BEACON HILL
JSP15-08 with Rezoning 18.710

BEACON HILL JSP15-08 with Rezoning 18.710

Public hearing at the request of The Ivanhoe Companies for Planning Commission's recommendation to the City Council for rezoning of property in Section 12, located on the northeast corner of Twelve Mile Road and Meadowbrook Road from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) and B-3 (General Business), or any appropriate zoning district, with a Planned Rezoning Overlay (PRO). The subject property is approximately 21.13 acres and the applicant is proposing a 42 unit single family residential development with frontage on and access to Meadowbrook Road, up to 22,000 square feet of commercial space with frontage and two access drives on Twelve Mile Road, and an open space/park area at the corner of the intersection.

REQUIRED ACTION

Recommend to the City Council approval or denial of rezoning request from RA to RM-1 and B-3 with a Planned Rezoning Overlay

REVIEW	RESULT	DATE	COMMENTS
Planning	**Postponement recommended**	08-15-15	• **Several outstanding issues from staff and consultant review letters;** • **Complete list of benefits and conditions should be provided for review by the Commission (see attached response letter for summary);** • **Consideration of an alternate rezoning category may be appropriate;** • **Additional exploration of development density, public benefits and neighborhood compatibility is warranted.**
Engineering	**Approval not recommended**	08-06-15	• **Provide stub streets to the subdivision boundary at intervals not to exceed 1300 feet, or seek a DCS variance.** • **Provide a pathway connection to the parcel to the east and the parcel to the north.** • **Provide additional information regarding water main and sanitary sewer stubs, storm water runoff and detention volume calculations, and additional details regarding secondary emergency access.** • Items to be addressed on the next site plan submittal
Landscaping	Approval recommended	07-31-15	• **City Council approval for deviation to minimum required landscape berm requirement between residential and commercial uses.** • Items to be addressed on next plan submittal
Traffic	**Approval not recommended**	08-03-15	• **Applicant has requested a waiver of the required Traffic Impact Study (City's Traffic Engineering Consultant is not in favor of the**

			requested waiver) • Items to be addressed on next plan submittal
Wetlands	**Approval not recommended**	08-03-15	• City of Novi Wetland Minor Use Permit and Authorization to Encroach is required, MDEQ permit may be required due to proximity to an inland stream; • **Modifications recommended to avoid wetland impacts;** • **Impacts need to be indicated, quantified and labeled on the plan;** • **Mitigation plan for proposed wetland impacts may be required.**
Woodlands	**Approval not recommended**	08-03-15	• Woodland Permit will be required for removal of the site's regulated trees; • **Further evaluation recommended to reduce woodland impacts;** • **A tree survey and information on trees to be preserved is required.**
Facade	No Review		
Fire	Approval recommended	07-17-15	• Items to be addressed on next plan submittal

Motion sheet

Postpone

In the matter of the request of The Ivanhoe Companies for Beacon Hill JSP 15-08 with Zoning Map Amendment 18.710 motion to **postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to address concerns and consider making further modifications to the Concept Plan.** This recommendation is made for the following reasons:

a. Additional discussion is needed regarding the proposed development density, offered public benefits and conditions of approval, and the neighborhood compatibility issues raised in the staff and consultant review letters.
b. Applicant should address the following concerns highlighted in the Engineering Review letter on a subsequent submittal:
    - Provide stub streets to the subdivision boundary at intervals not to exceed 1300 feet, or seek a DCS variance/deviation from the ordinance standards for this requirement;
    - Provide a pathway connection to the parcel to the east and the parcel to the north outside of the public right of way; and
    - Provide additional information regarding water main and sanitary sewer stubs, storm water runoff and detention volume calculations, and additional details regarding secondary emergency access.
c. Applicant has requested a waiver of the required Traffic Impact Study, but the City's Traffic Engineering Consultant is not in favor of the requested waiver at this time. Additional information is needed for review before the next submittal.
d. Further information is needed to quantify and gauge potential woodland and wetland impacts, and presentation of alternative plans to reduce impacts.

Approval

In the matter of the request of The Ivanhoe Companies for Beacon Hill JSP 15-08 with Zoning Map Amendment 18.710 motion to **recommend approval** to the City Council to rezone the subject property RA (Residential Acreage) to RM-1 (Low Density, Low-rise Multiple-family residential) and B-3 (General Business), or any other appropriate zoning districts, with a Planned Rezoning Overlay.

The recommendation shall include the following ordinance deviations for consideration by the City Council:

a. Reduction in the required minimum lot size and minimum lot width for one-family detached dwellings reviewed against R-4 Zoning standards to allow for smaller lots (10,000 square feet and 80 feet required, 6,000 square feet and 50 feet provided);
b. Reduction in minimum front yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (30 feet required, 20 feet provided);
c. Reduction in minimum side yard setback and aggregate side yard setback for one-family detached dwellings reviewed against R-4 Zoning standards (10 feet with 25 feet aggregate required, 15 feet aggregate provided);
d. Absence of the minimum required landscape berm between residential and commercial uses.
e. A Design and Construction Standards (DCS) waiver for absence of required stub streets to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter.

If the City Council approves the rezoning, the Planning Commission recommends the following conditions be requirements of the Planned Rezoning Overlay Agreement:

a. Applicant's offer to dedicate 2.46 acres to the City for the establishment of a public park (noting that many improvements to be accomplished "by others") with the following improvements made by the developer:
    i. Mass and fine grading of 5.63 acres, including topography enhancement, wetland plantings, and seeding on upland park.
    ii. Augmenting the creek, removal of damaged culverts, and realignment of creek.
    iii. Creation of a weir system to effectuate a waterfall/spillway to be viewed from the bank of the park.
    iv. Enhanced designed landscaped retention ponds.
    v. Habitat restoration.
    vi. Installation of wetland enhancement plantings.
    vii. Tree plantings throughout the 5.63 acres (no less than 100 trees).
b. A minimum of 41% or 8.5 acres of open space as shown on the Concept Plan.
c. Limiting the number of dwelling units to 42, in accord with the Concept Plan.
d. Limiting the commercial square footage to 22,000 square feet or less.
e. A maximum of two drive-through establishments in the commercial area. The applicant offers to exclude many of the more intense uses permitted in the B-3 District, including auto washes, bus passenger stations, new and used car salesrooms, tattoo parlors, outdoor space for automobile sales, hotels and motels, and automobile service centers.
f. Preservation of a 10 foot wide wooded buffer along the east property line.
g. Applicant complying with the conditions listed in the staff and consultant review letters.

This motion is made because…*list reasons here…*

-OR-

Denial

In the matter of the request of The Ivanhoe Companies for Beacon Hill JSP 15-08 with Zoning Map Amendment 18.710 motion to **recommend denial** to the City Council to rezone the subject property RA (Residential Acreage) to RM-1 (Low Density, Low-rise Multiple-family residential) and B-3 (General Business) with a Planned Rezoning Overlay *.....because the proposed concept plan for residential use is not consistent with maximum residential density recommended by the Master Plan for Land Use, and the commercial use is not consistent with the Master Plan for Land Use recommendation for single family residential uses on the subject property.*

Maps

Location

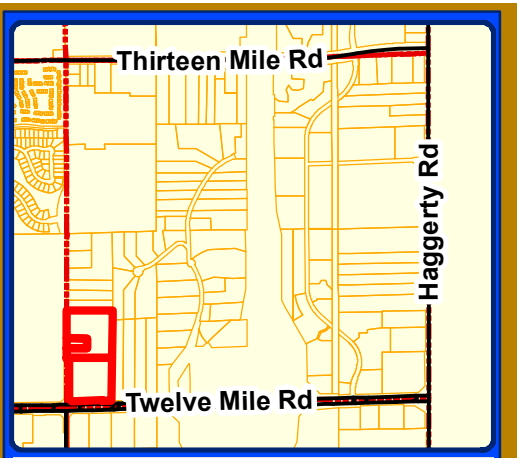
Zoning

Future Land Use

Natural Features

JSP 15-08 Beacon Hill

Location



Legend

Sections

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

Map Author: Sri Komaragiri
Date: 08/31/15
Project: JSP15-08 Beacon Hill
Version #: 1

