell,

Land Design Studio has received the Planning Review Report, dated August 28, 24, and the Landscape Review Letter, dated August 22, 2024, both related to the Sakura East PRO, project number JZ23-41. Within both letters can be found a list of three required deviations related to the landscape plan specifically. Please see the following discourse for a summary of the required deviations and our response of how they are being attended to.

Landscape Deviation 1: Landscape Screening

- Landscaping deviation from Section 5.5.3.B.ii and iii for the lack of a berm between the site and adjacent industrial properties. This deviation is supported by Staff as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.
- **Response**: As stated above, this particular deviation is supported by Staff. The Development Team has worked closely with Lindsay Bell and Rick Meader to ensure that a satisfactory level of screening was achieved along both the southern and eastern property lines.

Landscape Deviation 2: Multifamily Unit Trees

- Landscape waiver from Section 5.5.3.F.iii for deficiency in multifamily unit trees (approximately 131 provided, 135 required). This deviation is not supported by Staff, and could be reduced by shifting some of the required trees or reclassifying.
- **Response:** The Development Team had a quick meeting with Lindsay Bell and Rick Meader, during which it was discussed using *Arborvitae* as acceptable multifamily unit trees at a ratio of 6 *Arborvitae* to 1 multifamily unit tree. There are 24 *Arborvitae* proposed along the eastern property line in four clusters of six. At the 6:1 ratio, this accounts for the 4 missing trees, bringing the proposed multifamily unit trees into compliance.

Landscape Deviation 3: Interior Drive Trees

- Landscape waiver from Section 5.5.3.F.iii for a deficiency in interior drive trees (13 provided, 14 required). This deviation is not supported by Staff, and could be eliminated by adding one more tree along the drive or next to the parking bays.
- **Response:** The Land Design Studio team is confident that trees can be shifted around to accommodate one additional tree, bringing the Interior Drive Trees into compliance.

Thank you for your consideration of the project and we hope the above explanations meet with your approval.

Sincerely,

Eric James, Landscape Architect

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

July 30, 2024
PEA Project No: 2018-033B

Lindsay Bell
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Plan Review Center Report 1
Sakura East

Dear Ms. Bell:

This office is in receipt of the Plan Review Center Report dated June 13, 2024, regarding the subject development. We have revised the plans accordingly. Please note the following plan changes and clarifications in response to the reviews:

Planning Review:

- Additional parking space dimensions were added to the plan to verify conformance to code.
- Parking end islands reduced in length, and more dimensions added to verify conformance.
- Dimensions for ADA spaces have been provided.
- Location of monument sign on the Preliminary Site Plan.

Engineering Review:
General

1. The current zoning for this site is I-1, under the light industrial zoning the permitted uses are office buildings, medical offices, industrial offices. Based on other sites in the city that are zoned I-1 and are a similar size the approximate building size that could be built will be around 40,000 square feet with approximately 190 parking spaces (if 80% of the building is leasable space). The approximate REU's for this site under the existing zoning will be approximately 21. The applicant has proposed town center one zoning for this site, and with a total of 45 units their approximate REU's for the site will be 45. The difference in REU's is not a concern since this development will connect into the Lower Pressure District. No negative impacts on public utilities are expected with this proposed zoning change.
    - **Noted**.

2. Provide sight distance measurements for the Eleven Mile Road entrance in accordance with Figure VIII-E of the Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances.
   - **Site distance measurements have been added to the site plan per the ordinance.**
3. Existing highway easement on-site only covers the western parcel, ROW dedication will be needed for the parcel to the east.
   - **There is a 43' highway easement on both parcels. Similar to the Sakura Novi development to the west, a 35' proposed ROW shown on plans.**
4. Provide a traffic control sign table listing the quantities of each permanent sign type proposed for the development.
   - **Quantities added to the sign legend on sheet P-2.**

Water Main

Additional details shall be required at time of site plan submittal.

5. A tapping sleeve, valve and well is required at the connection to the existing water main.
   - **Connection note has been updated to call out tapping sleeve, valve, and well.**
6. Provide water main modeling calculations demonstrating that the required water supply of 3,000 GPM will be available.
   - **This will be provided during Construction Drawings.**
7. Per current EGLE requirement, provide a profile for all proposed water main 8- inch and larger.
   - **This will be provided during Construction Drawings.**
8. 6-inch hydrant leads are allowed for leads less than or equal to 25 feet in length. 8-inch leads are required for leads greater than 25 feet in length.
   - **Noted.**

Sanitary Sewer

Additional details shall be required at time of site plan submittal.

9. Show 20-foot-wide easement around proposed 8-inch sanitary sewer.
   - **Easements, including the 20' sanitary sewer easement shown on sheet P-4.1.**
10. Peaking Factor for Sanitary Basis of design should be 4.0.
    - **Peaking factor changed as requested.**
11. Connection to the off-site sanitary sewer should be moved to avoid any conflict with the existing hydrant off-site.
    - **Off-site sanitary connection has been revised to avoid the existing hydrant.**
12. Section 11-164 (g)-4 states the maximum length of a sanitary sewer lead shall not exceed 100-feet unless otherwise approved. Extend Sanitary Sewer so that leads are not more than 100-feet long or provide clean-outs every 100-feet.
    - **No sanitary sewer lead as shown exceeds 100 feet.**
13. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
    - **Material notes will be provided with Construction Drawings.**
14. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
    - **This will be provided during Construction Drawings.**

Storm Sewer

Additional details shall be required at time of site plan submittal.

15. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
    - **This will be provided during Construction Drawings.**
16. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge off- site/to the storm water basin.
    - **Environmental manhole called out on the utility plan as requested.**
17. Illustrate all pipes intersecting storm structures on the storm profiles.
    - **Profiles will be provided during Construction Drawings.**
18. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
    - **Note added to plan calling out proposed frame and cover. Full structure schedule will be provided during Construction Drawings.**
19. Show and label all roof conductors and show where they tie into the storm sewer.
    - **Storm downspouts and storm leads have been added to the utility plan as requested.**

Storm Water Management Plan

20. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
21. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
22. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
23. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structures. Also, include an access easement to the detention area from the public road right-of-way.
24. Provide a soil boring in the vicinity of the underground detention systems to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation. Soil borings must be provided with Preliminary Site Plan Submittal.
25. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system. This will need to be provided for both of the underground detention systems.
26. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.

27. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
28. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
29. Indicate the assumed porosity of the aggregate. The volume calculations shall consider only 85-percent of that volume as available for storage to account for sediment accumulation in the aggregate.
30. Provide an isolator row in the underground detention system in addition to the swirl concentrator chamber. Contact the Engineering Division for further information.
31. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Also, include an additional inspection port in the center of the header and footer. Two inspection ports should be located along the isolator row.
32. The underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes.
33. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

- **A Storm Water Management Plan will be provided during Construction Drawings.**

<u>Paving & Grading</u>

34. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
    - **Material notes will be provided with Construction Drawings.**
35. Pavement cross-sections should match city standard or refer to city standard.
    - **Asphalt callout revised to refer to city standards.**
36. Provide a note on the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first building permit in the subdivision.
    - **EVA gate note revised to call out requirements prior to issuance of building permit.**
37. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
    - **Ramps and detectible warning will be added to the Construction Drawings.**
38. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
    - **Noted.**
39. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
    - **More detailed grading to be provided during Construction Drawings. Proposed curb heights added to grading plan for clarification.**
40. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4- inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17- foot parking stalls (show 2-foot overhang on paving sheets).
    - **Curbing will be reduced to 4" adjacent to parking stalls. 2 foot overhangs are shown on the Site Plan.**

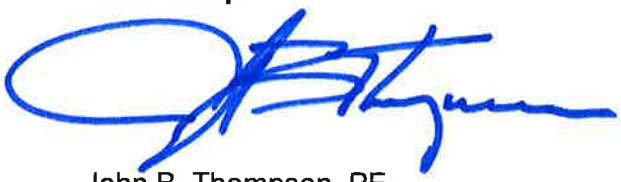
Off-Site Easements

41. An off-site temporary construction easement will be required for the connection to the water main and sanitary sewer.
    - **Noted.**
42. Off-site sanitary sewer easement will be required for the off-site sanitary sewer connection.
    - **Noted.**
43. Emergency Access Easement shall be required for the connection to the parking lot on the east side of the development.
    - **Noted**.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA Group



John B. Thompson, PE
Senior Project Manager

The following are responses to the comments received from staff June 13, 2024:

Landscape Deviations that are Required for the Proposed Layout

- Insufficient screening between site and surrounding I-1 property
  Response: Revisions to the landscape plan have been made to accommodate additional screening techniques along the eastern and southern property boundaries. Along the east, large evergreen trees have been arranged amongst hedges of tightly planted *Arborvitae*. Between the two, an evergreen hedge is created that will provide an opaque buffer between the residential project and the neighboring I-1. Along the south, a 6' ht. wooden screen fence is proposed along the flat portion at the top of the slope. This is bolstered by a double row of large evergreen trees that extend beyond the fence for additional screening. Both screening methods will meet the required opacity standards for both the summer and winter seasons.

- Deficiency in multifamily unit trees provided
  Response: Additional trees have been proposed on site in a variety of locations to meet the amount of multifamily unit trees required.

- Deficiency in interior drive trees provided
  Response: Tree locations have been adjusted to meet the required quantity and locations of interior drive trees. Additionally, sidewalks have been adjusted to accommodate trees in locations suggested by Staff.

Ordinance Considerations

Adjacent to Residential – Buffer

2. The plan proposes a band of trees around most of the site. It is not clear if this will provide the required visual and audible buffering. Please show that the proposed screening will provide sufficient visual and audible screening.
Response: The single band of large evergreen trees previously proposed has been increased to a double row of triangulated large evergreen trees along the south. Additionally, a 6' ht. wooden fence is proposed along the southern property line. Along the eastern property line, large evergreen trees and tightly planted *Arborvitae* are being planted at 8' ht and will provide the proper screening.
3. The current proposal requires a landscape deviation.
Response: The landscape revisions proposed above should no longer require a deviation

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees

3. The calculations need to be revised per the TC-1 requirements, and the correct number of either Canopy / Large Evergreen trees OR subcanopy trees must be provided. Currently the total number of trees is provided, but the ordinance requirement is not being met for canopy or subcanopy trees. Please correct the calculations as noted on the Landscape Chart and correct the plan.

Response: The landscape calculations are now using the TC-1 requirements and the plan now proposes the correct quantity of subcanopy trees.

Parking Lot Landscaping

2. See the discussion of multifamily interior roadway trees on the landscape chart and below
Response: Response will be included as part of the multifamily interior roadway trees below

Multi-family Residential Landscaping

1. Multi-family unit trees. 135 trees are required and the project is proposing too great a deficiency to be supported by Staff.
Response: The previously proposed Woodland Replacement Trees are now reclassified as multi-family unit trees. Trees have also been reorganized and additional trees are being proposed such that the project now meets the required 135 multi-family trees.
2. Interior Roadway Trees. 13 trees are required and the project is proposing too great a deficiency to be supported by Staff. Additionally, utilities and sidewalks are occupying the spaces where the interior roadway trees should be proposed. Adjust utilities and sidewalks to accommodate trees.
Response: The correct number of interior roadway trees are being proposed and are located in the desired spaces. Sidewalks have been adjusted to allow trees to be proposed in spaces desired by Staff.

Plant List

1. 15 of 29 species used (51.7%) are native to Michigan. Please add at least a couple more native species to the plan to provide some wiggle room for contractors if they can't locate all of the specified native species.
Response: The landscape revisions have resulted in the use of 18 species that are native to Michigan.

Storm Basin Landscaping

2. If above-ground detention is required, detention basin landscaping will also be required.
Response: Underground detention is still proposed at this juncture. Landscaping will be adjusted and provided if an above-ground pond becomes required.

Irrigation

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
Response: Plans for an irrigation system will be provided as part of the Final Site Plans.

Landscape Review Summary Chart – June 5, 2024

<u>Landscape Deviations that are Required for the Proposed Layout</u>
(See responses above)

Landscape Plan Requirements – Basic Information

- Landscape Plan. Please correct the bar scale on Sheets L-3 through L-6 to reflect the scale of the plan view – the scale label is not sufficient as it is confusing and won't be accurate if the sheet is reduced.
Response: Bar scales have been adjusted and now accurately depict the scale of the plans. North arrows have been added to the unit landscape plans for better clarity of orientation.

- Project Information. Please add the location plan and location map to the site plans and landscape plans.
Response: The requested maps have been added to the landscape plans.

Existing Conditions

- Existing plant material. Existing woodlands or wetlands. Please remove the site elements from L-7. Show the tree fencing at the actual driplines of the trees to be saved, not just the tree symbol.
Response: Site elements have been removed from the Tree Preservation Plan on Sheet L-7. Tree fence locations have not been adjusted as the existing trees are close together and the true dripline is best determined in the field.

Proposed Improvements

- Existing and proposed improvements. Please widen the area between the curbs and walks to provide room for trees.
Response: Sidewalk locations have been adjusted north of Buildings 5-8 to allow trees to be proposed in these areas.
- Existing and proposed utilities. As laid out, there is no room for the interior drive trees because utility lines pass under where the trees should be. This would require a landscape deviation. Please rework the utilities to leave room for the required trees. Please add a stating note that there are no overhead utilities on the landscape plan.
Response: Utilities have not been adjusted, but sidewalks have been revised to allow room for the required interior drive trees. The requested overhead utility note has been added to the plans.

