



**CITY OF NOVI CITY COUNCIL**  
**MAY 19, 2025**

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

**SUBMITTING DEPARTMENT:** Community Development, Planning

**KEY HIGHLIGHTS:**

- Rezoning 3.5 acres in a transitional area near Novi Town Center.
- Activating long-vacant parcels in proximity to Sakura Novi development.
- The benefits to the public include the design and construction of a pocket park/wetland overlook on the City parcel to the west.
- The City Council tentatively approved the PRO Plan and directed the City Attorney to draft the PRO Agreement on November 25, 2024.
- The Planning Commission recommended approval of the PRO Plan on October 16, 2024.

**BACKGROUND INFORMATION:**

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

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

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

The Town Center districts require development amenities to be provided, which are shown on the plans. There are three gathering spaces: one multi-purpose field, one open space area between the buildings, and one area with outdoor furniture, grill and a firepit

on the west side. The plan exceeds the requirements for both general open space and usable open space by a significant amount. There are also no impacts to the existing wetland area.

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

### **ITEMS TO HIGHLIGHT**

Based on City Council's suggestion during the initial review on February 5, 2024, the applicant is proposing to design and construct a wetland overlook amenity on the City's wetland property as a public benefit. The concept drawing shows a crushed granite pathway from the 11 Mile Road public sidewalk to a wider area overlooking the pond with benches, accent boulders, a stone retaining wall with a guardrail, and landscaping on either the east or west side of the pond. City Council expressed an interest in having the overlook in the area east of the wetland so that in the future this could be expanded to create a larger park area. **The attached PRO Agreement allows the final location of the overlook amenity to be worked out administratively during the site plan review process, with consideration to be given to security, engineering feasibility, wetland impacts, and the EGLE wetland permit process.**

During the November 25, 2024 Council meeting, the suggestion was made to provide a mid-block non-motorized crossing to access the pathway on the north side of the road. **After further evaluation, staff does not suggest this crossing should be installed at this time due to safety concerns. If the City moves forward with an extension of Lee BeGole Drive, such a crossing could be explored at that time.**

Staff had previously requested 43-foot-wide right-of-way (halfwidth), as that was the width of the Highway Easement currently held. Council had supported this request. The applicant has argued that a 33-foot right-of-way (half-width) would be consistent with what was provided for Sakura Novi, and that the additional width would not allow sufficient room for the franchise utilities to be installed. **Additional evaluation by Staff confirms that the master planned half-width of Eleven Mile Road is 33-feet, so the PRO Agreement reflects this as the ROW dedication required.**

The applicant has revised one of the building elevations from a split-grade model to a flat grade. Both building types are now in compliance with the façade ordinance, so a deviation for a Section 9 waiver has been eliminated from the Agreement.

### **PLANNING COMMISSION**

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

### **PREVIOUS CITY COUNCIL ACTION**

The City Council granted tentative approval of the request at the November 25, 2024 meeting, and directed the City Attorney's Office to prepare a PRO Agreement.

## **CITY COUNCIL ACTION**

The City Council is now asked to consider the actual text of the PRO Agreement and give final approval of the agreement, the PRO Plan, and the rezoning. Following Council's final approval, the applicant will submit for Site Plan approval under typical review procedures, including Planning Commission approvals.

**RECOMMENDED ACTION:** Approval of the request of Sakura Novi Residential, LLC, for Sakura East JZ23-41, with Zoning Map Amendment 18.743, to rezone property from Light Industrial (I-1) to Town Center One (TC-1), subject to the attached Planned Rezoning Overlay (PRO) Agreement, the corresponding PRO Plan, the conditions of this Motion, and the conditions listed in the staff and consultant review letters, and also subject to any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.

This motion is made for the following reasons, and only upon the assumption that all conditions and requirements of this motion and the PRO Agreement, will be satisfied:

- A. The proposed neighborhood-scaled, pedestrian accessible development would be in line with the intent of the 2016 Master Plan, or a reasonable alternative thereto. Developer indicates that the proposed development complements the 2016 Master Plan vision for a unique, well designed, mixed-use facility since it acts as an extension of the Sakura Novi project under development to the west.
- B. The proposed residences will provide smaller footprint, middle-market rate residential rental offerings. The new homes would be a draw as temporary living opportunities for professionals and their families drawn to the City for work or other cultural reasons, as well as the large corporations that sponsor many of these families.
- C. The developer will create a public overlook amenity at the existing pond on the City's parcel (22-23-226-042), including a walking path from the public sidewalk. Landscaping treatments, invasive species removal, the pathway, and a seating area at the edge of the pond will "activate" the pond. These efforts will provide an attractive amenity for appreciation of the water feature within an important corner at the heart of Novi.
- D. For all of the foregoing reasons, the proposal will result in an enhancement of the project area as compared to a "straight" TC-1 designation, and will result in significant benefits to the public that would not otherwise be available with a straight rezoning TC-1, and the deviations listed in the Agreement are necessary to secure the enhancements listed above and in the PRO Agreement.
- E. The proposed Town Center One zoning district is a reasonable alternative to the Gateway East District recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because:

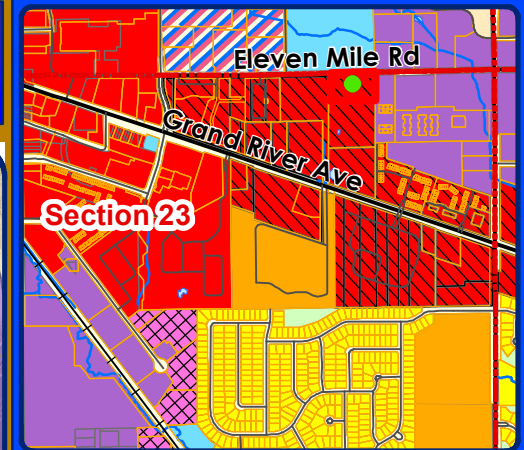
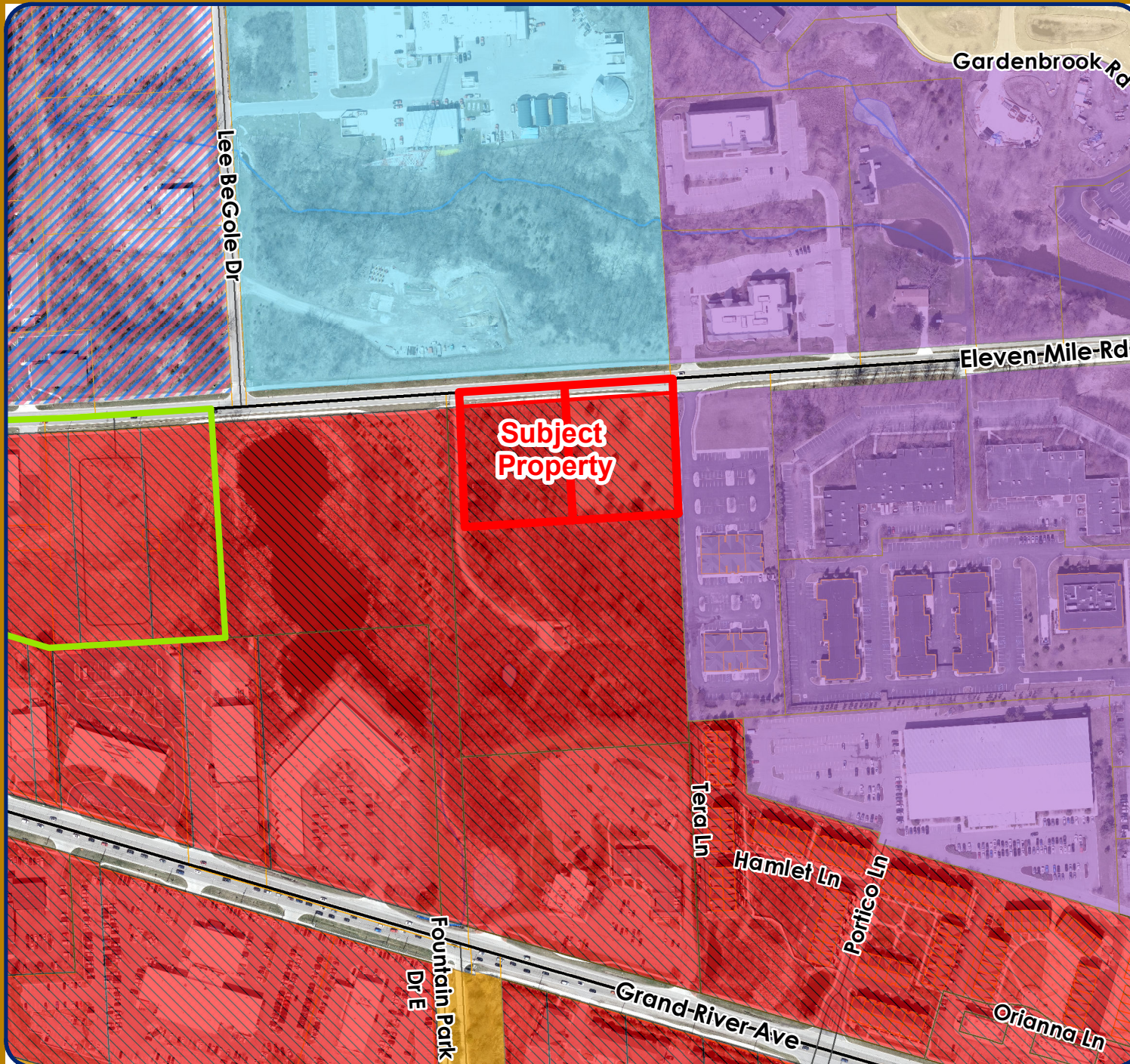
1. A reduction in traffic compared to development under the current zoning. The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.
2. The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district, with approximately 45% shown.
3. The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.
4. Preservation of the on-site wetland. The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.
5. A publicly accessible pond overlook amenity to be provided on the City's parcel with similar amenities as illustrated on the PRO Plan. The final location and details of the amenity will be approved administratively by staff during the site plan review process.

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# SAKURA EAST PRO

## FUTURE LAND USE



### Legend

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



### City of Novi

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

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

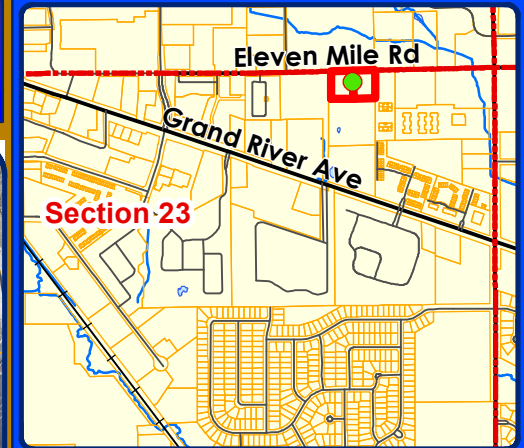


### MAP INTERPRETATION NOTICE


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

# SAKURA EAST PRO

## LOCATION



### Legend

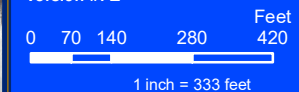
 Subject Property



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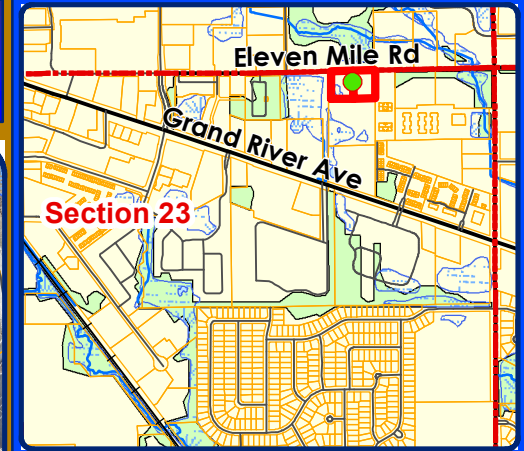
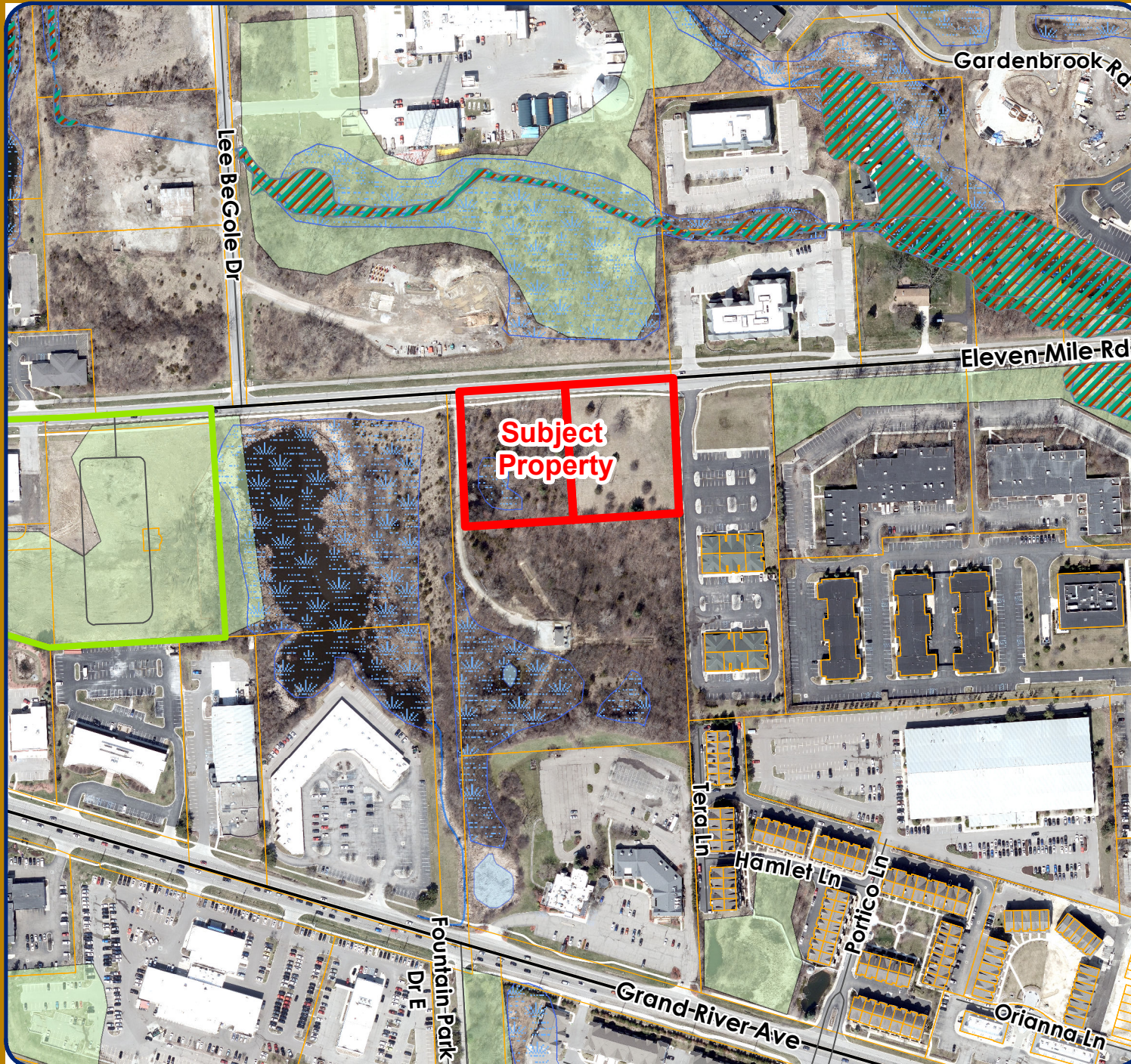


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# SAKURA EAST PRO





## NATURAL FEATURES



### Legend

#### FEMA Flood Zone

#### Flood Zone

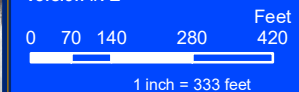
-  AE - Base floodplain
-  Wetlands
-  Woodlands
-  Subject Property



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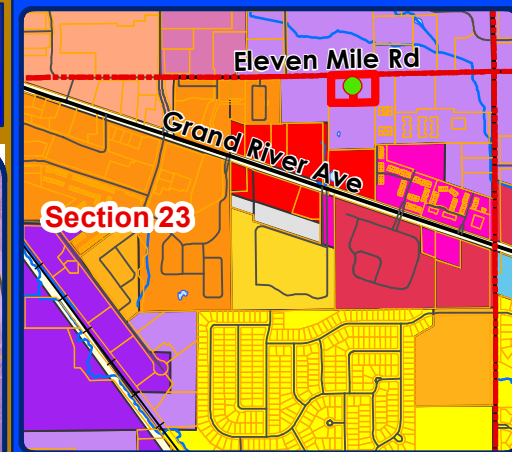
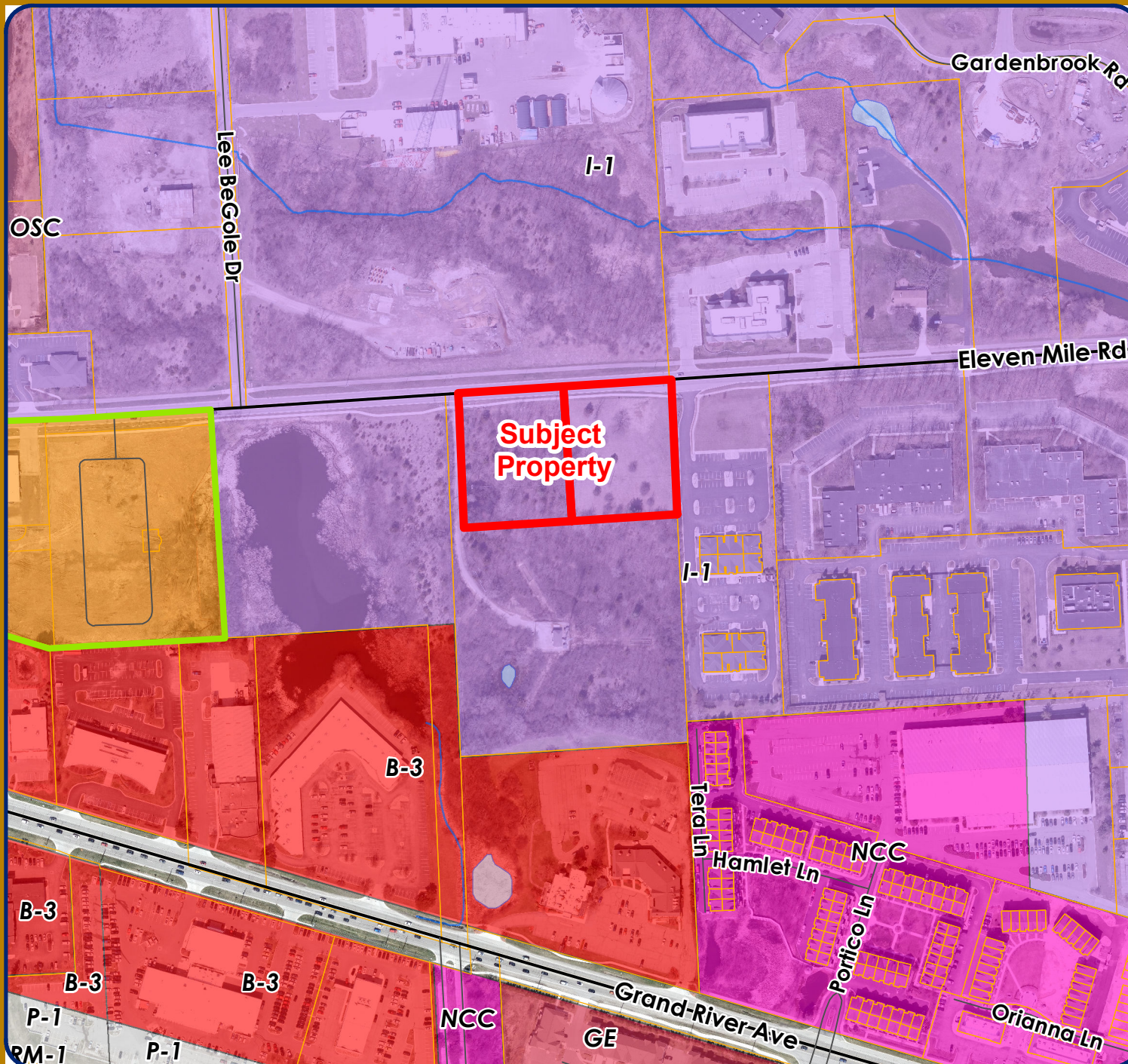
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# SAKURA EAST PRO ZONING



## Legend

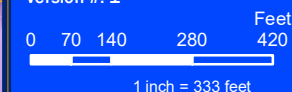
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC-1: Town Center -1 District
- Subject Property



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**DRAFT PRO AGREEMENT WITH EXHIBITS**

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## **PLANNED REZONING OVERLAY (PRO) AGREEMENT**

### **SAKURA EAST**

**AGREEMENT ("Agreement")**, by and between SAKURA **NOVI RESIDENTIAL, LLC**, a Michigan Limited Liability Company ("**Developer**") whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 (referred to as "**Developer**"); and the **CITY OF NOVI**, whose address is 45175 Ten Mile Road, Novi, MI 48375-3024 (referred to as the "**CITY**").

#### **RECITATIONS:**

- A. Developer is or will be the owner and developer of an approximately 3.5-acre parcel of property on the south side of Eleven Mile Road, west of Meadowbrook Road in Section 23 of the City. Developer is proposing to develop a 45-unit multiple-family townhome development on vacant parcels in proximity to Sakura Novi development.
- B. More specifically, Developer is proposing to rezone property from Light Industrial (I-1) to Town Center One (TC-1) with a Planned Rezoning Overlay (PRO) using the City's Planned Rezoning Overlay (PRO) option. The "**Property**" is more particularly described and depicted on **Exhibit A**, attached hereto and incorporated herein. The I-1 classification shall be referred to as the "**Existing Classification**" and the TC-1 classification shall be referred to as the "**Proposed Classification**."
- C. The Proposed Classification would provide Developer with certain material development options not available under the Existing Classification and would be a distinct and material benefit and advantage to the Developer.
- D. The City has reviewed the petition from Developer to amend the Existing Classification of the Property to the Proposed Classification, including the Developer's proposed PRO Plan (including the uses authorized in this Agreement as the only uses permitted on the Property, the site layout, and the building façades, elevations, and design) attached hereto and incorporated herein as **Exhibit B** (the "**PRO Plan**") under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance. The PRO Plan is a conceptual or

illustrative plan for the potential development of the Property under the Proposed Classification. Approval by the City of the PRO Plan is not an approval to construct the proposed improvements shown thereon, as any development on the Property will require Final Site Plan approval from the City as provided by this Agreement.

The City has further reviewed both (i) the requested deviations as contained in this Agreement (the "**Deviations**") from the strict terms of the City's Zoning Ordinance and other land use ordinances and regulations (collectively, the "**City Ordinances**") and (ii) the proposed PRO Conditions (as defined in Paragraph F.iii below) offered or accepted by Developer, and has concluded that the proposed Town Center One (TC-1) zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, because it meets the requirements of the Zoning Ordinance as relates to Planned Rezoning Overlays by including site specific features that are more restrictive than could otherwise be required by ordinance, and because the development is in the public interest. Also, in the specific circumstances of the project, the benefits to the public of the project outweigh any detrimental impacts of the project, including:

1. A reduction in traffic compared to development under the current zoning. The traffic study shows a difference of about 20 fewer trips compared to a general light industrial use, or up to 835 fewer trips compared to a medical office use.
2. The plan shows that the total open space areas to be provided will exceed the 15% Open Space requirement of the TC-1 district, with approximately 45% shown.
3. The project will exceed the 9,000 square foot Usable Open Space requirement, with about 17,200 square feet proposed.
4. Preservation of the on-site wetland. The wetland is very small in size (less than 0.1 acre) but does represent an ecological benefit.
5. A publicly-accessible wetland overlook amenity to be provided. Two possible concept plans for the overlook amenity are included in Exhibit C attached and are acceptable to the City Council but subject to further administrative review and approval with the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") to determine the impact of the respective overlooks on the natural features and to confirm requirements and permit ability of EGLE, with the ultimate decision of selecting one of the two proposals or a possible alternate location to be an administrative decision.

Without the PRO Conditions as set forth herein and Developer's (and/or its successors' and assigns') continuing obligations to comply with the terms of this Agreement, however, the City would not have approved the rezoning to the Proposed Classification or the Deviations.

- E. Developer desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to develop the Property in accordance with the approved PRO Plan (collectively, the “**Development**”). The City desires to ensure that all of the land that is depicted on the PRO Plan is developed in accordance with, and used only for the specific uses permitted by, this Agreement, the related documents and undertakings of Developer, and all applicable laws, City Ordinances, regulations, and standards of the City and other regulatory bodies. This Agreement will govern the development of the Property and is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
- F. As an integral part of the Developer’s request to the City for rezoning to the Proposed Classification, Developer agrees to develop and construct the sanitary sewer, storm water sewer system, franchise utilities, roads, municipal water system, sidewalks, and other infrastructure necessary to develop and use the Property in conformance with the following undertakings and forbearances by Developer (such undertakings and forbearances hereafter referred to as the “**Undertakings**”):
- i. **Uses Permitted.** The PRO Plan proposes a single phase 45-unit multiple-family townhome development. The single entrance to the development will be from 11 Mile Road, with an emergency only access connection to the parcel on the east. With cooperation from the City, the Developer shall obtain an access easement from the parcel to the east prior to stamping set approval. Parking is provided in garages, on the garage aprons, and a few small bays of surface parking for guests. The Development will include three gathering spaces, including one multi-purpose field, one open space area between the buildings, and one area with outdoor furniture, grill and a firepit on the west side. The Developer has proposed an off-site wetland overlook amenity on the City’s wetland property as a public benefit as depicted on the concept plan attached hereto as **Exhibit C (“Overlook Concept Plans”)**. The stormwater detention is to be provided in an underground system. The buildings proposed have similar facades as were previously approved for Sakura Novi.
  - ii. **Compliance with Applicable Laws and Regulations.** Except as expressly authorized herein, the Property shall be developed in accordance with this Agreement, the PRO Plan, all applicable State, County and City statutes, codes, ordinances, regulations, and the City Ordinances, including all applicable requirements of the Zoning Ordinance under the Proposed Classification, and further including all storm water and soil erosion requirements and measures during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement (collectively, the “**Legal Requirements**”).

The deviations from the provisions of the City Ordinances, rules, or regulations are depicted in the PRO Plan and are approved by this Agreement; however, except as to the Authorized Deviations listed below, the Property shall be subject to and developed in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable Legal Requirements, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval.