Feet
0 55 110 220 330

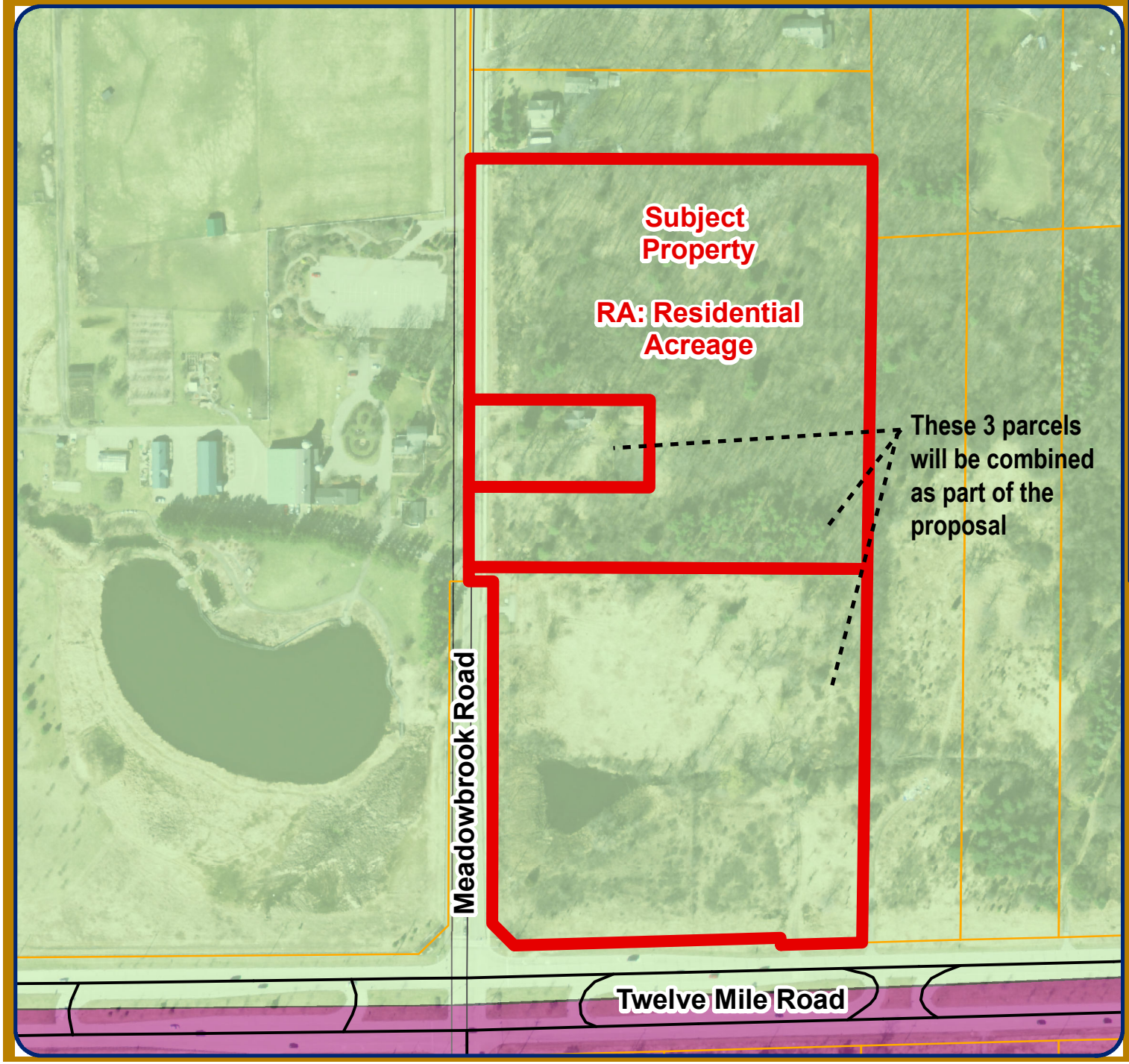
1 inch = 250 feet

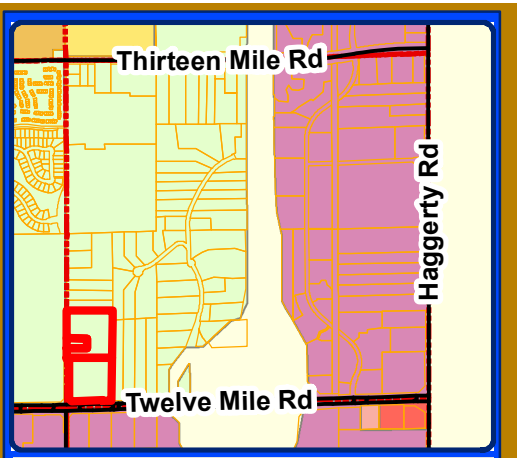
MAP INTERPRETATION NOTICE

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

JSP 15-08 Beacon Hill

Zoning





Legend

- Sections
- R-A: Residential Acreage
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-2: Community Business District
- B-3: General Business District
- OST: Office Service Technology

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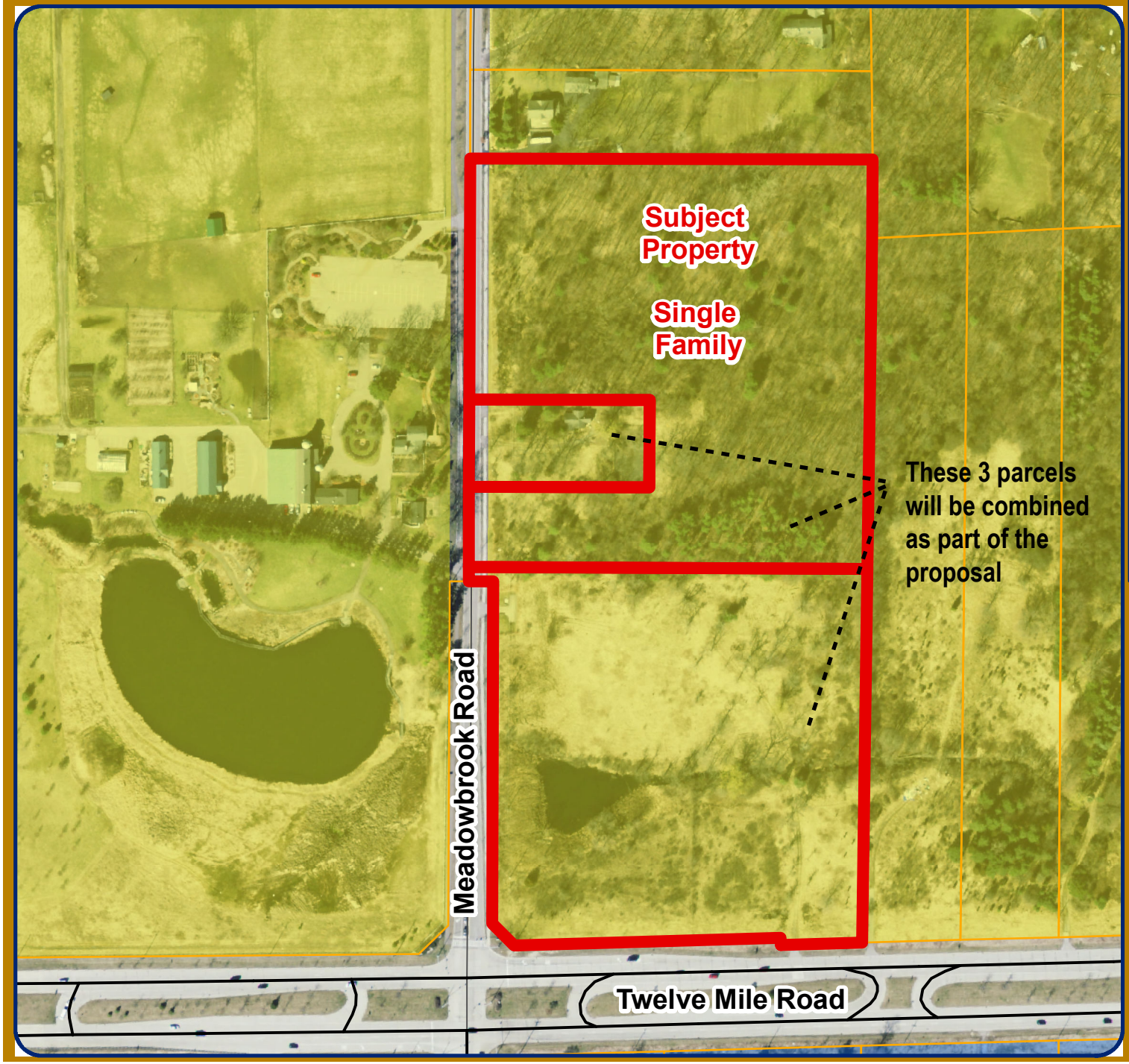
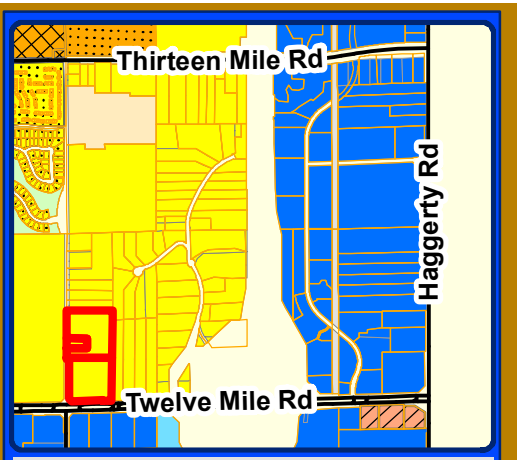
JSP 15-08 Beacon Hill

Future Landuse





Legend

- SINGLE FAMILY
- PUD
- PD1
- MOBILE HOME PARK
- OFFICE RES DEV TECH
- COMMUNITY COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC
- PRIVATE PARK
- UTILITY

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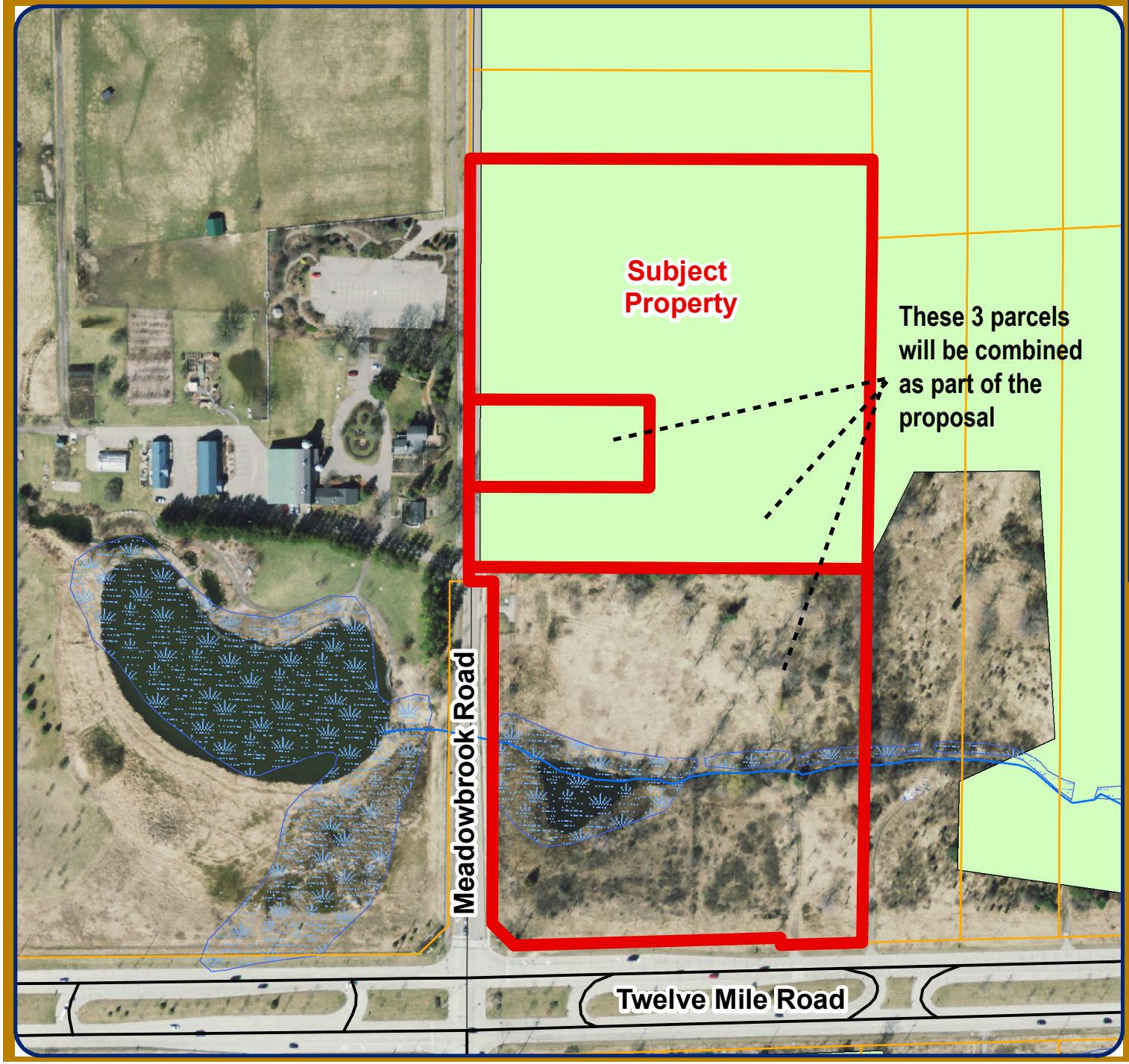
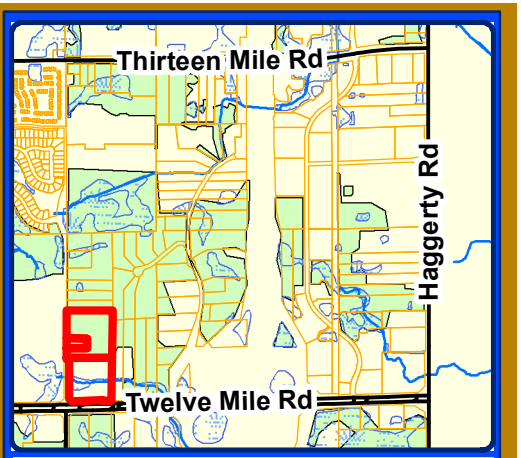
JSP 15-08 Beacon Hill