Residential Adjacent to Non-residential

- Berm Requirements. A landscape deviation is required for the proposed screening. It is unclear if the proposed evergreen trees will provide the required visual and audible buffering between residential and I-1 zoning.
Response: See responses above under the heading "Landscape Deviations that are Required for the Proposed Layout"

ROW Landscape Screening Requirements Chart

- Canopy deciduous or large evergreen trees. Correct the calculations to use the TC-1 requirements. Provide the required trees. A landscape deviation would be required for any deficiency in landscaping provided.

Response: See below response for subcanopy deciduous trees

- Sub-canopy deciduous trees. See above – only large canopy or subcanopy trees need to be provided, not both.
Response: Calculations have been revised to use TC-1 requirements and the correct quantity of subcanopy trees are proposed along 11 Mile Road.

Multi-Family Residential

- Building Landscaping. A deficiency in the number of trees provided would require a landscape deviation. Woodland Trees should be recategorized as multi-family unit trees. Provide all required trees.
Response: The landscape plan has been revised to no longer include any Woodland Replacement Trees and now proposes the required amount of multi-family trees. No deviation should be required.
- Interior Street Landscaping. Uniquely label trees as interior street trees. Street trees must be deciduous canopy trees no more than 15 feet from the curb. Underground utilities should be moved out of the landscape strips where the trees should be.
Response: Unique symbols for all tree requirement types are used and color coded for ease of review. Interior street trees are now located within the 15' from the curb.

Parking Area Landscape Requirements

- Parking Lot Perimeter Trees. Multi-family unit canopy trees may be used to meet the parking lot perimeter requirements.
Response: Multi-family unit canopy trees are being used to meet the parking lot requirements.

Miscellaneous Landscaping Requirements

- Name, type and number of ground cover. Please indicate groundcovers on landscape plan.
Response: All areas that are not proposed to be hardscape or within a defined landscape bed shall be Lawn. Note 24 in the Landscape Notes on Sheet L-9 indicates that all Lawn areas shall be sodded.
- Snow deposit areas. Please show areas on landscape plan.
Response: Snow deposit locations shall be added to the Final Site Plans
- Transformers / Utility Boxes. Please show transformer and utility box locations when determined or add a note that all utility boxes are the be landscaped per the detail. Please add an allowance of 10 shrubs per box on eh plant list and label as such.
Response: Transformer and utility box screening shall be determined for Final Site Plan or the note will be added to plans.

Landscape Notes and Details

- Botanical and common names. Please provide at least a couple more native species to provide some wiggle room if contractors can't locate the native species on the plans.
Response: 18 native species are now proposed in the plans.

- Cost estimate. Please use $375 per large evergreen tree and subcanopy trees
Response: Unit costs have been updated on the cost estimate on Sheet L-9.

Notes

- Maintenance & Statement of intent. Please revise Landscape Note #3 to read "within three (3) months: versus "within one (1) year".
Response: Note has been revised as requested.

Miscellaneous Landscape Requirements

- General Conditions. Please add note near property lines.
Response: Notes have been added near property lines.
- Recommended trees for planting under overhead utilities. Clearly show any overhead lines on landscape plan. If there are none, add a note stating that.
Response: Requested note has been added to Sheet L-1.
- Nonliving Durable Material: Mulch. Please change Landscape Note #14 to replace peat with compost.
Response: Note has been revised as requested.

Engineering response comments are provided under separate letter.

Further, there are several changes to the plan since the concept plan submittal in response to feedback from the Planning Commission and the City Council during our public hearings, including the following updates:

- The number of units has been reduced from 52 to 45 homes
- Onsite amenities have been added to the plan
- A public refuge area on Novi's adjacent wetland complex has been proposed as a public amenity
- The onsite landscape buffers and plantings have been increased
- The wetland has been re-delineated and buildings have been moved as to not infringe on the wetland boundary

The site is laid out to front the units along 11 Mile Road, thus creating a high value design aesthetic facing the public. There will be a total of 48.5% open space provided on the site, with 12.23% of the site as usable open space area. This represents a 54% increase of the minimum requirements. Internally, guest parking spaces are provided in addition to 1 and 2 car attached garage parking spaces for each unit. Although the existing wetland at the Southwest corner is small and low quality, we are proposing to preserve it in its natural state. The density proposed of 14.5 units per acre is consistent with the density approved in

Sakura Novi as well as other nearby Novi multifamily developments. While the RM-1 density in Section 4.82.2 provides for density of 12.1 units per acre for 2-bedroom units and 9.07 for 3-bedroom units, and the TC-1 density allows for 9.075 units per acre for 2-bedroom units and 7.26 units per acre for 3-bedroom units, Section 4.82.2.B specifically provides flexibility for the Planning Commission to increase the density up to twice the allowable density when the following conditions are met:

i. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;

ii. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;

We believe that the Sakura East proposal meets both criteria. There is adequate capacity and facilities to serve the development; the proposal is compatible with surrounding uses as there are no single family homes in near proximity; and the project is a thoughtful extension of the Sakura Novi development located directly to the west. The requested density is in line with the surrounding area and will enhance the project's benefits to retail and restaurant establishments in the Novi Town Center district.

Fire Table & Seating Area Amenity with Lights

Focal Entry Feature & Seating Area / Synthetic Turf Multi-Purpose Area

Community Garden with Seating

We have outlined the development amenities that will enhance our project, ensuring a harmonious blend of comfort, recreation, and natural beauty. These

amenities include a gathering area complete with a fire pit and string lighting, a focal seating garden to provide for contemplation and relaxation, and a versatile multi-purpose area adorned with usable turf for outdoor recreational activities. Moreover, our proposed development seamlessly integrates into the Sakura Novi project, offering residents access to an array of amenities such as the serene Japanese themed pond and gardens, as well as expansive pedestrian refuge areas.

The wetland complex nestled between our properties emerges as an important asset, providing an expanse of visual open space that serves to connect and integrate these two distinct phases of Sakura Novi. Recognizing the inherent value of this natural feature, we propose to construct a public amenity within this area, in line with the City's vision for community benefit. This amenity, designed as a wetland overlook, not only enhances the quality of life for our future residents, but also serves as a retreat for the wider Novi community as well as visitors from beyond. It's worth noting that while we draw inspiration from the Sakura Novi design, our intention is to create a distinct pedestrian refuge that engages and welcomes the residents of Novi.

In our commitment to environmental stewardship and as requested by the City's consultant, we have revisited the delineation of the wetlands in collaboration with the Atwell Group, resulting in a slight increase in its delineation. Consequently, we have further refined our plan to ensure that no buildings encroach within the mandated 25-foot natural features setback.

We recognize the City's aspirations for this area to evolve in alignment with its Town Center vision. As such, we have taken proactive steps to address concerns regarding buffers to future industrial development, as articulated during our previous Planning Commission meeting. By densifying the buffer and screening to surrounding properties, we seek to create a harmonious transition that respects both the City's vision and the needs of our future residents. With generous setbacks ensuring ample space between buildings and existing structures, and with roads or driveways surrounding three sides of our property, we are confident of our ability to create an environment seamlessly integrated into its surroundings, further fostering a sense of community.

In summary, our proposal embodies a synthesis of thoughtful design, environmental stewardship, and community engagement. We remain committed to realizing a vision that not only meets the needs of our future residents but also enriches the fabric of the Novi community as a whole.

Product Design

Since this is an extension of the Residences at Sakura Novi which is currently underway, the elevations and floorplans of the homes are proposed to match the already approved elevations in design, scale, colors and materials. The design provides visual interest and variety that will match the Sakura Novi mixed-use project's aesthetic. Materials include high quality brick with Hardie board elements. The homes feature two and three bedroom floorplans and each home includes a one or two car attached garage. The units are not stacked and are designed as 3-story attached townhomes. Square footages range from 1,300 to 1,600 square feet in size. Trash pickup is managed similar to a single family neighborhood, with individual bins stored within the enclosed garages with weekly City curb pickup. All mechanical equipment will be ground mounted and screened from view.

Sakura Novi Elevations

Traffic

A rezoning traffic study was conducted by Fleis & Vandenbrink on September 8, 2023 and subsequently updated April 22,2024 to reflect the reduction in units. The report studied the traffic generation for the project compared to various by-right uses within the I-1 zoning district. The study shows that the proposed project will generate far less traffic than that generated by projects consisting of general light industrial, manufacturing, general office building, or medical-dental office buildings.

Relationship to City's Zoning Map and Master Plan

The changing landscape surrounding our proposed development site provides compelling evidence in support of our vision for residential expansion. While the adjacent parcels are zoned I-1, it is essential to note that the TC-1 PRO zoned Sakura Novi development lies immediately to the west, separated only by the City-owned wetland preserve. Our proposal aligns seamlessly with the Master Plan future land use designation of TC Gateway, which has served as the guiding principle behind the Sakura East development.

Notably, the Master Plan explicitly prohibits industrial uses within the area but allows for residential development, underscoring the inherent compatibility of our proposal with the City's long-term vision. Moreover, the existing land uses to the West, East, and South are predominantly non-industrial, characterized by open space or office settings.

The small size of our parcel renders it unsuitable for industrial purposes, a sentiment echoed by the property owners' brokers who have attested to the lack of interest from industrial or office users over the years. Understanding these considerations, residential development emerges as the only viable and prudent path forward, aligning seamlessly with the Town Center Area Study within the Master Plan.

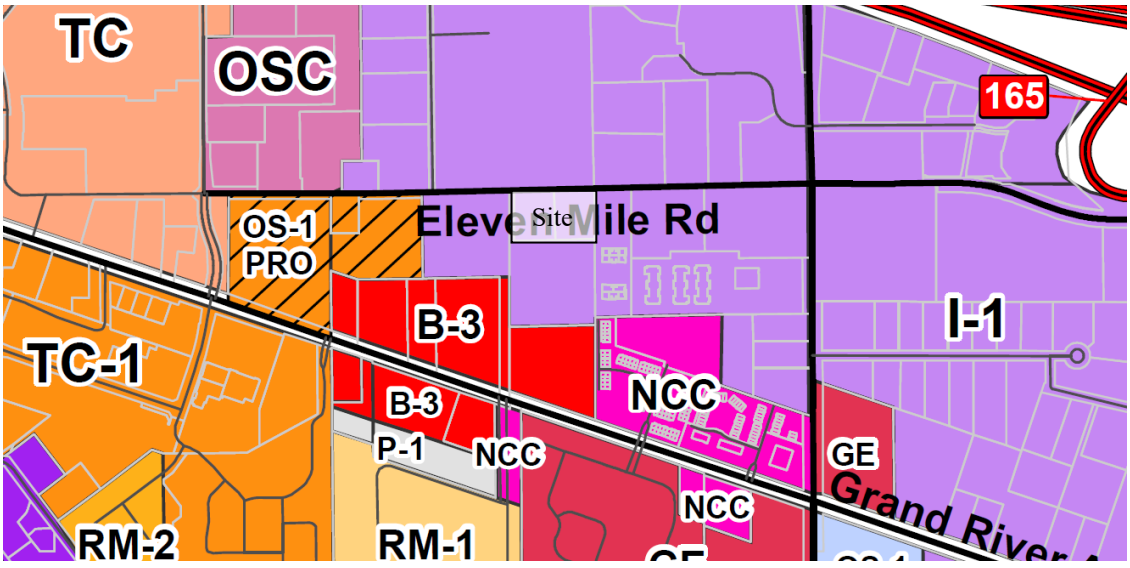
The Town Center Area Study explicitly advocates for residential development, including townhouses, and emphasizes the integration of existing natural features such as wetlands to create an inviting environment for pedestrian-centric

activities—a vision that closely mirrors our proposal. By introducing additional rooftops to the area, we aim to support the existing and future retail corridor, enhancing the vibrancy and economic viability of the Town Center precinct.

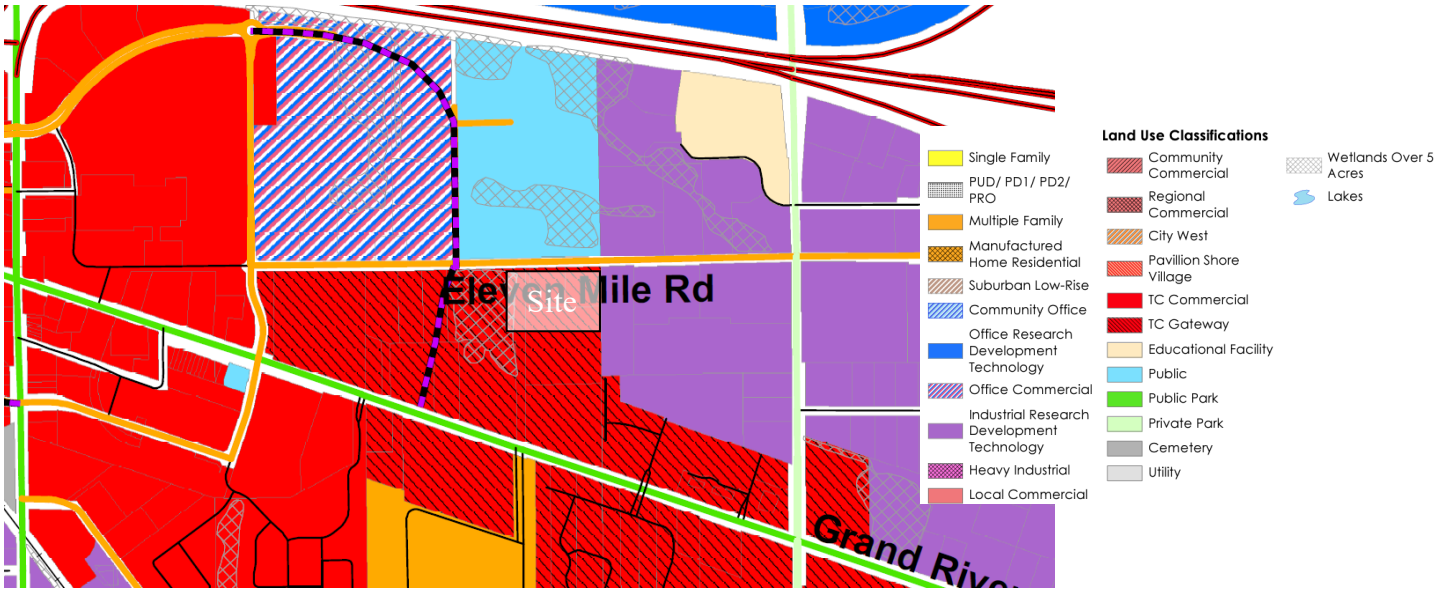
To ensure compliance with PRO requirements, we have proposed several development conditions that underscore our commitment to responsible land use and community engagement. Specifically, we seek PRO rezoning to permit only the high-quality residential rental townhome community outlined in our plan, thereby precluding intense land uses such as industrial development that is permitted by the existing zoning district. Additionally, we are committed to retaining and incorporating the small wetland at the southwest corner of the property, despite its isolated nature, as a testament to our dedication to environmental preservation.

