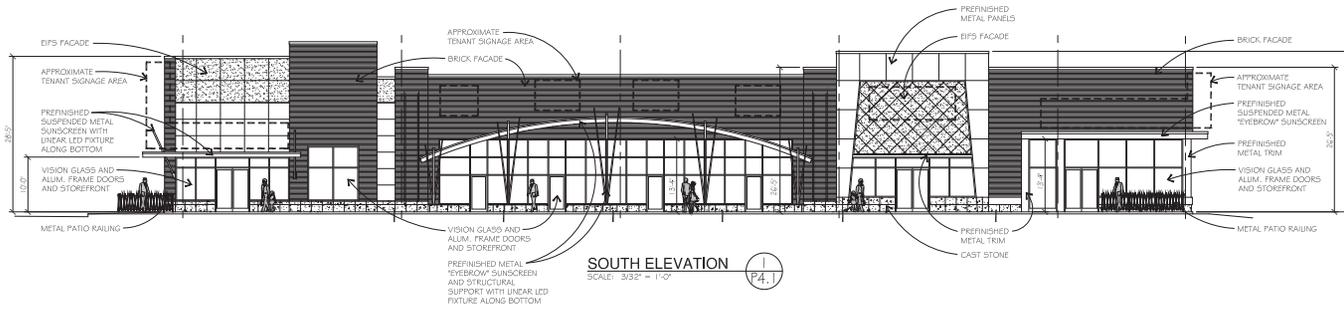


PROPOSED ELEVATIONS



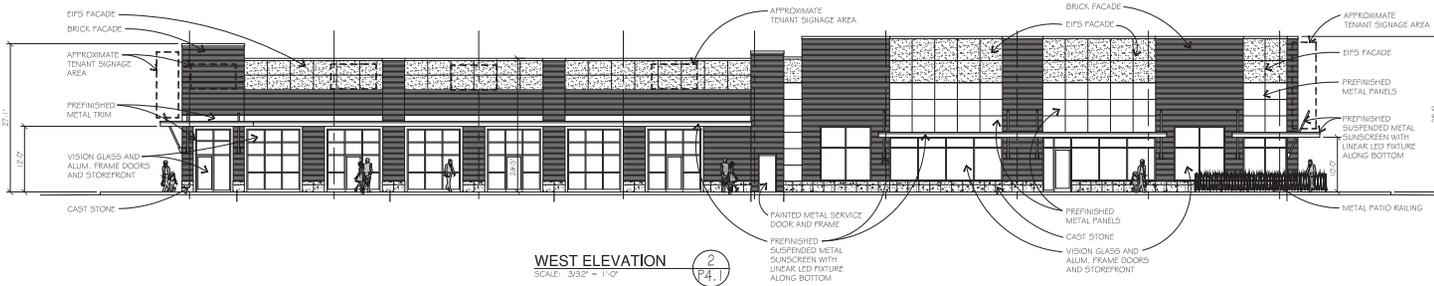
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.1

SOUTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	239 S.F.	7.4 %
BRICK	30 % MIN.	1,937 S.F.	55.8 %
EIFS FACADE	25 %	449 S.F.	12.8 %
METAL CANOPIES, SUNSCREENS & TRIM	15 %	316 S.F.	9.0 %
PREFINISHED METAL PANELS (PLAT)	25 %	525 S.F.	15.0 %
TOTAL		3,506 S.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 5,074 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,564 S.F. = 3,506 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

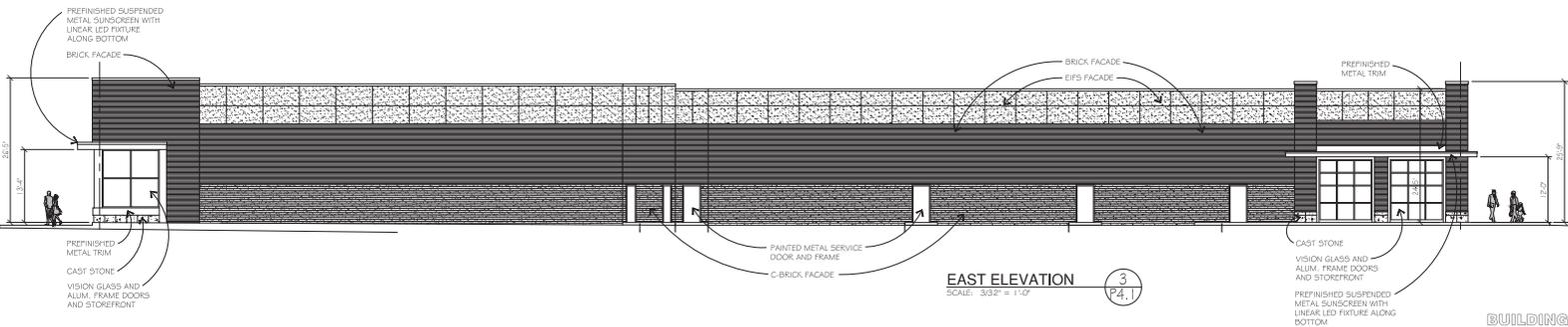
WEST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	244 S.F.	6.1 %
BRICK	30 % MIN.	1,941 S.F.	40.2 %
EIFS FACADE	25 %	859 S.F.	21.3 %
METAL CANOPIES, SUNSCREENS & TRIM	15 %	477 S.F.	11.8 %
PREFINISHED METAL PANELS (PLAT)	25 %	509 S.F.	12.6 %
TOTAL		4,030 S.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 5,390 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,360 S.F. = 4,030 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

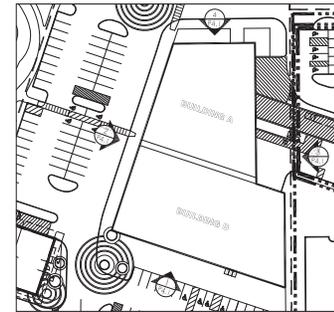


WEST ELEVATION
SCALE: 3/32" = 1'-0"
P4.1

- GENERAL NOTES**
- CANOPIES AND AWNINGS TO BE BY TENANTS SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 - DOOR LOCATIONS SHOWN FOR CONCEPT ONLY SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 - ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF SIMILAR MATERIAL AND CHARACTER AS THE BUILDING.
 - ALL OUTDOOR PATIO/DINING AREAS SERVING ALCOHOL WILL BE ENCLOSED WITH A METAL RAILING SYSTEM.
 - OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH, WITH ALL FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTACLES REMOVED FROM THE EXTERIOR PREMISES BY NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT.
 - SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.



EAST ELEVATION
SCALE: 3/32" = 1'-0"
P4.1



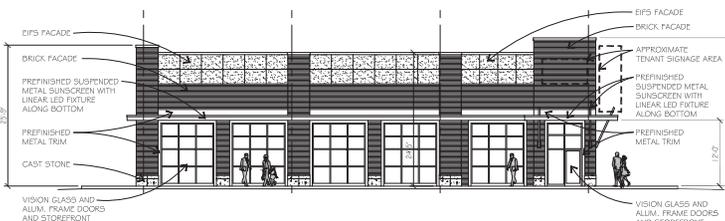
KEY PLAN
SCALE: N.T.S.

EAST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	40 S.F.	0.7 %
BRICK	30 % MIN.	2,746 S.F.	46.7 %
C-BRICK	25 %	1,323 S.F.	22.5 %
EIFS FACADE	25 %	1,396 S.F.	23.7 %
METAL CANOPIES, SUNSCREENS & TRIM	15 %	378 S.F.	6.4 %
PREFINISHED METAL PANELS (PLAT)	25 %	0 S.F.	0.0 %
TOTAL		5,883 S.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 6,333 S.F. - GLASS STOREFRONT AND DOOR AREA OF 450 S.F. = 5,883 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

NORTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	40 S.F.	2.7 %
BRICK	30 % MIN.	802 S.F.	55.0 %
EIFS FACADE	25 %	323 S.F.	22.2 %
METAL CANOPIES, SUNSCREENS & TRIM	15 %	293 S.F.	20.1 %
TOTAL		1,458 S.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 2,092 S.F. - GLASS STOREFRONT AND DOOR AREA OF 634 S.F. = 1,458 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.



NORTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.1

BUILDING A & D ELEVATIONS
SAKURA • NOVI
NOVI, MICHIGAN

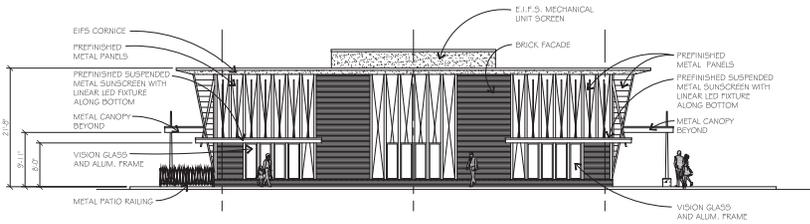
SAKURA • NOVI
Land Development, LLC
330 N. Oak Woodland, Suite 200
Birmingham, MI 48009



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
14240 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48275
PHONE 248.489.9160
PROJECT NO. 5035

PRELIMINARY
NOT FOR CONSTRUCTION
P4.1

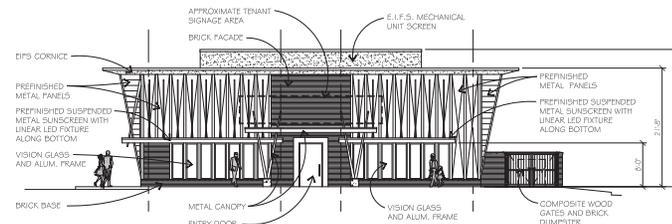
ISSUED FOR
CONCEPT MEETING
FEB. 27, 2019
PRE-APPROVAL MEETING
MAY 8, 2019
PRO REZONING
JUNE 28, 2019
PRO REZONING
REVISED SUBMITTAL
OCTOBER 2, 2019
PRO REZONING
REVISED SUBMITTAL
DECEMBER 26, 2019
REVISED SUBMITTAL
APRIL 30, 2021
REVISED PRO SUB.
MAY 18, 2021



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.3

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 5.F.	0.0 %
BRICK	30 % MIN.	544 5.F.	34.5 %
EIFS	25 %	198 5.F.	12.6 %
METAL CANOPIES & SUNSCREENS	15 %	90 5.F.	3.2 %
PREFINISHED METAL PANELS (FLAT)	25 %	784 5.F.	49.7 %
TOTAL		1,576 5.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 1,774 5.F. - GLASS STOREFRONT AND DOOR AREA OF 198 5.F. = 1,576 5.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 24.7%.

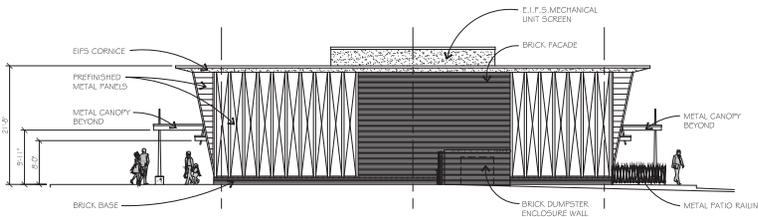


EAST ELEVATION
SCALE: 3/32" = 1'-0"
P4.3

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 5.F.	0.0 %
BRICK	30 % MIN.	350 5.F.	26.7 %
EIFS	25 %	207 5.F.	15.6 %
METAL CANOPIES & SUNSCREENS	15 %	85 5.F.	6.4 %
PREFINISHED METAL PANELS (FLAT)	25 %	670 5.F.	51.1 %
TOTAL		1,312 5.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 1,647 5.F. - GLASS STOREFRONT AND DOOR AREA OF 335 5.F. = 1,312 5.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 26.1% AND BRICK SHORTAGE OF 3.3%.

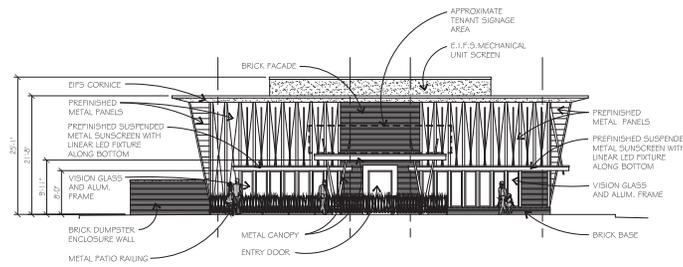
- GENERAL NOTES:
1. CANOPIES AND AWNINGS TO BE BY TENANTS SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 2. DOOR LOCATIONS SHOWN FOR CONCEPT ONLY SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 3. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF SIMILAR MATERIAL AND CHARACTER AS THE BUILDING.
 4. ALL OUTDOOR PATIO / DINING AREAS SERVING ALCOHOL WILL BE ENCLOSED WITH A METAL RAILING SYSTEM.
 5. OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH WITH ALL FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTACLES REMOVED FROM THE EXTERIOR PREMISES BY NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT.
 6. SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.



NORTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.3

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 5.F.	0.0 %
BRICK	30 % MIN.	621 5.F.	35.1 %
EIFS	25 %	198 5.F.	11.2 %
METAL CANOPIES & SUNSCREENS	15 %	0 5.F.	0.0 %
PREFINISHED METAL PANELS (FLAT)	25 %	950 5.F.	53.7 %
TOTAL		1,769 5.F.	100.0 %

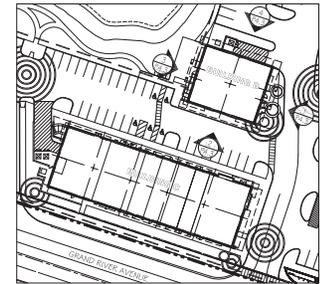
NOTE 1: 1. TOTAL FACADE = 1,769 5.F. - GLASS STOREFRONT AND DOOR AREA OF 0 5.F. = 1,769 5.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 29.7%.