Natural Features





Legend

- Wetlands
- Woodlands

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

overall landscape plan view for:

"Beacon Hill Park"

City of Novi, Michigan

note
preliminary residential concept plan for inspection purposes only and in no way official or approved for record purposes.

north

scale: 0' 30' 60' 120' 180'
1" = 60'-0"

general landscape notes:

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
2. PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
3. NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
5. ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE CITY OF ROCHESTER AND LANDSCAPE ARCHITECT
6. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
7. PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
8. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM
9. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
10. NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS. 4" THICK BARK MULCH FOR TREES IN 4' DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
11. PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
    a.) SHADE TREES ____ 5 FT.
    b.) ORNAMENTAL AND EVERGREEN TREES (CRABS, PINE, SPRUCE, ETC.) ____ 10 FT.
    c.) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY ____ 2 FT.
15. NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
16. ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED
17. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL FINISH BLACK OR GREEN, OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
18. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

landscape legend

deciduous trees
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)

ornamental trees
(Eastern Redbud, Crabs, Hawthorn, Serviceberry, etc...)

evergreen trees
(White Pine, Austrian Pine, Spruces)

deciduous shrubs
(Viburnum, forsythia,burning bush,cotoneaster dogwood,etc.)

evergreen shrubs
(Junipers, yews, hollies, arborvitae, boxwood,etc.)

perennials and/or seasonal flowers
(Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, etc...)

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416

seal:

FELINO PASCUAL LANDSCAPE ARCHITECT 1743 MICHIGAN

client:
IVANHOE COMPANIES
6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48332
ph. (248) 626-6114

project:
Beacon Hill Park
A planned Single Family and Neighborhood Commercial Retail

project location:
City of Novi, MI

12-Mile Road & Meadowbrook Road

sheet title:
OVERALL GENERAL LANDSCAPE PLANTING VIEW

job no./issue/revision date:
LS15.010.06 SPA 6-26-2015

drawn by:
JP, KH

checked by:
FP

date:
6-10-2015

notice:

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
For the location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:
LS15.010.06

sheet no:
LS-1

landscape legend

- **deciduous trees** (Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)
- **ornamental trees** (Eastern Redbud, Crabs, Hawthorn, Serviceberry, etc...)
- **evergreen trees** (White Pine, Austrian Pine, Spruces)
- **deciduous shrubs** (viburnum, forsythia,burning bush,cotoneaster dogwood,etc.)
- **evergreen shrubs** (junipers, yews, hollies, arborvitae, boxwood,etc.)
- **perennials and/or seasonal flowers** (Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, etc...)

key reference map

NO SCALE

2B Beacon Hill Meadows- landscape planting detail

SCALE: 1" = 40'-0"

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seal:

client:
IVANHOE COMPANIES
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ph. (248) 626-6114

project:
Beacon Hill Park
A planned Single Family and Neighborhood Commercial Retail

project location:
City of Novi, MI

12-Mile Road & Meadowbrook Road

sheet title:
PRELIMINARY LANDSCAPE PLANTING

job no./issue/revision date:
LS15.010.06 SPA 6-26-2015

drawn by: JP, KH
checked by: FP
date: 6-10-2015

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project no: LS15.010.06

sheet no: LS-2

3A The Shoppes at Beacon Hill landscape planting detail

SCALE: 1" = 40'-0"

commercial retail landscape requirements:

greenbelt (12 Mile Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF 12 MILE ROAD FRONTAGE	308'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	8.7	9
THREE (3) SUBCANOPY TREE PER 40 LIN. FT.	22.7	23
greenbelt (Meadowbrook Road)		
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	96'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	2.75	3
THREE (3) SUBCANOPY TREE PER 40 LIN. FT.	7.2	7
detention		
HIGH WATER PERIMETER	585'±	
70%-75% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%
parking lot trees (OFFICE-CATEGORY-I)		
PARKING SPACE AREA	22,602.05 SQFT.	
PARKING AREA FORMULA	2,260.21 SQFT.	
(22,602.05 SQFT. X .10 (10 %) = 2,260.21 SQ.FT.)		
VEHICULAR ACCESS AREA	82,461.63 SQFT.	
VEHICULAR AREA FORMULA	824.62 SQFT.	
(82,461.63 SQFT. X .01 (1%) = 824.62 SQ.FT.)	REQUIRED	PROVIDED
TOTAL AREA OF INTERIOR LANDSCAPE ISLANDS AREA	9,084.83 SQ.FT	9,085 SQ.FT
(2,260.21 SQFT. + 824.62 SQ.FT. = 9,084.83 SQ.FT.)		
TOTAL NO. OF PARKING LOT TREES	41 TREES	41 TREES
(9,084.83 SQ.FT. LANDSCAPE ISLANDS / 75 =41.13 TREES)		
building foundation		
BUILDING FOUNDATION LANDSCAPE AREA	3,299.79 SQFT.	3,300 + SQFT.
(412.47' (PERIMETER) X 8' = 3,299.79 SQFT.)		

residential landscape requirements:

greenbelt (Meadowbrook Road)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	1083'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	30.9	31
ONE (1) SUBCANOPY TREE PER 20 LIN. FT.	54.1	54
boulevard island		
TOTAL LIN. FT. OF BOULEVARD ISLAND	1	
COMBINATION OF CANOPY TREES, SUBCANOPY TREES AND SHRUBS	75%	75%
detention		
HIGH WATER PERIMETER	1142.41'±	
70%-75% LARGE NATIVE SHRUBS ABOVE HIGH WATER BASIN RIM AREA	75%	75%

street tree requirements:

street trees (Meadow book)	REQUIRED	PROVIDED
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	1,264'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	36	36
street trees (12-Mile road)		
TOTAL LIN. FT. OF MEADOWBROOK ROAD FRONTAGE	547'±	
ONE (1) 3" DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	15.6	16

street trees (interior lots)

LOT FRONTAGE	conditions	required	provided
LOTS WITH FRONTAGE <70'	41	41	41
LOTS WITH FRONTAGE ≥70'	1	2	2
LOTS WITH FRONTAGE ≥105'	2	6	6
LOTS WITH FRONTAGE ≥140'	0	0	0
LOTS WITH FRONTAGE ≥175'	0	0	0
	TOTALS	49	49

MINIMUM STREET TREE SIZE REQUIRED 2 1/2" CALIPER AND MIN. 35' O.C. SPACING

woodland tree replacement summary

TOTAL NO. OF WOODLAND TREE REPLACEMENT CREDITS REQUIRED	TBD
NO. OF WOODLAND TREE REPLACEMENT PLANTINGS PROVIDED	TBD
2 1/2" DECIDUOUS TREES @ 10-CREDITS	TBD
7' EVERGREEN TREES @ 8'-CREDITS	TBD

NOTE:
(TBD) TREE REPLACEMENT INFORMATION TO BE DETERMINED AT A FUTURE DATE.

landscape legend

deciduous trees (Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)

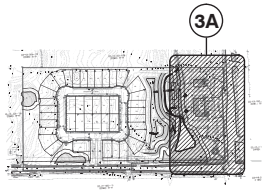
ornamental trees (Eastern Redbud, Crabs, Hawthorn, Serviceberry, etc...)

evergreen trees (White Pine, Austrian Pine, Spruces)

deciduous shrubs (viburnum, forsythia,burning bush,cotoneaster dogwood,etc.)

evergreen shrubs (junipers, yews, hollies, arborvitae, boxwood,etc.)

perennials and/or seasonal flowers (Daylily, Sedum, Ornamental Grasses, Black Eyed Susan, etc...)



key reference map

NO SCALE

FPA
FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
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seal:

client:

IVANHOE COMPANIES

6689 Orchard Lake Road, Suite 314
West Bloomfield, Michigan 48332
ph. (248) 626-6114

project:

Beacon Hill Park

A planned Single Family and Neighborhood Commercial Retail

project location:

City of Novi, MI

12-Mile Road & Meadowbrook Road

sheet title:

PRELIMINARY LANDSCAPE PLANTING

job no./issue/revision date:

LS15.010.06 SPA 6-26-2015

drawn by: JP, KH

checked by: FP

date: 6-10-2015

notice:
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no: LS15.010.06

sheet no: LS-3

PLANNING REVIEW

clearzoning®

August 5, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

SUBJECT: Review of Beacon Hill Park
JSP14-18 Rezoning 18.707 with a PRO Concept Plan

Dear Ms. McBeth:

At your request, we have reviewed the request for rezoning with a Planned Rezoning Overlay referenced above and offer the following analysis:

Applicant
The Ivanhoe Companies

Review Type
Rezoning from RA Residential Acreage to RM-1 Low-Density, Low-Rise Multiple Family and B-3 General Business with a Planned Rezoning Overlay (PRO)

Property Characteristics

- Site Location: Northeast corner of 12 Mile and Meadowbrook
- Site Zoning: RA Residential Acreage
- Adjoining Zoning: North, east and west: RA Residential Acreage; south and southwest: OST Office Service Technology District
- Current Site Use: One single family home on one small lot; otherwise vacant
- Adjoining Uses: North, northeast: single family homes; east, vacant (proposed church); south: vacant; west: MSU Tollgate Center; southwest: South University Novi
- School District: Walled Lake Community School District
- Site Size: 21.13 gross acres/16.37 net acres

Project Summary
The applicant is requesting a Zoning Map amendment for a 21.13-acre property currently comprised of three existing parcels at the northeast corner of 12 Mile Road and Meadowbrook Road (Section 12). The rezoning sought is from RA Residential Acreage to RM-1 Low Density, Low-Rise Multiple Family and B-3 General Business, utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant requests the rezoning in order to develop a 42-unit single-family residential development with frontage on and access to Meadowbrook Road, up to 22,000 square feet of commercial space with frontage and two access drives on 12 Mile Road, and an open space/park area at the corner of the intersection. The applicant proposes to dedicate the open space/park area at the corner of the intersection, suggesting that the City could develop a trailhead and parking for nearby multi-use paths in the future.

The residential portion of the concept plan is arranged as a cluster, with open space dedicated to parks, buffers, wetlands, and detention; homes are arranged along a ring road with a single access point on Meadowbrook Road. Secondary access for emergency vehicles and pedestrians is provided at the rear of the development by a semi-paved access path. The proposed commercial area includes two driveways onto 12 Mile Road, as well as a small parking lot adjacent to the park and trailhead.