Furthermore, in recognition of the height restrictions imposed by the TC-1 district, we propose to limit the building height to three stories, in contrast to the potential for five-story, 65-foot tall buildings permitted under TC-1 zoning. We welcome the opportunity to engage in further discussion regarding the terms of a potential PRO Agreement during forthcoming planning commission and city council meetings.

Zoning Map



Master Plan Future Land Use



Development Standards / Deviations

Schedule of Regulations and Modifications Sakura East – *Attached 1-Car and 2-Car Townhomes*			
	TC-1 Zoning District	**Sakura East**	**Deviations**
Min. Building Setbacks			
Front Setback (Bldg)	15’	21’ to building; 16’ to balcony	In Compliance
Side Min. Principal	15’	24’	In Compliance
Rear Setback Principal	10’	40’	In Compliance
Minimum Open Space	15%	48.5%	In Compliance
Allowable Number of Rooms	228	225	In Compliance
Allowable Density	RM-1: 12.1 (2-bed) or 9.07 (3-bed) TC-1: 9.075 (2-bed) or 7.26 (3-bed)	14.5 (Blended Net)	Sec. 4.82.2.B Provides for Increase in Density

Min. Parking Spaces	90	100	In Compliance
Parking Space Dimension (Apron Parking)	9’ x 19’	9’ x 20’	In Compliance
Lighting Requirements	See below	See below	See below
Principal Building Height to Midpoint	5 Stories/65 Feet	3 Story/35 Feet	In Compliance

Sakura East, launched from the aesthetic of Sakura Novi, will require far fewer ordinance deviations to be executed to match the original project.

Deviations to lighting standards are requested to match the approved Sakura Novi PRO requirements as follows:

Deviation from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 foot candle minimum standard. Parking area will fall below 0.2 foot candle minimum standard in some locations.

Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters.

We are delighted to provide the Sakura East PRO preliminary site plan for your thoughtful consideration. We are confident that this endeavor will yield a multitude of benefits for the City, both economically and socially.

First and foremost, the implementation of Sakura East promises a substantial positive economic impact for the City through increased property tax revenues. More importantly, by introducing more new residents to the area, we anticipate a bolstering effect on existing City core retail businesses, as well as the forthcoming retail establishments slated to be part of the Sakura Novi project. This influx of residents will not only invigorate the local economy but also foster a vibrant and dynamic, walkable community atmosphere.

Furthermore, we firmly believe that the extension of the highly anticipated Sakura Novi development into Sakura East will serve as a significant enhancement to the Town Center area. By revitalizing an otherwise undeveloped property, we aim to transform it into a productive and flourishing hub of activity. Through

thoughtful urban planning and design, Sakura East will contribute to the ongoing evolution and enrichment of the Town Center precinct, further solidifying its status as a premier destination within the City.

In conclusion, we are enthusiastic about the potential of Sakura East, in conjunction with Sakura Novi, to serve as a catalyst for positive change and growth within the community. We look forward to the opportunity to collaborate with stakeholders and decision-makers to bring this vision to fruition, to the benefit of all.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

Tim Loughrin | Vice President of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
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tloughrin@robertsonhomes.com

PLANNING COMMISSION MINUTES - EXCERPT
DECEMBER 13, 2023

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
December 13, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Staff:	Barb McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Ian Hogg, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Dismondy led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the December 13, 2023 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE DECEMBER 13, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 7-0.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner Barb McBeth introduced new Planner Ian Hogg. Ian has been with the City since July. He recently graduated from Wayne State University with a Master's degree in Planning and he is wrapping up his tenure with us on December 21st.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda – Removals and Approvals.

PUBLIC HEARINGS

1. **SAKURA EAST PRO JZ23-41 WITH REZONING 18.743**
   Public hearing at the request of Sakura Novi LLC for initial submittal and eligibility discussion for a Zoning Map Amendment from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 52-unit multiple-family townhome development.

Senior Planner Lindsay Bell relayed the applicant is proposing to rezone approximately 3.5 acres south of Eleven Mile Road, to the west of Meadowbrook Road, utilizing the Planned Rezoning Overlay (PRO) option. The existing development to the east is largely office developments, with some vacant parcels to the west. The City's public works and police training facility is to the north, and a Verizon cell tower is located on the property to the south.

The current zoning of the property is I-1 Light Industrial as are the properties surrounding the site.

The Future Land Use Map identifies this property and those around it in red hatch as TC Gateway, which would be consistent with the Gateway East zoning district. East of the site is planned for Industrial Research Development and Technology, and to the north is public facilities.

The natural features map shows there is a small wetland area in the southwest corner of the site. The wetland survey provided by the applicant confirms this feature, however the City's wetland consultant has recommended the boundaries be re-evaluated as the wetland appears to extend a little further north than was previously delineated.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the whole property to TC-1 Town Center 1. The initial PRO plan shows a total of 52 attached townhome units on the site. The development is accessed by one entrance off Eleven Mile Road. A secondary emergency access drive to the office development to the east is shown. Parking is provided in garages, on garage aprons, and a few small bays of guest surface parking.

The applicant has stated they chose the TC-1 district to be consistent with the Sakura Novi development that is under construction to the west. They state that this project is an extension of Sakura Novi, and the future residents would be able to enjoy the amenities that the larger project offers. Between this site and Sakura Novi there is a 7-acre parcel of land owned by the City which is largely occupied by a wetland. There is an existing sidewalk along Eleven Mile Road, but the distance between the nearest entrances is over 1,000 feet.

Rezoning to the TC-1 category would permit the use proposed, however that zoning district is not in compliance with the current Master Plan designation as TC Gateway. The corresponding Gateway East district is intended as a transitional zoning into the Town Center area, allowing office, retail, financial, and restaurant uses as principle permitted uses. Residential uses are only permitted under the Special Development Option, which requires a minimum parcel size of 5 acres, and has requirements for buffers and screening between uses.

The applicant has not proposed public benefits or more strict conditions with this submittal, which are required to be eligible for the PRO process. These will need to be more clearly defined if this proposal moves forward.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, as mentioned the zoning district indicated does not match the Future Land Use map guidance. Staff has concerns with the proposed use's compatibility and buffering from the adjacent uses that will remain I-1 Light Industrial. In addition, the proposed change might be considered spot zoning.

Being adjacent to a residential development will require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners. Certain uses that were considered principal permitted become Special Land Use when adjacent to residential uses, and other uses are

simply not permitted in the I-1 district when adjacent to residential uses. I-1 landowners would also be responsible for providing the 10-15 foot berm that is required to separate such uses unless sufficient screening and buffering is provided on the proposed site.

Another big issue is the number of rooms proposed is more than can be approved on the site within the PRO process as it exceeds the permitted density of the TC-1 District. The Town Center districts also require development amenities to be provided, which have not been proposed at this time. Landscaping also notes a significant deficiency in the multifamily unit trees provided, as well as some deficiencies in interior drive trees.

The Traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to a Light Industrial development. Engineering notes there is capacity for the water and sewer demands for the proposed use, and stormwater detention is to be provided in underground systems. The buildings proposed have the same facades as were previously approved for Sakura Novi.

This initial public hearing is an opportunity for the members of the Planning Commission to hear public comments, and to review and comment on whether the project meets the requirements of eligibility for Planned Rezoning Overlay proposal.

In order to be eligible, the applicant must propose clearly identified site-specific conditions relating to the proposed improvements that, (1) are more strict or limiting than the regulations that would apply under the proposed new zoning district (in this case the TC-1 District regulations), and (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.

Following the Planning Commission public hearing, the project would then go to City Council for review and comment on the eligibility.

After this initial round of comments by the public bodies, the applicant may choose to make any changes, additions or deletions to the proposal based on the feedback received. The subsequent submittal would then be reviewed by City staff and consultants, and then the project would be scheduled for another public hearing before Planning Commission. Following that public hearing on the formal PRO Plan the Planning Commission would make a recommendation for approval or denial to City Council.

Tonight, the Planning Commission is asked to hold the public hearing, and to review and comment on the proposed rezoning. Members may offer feedback for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other impressions.

The applicant, Tim Loughrin from Robertson Brothers, as well as others on his team, are here representing the project. Staff is also available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Tim Loughrin, Robertson Brothers Homes, 6905 Telegraph Road, Bloomfield, relayed with him is Robertson President Jim Clarke and Robertson COO Darian Neubecker. Scott Aikens, partner on Sakura, could not attend.

Mr. Loughrin relayed that Robertson Brothers has completed several developments in Novi over the past few years and he personally has been in front of the Planning Commission a few times. He has a lot of respect for staff, they have worked very closely and tackled a lot of issues together, however he respectfully disagrees with staff on several points here.

Tonight, the fundamental question is should the status quo continue or should the Master Plan and the Town Center Gateway plan be implemented.
Mr. Loughrin requested his presentation be shown on the screen and relayed he would like to start out with the question of why residential. A couple of brokers who represent the land sellers are present to

speak during the public comment and they have a lot to say about why residential at the site.

Industrial and manufacturing uses really are best suited when they're in industrial centers outside of the city's core, and this site really is the city's core. The city has identified this in the Master Plan as being part of the Town Center Gateway area. An industrial site is much better suited to an industrial area far away from a core like that. Robertson Brothers believes residential is warranted here, there is existing residential in the area. Of course, Robertson is building the Sakura Novi project right now, literally right down the street. Office use is suboptimal and there have been shifts due to COVID with a lot of data on this. Very few office buildings are being built, it's over saturated as it is. There is actually an office vacancy rate of 23% in Southeast Michigan right now. It will take a long time for office to come back, if ever. This site is not conducive to office use because of that alone. Looking down I-275, there is over 1,000,000 vacant square feet of office just in that area. So obviously office is not a valid use either and just the cost to build new office can't be justified with suburban rents.

Rooftops are very important to a downtown area. You want to see rooftops in your area. You want people to come in and visit your retail centers. You plan this in your Master Plan. This justifies the change in land use to residential. There are restaurant and retail uses nearby. Now those typically don't go mid-block, this site is considered mid-block. It really wouldn't be conducive to a restaurant because it doesn't have that much traffic. It certainly is conducive to having residential, that will then feed the retail and restaurant uses, which of course are being built in Sakura, but are also elsewhere in Novi and it's just going to be more pump based on your area plans.

Lastly, the Town Center district specifically calls for residential development, including specifically townhomes, to create that mixed-use hub of activity. What is needed here is people. Counter to the argument for continued use of vacant industrial zoned land is rooftops. It'll strengthen the future retail corridor. Industrial is not going to do that or help in the Gateway Center. Page 49 of the Master Plan states that it assumes 50% of the vacant land in the Town Center Gateway area was assumed to be residential. Robertson looks at the Master Plan and sees it a lot different than staff for several reasons. The Master Plan calls out specifically missing middle, it doesn't call out high rises, it doesn't call out single family, it calls out exactly what is being proposed which are residential townhomes.

Touching on the site plan, Mr. Loughrin wants to stress that this is a concept plan, and he is aware there are deficiencies in landscape and in open space, and he certainly will work with staff and is familiar with the process. The fundamental question of should this property be industrial or do you want to see more rooftops to feed the retail needs to be resolved. Again, this plan is not fully vetted. Certainly, there will be open space and amenities inside. This is an extension of Sakura Novi. In fact, Robertson views this as the final phase of Sakura Novi and believes had they come with this parcel as part of Sakura Novi it probably would have received approval at that time as it just makes sense to put this all as one project. Regarding the site data, it is 3 1/2 acres gross with 52 units being proposed, essentially the same units being built right now at Sakura Novi.

The site context shows a lot of existing retail. It shows some burgeoning areas, such as Sakura Novi, which will change the face of this area, and a lot of areas for growth. A lot of areas are already planned to be filled in, and a lot of areas don't have plans on the drawing board right now but are specifically envisioned in the Master Plan, and Mr. Loughrin would argue that in the future will develop into more mixed-use type of development similar to what is being discussed today. The overall context really shows the importance of the parcel and the general vicinity of the Town Center Gateway area, but also that it is growing and will continue to grow.