WEST ELEVATION
SCALE: 3/32" = 1'-0"
P4.3

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 5.F.	0.0 %
BRICK	30 % MIN.	418 5.F.	30.0 %
EIFS CORNICE & FACADE	25 %	210 5.F.	15.1 %
METAL CANOPIES & SUNSCREENS	15 %	85 5.F.	6.1 %
PREFINISHED METAL PANELS (FLAT)	25 %	600 5.F.	46.6 %
TOTAL		1,393 5.F.	100.0 %

NOTE 1: 1. TOTAL FACADE = 1,664 5.F. - GLASS STOREFRONT AND DOOR AREA OF 271 5.F. = 1,393 5.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 23.6%.



KEY PLAN
SCALE: N.T.S.

BUILDING B ELEVATIONS
SAKURA • NOVI
NOVI, MICHIGAN

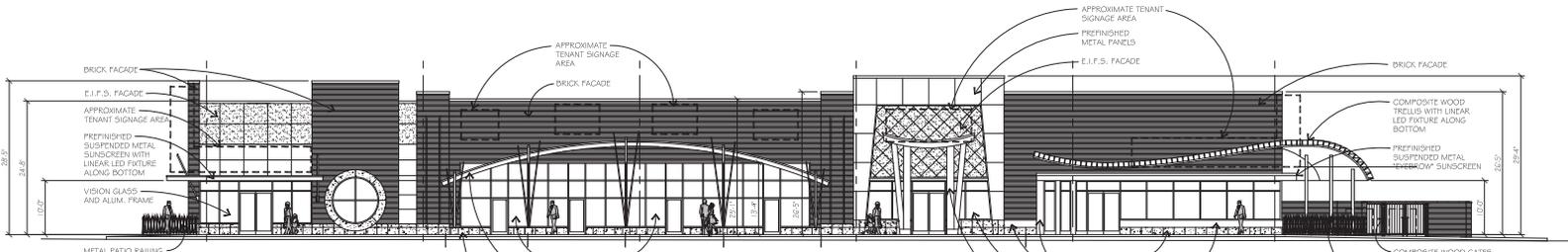
SAKURA • NOVI
Land Development, LLC
280 N. Old Woodward, Suite 300
Birmingham, MI 48029



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48275
PHONE: 248-489-5160
PROJECT NO. 9535

PRELIMINARY
NOT FOR CONSTRUCTION
P4.3

- ISSUED FOR:
- CONCEPT MEETING FEB. 27, 2019
 - PRE-APP. MEETING MAY 8, 2019
 - PRO REZONING JUNE 28, 2019
 - PRO REZONING REVISED SUBMITTAL OCTOBER 2, 2019
 - PRO REZONING REVISED SUBMITTAL DECEMBER 10, 2019
 - REVISED PRO SUB. MAY 18, 2021

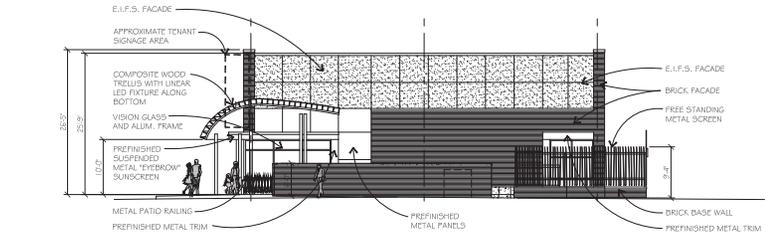


NORTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	292 5' F.	7.0%
BRICK	30% MIN.	2,190 5' F.	50.4%
E.I.F.S. FACADE	25%	467 5' F.	12.4%
METAL CANOPIES, SUNSCREENS & TRIM	15%	352 5' F.	9.3%
PREFINISHED METAL PANELS (PLAT)	25%	455 5' F.	12.1%
TOTAL		3,764 5' F.	100.0%

NORTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

NOTE: 1. TOTAL FACADE = 5,320 5' F. - GLASS STOREFRONT AND DOOR AREA OF 1,556 5' F. = 3,764 5' F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

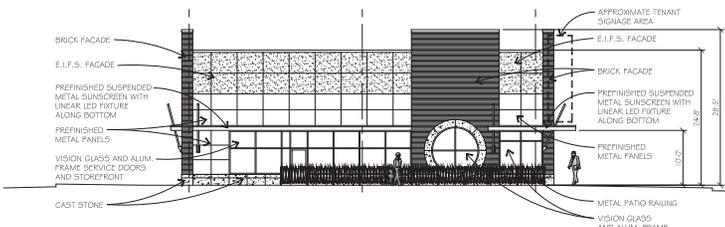


WEST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	55 5' F.	3.6%
BRICK	30% MIN.	625 5' F.	40.4%
E.I.F.S. FACADE	25%	610 5' F.	39.5%
METAL CANOPIES, SUNSCREENS & TRIM	15%	90 5' F.	6.3%
PREFINISHED METAL PANELS (PLAT)	25%	150 5' F.	10.2%
TOTAL		1,546 5' F.	100.0%

WEST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

NOTE: 1. TOTAL FACADE = 1,748 5' F. - GLASS STOREFRONT AND DOOR AREA OF 202 5' F. = 1,546 5' F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 14.5%.

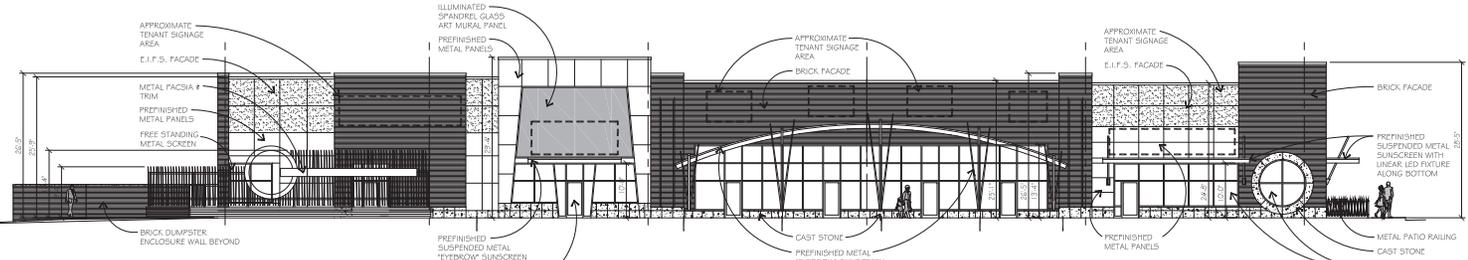


EAST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	156 5' F.	11.4%
BRICK	30% MIN.	434 5' F.	31.7%
E.I.F.S. FACADE	25%	392 5' F.	28.7%
METAL CANOPIES, SUNSCREENS & TRIM	15%	52 5' F.	3.8%
PREFINISHED METAL PANELS (PLAT)	25%	333 5' F.	24.4%
TOTAL		1,367 5' F.	100.0%

EAST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

NOTE: 1. TOTAL FACADE = 1,757 5' F. - GLASS STOREFRONT AND DOOR AREA OF 390 5' F. = 1,367 5' F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 3.7%.



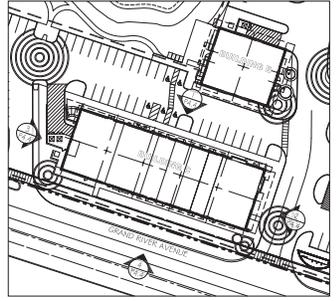
SOUTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	340 5' F.	6.3%
BRICK	30% MIN.	2,080 5' F.	50.7%
E.I.F.S. FACADE	25%	475 5' F.	11.6%
METAL CANOPIES, SUNSCREENS & TRIM	15%	234 5' F.	5.7%
PREFINISHED METAL PANELS (PLAT)	25%	704 5' F.	17.2%
SPANDEL GLASS - ART MURAL PANEL	50%	329 5' F.	6.5%
TOTAL		4,102 5' F.	100.0%

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

NOTE: 1. TOTAL FACADE = 5,456 5' F. - GLASS STOREFRONT AND DOOR AREA OF 1,354 5' F. = 4,102 5' F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

- GENERAL NOTES**
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 - ALL OUTDOOR PATIO / DINING AREAS SERVING ALCOHOL WILL BE ENCLOSED WITH A METAL RAILING SYSTEM.
 - OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH, WITH ALL FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTACLES PROVIDED FROM THE EXTERIOR PREMISES BY NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT.
 - SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.



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

BUILDING C ELEVATIONS
SAKURA • NOVI
NOVI, MICHIGAN

SAKURA • NOVI
Land Development, LLC
330 N. Old Woodward, Suite 300
Warren, MI 48090



Wah Yee Associates
ARCHITECTS & PLANNERS

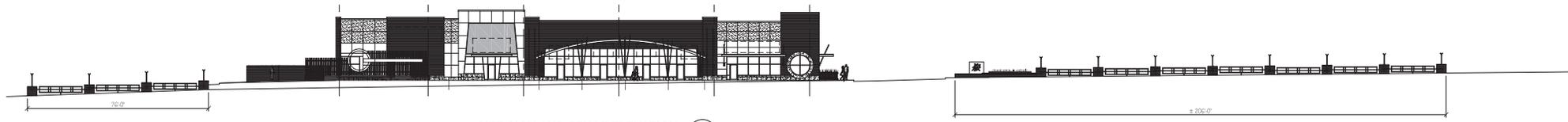
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48275
PHONE: 248-489-5150

PROJECT NO. 9535

PRELIMINARY
NOT FOR CONSTRUCTION
P4.4

ISSUED FOR:
CONCEPT MEETING
FEB. 27, 2019
PRELIM. MEETING
MAY 8, 2019
PRO REZONING
JUNE 28, 2019
PRO REZONING
REVISED SUBMITTAL
OCTOBER 2, 2019
PRO REZONING
REVISED SUBMITTAL
DECEMBER 20, 2019
REVISED PRO SUB-
MITTAL
MAY 18, 2021

William J. Elms

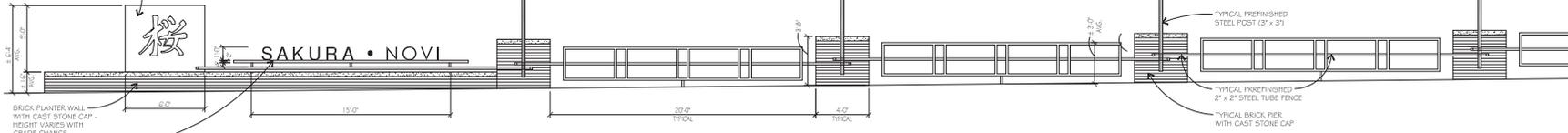


SITE SIGN AND FENCE ELEVATION
SCALE: NOT TO SCALE
P4.5

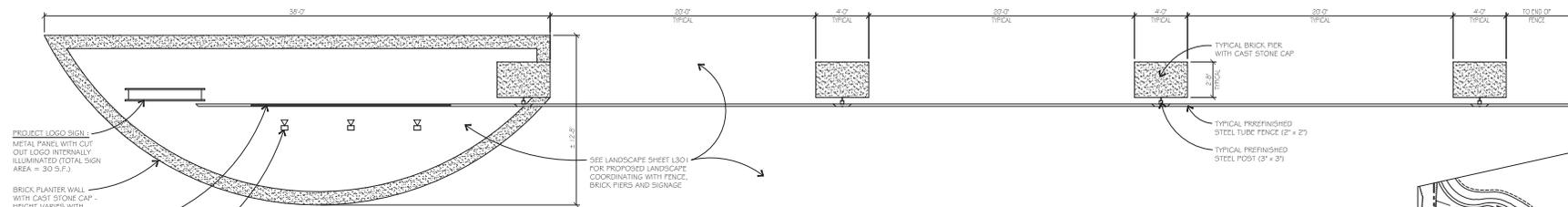
PROJECT LOGO SIGN
METAL PANEL WITH CUT OUT LOGO INTERNALLY ILLUMINATED (TOTAL SIGN AREA = 30 S.F.)

BRICK PLANTER WALL
WITH CAST STONE CAP - HEIGHT VARIES WITH GRADE CHANGE

PROJECT NAME SIGN
INDIVIDUAL 12" METAL LETTERS WITH FACE ILLUMINATED FROM PLANTER (TOTAL SIGN AREA = 15 S.F.)



SITE SIGN AND FENCE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



SITE SIGN AND FENCE PLAN
SCALE: 1/4" = 1'-0"
P4.5

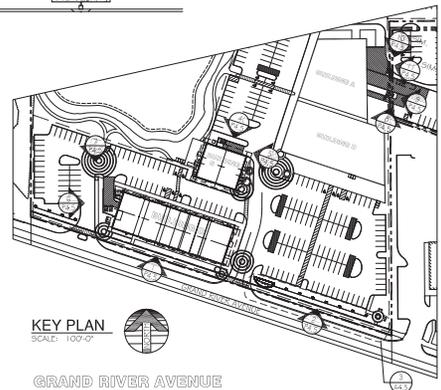
PROJECT LOGO SIGN
METAL PANEL WITH CUT OUT LOGO INTERNALLY ILLUMINATED (TOTAL SIGN AREA = 30 S.F.)

BRICK PLANTER WALL
WITH CAST STONE CAP - HEIGHT VARIES WITH GRADE CHANGE

PROJECT NAME SIGN
INDIVIDUAL 12" METAL LETTERS WITH FACE ILLUMINATED FROM PLANTER (TOTAL SIGN AREA = 15 S.F.)