We note that the letter and site plan indicate that this is a preliminary site plan. However, we note that this is a conceptual PRO plan. The application package also refers to the PRO as a "Planned Residential Overlay" rather than the correct "Planned Rezoning Overlay."

Summary of PRO Agreements

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA to RM-1 and B-3) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

Amendments to Initial Proposal

This is an amended version of an earlier concept plan. The applicant previously proposed 54 single family units and two cul-de-sac streets. This revised concept plan re-orients the road into a loop for better circulation, reduces the number of dwelling units to 42 and significantly increases the woodland buffer at the north end of the property. This increased buffer further screens neighboring properties and also preserves more open space and natural landscape.

Potential Development with Existing Zoning

The existing zoning, RA, permits 0.8 dwelling units per acre. Under current zoning, the full 16.37 net acres of the site could be developed with 13 single family homes, while the 14.5 net acres[1] devoted to residential development on the concept plan could be developed with 11 single family homes. Homes are proposed to be clustered; the open space preservation option, however, does not offer a density bonus for clustered homes. The sole existing use of the site is a single family home fronting on Meadowbrook Road. Multi-family development of these 14.5 acres to the maximum density permitted in the RM-1 district would result in approximately 105 units on the site.[2]

[1] Sheet SP-3 references a 14.35 acre site area for the residential portion. It appears that this should be 14.5 (18 acres – 3.5 acres of wetlands).

[2] Based on 2-bedroom units and a density of 7.3 dus/acre.

Master Plan for Land Use

The Future Land Use Map of the 2010 City of Novi Master Plan for Land Use identifies this property and all adjacent land north of 12 Mile as Single Family, with a density of 0.8 dwelling units per acre. This designation matches the existing zoning of the site. The Master Plan designates land to the south across 12 Mile as Office Research Development and Technology, matching existing zoning.

City of Novi Master Plan for Land Use
Planned Residential Densities (dus/acre)

Subject site shown with pink oval

The Master Plan establishes numerous goals and supporting objectives for the City. This concept plan supports several objectives and conflicts with others:

Objective: Encourage the use of functional open space in new residential developments. *The concept plan includes functional open space in the form of a park and non-motorized, off-street pathways.*

Objective: 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 development would provide small-lot single family dwelling units, which is a generally desirable type of unit based on general observations of the existing market.*

Objective: Encourage residential developments that promote healthy lifestyles. *The concept plan's integration of the park and potential trailhead (if developed by the City), as well as a direct pedestrian connection between the residential and commercial developments, provides opportunities for residents to access non-motorized infrastructure and run certain errands without driving.*

Objective: Protect and maintain open space throughout the community. *It could be argued that the concept plan both supports and conflicts with this objective. The provision of 38 percent of the site as open space, some functional, and some not, supports the goal of preserving open space. However, development of the site to a much higher intensity than existing zoning permits preserves less open space (considering both public and private open space) than developing it to the currently permitted density. Large open lots, which are a characteristic of the RA district, would not be provided under the proposed development.*

Objective: Continue to strive toward making the City of Novi a more bikeable and more walkable community. *The provision of the property that could be utilized as a trailhead, combined with the proposed connections to existing non-motorized paths, as well as the extension of sidewalks along 12 Mile Road, support this objective, with the caveat that the developer is proposing to prepare the trailhead site but not build the trailhead.*

The proposal notes that the development would create a transitional district between more intense land uses along Twelve Mile Road and less dense single family development to the north. While this is consistent with the broadly stated goal to "Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses," we note that the objective supporting this goal was the impetus for the City's creation of its PSLR Planned Suburban Low-Rise Overlay District, however, that is not the designation sought here.

The proposal calls for a significant departure from the vision of the Master Plan, which is to provide for 0.8 dus/acre north of Twelve Mile, both east and west of Meadowbrook Road (see below for addition density discussion). *Neighborhood compatibility with existing large lot RA properties in the area should be considered.*

Proposed Residential Density

The applicant is proposing 42 units on 14.35 net acres for a net density of 2.93 units per acre. As mentioned above, the Master Plan calls for a density of 0.8 dwelling units per acre on this land and surrounding sites. The proposed density far exceeds the Master Plan recommendation for the site.

Proposed density is most consistent with the R-4 One-Family Residential District (maximum density of 3.3 units per acre), and in fact single-family dwellings in the RM-1 district are regulated under the standards of the R-4 One-Family Residential District, which has a minimum lot size of 10,000 square feet. The applicant is seeking a relaxation of the required minimum lot size under the PRO to an average of approximately 6,000 square feet. *We note that a rezoning to R-4 would accomplish the same result for the developer as a rezoning to RM-1 if the applicant was granted relief from lot area, width, and setback requirements*.

Compatibility with Surrounding Land Use

Summary of Land Use and Zoning of Subject and Adjacent Properties			
	Existing Zoning	**Existing Land Use**	**Master Plan Designation**
Subject Property	RA Residential Acreage	Mostly Vacant; 1 Single Family Home	Single Family, 0.8/acre
To the North	RA Residential Acreage	Single Family Home	Single Family, 0.8/acre
To the East	RA Residential Acreage	Vacant	Single Family, 0.8/acre
To the South	OST Office Service Technology	Vacant	Office Research
To the West	RA Residential Acreage	MSU Tollgate Farms	Single Family, 0.8/acre

The surrounding land uses are detailed in the table above. In making its recommendation to City Council, the Planning Commission should consider the compatibility of the PRO concept plan with existing adjacent land uses and zoning.

In general, standard construction noise during development and increased traffic after development are the most likely negative effects of this development on surrounding properties. The availability of some local commercial and a new park could provide some convenience shopping and a new space for recreation for nearby residents and office workers. The primary step taken on

the plan to minimize negative externalities from the property is the preservation of the woodland strip at the northern end of the site to provide screening of adjacent single family homes.

Comparison of Zoning Districts

	RA Zoning (Existing)	RM-1 Zoning (Proposed)	B-3 Zoning (Proposed)
Principal Permitted Uses	1. One-family dwellings 2. Farms and greenhouses 3. Publicly owned and operated parks 4. Cemeteries 5. Schools 6. Home occupations 7. Accessory buildings and uses 8. Family day care homes	1. All uses as regulated in the RT District 2. Multiple-family dwellings 3. Independent and congregate elderly living facilities 4. Accessory buildings and uses	1. Retail business uses 2. Retail business service uses 3. Dry cleaning establishments 4. Business establishments which perform services on the premises 5. Professional services 6. Professional and medical offices 7. Fueling station 8. Auto wash 9. Bus passenger station 10. New and used car salesroom, showroom or office 11. Similar uses 12. Tattoo parlors 13. Publicly owned and operated parks, parkways and outdoor recreational facilities 14. Accessory structures and uses 15. Public or private health and fitness facilities and clubs 16. Microbreweries 17. Brewpubs
Special Land Uses	1. Raising of nursery plant materials 2. Dairies 3. Keeping and raising of livestock 4. All special land uses in Section 402 5. Nonresidential uses of historical buildings 6. Bed and breakfasts	1. Convalescent homes (subject to conditions) 2. Accessory buildings and uses	1. Outdoor space for exclusive sale or rental of new or used automobiles, etc. 2. Motel 3. Drive-in or open front store 4. Veterinary hospital or clinic 5. Plant materials nursery 6. Public or private indoor and private outdoor recreational facilities 7. Mini-lube or oil change establishment 8. Sale of produce and seasonal plant materials outdoors 9. Restaurant in the character of a fast food carryout, drive-in, fast food drive-through or fast food sit-down

	RA Zoning (Existing)	RM-1 Zoning (Proposed)	B-3 Zoning (Proposed)
Minimum Lot Size	43,560 sq ft (1 acre)	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements (10,000 sq. ft. for single-family dwellings)	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Minimum Lot Width	150 ft	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements (80 feet for single-family dwellings)	Determined by off-street parking, loading, greenbelt screening, yard setback or usable open space requirements
Building Height	2.5 stories or 35 ft	2 stories –or- 35 feet (2.5 stories permitted for single-family dwellings)	30 ft
Building Setbacks	Front: 45 ft Side: 20 ft (aggregate 50 ft) Rear: 50 ft	Front: 50 ft Side: 75 ft Rear: 75 ft <u>For single family dwellings</u>: Front: 30 ft Side: 10 ft (aggregate 25 ft) Rear: 35 ft	Front: 30 ft Side: 15 ft Rear: 20 ft

Infrastructure

Water and sanitary sewer are available at the site. The Subdivision Ordinance requires a stub street at intervals of 1,300 feet unless either 1) the extension is impractical because of topography, the dimensions of the property subdivided, or other natural features, including but not limited to, regulated woodlands and wetlands; or 2) The extension will result in the creation of undesirable traffic patterns not customarily found in residential areas. With a place of worship proposed to the east and a large natural buffer proposed to the north, it does not appear that a stub street is warranted. This determination should be addressed by the Planning Commission in its recommendation.

Natural Features

The northern portion of the site contains significant regulated woodlands. A swath of this woodland is proposed to be preserved as an open space buffer between the development and the adjacent homes to the north and northeast. Mitigation is required for any regulated woodlands impacted by the proposed development.

A regulated wetland consisting of a creek and pond exists on the site near 12 Mile Road. The applicant proposes to enhance these features as a public benefit of the development; this would include a relocation of a portion of the creek and the construction of a weir over which water would fall into the existing pond.

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 completely voluntary by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval.

The applicant's submittal includes some conditions for the rezoning, summarized as such:

- Creation (grading and seeding) of the public park and trailhead (with many improvements "by others").
- Enhancement of the creek and existing pond as well as the creation of new water detention areas.
- 42 percent of the gross site area preserved as open space.
- B-3 zoning is sought in order to permit drive-through establishments. The applicant offers to exclude many of the more intense uses permitted in this district, including auto washes, bus passenger stations, new and used car salesrooms, tattoo parlors, outdoor space for automobile sales, hotels and motels, and automobile service centers.
- Limiting the number of dwelling units to 42, laid out in accord with the concept site plan.
- Limiting the commercial square footage to 22,000 square feet or less. We note that the buildings shown on the plan do not appear to total 22,000 square feet – this should be clarified.

Future submission should organize all conditions proposed by the developer into a cohesive list; at present, they must be found by reading the letter, reviewing the site plan, and drawing out the implications into a list of conditions. We also note that the applicant includes drive-in restaurants in the list of permitted uses for the B-3 portion of the property. Other uses are restricted, which we understand to mean they will be prohibited. Given the lighting and layout requirements and traffic issues associated with drive-in establishments, if the B-3 is ultimately approved, consideration should be given to whether it is appropriate to prohibit drive-in restaurants or limit drive-throughs to one user only.

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

Deviations from the Zoning Ordinance on the concept plan are listed below:

1. Minimum lot size and width: 10,000 square feet and 80 feet required, 6,000 square feet and 50 feet proposed.
2. Building setbacks: 30 foot front yard and 10 foot side yard (25 feet aggregate) required; 20 foot front yard and 15 foot aggregate side yard proposed.