The focus on the water feature, which is the city of Novi wetland complex, is not too dissimilar from the wetland feature being built right now in Sakura Novi and will be a fantastic amenity. Having that visual open space, that water feature, is the connector here. There are basically views from both sides of Sakura Novi and this final phase of Sakura. It is not unheard of to have a project that is centered around a water feature as being proposed here connected by a beautiful open space area.
Robertson is investing a lot of money in Sakura Novi and wants to invest more in this area. They believe in this area and that this is a logical final phase of Sakura. They have talked to the property management company for the Sakura project, KMG Prestige, who agree this would be a fantastic addition to the

development. KMG Prestige has no issues whatsoever with incorporating this additional land into the project and thinks that it fits in perfectly. This is how the development team looks at it as well, which is different than what staff is looking at, but Mr. Loughrin believes he is really looking at the future of Novi, not existing zoning, which just does not make sense for industrial.

The zoning map does show the property as industrial, but the bottom of the Master Plan clearly and squarely houses in the Town Center Gateway area. It's the exact same Master Plan designation that Robertson came to the Planning Commission a few years ago now to discuss the Sakura Novi project. It made sense at the time and obviously it will be great for that project to develop with a residential component of mixed-use development. It is an important fact that Sakura East is in the exact same Master Plan designation as Sakura Novi and Mr. Loughrin hopes the city leaders can agree to that. Mr. Loughrin is a Planning Commissioner as well and knows what Commissioners need to juggle with as decisions are being made, the kind of gray areas, and what makes sense for the overall city as a whole.

Mr. Loughrin addressed a slide shown to point out his understanding of a potential ring road. There is nothing imminent, but he has seen a number of plans that show a potential ring road in this area. Robertson would fine with it being built or not, what's important is that a ring road would not be placed through the middle of an industrial center. A ring road is typically placed to draw into a core development area and basically this proposed ring road is right next to the Sakura parcel, in one case it's directly next to and the other one it's a little bit farther to the east, so proposed for either side of the wetland. It would not make any sense to have an industrial complex around your ring road. It appears the proposed plan is trying to provide for future growth to really create a nice Town Center area, so that was important to Robertson when going through the Master Plan.

As a quick project summary, the parcel is just over 3 acres, with about 16 units per acre. Robertson is proposing a TC-1 PRO, again the Master Plan designation is Town Center Gateway. Fifty-two townhomes are proposed, Sakura Novi has up to 132 townhomes allowed, and as mentioned, Sakura East will have the exact same elevation as Sakura Novi. It's a missing middle rental townhome, with attached one and two car garages. Nobody lives on top of each other. They aren't typical garden apartments. They are townhomes, with first floor garage with entry, second floor livable area with kitchen, dining, and great room, and then third floor bedrooms. Robertson builds a lot of these, and they are very successful. They know what they're doing, and Mr. Loughrin thinks it is something that's going to be very attractive in the area. Unit sizes are about 1,300 to 1,600 square feet and there will be about just over a third of the site as open space.

So just a few of the highlights, Robertson is really working to fill a housing need. There is a housing need regionally, Mr. Loughrin thinks it's even more amplified in Novi in this area particularly. Honestly Robertson has no clue why you'd want to have industrial here. It makes all the sense in the world for residential and Robertson sees that as an opportunity to fill that need and build on the mixed-use area that exists here. The planned land uses don't fit in with that mixed-use, Mr. Loughrin pointed out in fact industrial doesn't fit, it's not even an allowable use in the current Master Plan designation. Again, high quality residential townhomes are proposed, with productive use of land, the city's core, walkable inviting community, and Robertson believes it's an appropriate continuation of Sakura Novi. Mr. Loughrin knows the Planning Commission may disagree with Robertson and that's fine, it's understood cities make their own decisions. It was important for Robertson to come here and present their case as they believe that this is something that will be better for the entire community.

Mr. Loughrin presented a few of the elevations from Sakura Nova marketing exhibits. They have rich detail. Robertson is very happy and very proud of how these have turned out and thinks they have a beautiful aesthetic. There are Asian themes throughout and the mixed-use that Robert Aikens is doing off Grand River, again, bringing everything together and tying it in as a full mixed-use corridor. Mr. Loughrin presented the floor plans, one plan has a one-car garage attached, the other has a two-car garage attached. There is what Robertson calls a zoom room down on the first floor which has been very popular, just sort of like a getaway kind of room at the first floor on both units. It's a very open second floor plan, with a dining, living, and kitchen area and then the bedrooms on the top floor, which would either be a two or three bedroom unit that can be selected.

Mr. Loughrin appreciates the Planning Commission's time and is happy to answer any questions. He feels it is very important for Robertson to come here and have this conversation about the future of Novi.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Dorothy Duchesneau, 125 Henning and 1191 South Lake Drive, relayed from reading the notes in the packet it seems the concept plans were submitted to staff in July 2023 under the new PRO rules. The papers showed that the request was made by Sakura Novi LLC. Later it shows up as Sakura Novi Residential LLC, and on page 36 of tonight's packet, the wording is Robertson Brothers Homes and Robert Aikens and Associates are pleased to submit a PRO concept plan.

One of the city findings was that the TC-1 District and the residential use is not appropriate or compatible for this small parcel. It's surrounded by Light Industrial. Ms. Duchesneau pondered what is the city going to do to protect the rights of the existing neighbors who have made their plans around their I-1 zoning. From past proposals she has followed, having residential next to your property changes all the rules. A rezoning will immediately affect those neighbors' own future plans. Master Plans may not be in stone, but they exist for reasons.

Future plans the city has for roads in this area must also be taken into consideration. We need to look beyond those four edges of just this property's borders. As a city, we don't need to be in a hurry to build out to 100%. We are almost there anyway.

Other than the proposed sidewalk along Eleven Mile, no other benefits are mentioned. In fact, in Robertson Brothers reply, they state they are an extension of the Sakura Novi Development and will become part of that project, which has ample amenities. It doesn't sound like the new renters are going to get much, nor will the city get anything more than what has already been negotiated for from the original Sakura Novi Pro.

When Sakura Novi was proposed, Ms. Duchesneau thought the City had rejected their proposal of Phase III in this location. This project seems to want to revive Phase III in the same location that it was rejected before. This seems more like an attempt to rewrite the original Sakura Novi Pro agreement with the City. PRO's need to bring benefits. Novi has limited open land; we can afford to be picky.

Mike Duchesneau, 1191 South Lake Drive, relayed this Sakura proposal first showed up to the Master Plan and Zoning Committee in late 2019. It was followed up with an appearance at the Planning Commission a couple of months later, and the Commission sent it back to the developer for refinement. In those meetings, this proposal was nixed. It was basically viewed as not inclusive, not contiguous. Novi owns the property between the proposed developments and was not willing to sell it to the developer. Mr. Duchesneau was in attendance at the previous meetings with previous Council Commissioners Farrell, Gronachan and Maday. So that's how far back this proposal goes.

Mr. Duchesneau supported Sakura back then. He thought it was an excellent idea, loved the Asian theme, loved the partnership with One World Market, and loved the partnership with the City of Novi Library to provide Asian themed books and a reading room and those things have disappeared from the Sakura proposal.

Today, we heard that this area is industrial. But, no it isn't. Look at the properties to the east of this – there is office space, dentist and lawyer space, there is no industry, it's all offices. To the north, same thing, it's all offices. So, we heard we don't want industry, but the I-1 district can and will be office space.

When you look at the PRO requirements, which Mr. Duchesneau has followed several PRO projects throughout the city, this proposal has no benefits other than the rezoning. It's a simple rezoning request. It is not a PRO request because other than the reduced traffic, which is a biggie, there are no PRO benefits.

Brian Gargaro, Real Estate agent representing Michael Roberts, the owner of the east half of the subject property, relayed this property has been listed and on the market since February 2017. It's almost seven years of continuous exposure to the market. There has been no serious interest in the development of any industrial uses and for that matter, any other commercial type uses, restaurants, retail office buildings. As for Mr. Loughrin's point, the office space to the east has a 30% vacancy. Across the street they are almost at 34%. Mr. Gargaro does not see industrial happening there anymore. That property, that whole strip, would have filled in as industrial if there was a market for it over these past many, many years.

So based on the market feedback, which is sometimes the market is the best teacher of land use, Mr. Gargaro does not see industrial happening there anymore. In fact, the only serious inquiries he has had are from residential type builders of which the applicant is one who has spent time, money, and a lot of study to try to make this work within their existing Sakura Novi development. The parcel falls within that TC Gateway and the intent was good on the Master Plan. It is Mr. Gargaro's understanding that TC-1 is the same zoning under which Robertson is currently developing the Sakura Novi project. It makes good sense. It seems consistent and compatible with the Future Land Use plan. It's going to provide more local onsite captive customers for the all the pre-existing retail and commercial establishments that are already in the area. It's a symbiotic thing, good for all parties. Mr. Gargaro does not see what's wrong but knows there are some subtleties in the zoning laws that might make it TC-1 versus whatever, but the concept makes a lot of sense.

This property has been on the market and has been vacant forever. The last remaining industrial site is Echo Tool, which is probably going to be gone in 10 years. Mr. Gargaro has not had anyone who wants to do industrial there and after all this time, we've got a piece of vacant land that's currently adding nothing to the community. The only guy who has benefited from the property is the guy that's been cutting the lawn there for many years. After seven long years, we hopefully found a way forward. There is a reputable developer who has a good plan with a use that falls within what appears to be the Master Plan for the area. Mr. Gargaro does not see any downside to this and no reason why it shouldn't go forward. It is like putting a round peg in a round hole, it should be easy. Mr. Gargaro appreciates the Planning Commission's time and hopes they will consider this and make the property productive.

Michael Murphy, 19754 Haggerty Road, Vice President at Gerdom Realty and Investment, relayed he and President Tjader Gerdom, have represented the seller of the vacant parcel on the west side of Eleven Mile just to the east of Novi Town Center. Mr. Murphy has been with Gerdom Realty and Investment for 10 years. Throughout this time, he has successfully represented sellers, landlords, tenants, and buyers in the Novi market and throughout the state. He knows the area well. In addition, his office was in Novi for seven of the ten years that he has been with Gerdom Realty, located just one mile west of the site of question. He lives off Haggerty, so Novi is his backyard. He is professionally and personally interested in the health and progress of the city of Novi.

Based on the work with the seller and his market knowledge, Mr. Murphy supports the zoning of this parcel to be amended from I-1 Light Industrial to TC-1 with the Planned Zoning Overlay. Mr. Gerdom and Mr. Murphy have been marketing the property for two years. However, the parcel has been vacant and available for many years. There has been a complete lack of interest in purchasing from industrial users thus far. As mentioned, the lack of interest from industrial users was also felt by the neighboring parcel for sale, which has been listed for over 7 years.

The I-1 zoning designation is not appropriate for the site. The City's master plan recognizes the fact with the Future Land Use designation, TC Gateway. The site is removed from the retail core of the Novi Town Center, making it unattractive for retail investment and the office market is still struggling from COVID. The only serious interest in the property has been the Robertson Brothers, which intends to use the land to extend the residential portion of Sakura Novi building a 52-unit multifamily home development. Residential or multifamily is the only use that makes sense for the parcel. The seller would like to move on from the property and believes Robertson's proposal is the best use of the land. It is beyond time to change the zoning here from Light Industrial to Town Center so Novi can adapt, progress, and grow.

Paul Stoychoff introduced himself as the attorney representing his parents' estate, as they are the owners of one of the parcels. He has personally been involved with the property since 1967. Mr. Stoychoff has seen how Novi has grown. He remembers when Eleven Mile didn't reach back to where the mall is right now, it dead ended. His parents owned the Saratoga Trunk. Before that, it was the Saratoga Farms. His family owned all the property from Grand River all the way back to Eleven Mile.

Mr. Stoychoff is still a little perplexed why there is a cellular tower there. He thinks that area would be excellent for residential. With the trends of millennials, what's happening is everybody wants to live and be within walking distance. This is appropriate for that.

Mr. Stoychoff is a consumer bankruptcy attorney. He knows what's going on in the real estate market and has a general idea of what's going on with the office space, it's going to crash very shortly. The City of Novi was visionary when they allowed Twelve Oaks Mall to come in, stealing it from Farmington Hills. The thing that the City should do right now is begin to develop small units such as this project. Everybody would like to have a Royal Oak type set up over at the other side of Grand River, and this would be appropriate for the Eleven Mile area now because it's within walking distance to the mall and there's going to be all sorts of retail and restaurants there. Mr. Stoychoff thinks it would be appropriate to have the variance to allow the development to occur and hopes that the Commission rules in that favor.

Seeing no other audience members who wished to speak, Chair Pehrson requested Member Lynch read into the record the correspondence received. Member Lynch relayed one written response was received from Paul Stoychoff on behalf of the estate of Eleanor Stoychoff in support of the development.

Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Chair Pehrson relayed that to level set everybody, the Planning Commission is not approving the concept plan, they are looking at the eligibility of the zoning right now. He does not want to really start talking about bushes and berms and things of that nature, that will ultimately come back to the Planning Commission at some point in time but would like to focus on the applicability of the base argument here.

Member Lynch relayed he went through the project and agrees the industrial uses are a lot different than what we anticipated years and years ago. Remember, Novi was basically a gravel pit and a bunch of cement companies and asphalt companies and things like that.

The good things Member Lynch sees that he likes are having garages with the high-density units and it's fantastic. Fewer vehicle trips make sense going to residential, it's going to reduce the traffic burden for everybody in the City.

A few years ago, Member Lynch was a little worried about switching over from industrial to residential, but in looking at what we did with the Villas at Stonebrook and Berkshire, they were both higher density units that we put into industrial sites, and it worked out very, very well. In fact, we've had the homeowners in here and they seem to be pretty happy with their homes and are really taking some pride in ownership.