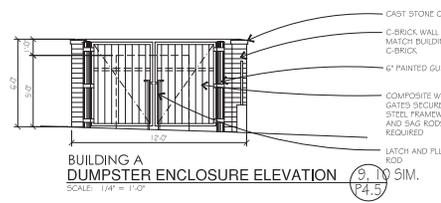
TYPICAL SIGN FACADE LIGHT FIXTURE - CUT OFF FIXTURE TO PREVENT SKY ILLUMINATION

SEE LANDSCAPE SHEET L301 FOR PROPOSED LANDSCAPE COORDINATING WITH FENCE, BRICK PIERS AND SIGNAGE

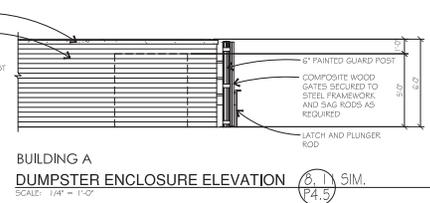


KEY PLAN
SCALE: 1/100'-0"

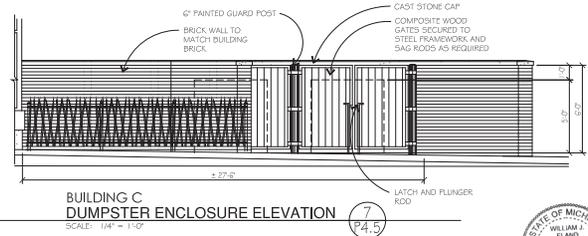
**GRAND RIVER AVENUE
SITE FENCE & SIGNAGE DETAILS
DUMPSTER ENCLOSURE DETAILS**
SAKURA • NOVI
NOVI, MICHIGAN



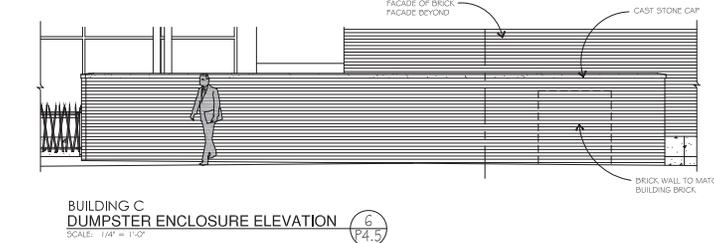
BUILDING A DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



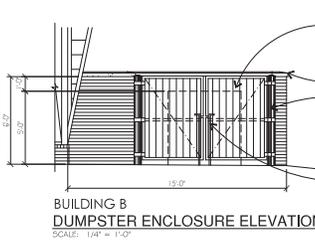
BUILDING A DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



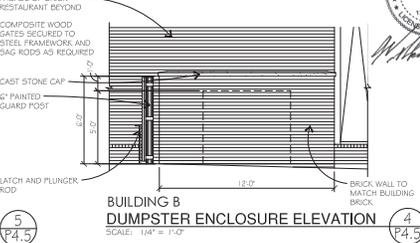
BUILDING C DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



BUILDING C DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



BUILDING B DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



BUILDING B DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
P4.5



William J. Kahan

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WAH YEE ASSOCIATES
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NOVI, MICHIGAN 48375
PHONE: 248-499-9160
PROJECT NO. 5035

PRELIMINARY
NOT FOR CONSTRUCTION
P4.5

ISSUED FOR PRO RECORDING
REVISED SUBMITAL OCTOBER 2, 2019
PRO RECORDING
REVISED SUBMITAL DECEMBER 20, 2019
REVISED PRO SUB MAY 18, 2021

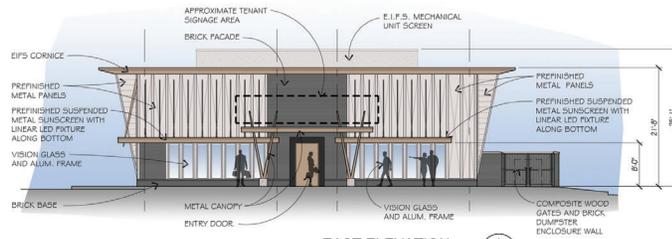


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

2
P4.3

SOUTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 S.F.	0.0 %
BRICK	30 % MIN.	544 S.F.	34.5 %
EIFS	25 %	190 S.F.	12.6 %
METAL CANOPIES & SUNSCREENS	15 %	50 S.F.	3.2 %
PREFINISHED METAL PANELS (FLAT)	25 %	704 S.F.	49.7 %
TOTAL		1,576 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,774 S.F. - GLASS STOREFRONT AND DOOR AREA OF 190 S.F. = 1,576 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 24.7%.



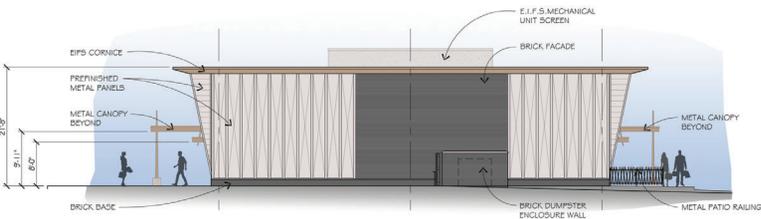
EAST ELEVATION
SCALE: 3/32" = 1'-0"

1
P4.3

EAST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 S.F.	0.0 %
BRICK	30 % MIN.	350 S.F.	26.7 %
EIFS	25 %	207 S.F.	15.8 %
METAL CANOPIES & SUNSCREENS	15 %	85 S.F.	6.4 %
PREFINISHED METAL PANELS (FLAT)	25 %	670 S.F.	51.1 %
TOTAL		1,312 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,647 S.F. - GLASS STOREFRONT AND DOOR AREA OF 335 S.F. = 1,312 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 26.1% AND BRICK SHORTAGE OF 3.3 %.

- GENERAL NOTES:
1. CANOPIES AND AWNINGS TO BE BY TENANTS SUBJECT TO CHANGE FOR INDIVIDUAL TENANT REQUIREMENTS.
 2. DOOR LOCATIONS SHOWN FOR CONCEPT ONLY SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
 3. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF SIMILAR MATERIAL AND CHARACTER AS THE BUILDING.
 4. ALL OUTDOOR PATIO / DINING AREAS SERVING ALCOHOL WILL BE ENCLOSED WITH A METAL RAILING SYSTEM.
 5. OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH WITH ALL FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTACLES REMOVED FROM THE EXTERIOR PREMISES BY NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT.
 6. SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.

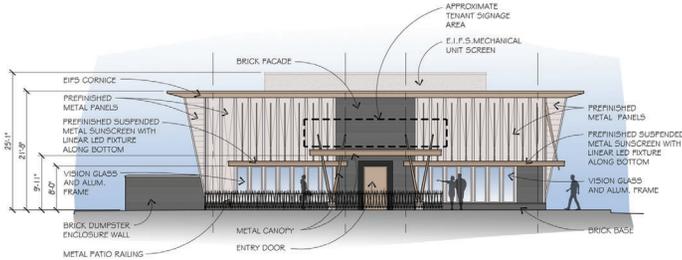


NORTH ELEVATION
SCALE: 3/32" = 1'-0"

4
P4.3

NORTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 S.F.	0.0 %
BRICK	30 % MIN.	621 S.F.	35.1 %
EIFS	25 %	190 S.F.	11.2 %
METAL CANOPIES & SUNSCREENS	15 %	0 S.F.	0.0 %
PREFINISHED METAL PANELS (FLAT)	25 %	950 S.F.	53.7 %
TOTAL		1,769 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,769 S.F. - GLASS STOREFRONT AND DOOR AREA OF 0 S.F. = 1,769 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 20.7 %.

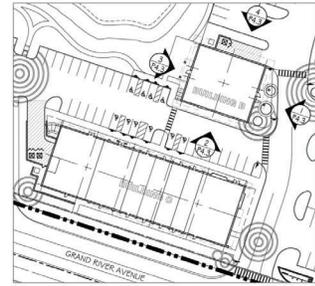


WEST ELEVATION
SCALE: 3/32" = 1'-0"

3
P4.3

WEST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0 S.F.	0.0 %
BRICK	30 % MIN.	410 S.F.	30.0 %
EIFS CORNICE & FACADE	25 %	210 S.F.	15.1 %
METAL CANOPIES & SUNSCREENS	15 %	85 S.F.	6.1 %
PREFINISHED METAL PANELS (FLAT)	25 %	620 S.F.	46.8 %
TOTAL		1,395 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,664 S.F. - GLASS STOREFRONT AND DOOR AREA OF 271 S.F. = 1,393 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 23.0 %.



KEY PLAN
SCALE: N.T.S.

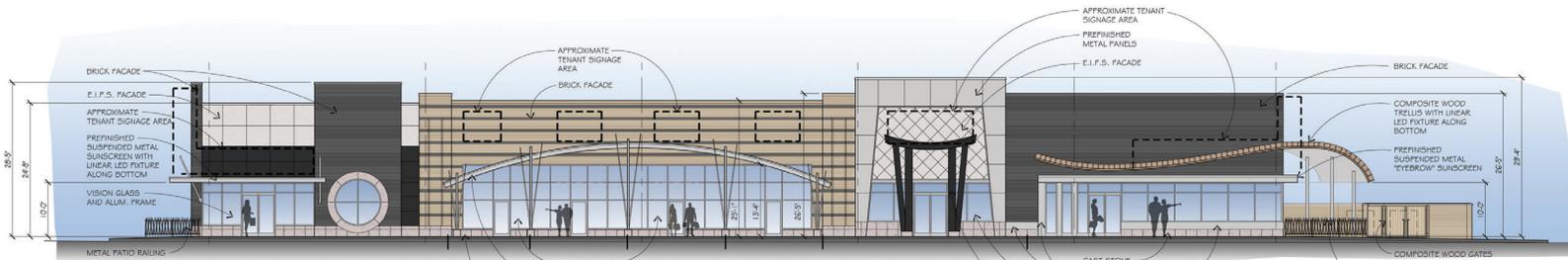
BUILDING B ELEVATIONS
SAKURA NOVI
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PHONE 248-489-9160
PROJECT NO. 5035

ISSUED FOR CONCEPT MEETING FEB. 27, 2019
PRE-APP. MEETING MAY 8, 2019
PRO REZONING JUNE 26, 2019
PRO REZONING REVISED SUBMITAL SEPTEMBER 30, 2019

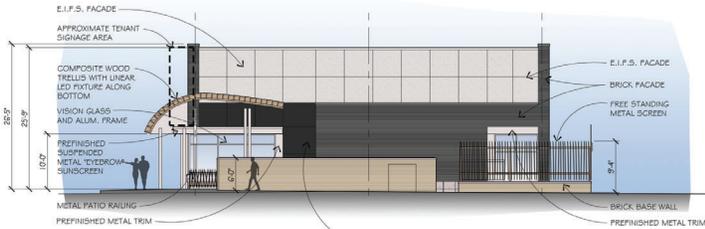
PRELIMINARY
NOT FOR CONSTRUCTION
P4.3



NORTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

NORTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	292 S.F.	7.3%
BRICK	30% MIN.	2,198 S.F.	56.4%
E.I.F.S. FACADE	25%	467 S.F.	12.4%
METAL CANOPIES, SUNSCREENS & TRIM	15%	352 S.F.	9.3%
PREFINISHED METAL PANELS (PLAT)	25%	455 S.F.	12.1%
TOTAL		3,764 S.F.	100.0%

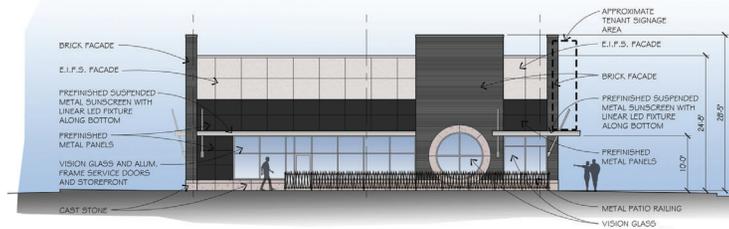
NOTE: 1. TOTAL FACADE = 5,320 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,556 S.F. = 3,764 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.



WEST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

WEST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	55 S.F.	3.6%
BRICK	30% MIN.	623 S.F.	40.4%
E.I.F.S. FACADE	25%	610 S.F.	39.5%
METAL CANOPIES, SUNSCREENS & TRIM	15%	98 S.F.	6.3%
PREFINISHED METAL PANELS (PLAT)	25%	156 S.F.	10.2%
TOTAL		1,546 S.F.	100.0%

NOTE: 1. TOTAL FACADE = 1,740 S.F. - GLASS STOREFRONT AND DOOR AREA OF 202 S.F. = 1,546 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 14.5%.

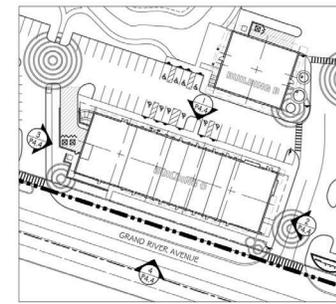


EAST ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

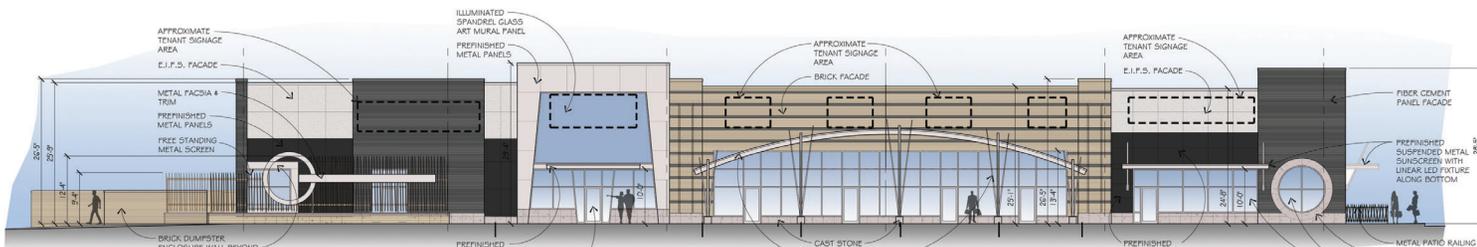
EAST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	156 S.F.	11.4%
BRICK	30% MIN.	434 S.F.	31.7%
E.I.F.S. FACADE	25%	392 S.F.	28.7%
METAL CANOPIES, SUNSCREENS & TRIM	15%	52 S.F.	3.8%
PREFINISHED METAL PANELS (PLAT)	25%	333 S.F.	24.4%
TOTAL		1,367 S.F.	100.0%

NOTE: 1. TOTAL FACADE = 1,757 S.F. - GLASS STOREFRONT AND DOOR AREA OF 390 S.F. = 1,367 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR E.I.F.S. OVERAGE OF 3.7%.