Applicant Burden under PRO Ordinance

The Planned Rezoning Overlay ordinance requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items. Section 7.13.2.D.ii states the following:

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

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The applicant has identified the public benefits listed below at this time. These proposed benefits will be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning.

1. Donation of 2.46 acres to the City for the establishment of a public park with the following improvements made by the developer:
    a. Enhanced wetland and creek
    b. Preparation of trailhead and parking lot (this does not include paving – extent of improvements that are proposed requires clarification)
    c. Entire park area graded and seeded

2. 42 percent of gross site preserved as open space.[3] This includes 2.46 acres of trailhead park, 5.34 acres residential open space, and 1.06 acres of commercial open space area (8.86 total acres).
3. The applicant notes that the provision of commercial services in this location will complement changing development in the area, and that the overall site will function as a transition between non-residential uses to the south and single family uses to the north.
4. Development is consistent with several Master Plan objectives.
5. Trailhead serves City's non-motorized transportation goals.

Submittal Requirements

- Rezoning signs must be erected along the property's frontage in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. The signs should be erected no later than 15 days prior to the scheduled public hearing. The concept plan does not show the proposed locations of the two required rezoning signs.
- A traffic study must be submitted and reviewed by the City's Traffic Consultant.

Other Notes on the Concept Plan

- The calculation of potential commercial square footage on sheet SP-3 references a potential "12,400-22,00" square feet. It appears from the other materials included in the submission that this was supposed to say 22,000 square feet.
- The commercial layout is speculative and it is implied in the submittal materials that it will change on the basis of the needs of tenants. At present, the concept layout features challenging circulation, with two drive-through lanes. The pedestrian access path connecting the commercial and residential components of the development abruptly ends at the parking lot, with people on foot required to walk in the maneuvering lane and cross the drive-through stacking lane to reach a sidewalk.
- Sidewalks connecting the sidewalk around Hummingdale Circle to the sidewalk along Meadowbrook Road are referenced in the letter but not shown on the plan. This is a required connection.
- The meandering sidewalk along 12 Mile Road is more suited to the environment of a park; as this is a sidewalk that will connect to a further extension of the sidewalk along properties to the east, a straight sidewalk would likely be more appropriate. This should be discussed by the Planning Commission.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend City Council conditionally approve the request to rezone the parcel to B-3 General Business and RM-1 Low Density, Low-Rise Multiple-Family Residential with a Planned Rezoning Overlay (APPLICANT REQUEST); OR
2. Recommend City Council deny the request to rezone the parcel to B-3 and RM-1 with a PRO, with the zoning of the property to remain RA; OR

[3] Letter from Gary Shapiro says 41 % and Sheet SP-3 says 42%.

3. Recommend City Council rezone the parcel to a zoning district other than RA, B-3 or RM-1 (an additional public hearing may be required); OR
4. Recommend City Council conditionally approve only a portion of the request for rezoning (such as the B-3 portion) while recommending denial of the rezoning request for the rest of the site; OR
5. Postpone consideration of the request for further study or consideration of another alternative.

Recommendation

The Planning Commission should postpone making a recommendation to City Council on Beacon Hill Park PRO and Rezoning (JSP14-18 & Rezoning 18.707) due to many issues, including the following:

1. There are outstanding issues from other reviews, including woodlands, wetlands, and engineering, that impact the site and require action by the applicant. Based on review of all of the letters, the application is still incomplete.
2. The bound information package provided by the applicant has not been updated to reflect the most recent plan. A reconfigured submittal should also include a complete list of the benefits and conditions offered by the applicant.
3. The request for RM-1 zoning appears to be unnecessary to achieve the applicant's desired development plan. R-4 zoning would also provide for the same density and would require the same ordinance deviations as RM-1. We are not recommending any changes to the zoning map at this time, as issues in all review letters need to be resolved. However, there is no need to zone the residential portion to RM-1 to achieve the applicant's desired plan.
4. The applicant's proposal is to change the zoning from Residential Acreage (RA), the least dense residential zoning classification, to Low-Density, Low-Rise Multiple-Family District (RM-1), one of the more dense residential classifications, and General Business District (B-3), one of the most intensive commercial districts in the City. The Master Plan for Land Use designates the property for 0.8 dwelling units per acre, which is consistent with RA zoning. The public benefits offered by the applicant, which include most notably an unfinished 2.46 acre park / trailhead area that requires further development by the City and 42% open space on the site (see above for full list), are not compelling. Additional exploration of development density, public benefits, and neighborhood compatibility is warranted.

Sincerely,
CLEARZONING, INC.

Rodney L. Arroyo, AICP
President

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

08/06/2015

Engineering Review

BEACON HILL PARK PRO
JSP15-0008

Applicant
CONGREGATION SHAAREY ZEDEK

Review Type
Concept Plan

Property Characteristics

- Site Location: N. of 12 Mile Rd. and E. of Meadowbrook Rd.
- Site Size: 21.19 acres
- Plan Date: 06/25/15

Project Summary

- Construction of a 42 lot residential development, and approximately 22,000 square-feet of retail buildings and associated parking. Site access would be provided by 2 curb cuts on 12 Mile Rd. for the retail buildings and a new roadway from Meadowbrook Rd. for the residential area.
- Water service would be provided by 2 extensions from the existing 16-inch water main along the east side of Meadowbrook Rd. Along with 9 additional hydrants.
- Sanitary sewer service would be provided an extension for the existing 12-inch sanitary sewer on the west side of Meadowbrook Rd. for the residential development. And an extension from the existing 12-inch sanitary sewer along the north side of 12 Mile Rd.
- Storm water would be collected by a single storm sewer collection system for the residential development and a single storm sewer collection system for the retail development. Each will be detained in separate basins for a 100-year storm event.

Recommendation

Approval of the Concept Plan and the Preliminary Storm Water Management Plan is NOT recommended.

Comments:

The Concept Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following items must be addressed prior to resubmittal:

1. Provide a stub street to the subdivision boundary at intervals not to exceed 1,300 feet along the subdivision perimeter.
2. Provide water main and sanitary sewer stubs to the north and the east.
3. Provide calculations showing the required storm runoff volume and detention volume being provided.
4. Provide a pathway connection to the parcel to the east and the parcel to the north.
5. Provide a secondary emergency access for the residential portion of the development.

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

General

6. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
7. A full engineering review was not performed due to the limited information provided in this submittal. Further information related to the utilities, easements, etc. will be required to provide a more detailed review.
8. The site plan shall be designed in accordance with the Design and Construction Standards (Chapter 11) and the Engineering Design Manual (www.cityofnovi.org/DesignManual).
9. A right-of-way permit will be required from the City of Novi and Oakland County.
10. Provide size and material type for all proposed utilities.
11. Provide a minimum of two ties to established section or quarter section corners.
12. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
13. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.). Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.

14. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

15. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

16. The water main stubs shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development for another reason the hydrant can be labeled as temporary allowing it to be relocated in the future.

17. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

18. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (04/14 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Water Management Plan

19. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.

20. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. 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 and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.

21. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

22. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin. This buffer cannot encroach onto adjacent lots.

Paving & Grading

23. Provide cross sections for proposed pavement.
24. Staff would support a variance to remove the paved eyebrows at the 90-degree bends. The right-of-way would remain as currently shown.
25. Provide a 10-foot wide regional pathway along the east side of Meadowbrook Road in accordance with the City's Non-motorized Master Plan.

The following must be provided at the time of Concept Plan resubmittal:

26. A letter from either the applicant or the applicant's engineer must be submitted with the concept plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

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

Jeremy L Miller

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development

MEMORANDUM

cityofnovi.org

TO: BARBARA MCBETH, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT

FROM: JEREMY MILLER, STAFF ENGINEER

SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING BEACON HILL PRO

DATE: AUGUST 10, 2015

The Engineering Division has reviewed the planned rezoning overlay (PRO) request for the 21.19 gross acres located in the northeast corner of Twelve Mile and Meadowbrook Road. The applicant is requesting to rezone 21.19 acres from RA to RM-1 and B-3 as part of a planned rezoning overlay. The site will utilize 14.35 acres for the residential and 3.13 acres for the retail The Master Plan for Land Use indicates a master planned density of 0.8 units per acre, equivalent to the current RA zoning on the property. While the applicant is proposing to rezone the property to RM-1 and B-3 (RM-1 5.7 units per acre density), a concept plan has been provided as part of the PRO which includes 42 lots and up to 22,000 square feet of retail space.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were developed under the current zoning, demand on the utilities for the site would be approximately 17 REUs. The proposed RM-1 and B-3 zoning would yield 82 REUs for the residential and 6 REUs for the retail space (excluding restaurants), an increase of 71 REUs over the current zoning and the master plan utility demand. The proposed concept plan submitted as part of the proposed planned rezoning overlay indicates that 42 lots and 22,000 square feet of retail space are proposed for a proposed utility demand of 48 REUs.

Water System

The project is located within the Intermediate Water Pressure District. Water service is currently available on the north side of Twelve Mile Road and the east side of Meadowbrook Road adjacent to the site. The proposed rezoning would have minimal impact on available capacity, pressure and flows in the water system.

Sanitary Sewer

The project is located within the Hudson Sewer District. Sanitary service is proposed to be extended to the site from the existing sanitary sewer on east side of Meadowbrook Road for the residential and from the existing sanitary sewer on the north side of Twelve Mile Rd. for the retail. The proposed rezoning is not anticipated to have an apparent impact on the capacity of the downstream sanitary sewer.

Summary

The concept plan provided with the PRO request proposes 42 lots and up to 22,000 square feet of retail. The plan would have negligible impact on the existing utilities.

cc: Brian Coburn, P.E.; Engineering Manager

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

July 31, 2015

Conceptual Site Plan

Beacon Hill

Review Type
Conceptual/PRO Landscape Review

Job #
JSP15-0008

Property Characteristics

- Site Location: Northeast corner of 12 Mile Road and Meadowbrook Road
- Site Zoning: RA – Residential Acreage – seeking PRO
- Site Size:
- Adjacent Zoning: RA – Residential Acreage N&E, OST across 12 Mile, RA across Meadowbrook
- Plan Date: 6/26/2015

Ordinance Considerations

This project was reviewed for general 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 Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation:

This conceptual plan is **recommended for approval**. It appears that the concept can meet most, if not all, of the code requirements for landscaping. The lack of the required separation berm between residential and non-residential uses seems to be the biggest shortcoming in the plan in terms of landscaping, but the distance between the uses and the proposed rows of landscaping may be sufficient to overcome this shortage.