- iii. **PRO Conditions.** As part of its approval of the PRO Plan and this Agreement, the City Council made certain findings as required by the Zoning Ordinance. Those findings were based in part on the fact that the Developer has agreed that the following conditions shall apply to the Property (collectively, the “**PRO Conditions**”). The Developer (or its successors or assigns) shall be responsible for obtaining all permits, licenses, or approvals required for the development, construction, use, and occupancy of the Development.

a. Development Enhancements offered by Developer.

1. The height of the buildings will be limited to 35 feet to the midpoint of the roof. The ordinance permits up to 5 stories or 65 feet in TC-1, so limiting the height would be more restrictive.
2. The use of the property is restricted to 45 attached residential units, with a total room count of 225 and a density of 14.3. This would provide a restriction of the use of the property, as well as layout in conformity with the PRO Plan.
3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided, which exceeds the ordinance requirements. The amenities shall be as shown on the PRO Plan or similar, and shall be installed prior to the issuance of any certificate of occupancy (TCO or C of O), or if weather conditions do not permit, will be installed/inspected/approved within six (6) months of issuance of the first TCO or C of O, if feasible relative to surrounding construction.
4. The distance between buildings will be a minimum of 15 feet.
5. No more than 7 units would be in a single building, which is more limiting than the ordinance allows.
6. Screening between adjacent properties including fences and landscaping as shown in the PRO Plan and shall use an increased

number of native plant species. Screening shall be completed prior to the issuance of any certificate of occupancy (TCO or C of O), or if weather conditions do not permit, will be installed/inspected/approved within six (6) months of issuance of the first TCO or C of O, if feasible relative to surrounding construction. .

7. The Developer shall install electric car chargers in the parking lot, prior to issuance of any certificate of occupancy unless secured by the Developer through a letter of credit or cash bond.

8. The Developer shall install phone chargers in the open space congregation areas, prior to issuance of any certificate of occupancy unless secured by the Developer through a letter of credit or cash bond.

9. The Developer shall dedicate the 35-foot ROW along its Eleven Mile Road frontage to the City that is consistent with the ROW dedicated for the existing Sakura development and adjacent office complex, prior to stamping set approval.

10. The Developer shall install an overlook amenity ("Overlook") which will include a crushed granite pathway from the 11 Mile Road public sidewalk to a wider area overlooking the pond with benches, accent boulders, a stone retaining wall with a guardrail consistent with amenities on the overall Sakura Novi Development site, and landscaping on the northeast side of the pond. After further review of the Overlook Concept Plans by City Staff and the governmental requirements to construct the features depicted on the Overlook Concept Plans, the City's Staff may determine that the location will need to be adjusted and the Overlook Concept Plans may require modification in its location, and in such event the City's Staff is permitted to approve any such change without seeking City Council or Planning Commission approval provided that the over-all concept of providing an overlook is not eliminated from the Project. The sidewalk may require a boardwalk over existing wetlands and may be subject to permitting requirements through EGLE. In the event a wetland permit from EGLE is required, the City will cooperate by submitting the application for same and payment of all costs associated with obtaining the permit. The Developer will complete invasive species treatment, at Developer's expense, pursuant to the City's ANC Permit issued for this work, within the area that is 25 feet from the amenity spaces and pathway. The improvements to constitute the Overlook and the work detailed in the ANC Permit to be issued, shall be completed within one year following issuance of all requisite governmental approvals, including without limitation any

permits from EGLE, to install the improvements, which includes without limitation issuance of EGLE approval and permit(s) and shall not limit the Developer's ability to secure temporary or final certificates of occupancy, except that the Overlook shall be completed before the final C of O for the last unit within the Development may be issued. Performance guarantees for the completion of the Overlook improvements shall be posted in accordance with Paragraph F.4, below.

11. Developer shall prepare, at its expense, the legal description of the emergency access connection over the parcel to the east prior to stamping set approval.

12. Developer shall submit escrow fees in the estimated amount of \$5,000 to cover document review relating to the DTE pole relocation for the Development.

- b. Woodlands. There are no regulated woodlands on the site and no removed trees are 36" dbh or greater are being removed, so no woodland replacements are required. However, during site plan review if regulated woodlands are to be removed to construct the wetland overlook amenity, the Planning Commission may grant a woodland permit under the terms of the Woodland Ordinance.
- c. Wetlands. The Developer proposes to preserve the 0.1 acre on-site wetland.
- d. Site Utilities and Access. All of the utilities (water, sewer, and storm water) servicing the Development shall be constructed according to the approved Utility Plan provided as part of the PRO Plan, subject to final engineering plan approval by the City at the time of site plan approval. Such Utility Plan may be amended or modified during the site plan approval process as approved by the City. The utilities shall be complete to the extent required for the issuance of building permits.
- e. Access: The installation of roads, drives, and curb cuts shall be determined at the time of site plan approval. Roads, drives, and curb cuts shall be complete to the extent required for issuance of building permits.

Developer shall ensure that once constructed, all required vehicular and pedestrian access shall remain open to all required parts of the Development and be properly maintained, including but not limited to the public and private sidewalks, and exterior light fixtures.

- f. Water and Sewer: Developer shall construct and install the improvements and/or connections tying into the municipal water and sewage systems.

All water and sewer improvements shall be designed and constructed by Developer in accordance with the approved PRO Plan and all applicable Legal Requirements, subject to final engineering approval at the time of site plan review. Developer shall obtain all required off-site easements prior to stamping set approval. Such water and sanitary sewer facilities, including any on-site and off-site facilities, if any extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of the Developer prior to stamping set approval.

- g. Storm Water: The storm water management system for the Property shall be approved by the City as part of the review and approval of the engineering plans for the Property. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final site plan approved for the Development. The Development shall be constructed to achieve a storm water management system that assures that the quality and quantity of storm water will be in accordance with all applicable ordinances, regulations, and laws.

- iv. **Performance Guarantees**. The City shall require Developer to provide performance and financial guarantees for the completion of the improvements, including, without limitation, right-of-way improvements, water mains, sanitary sewers, storm drains, wetland and woodland fencing (if any), site amenities, and landscaping and tree planting activities, including items listed above in Sections F.iii.(a)3, F.iii.(a)6, F.iii.(a)7 and F.iii.(a)8 (collectively "amenities"). The amenities shall be as shown on the PRO Plan or similar, and shall be installed before issuance of the first certificate of occupancy (TCO or C of O) or if weather conditions, timing with construction of the over-all development or other circumstances, do not permit the construction of an amenity, then the financial guaranties required herein shall be used to assure that any such amenity is installed/inspected/approved when it is feasible to do so. A financial guarantee will be posted prior to scheduling the pre-construction meeting. Such financial guarantees shall cover the site improvements for the project as determined by the City. Such financial guarantees may include cash deposits, letters of credit or cash bond as allowed by the current provisions of the City's Code of Ordinances. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations. Any deviations or requests for relief from this provision shall be considered

by City Council as a deviation from Chapter 26.5, and will not require an amendment to the PRO Agreement or PRO Plan if approved by the City Council.

- v. **Compliance with Laws.** The development and use of the Property shall be in accordance with all applicable laws, ordinances, and regulations, including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized herein, and all storm water and soil erosion requirements and measures, both throughout the site during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement.
- vi. **Other City Authority.** Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Property and the Development in a manner consistent with the PRO Plan and this Agreement.
- vii. **Application Fees; Connection Fees.** The Developer shall be responsible to pay all application and review fees as and when required under the City Ordinances, including but not limited to planning, engineering, legal, and any consultant fees in connection with the review and approval of the Development. Such amounts shall be due upon invoice, and failure to pay amounts owed shall entitle the City to cease review, approval, and/or issuance of permits. In addition, the Developer shall pay all required water and sewer connection and tap charges and fees, without reduction, as provided in the City Ordinances as and when required.
- viii. **Property Maintenance Obligations.** Developer agrees, at its expense, to operate, maintain, repair, manage, and improve the entire Development including the open space, storm water drainage facilities, private roads, sidewalks and pathways, and any and all areas disturbed in connection with the Development to ensure that the same continue to function as intended, and are stabilized, and meet all standards of applicable laws and ordinances for property maintenance, including, but not limited to regular snow and ice removal. The Developer shall establish a regular and systematic program of maintenance for the development to ensure that the physical condition and intended function of such areas and facilities shall be perpetually preserved and maintained.

Notwithstanding any other remedies in this Agreement, in the event that Developer shall at any time fail to carry out the responsibilities above, and/or in the event of a failure to preserve and/or maintain such areas or facilities in reasonable order and condition, the City may serve written notice upon Developer, setting forth the deficiencies in maintenance and/or

preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place of the hearing before the City Council, or such other Council, body, or official delegated by the City Council, for the purpose of allowing Developer to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken.

At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council or other body or official designated to conduct the hearing determines that the required maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall have the power and authority, but not the obligation, to enter upon the property, or cause its agents or contractors to enter upon the property, and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by Developer, and such amount shall constitute a lien on the property.

The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Developer or Association(s), all unpaid amounts may be placed on the delinquent tax roll of the City, as to the Property, and shall accrue interest and penalties, and be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer, and, in such event, the Developer shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

- ix. **Staff and Consultant Review Letters.** Developer shall comply with all conditions listed in the staff and consultant review letters, as shown in Exhibit D, not inconsistent with the terms of this Agreement.
- x. **Developer Representations.** Developer hereby makes the following acknowledgments, representations, and warranties to City, which representations and warranties shall be true and correct as of the date hereof:
  - a. Developer is duly organized and validly existing, in good standing under the laws of the State of Michigan, authorized to do business

under the laws of the State of Michigan and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of this Agreement. Developer has provided City with an accurate and complete copy of its Articles of Organization and Certificate of Good Standing in effect as of the date of this Agreement ("Organizational Documents"), and agrees to provide accurate and complete copies of any revisions or modifications to the Organizational Documents.

- b. Developer has no notice of and there is no pending litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Developer or its principals from carrying out the covenants and promises made herein.
- c. Developer is financially able to complete the Development.
- d. Developer shall construct all improvements for the Development in a good and workmanlike manner employing quality contractor(s), construction manager(s), and other professional possessing the requisite experience and competency to construct such improvements.

***NOW, THEREFORE, IT IS AGREED AS FOLLOWS:***

1. **Developer Obligations.** Upon execution of this Agreement by the parties:
  - a. The Property shall be developed only in accordance with the Undertakings, the PRO Plan, the PRO Conditions, Legal Requirements, City Ordinances (as amended), and this Agreement (collectively, the "**PRO Documents**");
  - b. Developer shall comply with the PRO Documents;
  - c. Developer shall forbear from acting in a manner inconsistent with the PRO Documents;
  - d. Developer shall complete all actions necessary to carry out all of the obligations in the PRO Documents.
2. **Authorized Deviations.** The following deviations from the standards of the Zoning Ordinance are hereby authorized pursuant to §3402.D.1.c of the City's Zoning Ordinance:

- a. Allowable Number of Rooms (4.82.2.B): Planning deviation from Section 4.82.2.B to allow an increase in the number of rooms permitted on the property up to 225 rooms, because it is within the allowable increase of the TC-1 ordinance.
  - b. Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5-foot-wide sidewalk required in the TC-1 District on a non-residential collector road, as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area. Developer will be responsible for restoring any portion of the sidewalk that is either damaged or removed in connection with development of the Property before the City will issue a certificate of occupancy (either temporary or final), weather permitting, for the townhome building proposed to be located adjacent to the sidewalk.
  - c. Pedestrian Connectivity (Sec. 3.8.2.G): Planning deviation to allow a 5-foot sidewalk along the west side of the entrance driveway only instead of on both sides of the drive, since it is a relatively small development and areas to the east do not have many walkable destinations, and fewer trees would be provided if both sidewalks were installed.
  - d. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii. and iii. for the lack of a berm between the site and adjacent industrial properties, as the applicant has provided evergreen trees and arborvitaes for screening, as well as a fence along the southern property line.
  - e. Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site (if emergency vehicle access requirements can be met), where the ordinance requires a major drive to be 28-foot back-to-back width, as the site will have a relatively low number of trips.
  - f. Any additional deviations identified during Site Plan Review (after the PRO Plan and PRO Agreement is approved), will require amendment of the PRO Agreement, unless otherwise stated in the PRO Agreement.
3. **Revocation of Rights.** In the event Developer attempts to or proceeds with actions to complete improvement of the Land in any manner other than as described herein and shown on **Exhibit B**, the City shall be authorized to revoke all outstanding building permits and certificates of occupancy issued for such building and use, unless the unit is already occupied by either owners or tenants.
4. **Modifications; Required Amendments.** Minor modifications to the approved PRO Plan may be approved administratively if the Zoning Ordinance (interpreted

as though the approved PRO Plan is an approved site plan for purposes of this Paragraph only) would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate from the general intent of the PRO Plan, and (iii) do not result in increased impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the site plans for the Development, with regard to parking-related, landscaping-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.

5. **General Provisions:**

- a. The Zoning Board of Appeals (the "**ZBA**") shall have no jurisdiction over the Property or the application of this Agreement until after site plan approval and construction of the Development as approved therein. In no event shall the ZBA be permitted to vary any terms or conditions of this Agreement. As signage has not been reviewed as part of this Agreement, the applicant shall apply for sign permits under the typical process. If variances from the sign ordinance are required, the applicant shall be permitted to seek relief from the ZBA.
- b. A breach of this Agreement shall constitute a nuisance *per se, which shall be abated*. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, or any other provisions of this Agreement, shall be entitled under this Agreement to relief in the form of specific performance (except as to construction of the buildings, unless construction of a building has commenced) and an order of the court requiring abatement of the nuisance *per se*. In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.
- c. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event the Developer desires to propose an amendment, an application shall be made to the City's Community Development Department, which shall process the

application in accordance with the procedures set forth in the Zoning Ordinance.

- d. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.
- e. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- f. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's rights to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- g. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties as and when provided herein.
- h. This Agreement and all of its covenants, restrictions, and conditions are made for the benefit of the property and the community and shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. The Parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to the "Developer" in this Agreement shall also include all respective heirs, successors, and assigns of Developer, all future owners of any parcels or units created by the proposed land divisions or condominium(s). The City shall have the right to enforce the Agreement and its covenants, restrictions, and conditions against Developer or its heirs, successors, and assigns.
- i. This Agreement shall be recorded in the Oakland County Register of Deeds.

- j. Developer has negotiated with the City the terms of the PRO Plan, the PRO Conditions, and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of the Parties. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PRO Plan and PRO Agreement, and Developer shall not be permitted in the future to claim that the effect of the PRO Plan and PRO Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PRO Plan and PRO Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer, and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer specifically has offered and agreed to proceed with the Undertakings, the PRO Conditions, and any other obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which Undertakings, PRO Conditions, and other obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the PRO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

- k. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained final site plan or engineering approvals for the Property. Developer acknowledges that the Planning Commission and City engineering staff/consultants may impose additional conditions other than those contained in this Agreement during site plan and engineering reviews and approvals as authorized by law; provided, however, that any such additional conditions shall not be inconsistent with the PRO Plan and this Agreement and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement.

- l. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Parties.
- m. The Recitations contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement. Headings are descriptive only. The Exhibits attached hereto are as follows:

Exhibit A - Description & Depiction of the Property

Exhibit B - PRO Plan

Exhibit C – Wetland Amenity Overlook Concept Plan

Exhibit D – Staff and Consultant Review letters

- n. This Agreement is intended as the complete integration of all understandings between the Parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- o. The Parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The Parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- p. Where there is a question with regard to applicable regulations for a particular aspect of the development, construction and use of all or any portion of the Property, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no express provisions of the PRO Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as such Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PRO Plan and this Agreement and does not delay, change or eliminate any development rights authorized by the PRO Plan and this Agreement. In the event of a conflict or inconsistency between two or more provisions of the PRO Plan (including notes thereto) and/or this Agreement, or between such documents and

applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

- q. The Parties acknowledge and agree that they have had the opportunity to have the PRO Plan and this Agreement reviewed by legal counsel.
- r. This Agreement is subject to termination and/or expiration in accordance with and as provided by the City's Zoning Ordinance.
- s. This Agreement may be signed in counterparts.

{Signatures begin on following page}

**DEVELOPER:**  
**SAKURA NOVI RESIDENTIAL, LLC,**  
**a Michigan limited liability company**  
**By: Robertson Brothers Co., a Michigan**  
**corporation, Member**

By: \_\_\_\_\_  
Darian L. Neubecker, President

**And By: AIKENS SAKURA RESIDENTIAL,**  
**LLC, a Michigan limited liability company,**  
**Member**

By: \_\_\_\_\_  
G. Scott Aikens  
Its: Authorized Signatory

STATE OF MICHIGAN        )  
                                      ) ss.  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Darian L. Neubecker, the President of Robertson Brothers Co., a Michigan corporation, Manager, of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company, on behalf of the corporation and company.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) ss.  
COUNTY OF OAKLAND        )

The foregoing instrument was acknowledged before me in Oakland County, Michigan this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by G Scott Aikens, Authorized Signatory for Aikens Sakura Residential, LLC, a Michigan limited liability company, Member of **SAKURA NOVI RESIDENTIAL, LLC**, a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

{Signatures continue on following page}

**CITY OF NOVI**

\_\_\_\_\_  
By: Justin Fischer  
Its: Mayor

\_\_\_\_\_  
By: Cortney Hanson  
Its: Clerk

STATE OF MICHIGAN                    )  
  ) ss  
COUNTY OF OAKLAND            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me appeared **Justin Fischer and Cortney Hanson**, who stated that they had signed this document of their own free will on behalf of the **City of Novi** in their respective official capacities, as stated above.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County  
Acting in \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_

Drafted by:

Elizabeth Kudla Saarela  
Rosati, Schultz, Joppich & Amstbuechler, PC  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331-5627

When recorded return to:

Cortney Hanson, Clerk  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

{Exhibits commence on following page}

**EXHIBIT A**  
**LEGAL DESCRIPTIONS AND DEPICTIONS**

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- LEGAL DESCRIPTION:**
- Parcel 22--23--226--021**  
(Per First American Title Insurance Company Commitment No. 849041,  
effective date May 08, 2119)
- Land in the City of New, Oakland County, MI, described as follows:
- Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East,  
County of Oakland County, Michigan, being more particularly  
described as beginning at a point North 88 degrees 24 minutes 50  
seconds East, 356.18 feet along the North line of Section 23 from the  
North 1/4 corner of said Section 23, thence continuing North 88  
degrees 24 minutes 50 seconds East, 242.50 feet, thence South 01  
degrees 10 minutes 10 seconds East, 309.87 feet; thence South 88  
degrees 24 minutes 50 seconds West, 246.65 feet; thence North 01  
degrees 10 minutes 50 seconds West, 309.87 feet to the Point of  
Beginning.
- Parcel 22--23--226--022**  
(Per First American Title Insurance Company Commitment No. 849037,  
effective date May 03, 2119)
- Land in the City of New, Oakland County, MI, described as follows:
- Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City  
of New, Oakland County, Michigan, being more particularly described as  
beginning at a point North 88 degrees 24 minutes 50 seconds East,  
107.61 feet along the North line of Section 23 from the N 1/4 corner  
of said Section 23, thence continuing North 88 degrees 24 minutes 50  
seconds East, 248.99 feet; thence South 00 degrees 19 minutes 13  
seconds East, 309.87 feet; thence South 88 degrees 24 minutes 50  
seconds West, 243.04 feet; thence North 01 degrees 35 minutes 10 seconds West, 309.87  
feet to the Point of Beginning.
- BENCHMARKS:**  
(LOCAL DATUM GPS SPERNED)
- BM 321**  
Arrow on hydrant on the north side of 11 Mile Road, 325' ±  
from the driveway to Acker Center.  
Elevation 902.7
- BM 320**  
Arrow on northeast 90 feet south of the south curbs of 11 Mile Road on the  
west line of Acker Center.  
Elevation 902.7
- FLOODPLAIN:**
- By graphical plotting, the subject parcel is in "Areas  
determined to be outside of the 0.2% annual chance  
floodplain." (Zone "X") per FEMA Flood Insurance Rate Map  
19002C-0226-021-000, effective September 22, 2019.

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

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

[illegible]

ORIGINAL ISSUE DATE:  
MAY 13, 2024

DRAWING TITLE  
**TOPOGRAPHIC  
SURVEY**

PEA JOB NO.	2018-3
P.M.	
DN.	
DES.	
DRAWING NUMBER	

DRAWING NUMBER:  
P-1

NOT FOR CONSTRUCTION

**EXHIBIT B**  
**PRO PLAN**

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#### Site Data:

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

## Site Plan Rendering

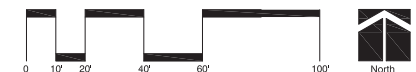
Sakura East  
Novi, Michigan  
Robertson Brothers Homes

July 2024



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

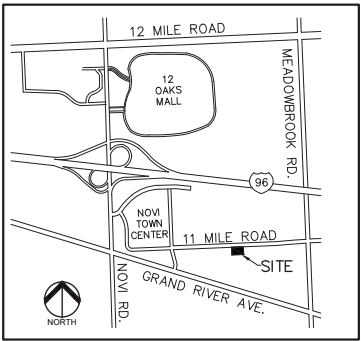
Prepared For: Robertson Brothers Homes  
6905 Telegraph Road - Suite 200  
Bloomfield Hills, MI 48301  
(248) 657-4968



PRO PLANS

# SAKURA EAST

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



LOCATION MAP  
SCALE: 1" = 1/4 MILE

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

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
ROBERTSON BROTHERS HOMES 6905 TELEGRAPH ROAD, SUITE 200 BLOOMFIELD HILLS, MI 48301 CONTACT: TIM LOUGHRIN PHONE: 248.262.1426 EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM	PEA GROUP 1848 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2349 EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

LAND DESIGN STUDIOS  
750 FOREST AVE., SUITE 101  
BIRMINGHAM, MI 48409  
CONTACT: TAD KREAR  
PHONE: 248.594.3220  
EMAIL: TAD@LDSRO.COM

PEA  
GROUP

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

CITY OF NOVI JOB # JZ23-41  
NOT FOR CONSTRUCTION



**LEGAL DESCRIPTION:**

Parcel 22-23-226-021  
(Per First American Title Insurance Company Commitment No. 849041,  
Effective Date May 08, 2019)

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

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 178.97 feet; thence South 88 degrees 24 minutes 50 seconds East, 243.04 feet; thence North 1/4 corner of said Section 23, thence continuing North 88 degrees 24 minutes 50 seconds East, 242.90 feet; thence South 01 degrees 35 minutes 30 seconds East, 30.87 feet; thence South 88 degrees 25 minutes 00 seconds East, 24.65 feet; thence North 00 degrees 15 minutes 30 seconds East, 30.87 feet to the Point of Beginning.

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

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

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Oakland County, Michigan, being more particularly described as beginning at a point North 88 degrees 24 minutes 50 seconds East, 178.97 feet; thence South 88 degrees 24 minutes 50 seconds East, 243.04 feet; thence North 1/4 corner of said Section 23, thence continuing North 88 degrees 24 minutes 50 seconds East, 248.95 feet; thence South 00 degrees 23 minutes 15 seconds East, 178.97 feet; thence South 88 degrees 25 minutes 00 seconds East, 24.65 feet; thence North 01 degrees 35 minutes 10 seconds East, 30.87 feet to the Point of Beginning.

**BENCHMARKS:**  
(NAD83 DATUM GPS DERIVED)

BM 321  
Arrow on hydant on the north side of 11 Mile Road, 325' E  
of the driveway to Anderson. Elevation 952.27

BM 320  
Arrow on hydant 90 feet south of the south curb of 11 Mile Road on the west end of Anderson Center. Elevation 952.77

**FLOODPLAIN:**

By graphical plotting, the subject parcel is in "Areas determined to be outside of the 0.2% annual chance floodplain. (Zone X)" per FEMA Flood Insurance Rate Map (FIRM) 13050C-00276, Effective September 29, 2006.

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

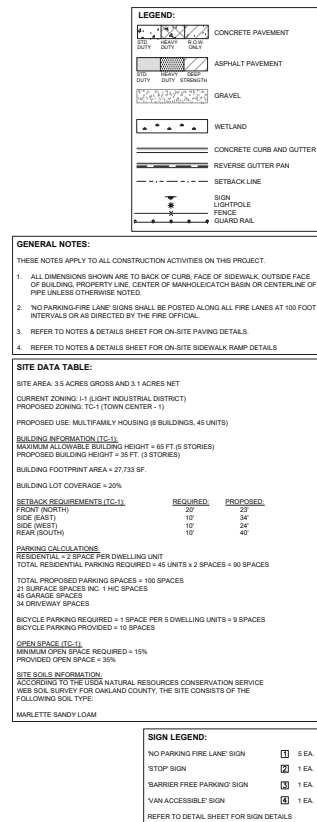
ORIGINAL ISSUE DATE:  
MAY 13, 2024

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DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

P-1

EXHIBIT B - PG 3

[illegible]

ORIGINAL ISSUE DATE:  
MAY 13, 2024

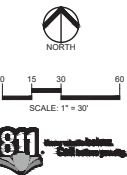
DRAWING TITLE

**PRO  
SITE PLAN**

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

EXHIBIT B - PG 4

**PEA**  
**GROUP**  
t: 844.813.2949  
www.peagroup.com



**ROBERTSON  
BROTHERS CO.**  
805 TELEGRAPH ROAD, SUITE 200  
DUNSMITH HILLS, MI 48021

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

[illegible]

ORIGINAL ISSUE DATE:  
MAY 13, 2024

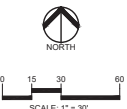
DRAWING TITLE  
**PRELIMINARY  
GRADING PLAN**

FEA JOB NO.	2018-33B
NAME	JBT
NAME	KMB
NAME	DSK
DRAWING NUMBER:	

**NOT FOR CONSTRUCTION**

P-3

PROJECT'S 2018-2019-2020 FIRM - SAGARA EAST - NON-COMPLAINT PLAN/IN-PROCESS PLOT  
DATE: 7/31/2024 BY: Kyle Bader



**CAUTION!**  
This plan was prepared by the undersigned professional engineer or architect under the supervision of the undersigned professional engineer or architect. It is not to be construed as a representation of the undersigned professional engineer or architect's opinion or judgment. The undersigned professional engineer or architect is not responsible for the accuracy or completeness of the information provided to the undersigned professional engineer or architect. The undersigned professional engineer or architect is not responsible for the accuracy or completeness of the information provided to the undersigned professional engineer or architect.