- GENERAL NOTES:
- CANOPIES AND AWNINGS TO BE BY TENANTS SUBJECT TO CHANGE PER INDIVIDUAL TENANT REQUIREMENTS.
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 - ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF SIMILAR MATERIAL AND CHARACTER AS THE BUILDING.
 - ALL OUTDOOR PATIO / DINING AREAS SERVING ALCOHOL WILL BE ENCLOSED WITH A METAL RAISING SYSTEM.
 - OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH, WITH ALL FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTACLES REMOVED FROM THE EXTERIOR PREMISES BY NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT.
 - SIGNAGE AREAS SHOWN FOR CONCEPT ONLY. ACTUAL SIGNAGE TO BE SUBMITTED ON A TENANT BY TENANT BASIS, IN CONFORMANCE WITH THE APPROVED PRO AGREEMENT.



KEY PLAN
SCALE: N.T.S.
SECRET



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
P4.4

SOUTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25%	340 S.F.	6.3%
BRICK	30% MIN.	2,050 S.F.	50.7%
E.I.F.S. FACADE	25%	475 S.F.	11.6%
METAL CANOPIES, SUNSCREENS & TRIM	15%	234 S.F.	5.7%
PREFINISHED METAL PANELS (PLAT)	25%	704 S.F.	17.2%
SPANDREL GLASS - ART MURAL PANEL	50%	263 S.F.	6.5%
TOTAL		4,102 S.F.	100.0%

NOTE: 1. TOTAL FACADE = 5,456 S.F. - GLASS STOREFRONT AND DOOR AREA OF 1,354 S.F. = 4,102 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

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42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48075
PHONE 248-489-9160
PROJECT NO. 5035

PRELIMINARY
NOT FOR CONSTRUCTION
P4.4

ISSUED FOR
CONCEPT MEETING
FEB. 27, 2019
PRE-APP. MEETING
MAY 8, 2019
PRO RECONING
JUNE 28, 2019
PRO RECONING
REVISED SUBMITTAL
SEPTEMBER 30, 2019

SAKURA • NOVI

NOVI, INDIANAN



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350 N. Old Woodford Avenue, Suite 300
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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

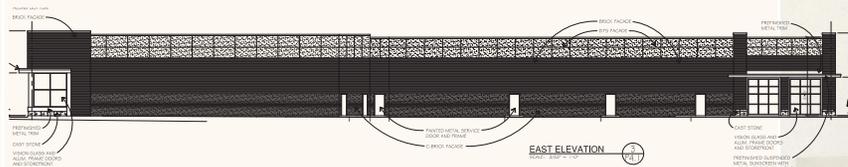
4345 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48245
PHONE: 248-489-9140

PROJECT NO. 3035

PRELIMINARY
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COLOR LEGEND

TAG	MANUFACTURER	COLOR
BRICK-1	BELDEN	BEACON GRAY VELOUR (MODULAR)
BRICK-2	GLEN GERY	COAL CITY BLACK (MODULAR)
CAST STONE	SHOULDNCE	DOVER (TAPESTRY)
METAL PANEL, CANOPIES-1	ASPOLIC	ESM BLACK
METAL PANEL, CANOPIES-2	ASPOLIC	CLEAR ANODIZED
METAL CANOPIES-3	BERTRIDGE	MEDIUM BRONZE
EIFS	DEVIT	TO MATCH PFG - GRAY PALOMINO, 521-3
STOREFRONT ALUM.		CLEAR ANODIZED



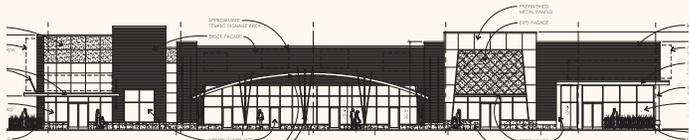
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



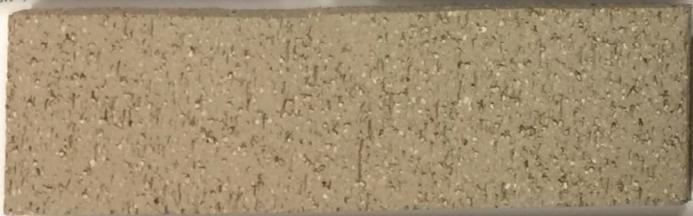
WEST ELEVATION
SCALE: 1/8" = 1'-0"



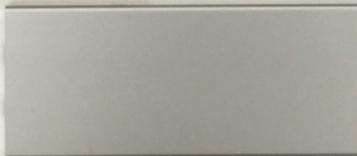
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING A & D ELEVATIONS

BRICK-1



STOREFRONT ALUM.



CAST STONE



BUILDING B



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

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

BUILDING C



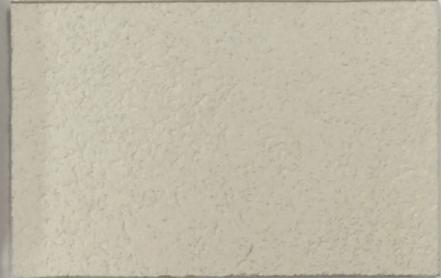
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

METAL CANOPIES-3



EIFS



METAL PANEL, CANOPIES-2



METAL PANEL, CANOPIES-1



BRICK-2



REAR ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	537 SF	41%
SIDING	0%	344 SF	25.5%
SHINGLES	25%	308 SF	23.5%
TRIM	15%	124 SF	10%
TOTAL		1,315 SF	100%



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

LEFT/ RIGHT ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	48 SF	4%
TOTAL		1,189 SF	100%



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

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

FRONT ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	514 SF	39%
SIDING	0%	310 SF	23%
SHINGLES	25%	214 SF	14%
TRIM	15%	286 SF	22%
TOTAL		1,324 SF	100%



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

NOTE: ALL SIDING
TO BE FIBER CEMENT.



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BLOOMFIELD HILLS, MICHIGAN
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248.258.1784

SHEET TITLE
3 UNIT BUILDING
ELEVATIONS

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

PREPARED BY	DATE
BD	12-20-19
DESIGNED BY	
PERMITTED BY	
REVISIONS	

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JOB NUMBER 18011
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R-1

REAR ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	843 SF	40%
SIDING	0%	514 SF	21%
SHINGLES	25%	512 SF	23%
TRIM	15%	213 SF	10%
TOTAL		2,184 SF	100%



REAR ELEVATION
5 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	48 SF	4%
TOTAL		1,189 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	850 SF	39%
SIDING	0%	513 SF	23%
SHINGLES	25%	374 SF	17%
TRIM	15%	442 SF	21%
TOTAL		2,201 SF	100%



FRONT ELEVATION
5 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



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DESIGN - PLANNING - INTERIORS
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248.255.1784

SHEET TITLE
5 UNIT BUILDING
ELEVATIONS

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

PRELIMINARY	DATE
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REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,042 SF	41%
SIDING	0%	481 SF	24%
SHINGLES	25%	414 SF	23%
TRIM	15%	252 SF	10%
TOTAL		2,411 SF	100%



REAR ELEVATION
6 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	48 SF	4%
TOTAL		1,049 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,018 SF	38.5%
SIDING	0%	422 SF	23.5%
SHINGLES	25%	449 SF	17%
TRIM	15%	551 SF	21%
TOTAL		2,440 SF	100%



FRONT ELEVATION
6 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



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SHEET TITLE
6 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "100 SERIES"
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R-3

REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1189 SF	31%
SIDING	0%	841 SF	28%
SHINGLES	25%	716 SF	23%
TRIM	15%	299 SF	10%
TOTAL		3,051 SF	100%



REAR ELEVATION
7 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	421 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	68 SF	4%
TOTAL		1,019 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1184 SF	38.5%
SIDING	0%	717 SF	23%
SHINGLES	25%	538 SF	17.5%
TRIM	15%	438 SF	21%
TOTAL		3,079 SF	100%



ELEV. 'A' ELEV. 'B' ELEV. 'C' ELEV. 'B' ELEV. 'C' ELEV. 'B' ELEV. 'A'
FRONT ELEVATION
7 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



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SHEET TITLE
7 UNIT BUILDING
ELEVATIONS

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

PRELIMINARY	DATE
YES	12-20-19
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FINAL	
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SHEET NUMBER



R-4

REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,314 SF	38%
SIDING	0%	1,005 SF	29%
SHINGLES	25%	819 SF	23%
TRIM	15%	346 SF	10%
TOTAL		3,484 SF	100%



REAR ELEVATION
8 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	48 SF	4%
TOTAL		1,089 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,354 SF	38%
SIDING	0%	811 SF	23%
SHINGLES	25%	428 SF	18%
TRIM	15%	124 SF	21%
TOTAL		3,517 SF	100%



FRONT ELEVATION
8 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



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DESIGN - PLANNING - INTERIORS
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SHEET TITLE
8 UNIT BUILDING
ELEVATIONS

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

PRELIMINARY	DATE
YES	12-20-19
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SHEET NUMBER R-5



REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	224 SF	16%
SIDING	0%	451 SF	41%
SHINGLES	25%	280 SF	20%
TRIM	15%	234 SF	11%
TOTAL		1,391 SF	100%

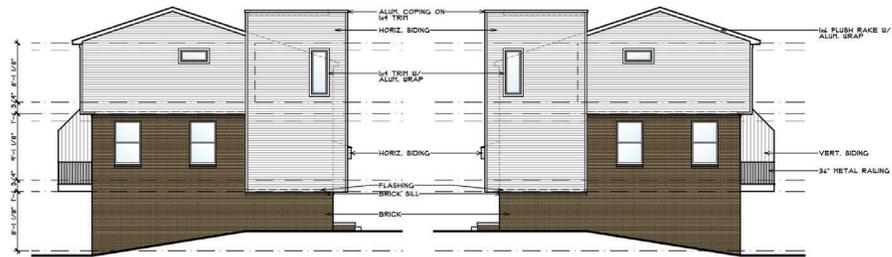


REAR ELEVATION
3 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	411 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,060 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	411 SF	33.5%
SIDING	0%	534 SF	38%
SHINGLES	25%	204 SF	14.5%
TRIM	15%	199 SF	14%
TOTAL		1,410 SF	100%



ELEV. 'A' ELEV. 'C' ELEV. 'A'

FRONT ELEVATION
3 UNIT BUILDING

NOTE: ALL SIDING
TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



BRIAN KEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANKEEPER.COM
248.255.1784

SHEET TITLE
3 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "200 SERIES"
NOVI, MICHIGAN

PRELIMINARY	12-20-19
REVISED	
FINAL	
REVISIONS	

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JOB NUMBER 19011
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CHECKED BY
SHEET NUMBER



R-6

REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	342 SF	16%
SIDING	0%	1,010 SF	41%
SHINGLES	25%	444 SF	20%
TRIM	15%	393 SF	11%
TOTAL		2,311 SF	100%



**REAR ELEVATION
5 UNIT BUILDING**

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	411 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,060 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	111 SF	33%
SIDING	0%	931 SF	40%
SHINGLES	25%	311 SF	13.5%
TRIM	15%	313 SF	13.5%
TOTAL		2,344 SF	100%



**FRONT ELEVATION
5 UNIT BUILDING**

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



BRIAN NEEP ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEP.COM
248.255.1784

SHEET TITLE
5 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "200 SERIES"
NOVI, MICHIGAN

PRELIMINARY	12-20-19
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R-7

REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	15.5%
SIDING	0%	1,309 SF	41.3%
SHINGLES	25%	559 SF	20.2%
TRIM	15%	471 SF	17%
TOTAL		2,770 SF	100%



REAR ELEVATION
6 UNIT BUILDING

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

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	37%
SIDING	0%	417 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,040 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	930 SF	33%
SIDING	0%	1,094 SF	39%
SHINGLES	25%	398 SF	14%
TRIM	15%	387 SF	14%
TOTAL		2,811 SF	100%



FRONT ELEVATION
6 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"



BRIAN NEEP ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIANNEEP.COM
248.258.1784

SHEET TITLE
6 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "200 SERIES"
NOVI, MICHIGAN

PRELIMINARY	DATE
YES	12-20-19
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R-8



REAR ELEVATION
8 UNIT BUILDING

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

REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	549 SF	15.5%
SIDING	0%	1,748 SF	47.5%
SHINGLES	25%	745 SF	20%
TRIM	15%	429 SF	11%
TOTAL		3,491 SF	100%

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	611 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,040 SF	100%



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

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

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

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,231 SF	33%
SIDING	0%	1,455 SF	39%
SHINGLES	25%	534 SF	14%
TRIM	15%	518 SF	14%
TOTAL		3,744 SF	100%



FRONT ELEVATION
8 UNIT BUILDING

NOTE: ALL SIDING TO BE FIBER CEMENT.
SCALE: 1/8" = 1'-0"

BRIAN REEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIAN@REPER.COM
248.255.1784