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

1. **A full tree survey, including size and species of trees 8" dbh and greater, needs to be provided in the Preliminary Site Plan set.**
2. **Once determined, calculations for the required woodland replacement trees must be provided and the locations of those trees clearly labeled.**

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

1. **Proposed landscaping along both rights-of-way appears to conform to the ordinance, but lots 27, 28 and 29 may need to be shortened to provide the required 34' deep greenbelt.**
2. **The frontage of the commercial area, not including the park and its lot, is approximately 400 linear feet, not 303' as shown in the table on page LS-3.**
3. **Unless the parking lot is visually blocked by vegetation in the wetland, the frontage along Meadowbrook for the commercial area should be considered to be closer to 180' than 96'. The park's dense landscaping provides more than enough screening to satisfy even this greater requirement.**

Screening Between Residential and Non-residential – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.A)

A landscaped berm 6-8' high is required between residential and commercial uses. As the commercial area is below the residential area, and the detention ponds are between the two uses, a berm of that height may not be feasible, but the applicant should work to provide at least some type of berming for better screening between the two uses (in addition to the vegetation proposed).

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

Street tree requirements appear to have been calculated correctly, and the trees placed correctly for the entire development.

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

1. Parking lot interior landscaping appears to have been calculated correctly for the commercial area.
2. **Please keep in mind that islands and/or planting areas need to be at least 10' wide in parking areas. It appears that some trees are placed in planting areas less than 10' wide.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

No perimeter calculations were provided. These and perimeter trees need to be added to the plans and labeled to distinguish them from interior or other trees.

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

When transformers/utility boxes are added to the plans, be sure to screen them per the city standard detail.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Building foundation landscaping is calculated correctly.
2. **Please be sure to landscape areas in SF on site plans.**

Planting Notations and Details (LDM)

Be sure to include City of Novi standard details and notes in Preliminary Site Plans.

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

Storm basin landscaping is calculated correctly and appears to be located on plans correctly too.

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

Irrigation plan for landscaped areas is required for Final Site Plan.

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

Proposed topography, when available, is required for entire landscape plan, not just detention basins and berms.

Snow Deposit (LDM.2.q.)

Be sure to label locations on both residential and commercial for snow storage that won't harm landscaping.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Trees scheduled to be removed must be shown on both the plan and tree chart.

Corner Clearance (Zoning Sec 5.9)

The residential section definitely has the required corner clearance. It is difficult to tell if the

clearance for the commercial section drives is sufficiently provided.

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

WETLANDS REVIEW

ECT Environmental Consulting & Technology, Inc.

August 3, 2015

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Beacon Hill (JSP15-0008)
Wetland Review of the Concept/Planned Rezoning Overlay Plan (PSP15-0108)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/Planned Rezoning Overlay Plan for the proposed Beacon Hill Park project prepared by Zeimet-Wozniak & Associates, Inc. dated June 26, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT most recently visited the site on Friday, July 24, 2015 for the purpose of a woodland verification. We also previously-visited the site for the purpose of a wetland boundary verification.

Do to deficiencies in the Plan with regard to proposed wetland impacts, **ECT currently does not recommend approval of the Concept/PRO Plan for Wetlands**. ECT recommends that the Applicant address the items noted the Comments section of this letter in subsequent site plan submittals.

The proposed development is located at the northeast corner of Twelve Mile Road and Meadowbrook Road, in Section 12. The Plan appears to propose both single-family residential lots (42 lots on 14.35 acres) as well as a commercial, restaurant and retail center (3.13 acres). In addition that Plan proposes two (2) storm water detention basins as well as associated roads, parking and utilities. The total site acreage is approximately 21 acres.

Based on our review of the application, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached), and a previously-completed on-site wetland boundary verification, it appears as if this proposed project site contains both Regulated Wetlands (and Regulated Woodlands). This property includes a total of seven (7) individual wetland areas, including an open water/emergent wetland and a headwater stream which is tributary to the Walled Lake Branch of the Rouge River.

On-Site Wetland Evaluation & Proposed Wetland Impacts

ECT has previously completed a wetland boundary verification for this property. At that time, the on-site wetlands had been delineated by King & MacGregor Environmental, Inc. (KME). The existing wetland areas that were flagged on-site appear to be indicated on the Plan, however the existing wetland flag number information does not appear to be indicated on the Plan.

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The emergent wetland area associated with the Walled Lake Branch of the Rouge River is currently dominated by invasive species including common reed and reed canary grass. The adjoining upland is also dominated by invasive species such as common buckthorn.

As noted above, several areas of wetland have been previously confirmed on the subject property. The locations of all of these wetlands have been indicated on the Plan, and the wetland boundaries appear to be accurately portrayed. Although not specifically quantified on the current Plan, the proposed development includes several direct impacts to wetlands for the purpose of constructing proposed parking and building lots.

In addition, the Plan proposes to restore the degraded functions of both the wetland and the stream located on the southern end of the site. The current Plan does not appear to be as detailed as a pre-application plan that was previously reviewed by our office. The pre-application plan had proposed the following:

- Approximately 350-feet of the existing stream channel will be abandoned;
- A relocated stream channel (approximately 480-feet) will be constructed using natural channel design;
- The applicant proposes to improve plant species diversity within the existing open water/emergent wetland through mechanical and chemical treatment of common reed and reed canary grass. These areas will be replanted with native species.

The current Plan does include the construction of two (2) storm water management basins located adjacent to the existing stream/proposed relocated stream channel. As indicated on the Preliminary Utility Plan, there will be proposed storm water outlets to the relocated stream/wetland.

Of the seven (7) individual wetland areas located on the site, only two (2) of these wetland areas will be preserved as part of this proposed Plan. The other wetlands will be filled for the purpose of construction, or impacted as part of the stream channel relocation/abandonment, etc.

With regard to the 25-foot wetland setbacks, the Plan appears to propose encroachment into several of these setback areas. As with the proposed wetland impacts, the Applicant shall indicate, quantify and label all proposed impacts to wetlands and 25-foot wetland buffers on subsequent plan submittals.

Wetland Permit Requirements

It appears as though a MDEQ Wetland Permit and a City of Novi *Non-Minor Wetland Use Permit* would be required for any proposed impacts to site wetlands. The wetlands associated with the existing stream are likely regulated by MDEQ due to their proximity to an inland stream. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland buffers. It should be noted that it is the Applicant's responsibility to contact MDEQ in order to determine the need for a permit from the state.

In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The MDEQ has adopted administrative rules which provide clarification and guidance on interpreting Part 303. Some wetlands in coastal areas (called Environmental Areas) are given further protection under Part 323, Shorelands Protection and Management, of the NREPA.

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

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

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

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

The DEQ must determine the following before a permit can be issued:

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

Wetland Review Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. It appears as though a MDEQ Wetland Permit and a City of Novi *Wetland Use Permit* would be required for any proposed impacts to site wetlands. The wetlands associated with the existing stream are likely regulated by MDEQ due to their proximity to an inland stream. A City of Novi

Authorization to Encroach the 25-Foot Natural Features Setback would be required for any proposed impacts to on-site 25-foot wetland buffers.

2. ECT encourages the Applicant to minimize impacts to on-site wetlands and wetland setbacks to the greatest extent practicable. The Applicant should consider modification of the proposed site design to preserve wetland and wetland buffer areas. The City regulates wetland buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

3. While the Plan appears to involve proposed impacts to on-site wetlands and the associated 25-foot wetland setbacks, these impacts do not appear to be indicated, quantified and labeled on the Plan. In addition, the overall on-site acreage of wetlands and wetland setbacks should be included on the Plan. The Plan should be reviewed and revised as necessary.

4. A plan to replace or mitigate for any permanent impacts to existing wetland buffers should be provided by the Applicant. In addition, the Plan should address how any temporary impacts to wetland buffers shall be restored, if applicable.

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

6. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to wetlands and wetland setbacks have been reviewed and considered.

7. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland or 25-foot wetland buffer.

8. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ.

   The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location. This information is required before the City can issue a City Wetland Permit.

Recommendation

Do to deficiencies in the Plan with regard to proposed wetland impacts, ECT currently does not recommend approval of the Concept/PRO Plan for Wetlands. ECT recommends that the Applicant address the items noted above in the Comments section in subsequent site plan submittals.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Pete Hill, P.E.
Senior Associate Engineer

cc: Rick Meader, City of Novi, Landscape Architect
Sri Komaragiri, AICP, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant

Attachments: Figure 1 & Site Photos

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

Site Photos

Photo 1. Looking southeast at open water wetland/stream on south side of the subject property (July 24, 2015).

Photo 2. Looking north at forested wetland along northern edge of the subject property.

WOODLANDS REVIEW

Environmental Consulting & Technology, Inc.

August 3, 2015

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Beacon Hill (JSP15-0008)
Woodland Review of the Concept/Planned Rezoning Overlay Plan (PSP15-0108)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Concept/Planned Rezoning Overlay Plan for the proposed Beacon Hill Park project prepared by Zeimet-Wozniak & Associates, Inc. dated June 26, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT most recently visited the site on Friday, July 24, 2015 for the purpose of a woodland and wetland verification. The purpose of the Woodlands Protection Ordinance is to:

1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*

3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

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

The proposed development is located at the northeast corner of Twelve Mile Road and Meadowbrook Road, in Section 12. The Plan appears to propose both single-family residential lots (42 lots on 14.35 acres) as well as a commercial, restaurant and retail center (3.13 acres). In addition

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that Plan proposes two (2) storm water detention basins as well as associated roads, parking and utilities. The total site acreage is approximately 21 acres.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on July 24, 2015. The applicant's engineer (Zeimet Wozniak & Associates) has noted in a supplemental letter dated June 22, 2015 that the locations of the regulated trees are depicted on the Plan with a tree symbol and that this information was obtained from an old tree survey. They state that a new tree survey, meeting the requirements of the City of Novi Woodland Ordinance/Code of Ordinances, will be addressed on subsequent site plan submittals.

It should be noted that the surveyed trees had been previously marked with white spray paint in the field (see Site Photos). The current Plan does not however include a tree list. Therefore ECT is not able to verify any specific information with regard to tree location, species and diameters of trees observed in the field.

The entire site is approximately 21 acres, with City-regulated Woodland mapped across approximately the northern half of the project site (see Figure 1). A portion of the southern half of the site contains previously-disturbed/cleared land located along Twelve Mile Road. The highest quality woodlands on site are found in the northern section of the site. Some of these areas also contain regulated wetlands (i.e. forested wetland area located along the northern project boundary). It appears as if the proposed site development will involve a significant amount of impact to regulated woodlands and will include a significant number of tree removals.

On-site woodland within the project area consists of a variety of different tree species including black willow (*Salix nigra*), black walnut (*Juglans nigra*), red pine (*Pinus resinosa*), basswood (*Tilia americana*) and several other species.

As noted above the applicant intends to submit a current tree survey with subsequent site plan submittals. In terms of the habitat quality and diversity of tree species, the project site is of fair quality. The majority of the woodland areas consist of relatively-immature growth trees of fair to good health. This wooded area provides a moderate level of environmental benefit, as the on-site woodlands are connected to larger wooded system that extends both east and north of the subject property. In terms of a scenic asset, windblock, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of fair to good quality.