**CLIENT**  
**ROBERTSON BROTHERS CO.**  
1000 TELEGRAPH ROAD, SUITE 200  
BLOOMFIELD HILLS, MI 48304

**PROJECT TITLE**  
**SAKURA EAST**  
PART OF THE NE 1/4 OF SECTION 23,  
01 N. 18 E.  
100A MICHIGAN

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

**ORIGINAL ISSUE DATE:**  
MAY 13, 2024

**DRAWING TITLE**  
**PRELIMINARY UTILITY PLAN**

**PEA JOB NO.** 2018-338  
**P.M.** JBT  
**CN.** KME  
**DES.** DSK  
**DRAWING NUMBER:**

**UTILITY LEGEND:**

- 0-0 ELEC-W-C — EX. OH. ELEC. POLE & GUY WIRE
- 0-0 0-0-0 — EX. ULS. CABLE TV & FIBER OPTICAL
- 0-0 0-0 0-0 — EX. ULS. COMMUNICATION LINE, PEDESTAL & MANHOLE
- 0-0 0-0 0-0 — EX. ULS. ELEC. MANHOLE, METER & HANDHOLE
- 0-0 — EX. GAS LINE
- 0-0 — EX. GAS VALVE & GAS LINE WARNER
- 0-0 — EX. TRANSFORMER & REGULATOR VALVE
- 0-0 — EX. WATER MAIN
- 0-0 — EX. HYDRANT GATE VALVE & POST INDICATOR VALVE
- 0-0 — EX. WATER VALVE BOX & SHUTOFF
- 0-0 — EX. SANITARY SEWER
- 0-0 — EX. SANITARY CLEANOUT & MANHOLE
- 0-0 — EX. COMBINED SEWER MANHOLE
- 0-0 — EX. STORM SEWER
- 0-0 — EX. CLEANOUT & MANHOLE
- 0-0 — EX. SQUARE, ROUND, & BEDDIE CATCH BASIN
- 0-0 — EX. YARD DRAIN & ROOF DRAIN
- 0-0 — EX. UNDESIGNED STRUCTURE
- 0-0 — PROPOSED WATER MAIN
- 0-0 — PROPOSED HYDRANT AND GATE VALVE
- 0-0 — PROPOSED TAPPING SLEEVE, VALVE & WELL
- 0-0 — PROPOSED POST INDICATOR VALVE
- 0-0 — PROPOSED SANITARY SEWER
- 0-0 — PROPOSED SANITARY CLEANOUT & MANHOLE
- 0-0 — PROPOSED STORM SEWER
- 0-0 — PROPOSED STORM SEWER CLEANOUT & MANHOLE
- 0-0 — PROPOSED CATCH BASIN, INLET & YARD DRAIN

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

Multi-Family Residence	
Units	45
Unit Factor	1 / Unit
REU	45
<b>TOTAL</b>	<b>45</b>
Population (P) (3.2 PEOPLE/REU)	144 People
Average Flow (100 GPCPD)	14,400 G.P.D.
Peaking Factor (PF)	4.00
PF = (18+exp(7/14+exp(P)))	
Peak Flow (G.P.D.)	57,600 G.P.D.
Peak Flow (C.F.S.)	0.667 C.F.S.
8" Pipe at 0.40% Capacity Provided =	0.776 C.F.S.

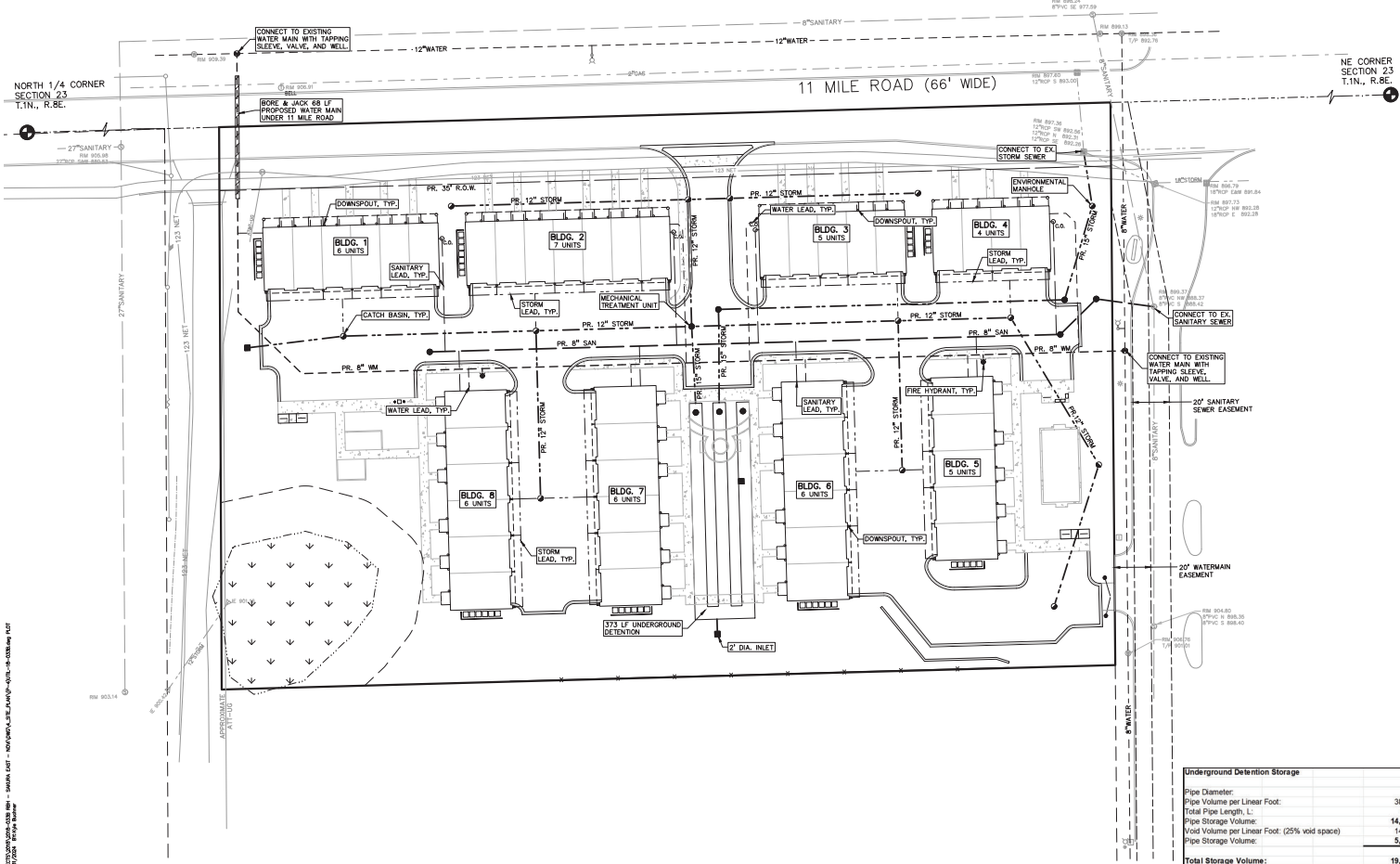
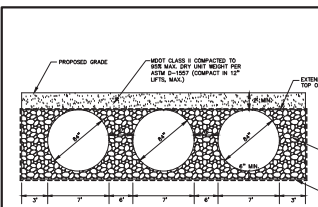
**WATER MAIN BASIS OF DESIGN:**  
(Unit Factors Based on Oakland County Unit Assignment Factors)

Multi-Family Residence	
1 Bedroom units	45
Unit Factor	1 / Unit
REU	45
<b>TOTAL</b>	<b>45</b>
Population (P) (3.2 PEOPLE/REU)	144 People
Average Flow (150 GPCPD)	21,600 G.P.D.
Peaking Factor (PF)	0.833 C.F.S.
0.833 M.G.D.	
Design Max. Flow = (2"wg)	43,200 G.P.D.
	0.967 C.F.S.
	0.943 M.G.D.

**CITY OF NOVI STORM SEWER FRAME AND COVER NOTES**

- CATCH BASIN - PAVEMENT FRAME: E1 1040 COVER TYPE "M1"
- CATCH BASIN - 8" OF PAVEMENT FRAME: E1 1040 COVER TYPE "M1"
- CATCH BASIN - CURB FRAME: E1 704S OR 706S COVER TYPE "M1"
- CATCH BASIN/INLET - YARD FRAME: 1042Z COVER TYPE "M1"
- 2" CATCH BASIN/INLET - YARD FRAME: E1 1030 COVER TYPE "10"
- MANHOLE FRAME: E1 1040 COVER TYPE "10"

- NOTES:**
- CIRCULAR CSP SHALL CONFORM TO AASHTO M36 (ASTM-A700) AND SHALL BE MADE FROM ALUMINUMIZED TYPE II CORRUGATED 14 GAUGE STEEL CONFORMING TO AASHTO M274. THE USE OF CONTINUOUS WELDED SEAM PROCESS IN FABRICATION OF THE PIPES IS NOT PERMITTED. ALL PIPE AND FITTING CONNECTIONS REQUIRE MINIMUM 24" WIDE COUPLING BANDS.
  - PERFORATED PIPE SHALL BE INSTALLED IN COURTYARD AREA AND SOLID WALL PIPE SHALL BE INSTALLED UNDER THE PARKING AREA.
  - ALL JOINTS ARE REQUIRED TO BE SOIL TIGHT.
  - PIPE TO BE DESIGNED FOR "WOD" PAVEMENT LOADING.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
  - UNDERGROUND DETENTION PIPES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



**Underground Detention Storage**

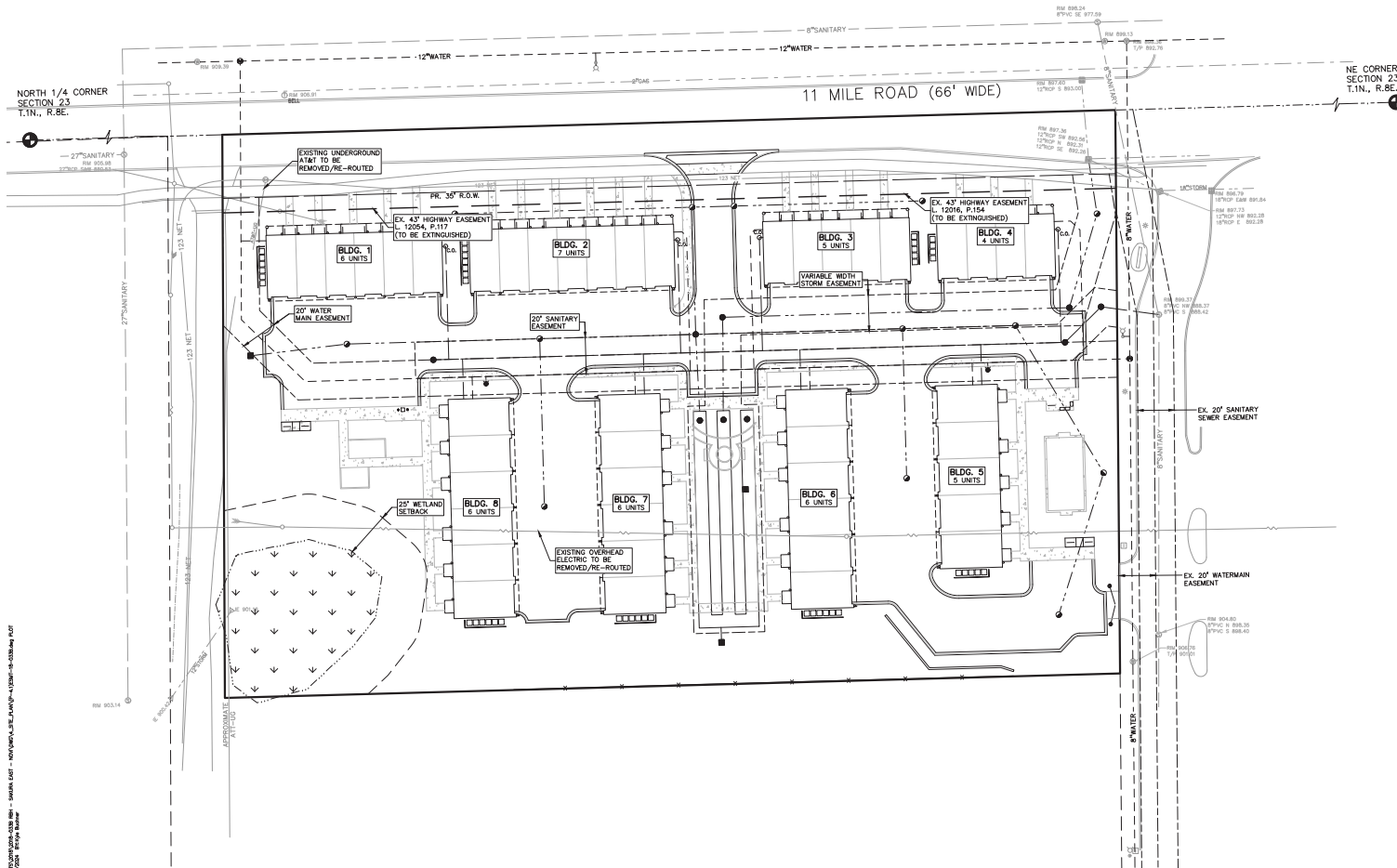
Pipe Diameter:	84 in
Pipe Volume per Linear Foot:	38.48 cdf
Total Pipe Length, L:	373 ft
Pipe Storage Volume:	14,355 cf
Void Volume per Linear Foot: (25% void space)	14.75 cdf
Pipe Storage Volume:	5,502 cf
<b>Total Storage Volume:</b>	<b>19,856 cf</b>

**Site Drainage Data**

Oakland		
<b>Existing</b>		
Natural Greenspace area:	1.50 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Improved Greenspace area:	0.00 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Wooded Area:	1.52 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Impervious Area:	0.00 acre	C = 0.95
Greenbelt Area:	3.02 acre	C = 0.25
Total Area (A):	3.02 acre	
Weighted Coefficient of Runoff (C):	0.25	
<b>Proposed</b>		
Natural Greenspace area:	0.33 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Improved Greenspace area:	0.67 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Wooded Area:	0.00 acre	C = 0.25
Select NCRS Soil type:	C	C = 0.25
Impervious Area:	2.02 acre	C = 0.95
Greenbelt Area:	1.00 acre	C = 0.25
Total Area (A):	3.02 acre	C = 0.25
Weighted Coefficient of Runoff (C):	0.72	
<b>Rainfall Intensity</b>		
Flood Control Time of Concentration, T <sub>c</sub> =	10.00 min	
<b>Rainfall Intensity</b>		
Time of Concentration (T <sub>c</sub> )	10.00 min	
Since T <sub>c</sub> ≤ 15 min, I = 2.0 in/hr	2.00 in/hr	
I = 30.2 / (T <sub>c</sub> + 9.177-81)	4.58 in/hr	
I = 50.12 / (T <sub>c</sub> + 9.177-81)	7.62 in/hr	
I = 83.3 / (T <sub>c</sub> + 9.177-81)		
<b>CPVC: Channel Protection Volume Control Volume</b>		
V <sub>CPVC</sub> = (4719)CA	10,261 cf	
<b>CPVC: Channel Protection Rate Control Volume: Extended Detention</b>		
V <sub>ED</sub> = (8877)CA	14,997 cf	
<b>CPVC Allowable Outlet Rate</b>		
Q <sub>out</sub> = V <sub>out</sub> / (48/60/60)	0.09 cfs	
<b>Water Quality Control</b>		
Forebay Volume = (545)CA	1,185 cf	
Forebay Release Rate: Q <sub>VR</sub> = VF/(48/60/60)	0.01 cfs	
<b>100-Year Allowable Outlet Rate</b>		
Since 2-A-100, Q <sub>VR</sub> = 1.1055-0.206ln(A)		
Q <sub>VR</sub> =	0.88 cfs/ac	
<b>100-Year Peak Allowable Discharge</b>		
Area, A =	3.02 ac	
Q <sub>VR</sub> = Q <sub>VR</sub> (A)	2.65 cfs	
<b>100-Year Runoff Volume</b>		
V <sub>100R</sub> = (18,985)CA	41,281 cf	
<b>100-Year Peak Inflow</b>		
Q <sub>VR</sub> = Q <sub>VR</sub> (A)	16.57 cfs	
<b>Storage Curve Factor (V<sub>s</sub>/V<sub>1</sub>)</b>		
R = 0.206-0.15 x ln(Q100P/Q100N)	0.481	
<b>100-Year Storage Volume</b>		
V <sub>s</sub> = RV(100R)	19,856 cf	
No infiltration will be provided, so no CPVC deduction is taken.		
V <sub>100</sub> = V <sub>s</sub>	19,856 cf	
V <sub>100</sub> must be larger or equal to V <sub>100</sub> :		
Is V <sub>100</sub> ≥ V <sub>100</sub> ?	Yes	
V <sub>100</sub> =	19,856 cf	

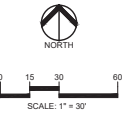
NOT FOR CONSTRUCTION

\\PEA\GIS\GIS\2018-2024\2024\2024-05-13\2024-05-13-0513.dwg PLOT  
DATE: 5/13/2024 9:15:00 AM  
DRAWN BY: J. H. HARRIS



UTILITY LEGEND:	
—(H) ELEC—(V) C—	EX. OR. ELEC. POLE & GUY WIRE
—(H) CTV—(H) —	EX. LUG. CABLE TV & PEDESTAL
—(H) COM—(H) —	EX. LUG. COMMUNICATION LINE, PEDESTAL & MANHOLE
—(H) ELEC—(H) —	EX. LUG. ELEC. MANHOLE, METER & HANDHOLE
—(H) ELEC—(H) —	EX. GAS LINE
—(H) ELEC—(H) —	EX. GAS VALVE & GAS LINE MARKER
—(H) ELEC—(H) —	EX. TRANSFORMER & IRRIGATION VALVE
—(H) ELEC—(H) —	EX. WATER MAIN
—(H) ELEC—(H) —	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
—(H) ELEC—(H) —	EX. WATER VALVE BOX & SHUTOFF
—(H) ELEC—(H) —	EX. SANITARY SEWER
—(H) ELEC—(H) —	EX. SANITARY CLEANOUT & MANHOLE
—(H) ELEC—(H) —	EX. COMBINED SEWER MANHOLE
—(H) ELEC—(H) —	EX. STORM SEWER
—(H) ELEC—(H) —	EX. CLEANOUT & MANHOLE
—(H) ELEC—(H) —	EX. SQUARE, ROUND, & BEDDING CATCH BASIN
—(H) ELEC—(H) —	EX. YARD DRAIN & ROOF DRAIN
—(H) ELEC—(H) —	EX. UNDESIGNED STRUCTURE
—(H) ELEC—(H) —	PROPOSED WATER MAIN
—(H) ELEC—(H) —	PROPOSED HYDRANT AND GATE VALVE
—(H) ELEC—(H) —	PROPOSED TAPPING SLEEVE, VALVE & WELL
—(H) ELEC—(H) —	PROPOSED POST INDICATOR VALVE
—(H) ELEC—(H) —	PROPOSED SANITARY SEWER
—(H) ELEC—(H) —	PROPOSED SANITARY CLEANOUT & MANHOLE
—(H) ELEC—(H) —	PROPOSED STORM SEWER
—(H) ELEC—(H) —	PROPOSED STORM SEWER CLEANOUT & MANHOLE
—(H) ELEC—(H) —	PROPOSED CATCH BASIN, INLET & YARD DRAIN

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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CLIENT  
**ROBERTSON BROTHERS CO.**  
1800 TELEGRAPHY ROAD, SUITE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**SAKURA EAST**  
PART OF THE NE 1/4 OF SECTION 23,  
T. 41 N., R. 18 E.  
NOVA MICHIGAN

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

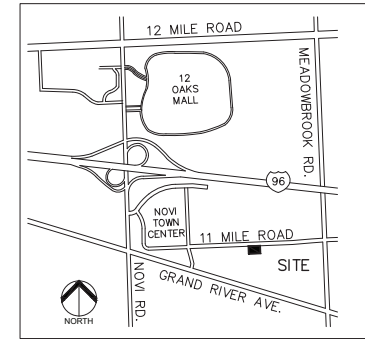
ORIGINAL ISSUE DATE:  
MAY 13, 2024

DRAWING TITLE  
**PRELIMINARY EASEMENT PLAN**

PEA JOB NO.	2018-338
P.M.	JBT
CN.	KME
DES.	DSK

DRAWING NUMBER:

NOT FOR CONSTRUCTION **P-4.1**



LOCATION MAP  
SCALE: 1" = 1/4 MILE

## Landscape Summary

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

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

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

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



sheet title:

## Overall Landscape Plan

project title:

## Sakura East

City of Novi, Michigan

prepared for:

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

Phone: 248.657.4968

job number:

19019

date:

10.09.2023

drawn by:

EMJ

checked by:

WTK



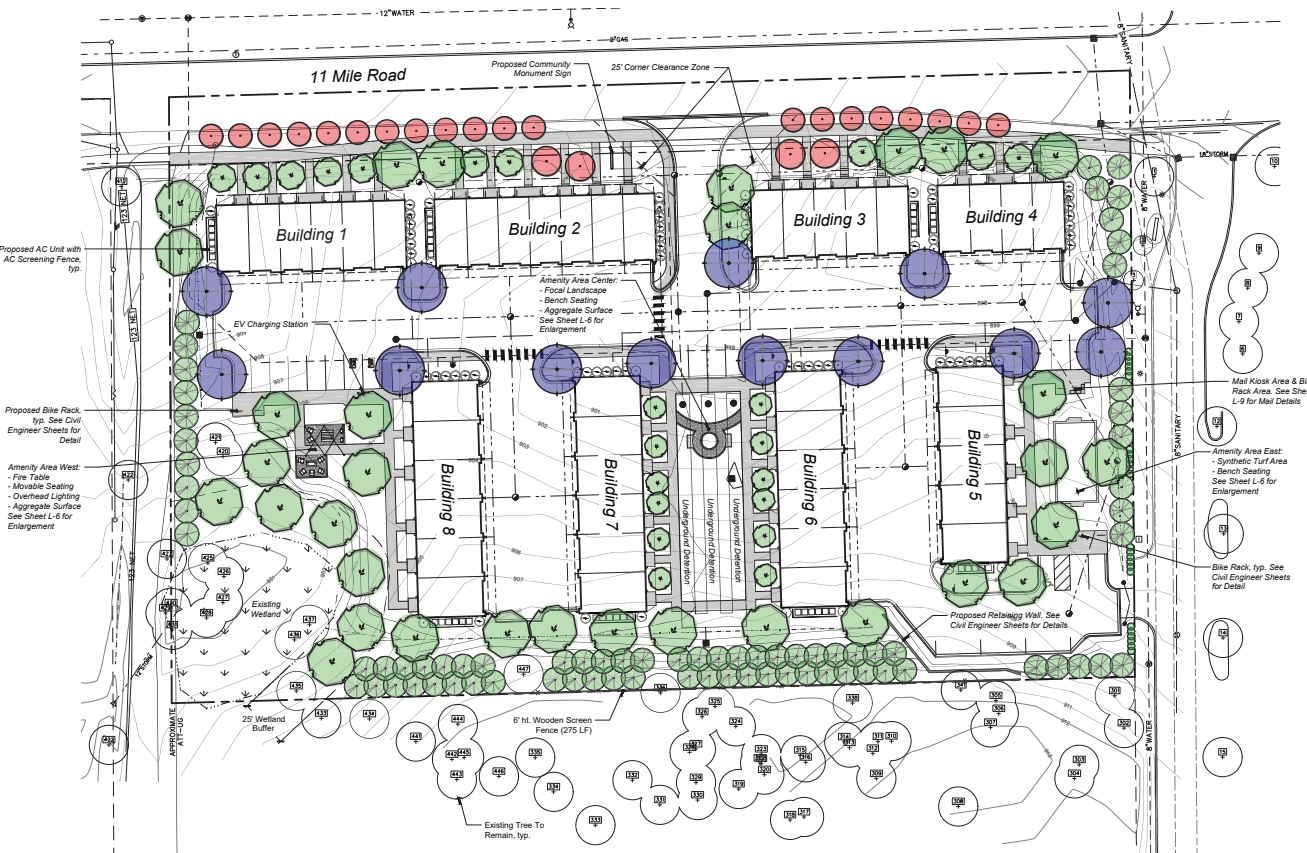
revisions:

05.13.2024 Issued for Preliminary Site Plan  
07.31.2024 Per Municipal Review



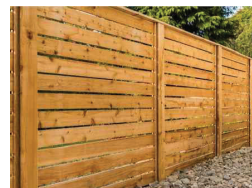
sheet no.

