



MASTER PLAN AND ZONING COMMITTEE DRAFT MINUTES

CITY OF NOVI
May 24, 2023 6:00 PM

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

The meeting was called to order at 6:00 PM.

1. Roll Call

Members Present: John Avdoulos (Chair), David Dismondy, Ramesh Verma

Also Attending: Barb McBeth, Christian Carroll, Ben Peacock, City Attorney Tom Schultz

2. Approval of Agenda

Motion made by Member Verma to approve the May 24, 2023 agenda, seconded by Member Dismondy. Motion carried 3-0.

3. Approval of the August 25, 2021 Committee Meeting Minutes

Motion made by Member Verma to approve the August 25, 2021 minutes, seconded by Member Dismondy. Motion carried 3-0.

4. Discussion Items

Station Flats: Request to Amend Consent Judgment

Review and provide comments on a request to amend the Consent Judgment for the Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17. The Consent Judgment limits the use of the 24.77 acre site (located between the existing Target Store and the Sam's Club) to a retail use consistent with a traditional "big box" store.

Chair Avdoulos invited the audience members to introduce themselves. Mike Parks, with Cypress Partners, introduced himself as the owner/developer of the Station Flats project. Jason Krieger, with Krieger Klatt Architects, introduced himself as the architect and designer working on the project. Jim Butler, Civil Engineer with PEA Group, will be joining as well.

Planner Christian Carroll relayed that the 24.77 acre site is located on the east side of Wixom Road and south of Grand River Avenue in Section 17. It is currently zoned I-1 General Industrial but is subject to a Consent Judgment that designates this site for retail uses that conform to the Community Business (B-2) standards. The surrounding area is zoned I-1 and portions of it are also subject to the Consent Judgment standards (i.e., B-2, Retail A/B/C, B-3, Out-lots). To the south is Villas at Stonebrook, which is zoned I-2 with PSLR, and R-1. To the west is Catholic Central High School and Berkshire Pointe, which is zoned a mix of R-1, B-1, and RM-1. The Future Land Use Map indicates Community Commercial uses for the site and the surrounding area, with Planned Suburban Low Rise to the south, Office Research Development Technology to the east, and Single Family/Local Commercial/Educational Facility to the west. The subject property contains regulated wetlands or woodlands and has several easements located on it.

Over the past year or so, the applicant has made several revisions to the plan to reach this current proposal. The proposed site will consist of 157 multi-family rental units, with 7 live/work units, 24 studio units, 60 one-bedroom units, 64 two-bedroom units, and 2 three-bedroom units. One building consisting of four stories is proposed. The building will include a clubhouse, a two-story co-working/café space on the

northwest portion of the building. The site is proposed to have 247 parking spaces. Other site amenities include a pool, clubhouse, and a putting green.

This is before the Master Plan and Zoning Committee for review and feedback as the Consent Judgment limits the site to basically a "big box" retailer, and this proposal is mostly residential in nature. It conflicts with the goals of the Master Plan indicated for this site as well as the Consent Judgment. The proposal does follow a number of objectives in the Master Plan including attracting new residents to the City, the development of alternative housing types, and an increase in housing supply.

City Planner McBeth relayed that there currently is a site concept plan associated with the proposal and Staff is still in the process of reviewing it. There are still some things to be completed on the concept plan. Some of the review letters so far indicate issues. For example, some building materials are a little over what is permitted, and are materials we don't typically expect. There is a conservation easement around the back of the site that was recently delineated, so there needs to be more review of where the back parking would encroach potentially into the buffer. Sam's Club is located on one side and Target on the other, and staff has a concern about the loading zone screening for Sam's Club. Staff have been working through these issues with the applicant for some time and progress has been made, but we anticipate that there will be a number of updates with the next submittal.

Member Dismondy inquired whether the City or the applicant requested the meeting. City Planner McBeth relayed that the applicant requested the meeting for an opportunity to come before the Master Plan and Zoning Committee to get feedback, and since the use is not consistent with the Master Plan for Land Use.

Applicant Mike Parks expressed his appreciation to the Committee for having him and conveyed he has found in the past a study session like this to be very helpful to work through questions and issues before going to a public hearing. Mr. Parks relayed he began work about a year and a half ago on the project and at that time began working with the existing landowner, Tony Penna and his partner, who had owned the property since 2013.

In 2001, a land and management company owned by the Arnoff family, went through a Consent Judgment with the City and built the development with Sam's Club and Target. At that time the permitted uses were changed from industrial to allow "big box" retail. Target had a number of restrictions put on the property, to not allow several competing types of retail uses as well as not allowing multi-family uses. Twenty-two years later, the property is still sitting. The trend now going on around the country is that a lot of "busted big box" centers are going to a mixed-use concept in communities like Novi. Cypress Partners reached out to Sam's Club and Target, and they are very desirous of cleaning up the center as the previous owners did nothing with the property.

Over several months, Mr. Parks worked with attorneys from Sam's Club and Target to lift some of the use restrictions. Sam's Club and Target now see multi-family as a good complementary use to finish off the center and are interested in moving forward. Mr. Parks had the property under contract for several months and purchased it in 2022. He has been working with planning staff since then to work through what all would find acceptable.

The plan started with four buildings, a village type style, which became difficult due to the boundaries of the property. After many months, the project evolved into what is before the Committee tonight.