SHEET TITLE
8 UNIT BUILDING
ELEVATIONS

CLIENT / PROJECT
ROBERTSON HOMES
SAKURA NOVI
TOWNHOME UNITS - "200 SERIES"
NOVI, MICHIGAN

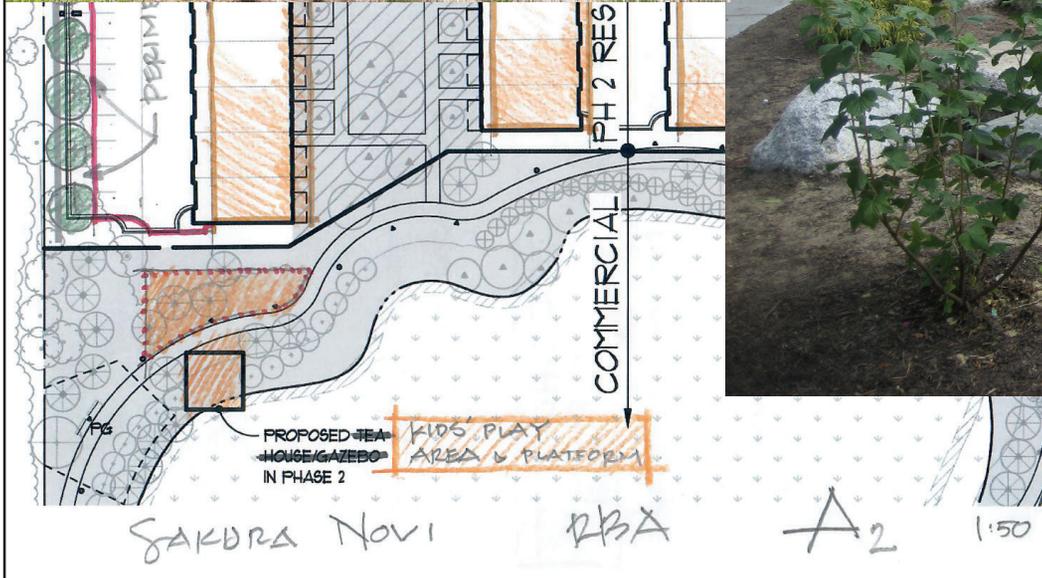
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SHEET NUMBER



R-10

CONCEPTUAL SITE AMENITIES



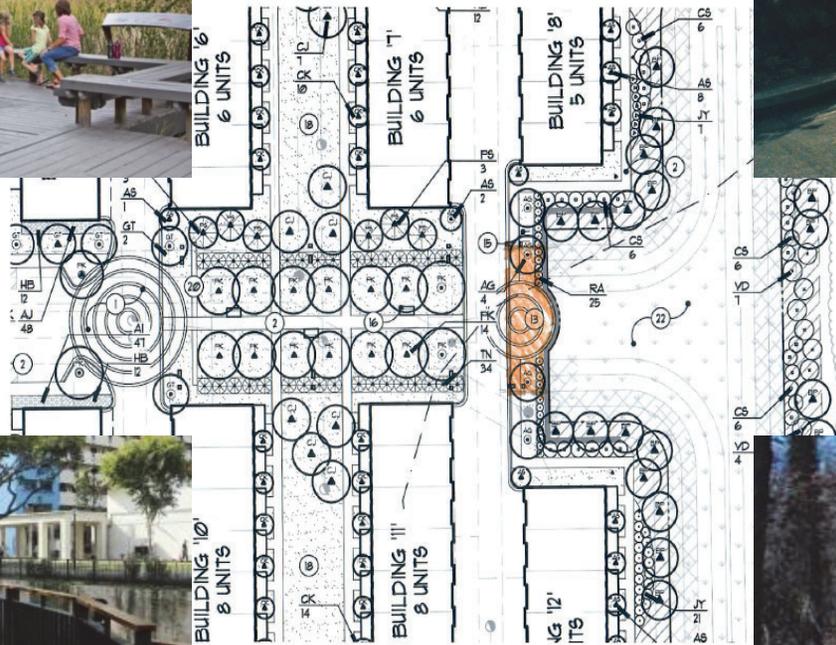
PHASE 1A/1B – WEST RESIDENTIAL
FAMILY PLAY AREA / GARDENS - CONCEPT





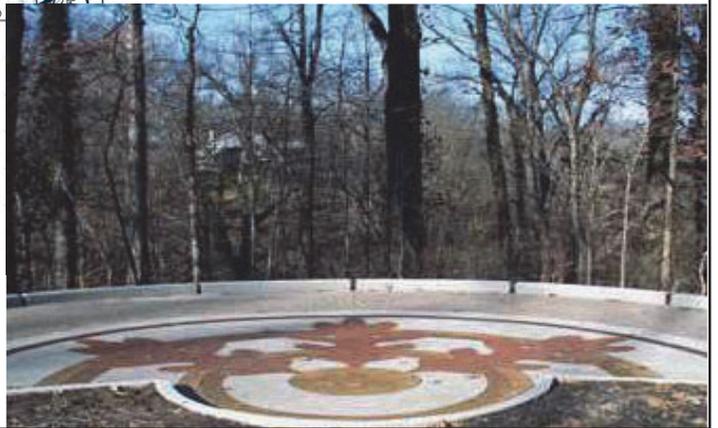


ATION PLAZA AREA - APPROXIMATE



NOV1 PBA/RB F 1:40 3 FEB

SAKURA NOVI
PHASE 1C- EAST RESIDENTIAL
MEDITATION PLAZA - CONCEPT





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

October 5, 2020

Scott Aikens, Sakura Novi, LLC
350 N Old Woodward
Birmingham, MI 48009

Dear Mr. Scott Aikens, Sakura Novi, LLC:

SUBJECT: Draft Permit for Countersignature; Submission Number: HNS-BQNV-0R2HZ; County: Oakland; Site Name: 63-42525 W. 11 Mile Road-Nov

The Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (WRD), has reviewed the above-referenced application for permit pursuant to Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. The purpose of the project, as depicted in your application, is for a mixed-use development, including a grocery market and food hall, restaurants, retail, and town-home apartment community.

The WRD can issue a permit for the modified project from what was originally submitted. Wetland impacts have been reduced from 0.90 acres to 0.55 acres. Reductions were obtained through the modification of a detention basin and the utilization of a retaining wall to decrease wetland fills. Based on submittal of the revised plans, enclosed is a draft permit that requires a countersignature that authorizes the mixed-use project.

We have determined that the project as now proposed can be permitted. Enclosed is a draft permit that requires a countersignature.

Carefully review and fully understand the draft permit and all of its associated terms and conditions. As the permittee, you are responsible for assuring that the project is completed as authorized and in compliance with permit requirements. If you agree to all of the terms and conditions, sign the draft permit in the space provided, initial each of the drawings, and return the entire document to our office, along with the receipt for purchase of the wetland mitigation bank credits, within 30 days of the date of this letter.

This permit is not valid until signed by an official of the WRD. Upon return of the signed and initialed document from you, the WRD will issue the permit in a timely manner and return a signed copy to you. Construction activity is not authorized to begin until a valid permit is held at the project site. If you do not return the signed and initialed document by the required date, an application denial letter will be sent to you.

If you have any questions regarding the specifics of this draft permit, please contact me at 586-256-7272; tepattis@michigan.gov; or EGLE, WRD, Warren District Office, 27700 Donald Court, Warren, MI, 48092-2793. Please include your submission number, HNS-BQNV-0R2HZ, in your response.

Sincerely,

A handwritten signature in black ink that reads "Susan Tepatti". The signature is written in a cursive, flowing style.

Susan Tepatti
Warren District Office
Water Resources Division

Enclosures

cc: Novi City Clerk
Sarah Marchioni, City of Novi
Oakland County
Atwell

PROJECT DEVELOPER

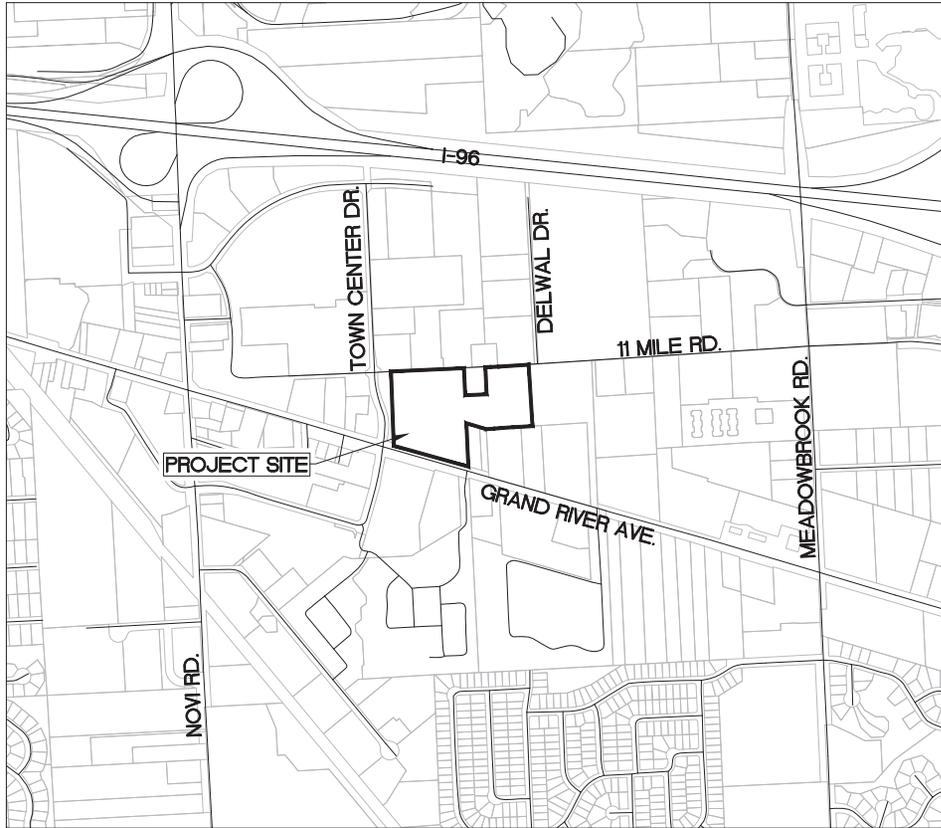
R.B. AIKENS & ASSOCIATES, LLC
 350 N. OLD WOODWARD, STE. 300
 BIRMINGHAM, MICHIGAN 48009
 CONTACT: SCOTT AIKENS
 PHONE:
 EMAIL:

PROJECT CONSULTANTS

ATWELL, LLC
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 PHONE: 248.447.2000
 FAX: 248.447.2001
 ATTN: BOURKE THOMAS

SAKURA WAY

CITY OF NOVI OAKLAND COUNTY, MICHIGAN EGLE IMPACT PLAN



SITE VICINITY MAP

SCALE: 1" = 500'

VERTICAL DATUM

ELEVATIONS ARE BASED ON THE NAVD 88 DATUM.

BASIS OF BEARING

STATE PLANE, MICHIGAN SOUTH, NAD 83
 BASED UPON GPS OBSERVATIONS ALONG WITH SOLUTIONS PROVIDED BY O.P.U.S.



Know what's below.
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON ALL APPROXIMATE, BUT NOT GUARANTEED, BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH ARE LOCATED AT THE CONTRACTOR'S RISK BY ANY UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION OF THIS SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SAFETY MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SAFETY MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SAFETY MEASURES.



SECTIONS: 14 & 23
 T 01 N, R 08 E
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

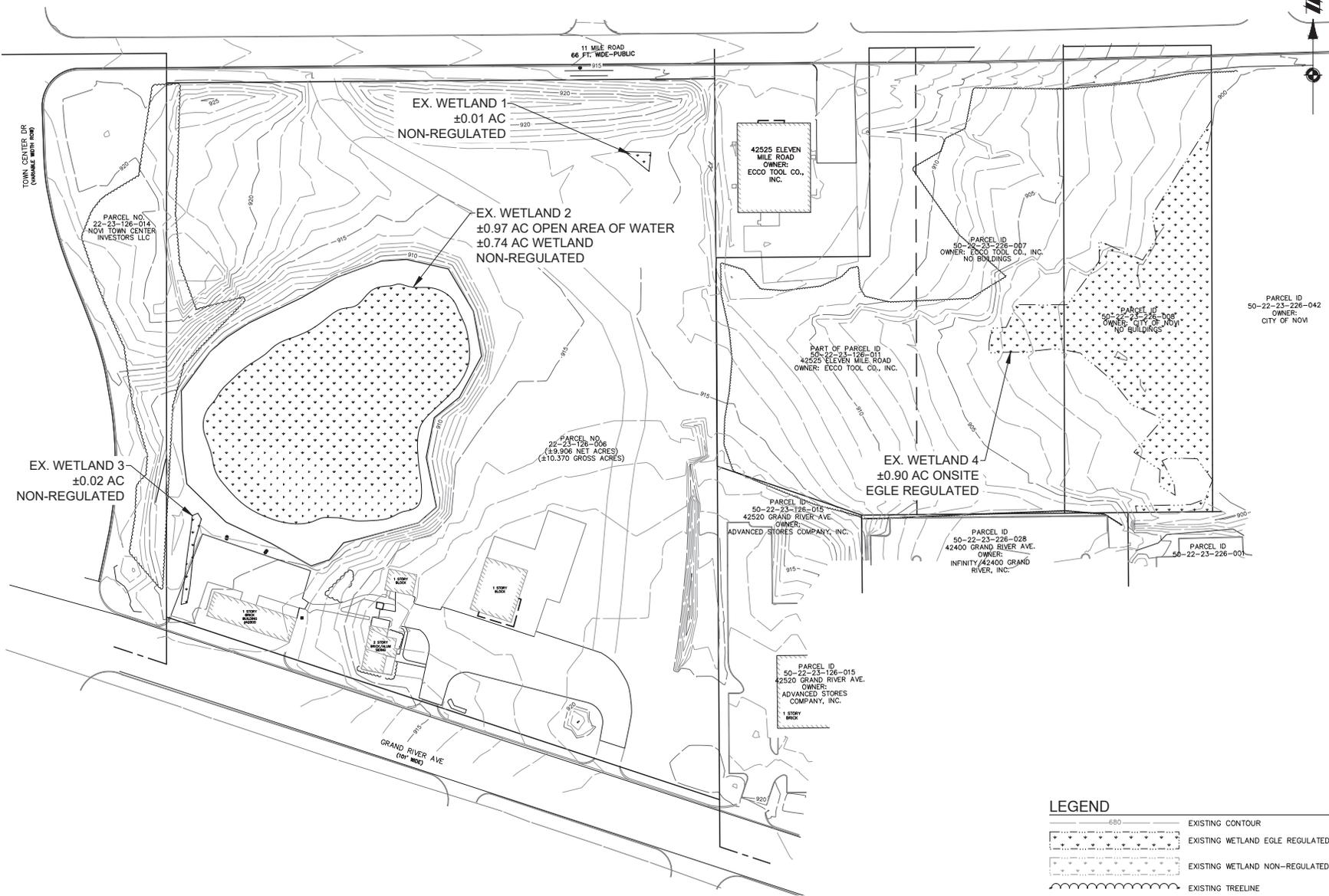
R.B. AIKENS & ASSOCIATES, LLC
 SAKURA WAY
 EGLE IMPACT PLAN
 COVER SHEET

DATE: AUGUST 12, 2020
 REVISIONS/SUBMITTALS
 SEPTEMBER 22, 2020

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	PROPOSED IMPACTS
04	PROFILE VIEWS
05	BMP & CONSTRUCTION DETAILS
06	SESC NOTES

DRAWN BY: BS
 CHECKED BY: MM
 PROJECT MANAGER: DB
 JOB #: 18003457
 FILE CODE: -
 SHEET NO.: 01

CAD FILE: P:\WORK\NOVI\SAKURA WAY\EGLE\EGLE_IMPACT_PLAN_COVER_SHEET.dwg



LEGEND

	EXISTING CONTOUR
	EXISTING WETLAND EGLE REGULATED
	EXISTING WETLAND NON-REGULATED
	EXISTING TREELINE

811
 Know what's below.
 Call before you dig.
 The locations of existing underground utilities are shown on all appropriate maps only and should not be relied upon for the location of any utility. The contractor shall determine the exact location of all existing utilities prior to any excavation. The contractor shall be fully responsible for any and all damages resulting from any and all underground utilities.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE OF PROJECTS SHOWN IN THIS MAP. IF ANY OTHER CONDITIONS, OR IF ANY OTHER PERSONS, ARE INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE OF PROJECTS SHOWN IN THIS MAP. IF ANY OTHER PERSONS, ARE INVOLVED IN THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE OF PROJECTS SHOWN IN THIS MAP.