L-1



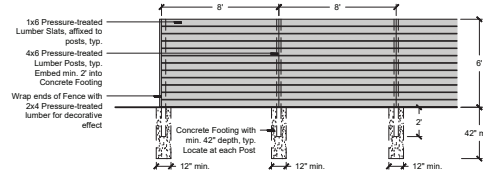
## Tree Diversity Table

botanical name	common name	qty.	Genus %	Species %
<i>Abies concolor</i>	Concolor Fir	21	10.94%	10.94%
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	7	3.65%	3.65%
<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Maple	20	9.83%	13.54%
<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	6	2.92%	8.11%
<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	4	1.94%	5.45%
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	12	5.88%	17.50%
<i>Gleditsia tracanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	8	3.92%	11.11%
<i>Linodendron tulipifera</i>	Tulip Tree	8	3.92%	11.11%
<i>Picea glauca</i>	White Spruce	28	13.78%	40.74%
<i>Pinus strobus</i>	Eastern White Pine	28	13.78%	40.74%
<i>Quercus rubra</i>	Red Oak	5	2.42%	7.04%
<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7	3.40%	9.83%
<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	24	11.63%	34.85%
<i>Ulmus americana</i> 'New Harmony'	New Harmony Americal Elm	10	4.85%	14.29%
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Zelkova	4	1.94%	5.45%
<b>Totals:</b>		<b>192</b>	<b>100%</b>	<b>100%</b>



6' ht. Fence Character Images

NTS



6' ht. Wooden Fence Detail

Scale: 1/2" = 1'

## Tree Legend

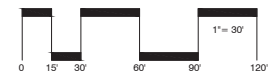
- = Landscape Adjacent to R.O.W.  
Deciduous Subcanopy Tree
- = Interior Street Trees  
Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees  
Deciduous Canopy Tree
- = Multi-Family Dwelling Unit Trees  
Large Evergreen Tree
- = Multi-Family Dwelling Unit Trees  
Arbortive
- = Multi-Family Dwelling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

## Overhead Utility Note

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

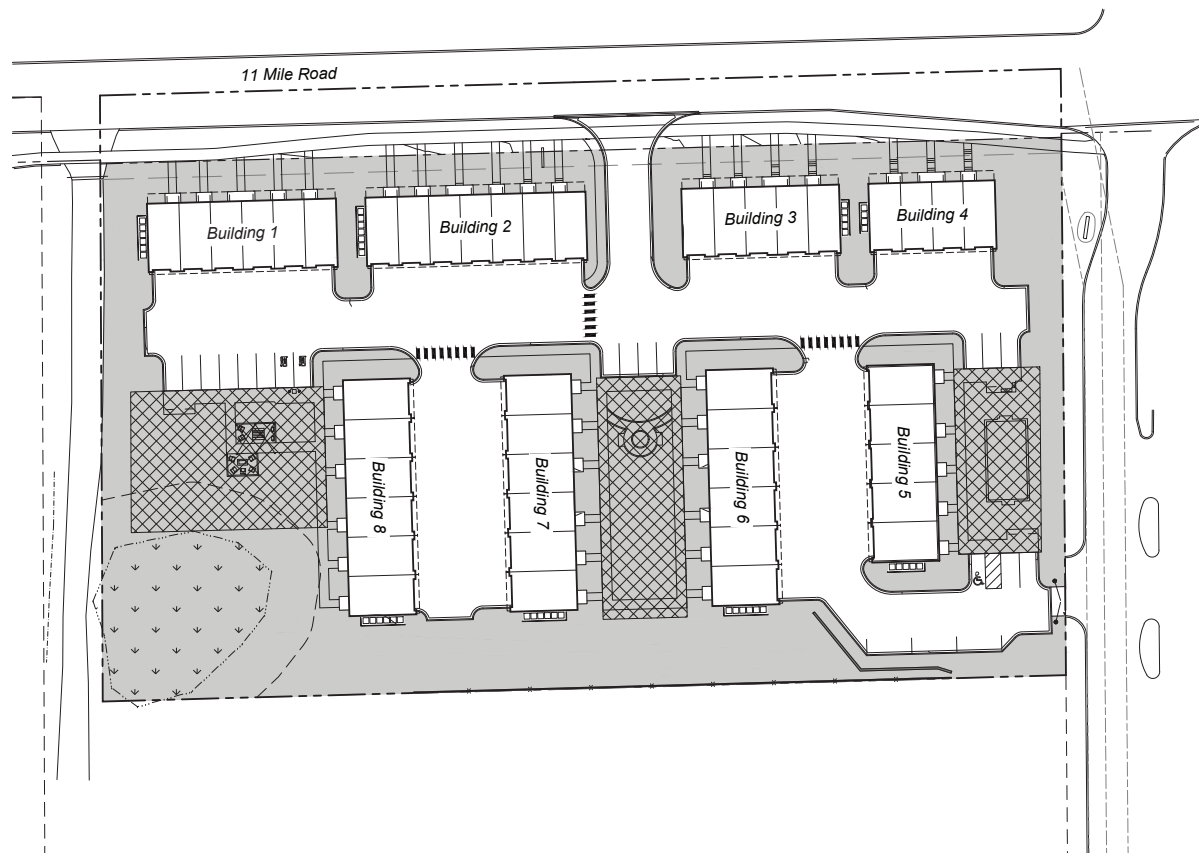
## Woodland Replacement Note

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



## Open Space Summary

	Requirement:	200 SF of Usable Open Space / Dwelling Unit
	Dwelling Units:	45
	Required:	9,000 SF (0.21 Ac.)
	Provided:	15,549.51 SF (0.35 Ac.)
		12.23% of Net Site Area
	General Open Space:	65,616.46 SF (1.51 Ac.)
		48.50% of Net Site Area



sheet title:

Open Space Plan

project title:

Sakura East

City of Novi, Michigan

prepared for:

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

Phone: 248.657.4968

job number:

19019

date:

04.24.2024

drawn by:

EMJ

checked by:

WTK



Know what's below.  
Call before you dig.

revisions:

05.13.2024 Issued for Preliminary Site Plan  
07.31.2024 Per Municipal Review



sheet no.

L-2



sheet title:  
**Landscape Plan - West**

project title:

**Sakura East**

City of Novi, Michigan

prepared for:

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

Phone: 248.657.4968

job number: date:

19019 04.24.2024

drawn by: checked by:

EMJ WTK



revisions:

05.13.2024 Issued for Preliminary Site Plan

07.31.2024 Per Municipal Review

**Plant Schedule This Sheet**

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

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

Amenity Area Center:  
- Focal Landscape  
- Bench Seating  
- Aggregate Surface  
See Sheet L-4 for  
Enlargement

Areas identified as  
Building Foundation  
Landscape, typ. See  
Sheet L-5 for  
Summary & Details

Plant materials shall not  
be planted within 4 ft. of  
property line, typ.

Existing Tree To  
Remain, typ.

6' ht. J.Wooden Screen  
Fence. See Sheet L-1  
for Details

Mix the following trees  
along the Evergreen  
Buffer, with no more  
than 2 of the same  
species in a row:  
(10) AB  
(9) PG  
(10) PS

Mix the following trees  
along the Evergreen  
Buffer, with no more  
than 2 of the same  
species in a row:  
(10) AB  
(9) PG  
(10) PS

Mix the following trees  
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(10) AB  
(9) PG  
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Mix the following trees  
along the Evergreen  
Buffer, with no more  
than 2 of the same  
species in a row:  
(10) AB  
(9) PG  
(10) PS

Trees							
sym.	qty.	botanical name	common name	8' ht.	spacing	root	notes
AB	7	<i>Abies concolor</i>	Concolor Fir	8' ht.	per plants	88%	Non-Native
AC	2	<i>Amenlaecher canadensis</i>	Shadblow Serviceberry	8' ht.	per plants	88%	Native
AG	8	<i>Acer rubrum 'Armstrong Gold'</i>	Armstrong Gold Maple	3' cal.	per plants	88%	Native
AR	3	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Maple	3' cal.	per plants	88%	Native
AS	1	<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Sugar Maple	3' cal.	per plants	88%	Native
G	6	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	3' cal.	per plants	88%	Non-Native
GT	3	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Thornless Honey Locust	3' cal.	per plants	88%	Native
LT	6	<i>Liriodendron tulipifera</i>	Tulip Tree	3' cal.	per plants	88%	Native
PG	16	<i>Picea glauca</i>	White Spruce	8' ht.	per plants	88%	Native
PS	15	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	per plants	88%	Native
SR	3	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	2.5' cal.	per plants	88%	Non-Native
TA	3	<i>Thuja occidentalis 'Green Arrowhead'</i>	Green Arrowhead	8' ht.	per plants	88%	Native
UA	5	<i>Ulmus americana 'New Harmony'</i>	New Harmony American Elm	3' cal.	per plants	88%	Native
ZS	2	<i>Zelkova serrata 'Green Vein'</i>	Green Vein Japanese Elm	3' cal.	per plants	88%	Native
Shrubs							
sym.	qty.	botanical name	common name	8' ht.	spacing	root	notes
YS	15	<i>Hydrangea paniculata 'Snow Queen'</i>	Snow Queen Oakleaf Hydrangea	30" ht.	5 o.c.	cont.	Non-Native
YC	25	<i>Viburnum cerasia</i>	Korean Spice Viburnum	30" ht.	5 o.c.	cont.	Non-Native

Landscape Plan -  
East

## Sakura East

■ prepared for:

---

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

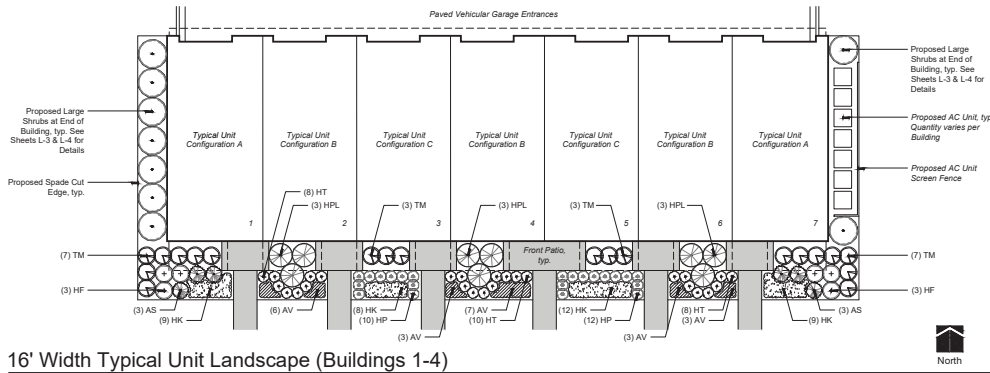
■ job number: 19019      ■ date: 04.24.2024

■ drawn by:	■ checked by:
EMJ	WTK

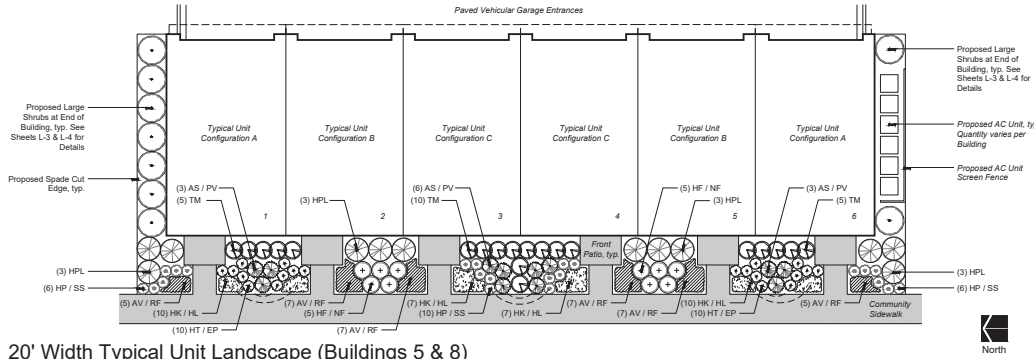


05.13.2024	Issued for Preliminary Site Plan
07.31.2024	Per Municipal Review

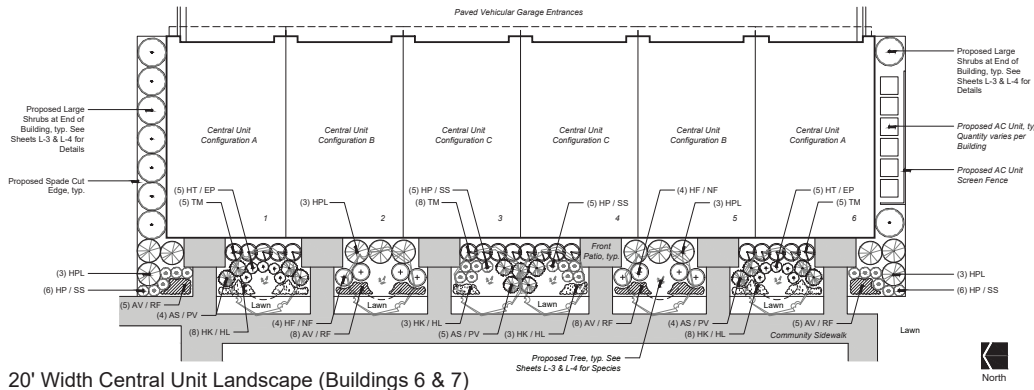
L-4



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



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



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

## Notes

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

## Notes

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

## Notes

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

## Plant Schedule This Sheet

Shrubs									
sym.	qty.	botanical name	common name	size	spacing	root	solar orient.	notes	
HPL	66	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	24" ht.	4' o.c.	cont.	Both	Non-Native	
TM	125	<i>Taxus s. media</i> 'Densiformis'	Dense Yew	24" ht.	30" o.c.	B&B	Both	Non-Native	
Ornamental Grasses, Perennials & Bulbs									
sym.	qty.	botanical name	common name	size	spacing	root	solar orient.	notes	
AS	40	<i>Anella cordata</i> 'Sun King'	Sun King Japanese Spikenard	No. 2	36" o.c.	cont.	Shade	Non-Native	
AV	116	<i>Astilbe chinensis</i> 'Vision Inferno'	Vision Inferno Chinese Astilbe	No. 1	18" o.c.	cont.	Shade	Non-Native	
EP	30	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	No. 1	24" o.c.	cont.	Sun	Native	
HF	36	<i>Hosta</i> 'First Frost'	First Frost Hosta	No. 1	36" o.c.	cont.	Shade	Non-Native	
HK	146	<i>Hakonechloa macra</i>	Japanese Forest Grass	No. 1	18" o.c.	cont.	Shade	Non-Native	
HL	56	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.	Sun	Non-Native	
HP	102	<i>Hosta</i> 'Patriot'	Patriot Hosta	No. 1	24" o.c.	cont.	Shade	Non-Native	
HT	79	<i>Hosta</i> 'Touch of Class'	Touch of Class Hosta	No. 1	24" o.c.	cont.	Shade	Non-Native	
NF	18	<i>Nepeta x fossensis</i> 'Walker's Low'	Walker's Low Catmint	No. 2	36" o.c.	cont.	Sun	Non-Native	
PV	25	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	No. 2	36" o.c.	cont.	Sun	Native	
RF	65	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-Eyed Susan	No. 1	18" o.c.	cont.	Sun	Native	
SS	44	<i>Schizachyrium scoparium</i> 'Carouse'	Carouse Little Bluestem	No. 1	24" o.c.	cont.	Sun	Native	

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

## 16' Width Building Foundation Summary

Required:	Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape		
Length	8'	Required	4.55'
Cental Units:	2.87	Provided	8.00' (100%)
End Unit:	35'	12.25'	18.50' min. (52.88%)

## 20' Width Building Foundation Summary

Required:	Min. 35% of Unit Facade, less paved entry points, adjacent to foundation landscape		
Length	13'	Required	4.55'
Cental Units:	12.00'	Provided	13.00' (100%)
End Unit:	34.33'	12.00'	12.00' min. (35%)



sheet title:

## Building Foundation Landscape

project title:

## Sakura East

City of Novi, Michigan

prepared for:

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

Phone: 248.657.4968

job number:

19019

date:

10.09.2023

drawn by:

EMJ

checked by:

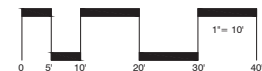
WTK



revisions:

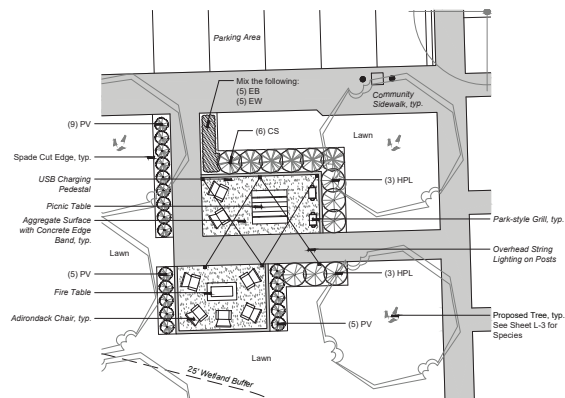
05.13.2024 Issued for Preliminary Site Plan  
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Know what's below.  
Call before you dig.

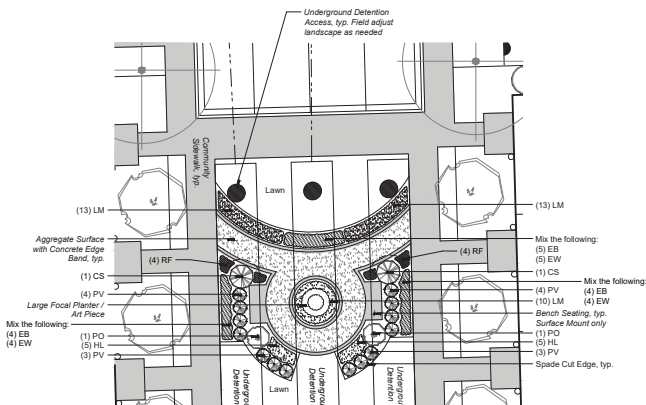


sheet no.

L-5



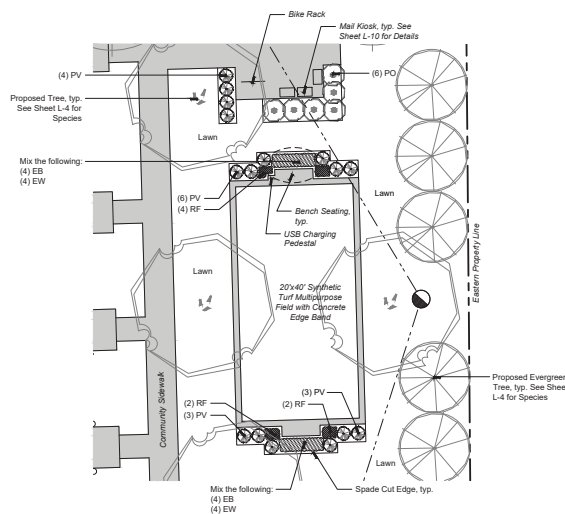
Amenity Area West Landscape Enlargement Plan



Amenity Area Center Landscape Enlargement Plan

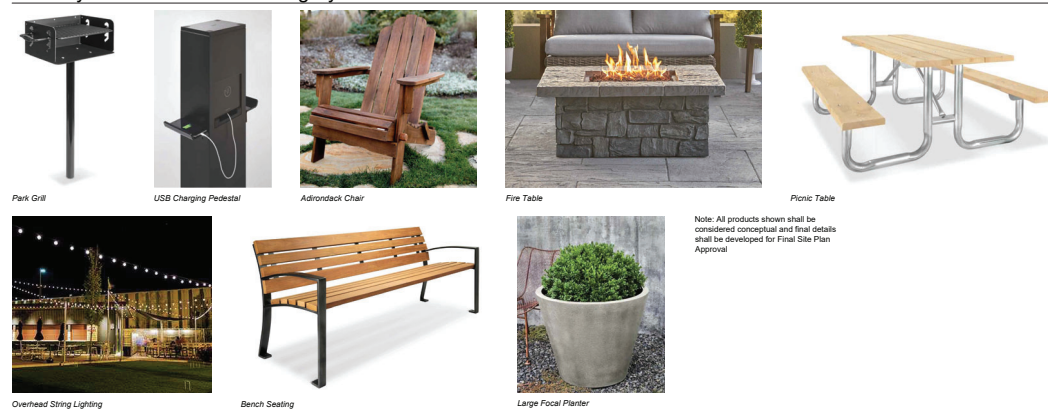
## Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CS	8	<i>Camus stolonifera</i> 'Yarrow'	Arctic Fire Red Twig Dogwood	24" Ht.	4' o.c.	cont.	Native
HPL	6	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	24" Ht.	4' o.c.	cont.	Non-Native
PO	8	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Ninebark	24" Ht.	36" o.c.	cont.	Native
Ornamental Grasses, Perennials & Bulbs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
EB	26	<i>Echinacea purpurea</i> 'Powwow Berry'	Powwow Berry Purple Coneflower	No. 1	18" o.c.	cont.	Native
EW	26	<i>Echinacea purpurea</i> 'Powwow White'	Powwow White Purple Coneflower	No. 1	18" o.c.	cont.	Native
HL	10	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.	Non-Native
LM	36	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	No. 1	18" o.c.	cont.	Non-Native
PV	49	<i>Panicum virgatum</i> 'Shenadoah'	Shenadoah Switchgrass	No. 2	30" o.c.	cont.	Native
RF	16	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-Eyed Susan	No. 1	18" o.c.	cont.	Native



Amenity Area East Landscape Enlargement Plan

## Amenity Product Character Imagery

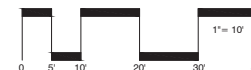


## Amenity Enlargement Plans

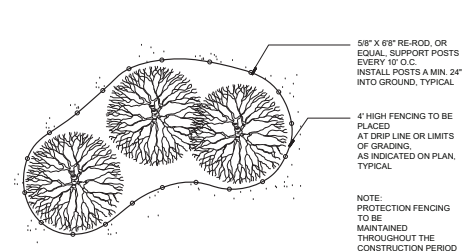
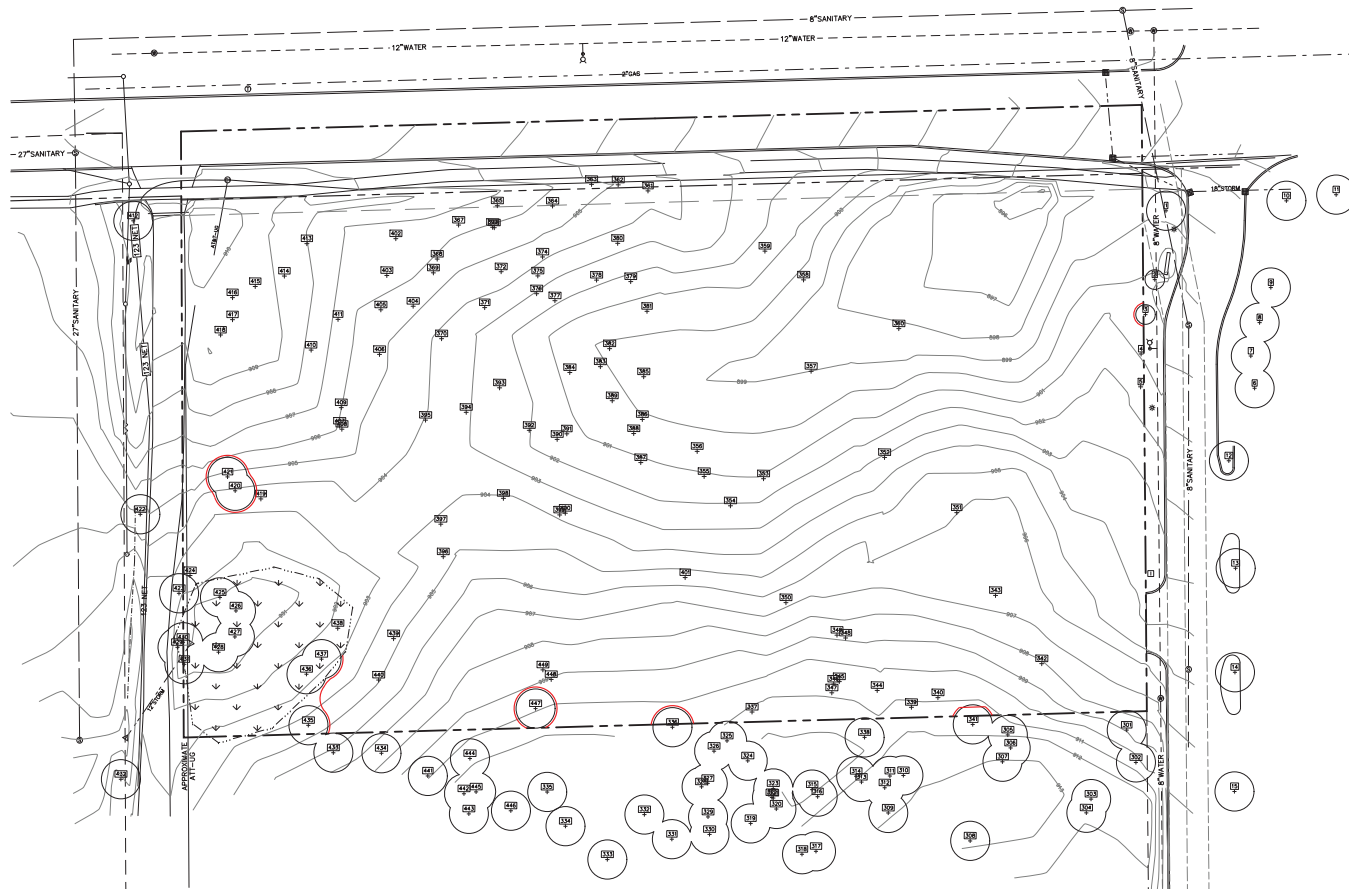
■ sheet title:  
■ project title:  
**Sakura East**  
City of Novi, Michigan  
■ prepared for:  
Robertson Brothers Homes  
6905 Telegraph Rd. - Suite 200  
Bloomfield Hills, MI 48301  
Phone: 248.657.4968  
■ job number:  
19019  
■ date:  
04.24.2024  
■ drawn by:  
EMJ  
■ checked by:  
WTK



■ revisions:  
- 05.13.2024 Issued for Preliminary Site Plan  
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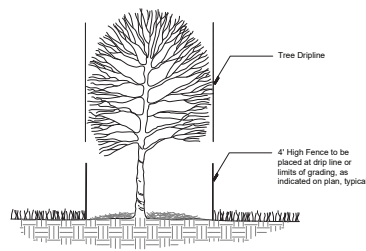


sheet no.  
**L-6**



Tree Protection Detail - Plan

Scale: NTS



Tree Protection Detail - Section

Scale: NTS

## Tree Preservation Legend

- = Existing Tree, To Remain
- = Existing Tree, To Be Removed
- = Approximate Location of Tree Protection Fencing

## Tree Protection Notes

- Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
- No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, planting, staking, building materials, construction equipment, etc.
- Grading changes may not occur within the drip line of protected trees.
- During construction, no person shall affect any device or wire to any remaining tree.
- All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
- Swales shall be routed to avoid the area within the drip lines of protected trees.
- Trees located on adjacent properties that may be affected by construction activities must be protected.
- Trees to be removed shall be flagged by the Owner Representative prior to site grading.
- Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
- The parking of cars and running equipment shall be prohibited under the drip line of protected trees.
- The stripping of topsoil from around protected trees shall be prohibited.
- Trees to be removed shall be cut away from trees to be saved.
- Grubbing of undesirable vegetation (if construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a hydro-saw).
- This Landscape Architect shall be notified immediately if any protected tree is damaged or removed.