Member Lynch does not have a problem with going to residential, mainly because his concern is feeding bars, restaurants, and businesses in the Town Center area to make sure that our businesses are healthy. In this particular location of the City, Member Lynch agrees that higher density homes probably make sense now with this particular proposal.

Member Lynch knows the Planning Commission is not approving at this point, but there are some things he is a little concerned about, things to consider when the developer brings it back. His understanding is the wetland boundary issue was resolved.

Member Lynch inquired regarding concern of overloading utilities with residential use. Senior Planner Bell confirmed that it's not significantly more or less than what could be developed under I-1.

Another concern is it would not be appropriate to cause a burden on the adjacent property owner as far as screening requirements are concerned. It would not be fair that they are punished due to adjacency to residential.

Regarding the usable open space requirement, Member Lynch is not a big proponent of including balconies as part of open space. When he thinks of open space, and the intent of open space, is that it is accessible by all. A balcony is accessible by a resident and does not meet the intent of the ordinance.

Regarding public benefit, Member Lynch referred to reading something in the applicant's proposal, that was perhaps misstated, that noted nothing noxious would be permitted in the area. The City has ordinances against noxious activity in any area of the City, so Member Lynch believes the applicant needs to readdress their intention for public benefit, such as something along the lines of maybe expanding the sidewalks.

Member Lynch referred to the City ownership of the parcel between Sakura Novi and the proposed Sakura East, stating that he is not aware of the City's plans for the property. While the two locations either side of the City owned parcel will look consistent, the City may decide to develop their property in the future.

Member Lynch does not have an issue going from industrial to residential in that area of the City where there are so many businesses to keep traffic, and walkable traffic would be even better. It makes sense, but the developer still has some hurdles to resolve.

Member Becker relayed he appreciated the clarification that the project itself is not being looked at during the meeting, but it is very important that this particular project is being proposed, and for the Planning Commission to indicate whether the property should be rezoned to allow residential. Member Becker cautioned that it doesn't mean that the Planning Commission would necessarily approve this particular 52-unit project because he believes it is incredibly over built. The parking will be problematic as well as some other things.

Since the intent right now isn't talking about what's actually going to go there, the intent is to discuss whether residential could go there, Member Becker would like to reiterate that to use the PRO, as has been mentioned here several times by several people, there needs to be some public benefit. More apartment residences within the city is not a unique and powerful public benefit to justify the PRO and all of the waivers that might be necessary for the actual project.

There are already a large number of mid-rise residences being built immediately adjacent to Main Street and a large number of mid-rise residences being built on Haggerty near Thirteen Mile. It is a bit of a strain to say that the public benefit is the need for more apartments as they are already being built. That does not speak to making it a unique benefit for the public.

In this case, if we wanted to look at something that might be attractive, if it was determined to do residential here, why not go to the underserved senior population within Novi and not build three stories with stairways inside, rather build a one story that seniors can live in and not have to worry about stairs. To have a nice, gentle transition from one story office buildings to the buildings in Sakura Novi, a one-story residential development would satisfy that as well. That would be something that a project under the PRO would provide public benefit because we are underserved for senior housing, not just housing in general.

Member Becker also wants to comment on the walking distance to Sakura Novi. We are entering the next four months where walking any place is going to be rather problematic. Walkability through the seven acre site on a single sidewalk just to get to Sakura is not necessarily a walkability advantage here. In many cases there's going to be driving. Granted, residents living here might spend money here, but Member Becker agrees with a comment made earlier that was questioning the rush. We need to be careful if we want to get into the business of making something more profitable to sell as opposed to looking at how we're going to actually use it to make our city better.

Member Dismondy relayed he thinks the PRO makes sense as the Future Land Use map is TC Gateway. The challenge of this is more the size of the parcel than the location, it just makes it tougher to be able to do what the developer wants to do with it. Assuming density and buffers and public benefit requirements can be hashed out and consistent with what got approved at Sakura Novi, Member Dismondy thinks it is a great project.

Member Verma relayed he quite agrees with comments made by Member Becker and Member Lynch. If we were to rezone, we should make sure that it should be single story for senior living, as we don't have many of this type. As proposed, it is benefiting the developer, but not the public. Member Verma feels if a change were to be made it should be for the benefit of the public.

Member Roney relayed that his thoughts are similar to what has already been shared. There has to be public benefit for a PRO to go forward. Another concern is the burden for the neighbors and how their uses would change and what they could do with their property. The third point is the timing is a little off. There was a PRO for Sakura Novi and it is not built yet. That PRO had a lot of significant deviations in it and the developer is asking for pretty much the same thing for this proposal. Before the developer even approaches a PRO, we should see what is built for Sakura Novi.

Member Avdoulos inquired of Senior Planner Bell as to why this proposal is not compatible with TC-1. Senior Planner Bell responded the TC Gateway designation of the Master Plan corresponds with the Gateway East district more commonly. That is what has been developed in the Grand River and Meadowbrook area. In the case of Sakura Novi, the developer came in and requested TC-1. In analyzing that case, it was adjacent to the other Town Center districts. It was adjacent to TC on the west side, it was adjacent to the TC-1 on the south side across Grand River, and so staff reasoned that it did seem to make sense for that piece because it was contiguous and kind of filled out what was existing already. The current proposal is detached from the TC districts, and the surrounding properties are still zoned I-1. The Gateway language takes into consideration those transitional spaces. When allowing residential in the Gateway East district, it has to be at least five acres and there are a lot of other requirements that go along with that, that you don't have in the TC-1 district.

Member Avdoulos inquired whether the Future Land Use map showing the property as red, which incorporates that piece into that area, is something that should be considered. Senior Planner Bell responded that if some of those other adjacent parcels were to also be rezoned, it might make more sense if it was a larger area that was consolidated. Member Avdoulos responded that this seems like a floating piece, where it feels like spot zoning.

Initially Member Avdoulos thought that the proposal made sense because there is a residential development on the west side of the City owned area, and now a another similar development to the east side is being proposed and it could all be interconnected. However, there are issues with coming up with and bringing forward a concept plan that doesn't provide what the PRO is asking to provide. There is a lack of public benefit and development amenities. There is no consideration for the hardship that's going to be created for the adjacent properties. It is too much density. There's a lot there that has to be considered but it's just not at a point where Member Avdoulos can agree that this is a good idea, that will be a benefit and fit in accordingly. If something is being presented to the City as a PRO request, it should at least accommodate a lot of those requirements.

Chair Pehrson relayed going back to the eligibility comment made earlier, the City proactivity looking forward makes sense in his mind. All the requirements of the PRO have not been fulfilled. Chair Pehrson's recommendation is that while he agrees with the concept, there are a lot of details that have to be worked out to figure out how to make this successful and it is not there yet. There are way too many deviations to feel comfortable with, even at a very high level. Chair Pehrson thinks the applicant needs to go back and formulate a new plan that really starts to address the concerns.

Mr. Loughrin responded he appreciates and understands the comments made. To that vein, he heard a comment that the concept was just kind of thrown together. To be completely honest, he would have loved to come in front of the Planning Commission with just a concept discussion. A lot of cities do that,

basically a planning concept review. That is what Robertson was shooting for. They had to spend a ton of money just to get to this point to even understand if there's any willingness whether to allow residential. Mr. Loughrin thinks he hears some willingness both ways. He understands density and hears those comments loud and clear. Public benefits will certainly be vetted out and Mr. Loughrin would like to work with staff and the Planning Commission on some of those things. As far as future development goes, Mr. Loughrin is going to continue to bang the drum. Industrial is not what you want to see in the City; and while he shouldn't tell the Commissioners what it is that you want to see in your city, he believes this is going to turn over to better development.

To the last point regarding senior housing, Robertson would love to build senior housing and 100% agrees there's a demand for it. They cannot build single-story senior housing on the site as they cannot build a project to lose money. The economics won't work especially with a single level type of housing. They build a lot of single-story senior housing and would love to find a site in Novi to do that type of housing. It's very tough because you just can't get the density to make the numbers work.

Jim Clark added Robertson has heard the Planning Commission clearly that they don't want to encumber the future uses of neighbors, as well as the need for benefits, and there are some fundamental issues with the 52 units laid out. Robertson recognizes there is still a lot of work to do, but they needed to get something in front of the Planning Commission to get a read of whether there is support for residential development.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. **TOWNPLACE SUITES JSP18-66**
   Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5–story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Planner Ian Hogg relayed the subject parcel is part of the Adell Center Development, referred to as Unit 3. This is the fifth development, out of the nine proposed that is being presented to the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp and west of Novi Road. This Unit is located south of Adell Center Drive. It is currently zoned Town Center with a PRO, with the same zoning on all sides except for Heavy industrial which is to the west. There are a few regulated wetlands along the Southern boundary. A temporary impact of 1240 square feet will occur within the 25-foot wetland buffer.

The applicant is proposing a 5–story hotel with 120 rooms on Unit 3 of the Adell Center Development. The proposed site plan proposes associated parking and other site improvements.

The PRO agreement was approved by City Council on October 22, 2018. An amendment to the PRO agreement was approved on June 17, 2019. This project is subject to the conditions of the PRO agreement and the amendment. The Planning Commission initially approved the Preliminary Site Plan on June 26, 2019, but that approval has now expired. The Stamping Set approval expired in June 2023 and now the Site Plan once again requires Planning Commission approval.

The original approval and the amendment noted that certain deviations from the Ordinance requirements can be approved by the Planning Commission. The first one is to allow a reduction of loading zone area. The applicant stated that their typical delivery trucks are 'box-size' trucks, and a regular parking space is sufficient. The second item is to allow a transformer in the interior side yard instead of being required in the rear yard. It is located in the location shown due to its proximity to the electrical room. And finally, a landscape waiver to allow shrubs in lieu of required perimeter parking lot trees along the western property line, due to conflicts with the proposed underground storm water detention system.

CITY COUNCIL MINUTES

FEBRUARY 5, 2024 - EXCERPT

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, FEBRUARY 5, 2024 AT 7:00 P.M.

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

Member Staudt said he would like to add "Meadowbrook Road Speed Limit" to Mayor and Council Issues.

CM 24-02-19 **Moved by Smith, seconded by Casey; MOTION CARRIED: 7-0**

To approve the Agenda as amended.

Roll call vote on CM 24-02-19 **Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer**
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS:

Assessing Presentation - Jan Ziozios, Deputy Assessor

Deputy Assessor Ziozios introduced herself and explained she has been serving as the Interim Assessor for the past 19 months. She said she has 25 years of real estate experience and came from the fee appraisal world. She said she would provide a bird's eye view of the Assessing Department and what they do. The Assessor's primary responsibility is to annually inventory all taxable property within the city and to develop the true cash value, market value, of the property for the purpose of equitable distribution of the property tax burden. She said in Assessing, equitable and uniformity are extremely important. She said her team takes great pride in trying to strive to be equitable, uniform and fair in the tax assessments. The assessment role is something that takes place all year long and is the foundation of the City's budget. Nearly 70% of revenue for the general fund is from property tax revenue. She spoke about assessed value, which is 50% of market value. State equalized value is sort of synonymous with assessed value but is actually the final values after they've been approved at all levels. She explained that assessed value is always based on market value and developed on sales studios. Taxable value is simply a calculation. She spoke about property transfers and how uncapping works. She noted that taxable value can never be higher than assessed value. She said they often get to explain the uncapping process when a person buys a home from someone who has lived there for a long time. The taxable value of the seller will be low on the assessed value but

1. **Consideration of approval to award the Janitorial Services contract to Master Maintenance in the amount of $199,674.18 for a one (1) year contract with the option of two (2) one-year renewals.**

Mayor Pro Tem Casey said she noticed not every public building was included in the contract, namely the Library. She asked if there was a way to extend the contract to include all civic buildings, included. City Manager Cardenas said the Library has their own contract and he wasn't sure why they weren't consolidated. He wondered if it was because of the sheer number of buildings. Mayor Pro Tem Casey said she would appreciate exploring that going forward.

CM 24-02-21 Moved by Casey, seconded by Thomas: MOTION CARRIED: 7-0

Approval to award the Janitorial Services contract to Master Maintenance for $199,674.18 for a one (1) year contract with the option for two (2) one-year renewals.

Roll call vote on CM 24-02-21
Yeas: Heintz, Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy
Nays: None

2. **Consideration of approval to purchase (3) 2024 Ford F-350s from Lunghamer Ford, through the MiDeal Cooperative Purchasing Contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $231,242.00.**

City Manager Cardenas said this is a mundane item but staff is excited about it because we haven't been able to find a contract to jump on and finally purchase these vehicles.

CM 24-02-22 Moved by Thomas, seconded by Gurumurthy: MOTION CARRIED: 7-0

Approval to purchase (3) 2024 Ford F-350s from Lunghamer Ford, through the MiDeal Cooperative Purchasing Contract; and upfits to be completed by Truck and Trailer Specialties through the City of Rochester Hills RFP contract, in the amount of $231,242.00.

Roll call vote on CM 24-02-22
Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz
Nays: None

3. **Initial consideration of Planned Rezoning Overlay (PRO) eligibility of the request of Sakura Novi Residential, LLC, for Sakura East JZ23-41, to rezone from Light Industrial (I-1) to Town Center One (TC-1) on land located on the south side of Eleven Mile Road, west of Meadowbrook Road in Section 23. The applicant is proposing to utilize the Planned Rezoning Overlay option to rezone and develop a 45-unit multiple-family townhome development on approximately 3.5 acres of land. Under the PRO**

Ordinance, this initial review by City Council is an opportunity to review and comment on the eligibility of the proposal and give feedback to the applicant before they formalize their plans.