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SECTIONS: 14 & 23
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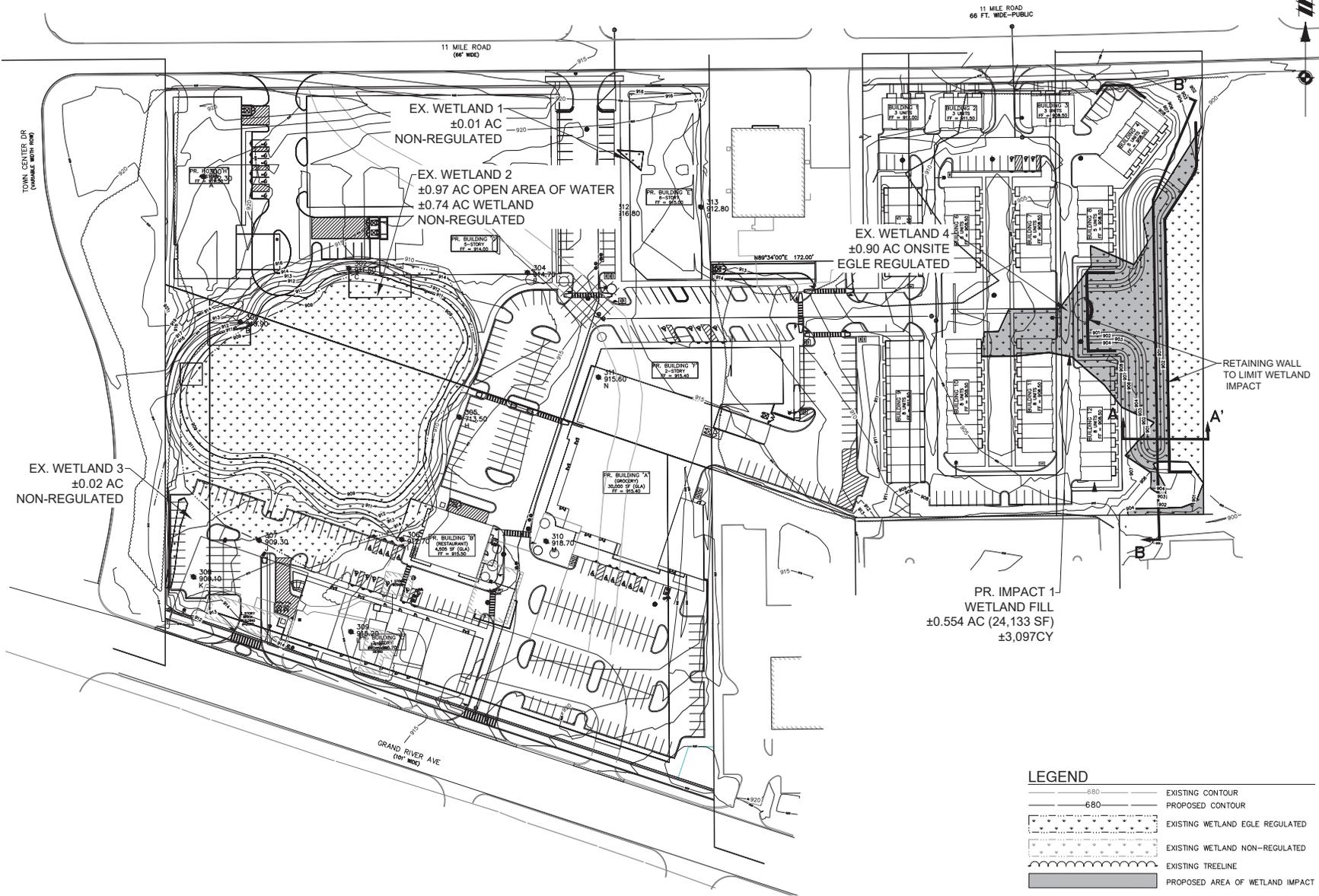
R.B.AHRENS & ASSOCIATES, LLC
 SAKURA WAY
 EGLE IMPACT PLAN
 EXISTING CONDITIONS

DATE: AUGUST 12, 2020

NO.	REVISIONS/SUBMITTALS

SCALE: 0 25 50
 1" = 50 FEET

DRAWN BY: BS
 CHECKED BY: MM
 PROJECT MANAGER: DB
 JOB #: 18003457
 FILE CODE: -
 SHEET NO.: 02



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WETLAND EGLE REGULATED
	EXISTING WETLAND NON-REGULATED
	EXISTING TREELINE
	PROPOSED AREA OF WETLAND IMPACT

811
 Know what's below.
 Call before you dig.
 The locations of existing underground utilities are shown on all appropriate maps and should be used as a guide only. The contractor shall determine the exact location of all utilities and be responsible for any damages which may occur. It is the contractor's responsibility to call 811 before any excavation or drilling is done. The contractor shall be responsible for any and all underground utilities.

NOTICE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND THE PROTECTION OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND THE PROTECTION OF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND THE PROTECTION OF THE CONSTRUCTION SITE.

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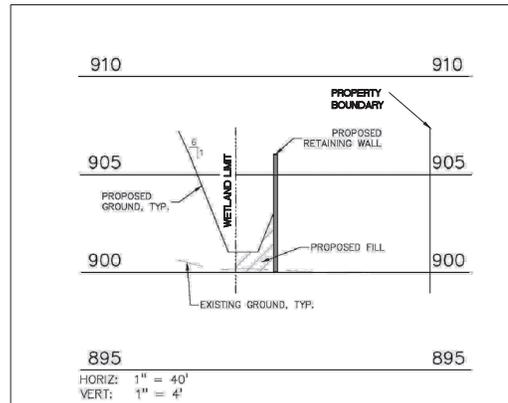
SECTIONS: 14 & 23
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 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

R.B. ARENS & ASSOCIATES, LLC
 SAKURA WAY
 EGLE IMPACT PLAN
 PROPOSED IMPACTS

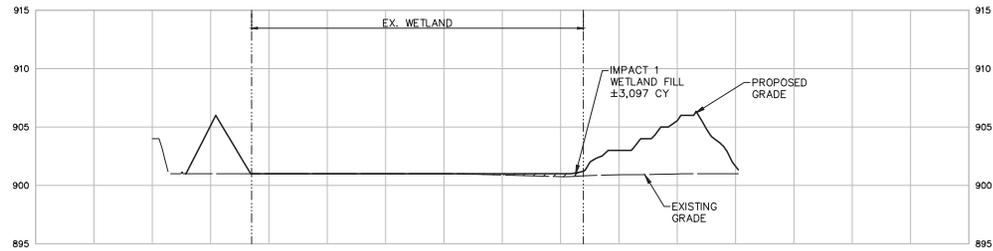
DATE: AUGUST 12, 2020
 REVISIONS/SUBMITTALS:
 SEPTEMBER 22, 2020

SCALE: 0 25 50
 1" = 50 FEET
 DRAWN BY: BS
 CHECKED BY: MM
 PROJECT MANAGER: DB
 JOB #: 18003457
 FILE CODE: -
 SHEET NO. 03

CAD FILE: P:\WORK\NOVI\PLAN SETS\EGLE\WETLAND\EGLE-03.RVT



CROSS SECTION A-A'



CROSS SECTION B-B'



Know what's below.
Call before you dig.
The locations of existing underground utilities are shown on all appropriate maps and are to be used as a guide only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor shall be fully responsible for any and all damages which may be occasioned by the contractor's failure to locate and mark, and all underground utilities.

NOTICE:
CONSTRUCTION OF THIS SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WITHIN THE SCOPE OF THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITIES AND FOR THE PROTECTION OF ANY OTHER UTILITIES.

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SECTIONS: 14 & 23
T 01 N, R 08 E
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

R.B. AIKENS & ASSOCIATES, LLC
SAKURA WAY
EGLI IMPACT PLAN
PROFILE VIEWS

DATE: AUGUST 12, 2020
REVISIONS/SUBMITTALS:
SEPTEMBER 22, 2020

DRAWN BY: BS
CHECKED BY: MM
PROJECT MANAGER: DB
JOB #: 18003457
FILE CODE: -
SHEET NO.: 04

LOCAL AND STATE CONDITIONS AND CLARIFICATIONS:

- THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL AUTHORITY AND THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES & ENERGY (GLE), IN FORCE ON DATE OF APPROVAL SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATION, OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS PRIOR TO THE START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN GRANTED BY GOVERNING AUTHORITIES. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE APPROVALS ISSUED FOR THE PROJECT.
- THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO MISS DIG #11) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL DRAIN TILE AND STORM SEWERS NOT NOTED TO BE REMOVED/RE-ROUTED ARE DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTORS OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE Laid ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
- THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
- THE CONTRACTOR SHALL RETURN ALL GRADES ALONG THE LIMITS OF DISTURBANCE TO ORIGINAL CONDITION, MATING UNDISTURBED AREAS, SO AS TO MAINTAIN ORIGINAL DRAINAGE.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EVIDENCE OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY. DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A EVERY PRECIPITATION EVENT THAT RESULTS IN A DISCHARGE FROM THE SITE OR MORE FREQUENTLY IF REQUIRED BY GOVERNING AGENCIES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 48 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
- ALL PRACTICES MUST BE MONITORED AND MAINTAINED BY A TRAINED REPRESENTATIVE OF THE CONTRACTOR. THE CONTRACTOR MUST KEEP WRITTEN RECORDS OF SELF-MONITORING AND PROVIDE THEM TO THE LOCAL AUTHORITIES, EGLE, OR OTHER INSPECTING AUTHORITY UPON REQUEST.
- ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
- APPROPRIATE MEASURES SHALL BE PUT IN PLACE TO PREVENT POLLUTANTS - SEDIMENT, TRASH, FUEL, SOLVENTS, ETC., FROM LEAVING THE PROJECT SITE AND/OR ENTERING SURFACE OR GROUND WATER. PROPER HANDLING AND STORAGE OF ALL HAZARDOUS MATERIALS SHALL BE MAINTAINED AT ALL TIMES AND SPILL PREVENTION AND CLEAN UP PLANS SHALL BE IN PLACE PRIOR TO BRINGING HAZARDOUS MATERIALS ON SITE.
- THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. THESE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION (90% VEGETATIVE COVER) HAS BEEN ACCOMPLISHED.
- STRAW MULCH BLANKETS MUST BE USED ON 3:1 SLOPES OR GREATER.
- ALL EXPOSED AREAS SHALL BE STABILIZED AS SPECIFIED IMMEDIATELY FOLLOWING THE CONCLUSION FINAL GRADING IN THE DESIGNATED AREAS OF DISTURBED SOIL THAT REMAIN INACTIVE FOR 14 DAYS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION IN PLACE. USUALLY, THIS CONSISTS OF EROSION CONTROL MATS, OR OTHER APPROPRIATE COVER, EROSION CONTROL BLANKETS, TURF REINFORCEMENT MATS, OR OTHER APPROPRIATE STABILIZATION PRACTICE.
- THIS PLAN SHALL NOT BE CONSIDERED AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT AND/OR POLLUTANTS FROM LEAVING THE SITE.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WATER MEASURES NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM Silt FENCE WHEN IT IS 1/3 THE HEIGHT OF THE FENCE.
- CLEANUP WILL BE DONE AT THE END OF EACH CONTROL MEASUREMENT PERIOD, BUT NOT DISTURBED.
- CONTRACTOR SHALL PAY ALL FEES AND POST AN EROSION CONTROL PERFORMANCE BOND, IF REQUIRED, PRIOR TO ANY EARTH CHANGE.
- CONSTRUCTION OPERATIONS SHALL BE CONDUCTED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.
- BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION FOR SOIL, EROSION AND SEDIMENT CONTROL.
- ALL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- PERMANENT STABILIZATION IS ACHIEVED ONCE THE LOCAL AUTHORITIES PERFORM A FINAL INSPECTION OF THE COMPLETED PROJECT ONCE THE PROJECT HAS PASSED ALL SAFETY REQUIREMENTS (NOTHING SHALL BE FILED BY THE CONTRACTOR WITH THE EGLE AND NO FURTHER EARTH DISRUPTION ACTIVITIES MAY OCCUR WITHOUT A NEW PERMIT).
- CONTRACTOR SHALL DENOTE LOCATION OF CONCRETE WASHOUT AREA IF USED) ON THE SWPPP.