■ sheet title:

## Tree Preservation Plan

■ project title:

## Sakura East

City of Novi, Michigan

■ prepared for:

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

Phone: 248.657.4968

■ job number:

19019

■ date:

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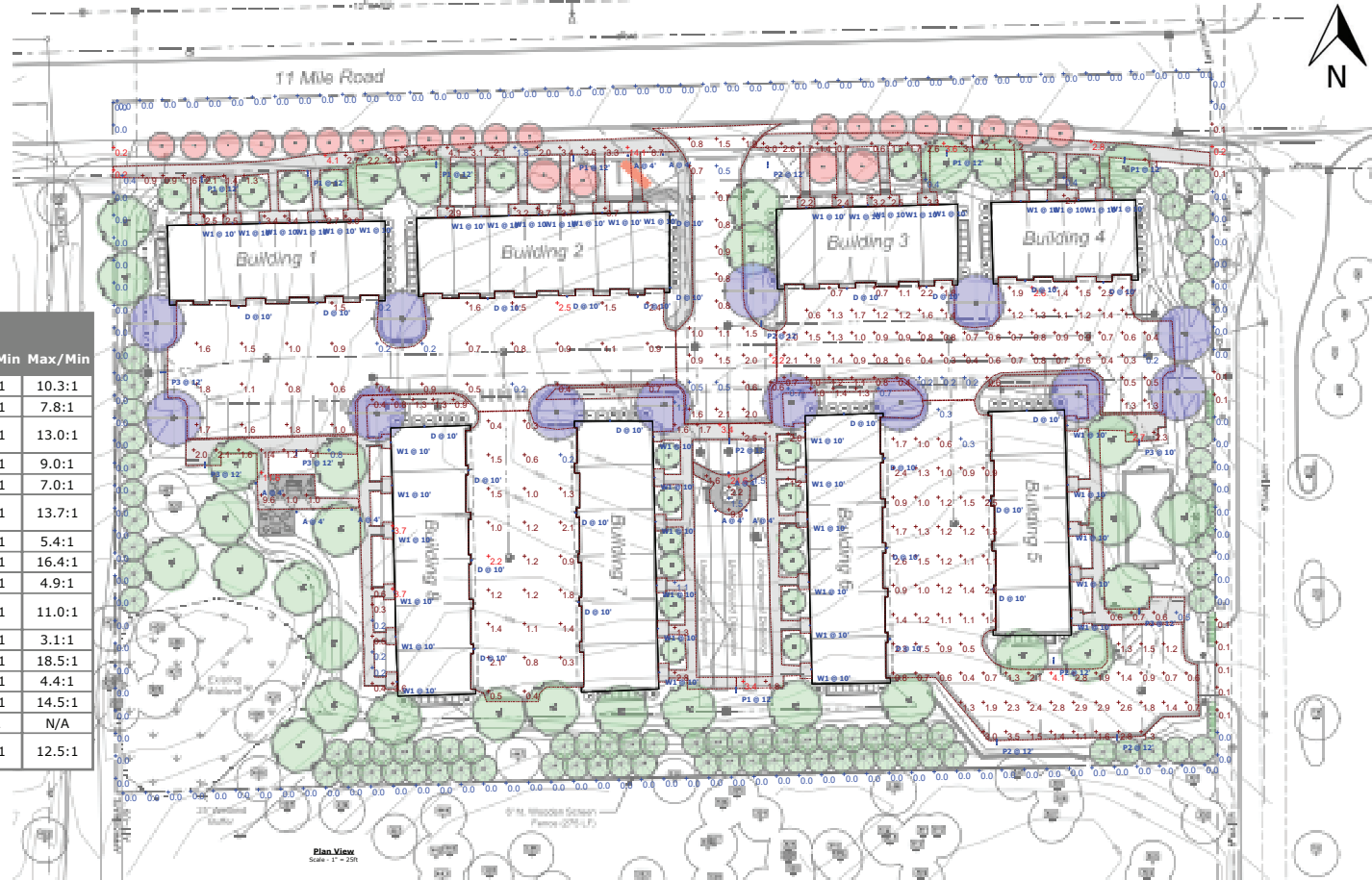
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sheet no.

L-7



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

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

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

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

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

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

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

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

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

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



STRUCTURAL NOTES:

(2) 2x6 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

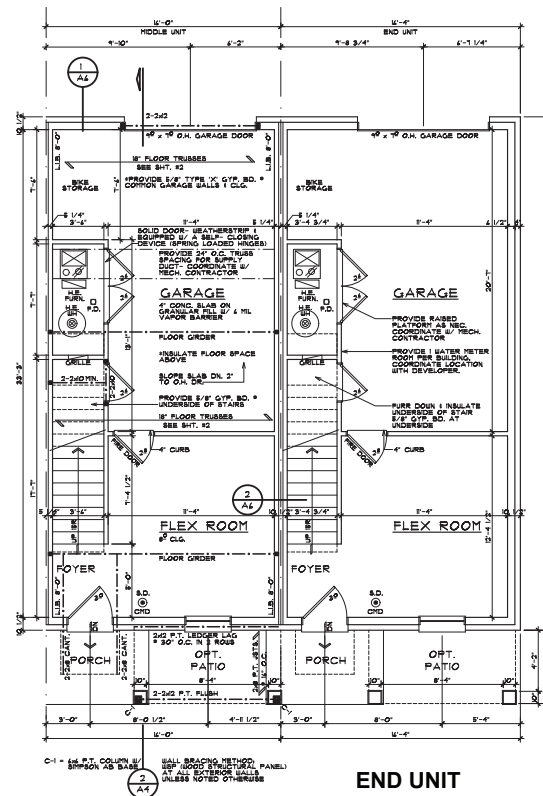
ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL.

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

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

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

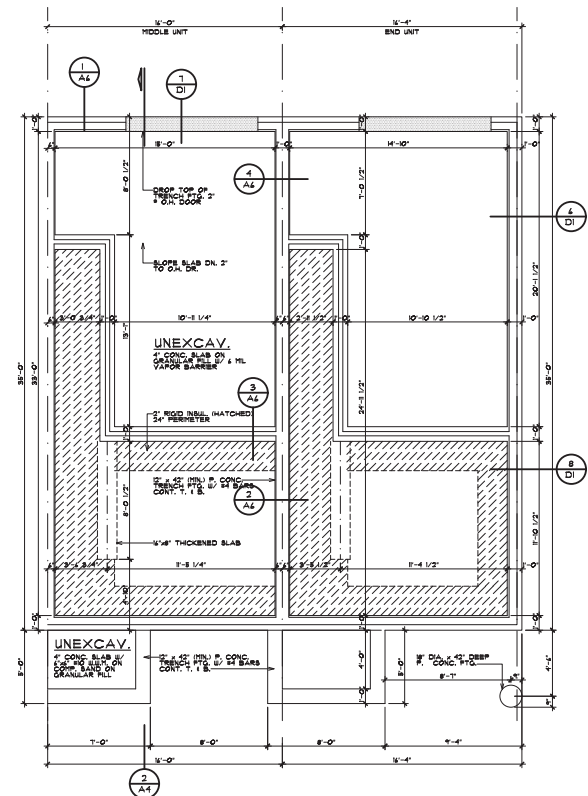
LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 3,000,000 PSI (20.8)



## GROUND FLOOR PLAN

STANDARD INTERIOR LAYOUT

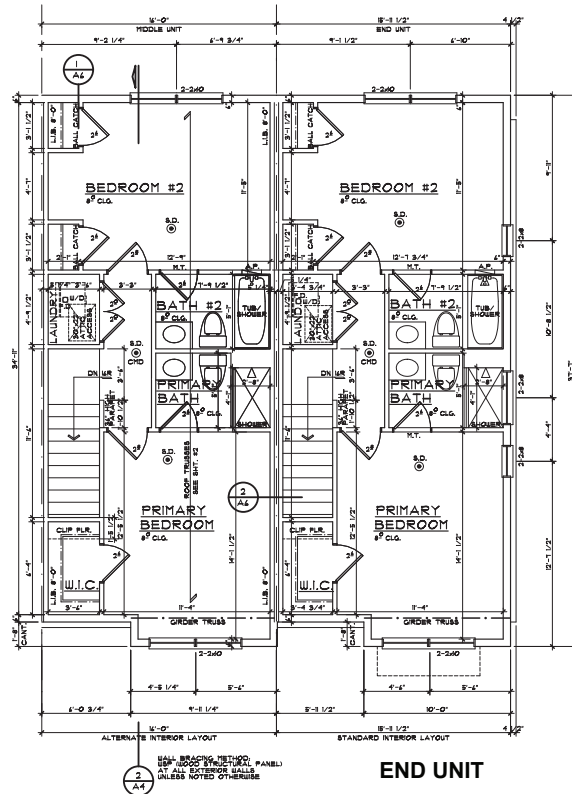
SCALE: 1/4" = 1'-0"



## FOUNDATION PLAN

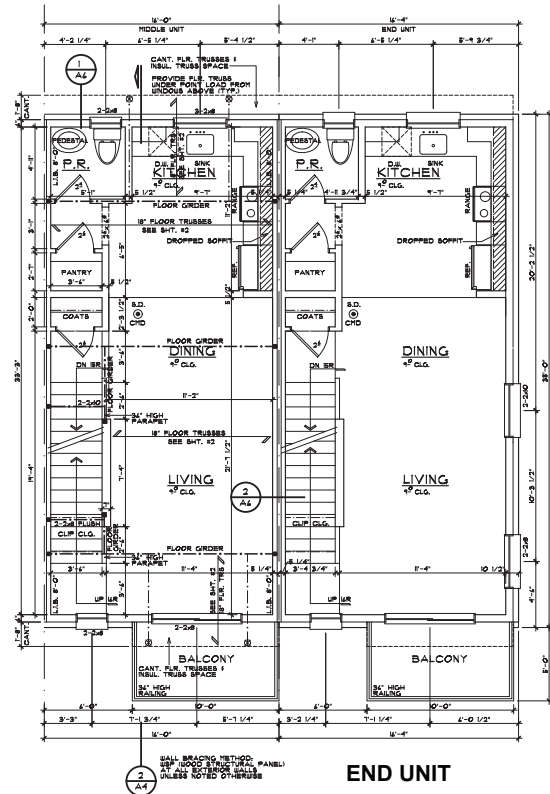
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
LOWER LEVEL	182 SQ. FT.
1ST FLOOR	548 SQ. FT.
2ND FLOOR	401 SQ. FT.
TOTAL	1331 SQ. FT.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

**BRIAN NEEPER ARCHITECTURE P.C.**  
 DESIGN - PLANNING - INTERIORS  
 1000 HILLSIDE AVENUE  
 BLOOMFIELD HILLS, MICHIGAN 48304  
 248.259.1784

SHEET TITLE  
**FIRST FLOOR PLAN**  
**SECOND FLOOR PLAN**

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

DESIGNED BY	10-11-21
SECS	
PERMITS	
FINAL	
REVISIONS	
2-21-22	
11-15-22	
1-24-23	
2-27-23	

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 BRIAN NEEPER ARCHITECTURE P.C.  
 JOB NUMBER: 19011  
 DRAWN BY: BSN / JF / RR  
 CHECKED BY:  
 SHEET NUMBER

**A-2**

WINDOW SILLS

IN DETAILING NOTE, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 34" ABOVE THE FINISHED GRADE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. THE SPACE BETWEEN THE JAMB AND SILL SHALL BE FURRED OR HAVE OPENINGS THROUGH SUCH A 4" X 8" QUARTER BRICK CANNOT PASS. EXCEPTIONS:

1. WINDOWS SHOWS OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED PORTION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2000, OR F 2000.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DRAINAGE IS CONFINED TO AN OUTWARD DRAIN. THE DRAINAGE SHALL BE 1" MIN. DRAINAGE.

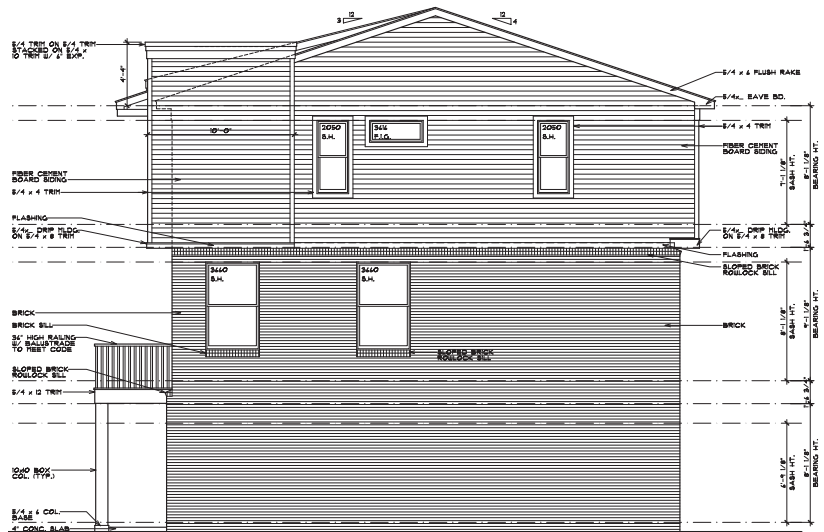
WHERE NOTED OTHERWISE OVERHANG DIMENSIONS ARE: 1. ROOF PRAISE, RAISE DIMENSIONS ARE 4" AT BRICK AND 3" AT SOFFIT.

STEEL LINTEL SCHEDULE

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

MAX. SPAN	MIN. LINTEL SIZE
0'-0" LESS	3 1/2" x 3 1/2" x 5/8"
0'-0" LESS	4" x 3 1/2" x 5/8"
0'-0" LESS	5" x 3 1/2" x 5/8"
0'-0" LESS	6" x 3 1/2" x 5/8"
0'-0" LESS	7" x 3 1/2" x 5/8"
0'-0" LESS	8" x 3 1/2" x 5/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS. OF 3/4" DIA. STEEL LINTEL SHALL BE USED FOR 4" LINTEL RAISE OR COMMON REINFORCING STEEL.



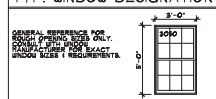
NOTE: ALL SIDING & TRIM TO BE HARDSIDE

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION - OPPOSITE - SIMILAR

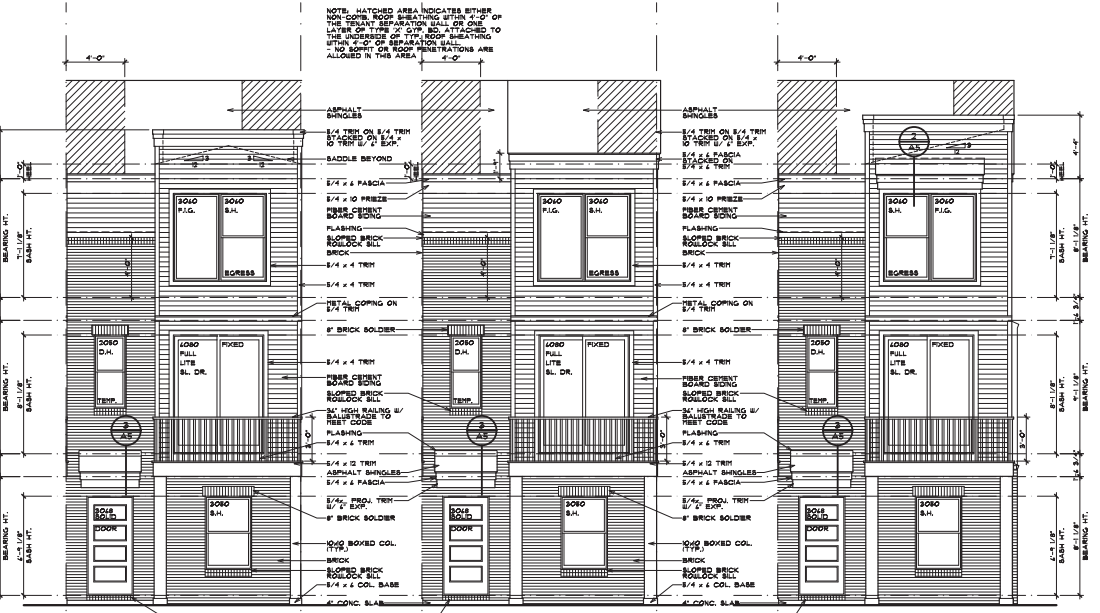
SCALE: 1/4" = 1'-0"

TYP. WINDOW DESIGNATION



EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE DIFFERENT FROM THE DOOR TO THE CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE A MINIMUM OF 20" NET CLEAR HEIGHT ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" HIGH AND 20" WIDE.



NOTE: ALL SIDING & TRIM TO BE HARDSIDE

FRONT ELEVATION 'C'

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

NOTE: ALL SIDING & TRIM TO BE HARDSIDE

FRONT ELEVATION 'B'

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

NOTE: ALL SIDING & TRIM TO BE HARDSIDE

FRONT ELEVATION 'A'

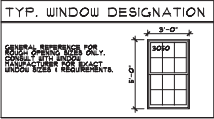
SCALE: 1/4" = 1'-0"

**WINDOW SILLS**

IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED FLOOR OR FINISHED CEILING, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GUARDS BETWEEN THE FLOOR AND 24" SHALL BE PROVIDED OR HAVE OPENINGS THROUGH 25% OF EACH GARDEN SPHERE CANNOT PASS.

1. WINDOWS ABOVE OPENINGS SHALL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.

2. OPENINGS THAT ARE PROVIDED WITH WINDOWS GUARDS THAT COMPLY WITH ASTM F 3006 OR F 3090.



**OVERHANGS & DRAINAGE**

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF SURF. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DRAINAGE IS CONNECTED TO ALL UNDERGROUND STORM DRAINAGE SYSTEM FOR SITE DRAINAGE.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 6" FROM FINISH. RAKE DIMENSIONS ARE 4" AT BRICK AND 2" AT SIDING.

**EGRESS WINDOW**

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE OPERABLE FROM THE INTERIOR. A FULL CLEAR OPENING AROUND THE SIDE OF THE WINDOW SHALL BE PROVIDED AS A MEANS OF EGRESS OR RESCUE. THEY SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT MORE THAN 24" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM AND WIDTH OF 20" MINIMUM.

**STEEL LINTEL SCHEDULE**

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

RAV. CLEAR SPAN	LINTEL SIZE
0'-0" ON LESS	3 1/2" x 3 1/2" x 8/16"
0'-0" ON LESS	4" x 3 1/2" x 8/16"
0'-0" ON LESS	4" x 3 1/2" x 8/16"
0'-0" ON LESS	4" x 3 1/2" x 8/16"
0'-0" ON LESS	4" x 3 1/2" x 8/16"
0'-0" ON LESS	4" x 3 1/2" x 8/16"

NOTE: STEEL LINTEL SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS:

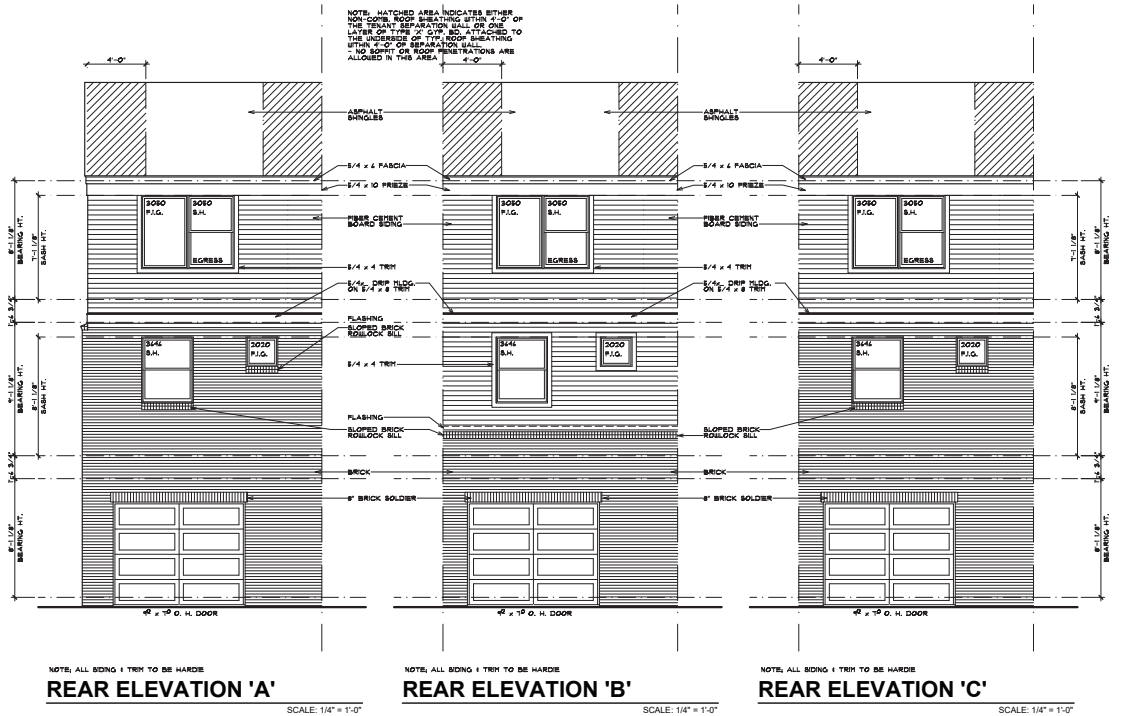
NOTE: STEEL LINTEL SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS:



2  
A4

**BUILDING SECTION**

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



**PROPOSED VENT AREA PER UNIT**

VENT AREA RATIO 1/60

ATTIC AREA = 821 SQ. FT. (1/60)

VENT AREA = 3.32 SQ. FT. x 144 = 478 SQ. IN.

50% SOFFIT AND 50% RIDGE = 239 SQ. IN. EACH

**VENT AREA PROVIDED = RIDGE**

LOUVER AT RIDGE TYPE = 84 SQ. IN. EA. = 6 UNITS

TOTAL VENTING AT RIDGE = 324 SQ. IN.

**VENT AREA PROVIDED = SOFFIT**

CONTINUOUS SOFFIT TYPE = 18 SQ. IN. PER FT. = 16 FEET

TOTAL VENTING AT SOFFIT = 288 SQ. IN.

**BRIAN NEPPER ARCHITECTURE P.C.**  
DESIGN - PLANNING - INTERIORS  
BLOOMFIELD HILLS, MICHIGAN  
BRIANNEPER.COM  
248.259.1784

**REAR ELEVATION BUILDING SECTION**

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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10-11-21	PRELIMINARY
2	11-10-22	PERMITS
3	11-10-22	FINAL
4	11-10-22	REVISIONS
5	11-10-22	REVISIONS
6	11-10-22	REVISIONS

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**FIG. NUMBER**  
19011

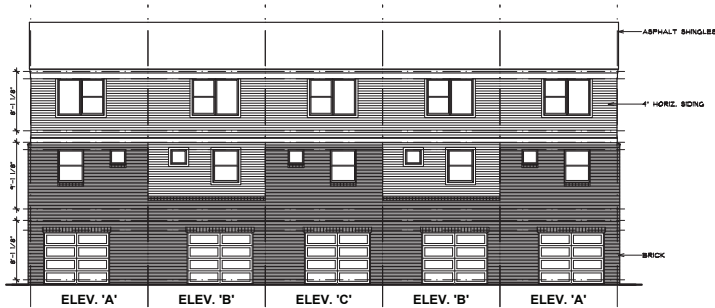
**DESIGNED BY**  
B.N. / J.F. / P.R.

**CHECKED BY**  
B.N. / J.F. / P.R.

**SHEET NUMBER**  
A-4

WINDOW SCHEDULE

LOCATION	QTY.	LABEL	SIZE (H"x W")	TEMPERED
FLEX RM.	5	3050 S.H.	36"x 40"	NO
LIVING RM.	5	4080 SL.G.LDR.	12"x 96"	YES
LIVING RM.	5	2050 F.I.G.	24"x 40"	YES
LIVING RM.	4	3440 S.H.	42"x 12"	NO
KITCHEN	5	3646 S.H.	42"x 84"	NO
P.R.	5	2020 F.I.G.	24"x 24"	NO
BR. #1	5	3040 S.H.	36"x 12"	NO
BR. #1	5	3040 F.I.G.	36"x 12"	NO
BR. #1	2	2050 S.H.	24"x 40"	NO
BATH	2	3014 F.I.G.	36"x 18"	YES
BR. #2	2	2050 S.H.	24"x 40"	NO
BR. #2	5	3050 S.H.	36"x 40"	NO
BR. #2	5	3050 F.I.G.	24"x 24"	NO



REAR ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
5 UNIT BUILDING

SCALE: 1/8" = 1'-0"



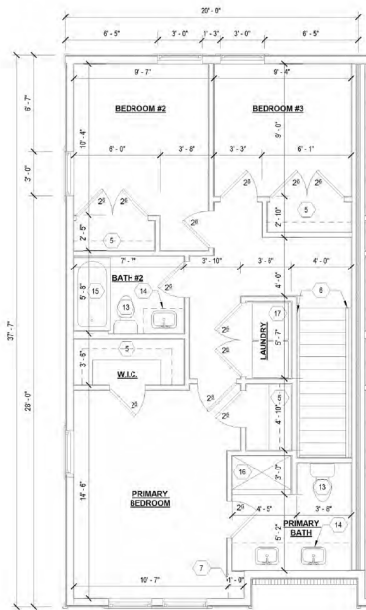
BRIAN NEEP ARCHITECTURE P.C.  
DESIGN - PLANNING - INTERIORS  
BLOOMFIELD HILLS, MICHIGAN  
BRIANNEEP.COM  
248.259.1784

SHEET TITLE  
5 UNIT BUILDING  
BUILDING ELEVATIONS

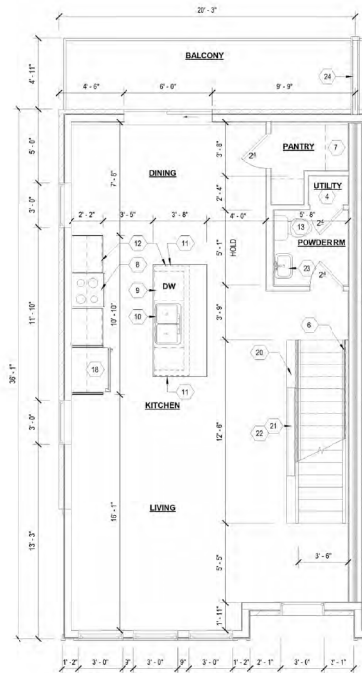
CLIENT / PROJECT  
ROBERTSON HOMES  
SAKURA NOVI  
TOWNHOME UNITS - '100 SERIES'  
NOVI, MICHIGAN

PRELIMINARY	10-11-21
BOS	
PERMITS	
FINAL	
REVISIONS	2-21-22 11-16-22 1-26-23 2-27-23
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JOB NUMBER	19011
DRAWN BY	BN / JF / RR
CHECKED BY	
SHEET NUMBER	

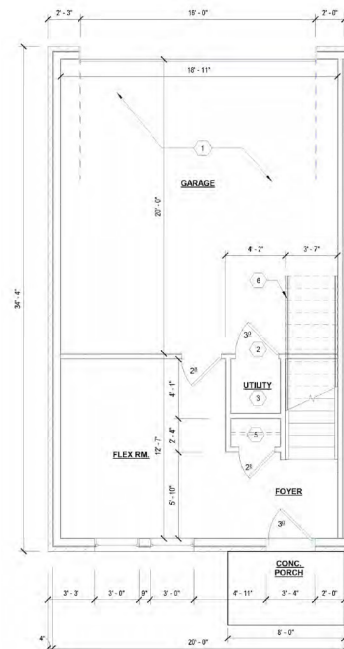
A-10



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



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



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

# **GENERAL PLAN NOTES:**

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- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR A/V/L CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A. AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED.
- ALL POSTS CONTINUOUS TO FOUNDATION.
- SHEAR WALLS TO BE PERSCRIPTIVE PER NBC 2015.