City Manager Cardenas said this matter does not seek an actual decision by City Council tonight. It is a preliminary look at the proposed PRO development. City Council recently amended to PRO to add a meeting where City Council could see a proposed development early in the process as opposed to the end after the other entities have opined. He said the applicant was present to give an overview of the development and address any questions Council may have and hear any input Council may have before the formal process kicks off at the Planning Commission.

Tim Loughrin, with Robertson Brothers Homes, said this is the second phase of the Sakura development which is just getting underway. He said they appreciate the opportunity to present as much information so they can get feedback from Council. They are calling it Sakura East and it's just west of Sakura on 11 Mile. He said it's currently zoned industrial, but they believe industrial manufacturing uses are not conducive to a downtown setting, which this is. The Master Plan designated this area as Town Center and they believe the site is better suited for transitional use, such as residential and already present in the immediate area. He said they believe office use is not optimal and gave statistics on vacant office space in the state. They believe it will feed the retail and other developments. He said they received good feedback from the Planning Commission and have made adjustments. They were from 52 townhomes to 45 and addressed issues with setbacks and open space to meet the density that is allowable under the Town Center provisions. He added that they are the same elevations as Sakura Novi because the whole point is for it to be an extension of it. It's only separated by a city-owned wetland, which they think is a fantastic amenity. He said there was plenty of connectivity and walking areas along 11 Mile. He said one thing they changed since the Planning Commission meeting was that there was no public benefit and that was important to the Planning Commission. He said they are willing to have conversations about what a public benefit looks like. They thought about a pedestrian connection from 11 Mile to Grand River and provide overall connectivity. He said they are still in the concept phase, but intend to have amenities such as benches, seating areas, community gardens, a covered veranda and open space. He said it was important to note that they have over 50% of the required open space requirement.

Mr. Loughrin said the master plan calls for this area to be zoned Town Center and they are proposing residential. He said there was potential for bringing a ring road into the area and they think that's a good thing because it will bring more activity to the area. He said it's the missing middle town home with attached garages ranging from 1,300 to 1,600 square feet. He said almost half the site is open space. He said they reduced the density after the Planning Commission comments and spoke about the room count. They are also now meeting all the setbacks. He added that they don't have any neighbors because its surrounded by a wetland, a gravel road, and a cell tower. He said they are aware of some deviations that have been pointed out in the landscape and they will work on meeting those requirements. He spoke about the public benefit. He addressed

one comment about using the site to build a senior living facility. He said it takes a lot more land and it would not work. He showed the renderings and said it would be a beautiful community. He explained the units are not stacked. Each enters through a private garage with dining and living on the second floor, and bedrooms on the third. He said he looked forward to getting feedback and their thoughts on if it's appropriate land use.

Member Gurumurthy said she was glad to see the changes made since the Planning Commission. She said there was a 62% deficiency in multi-family unit trees and only 59 were provided but 156 are required and she would like to see that addressed. One of the public benefits she saw was the sidewalk and she wanted to see that be the required 12.5 feet, but it was only 6 feet. She stated the cost wasn't clear but wanted that clarified.

Member Heintz said he was curious if there were other elements of the adjacent wetlands they could work with. It seems to be an attractive piece for homeowners. Mr. Loughrin said they don't own it, the City owns it. He said they took some liberties in putting the walkway in it as a recommendation of what could be a public benefit. Perhaps there are things they could do like better access to it for the public, but he hadn't thought about that. He said they want to make this a focal point and a bit more natural. She said there are things they can look at to enhance the area if the City is willing to and wants them to do something like that. Member Heintz said there was value in wetlands, and he wondered how that worked into everything.

Member Staudt said he was at the Planning Commission meeting and wasn't impressed. He said they've taken a big step forward. He asked what the urgency was. He's been watching Sakura for a long time, and he wasn't excited by them pulling permits and having nothing built other than roads and utilities. Mr. Loughrin said there was a lot of urgency to start going vertical at Sakura Novi. They've had challenges in getting the building permits but there is 100% urgency. He said as far as this site, it's sat on the market for a long time, and they are looking forward to moving forward with the project. Member Staudt asked why they went the PTO route instead of a straight rezoning. Mr. Loughrin said the zoning ordinance is fairly antiquated and doesn't fit for the town home style development. Member Staudt said it's a small piece of property and there aren't a lot of units on it. He didn't see much opportunity to provide much public benefit. He said it was vanilla. The amenities aren't a public benefit, they are for the people who are renting. He asked why they chose apartments instead of condos. Mr. Loughrin said it was a continuation of Sakura Novi and those are rentals as well. Member Staudt asked if they would be using the same materials and façade. Mr. Loughrin said yes. Member Staudt said the property next to it is nice wetlands and it could be dramatically cleaned up. He said if there was any opportunity to work with them on that, it would be a real community benefit. He said when he thinks of community benefit, it's that residents can come from other places to use it. He didn't see anything on the 3-acre plot that would be a benefit to our residents. He said they weren't the first people to say that Novi has a shortage of apartments, but that's not the case. They are facing a lot of new building in Novi, and they don't want a bunch of vacancies. He would like to see Sakura Novi built out and this afterward. He said he'd be disappointed if this was built before the rest of it gets done.

Mr. Loughrin said that wouldn't happen. Member Staudt said they've made a big improvement by reducing the number of units and clearing up some space. He said this was an area that could handle additional apartments.

Mayor Pro Tem Casey made a general comment that they are seeing an increase in the number of rental units that are being proposed to the City. She thought it was about a third of the housing stock and she said she feels ok with that now but was nervous about it growing. She said she believed multi-family is an opportunity for the city but was concerned at the percentage of rentals. She asked Planning staff about a line in the documentation that speaks to some concerns about rezoning this land as residential and having an impact on the surrounding properties. Planner McBeth said the properties that are adjacent are zoned Light Industrial and have certain benefits if they're not abutting a residential zoning district but have a slight disadvantage if they are. The uses that exist can stay there, but if another use wanted to come in, they might be subject to height restrictions, additional berming requirements, etc. Mayor Pro Tem Casey said she wanted them to understand what the impact would be to others if we enable and allowed residential to come in. Mr. Loughrin said there weren't any other industrial uses that could go on this site. He said they couldn't rezone it to anything other than that if they want to build industrial. He said they are providing a buffer and didn't understand what they were trying to buffer from. Mayor Pro Tem Casey said there is still an opportunity for additional development to the east. Even though it's a parking lot now, it might not always be. She said she thought putting multifamily there was appropriate. She said there were some big deviations, and she would not support any of the landscaping deviations. She expected the deviations to be small. She said there may be a road to the east, so if they have the opportunity to continue to develop the screening that they would need to put on from a berm and screening perspective. She said to the west they can decide how much screening to block the road and that can limit the benefit of having the wetlands there. She reiterated there is the possibility of a road going in, so take that into consideration. She said that gives them the opportunity to address any tree deficiencies. She said if they weren't considering a road, the pathway was interesting. She added that would be more for the residents than the general population. She said she was intrigued by the idea of doing something with the wetland because that feels more like a public benefit. She said as of now, she didn't feel that they've offered up a true public benefit.

Member Smith said one of the goals that Council has talked about is small parks. The east side of Novi is short on parks. He said anything that could be done with the wetland, he was interested in. He said he noticed a comment about lead standards and the building materials, but it didn't provide the answer. He said he was interested in seeing them meet very high environmental standards to make sure they're using energy and water efficiently.

Member Thomas said his colleagues have pointed out everything. She wanted to reiterate the public benefit aspect. She said what stood out was the deficiency in trees and screening. If it remained the same, she would not support the project. She said it is important we do our best to enhance the environment. Mr. Loughrin said there isn't a lot

of opportunity to put a lot more trees in. He wasn't sure if they would be deficient, but they plan to provide more berms and landscaping to meet those requirements.

Mayor Fischer said there were some comments in the packet about room count that confused him. He asked Planning staff to walk him through that piece of the ordinance and how it changed since the Planning Commission. Planner Bell explained they were previously proposing 52 units and now have 45. The definition of a "room" in the ordinance is anything that can be counted as a potential bedroom. The ordinance provides a calculation that determines the maximum number of rooms allowed. She added that Council is not permitted to approve deviations and density under the PRO ordinance. Mayor Fischer asked the applicant how many parking spots are required and how many are proposed. Mr. Loughrin said he didn't have the exact number but because they also have garages, they meet the requirement. Mayor Fischer said he was concerned about people having parties and there being enough parking. Mr. Loughrin said the unit has a two car garage and there seemed to be about 25-30 guest parking spots. Mayor Fischer said he lived in a similar community to this in the past and the number of off-street parking was not acceptable and did not live up to the capacity of what was going on. He said he would keep an eye on the off-street parking because he didn't know where people would be able to park. That could cause some real issues. He echoed the comments of a previous speaker about the concern of the number of rental units in Novi. He asked if he would comment on why they don't want some sort of owner-occupied portion of Sakura. Mr. Loughrin said they build more for sale than rental and its's something they could look at. He said the desire would be to use the assets they have and expand on it. He added that there is a lot for sale coming which would be competition. He said Novi has a diverse population that does need this type of missing middle housing. Mayor Fischer said he was concerned that we're reaching a saturation point with rental units. He said he understood these are purely livable quarters and these people would rent from Sakura Novi. He asked if they would have access to the amenities. Mr. Loughrin said yes, they would have access to everything. Mayor Fischer said if this wasn't a component of Sakura Novi, he would be able to support it. He said something neat could potentially be done if we're able to construct something with the city property in the middle, but we're never in the business of telling you what to do for public benefit.

Mr. Loughrin said this was great feedback and he liked hearing about the willingness to let them look at the wetlands because it could be a win-win.

City Council adjourned for a break at 8:58 p.m. and returned at 9:05 p.m.

4. Approval of Letters of Understanding with City of Novi Collective Bargaining groups for a one-time Cost-of-Living Adjustment (COLA).

City Manager Cardenas explained that City Administration has been looking for a way to ease the financial impact of high inflation that the employees have been dealing with for well over a year. In addition to assisting and recruiting new employees in a tough labor market over the past couple years, we've seen a striking number of departures from all

PLANNING COMMISSION MINUTES

EXCERPT 10/16/2024

PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
October 16, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Absent Excused:	Member Dismondy
Staff:	Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Planner; Humna Anjum, Plan Review Engineer; Ben Nelson, Plan Review Engineer; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Becker led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Becker to approve the October 16, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE OCTOBER 16, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda Removals and Approvals.

PUBLIC HEARINGS

1. **22615 NOVI ROAD WOODLAND PERMIT PBR24-0106**
   Public hearing at the request of Anywhere Lombardo LLC, for a Woodland Use Permit for 22615 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the

in front of the Feldman dealerships. He lives very close to there and it happens quite regularly.

The other thing for public benefit is KIA already has an existing building and employees, so quoting the public benefit of new employees would have to subtract how many are currently employed and what's the total employment in your new building. Otherwise, that's kind of a misstatement of fact.

Grand River is between Haggerty and Novi Road is all car dealerships, so it certainly does fit. It's probably better than what might be built on the former Glenda's property.

Member Becker would recommend that the applicant look into building up the public benefit with real numbers and terms.

Member Verma had two concerns, which have already been addressed. One was the loading and unloading of vehicles, and the other was the lighting.

Member Roney stated that it seems Novi has an auto corridor along Grand River, with about seven dealerships there, so this is very fitting. He is in favor of the project. The Glenda's property has been looking pretty bad for a number of years now. It was a good improvement to get the old structures removed and the lot cleaned up, but it still needs some love. He is not sure if the sidewalk is enough of a benefit. There may be opportunities with bus stops along Grand River.

Member Avdoulos agrees that the proposal is compatible with what that area of Grand River is known for. The applicant has provided a great graphic that shows the lighting calculations along the property line to be one foot candle or less. That graphic could be made available to the resident who had concerns about the lighting.

The hedge and sidewalk along Joseph Drive is a nice addition. Maybe there is a way to talk to the City to help mitigate the speeding down Joseph as a public benefit, possibly with speed bumps.

Member Avdoulos would like to better understand the acoustics in terms of any noise emanating from the dealership for the residents. Most of his other concerns have been addressed.

Chair Pehrson stated he agrees with the Planning Commissioners comments. He would also suggest looking into other dealerships that abut residential to get feedback from those residents relative to their experience being next to a dealership as well as any available empirical data that exists relative to security surrounding car dealerships to help the residents feel more comfortable. The language in the PRO document should include emphasis on not driving down Joseph for any test drives or unloading in the center lane of Grand River Avenue.

This agenda item was discussed, but a motion on the item was not required.

6. **JZ23-41 SAKURA EAST PRO PLAN WITH REZONING 18.743**
   Public hearing at the request of Sakura Novi LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Light Industrial to Town Center One with a Planned Rezoning Overlay. The subject site is approximately 3.5-acres and is located south of Eleven Mile Road, west of Meadowbrook Road (Section 23). The applicant is proposing to develop a 45-unit multiple-family townhome development.

Senior Planner Bell stated the applicant is proposing to rezone about 3.5 acres south of Eleven Mile Road, to the west of Meadowbrook Road, utilizing the Planned Rezoning Overlay (PRO) option. The existing development to the east is largely office developments, with some vacant parcels to the west. The City's public works and police training facility is to the north, and a Verizon cell tower is located on the property to the south.

The current zoning of the property is I-1 Light Industrial as are the properties surrounding the site.

The Future Land Use Map identifies this property and those around it in red hatch as TC Gateway, which

would be consistent with the Gateway East zoning district. East of the site is planned for Industrial Research Development and Technology, and to the north is public facilities.