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

> "A person may nominate a tree within the city for designation as a historic or specimen tree based upon documented historical or cultural associations. Such a nomination shall be made upon that form provided by the community development department. A person may nominate a tree within the city as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the planning commission.

Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below:

Specimen Trees Minimum Caliper Size

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

A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Where the nomination is not made by the owner of the property where the tree is located, the owner shall be notified in writing at least fifteen (15) days in advance of the time, date and place that the planning commission will consider the designation. The notice shall advise the owner that the designation of the tree

as a historic or specimen tree will make it unlawful to remove, damage or destroy the tree absent the granting of a woodland use permit by the city. The notice shall further advise the owner that if he objects to the tree designation the planning commission shall refuse to so designate the tree.

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

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

Absent objection by the owner, the planning commission may designate a tree as a specimen tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a specimen tree:

- The tree is the predominant tree within a distinct scenic or aesthetically-valued setting;
- The tree is of unusual age or size. Examples include those trees listed on the American Association Social Register of Big Trees, or by the Michigan Botanical Club as a Michigan Big Tree, or by nature of meeting the minimum size standards for the species as shown in the "Specimen Trees Minimum Caliper Size" chart, above;
- The tree has gained prominence due to unusual form or botanical characteristics.

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

City of Novi Woodland Review Standards and Woodland Permit Requirements

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

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the

preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

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

It appears as if there will be a significant number of regulated trees removed for the construction of the proposed development. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater located within those areas designated as Regulated Woodland Areas (See Figure 1). In addition, any tree over 36-inches in diameter is regulated by the City of Novi regardless of the location. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be 6-feet in height (minimum). All Woodland Replacement Trees shall be approved species from the Woodland Tree Replacement Chart from Chapter 37 of the City Ordinance.

The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements Table

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

ECT recommends that we conduct a woodland field verification at the time subsequent site plans are submitted in order to verify existing regulated tree locations and confirm any proposed tree replacement quantities.

Woodland Review Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site Woodlands to the greatest extent practicable; especially those trees that may meet the minimum size qualifications to be considered a Specimen Tree (as described above). It is unclear how many, if any, on-site trees are proposed to be preserved. In general, the applicant should demonstrate why trees cannot be preserved within the proposed lots (for example, in areas that fall outside of the proposed building envelopes).

2. The Applicant should demonstrate that alternative site layouts that would reduce the overall impacts to woodlands have been reviewed and considered. The Applicant should consider modification of the proposed lot boundaries in order to preserve existing woodland areas.

3. The Applicant is encouraged to provide preservation/conservation easements for any areas of remaining woodland.

4. The Applicant is encouraged to provide woodland conservation easements for any areas containing woodland replacement trees, if applicable.

5. It is currently not clear if the Applicant is proposing on-site Woodland Replacement credits or if the intent is to pay into the City of Novi Tree Fund for the removal of any regulated trees. Please clarify on the Plan.

6. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee.

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

   Based on a successful inspection of the installed on-site Woodland Replacement trees, seventy-five percent (75%) of the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the original Woodland Replacement financial guarantee will be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*.

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

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

Recommendation

Do to deficiencies in the Plan with regard to proposed woodland impacts and the associated woodland replacement requirements, ECT currently does not recommend approval of the Concept/PRO Plan for Woodlands. ECT recommends that the Applicant address the items noted above in the Comments section in subsequent site plan submittals.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Pete Hill, P.E.
Senior Associate Engineer

cc: Rick Meader, City of Novi, Landscape Architect
Sri Komaragiri, AICP, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant

Attachments: Figure 1 & Site Photos

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

Site Photos

Photo 1. Tree No. 52 located in the southern section of the proposed site, marked with white spray paint (ECT, July 24, 2015).

Photo 2. Higher quality trees located in the northern section of the site; near existing forested wetland area (ECT, July 24, 2015).

TRAFFIC REVIEW

AECOM
27777 Franklin Road
Suite 2000
Southfield, MI 48034
www.aecom.com

248.204.5900 tel
248.204.5901 fax

August 3, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

SUBJECT: Beacon Hill Park
Traffic Review for Planned Rezoning Overlay (PRO) with Concept Plan
JSP15-0008

Dear Ms. McBeth,

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

1. **General Comments**
    a. The applicant, Ivanhoe Companies, is proposing to develop a 21 acre parcel in the northeast quadrant of 12 Mile Road and Meadowbrook Road. The proposed development would be mixed-use and could include 42 residential lots, retail/restaurant and recreation/park elements.
    b. The parcel is currently zoned RA, Residential Acreage, and the applicant is requesting a PRO approval to accommodate the proposed mixed-use development (B-3, General Business, and RM-1, Multiple Family Residential).
2. **Potential Traffic Impacts – The City typically requires that a rezoning traffic impact study (RTIS) be completed when the site is proposed to be redeveloped from residential to non-residential. The following comments apply to the rezoning of this site:**
    a. The applicant provided an initial traffic review by Hubbell, Roth & Clark (HRC) and is **requesting a waiver for the required RTIS** for the following reasons:
        i. As stated in the applicant's response letter, the current Level of Service (LOS) of the 12 Mile Road and Meadowbrook Road intersection is C or better. The anticipated LOS due to the rezoning is not expected to drop below a LOS C. It is recommended that LOS data be provided to verify that the amount of trips generated by the site does not significantly affect the LOS.
        ii. Let it be noted that HRC's number of trip-ends was calculated using the average rate provided per land use in the ITE Trip Generation Manual. However, based on the procedures outlined in Figure 3.1 of Vol. 1 of the ITE Trip Genereation manual, AECOM is suggesting that the fitted curve equation be used to calculate the number of trips. The differences can be found in the table on the next page. Note that for the shopping center AM peak The ITE Trip generation data does not meet the required thresholds to accurately predict the number of trips.

	AECOM			HRC Provided Data			City Thresholds		
	Per Day-Average ITE	AM Peak	PM Peak	Per Day-Average ITE	AM Peak	PM Peak	Per Day-One-Directional	AM Peak	PM Peak
Existing RA Zoning (approx. 21 units)	250	25	26	-	-	-	750	100	100
Proposed B-3 Zoning (12,400 sft)	1,749	N/A	148	529	12	46	750	100	100
Proposed RM-1 Zoning (42 units)	473	40	49	400	18	22	750	100	100

iii. The total number of trips based on the fitted curve equation is 2,222 which is significantly larger than the 929 total trips HRC calculated. AECOM recommends that the applicant's consultant provide justification as to why the average rate was used to calculate the total trips in order to support the RTIS waiver. AECOM **does not support the waiver request** if the trips are calculated based on the fitted curve equation due to the amount of trips being significantly above the City's thresholds.

b. It is also recommended that the applicant review the need for further traffic impact study once the specific uses for the commercial buildings are identified.

3. **General Plan Comments** – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Preliminary Plan submittal.
   a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
      i. Width and length of parking islands
      ii. Loading/Unloading zone details
      iii. Sight distance at the entrances along Meadowbrook Road and 12 Mile Road
      iv. Other details as necessary to convey design intent and the meeting of applicable City standards.
   b. The amount of parking spaces provided is generally in compliance with City of Novi standards. Additional review will be required once the tenant is determined and the number of spaces is finalized.
4. **Signing and Pavement Marking** – Proposed signing and pavement markings were not included in this submittal and will be reviewed in detail in the next submittal.
5. **Bicycle and Pedestrian** – The applicant should consider reviewing section 5.16 of the City of Novi's Zoning Ordinance and add the required bicycle parking for the proposed land use or note that it will be determined at a later date based on tenant selection.

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

Sincerely,

AECOM

Paula K. Johnson, PE
Reviewer, Senior Transportation Engineer

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FIRE REVIEW

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

City Manager
Pete Auger

Director of Public Safety
Chief of Police
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

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

cityofnovi.org

July 17, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center

RE: Beacon Hill
PSP#15-0108

Project Description: A 54 single family and commercial development at Meadowbrook and Twelve Mile

Comments:

1) **Emergency drive and access gate do not meet city standards**
2) **Access roadway crosses a waterway.**

Recommendation:

1) A secondary access driveway shall be a minimum of twenty (20 feet in width and paved to provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. Minimum easement width for secondary access driveways shall be twenty-five (25) feet. A permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. ***(D.C.S. Sec 11-194 (a)(19))***
2) Emergency Access roadway appears to cross a waterway, provide details on crossing, roadway must be capable of supporting 35 tons and meet AASHTO HB-17 standards. **(IFC 2006 503.2.6)**

Recommendation- Approved with the correction of items above

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

APPLICANTS RESPONSE LETTER

August 26, 2015

Barbara McBeth, Deputy Director Community Development
Sri Ravali Komaragiri, Planner
Rod Arroyo, Clear Zoning
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: JSP 15-08 Beacon Hill PRO

As you know, we have been working on this project for well over a year. On March 24, 2015, we introduced the project and discussed the changes in the area with the Master Plan and Zoning Subcommittee. We felt the project was well received by the MPZ and, when making the present application, addressed all of the substantive comments made by the committee members. We look forward to introducing this exciting project to the balance of the Planning Commission.

On August 12, 2015, we received a letter from Rod Arroyo reviewing the project. It is unfortunate that after almost a year of meetings with staff, meeting with the MPZ and submittal of the present application, that the City brought in a 3rd party in to review this matter without us ever having had the opportunity to present it to or discuss it with him or have him present at the MPZ meeting.

We believe that if Mr. Arroyo had been involved in the many previous meetings, revisions and discussions, he would have provided a different recommendation. Nonetheless, we object to Mr. Arroyo's recommendation to postpone this project and respond to the issues raised in his recommendation in the order raised by him.

1. *There are outstanding issues from other reviews, including woodlands, wetlands, and engineering, that impact the site and require action by the applicant. Based on review of all of the letters, the application is still incomplete*

We do not believe the application is incomplete and our engineering and wetlands/woodlands consultants have addressed and responded to issues from other reviews. Perhaps Mr. Arroyo's late arrival and transition to this process caused this misperception.