# **FLOOR PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- GARAGE FLOOR: CONC. SLAB ON GRADE, SLOPE TOWARD DOOR.
- INSULATED DOORS AT UTILITY CLOSET.
- FORCED AIR FURNACE, MECHANICAL CONTRACTOR TO COORDINATE EXHAUST ROUTING.
- WATER HEATER.
- HANGING ROD AND SHELF @ 6'-0" A.F.F.
- DECORATIVE WOOD HANDRAIL.
- BUILT-IN WALL SHELVING/MILLWORK.
- GAS RANGE.
- UNDERCOUNTER DISHWASHER.
- PROVIDE AIRSWITCH IN COUNTERTOP FOR GARBAGE DISPOSAL.
- FINISHED PANEL AT EXPOSED SIDES OF ISLAND CABINETS.
- WOOD CABINETS WITH STONE COUNTERTOP, FINISHES TBO.
- TOILET.
- VANITY WITH STONE COUNTERTOP, INSTALL FLOATING FRAMLESS MIRROR ABOVE BACKSPLASH.
- TUB, SEE A1.1 FOR FINISH CHOICE.
- SHOWER, SEE A1.1 FOR FINISH CHOICE.
- INSTALL WASHING MACHINE WALL BOX IN LAUNDRY CLOSET.
- REFRIGERATOR, PROVIDE WATERLINE FOR ICE MAKER/WATER DISPENSER.
- WOOD FRAMED BALCONY WITH STAINED WOOD DECKING AND PREFINISHED ALUM. GUARDRAIL.
- 3'-0" HIGH WALL WITH WOOD HANDRAIL.
- 50" LINEAR ELECTRIC FIREPLACE (OPTIONAL).
- PACK OUT WALL 4" FOR ELECTRIC FIREPLACE (OPTIONAL).
- PIEDISTAL SIM. NO MIRROR TO BE INSTALLED.
- 2x4 PRIVACY WALL WITH 1/2" BREATHING AND VINYL SIDING.

UNIT SQUARE FOOTAGE	
GROUND FLOOR LEVEL	227 SQFT
SECOND LEVEL	680 SQFT
THIRD LEVEL	737 SQFT
TOTAL UNIT AREA:	1,644 SQFT

CONSULTANT:

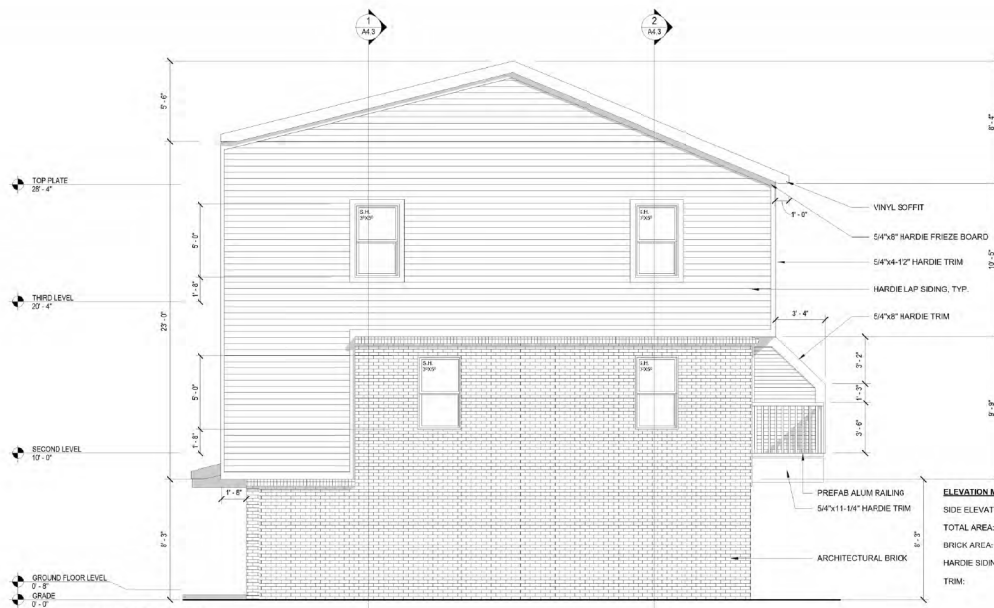
Project:  
ROBERTSON BROTHERS  
SAKURANOVI PHASE II  
20' WIDE TOWNHOUSE  
MASTER SET

Issued for:  
PERMITS R1 04/11/2025



Drawn by:  
JRM  
Checked by:  
JRM  
Sheet Title:  
TYPICAL UNIT PLANS  
Project No.:  
2024034  
Sheet No.:

**A1.0**



**2 SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION MATERIAL BREAKDOWN**

5-UNIT BUILDING FRONT ELEVATION

TOTAL AREA:	2,971 SQFT
BRICK AREA:	885 SQFT 32%
HARDIE LAP SIDING AREA:	1,016 SQFT 34%
TRIM:	296 SQFT 10%
ASPHALT SHINGLE AREA:	794 SQFT 28%

**ELEVATION MATERIAL BREAKDOWN**

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT
BRICK AREA:	515 SQFT 44%
HARDIE SIDING AREA:	570 SQFT 48%
TRIM:	88 SQFT 8%

**GENERAL ELEVATION/SECTION NOTES:**

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- ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE.
- ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
- UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL 2 HORIZONTAL LINE.

NOTE: ALL WOOD TRIMS IS TO BE WRAPPED IN ALUMINUM



**1 5-UNIT FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

CONSULTANT:

Project:  
ROBERTSON BROTHERS  
SAKURANOVI PHASE II  
20' WIDE TOWNHOUSE  
MASTER SET

Issued for:  
PERMITS R1 04/11/2025



Drawn by:  
ANJ  
Checked by:  
ANJ  
Sheet Title:  
5-UNIT BUILDING  
EXTERIOR  
ELEVATIONS  
Project No.:  
2024034

Sheet No.:

**A3.1**



2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

#### ELEVATION MATERIAL BREAKDOWN

##### SIDE ELEVATION

TOTAL AREA:	1,173 SQFT	
BRICK AREA:	515 SQFT	44%
HARDIE SIDING AREA:	670 SQFT	48%
TRIM:	88 SQFT	8%

#### ELEVATION MATERIAL BREAKDOWN

##### 5-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	2,744 SQFT	
BRICK AREA:	1,013 SQFT	37%
HARDIE LAP SIDING AREA:	736 SQFT	27%
TRIM:	152 SQFT	5%
ASPHALT SHINGLE AREA:	841 SQFT	31%



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

#### GENERAL ELEVATION/SECTION NOTES:

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NOTE: ALL WOOD TRIMS TO BE WRAPPED IN ALUMINUM

4545 architecture

2761 E. JEFFERSON  
SUITE 300  
DETROIT MI 48207  
P: 313.866.6465  
INFO@4545ARCHITECTURE.COM

CONSULTANT:

Project:

ROBERTSON BROTHERS  
SAKURANOVI PHASE II  
20' WIDE TOWNHOUSE  
MASTER SET

Issued for:

PERMITS R1 04/11/2025



Drawn by:

ANJ

Checked by:

ANJ

Sheet Title:

5-UNIT BUILDING

EXTERIOR

ELEVATIONS

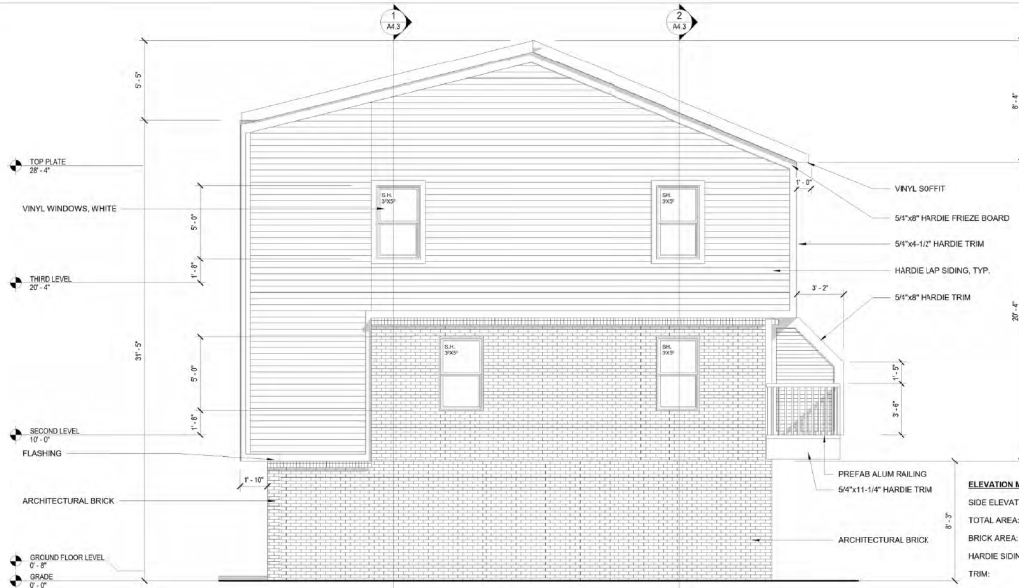
Project No.:

2024034

Sheet No.:

A3.2

DO NOT SCALE DRAWINGS | ©2024 Timothy B. Plunton Architect, PLLC



**2 SIDE ELEVATION 1**  
SCALE: 1/4" = 1'-0"

**ELEVATION MATERIAL BREAKDOWN**

6-UNIT BUILDING FRONT ELEVATION

TOTAL AREA: 3,564 SQFT

BRICK AREA: 1,148 SQFT 32%

HARDIE LAP SIDING AREA: 1,219 SQFT 34%

TRIM: 354 SQFT 10%

ASPHALT SHINGLE AREA: 847 SQFT 24%

**ELEVATION MATERIAL BREAKDOWN**

6-UNIT BUILDING FRONT ELEVATION

TOTAL AREA: 3,564 SQFT

BRICK AREA: 1,148 SQFT 32%

HARDIE LAP SIDING AREA: 1,219 SQFT 34%

TRIM: 354 SQFT 10%

ASPHALT SHINGLE AREA: 847 SQFT 24%

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6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL 2 HORIZONTAL LINE.

NOTE: ALL WOOD TRIMS TO BE WRAPPED IN ALUMINUM



**1 6-UNIT FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

ARCHITECT  
**4545 architecture**  
2761 E. JEFFERSON  
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CONSULTANT:

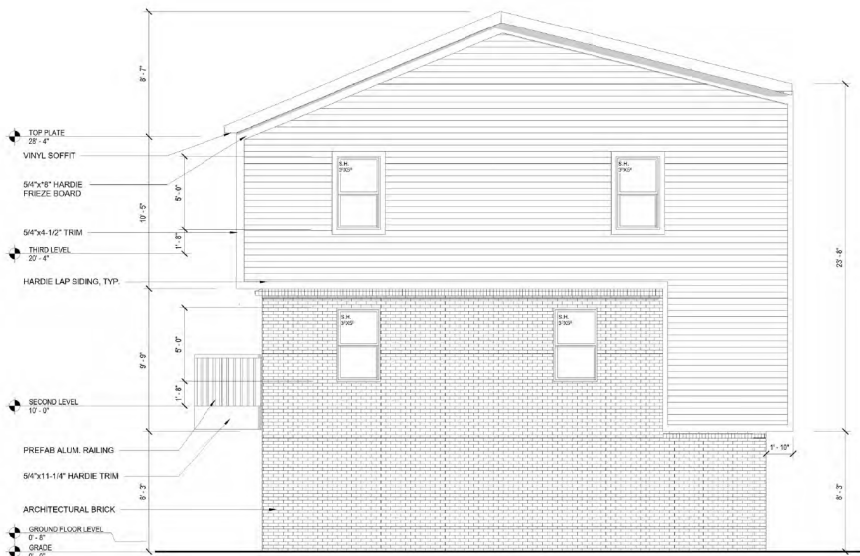
Project:  
ROBERTSON BROTHERS  
SAKURANOVI PHASE II  
20' WIDE TOWNHOUSE  
MASTER SET

Issued for:  
PERMITS R1 04/11/2025



Drawn by:  
ANJ  
Checked by:  
ANJ  
Sheet Title:  
BUILDING EXTERIOR  
ELEVATIONS  
Project No.:  
2020036  
Sheet No.:

**A3.1**



2 SIDE ELEVATION 2  
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL BREAKDOWN

SIDE ELEVATION

TOTAL AREA:	1,173 SQFT
BRICK AREA:	515 SQFT 44%
HARDIE SIDING AREA:	670 SQFT 58%
TRIM:	88 SQFT 8%

ELEVATION MATERIAL BREAKDOWN

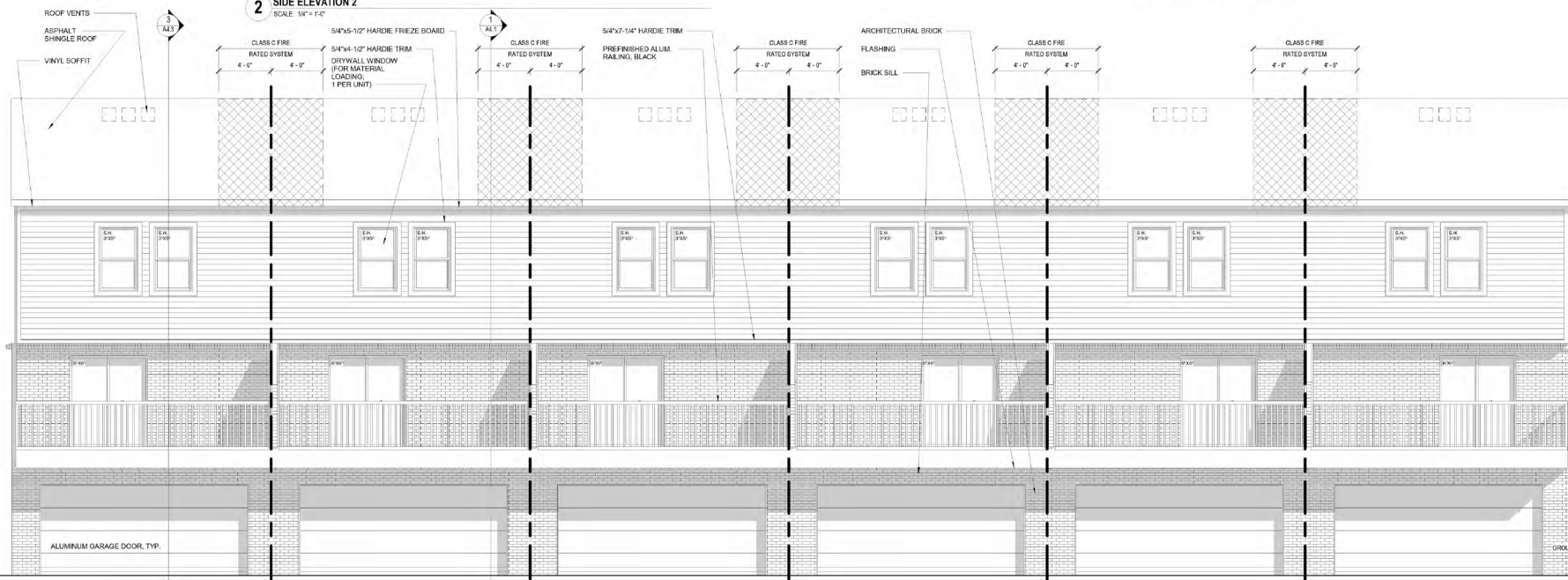
6-UNIT BUILDING REAR ELEVATION

TOTAL AREA:	3,288 SQFT
BRICK AREA:	1,215 SQFT 37%
HARDIE LAP SIDING AREA:	686 SQFT 21%
TRIM:	187 SQFT 6%
ASPHALT SHINGLE AREA:	1,000 SQFT 31%

GENERAL ELEVATION/SECTION NOTES:

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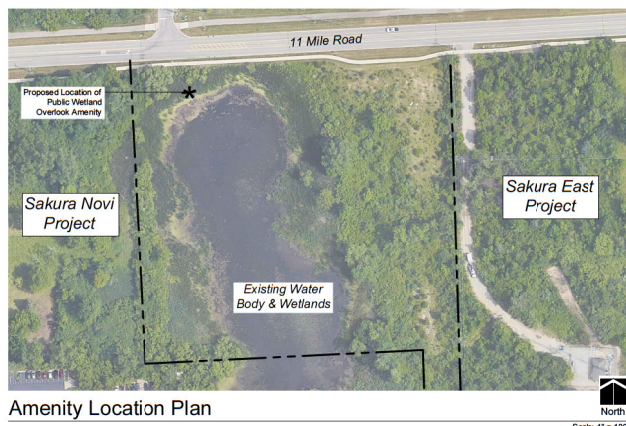
NOTE: ALL WOOD TRIMS TO BE WRAPPED IN ALUMINUM



1 6-UNIT REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**EXHIBIT C**  
**WETLAND OVERLOOK AMENITY**

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Amenity Location Plan

### Amenity Precedent Imagery



Guardrail



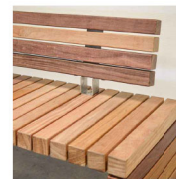
Note: All products shown shall be considered conceptual and final details shall be developed for Final Site Plan Approval



Accent Boulder



Potential Bench Aesthetics



WETLAND OVERLOOK  
CONCEPT PLAN (+/- 1,000 S.F. WETLAND IMPACT)  
CITY OF NOVI, MICHIGAN



project title:  
**Public Wetland Overlook Amenity**

project title:  
**Sakura East**

City of Novi, Michigan

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

Phone: 248.657.4968

job number: 19019  
date: 04.29.2024

drawn by: EMJ  
checked by: WTK

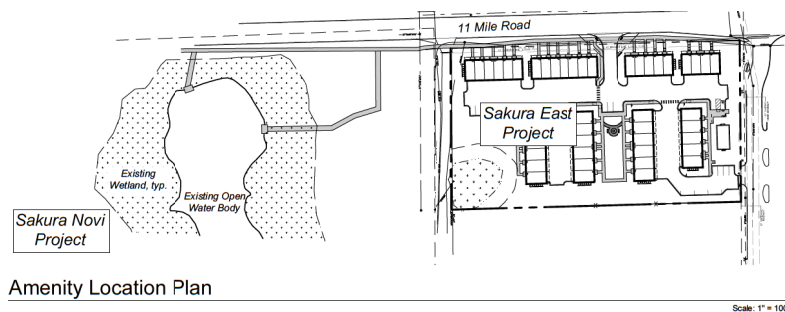
revisions:  
06.13.2024 Issued for Preliminary Site Plan  
07.31.2024 Per Municipals Review



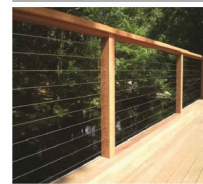
Know what's below.  
Call before you dig.

sheet no.

**L-10**



### Amenity Precedent Imagery



Guardrail



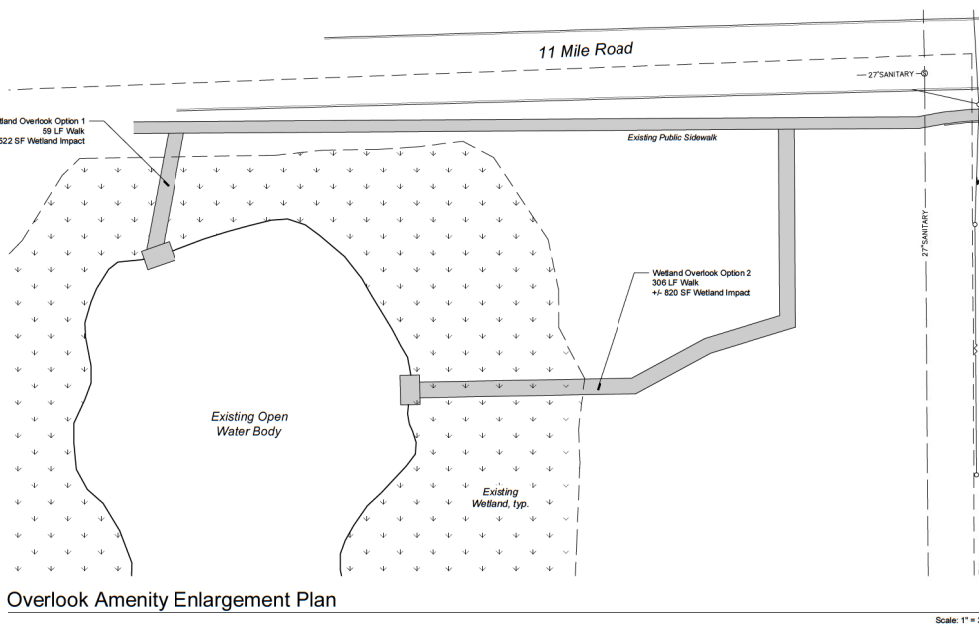
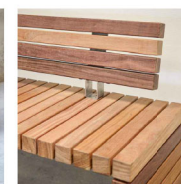
Note: All products shown shall be considered conceptual.



Accent Boulder



Potential Bench Aesthetics



### Public Wetland Overlook Amenity

project title:  
**Sakura East**

City of Novi, Michigan

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

Phone: 248.657.4968

job number: 19019 date: 04.29.2024

drawn by: EMJ checked by: WTK

revisions:  
05.13.2024 Issued for Preliminary Site Plan  
07.31.2024 Per Municipality Review  
02.03.2025 Issued for Final Site Plan  
05.02.2025 Per Plan Revisions  
05.15.2025 Per Walk Revisions



sheet no.  
**L-10**

**EXHIBIT D**  
**STAFF AND CONSULTANT REVIEW LETTERS**

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## PLAN REVIEW CENTER REPORT

### Planning Review

August 28, 2024

**JZ23-41 Sakura East PRO (ZMA 18.743)**

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#### PETITIONER

Sakura Novi Residential, LLC

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#### REVIEW TYPE

Formal PRO Plan

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

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#### PROPERTY CHARACTERISTICS

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

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#### PROJECT SUMMARY

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

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

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

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

### **PRO OPTION**

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

### **RECOMMENDATION**

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

### **PROJECT HISTORY**

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

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

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

### **PLANNING COMMISSION**

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

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

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

### CITY COUNCIL

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

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

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

### REVIEW CONCERNS

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

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

- submitted study notes that the change of use will generate fewer vehicle trips compared to possible development permitted under the current zoning.
- d. **Wetland Delineation Letter:** Prepared by Atwell, dated September 16, 2019, the report describes one wetland area 0.03 acre in size. The site plan shows the wetland will be preserved. **The City's wetland consultant states that while the new boundaries better represent the wetland, it should be further expanded to include trees 423 and 424. Based on the grading proposed, expanding the boundary would not create new impacts except to the wetland buffer.**
  - e. **Sign Location Plan:** The sign location plan and signage detail is provided as a loose sheet, prepared October 13, 2023. **The rezoning sign has been posted in the location indicated.**
2. Intent of the Town Center District: It is the applicant's stated goal to create a continuation of the Sakura Novi development, which is currently under construction approximately 600 feet west of the proposed site. As stated in Section 3.1.26, the TC-1 district "is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted." **The TC-1 District and the residential use proposed does not appear to be appropriate on this small parcel surrounded by Light Industrial zoning. However, as the current landowners have found, the site holds little interest for typical Light Industrial users over the last decade. This area will likely continue to evolve as a complement to the Town Center area to the west, especially if the applicant's request is approved.**
  3. Future Land Use: The City's Future Land Use map indicates Town Center Gateway for this site, which corresponds to the Gateway East district. The GE district allows multifamily residential under a Special Development Option process. However, the SDO requires a minimum acreage of 5 acres, and there are many other conditions for approval in order to ensure compatibility between adjacent areas. The applicant argues that the proposal is a continuation of the original Sakura project, so the zoning should match that development. The density recommended on the Future Land Use Map for this area is 13.6 dwellings per acre, while the applicant is proposing 14.4 du/ac. **The applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation.**
  4. Density: In the TC-1 district, multiple family residential units are permitted, with the maximum density allowed based on the number for "rooms." The applicant indicates there are 45 proposed units. Based on the floorplans previously provided, each unit would be said to have 5 rooms as defined by the Ordinance, for a total proposed count of 225 rooms. The maximum density described in Section 4.82, which states the maximum number of rooms permitted is the land area in square feet divided by 1,200 ( $136,263/1200 = 114$  maximum permitted rooms). The ordinance permits the Planning Commission or City Council to allow an increase in the number of rooms if strict adherence would serve no good purpose or if the intent of the district would be better served by allowing the increase. However, not more than double the number of rooms can be approved (cap of 228 rooms in this case). **The applicant's room count is 225, which is within the permitted maximum density of the TC-1 District. To permit any increase in additional rooms beyond 114, the Planning Commission or City Council must confirm the following:**
    - i. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
    - ii. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
  5. Adjacent Industrial Uses: The subject property is surrounded by I-1 Light Industrial zoning on all sides. The I-1 district permits less intense industrial uses in the City, and "is designed to encourage

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

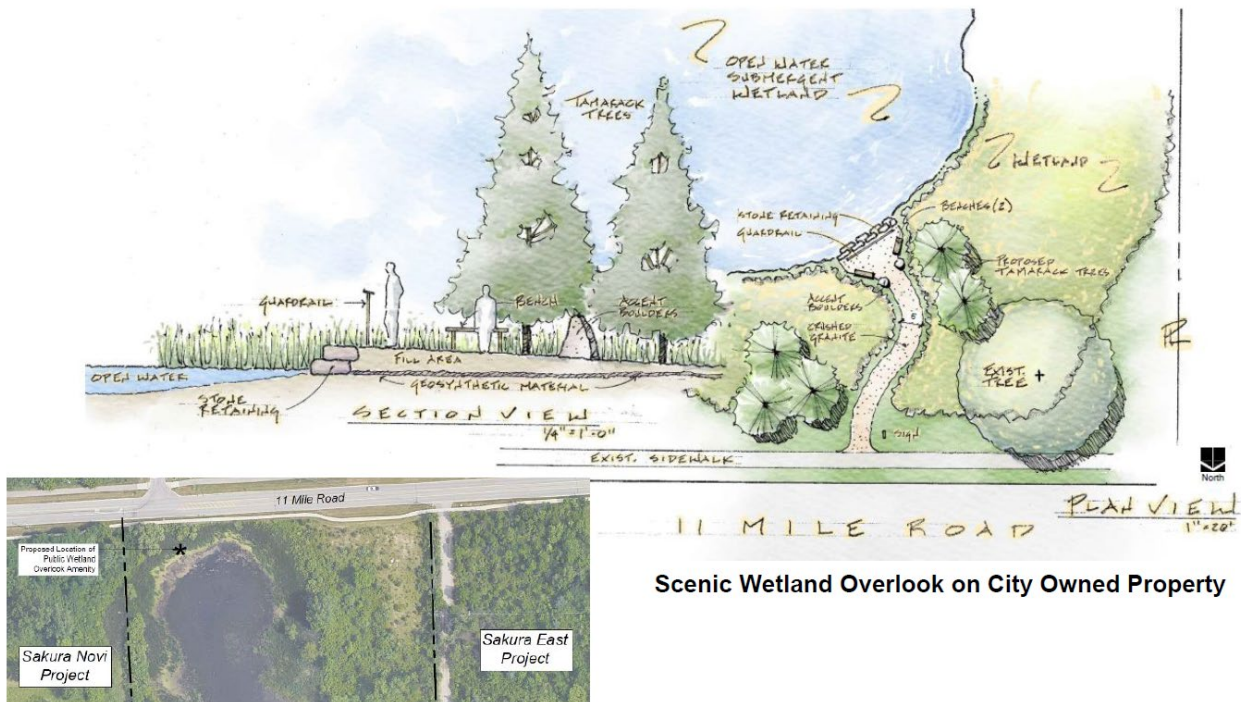
Currently the uses on the north side of 11 Mile in the I-1 District include the City's public works facility (city maintenance yard, fueling pumps, and recycling drop off) and an office complex. To the east is an office complex, the parcel to the south has a cell tower, and to the west is currently vacant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