The natural features map shows there is a small wetland area in the southwest corner of the site. The wetland survey provided by the applicant confirms this feature.

The applicant is proposing to utilize the Planned Rezoning Overlay to rezone the property to TC-1 Town Center 1. The PRO plan shows a total of 45 attached townhome units on the site, which was reduced from 52 on the original plan. The development is accessed by one entrance off Eleven Mile Road. A secondary emergency access drive to the office development to the east is shown. Parking is provided in garages, on the garage aprons, and a few small bays of surface parking.

The Town Center districts require development amenities to be provided, which have been added to the plans. There are three gathering spaces: one multi-purpose field, one open space area between the buildings, and one area with outdoor furniture, grill and a firepit on the west side. The plan exceeds the requirements for both general open space and usable open space by a significant amount. There are also no impacts to the existing wetland area proposed.

Landscaping was previously a concern, but the applicant has addressed those issues, and the plan now meets the requirements of the Ordinance for number of landscaping trees.

Based on City Council's suggestion during the initial review, the applicant is proposing to design and construct a wetland overlook amenity on the City's wetland property as a public benefit. The concept drawing shows a crushed granite pathway from the 11 Mile sidewalk to a wider area overlooking the pond with benches, accent boulders, a stone retaining wall with a guardrail, and landscaping. The City's Parks and Recreation Director has expressed an interest in having the overlook in the area east of the wetland so that in the future this could be expanded to create a larger park area. The applicant's consultant identified Site A as the preferred location for the overlook based on views to the open water and minimal impact to gain access to the proposed pond overlook. There was concern that placing the amenity on the east side (Site B), it would be less visible and potentially less secure due to lack of visibility. Site A is also more readily accessible from the existing public sidewalk along 11 Mile Road. Previously the applicant had proposed a multi-use pathway on the City parcel that would provide a connection between 11 Mile Road and Grand River, which has since been removed.

The applicant has stated they chose the TC-1 district to be consistent with the Sakura Novi development under construction to the west. They state that this project is an extension of Sakura Novi, and future residents would be able to enjoy the amenities that the larger Sakura Novi development offers. Between this site and Sakura Novi there is a 7-acre parcel of land owned by the City which is largely occupied by a wetland. There is an existing sidewalk along 11 Mile, but the distance between the nearest entrances is over 1,000 feet.

Rezoning to the TC-1 category would permit the use proposed, however that zoning district is not in compliance with the current Master Plan designation as TC Gateway. The corresponding Gateway East district is intended as a transitional zoning into the Town Center area, allowing office, retail, financial, and restaurant uses as principle permitted. Residential uses are only permitted under the Special Development Option, which requires a minimum parcel size of 5 acres, and has requirements for buffers and screening between uses.

Staff and consultants have identified some issues with the proposed rezoning and PRO Plan. First, the zoning district indicated does not match the Future Land Use map guidance but does correspond to the nearby original Sakura Novi development.

Staff had previously mentioned concerns with the compatibility of the proposed use and buffering from the adjacent uses that will remain I-1 Light Industrial. Being adjacent to a residential development will require additional setbacks or other restrictions, which can be an added burden to surrounding non-residential landowners. Certain uses that were considered principal permitted become Special Land Use when adjacent to residential uses, and other uses are simply not permitted in the I-1 district when adjacent

to residential. I-1 landowners would also be responsible for providing the 10-15 foot berm unless sufficient screening and buffering is provided on the proposed site. The applicant has revised their plan to increase the landscape screening along the eastern property line and added a fence and landscaping to the southern property line.

The traffic study notes that the number of residential units proposed would likely result in fewer vehicle trips compared to a Light Industrial development. Engineering notes there is capacity for the water and sewer demands for the proposed use, and stormwater detention is to be provided in underground systems. The buildings proposed have the same facades as were previously approved for Sakura Novi.

The request to rezone includes the condition to limit the use of the property to the use and number of units indicated on the site plan, which would provide restrictions, unless the agreement is amended. Additional conditions proposed include a limitation on building height and exceeding the open space requirement. The draft motion sheet includes a full list of proposed conditions and deviations requested.

Tonight, the Planning Commission is asked to hold the public hearing, and to make a recommendation to City Council on the PRO Plan. Following the Planning Commission public hearing, the project would then go to City Council for its determination of approval.

The applicant Tim Loughrin from Robertson Brothers is here representing the project tonight. Staff is also available to answer questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Tim Loughrin from Robertson Homes introduced other members of the Sakura team – Phil Kim, Scott Aikens, and Bruce Yeager. The Sakura team is very excited about the Sakura project, there is a lot of progress going on. They are excited about this project as well, which they see as basically the last phase of Sakura development.

Last time the Sakura team was before the Planning Commission, they had some work to do. They have worked with staff to get their support on the project and have made some improvements since the last time they were before the Planning Commission.

The landscape buffering to the south was a big issue. To the south is zoned I-1, although the Master Plan calls for it to be TC Gateway in the future. So, from the letter of the law, it needed a lot of landscape buffering, which has been done. There is a double row of planting with additional trees and a fence. The Sakura team met with planning and landscape staff and addressed outlying issues at this point.

The density has been reduced from 52 units down to 45 units.

Another improvement is an added public amenity that was born out of the City Council meeting. The prior pedestrian pathway did not get much traction. City Council want something done on the City owned wetland site, which Mr. Loughrin thinks is a great idea. It is located based on the recommendation of the Sakura consultant. They wanted to keep it low impact. One of the directions from City Council was not to make it just about Sakura, but a Novi public amenity for everybody.

As far as open space is concerned, three distinct areas were added. These were not really defined the last time Sakura was in front of the Planning Commission. Almost half of the site is open space, so there was some space to work with. It's a small site, it's 3 1/2 acres but we are providing three active areas with benching, lighting, phone chargers, grills, fire pits, really things that you'd expect in a community like this.

Why residential here? There have been a lot of comments from staff about it not being an appropriate use because it's zoned industrial. The Master Plan identifies use as future TC Gateway and specifically calls out residential in that area. You want to see this be part of that Town Center area, which is great planning. Residential is perfect for that site. You're never going to get an industrial user or office. This is bringing people into the Town Center area.
The center green area has underground detention so that is why there are no trees there. The Sakura

landscape architect did a fantastic job working with staff to get it to this point. There will be a lot of buffering along 11 Mile and buffering to the south. So, it is a lot greener than was seen before and a lot more amenities.

From a connectivity standpoint, again we see this as just a connection of Sakura Novi. The leasing office will be from Sakura Novi, all the platforms that will be part of Sakura Novi will be part of this.

In summary, it is a very small site, barely 3 acres, with 45 units. It certainly works at that density there, we call it missing middle. That's a term that gets thrown around all over the place, but it is important communities do really kind of strive for this type of housing. It is very expensive to buy homes. It's very expensive to rent homes as well, but in this case with this missing middle, it's something that people are looking for in the Novi community. There has been a lot of interest in Sakura Novi, and we haven't even opened for leasing yet, although we're very close. The units are 1,300 or 1,600 square feet with a two-car garage. The floor plans and elevations are the same as Sakura Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Paul Stoychoff stated he is the representative of the estate of Eleanor Stoychoff. This parcel is the last from his mother's estate. His parents had been trying to sell the property for over 25 years. They used to own property from Grand River all the way to 11 Mile, including the Saratoga Trunk restaurant property. They've sold off property in their retirement piece by piece. They sold the restaurant in 1983 and then they sold the ten acres where the communication tower is at in 1986. This parcel remains the only parcel unsold as it has not been able to be sold as Light Industrial.

Mr. Stoychoff requests that the Planning Commission approve the application. The builders have been very conscientious in working with the City and addressing their concerns. The land has been up for sale for a long time. This project complements the Sakura Novi project. It will be quite desirable and sell like hotcakes.

Brian Gargaro stated he is the real estate agent representing Mr. Stoychoff's nephew, who owns the east parcel. The property has been for sale for seven years and has had zero interest in it as an industrial use. He agrees with everything Mr. Stoychoff stated. The market is the ultimate arbiter of price, use, and demand for a property and the market is telling us loud and clear that the current industrial zoning is obsolete for this parcel. It further indicates that the highest and best use would be for residential use.

Seeing no one else, Chair Pehrson requested Member Lynch read the correspondence received on the matter. There was one response received in favor from Mr. Stoychoff who just spoke.

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

Member Lynch thanked the applicant for taking previous comments to heart. It looks like a good project; the amenities look good, he doesn't have any issues. Member Lynch inquired how the public would know that the park area is public and not private to Sakura residents. Mr. Loughrin responded that signage would be proposed at the front that makes it clear it is a City park, he will work with the City staff on that.

Member Becker inquired to staff regarding concern expressed about putting a residential property next to I-1, which would impose further setbacks and limit what the I-1 property owner could do. Senior Planner Bell responded that is true, I-1 parcels would need a 100-foot setback, but noted that the existing Gateway Townhomes are adjacent. The Verizon tower property is also adjacent. It may not be an issue unless or until the Verizon cell tower land is every redeveloped. The Sakura East plan has reinforced the screening to the south, but that would not help with the setback requirement for the I-1 parcel.

Member Becker stated that initially he was not in favor, it seems more like a satellite than an extension for Sakura Novi, however he is now in favor of the project.

Member Verma stated the project looks good; he is in favor.

Member Roney stated he is in favor of the project.

Member Avdoulos stated he likes the fact that the project is becoming more cohesive. With the same architecture and aesthetics, it will be recognized as one development.

Motion to recommend approval to City Council to rezone the subject property for JZ23-41 Sakura East from Light Industrial to Town Center made by Member Avdoulos and seconded by Member Lynch.

In the matter of JZ23-41 Sakura East, with Zoning Map Amendment 18.743 motion to recommend approval to City Council to rezone the subject property from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay Concept Plan.

A. The recommendation includes the following ordinance deviations for consideration by the City Council, for the reasons noted:
1. **Allowable Number of Rooms (4.82.2.B): Planning deviation from Section 4.82.2.B to allow an increase in the number of rooms permitted on the property up to 225 rooms.**
2. **Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5 foot wide sidewalk required in the TC-1 District on a non-residential collector road, as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area.**
3. **Pedestrian Connectivity (Sec. 3.8.2.G): Planning deviation to allow a 5-foot sidewalk along the west side of the entrance driveway only, since it is a relatively small development and areas to the east do not have many walkable destinations.**
4. **Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii and iii. for the lack of a berm between the site and adjacent industrial properties, as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.**
5. **Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site, where the ordinance requires a major drive to be 28-feet back-to-back width, as the site has a relatively low number of trips.**
6. **Section 9 Waiver (Section 5.15): Façade deviation from Section 5.15 to permit the underage of brick (26% proposed, 30% required) on the front façade, and the overage of Cement Fiber Siding (58% proposed, 50% allowed) on the side facades of the Matsu building style, as the deviation is minor and does not adversely impact the aesthetic quality of the building.**

B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
1. **The height of the buildings will be limited to 35 feet. The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.**
2. **The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.**
3. **The total open space of the site will exceed the 15% requirement, with no less than 48% provided, which exceeds the ordinance requirements.**
4. **The distance between buildings will be a minimum of 15 feet.**
5. **No more than 7 units would be in a single building, which is more limiting than the ordinance allows.**

C. This motion is made because the proposed Town Center One zoning district is a reasonable alternative to the Light Industrial District and fulfills the intent of the Master Plan for Land Use, and because:
1. **A reduction in traffic compared to development under the current zoning. The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.**

2. **The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district, with approximately 45% shown.**
3. **The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.**
4. **Preservation of the on-site wetland. The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.**
5. **A publicly accessible wetland overlook amenity to be provided on the City's parcel to the west, as shown in the PRO Plan.**
6. **The detriments to the City from the multiple family development as proposed are not substantial overall, so while the benefits to the public of this proposed use resulting from the conditions above are somewhat minor, they do tend to outweigh the detriments.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FOR JZ23-41 SAKURA EAST FROM LIGHT INDUSTRIAL TO TOWN CENTER MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. **APPROVAL OF THE SEPTEMBER 11, 2024 PLANNING COMMISSION MINUTES**

   Motion to approve the SEPTEMBER 11, 2024 Planning Commission minutes.

ROLL CALL VOTE ON MOTION TO APPROVE THE SEPTEMBER 11, 2024 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward. Seeing no one, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the October 16, 2024 meeting made by Member Lynch and seconded by Member Becker.

VOICE VOTE ON MOTION TO ADJOURN THE OCTOBER 16, 2024 PLANNING COMMISSION MEETING MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER. *Motion carried 6-0.*

Meeting adjourned at 9:22 PM.

*Actual language of the motion sheet subject to review.

REZONING TRAFFIC IMPACT STUDY

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

MEMO

VIA EMAIL tloughrin@robertsonhomes.com

To:	**Tim Loughrin** **Robertson Brothers Homes**
From:	**Julie M. Kroll, PE, PTOE** **Fleis & VandenBrink**
Date:	**April 22, 2024**
Re:	**Proposed Sakura East Residential Development** **Novi, Michigan** **Rezoning Traffic Study**

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for a proposed residential development in the City of Novi, Michigan. The project site is located adjacent to the south side of Eleven Mile Road, approximately ¼ west of the Meadowbrook Road intersection in Novi, Michigan, as shown in **Figure 1**. The proposed development is located on approximately 3.5 acres that is undeveloped and will include construction of 45 Townhome units. As part of this development project, the subject property is proposed to be rezoned from the existing I-1 (Light Industrial) to Planned Rezoning Overlay (PRO) with underlying TC-1 (Town Center-1) zoning.