Architect Jason Krieger referred to the PowerPoint showing the project location and existing photos. Mr. Krieger relayed items on the project synopsis slide were a result of feedback to add more than just an apartment building to the site. The 4-story mixed-use building has approximately 4,000 square feet of co-work and café space that the general public can use which is positioned on the front corner of the building near the other retail aspects. There are 247 parking spaces, so parking is at a 1.5 ratio, which is standard these days, depending on where you're at it could go lower. There are 32 bicycle parking spaces including 8 interior spaces, a 4,200 square foot clubhouse and a residential amenities space with

a gym, offices, a lounge area, and theatre. The final programming of the residential amenities is still being determined.

The building is basically shaped like an "E" which has courtyards in the center of each opening. The courtyards are programmed with pools, firepits, and lounge areas. They are located towards the wetlands to capitalize on the views.

The site plan slide shows the building shape and location of the two courtyards. The co-work and café space are positioned for access to the parking lot to the west. The resident's clubhouse is positioned in the middle so that residents can access the north or south patio space.

The floor plan shows a double loaded corridor, the mix description is shown on the slide. The floors above are stacked so they are all very similar.

The exterior elevations as shown meet the ordinance overall, however right now as depicted in the current proposal it is deficient in some brick. What is being proposed are materials common for high end apartment buildings now. As shown, it is mostly masonry with cast stone on the corners that go full height. The James Hardy siding is pre-primed, high quality, lasts for a long time and looks great. It is a material you would typically find in high end apartment development. As Ms. McBeth noted, they are still working though these materials with Staff.

The renderings of elevations and aerial views were shown. The patio will be two-story and face out to the woods, which will be a very cool asset to the property. The details of the outdoor patios are still being worked out, but there will be a pool. The co-working space has a roof deck. A mezzanine on the inside has a stairway that leads up to the terrace. The main entrance for residents and the leasing office is in the middle of the building.

Mike Parks relayed that the property extends out to Wixom Road, so the boulevard entrance and main drive that is leading up to the building will be completely redone.

Chair Avdoulos said that the aerial view makes it easier to understand how the development fits into the total site. The other perspectives show how this relates to Target and Sam's Club, and how this works with parking. Chair Avdoulos relayed some time ago, he was hit head-on in the access road so a concern is how the traffic will be handled and inquired if the traffic study reflects the Wixom Road entry as well as activity coming in from other access points.

Chair Avdoulos would like to understand how the northwest parking lot works with it being so disengaged, and inquired whether residents or guests would be parking there.

Chair Avdoulos relayed he has seen this as a viable idea across the country and has also seen in lieu of apartments that there may be a hotel near a Target. A close example of an apartment development is on Haggerty Road near the Costco in Livonia.

Chair Avdoulos inquired what market research shows in terms of renters. Mike Parks relayed market research shows a range of millennials renting – a 25- to 45-year-old mix of residents.

Member Verma expressed concerns regarding traffic congestion on Wixom Road, especially on school days, and inquired about fire truck access. Mr. Krieger responded that fire trucks will be able to circulate around the building from the drive surrounding it.

Member Verma expressed concern about a proposed development of 800 homes off Ten Mile Road, which will further add to traffic and school enrollment.

Member Verma inquired if there would be an entrance to the development from Grand River. Mike Parks replied that there is an entrance off Grand River to the shopping center, but Station Flats does not have an easement there and would put no signage there.

Member Dismondy relayed that he thinks the design is awesome for this piece of land. At another meeting, a resident said that there are rumblings regarding this proposed development and residents will have a hard time with it. The big concern appears to be traffic.

Chair Avdoulos added that the internal traffic is also a concern. A plan that shows traffic signs and markings would be helpful.

Chair Avdoulos inquired what the units would rent for. Mike Parks responded that it depends on the size of the unit, typically they are \$2 per square foot per month. Chair Avdoulos referenced other proposed developments in the proximity - the Griffin and the Bond - and thinks this is not out of character to be in this location.

City Planner McBeth relayed Staff is concerned about the edges of the development and how it approaches the south side of Sam's Club in particular. Buffering of loading zones is also a concern, as well as more focus needed on the adjacencies.

Chair Avdoulos added that it should be emphasized that this is a 25-acre site and only about a quarter is being developed. This type of development enhances the property as it provides housing and residents can enjoy nature but also support local businesses. Chair Avdoulos likes the design.

City Planner McBeth agreed that we have been hearing from residents about traffic concerns, especially residents from Villas of Stonebrook. Parking calculations don't quite meet our standards and although there are plenty of parking spaces in nearby lots, there is not permission to park there.

The loading zone by Sam's Club needs a closer look. Normally a 6-8' berm is required for landscape screening. With the loading zone there, it is not possible to add the berm, but is something to be aware of.

City Planner McBeth relayed that there is another 46-unit multi-family development to be aware of proposed off of Wixom Road, south of this site, and closer to the Villas of Stonebrook.

Member Dismondy inquired about who contacts the Elementary and Middle School nearby, so they are aware of the proposed developments. Ms. McBeth responded that we just reached out to the schools regarding the potential zoning change for City West to make them aware. The Grand River developments may take more time to build, and the developments off Wixom Road are more imminent.

5. Audience Participation and Correspondence

None

6. Adjourn

The meeting adjourned at 6:41 PM.