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

6. Open Space: The applicant shows the overall open space for the residential portion of the project as 66,804 square feet, which exceeds the 15% minimum open space requirement for the TC-1 District. In addition, residential uses require 200 square feet per unit of Usable Open Space (9,000 square feet), which is now indicated on the plan sheet L-2 as 17,290 square feet. The Ordinance definition of Usable Open Space allows the following to qualify:
  - o *Balconies with direct access to the dwelling unit;*
  - o *Courts and yards at grade level which are devoted exclusively to recreational use, and which:*
    - *Are open and unobstructed from its lowest level to the sky; and*
    - *Are directly accessible by means of a common passageway to residents of all dwelling units within the buildings; and*
    - *Has no dimension less than fifty (50) feet; and*
    - *Are designed and intended for the private recreational use of residents of the building.*
  - o *Roof-top recreational uses.*
7. Sidewalks (Sec 3.27.1.I): The TC-1 district requires 12.5-foot sidewalks along Non-Residential Collectors and local streets, and direct pedestrian access between all buildings and adjacent areas. The plan shows the existing 6-foot sidewalk along the frontage of Eleven Mile Road, and 5-foot sidewalks on both sides of the private drives. The plans have been revised to include a direct sidewalk connection from each unit fronting Eleven Mile Road. **The applicant requests a deviation in the PRO Agreement with the justification that their sidewalk should match the existing 6-foot sidewalk along Eleven Mile. This deviation was granted for Sakura Novi. This**

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

8. Development Amenities (Sec 3.27.1.L): The ordinance states: All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walks and planters in accordance with the Town Center Area Study. **Three amenity areas are now shown on the site plan. The East area includes a 20 ft x 40 ft synthetic turf multipurpose field, benches, USB charging stations and focal point landscaping. The central area includes a focal planter/art, aggregate surface path, bench seating, as well as open lawn area. The West area has a picnic table, grills, USB charger station, Adirondack chairs and a fire table.**
9. Public Benefit: The applicant proposes to construct a wetland overlook amenity on the City's property that exists between the Sakura Novi project and the subject property. The concept drawing shows a crushed granite pathway leading from the sidewalk on 11 Mile Road to the water's edge with a retaining wall and guardrail, benches, and enhanced landscaping. The location is shown roughly opposite Lee BeGole Drive, along the northwestern side of the City's parcel. **This enhancement appears to reflect City Council's suggestion for the applicant consider a publicly accessible amenity, in line with the City's goal of creating additional small parks in the City. The feature proposed is a very small area, which will minimize impact to the wetland. Additional enhancements should also be considered, such as invasive species removal/treatment within the wetland, to further enhance the wetland amenity.**



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

11. Highway Easement: There is a 43-foot Highway Easement noted on the Topographic Survey for both parcels. **Sheet 4.1 indicates these easements are "To Be Extinguished." It appears that the applicant plans to dedicate 35-feet of 11 Mile Road Right of Way to the City instead. The City prefers that the applicant dedicate 43-feet of Right of Way, or maintain the existing Highway Easements, which would ensure that the sidewalk remains included in the public jurisdiction.**
12. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail.**
13. Other Reviews:
  - a. Engineering: **Engineering recommended approval** of the PRO Concept Plan, with additional comments to be addressed in the Site Plan process. Negative impacts to public utilities are not expected with the requested change to residential use.
  - b. Landscape: Landscape review notes concerns with minor deficiencies in required interior drive and multifamily unit trees, which appear to be easily corrected. **Landscape recommends conditional approval at this time.**
  - c. Traffic: Previous Traffic review noted that there are no traffic deviations required. The traffic study shows that the proposed rezoning would result in fewer vehicle trips compared to possible development under current zoning. **Traffic recommended approval.**
  - d. Woodlands: The site does not contain City-regulated woodland trees. The wooded area consists mostly of invasive Buckthorn, with a few sugar maple, crab apple and little leaf linden. No woodland permit is required, no additional woodland review is required.
  - e. Wetlands: Wetlands notes that the delineation of wetland features should be expanded to encompass trees 423 and 424. No impacts to the wetland are proposed. Wetland Buffer Authorization would be required for some impacts to the 25-foot buffer. **Wetlands recommended approval.**
  - f. Façade: Façade previously noted that the elevations provided have minor underage of brick and overage of Cement Fiber Siding on the Matsu unit styles. **As the deviations are minor and do not adversely affect the aesthetic quality of the building, Section 9 Façade Waivers would be supported.**
  - g. Fire: **Fire recommended conditional approval**, if comments provided are addressed in subsequent submittals.

#### **LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES**

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

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

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

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

Figure 1: Current Zoning

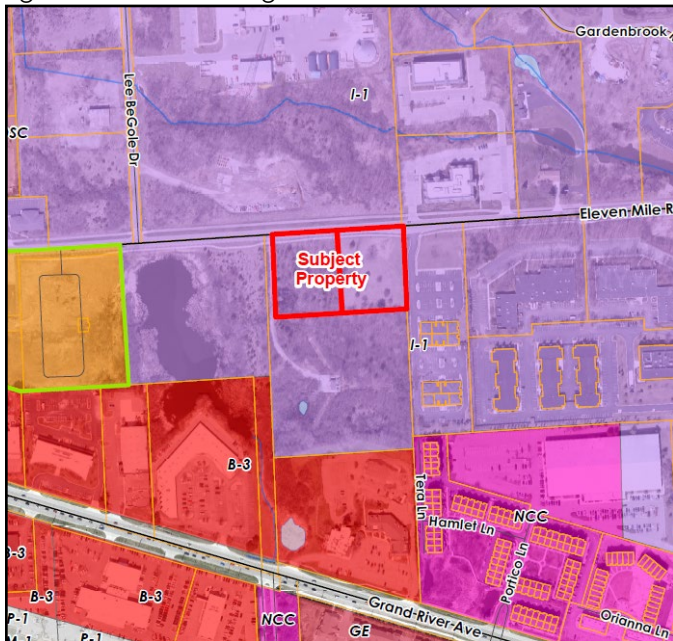
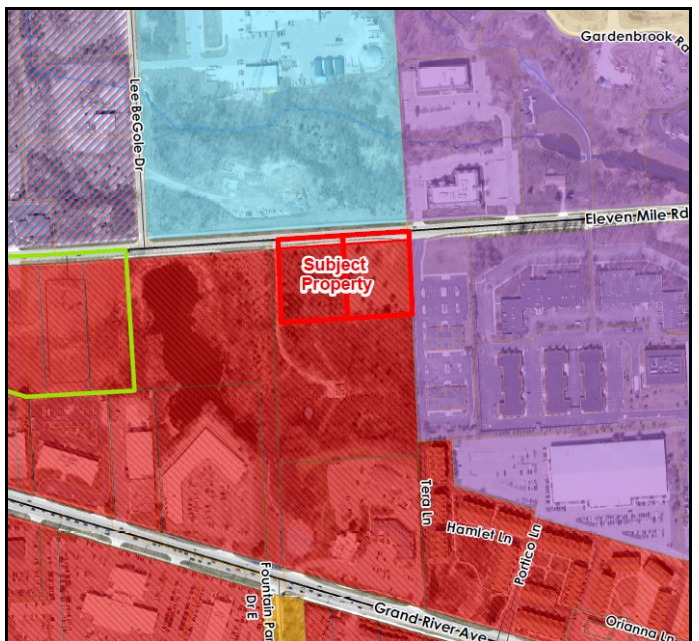


Figure 2: Future Land Use



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

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

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

### Compatibility with Surrounding Land Use

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



Figure 3: Names of surrounding developments and businesses

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

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

### Comparison of Zoning Districts

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

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

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

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

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

### 1. General Goal: Quality and Variety of Housing

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

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

**2. General Goal: Community Identity**

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

**3. General Goal: Environmental Stewardship**

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

**4. General Goal: Infrastructure**

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

**5. General Goal: Economic Development / Community Identity**

- a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

**MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT**

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

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

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

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

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

#### **APPLICANT'S BURDEN UNDER PRO ORDINANCE**

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

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

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

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

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

## ORDINANCE DEVIATIONS

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

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

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

1. Allowable Number of Rooms (4.82.2.B): Planning deviation from Section 4.82.2.B to allow an increase the number of rooms permitted on the property up to the maximum allowed by the Ordinance. **The applicant's room count is 225. To permit any increase in additional rooms beyond 114, the approving body must confirm the following:**
  - i. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
  - ii. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
2. Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5 foot wide sidewalk required in the TC-1 District on a non-residential collector road. **This is supported by staff as this area is not considered a street for gathering space or outdoor dining. The 12.5-foot requirement was envisioned in the Town Center area adjacent to retail and restaurants. This is also consistent with the existing sidewalk width along 11 Mile Road.**
3. Pedestrian Connectivity (Sec. 3.8.2.G): Sidewalks of 5-feet width are to be provided in any housing development to permit a safe and convenient pedestrian access along internal roads, and connect to sidewalks, bike paths and nature trails which abut the property. **A 5-foot sidewalk is shown along the west side of the entrance driveway only. This is a deviation, which is supported by Staff since it is a relatively small development and areas to the east do not have many walkable destinations.**
4. Major Drive (Sec. 5.10): The driveway entering the site would be classified as a Major Drive, which the ordinance requires to be 28-feet back-to-back width. **As the driveway shown is 24-feet wide, this would be a deviation if not corrected.**
5. Section 9 Waiver (Section 5.15): Façade deviation from Section 5.15 to permit the underage of brick (4%) on the front façade, and the overage of Cement Fiber Siding (8%) on the side

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

6. Landscape Screening (Sec. 5.5.3.B.ii and iii): Landscaping deviation from Section 5.5.3.B.ii and iii. for the lack of a berm between the site and adjacent industrial properties. **This deviation is supported by Staff as the applicant has provided evergreen trees and arborvitae for screening, as well as a fence along the southern property line.**
7. Multifamily Unit Trees (Sec 5.5.3.F.iii): Landscape waiver from Section 5.5.3.F.iii for deficiency in multifamily unit trees (approximately 131 provided, 135 required). **This deviation is not supported by Staff, and could be reduced by shifting some of the required trees or reclassifying.**
8. Interior Drive Trees (Sec 5.5.3.F.iii): Landscape waiver from Section 5.5.3.F.iii for a deficiency in interior drive trees (13 provided, 14 required). **This deviation is not supported by Staff, and could be eliminated by adding one more tree along the drive or next to the parking bays.**

#### **NEXT STEP: PLANNING COMMISSION PUBLIC HEARING**

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

#### **CITY COUNCIL CONSIDERATION**

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

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



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Lindsay Bell, AICP, Senior Planner



## PLANNING REVIEW CHART: TC-1

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

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	TC Gateway	TC-1 Town Center One	<b>No</b>	Gateway East would be the district corresponding to TC Gateway
<b>Area Study</b>	2014 Town Center Area Study did not include this area			
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	Light Industrial (I-1)	TC-1 Town Center One	<b>No</b>	
<b>Uses Permitted</b> (Sec 3.1.21.B & C)		Multi-Family Residential – 52 townhome units		
<b>Density</b> <i>Future Land Use Map (adopted July 26, 2017)</i>	Maximum 13.6 du/ac	Total site area: 3.5 acres (gross), 3.13 net 45 units / 3.13 ac = 14.4 DUA	<b>No</b>	Density exceeds the recommended Residential Density map of the Master Plan
<b>Phasing</b>		Not proposed	NA	
<b>Planned Rezoning Overlay Document Requirements (Section 7.13.2 and SDM: <u>Site Development Manual</u>)</b>				
<b>Written Statement</b> <u>(Section 7.13.2)</u>  The statement should include the following:	Statement of eligibility for PRO Approval: Describe the rezoning requested including uses proposed, justification for why it makes sense	Narrative provided	Yes	
	How does the project constitute an overall benefit to the public that outweighs any material detriments or could otherwise be accomplished without the rezoning?	Narrative provided – public benefits listed: <ul style="list-style-type: none"> <li>Public Wetland Overlook Amenity on City parcel</li> <li>Economic impact</li> <li>Exceeding Usable Open Space</li> </ul>		<b>See Planning Review for additional comments</b>

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

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

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

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

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

Item	Required Code	Proposed	Meets Code	Comments
	variation in building mass or elevation meets intent			
<b>Business and Office Uses</b> (Sec. 4.82.3)	<ul style="list-style-type: none"><li>- Not occupy same floor as residential</li><li>- No office use above a residential use</li><li>- Separate entrance, private pedestrian entrance to residential shall be provided</li></ul>		NA	
<b>Parking Location</b> (Sec. 4.82.4)	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building. Individual garages shall not be placed on a front-facing façade.	Off-street, individual unit garages and garage aprons proposed	Yes	
<b>Usable Open Space</b> (Sec. 4.82.5)	200 sf of Minimum usable open space per dwelling unit For a total of 45 dwelling units, <u>required Open Space: 9,000 SF</u>  <u>Refer to definitions for Usable Open Space and Open Space</u>	Sheet L-2 indicates 17,290 sf of Usable Open Space	Yes	
<b>Maximum Room Count: Non-Mixed Use Guidelines (Sec. 4.82.2)</b>				
Efficiency-400	1	Not proposed	NA	
1 BR: 500 sq. ft.	2	Not proposed	NA	
2 BR: 750sq. ft.	3	Proposed – 1,300 sf	Yes	
3 BR: 900 sq. ft.	4	Proposed – 1,600 sf	Yes	
4 BR: 1000 sq. ft.	5	Not proposed	NA	
<b>Maximum Density: Non-Mixed Use Guidelines (Sec. 4.82.2)</b>				
Efficiency-400	--	Proposed density: 14.4 DUA	No	Density for residential dwellings in TC-1 is based on the maximum number of rooms allowed, which can be increased as requested, at the discretion of City Council.
1 BR: 500 sq. ft.	18.15 (25%)			
2 BR: 750sq. ft.	12.1			
3 BR: 900 sq. ft.	9.07			
4 BR: 1000 sq. ft.	7.26			
<b>Maximum Percentage of Units: Non-Mixed Use Guidelines (Sec. 4.82.2)</b>				

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 45° Parking: 9 ft. x 18 ft. with 15 feet lanes</li> <li>- 24 ft. two way drives</li> <li>- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping</li> </ul>	<ul style="list-style-type: none"> <li>green space or sidewalks</li> <li>- 9 ft. x 20 ft. parking spaces behind garages</li> <li>- 24 ft. access aisles</li> </ul>		
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> <li>- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer</li> </ul>		NA	
<b>End Islands</b> (Sec. 5.3.12)	<ul style="list-style-type: none"> <li>- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles.</li> <li>- The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance</li> </ul>	Appears to comply	Yes	
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	2 percent of total in excess of 1/unit:	1 proposed		<b>Verify requirements of ADA code for residential uses</b>
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 8' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	1 proposed Van Accessible, 8' with 8' access	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Shown	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units <b>Required: 10 Spaces</b>	10 spaces Will be provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	No farther than 120 ft. from the entrance being served	3 locations shown	TBD	Will be evaluated further when details are provided
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations			
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk			
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in	Layout shown	TBD	Note the updated dimensions indicated to the left
<b>Loading &amp; Unloading</b> (Sec 5.4)	On same premises with buildings involving receipt or distribution of vehicles, materials or merchandise...loading and unloading space required		NA	
<b>Road Design</b> (Sec 5.10)	Private Drive network: Major Drive – principle internal loop or cul de sac with direct access to exterior public road; Minor Drive – intersecting off major drive	Major Drive entering site – 24 ft shown	No	Review Sec 5.10 for Major Drive Requirements – Major drives shall be 28-feet back to back width
<b>Accessory and Roof top Structures</b>				
<b>Dumpster</b> Sec 4.19.2.F	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	Not shown – Curb-side trash service intended	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> <i>Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Not proposed	NA	
<b>Roof top equipment and wall mounted utility equipment</b> <i>Sec. 4.19.2.E.ii</i>	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not proposed	NA	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not proposed	NA	
<b>Sidewalks and Other Requirements</b>				
<b>Non-Motorized Plan</b>	Proposed Off-Road Trails and Neighborhood Connector Pathways. There is a recommendation for neighborhood connector	Not applicable	NA	
<b>Sidewalks</b> <i>(Subdivision Ordinance: Sec. 4.05)</i>	Five foot sidewalks required on both sides of internal public or private drives		NA	
<b>Public Sidewalks</b> <i>(Chapter 11, Sec. 11-276(b), Subdivision Ordinance: Sec. 4.05)</i>	12.5 ft sidewalk on 11 Mile per Sec 3.27.1.1	6 ft existing sidewalk	No	<b><u>Deviation required</u></b>
<b>Entryway lighting</b> <i>Sec. 5.7</i>	One street light is required per entrance.	Lighting not indicated at this time	TBD	
<b>Building Code and Other Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk	All exits are connected to internal sidewalk through	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	system or parking lot.	the driveways		
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Additional information is requested in this other review letters to verify conformance	No	<b>Please provide additional information as requested in future submittals</b>
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied, if known)</li> </ul>	Not provided	<b>No</b>	
<b>Other Permits and Approvals</b>				
<b>Development/ Business Sign</b> (City Code Sec 28.3)	Signage if proposed requires a permit. It can be reviewed at the time of Preliminary site plan or after site plan approval	Signage is not proposed at this time.	Yes?	<u>For sign permit information contact ordinance at 248-735-5678</u> <b>Please provide tentative locations if proposed</b>
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name <b>Sakura East</b> and <b>Kawa Lane</b> have been approved for use	Yes	Please use the approved street name on future submittals
<b>Property Split or Combination</b>	The proposed property split must be submitted to the Assessing Department for approval.		Yes	<u>Provided details of any parcel splits/combinations are proposed</u>
<b>Other Legal Requirements</b>				
<b>PRO Agreement</b> (Sec. 7.13.2.D(3))	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the		NA	<u>Would be required with PRO Rezoning</u>

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- Flashing light shall not be permitted</li> <li>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Not indicated	No	<b>Provide standard notes</b>
<b>Indoor Lighting</b> (Sec. 5.7.3.H)	<ul style="list-style-type: none"> <li>- Indoor lighting shall not be the source of exterior glare or spillover</li> </ul>			
<b>Security Lighting</b> (Sec. 5.7.3.I)  Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> <li>- All fixtures shall be located, shielded and aimed at the areas to be secured.</li> <li>- Fixtures mounted on the building and designed to illuminate the facade are preferred</li> </ul>	Not indicated		
<b>Color Spectrum Management</b> (Sec. 5.7.3.F)	Non-Res and Multifamily: <ul style="list-style-type: none"> <li>- For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin</li> </ul>	CRI – 80 indicated CCT – not indicated	Yes No	<b>Specify choice of CCT for each fixture no greater than 3000K</b>
<b>Parking Lot Lighting</b> (Sec. 5.7.3.J)	<ul style="list-style-type: none"> <li>- Provide the minimum illumination necessary to ensure adequate vision and comfort.</li> <li>- Full cut-off fixtures shall be used to prevent glare and spillover.</li> </ul>	0.2 min	Yes	
<b>Min. Illumination</b> (Sec. 5.7.3.L)	Parking areas: 0.2 min	0.2 min	Yes	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min	0.2 min	Yes	
	Building entrances, frequent use: 1.0 min		NA	
	Building entrances, infrequent use: 0.2 min		NA	
<b>Average Light Level</b> (Sec.5.7.3.L)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.L)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.1 fc max shown	Yes	
<b>Max. Illumination adjacent to Residential</b> (Sec. 5.7.3.M)	<ul style="list-style-type: none"> <li>- Fixture height not to exceed 25 feet</li> <li>- Cut off angle of 90 degrees or less</li> <li>- No direct light source shall be visible at the property line adjacent to residential at ground level</li> <li>- Maximum illumination at the prop line not to exceed 0.5 fc.</li> </ul>		NA	
<b>Residential Developments</b> (Sec. 5.7.3.O)	<ul style="list-style-type: none"> <li>- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare</li> <li>- Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided</li> </ul>	0.8 fc min at entrance		
<b>NOTES:</b> <ol style="list-style-type: none"> <li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li> <li>2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details</li> <li>3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.</li> </ol>				



# PLAN REVIEW CENTER REPORT

6/7/2024

## Engineering Review

Sakura East  
JSP23-0026

### APPLICANT

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Sakura Novi Residential LLC

### REVIEW TYPE

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Formal PRO Plan

### PROPERTY CHARACTERISTICS

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

### PROJECT SUMMARY

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

### RECOMMENDATION

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

**Comments:**

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

**General**

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

**Water Main**

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

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

**Sanitary Sewer**

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

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

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

### **Storm Sewer**

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

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

### **Storm Water Management Plan**

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

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

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

### **Paving & Grading**

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

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

**Off-Site Easements**

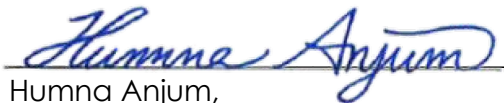
41. An off-site temporary construction easement will be required for the connection to the water main and sanitary sewer.
42. Off-site sanitary sewer easement will be required for the off-site sanitary sewer connection.
43. Emergency Access Easement shall be required for the connection to the parking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

**The following must be submitted with the next submittal:**

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

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

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



Humna Anjum,  
Project Engineer

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



# PLAN REVIEW CENTER REPORT

August 22, 2024  
**Sakura East**  
Revised Formal PRO Concept Plan - Landscaping

## **Review Type**

Revised Formal PRO Concept Plan Landscape Review

## **Job #**

JZ23-41

## **Property Characteristics**

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

## **Ordinance Considerations**

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

## **RECOMMENDATION:**

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

## **LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:**

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

## **Ordinance Considerations**

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

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

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

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

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

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

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

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

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

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

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

The conceptual details provided show that the required frontage will be provided.