2. *The bound information package provided by the applicant has not been updated to reflect the most recent plan. A reconfigured submittal should also include a complete list of the benefits and conditions offered by the applicant.*

The bound package and the full scale plans submitted reflect the most current iteration of the project and were submitted to the City in the first week of July 2015. For convenience and immediate referral, the conditions and public interests are as follows:

6689 Orchard Lake Road #314
Office: 248-626-6114

West Bloomfield, MI 48322
Cell: 248-520-6980

A. **Conditions**:

1. General

   a. Developed in accordance with the PRO Plan

   b. 41% of site to remain open space

   c. Preserve a 10 foot wooded buffer along east property line

   d. Create the 5.63 acre Beacon Hill Trailhead Park

2. Residential:

   a. Limit to 42 single family residences

   b. Lot Dimension Minimums: 50' width, 15' side yards between houses, 20' front set back and 30' rear setback

3. Commercial:

   a. Limit to 20,000 square feet

   b. No more than 2 drive-thru users

   c. Rezoning to B-3 with an agreement the developer will prohibit the following uses that would otherwise be:

- Fueling stations
- Produce sales
- Day care centers
- Business schools and colleges
- Private clubs
- Motels
- Veterinary hospitals or clinics
- Auto wash
- Bus passenger stations
- New and used car salesrooms
- Tattoo parlors
- Outdoor space for car sales
- Automobile service centers

B. **Public Interest.** The PRO requires that we demonstrate this project will provide a design and amenities that are "in the public interest" compared to a design and use that merely follows the minimums of the zoning ordinance standards that would apply. We have provided a number of such features that achieve that requirement, as listed below:

1. Project advances walkability of Novi by increasing connectivity of Novi trails network.

2. Creation of Beacon Hill Trail Park, which will include the following:

    a. Dedication of 2.46 acres of developed parkland to City at corner of the intersection.

    b. Mass and fine grading of the entire 5.63 acres, including topography enhancement, wetland plantings, and finish grade seeding on the upland useable portion of the park.

    c. Augmenting the creek, removal of the clogged and damaged culverts and realignment of the creek under supervision of King McGregor.

    d. Creation of a weir system by King McGregor to effectuate a waterfall/spillway to be viewed from the bank of the park.

    e. Enhanced designed landscaped retention ponds by King McGregor and Zeimet Wozniak.

    f. Habitat Restoration.

    g. Installation of elaborate wetland enhancement plantings to augment all three ponds.

    h. Extensive tree plantings throughout the entire 5.63 acres of not less than 100 trees

3. The Park will help achieves the City's goals of additional parkland in this area as provided in the City's Parks and Recreation Plan.

4. 41% or 8.5 acres of open space

5. Preservation of a 10 foot wooded buffer along east boundary line.

6. We have provided a small amount of niche commercial that will be convenient to employees of the offices along 12 Mile as well as our residents and those in the area. Providing commercial development that is proximate to those offices and residential uses helps meet the City's goals to be more walkable. Convenient commercial will also help meet the city's goal to manage traffic by reducing the number of vehicle trips that would need to drive to farther commercial locations. An example lies just on the other side of the M-5 interchange where a bank and coffee shop on the north side of 12 Mile have been allowed.

6689 Orchard Lake Road #314 West Bloomfield, MI 48322
Office: 248-626-6114 Cell: 248-520-6980

3. *The request for RM-1 zoning appears to be unnecessary to achieve the applicant's desired development plan. R-4 zoning would also provide for the same density and would require the same ordinance deviations as RM-1. We are not recommending any changes to the zoning map at this time, as issues in all review letters need to be resolved. However, there is no need to zone the residential portion to RM-1 to achieve the applicant's desired plan.*

We chose the RM-1 classification after significant consultation of City Staff and, more importantly, after noting that a similar single family residential PRO development was recommended for approval by City Staff and the Planning Commission and approved by the City using the RM-1 classification. That being said, if it was the pleasure of the Planning Commission and City Council to use the R-4 classification, then assuming no resulting change to the project as presented, we would be amendable to us the R-4 classification.

4. *The applicant's proposal is to change the zoning from Residential Acreage (RA), the least dense residential zoning classification, to Low-Density, Low-Rise Multiple-Family District (RM-1), one of the more dense residential classifications, and General Business District (B-3), one of the most intensive commercial districts in the City. The Master Plan for Land Use designates the property for 0.8 dwelling units per acre, which is consistent with RA zoning. The public benefits offered by the applicant, which include most notably an unfinished 2.46 acre park / trailhead area that requires further development by the City and 42% open space on the site (see above for full list), are not compelling. Additional exploration of development density, public benefits, and neighborhood compatibility is warranted.*

Mr. Arroyo questions the value of the benefits being provided, which maybe a result of not being involved with this project as it has evolved over the past year. Significant public interests are being provided and these public interest are further described in the following paragraphs.

First, we are deeding almost 2.5 acres to the City of land directly on the intersection. This land WILL be developed, in that it will be graded, landscaped and have with sidewalk paths connected to the City's trail network. This dedication and development will advance the City's goal of a more walkable community in addition to the aesthetics of 2.5 acres of preserved and landscaped intersection. The City needs to consider how it wants to use these dedicates acres.

Second, we are going to undertake a complete enhancement of the wetlands area between the residential and commercial components. This will include augmenting the creek, removal of clogged and damaged culverts, creation of weir system to effectuate a waterfall/spillway for viewing within the Trailhead, habitat restoration and appropriate plantings.

Third, the storm water retention ponds will be landscaped and enhanced far and above ordinance requirements.

Fourth, the Park, which includes all of the above items, will be mass and fine graded and fully-landscaped in upland areas and include planting of over 100 new trees.

In summary, the costs of these environmentally friendly improvements (not including the base cost to create the retention pond) are in excess of $200,000. In addition, we estimate the value of the

land dedicated to the City up to $500,000. These costs to us, in conjunction with the benefits described in item 3 above, are substantial and should not be subjectively dismissed as "not compelling".

In conclusion, we believe the overall plan is unprecedented with unique and valuable elements and public interests, which should make this an exemplary proposal to the City and its residents. This is tremendous opportunity for the City of Novi and the community. We have looked at a multitude of higher density alternatives that could be warranted on a major intersection in an area that has changed dramatically over the past 75 years. We have chosen to present this well thought out, low intensity project full of enhancements and public interests.

We are available to meet with Mr. Arroyo and City Staff to further clarify any items and answer any questions.

Sincerely,

Gary Shapiro

6689 Orchard Lake Road #314
Office: 248-626-6114

West Bloomfield, MI 48322
Cell: 248-520-6980

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Civil Engineers & Land Surveyors
55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 · 248.437.5222 fax
www.zeimetwozniak.com

August 21, 2015

Mr. Jeremy Miller
City of Novi
Community Development
45175 West Ten Mile Road
Novi, Michigan 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Engineering Concept Review

Dear Mr. Miller:

We have reviewed the Plan Review Center Report, dated August 6, 2015, and offer the following responses to your comments;

Comments

1. A stub street to the north would destroy the woodland buffer that the proposed layout is trying to preserve. A church complex is being proposed to the east. A stub street from the church complex would provide access to Meadowbrook Road through a residential neighborhood.
2. Noted.
3. Noted.
4. A pathway connection to the north and east will be provided along the Meadowbrook Road and 12 Mile Road rights-of-way.
5. A secondary emergency access to 12 Mile Road is provided through the proposed commercial.

General

6. Noted.
7. Noted.
8. Noted.
9. Noted.
10. Noted.
11. Noted.
12. Noted.
13. Noted.
14. Noted.

Water Main

15. Noted.
16. Noted.

Sanitary Sewer

17. Noted.

Storm Water Management Plan

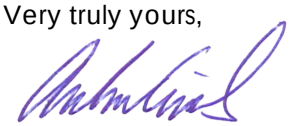
18. Noted.
19. Noted.
20. Noted.
21. Noted.
22. Noted.

Paving & Grading

23. Noted
24. Noted.
25. Noted.

Should you need any additional information please don't hesitate to contact us.

Very truly yours,



Andrew J. Wozniak

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August 21, 2015

Ms. Barbara McBeth
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Landscape Concept Review

Dear Ms. McBeth,

We would like to thank the City staff for their approval of the concept plan. We have reviewed their letter dated July 31, 2015 and offer the following comments:

Existing Trees
1. A full tree survey will be provided.
2. Noted.

Adjacent to Public ROW
1. Noted.
2. Noted
3. Noted.

Screening Between residential an non-residential
1. Instead of a landscape berm, we would like to request that the new park serve as a buffer between the two uses. We will work with the City to provide adequate screening that will enhance the proposed landscape features within the new park and open space areas.

Street Trees
1. Noted.

Parking Lot Landscaping
1. Noted.
2. Noted.

Parking Lot Perimeter Canopy Trees
1. Noted.

Transformer Screening
1. Noted.

Building Foundation Landscaping
1. Noted.
2. Noted.

Planting Notations and Details
1. Noted.

Storm Basin Landscape

1. Noted.

Irrigation

1. Noted.

Proposed Topography

1. Noted.

Snow Deposit

1. Noted.

Proposed Trees to be Saved

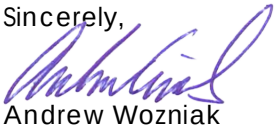
1. Noted.

Corner Clearance

1. We will provide the required clearance on subsequent submittals.

Thank you.

Sincerely,



Andrew Wozniak

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August 21, 2015

Ms. Barbara McBeth
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Wetland Concept Review

Dear Ms. McBeth,

We have reviewed the ECT review letter dated August 3, 2015. In response to their comments, we offer the following:

1. Noted.
2. Noted.
3. Noted.
4. Noted.
5. Noted.
6. Noted.
7. Noted.
8. Noted.

If you have any further questions or comments, please contact us.

Thank you.

Sincerely,

Andrew Wozniak

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Civil Engineers & Land Surveyors
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August 21, 2015

Ms. Barbara McBeth
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Woodland Concept Review

Dear Ms. McBeth,

We have reviewed the ECT review letter dated August 3, 2015. In response to their comments, we offer the following:

1. Noted.
2. Noted.
3. Noted.
4. Noted.
5. Noted.
6. Noted.
7. Noted.
8. Noted.
9. Noted

If you have any further questions or comments, please contact us.

Thank you.

Sincerely,

Andrew Wozniak

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August 21, 2015

Ms. Barbara McBeth
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Traffic Review

Dear Ms. McBeth,

The traffic consultant retained by Gary Shapiro uses the ITE average trip rate for the initial traffic impact calculation because it is commonly used and because the precise nature of the uses are not yet determined.

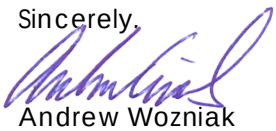
Since the traffic rates vary significantly depending upon the use, for example retail vs. restaurants, we request to defer a traffic impact study until the uses are determined. We also want to iterate that our proposal will generate significantly less traffic than the other uses planned and existing along 12 Mile Road. Also, 12 Mile Road was designed to accommodate higher traffic volumes than we are proposing.

In addition, we did not apply any trip reductions for the mixed use nature of the development. The new Trip Generation Manual allows for reductions in trips for integrated projects like ours where some of the people trips will be made by people walking or bicycling between our residential and commercial areas, using the bike system or waking from nearby offices. Those reductions will be calculated with our more detailed traffic analysis to be provided with the final site plan.

If you have any further questions or comments, please contact us.

Thank you.

Sincerely,



Andrew Wozniak

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August 21, 2015

Ms. Barbara McBeth
City of Novi Community Development
45175 West Ten Mile Road
Novi, MI 48375

RE: Beacon Hill Park, Rezoning with a PRO
Response to Fire Department Concept Review

Dear Ms. McBeth,

We have reviewed the ECT review letter dated July 17, 2015. In response to their comments, we offer the following:

1. The emergency drive and access gate will be designed to meet City Standards.
2. Noted.

If you have any further questions or comments, please contact us.

Thank you.

Sincerely,

Andrew Wozniak