FIGURE 1: SITE LOCATION MAP

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

This RTIS was performed in accordance with the requirements outlined in the *City of Novi Site Plan and Development Manual*. Included in this RTIS are background information, description of the requested use, trip generation analysis, and available traffic counts within one mile of the subject property. Sources of data for this study include MDOT, Southeast Michigan Council of Governments (SEMCOG), and ITE.

BACKGROUND INFORMATION

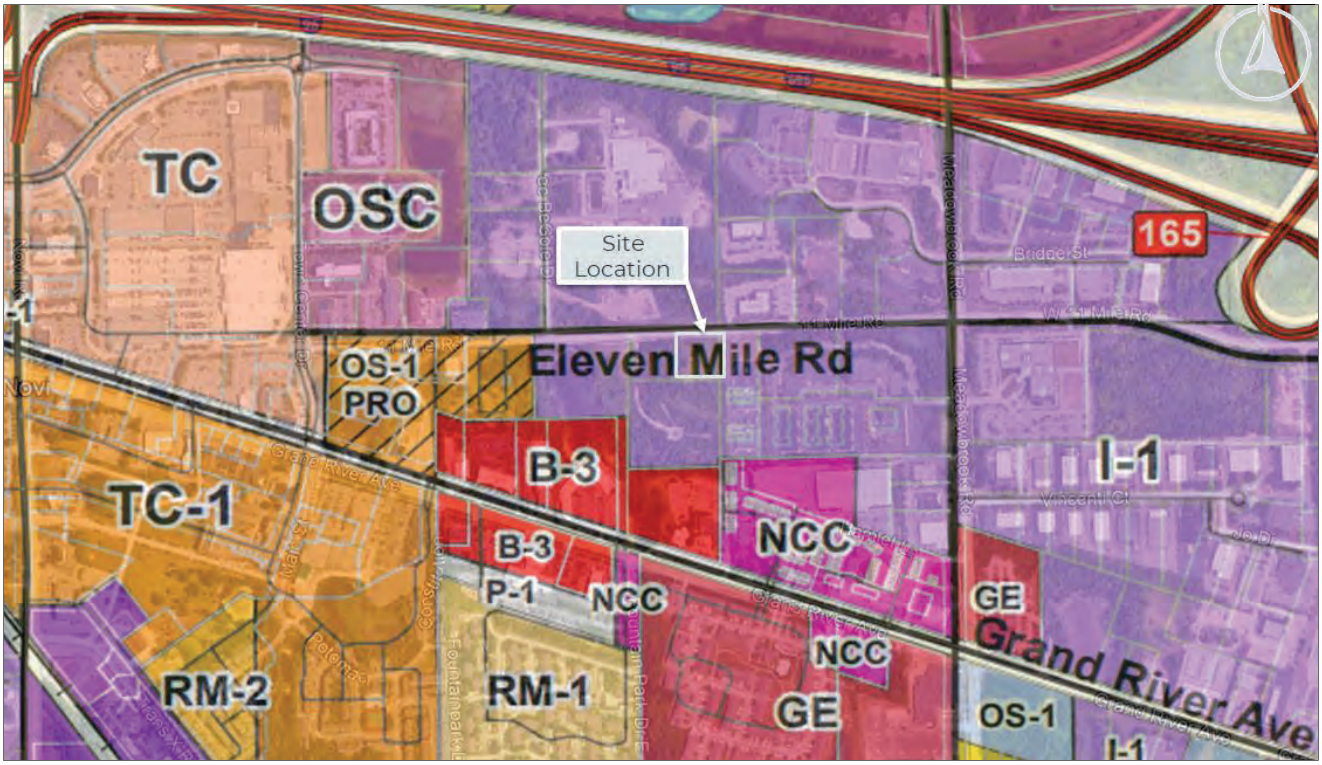
The project site is located adjacent to the south side of Eleven Mile Road, approximately ¼ west of the Meadowbrook Road intersection in Novi, Michigan. Site access is proposed via one driveway on Eleven-Mile Road and shared access with the development east of the site. Eleven Mile Road runs generally in the east and west directions and is under the jurisdiction of the City of Novi. Additional roadway information[1] is summarized in the table below and attached.

TABLE 1: ROADWAY INFORMATION

Roadway Segment	Eleven Mile Road (Town Center Drive to Meadowbrook Road)
Number of Lanes	3 (1-lane each direction and TWLTL)
Functional Classification	Major Collector
Posted Speed Limit	35 mph
Traffic Volumes (MDOT 2023)	4,442 AADT

The project site is located on the south side of Eleven Mile Road, north of Grand River Avenue, and currently zoned as I-1 (Light Industrial). Adjacent to the east side of the project site are several small offices and small businesses. The remaining property adjacent to the site is currently undeveloped. The adjacent land uses and existing zoning are shown on **Figures 2 and 3**.

FIGURE 2: EXISTING ZONING MAP



[1] Source: Southeast Michigan Council of Governments (SEMCOG)

FIGURE 3: ADJACENT LAND USE MAP

DESCRIPTION OF REQUESTED USE

The proposed project includes the development of 45 townhome units. The proposed development is located on approximately 3.5 acres of undeveloped property. As part of this development project, the subject property is proposed to be rezoned from the existing I-1 (Light Industrial) to Planned Rezoning Overlay (PRO) with underlying TC-1 (Town Center-1) zoning.

TABLE 2: ROADWAY INFORMATION

PROJECT SUMMARY	SAKURA EAST
PROJECT TYPE	Residential
UNIT TYPE	Townhomes
NUMBER OF UNITS	45
LAND AREA	3.5 Acres
EXISTING ZONING	I-1 (Light Industrial)
PROPOSED ZONING	PRO (TC-1)
PROJECT PHASING	None
FUTURE EXPANSION	None

TRIP GENERATION

A trip generation comparison was performed to evaluate the maximum potential development plan under the existing I-1 zoning, as compared to the proposed PRO site plan. The City of Novi Zoning Ordinance describes the land uses permitted by-right under the existing I-1 zoning. In order to determine the maximum site trip generation potential under the existing and the planned rezoning overlay (PRO), the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*.

The Ordinance definition of uses permitted under I-1 zoning includes several categories: general light industrial, manufacturing warehousing, medical and general offices, and veterinary clinics. Review of the corresponding ITE land use descriptions indicates that General Light Industrial (LUC 110), Manufacturing (LUC 140), General Office (LUC 710), and Medical-Dental Office (LUC 720) uses best match the uses defined by Ordinance and the size of site parcel. The maximum trip generation potential of the subject site was forecast for the existing I-1 zoning and was compared to the projected trips generated by the proposed development. The trip generation forecasts are shown in **Table 3**.

TABLE 3: TRIP GENERATION COMPARISON

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (I-1)	General Light Industrial	110	83,400	SF	364	54	7	61	5	30	35
	Manufacturing	140	83,400	SF	516	46	14	60	17	38	55
	General Office Building	710	30,000	SF	407	52	7	59	10	51	61
	Medical-Dental Office Building	720	30,000	SF	1,181	65	17	82	36	83	119
	Max for Existing Zoning (I-1)				*1,181*	*65*	*17*	*82*	*36*	*83*	*119*
Proposed PRO	Single-Family Attached Housing	215	45	DU	292	5	13	18	14	9	23
Difference					-889	-60	-4	-64	-22	-74	-96

CONCLUSIONS

- The results of the trip generation comparison indicate that the proposed PRO will generate *less* trips than the potential trip generation associated with the existing zoning.
- The proposed PRO will have less impact on the adjacent roadway system than the potential use of the property as currently zoning.

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

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Digitally signed by Julie M. Kroll
Date: 2024.04.22 11:52:13 -04'00'

Attached: Site Concept Plan
Traffic Volume Data
SEMCOG Roadway Data

Site Data:

Gross Site Area:	3.50 Ac.	Parking:	
Net Site Area:	3.13 Ac.	Garage Parking:	68 spaces
Proposed Units:	45 Units	Apron Parking:	68 spaces
1 Car Townhomes:	22 Units	Guest Parking:	21 spaces
2 Car Townhomes:	23 Units	Parking Distribution:	3.49 spaces / Du.
Proposed Density:	14.38 Du. / Ac.		
		Road Width:	24'
Building Setbacks:		Road Length:	976 LF
Front Yard:	17' min.	Road Length per Unit:	21.69 LF / Du.
Building Separation:	15' min.		
		Open Space:	1.42 Ac.
		Open Space Percentage:	45.37%

Site Plan Rendering

Sakura East
Novi, Michigan
Robertson Brothers Homes

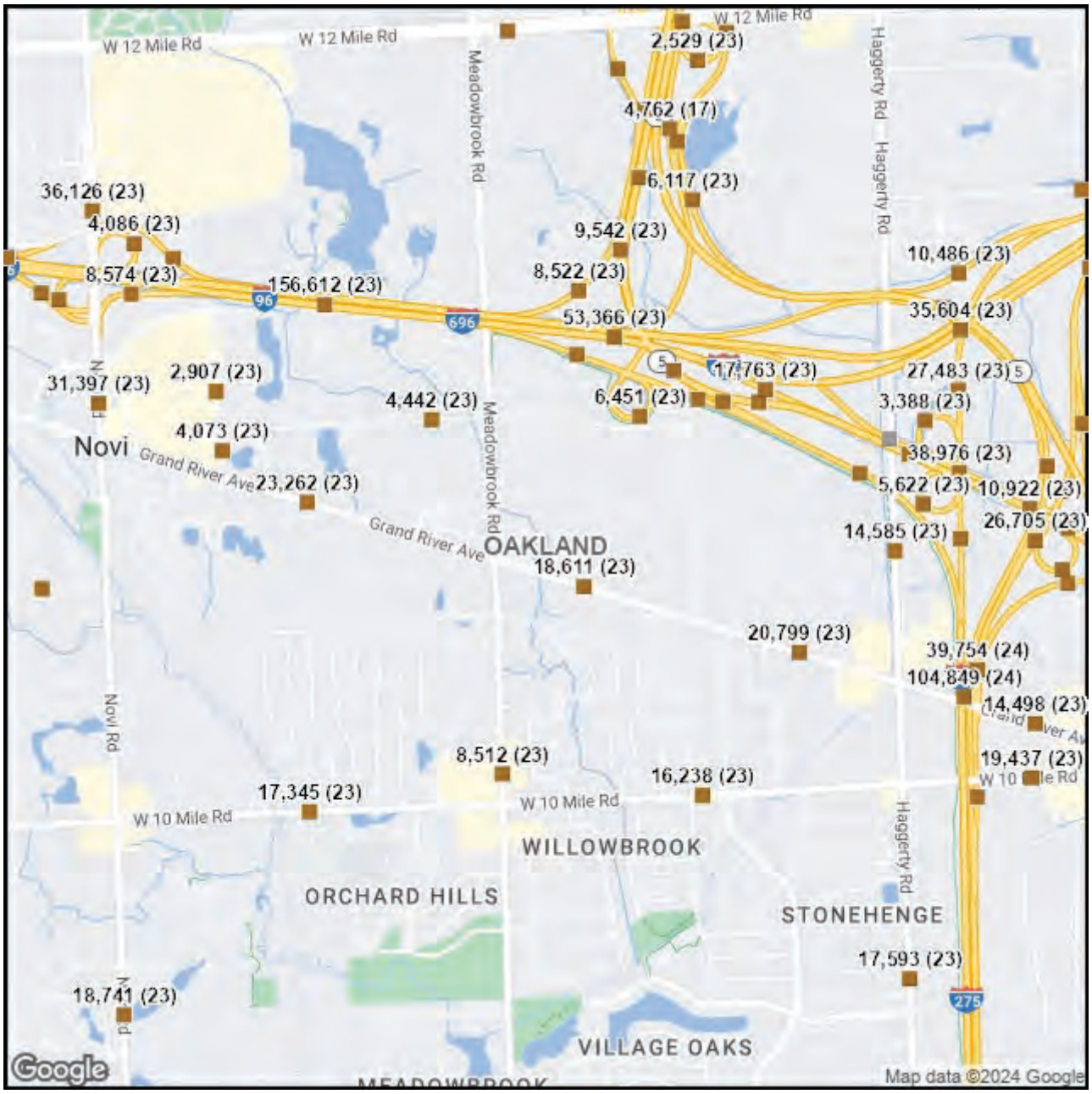
January 2024

Prepared By: Land Design Studio
750 Forest Avenue - Suite 101
Birmingham, MI 48009
(248) 594-3220

Prepared For: Robertson Brothers Homes
6905 Telegraph Road - Suite 200
Bloomfield Hills, MI 48301
(248) 657-4968

0 10' 20' 40' 60' 100'

North



0 3000 6000

Feet

TCDS Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM
- Inactive Location
- State Owned

MDOT Michigan Department of Transportation

4/22/2024

SEMCOG | Southeast Michigan Council of Governments

Crash and Road Data

Road Segment Report

11 Mile Rd W, (PR Number 657010)

From:	Town Center Dr 0.000 BMP
To:	Meadowbrook Rd 0.707 EMP
Jurisdiction:	City/Village
FALINK ID:	2171
Community:	City of Novi
County:	Oakland
Functional Class:	5 - Major Collector
Direction:	2 Way
Length:	0.707 miles
Number of Lanes:	3
Posted Speed:	0 (source:)
Route Classification:	Not a route
Annual Crash Average 2018-2022:	2
Traffic Volume (0)*:	
Pavement Type (2022):	Asphalt
Pavement Rating (2022):	Fair

* AADT values are derived from **Traffic Counts**

Street View