Plant List (LDM 4, 10)

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

Planting Notations and Details (LDM 10)

Provided

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

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

Irrigation (LDM 10)

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

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

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



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised Formal PRO Concept Plan

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

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

### LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

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

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements – Basic Information (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e)	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1"-20' minimum with proper North. Variations from this scale can be approved by LA</li> </ul>	<ul style="list-style-type: none"> <li>• Overall site plan scale is 1"=30 ft</li> <li>• Detailed site plans are 1"=20 ft</li> <li>• Foundation details are 1"=10'</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	On title block	Yes	
<b>Project Information</b> (LDM 2.d.)	Name and Address	Location map has been added to L-1	Yes	
<b>Survey information</b> (LDM 2.c.)	Legal description or boundary line survey	Description and survey on Sheet P-1	Yes	
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	William T. Krear - Land Design Studio	Yes	
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Copy of seal and signature is provided	Yes	
<b>Miss Dig Note</b> (800) 482-7171	Show on all plan sheets	On title block	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM.3.a.(8))				
<b>EXISTING CONDITIONS</b>				
<b>Existing plant material Existing woodlands or wetlands</b> (LDM 2.e.(2), Sec 12, 37))	<ul style="list-style-type: none"> <li>• Show location type and size.</li> <li>• Label to be saved or removed.</li> <li>• Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>• Tree survey on L-7</li> <li>• It was decided that regulated woodlands don't exist on the site.</li> <li>• Tree Chart on L-8</li> <li>• All removals appear to be indicated on L-7 and L-8</li> <li>• A small wetland is indicated at southwest corner of the site</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	As there are no regulated woodlands on the site and no removed trees are 36" dbh or greater are being removed, no woodland replacements are required.
<b>Soil type</b> (LDM.2.r.)	As determined by Soils survey of Oakland county	Shown on P-2	Yes	
<b>Zoning</b> (LDM 2.f.)	<ul style="list-style-type: none"> <li>• Site: I-1</li> <li>• Proposed: TC-1 with PRO overlay</li> <li>• North, South, East, West: I-1</li> </ul>	Shown on P-2	Yes	
<b>PROPOSED IMPROVEMENTS</b>				
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> <li>• Included on Landscape Plan L-1</li> <li>• Dimensions on P-2</li> </ul>	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	<ul style="list-style-type: none"> <li>• Utilities included on P-4 and L-1</li> <li>• There are no overhead utilities on the site</li> </ul>	Yes	
<b>Proposed topography - 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed grading on P-3	Yes	
<b>Clear Zones</b> (LDM 2.e.(5))	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	The clear vision zone is shown for the 11 Mile Road entry.	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms and ROW Planting</b>				
<ul style="list-style-type: none"> <li>• All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>• Berm should be located on lot line except in conflict with utilities.</li> <li>• Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements</b>	<u>Multi-family Residential</u>	• No berms are	• No	<b>1. A landscape</b>

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.A)	<u>adjacent to I-1 residential requires:</u> <ul style="list-style-type: none"> <li>10-15 foot high landscaped berm with 6 foot wide crest.</li> <li>Opacity 80% winter, 90% summer.</li> </ul>	provided. <ul style="list-style-type: none"> <li>A double row of deciduous canopy trees and a 6-foot-high wooden screening fence is proposed along the south property line.</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>	<b>deviation is required for the proposed screening</b> <b>2.</b> <i>Although it is still unclear whether the proposed screening will provide sufficient audible screening from an I-1 use that may be built on the property to the south, the deviation is supported by staff as the combination of plantings and fence should provide sufficient visual screening.</i>
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>ROW Landscape Screening Requirements Chart (Sec 5.5.3.B. ii) (TC-1)</b>				
<b>Greenbelt width</b> (2)(3) (5)	<b>Use TC-1 requirements</b> <ul style="list-style-type: none"> <li>Adj to parking: 20 ft</li> <li>Not adj to pkg: 0 ft</li> </ul>	23 ft	Yes	
<b>Min. berm crest width</b>	Not required	0 ft	Yes	
<b>Min. berm height (9)</b>	Not required	0 ft	Yes	
3' wall	(4)(7)	<ul style="list-style-type: none"> <li>A retaining wall is shown for the southeast corner of the site</li> <li>Elevation ranges from 3.6' to 4.7'</li> </ul>	Yes	<u>An engineer will need to design the retaining walls taller than 3.5 feet</u>
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>Adj to pkg: 1 tree per 25 ft</li> <li>Not adj to pkg: 1 tree per 30 ft.</li> </ul> 11 Mile Road: (TC-1) $(468 - 24)/30 = 15$ trees OR subcanopy trees Greenbelt landscaping is not required along Avalon Pointe Office Center Drive	0 trees TC requirement is being met with subcanopy trees	Yes	
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>Adj to pkg: 1 tree per 15 ft</li> <li>Not adj to pkg: 1 tree per 20 ft.</li> </ul>	24 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
	(468 – 24)/20 = 22 trees  OR canopy trees			
<b>Canopy deciduous trees in area between sidewalk and curb</b>	No street trees are required in the TC-1 district	20 subcanopy trees are proposed in the 11 Mile Road right-of-way	TBD	<ol style="list-style-type: none"> <li>1. You must verify that there are not any utility conflicts along 11 Mile Road that would prevent the planting of the proposed trees, as a landscape deviation would be required for any trees that can't be planted as greenbelt trees are being planted there. This needs to be done before the Planning Commission meeting so any need for a deviation can be determined.</li> <li>2. If they can be planted, the City would be in support of adding them as proposed. After the 2-year maintenance period the City would assume maintenance of them.</li> </ol>
<b>Multi-Family Residential (Sec 5.5.3.F.ii)</b>				
<b>Building Landscaping</b> (Zoning Sec 5.5.3.E.ii.)	<ul style="list-style-type: none"> <li>• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor.</li> <li>• 45 units * 3 = 135 trees</li> <li>• Up to 25% of requirement can be subcanopy trees</li> <li>• Parking lot interior and perimeter requirements may be met with multifamily unit trees.</li> </ul>	<ul style="list-style-type: none"> <li>• 131 trees are provided</li> <li>• 22 of those are subcanopy trees (16.8%)</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li>1. A deficiency in the number of trees provided would require a landscape deviation. It would not be supported by staff.</li> <li>2. Provide all of the required trees. Two of the extra subcanopy deciduous greenbelt trees could be reclassified as multifamily unit trees and there is plenty of room for two more on the site.</li> </ol>

Item	Required	Proposed	Meets Code	Comments
<b>Interior Street Landscaping</b>	<ul style="list-style-type: none"> <li>1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives.</li> <li>Trees in boulevard islands do not count toward street tree requirement</li> <li><math>505/35 = 14</math> trees</li> </ul>	13 trees	No	<ol style="list-style-type: none"> <li>The provision of interior drive trees has been vastly improved.</li> <li><b>Please add one more to remove the need for a landscape deviation. It can be placed south of one of the parking bays.</b></li> </ol>
<b>Foundation Landscaping</b>	35% of building façades facing road must be landscaped	16' width units: 52% 20' width units: 60%	Yes	
<b>Parking Area Landscape Requirements (Zoning Sec 5.5.3.C &amp; LDM 5)</b>				
<b>General requirements (LDM 1.c)</b>	<ul style="list-style-type: none"> <li>Clear sight distance within parking islands</li> <li>No evergreen trees</li> </ul>	No plantings appear to block vision across parking lot islands	TBD	
<b>Name, type and number of ground cover (LDM 1.c.(5))</b>	As proposed on planting islands	NA	TBD	
<b>General (Zoning Sec 5.5.3.C)</b>				
<b>Parking lot Islands (a, b. i)</b>	<ul style="list-style-type: none"> <li>A minimum of 200 SF to qualify</li> <li>200sf landscape space per tree planted in island.</li> <li>6" curbs</li> <li>Islands minimum width 10' BOC to BOC</li> </ul>	No islands are proposed		
<b>Curbs and Parking stall reduction (c)</b>	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	17 feet with a 7-foot-wide sidewalk	Yes	
<b>Contiguous space limit (i)</b>	Maximum of 15 contiguous spaces	No bay is more than 8 spaces	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
<b>A = Total square footage of vehicular use areas x 7.5%</b>	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		Only single-sided parking areas are provided so only parking lot perimeter trees are provided,
<b>B = Total square footage of additional</b>	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		See above

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

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>No plant materials within 8 ft. from the doors</li> </ul>			<p><u>not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.</u></p> <p><b>3.</b> <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u></p>
<b>Detention/Retention Basin Planting requirements (Sec. 5.5.3.E.iv)</b>	<ul style="list-style-type: none"> <li>Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line.</li> <li>Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level</li> <li>10" to 14" tall grass along sides of basin</li> <li>Refer to wetland for basin mix</li> <li>Include seed mix details on landscape plan</li> </ul>	Underground detention is proposed so no detention basin landscaping is proposed	TBD	<u>If above-ground detention is used, it must be landscaped per the requirements noted.</u>
<b>Landscape Notes and Details– Utilize City of Novi Standard Notes</b>				
<b>Plant List (LDM 4) – Include all cost estimates</b>				
Quantities and sizes		Provided on plant lists	Yes	
Root type		Provided on plant lists	Yes	
Botanical and common names	<ul style="list-style-type: none"> <li>At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan.</li> <li>The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.</li> </ul>	<p><u>Per the plant list on Sheet L-9:</u></p> <ul style="list-style-type: none"> <li>15 of 30 species used (50%) are native to Michigan</li> <li>The tree diversity meets the LDM requirements</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>	<u>Please provide at least two more native species to meet the requirement and provide some wiggle room if contractors can't locate the native species on the plans.</u>
Type and amount of lawn		No	No	<u>Need for final site plan</u>

Item	Required	Proposed	Meets Code	Comments
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	No	<u>Please use these standard costs</u> <ul style="list-style-type: none"> <li>• Deciduous canopy tree: \$400 ea</li> <li>• Large evergreen trees: \$375 ea</li> <li>• Subcanopy trees: \$375 ea</li> <li>• Shrubs: \$50 ea</li> <li>• Grasses/perennials: \$15 ea</li> <li>• Sod: \$6/syd</li> <li>• Seed: \$3/syd</li> <li>• Mulch: \$35/cyd</li> </ul>
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>• Label contour lines</li> <li>• Maximum 33% slope</li> <li>• Constructed of loam</li> <li>• 6" top layer of topsoil</li> </ul>	No		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants and sanitary sewer lines, 5 feet from other underground utility lines	No overhead lines are on the site	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	<ul style="list-style-type: none"> <li>• One retaining wall is proposed in the southeast corner of the property</li> <li>• TW/BW elevations are provided.</li> </ul>	Yes	
<b>Walls greater than 3 ½ ft. should be</b>		<ul style="list-style-type: none"> <li>• A retaining wall is shown for the</li> </ul>	Yes	<u>An engineer will need to design the retaining</u>

Item	Required	Proposed	Meets Code	Comments
<b>designed and sealed by an Engineer</b>		southeast corner of the site • Elevation ranges from 3.6' to 4.7'		<u>wall</u>
<b>Notes (LDM 2.i) – Utilize City of Novi Standard Details</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> <li>Provide intended date</li> <li>Between Mar 15 – Nov 15</li> </ul>	Between Mar 15 and November 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
<b>Miscellaneous Landscape Requirements (LDM 3)</b>				
<b>General Conditions</b> (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<ol style="list-style-type: none"> <li>1. Please add an <u>irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u></li> <li>2. The plan should meet the requirements listed at the end of this chart.</li> <li>3. If xeriscaping is used, please provide information about plantings included.</li> </ol>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Landscape tree credit</b> (LDM 11.b.(d))	<ul style="list-style-type: none"> <li>Substitutions to landscape standards for preserved canopy trees outside</li> </ul>	None shown		

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

**NOTES:**

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

Irrigation System Requirements

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

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

June 7, 2024

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

*Submitted electronically to [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)*

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

Dear Lindsay,

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

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

### **Wetlands**

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

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

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

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

### Permits and Regulatory Status

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

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

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

\*Based on site plan dated rev. 5/13/2024

\*EGLE holds final jurisdiction/determination over wetlands and permits within wetlands within the State of Michigan.

### Wetland Review Comments

1. As stated above, Merjent conducted a site visit on May 15, 2024. In the November 8, 2023 review, MSG requested that the wetland boundary be expanded to include trees 423, 424, 436, and 437. Merjent concurs with MSG's recommendation and drawing P-3 displays a modified wetland boundary encompassing trees 436 and 437. However, the flagging on-site nor the provided PSP appear to encompass trees 423 and 424.
  - a. During Merjent's June 5, 2024 site visit, trees 423 and 424 appeared to contain primary indicators of wetland hydrology. Per MSG's original request, and Merjent's concurrence, the wetland boundary should be expanded in the northwest portion to include trees 423 and 424. This will likely not cause any additional wetland impacts but may cause additional impacts within the 25-foot wetland setback (see additional information below).
  - b. Photographs of the altered wetland boundary and requested wetland boundary alteration are provided in **Attachment B**.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.0 (Section 3.6 [M]) of the Zoning Ordinance, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The location and area of affected wetland buffers/setbacks must be identified on site development plans.
  - a. An in-depth explanation of the need for a Wetland and Watercourse Setback can be found on page 3-67 of the [City of Novi Zoning Ordinance](#).
  - b. No impacts are proposed to the on-site Wetland. However, impacts appear to be proposed to the 25-foot Wetland Setback. Sheet P-2 shows a small portion of concrete sidewalk will be

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

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

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

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

Sincerely,

**Merjent, Inc.**



Jason DeMoss, PWS  
Environmental Consultant

Enclosures:

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

CC:  
Diana Shanahan, City of Novi, [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)  
Rick Meader, City of Novi, [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
Barbara McBeth, City of Novi, [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)



---

Robb Roos, Merjent, [robb.roos@merjent.com](mailto:robb.roos@merjent.com)



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




**Attachment A**  
**Wetland Resource Documents**

# Wetlands Map Viewer






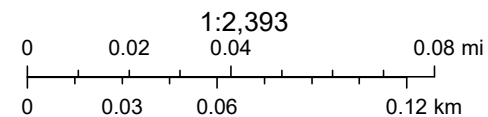
June 6, 2024

Part 303 Final Wetlands Inventory

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

National Wetlands Inventory 2005

-  Freshwater Emergent Wetland
-  Freshwater Pond
-  Riverine



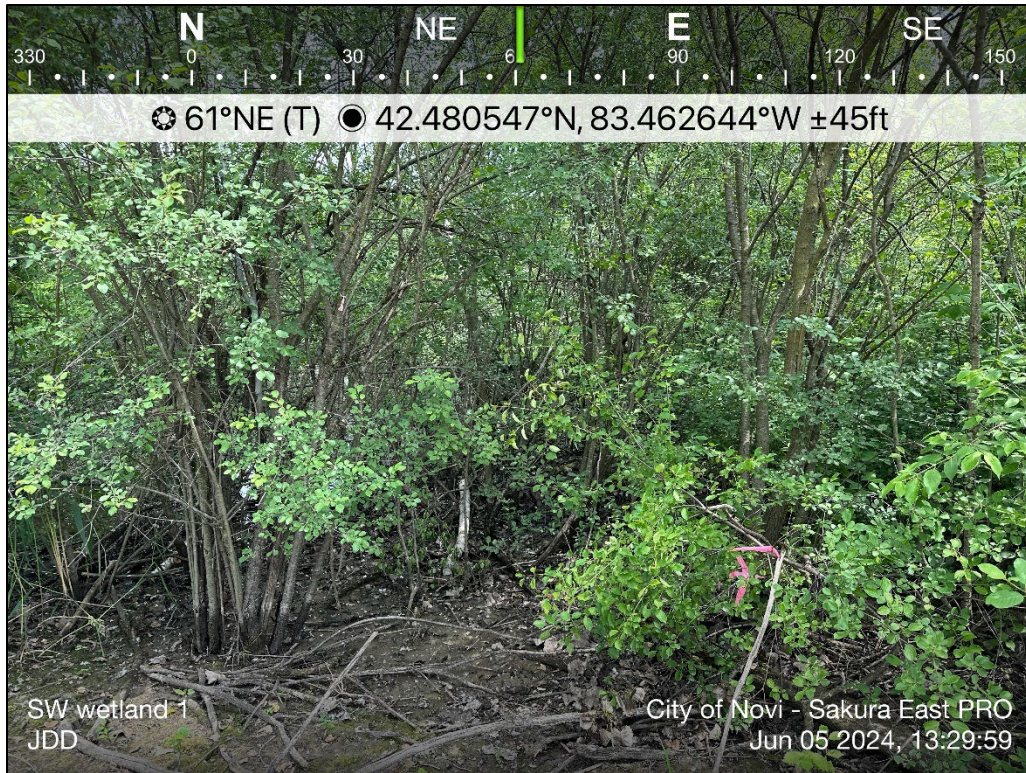
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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



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

**Attachment B**  
**Site Photographs**



Overview of the southwestern portion of Wetland 1.



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



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



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



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



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

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

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

**From:**  
AECOM

**Date:**  
October 31, 2023

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

# Memo

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

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

## GENERAL COMMENTS

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

## TRAFFIC IMPACTS

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

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

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

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

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

## TRAFFIC REVIEW

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

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

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

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

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

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

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

Memo

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

Sincerely,

**AECOM**



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager



April 29, 2025

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

*Façade Review Status Summary:*

**Approved, Full Compliance**

Re: FACADE ORDINANCE REVIEW

**Sakura East, JZ23-41**

Façade Region: 1, Zoning District: OSC & OS-1,

Dear Ms. McBeth;

The following Façade Review is based on the drawings dated “Permits R1 4/11/25” by 4545 Architecture. The maximum and minimum percentage of façade materials required by the Ordinance is shown in the right-hand column. The proposed changes consist of a small reduction in the percentage of brick. The original and proposed percentages are shown below for comparison.

<b>Typical 5-Unit Building- Revised 4/11/25</b>	Front	Rear	Right	Left	Ordinance Maximum (Minimum)
Brick	32%	37%	44%	44%	100% (30% Min)
Cement Fiber Siding (Footnotes 10 & 13)	34%	27%	48%	48%	50%
Asphalt Shingles (Footnote 14)	24%	31%	0%	0%	50%
Trim	10%	5%	8%	8%	15%

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

Façade Ordinance Section 5.15 - As shown above the proposed revision is in full compliance with the Façade Ordinance and does not significantly diminish the aesthetic value of the buildings.

**Notes to the Applicant:**

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link.

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

Sincerely,  
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci", written over the printed name below.

Douglas R. Necci, AIA



June 3, 2024

**CITY COUNCIL**

**Mayor**

Justin Fischer

**Mayor Pro Tem**

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

**City Manager**

Victor Cardenas

**Director of Public Safety**

**Chief of Police**

Erick W. Zinser

**Fire Chief**

John B. Martin

**Assistant Chief of Police**

Scott R. Baetens

**Assistant Fire Chief**

Todd Seog

**Novi Public Safety Administration**

45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

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

RE: Sakura East

**JZ23-41**

JSP23-26

PreApp #23-0013

**Project Description:**

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

**Comments:**

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

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

**Recommendation:**

Approved with Conditions

Sincerely,



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

cc: file

**CITY COUNCIL MEETING MINUTES  
NOVEMBER 25, 2024**

---

Member Smith asked if this plan includes a study or way to reduce invasives that get into those ponds. The City Manager replied that it does not. Member Smith asked if they could have them take a look at this as part of the task. The City Manager said he'd have to get back to Member Smith about that.

**CM 24-11-160            Moved by Smith, seconded by Casey; MOTION CARRIED: 7-0**

**Approval to award engineering services to Spalding DeDecker to update the City's Stormwater Master Plan in the amount of \$110,200.**

**Roll call vote on CM 24-11-160            Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz, Smith  
Nays: None**

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

City Manager Cardenas said that Council saw this back in February earlier this year and then the Planning Commission approved it and recommended it for Council consideration this past October. Plans have since been modified to provide a wetland overlook on the adjacent City property. The PRO is requesting a rezoning of 3.5 acres in a transition area near the Novi Town Center. The applicant is proposing a development of 45 unit multi-family townhome development. The public benefit offered is a design and constructive pocket park wetland overlook on the City parcel to the west. Staff is suggesting that the overlooked be moved to the east side so it connects the possible street that's going to connect Eleven Mile to Grand River.

The Mayor asked City Attorney Saarela to confirm that Council's process at this meeting is to go ahead and consider this for a tentative approval of the PRO which would then give her and staff the direction to come back with a final document and she responded that was correct, that they'll come back with a rezoning overlay agreement that will basically adopt the plan that Council's approving tonight with more specific details about conditions.

Tim Loughrin of Robertson Brothers Homes, 6905 Telegraph Road, was present to represent the development team of Sakura Novi. Changes have been made to the development since Council last saw the plans. They have worked with staff to come up with solutions that they have made. They've created buffers to the adjacent properties. One request was to add buffer plantings, and they've reduced the count from 52 to 45, which freed up space to do landscaping and added additional open space. The public amenity they are proposing was born from the City Council. Rather than having a walkway, we had a trail that went from Eleven Mile to Grand River. It made sense to utilize that wetland area with something that people could use and not just Sakura Novi but the public at large. They came up with an amenity on the City owned wetland property that would invite people in and create an overlook that will be inviting for everybody that would be low

impact but have a visual aspect that people have when they walk by. Staff had asked if they could consider something on the east side of the site. They are amenable to anything but request that they could move forward with development while they work out this with either a subcommittee or with staff. They've got three distinct amenity areas with 48.5% of the site provided as open space. Nobody's had interest in this property. Office space isn't coming back and it's too small for industrial. It seems logical that residential would be the use and as an extension of Sakura Novi, they would be utilizing the same amenities. They've worked with staff to find the right fit for landscaping and amenities. There are three areas that are for passive and active use by the residents. Net to building eight there is a fire pit area, a seating area and a congregating area next to the wetland. They will be keeping the wetland in its natural state. On the east, they wanted to have an active play area along with seating. The City's wetland is in between, and they think it's a great use of space and does function as one form together. The whole thing will be called Sakura Novi. This is perfect timing to move forward with this last phase. The zoning is I-1, and it seems logical to expansion of Town Center Gateway. In summary, the project is 3.13 net acres, the current zoning is I-1, the proposed zoning is TC-1 PRO, the number of proposed homes is 45, the plan type is rental townhomes, unit sizes will be 1,330 – 1,600 square feet, and 48.9% of the site will be open space. These will be high quality townhomes, a productive use of land in the City's core, a walkable & inviting community, a housing option for residents that are underserved, and an appropriate continuation of the Sakura Novi community. It'll be the same housing product that they're building right now in Sakura.

Member Gurumurthy said she was glad the they are protecting and enhancing the wetland. She is in support of the overlook being on the east side to keep the long-term vision as well as where they are going with active mobility. She asked if there were other things that could be highlighted, like the wetland. She also saw only one charger in the visuals as well as a note about invasive species removal and treatment and asked if that was something that is considered as well. Mr. Loughrin responded that they are fine with moving the overlook to the east side and he knows the ring road is not 100% at this point but they are willing to keep that process open. He said that there are car chargers in the parking lot. As far as the invasive species, he thinks that would just be part of the agreement they make for that amenity. He thinks it's something they can accomplish when they do the design and construction. Member Gurumurthy then stated that in terms of a walkable community, there was a comment or recommendation about doing a mid-block crosswalk to help residents and bikers and would like that to be considered. She asked Mr. Loughrin if he had an idea of when this project will start, and he replied that hopefully they will acquire approvals tonight such that they can start their construction documents and that would get them starting sometime in late spring and early to mid-summer with land development. Member Gurumurthy stated that she wanted to understand how they protect the residents of the south and east side if something comes up and they change and do something different than what is already there. Barb McBeth responded that this has been discussed at the Planning Commission on at least a couple of projects. When residential abuts light industrial, there is a greater need for screening in between the uses and the long term use of the zoning ordinance there's been a requirement for a 10 – 15 foot berm. In some cases, they've seen a highly

planted berm, but this site is small so that wouldn't be practical in this case. The developer is proposing a double row of evergreen trees as well as a wooden fence along the south property line. The residents that move there would have a bugger from the existing cell tower. If someone was to come and build something on this cell tower property, then it's likely if they built something that was in the industrial zoning district, they would be required to provide this berm. Member Gurumurthy then said she was trying to understand the highway easement and the different options in front of them in regard to Eleven Mile. Ms. McBeth replied that currently there is a 43' highway easement along Eleven Mile Road frontage in front of the two parcels. It indicated on one of the plans that the highway easement would be moved from the property. The City would just want to make sure that they had either the right of way itself dedicated to the City as part of this agreement or that the 43' highway easement would be maintained so that the City could go in and continue to access and maintain the roads, utilities and sidewalk that would be along Eleven Mile Road. Member Gurumurthy asked if there is a preference on which option is better, and Ms. McBeth replied that from a planning perspective, she thinks the City would be interested in maintaining the access to it one way or the other through the highway easement or the dedication of the right of way and preferably the full 42' so that the sidewalk would be contained within that. Member Gurumurthy said she was glad to see the Sakura extension.

Mayor Pro Tem Casey said she would prefer to see the overlook on the east side. She is agnostic in the terms chosen, whether it is a highway easement or right of way but will be looking forward to seeing the 42 or 43 feet will be there as the staff has asked for. The Mayor Pro Tem asked if any of the units had first floor living space and Mr. Loughrin replied that the garage and entrance are on the first floor but that there is a bonus room down there that is livable space but it's not a bedroom. She asked if any of the surrounding I-1's change and there is a new development or building that comes in, those sites still have the requirement to put in the berm or additional screening and what's being done on Sakura will not eliminate that requirement on those I-1 properties. Ms. McBeth stated that she was mostly talking about the property to the south because the property to the west is City owned and there is already a development to the east. If anyone wanted to develop the property to the south, a developer would need to go to the Planning Commission with a site plan and then the berm requirements would be discussed at that point. The property to the east is not fully developed but all buildings have been approved with the initial submittal. Mayor Pro Tem Casey told Mr. Loughrin that she is satisfied with the residential screening and how the development has come together.

Member Staudt stated the reduction in units, the changes in public amenities, the changes in public benefit have all been addressed in a satisfactory way to him. This is a nice extension and looks very nice.

**CM 24-11-161**

**Moved by Staudt, seconded by Casey; MOTION CARRIED: 7-0**

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

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

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

**2. Sidewalks (Sec 3.27.1.I): Planning deviation from Section 3.27.1.I to permit the existing 6-foot sidewalk rather than the 12.5-foot-wide sidewalk required in the TC1 District on a non-residential collector road, as this is consistent with the existing sidewalk width along 11 Mile Road and is not considered a gathering space in this area.**

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

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

**5. Major Drive (Sec. 5.10): Planning deviation to allow a 24-foot driveway width entering the site, where the**

ordinance requires a major drive to be 28-feet back-to-back width, as the site has a relatively low number of trips.

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

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

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

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

3. The total open space of the site will exceed the 15% requirement, with no less than 48% provided, which exceeds the ordinance requirements. The amenities

4. The distance between buildings will be a minimum of 15 feet.

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

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

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

1. A reduction in traffic compared to development under the current zoning. The traffic study shows a difference of about 20 fewer trips compared to a

**general light industrial use, or up to 835 fewer trips compared to a medical office use.**

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

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

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

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

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

Member Heintz said he enjoyed the evolution of this project and it's been nice and supportive of the wetland overlook. He noticed that in the centerpiece for both sides of the secure development that 18 of the 29 plants species will be native plants and would like it to reflect a larger number of native plants. Mr. Loughrin said they could take a harder look at that.

Member Smith asked if the garages would be pre-wired for car chargers and Mr. Loughrin said yes, they are. He likes the wetland overlook. He wanted to restate rooftop solar, in-ground heat exchangers for heat pumps, highlight the LEED features and possibly permeable pavement in the parking lots. He thinks those are a benefit for the residents but a public benefit by saving energy and less carbon emissions. He likes the look and thinks this will be an exciting place.

Mayor Fischer asked if there would be a clubhouse and Mr. Loughrin said they don't typically do clubhouse and focus on type of units and location as the amenity. Based on the previous discussion on the City's parks master plan and the recommendation from staff is that from a cohesive perspective, east makes most sense for the City.

**Roll call vote on CM 24-11-161**

**Yeas: Thomas, Fischer, Casey, Gurumurthy,  
Heintz, Smith, Staudt**

**Nays: None**

**AUDIENCE COMMENTS #2:**

Tammi Swanigan spoke about issues she was having with Kelly Breen and how she feels she is being harassed and intimidated with threatening texts. She doesn't know why but would like it to stop. She filed a police report but feels she is also being harassed by Sergeant Boody. She voted for the Mayor and would appreciate it if he could do something.

**COMMITTEE REPORTS:**

**1. Public Utilities & Technology Committee**

Council Member Thomas said at the public meeting on the 19<sup>th</sup> they engaged with fiber industry professionals who shared insights into the factor that companies consider when deciding where to install fiber. They discussed what made certain areas more attractive for installation and what challenges can arise in others. They also talked about different things the City could do to encourage investment within the community in expanding the fiber availability for the residents.

**2. Finance & Administration Committee**

Mayor Fischer said the Committee met last week with the Novi Community School District. The district shared their plans for the future as well as bonding initiatives that they may be taking on and invited the Committee to consider partnerships going forward. The Mayor considered it a preliminary but good conversation. The Committee signaled an interest in continuing to partner with them and hearing more about their plans. The big concept was that both the City and the school district spend a lot of money on capital facilities and uses and the more they can utilize those in a cohesive function would be a better efficiency of tax dollar usage.

**3. Mobility Committee**

Council Member Smith said the Committee gave directions to staff to plan a 10-district sidewalk repair plan based on a trial period that they did in Meadowbrook Glens. The City would be repairing three quarter inch or more deflections, 25% or more panel degradation. If there's greater than two-inch deflection that's reported, that will be taken care of whether that's in that district or not. This is not going to require any ordinance changes. We will see this at next year's budget. The Committee also met with the Mayor Pro Tem and Planner from Northville to discuss non-motorized access across Novi Road between Eight and Nine Mile roads to get residents that are in Northville over to the businesses on Novi Road. It's going to be an ongoing discussion.