MICHIGAN DEPARTMENT OF ENVIRONMENT - GREAT LAKES & ENERGY

- CONSTRUCTION PERMITS) THAT HAS AUTHORIZATION TO DISCHARGE UNDER A NATIONAL PERMIT (NPDES) SHALL COMPLY WITH THE FOLLOWING PROVISIONS AND REQUIREMENTS:
- NOT DIRECTLY OR INDIRECTLY DISCHARGE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LUBRICANTS, FUELS, LITERS, SANITARY WASTE, OR ANY OTHER SUBSTANCE AT THE CONSTRUCTION SITE OR INTO WATERS OF THE STATE IN VIOLATION OF PART 31 OF THE 1996 PA 451, ICL 324.12191 ET SEQ, AND RULES PROMULGATED UNDER THE ACT.
 - BE IN COMPLIANCE WITH A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FOR THE SITE OR, IF THE CONSTRUCTION ACTIVITY IS CARRIED OUT BY AN AUTHORIZED PUBLIC AGENCY, THE APPROVED CONTROL PLAN, INCLUDING THE SELECTED CONTROL MEASURES THAT ARE APPLICABLE TO THE SITE.
 - PROPERLY MAINTAIN AND OPERATE THE SOIL EROSION CONTROL MEASURES.
 - HAVE THE SOIL EROSION CONTROL MEASURES UNDER THE SPECIFIC SUPERVISION AND CONTROL OF A STORM WATER OPERATOR WHO HAS BEEN CERTIFIED BY THE DEPARTMENT AS PROPERLY QUALIFIED TO OPERATE THE SOIL EROSION CONTROL MEASURES. THE CERTIFICATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF R 323.1251 ET SEQ.
 - CAUSE THE CONSTRUCTION ACTIVITY TO BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR ONCE PER WEEK, AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT RESULTS IN A DISCHARGE FROM THE SITE, AND ENSURE THAT ANY NEEDED CORRECTIVE ACTIONS ARE CARRIED OUT. A LOG OF THE INSPECTIONS AND CORRECTIVE ACTIONS SHALL BE MAINTAINED ON FILE BY THE CONSTRUCTION PERMITTEE FOR REVIEW AND SHALL BE RETAINED BY THE CONSTRUCTION PERMITTEE FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF THE INSPECTION OR CORRECTIVE ACTION.
 - IN ACCORDANCE WITH THE REQUIREMENTS FOR ON-LAND FACILITIES AS SET FORTH IN SPILLAGE OF OIL AND POLLUTING MATERIALS, BEING PART 5 OF THESE MICHIGAN PERMIT BY RULES, PROVIDE FACILITIES AND COMPLY WITH REPORTING PROCEDURES FOR CONTAINMENT OF ANY ACCIDENTAL LOSSES OF OIL OR OTHER POLLUTING MATERIALS.
 - DISPOSED OF SOLIDS, SEDIMENT, FILTER BAGS, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OF CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING WATERS OF THE STATE.
 - ALLOW THE DEPARTMENT TO ENTER UPON THE SITE AT ANY REASONABLE TIME BEFORE THE EXPIRATION OF THE AUTHORIZATION TO DISCHARGE AS SET FORTH IN SUBRULE (5) OF THIS RULE, UPON PRESENTATION OF CREDENTIALS AND OTHER DOCUMENTS AS MAY BE REQUIRED BY LAW FOR THE PURPOSE OF INSPECTING CONDITIONS RELATING TO THE POLLUTION OF ANY WATERS OR DETERMINING COMPLIANCE WITH THE PROVISIONS OF THIS RULE.
 - UPON REQUEST, MAKE AVAILABLE FOR PUBLIC INSPECTION OR PROVIDE TO THE DEPARTMENT ALL REPORTS OR LOGS PREPARED PURSUANT TO THE PROVISIONS OF THIS RULE.
 - PROVIDE TO THE DEPARTMENT IN COMPLIANCE WITH THE PROVISIONS OF SUBRULE (1) OF THIS RULE BEFORE ANY EXPANSION OF THE CONSTRUCTION ACTIVITY OR CHANGE IN THE SOIL EROSION CONTROL MEASURES THAT REQUIRES A CHANGE IN THE SOIL EROSION AND SEDIMENTATION PERMIT.

PROHIBITED CONSTRUCTION ACTIVITIES:

- THE CONTRACTOR SHALL NOT USE CONSTRUCTION ACTIVITIES, PROCEDURES, OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY. PROHIBITED CONSTRUCTION ACTIVITIES, PROCEDURES OR OPERATIONS INCLUDE BUT ARE NOT LIMITED TO:
- DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIALS IN WETLANDS OR FLOODPLAINS, EVEN WITH THE PERMISSION OF THE FEDERAL AND/OR STATE AGENCIES.
 - INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY STREAM CORRIDOR, TRIBUTARY, WATERS, OR WETLANDS OR ANY AREAS OF SENSITIVE WORK AREA.
 - PUMPING OF SEDIMENT-LADEN WATER FROM EXCAVATIONS INTO ANY SURFACE WATERS, STREAM CORRIDORS, WETLANDS, OR STREAMS.
 - DISCHARGING OF POLLUTANTS SUCH AS CHEMICALS, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE STREAM, RIVERS, IMPOUNDMENT, OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERE TO.
 - PERMANENT OR UNSPECIFIED ALTERATION OF THE FLOWLINE OF A STREAM.
 - DAMAGING OR VEGETATION OUTSIDE OF THE PROPOSED WORK LIMITS, WITHIN NO-BUILD, TREE PRESERVATION AND GREEN ZONES.
 - DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDOR, WETLANDS SURFACE WATERS, OR ANY OTHER UNSPECIFIED LOCATION WITHOUT A PERMIT.
 - OPEN BURNING OF PILES OF DEBRIS WITHOUT A PERMIT.
 - STORING OF CONSTRUCTION EQUIPMENT AND VEHICLES AND/OR STOCKPILING CONSTRUCTION MATERIALS ON PROPERTY, PUBLIC OR PRIVATE, AND APPROVED FOR THE SAID PURPOSES.
 - DISPOSAL OF CHIP WOOD IN SUCH A MANNER THAT WOULD ALLOW CHIP WOOD DECOMPOSITION AND LEACHATE WATER TO FLOW TO ANY SURFACE WATER OR STREAM.
 - TRACKING OF MUD AND OTHER CONSTRUCTION RELATED DEBRIS ONTO ROADWAY OR FLUSHING SEDIMENT FROM ROADWAY WITH WATER.

BMP MAINTENANCE NOTES TO CONTRACTOR:

- ALL MEASURES STATED ON THIS PLAN SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A DAILY BASIS. CONTACT DOCUMENTS (WHO IS ALSO A CERTIFIED STORM WATER OPERATOR), AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE THIRD THE HEIGHT OF THE SILT FENCE.
 - NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
 - ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST CONFORM TO THE REQUIREMENTS OF MICHIGANS PERMIT BY-RULE FOR CONSTRUCTION ACTIVITIES. OTHER EROSION AND SEDIMENT CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS.
 - REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE BY A CERTIFIED STORM WATER OPERATOR ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT RESULTS IN A DISCHARGE FROM THE SITE. PROVIDED WILL BE THE NAME OF STORM WATER OPERATOR, CERTIFICATION NUMBER, MAJOR OBSERVATIONS, DATE OF INSPECTION AND CORRECTIVE MEASURES TAKEN. AN EGLE SOIL EROSION AND SEDIMENTATION CONTROL INSPECTION LOG SHALL BE FILLED OUT FOR EACH INSPECTION.
 - ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED ON A DAILY BASIS BY THE CONTRACTOR AND MISSING OR DEFICIENT MEASURES SHALL BE REPLACED OR REPAIRED IMMEDIATELY.
 - THE CONSTRUCTION ACCESS POINTS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
 - EXCESS DIRT/FILL IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE SOIL EROSION PLANS UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE ACCEPTING LAND OWNER AND AGREED TO BY THE DEVELOPER.
 - DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

BEST MANAGEMENT PRACTICES SEQUENCE:

NOTE: THE FOLLOWING SEQ SEQUENCE AND MEASURES ARE GENERAL TO EACH STRUCTURE LOCATION. ADDITIONAL MEASURES AND PHASING MAY BE REQUIRED DEPENDING ON THE INDIVIDUAL CONDITIONS AT THE LOCATION WHO IS BEING PERFORMED. FOUNDATION SPILL LOCATIONS SHOWN ON THE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR MAY ADJUST ACTUAL LOCATION AS NECESSARY TO BEST MAINTAIN EXISTING DRAINAGE COURSES AND MINIMIZE IMPACTS TO THE EXISTING CONDITIONS SURROUNDING EACH WORK AREA. ALL EARTH DISTURBANCES ARE TO OCCUR ONLY WITHIN THE PERMITTED ZONE.

- CALL ALL NECESSARY LOCAL, COUNTY, AND STATE PERMITS. THE CONTRACTOR SHALL CONTACT THE EGLE IF NECESSARY TO AMEND THE NOTICE OF COVERAGE (NOC) WITH THE NAME AND CERTIFICATION NUMBER OF THE STORM WATER OPERATOR CHARGED WITH CONDUCTING THE REQUIRED INSPECTIONS. WRITTEN NOTIFICATION FROM THE EGLE APPROVING THE CHANGE TO THE NOC SHALL BE INCLUDED IN THE INSPECTION LOG.
- INSTALL SILT FENCING AS CALLED FOR ON PLANS OR AS SPECIFIC SITE CONDITIONS DICTATE. ONLY CLEAR AREAS NECESSARY TO INSTALL FENCING. FENCING SHALL BE ERRECTED PRIOR TO DEMOLITION OF THE EXISTING STRUCTURES AND SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS AND SPILL STOCKPILE AT THE INDIVIDUAL LOCATION ARE STABILIZED (90% VEGETATIVE COVER). SILT FENCE SHALL NOT BE PLACED ACROSS ANY ACCESS ROAD, CLEAR AND GRUB AREAS AS NECESSARY TO ALLOW FOR PLACEMENT OF FOUNDATION SPILLS.
- DEMOLISH EXISTING STRUCTURES (& FOUNDATIONS) AS NECESSARY. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF MATERIALS CONCRETE AT AN APPROVED AND LICENSED OFF-SITE LOCATION. RESEED AS NECESSARY.
- STOCKPILE TOPSOIL AND EXCAVATE MATERIAL. STOCKPILE SPILL MATERIAL AND GRADE ADJACENT TO EXCAVATION AS SHOWN ON THE SITE DETAILS. NO TOWERING OF EXCAVATED AREAS ARE ANTICIPATED. HOWEVER IF NECESSARY, PLANS WILL BE REVISED AND RESEED SOIL STOCKPILES AS SPECIFIED. PLACE EROSION BLANKETS OVER ANY EXPOSED RAW EARTH WITHIN 1/3 OF A DRAIN OR WATERCOURSE.
- COMPLETE CONSTRUCTION OF NEW STRUCTURE AND REPAIR SURROUNDING AREAS AS NECESSARY.
- INSPECT DISTURBED AREA WEEKLY FOR VEGETATIVE GROWTH. RESEED AS NECESSARY.
- ONCE THE AREA HAS ACHIEVED A MINIMUM OF 90% VEGETATIVE COVER, REMOVE SILT FENCE AND/OR OTHER REMAINING TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BARS SILT FENCE AND OTHER BMPs WHICH ARE STILL IN A SERVICEABLE CONDITION MAY BE USED AS WORK PROGRESSES.
- IF IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE EARTH CHANGE, THEN MAINTAIN TEMPORARY SOIL EROSION AND SEDIMENTATION AREAS TEMPORARILY STABILIZED DURING THE NON-GROWING SEASON WILL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE COMMENCEMENT OF THE NEXT PLANTING SEASON. ALL STRAW OR HAY MULCH WILL BE REMOVED OR DEEPLY INCORPORATED INTO THE SOIL BEFORE PROVIDING PERMANENT STABILIZATION. DORMANT SEEDING IS ALSO RECOMMENDED FOR EARLY SPRING GROWTH.
- LANDOWNER WILL BE RESPONSIBLE FOR PERMANENT STABILIZATION OF DISTURBED AREAS FOR ONE YEAR.

FINAL PROJECT CLOSURE (ALL PROPOSED IMPROVEMENTS ARE COMPLETED)

ONCE ALL PERMANENT SOIL EROSION CONTROL MEASURES ARE COMPLETED AND PERMANENT VEGETATION ESTABLISHED, THE CONTRACTOR SHALL CONTACT THE GOVERNING AUTHORITIES FOR A FINAL INSPECTION. ONCE THE SITE HAS PASSED ITS FINAL INSPECTION, THE S.E.S.C. PERMIT IS CLOSED AND NO FURTHER EARTH DISRUPTION CAN OCCUR WITHOUT A NEW PERMIT.

THE NOTICE OF COVERAGE PERMITEE SHALL FILE A NOTICE OF TERMINATION (NOT) WITH THE EGLE AND RETAIN S.E.S.C. LOGS (HARD COPIES & ELECTRONICALLY) FOR A MINIMUM OF 5 YEARS.

TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A STREAM AND NOT AT FINAL GRADE.	IMMEDIATELY FOLLOWING (2 DAYS MAX) THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A STREAM.	DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY IS SCHEDULED TO BE INACTIVE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED OR STABILIZED IN ANOTHER APPROPRIATE WAY AS SOON AS POSSIBLE.
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER.	PRIOR TO THE ONSET OF WINTER WEATHER (NOVEMBER 1)
WHERE VEGETATIVE STABILIZATION TECHNIQUES MAY CAUSE STRUCTURAL INSTABILITY OR ARE OTHERWISE UNSUITABLE FOR PERMANENT STABILIZATION TECHNIQUES MUST BE EMPLOYED. THIS CAN INCLUDE AGGREGATE COVER, EROSION CONTROL BLANKETS, TURF REINFORCEMENT MATS, OR OTHER STABILIZATION PRACTICE.	

PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL BE DORMANT FOR ONE YEAR OR MORE	WITHIN FIVE (5) CALENDAR DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A STREAM AND AT FINAL GRADE	WITHIN 2 CALENDAR DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN FIVE (5) CALENDAR DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

CONSTRUCTION DEWATERING PLAN

- 1.0 DEWATERING**
- DEFINITION: DEWATERING CONSISTS OF THE REMOVAL OF SURFACE WATER AND/OR GROUNDWATER BY DIVERTING AND/OR REMOVING CONSTRUCTION AREAS WITHIN WATER FEATURES (E. WETLANDS, WATERCOURSE, AND/OR WATERSHED), AS NEEDED FOR CONSTRUCTION.
- A. GENERAL:**
- DEWATERING ACTIVITIES SHALL CONFORM TO APPLICABLE PART 91; SOIL EROSION AND SEDIMENTATION CONTROL (BESO), OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (PRELAP), 1994 PA 451, AS AMENDED.
 - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
 - CONSTRUCTING A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE PRETREATMENT.
 - USE OF A PORTABLE SEDIMENT SETTLEMENT SYSTEM SUCH AS DUMPSTERS.
 - APPLICATION OF NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
 - DISCHARGE WATER THROUGH A SERIES OF FIBER LOGS OR A ROCK WEEPER INTO A LARGE VEGETATED BUFFER AREA.
 - EROSION DISSIPATION SHOULD BE PROVIDED AT ALL DISCHARGE POINTS.
 - DEWATERING OR BASIN DRAINING ACTIVITIES SHOULD NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
- B. POLLUTANTS CONTROLLED AND IMPACTS:**
- PROPER DEWATERING TECHNIQUES WILL FILTER WATER OF SEDIMENT, OILS, AND OTHER CHEMICALS; THUS PREVENTING THESE POLLUTANTS FROM ENTERING THE SURFACE WATERS.
- C. APPLICATION:**
- DEWATER ACCUMULATED GROUND WATER OR MICHIGAN WATER VIA PUMP. DEWATERING BASIN AND ENSURE DISCHARGED WATER DOES NOT CONTRIBUTE TO SEDIMENTATION TO RECEIVING WATERS.
- D. WHEN TO APPLY:**
- APPLY AT THE BEGINNING OF AND DURING CONSTRUCTION WHEN IT IS NECESSARY TO LOWER THE WATER LEVELS WITHIN THE CONSTRUCTION AREA. PUMPING NEEDS TO BE MAINTAINED TO KEEP UTILITY DITCHES AND CONFERMANS DRY UNTIL ALL UNDERGROUND WORK IS COMPLETED.
- E. WHERE TO APPLY:**
- APPLY ON CONSTRUCTION SITES, WHERE APPROPRIATE, OR ANYWHERE ELSE DEWATERING IS NEEDED.
 - WHEN CONSTRUCTION ENCOUNTERS UNCONTAMINATED GROUND WATER / SPRING WATER:
 - CLEAN WATER SHOULD BE PUMPED FROM THE GROUND AND DISCHARGED THROUGH EROSION DISSIPATION PRIOR TO DISCHARGING TO RECEIVING WATERS. THESE BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED AS APPROPRIATE AND APPLICABLE ACCORDING TO LOCAL PERMITS AND REGULATIONS.
 - WHEN CONSTRUCTION ENCOUNTERS UNCONTAMINATED EXCAVATION DEWATERING:
 - CLEAN WATER SHOULD BE DISCHARGED TO A VEGETATED AREA, DITCHES OR OTHER CONVEYANCE WA WHOSE EROSION DISSIPATION SHOULD BE APPLIED TO THE DISCHARGE LOCATION TO MINIMIZE SCOUR. ALTERNATIVELY, UNCONTAMINATED WATER COULD BE DISCHARGED TO RECEIVING WATERS AS ALLOWED BY LOCAL PERMITS AND REGULATIONS OR AS LONG AS POSITIVE DRAINAGE IS PROVIDED. THE WATER COULD BE DISCHARGED TO THE SURROUNDING AGRICULTURAL FIELDS AND ALLOWED TO INFILTRATE OR DRAIN ALONG EXISTING DRAINAGE PATTERNS PROVIDED THAT THE WATER DOES NOT CAUSE FLOODING OR CROP DAMAGE.
- F. RELATIONSHIP WITH OTHER BMPs:**
- DEWATERING IS OFTEN IMPLEMENTED IN CONJUNCTION WITH DEEP FOUNDATION INSTALLATION. SEDIMENT BASINS AND FILTERS SHOULD BE CONSIDERED TO HELP FILTER THE DEWATERED WATER BEFORE IT IS DISCHARGED TO A SURFACE WATER WITHIN UPSTREAMS.
 - UTILIZE EROSION BLANKETS, EROSION CONTROL, FENCING, STRAW BALES, LEVEL, SPREADERS, SILT FENCING, ETC., WHERE NECESSARY TO MITIGATE POTENTIAL EXCESSIVE EROSION AND SEDIMENTATION. ENSURE ANY MATERIALS PLACED IN SURFACE WATER BODIES ARE FREE FROM SILT AND OTHER SUCH AS POLYPROPYLENE FIBER. EXCESSIVE EROSION AND SEDIMENT CONTROL MATERIALS ON SITE (E.G., HAY, DIRT) SILT FENCING, STRAW BALES).
 - CHITOSAN AND CHITIN BASED ADDITIVES HAVE BEEN SHOWN TO SIGNIFICANTLY INCREASE THE EFFECTIVENESS OF FILTRATION AND SETTLING. CHITOSAN (POLY-D-GLUCOSAMINE) IS A LOW TOXICITY PRODUCT EXTRACTED FROM CHITIN (POLY-N-ACETYL-D-GLUCOSAMINE), A BY-PRODUCT OF THE SHELLFISH INDUSTRY. OTHER PRODUCTS SUCH AS ANIONIC POLYACRYLAMIDE (ANIONIC PAM) ARE COMMERCIALY AVAILABLE TO INCREASE SETTLING. OFTEN THESE ARE UTILIZED THROUGH WET OR DRY TOXING MECHANISMS OR AS WATER RUNS OVER A GEL BED UPSTREAM OF A SETTLING OR FILTRATION PRACTICE. EACH PRODUCT SHOULD BE UTILIZED WITHIN THE MANUFACTURERS SPECIFICATIONS AND TAILORED TO THE SOIL AND SITE CONDITIONS.
 - PARTICULATE FILTER UNITS UTILIZING CARTRIDGES OR ENCLOSED FILTER BAGS CAN REMOVE SMALLER PARTICLES DEPENDING ON THE FILTER SIZE. THIS TYPE OF MEASURE IS USUALLY NECESSARY TO TREAT CLAYS. FILTERS MAY NEED TO BE CHANGED DAILY OR MORE FREQUENTLY.
 - CHECK THAT EROSION CONTROL TOOLS ARE IN GOOD REPAIR AND PROPERLY FUNCTIONING PRIOR TO CONDUCTING DAILY WORK AND RE-INSTALL OR REPAIR AS REQUIRED PRIOR TO COMMENCING DAILY CONSTRUCTION ACTIVITIES.
 - KEEP SEDIMENT AND EROSION CONTROL MEASURES IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED (E. RE-VEGETATED).
- G. DESIGN SPECIFICATIONS:**
- DEWATERING MUST BE DONE SO THAT THE VELOCITY OF THE DISCHARGED WATER DOES NOT CAUSE SCOURING OF THE RECEIVING AREA. IF THE RECEIVING AREA IS A STRUCTURAL BMP (E. BASIN OR TRAP), THE DESIGN OF THE BMP SHOULD BE BASED ON THE ANTICIPATED FLOW FROM THE DEWATERED AREA.
 - SEDIMENT LADEN WATER FROM OFFERMS, DITCHES, FOUNDATION EXCAVATIONS, AND OTHER AREAS WHICH NEED TO BE DEWATERED SHOULD BE PUMPED THROUGH A GEOTEXTILE MATERIAL BEFORE THE WATER IS DISCHARGED TO A SURFACE WATER BODY. THE FILTER BAG SHOULD BE DISPOSER OF BY THE CONTRACTOR AT AN UPLAND SITE.
 - IF THE DEWATERED WATER IS DISCHARGED THROUGH A FILTER TO A COUNTY OR INTERCY COUNTY DRAIN, PERMISSION MUST BE OBTAINED FROM THE DRAIN COMMISSIONER OR DRAIN BOARD.
 - A TEMPORARY SUMP AND ROCK BALE SHOULD BE USED WHERE A TEMPORARY PUMP IS INSTALLED TO DEWATER AN AREA OF ACCUMULATED WATER. IF A ROCK BALE CANNOT BE USED, THE PUMP INTAKE SHALL BE ELEVATED TO DRAW WATER FROM THE TOP OF THE WATER COLUMN TO LIMIT SEDIMENTATION. IMPLEMENT DEWATERING OF FOUNDATIONS AS NEEDED. A TEMPORARY SUMP AND ROCK BALE SHOULD BE USED WHERE A TEMPORARY PUMP IS INSTALLED TO DEWATER AN AREA OF ACCUMULATED WATER.
 - OUTLETS PUMPS SHALL BE PROTECTED FROM SCOUR EITHER BY RRPPR PROTECTION, FABRIC LINER, AND/OR OTHER ACCEPTABLE METHODS FOR OUTLET PROTECTION.
 - EROSION DISSIPATION (RRPPR) SHOULD BE APPLIED TO THE DISCHARGE AREA OF THE PUMP HOSE. THE WATER SHOULD BE DISCHARGED TO A LARGE PLAT VEGETATED AREA FOR FILTRATION / INFILTRATION PRIOR TO FLOWING INTO RECEIVING WATERS OF CONVEYANCES / DITCHES. IF DISCHARGE WATER IS TURBID, DEWATERING BAGS, TEMPORARY TRAPS AND ROCK KEEPERS OR OTHER ADEQUATE BMP IS NEEDED TO CONTROL SEDIMENT DISCHARGE.
- 6.0 PROPOSED BMPs AND WATER TREATMENT**
- a) GEOTEXTILE FILTER BAGS**
- GEOTEXTILE FILTER BAGS REMOVE SEDIMENT FROM DEWATERING DISCHARGE AND ARE PUMPED INTO A FILTER BAG CHOSEN FOR THE PREDOMINANT SEDIMENT SIZE. FILTER BAGS ARE MANUFACTURED PRODUCTS MADE TYPICALLY FROM WOVEN MONOPOLYMER POLYPROPYLENE TEXTILE (COARSE MATERIALS, E.G. SANDS) OR NON-WOVEN GEOTEXTILE (SILTS/CLAYS). THEY ARE SINGLE USE PRODUCTS THAT MUST BE REPLACED WHEN THEY BECOME CLOGGED OR HALF-FULL OF SEDIMENT.
 - GEOTEXTILE FILTER BAGS ARE GENERALLY CONSIDERED HIGH FLOW PRODUCTS, WHICH HAVE LIMITED ABILITY TO TREAT FINE GRAINED SEDIMENTS. GRAVITY DRAINED FILTER BAGS SHOULD APPLY THE FOLLOWING: 1) THE FILTER BAGS SHOULD BE PLACED OUTSIDE OF A VEGETATED EROSION AREA AND NOT IN CLOSE PROXIMITY TO THE STREAM OR WATER RESOURCE; 2) THEY MUST BE PUT ON A RELATIVELY PLAT GRADE TO PREVENT EROSION CAUSED BY WATER LEAVING THE BAG; 3) THE PLACEMENT OF THE BAG OVERLAP A PLAT BED OF AGGREGATE WILL MAXIMIZE THE FLOW AND USEFUL SURFACE AREA OF THE BAG; 4) THEY SHOULD BE USED IN CONJUNCTION WITH A LARGE VEGETATED BUFFER OR SECONDARY FLOW AND/OR BARRIER.
 - FILTER BAGS SHOULD BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE-STITCHED "J" TYPE SEAMS CAPABLE OF TRAPPING PARTICLES LARGER THAN 100 MICRONS.
 - FILTER BAGS SHOULD BE INSTALLED IN WELL-VEGETATED (GRASSY) AREAS AND DISCHARGE ONTO STABLE, EROSION RESISTANT SURFACES/AREAS.
 - THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE FILTER BAG IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
 - A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME HALF FULL. SPARE REPLACEMENT BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED AND/OR ARE HALF FULL.
 - THE MONITORING FOR TURBIDITY OF THE FILTER BAG DISCHARGE SHOULD OCCUR ON A REGULAR BASIS. IF TURBID WATER IS OBSERVED PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM HAS BEEN RESOLVED. BAGS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF PUMPING ACTIVITIES.
- H. MAINTENANCE:**
- THE DEWATERING SITE SHOULD BE INSPECTED SEVERAL TIMES DAILY TO ENSURE THAT THE PUMPING PROCEDURE IS ADEQUATELY CONTROLLING THE EXCESS WATER TO ENSURE THE FILTER BAG IS NOT CLOGGED, AND THAT THE VEGETATIVE FILTER, WHEN USED, IS SILT RETAINING SEDIMENT. IF THE FILTER BAG BECOMES CLOGGED, REPLACE WITH A NEW ONE.

Know what's below.
Call before you dig.
The Michigan Department of Environment, Great Lakes & Energy (EGLE) has a new 811 program for Michigan residents and businesses. Call 811 to report a problem or to request a utility location. This is a free service. For more information, visit www.811mi.gov.

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CITY OF TROY
OAKLAND COUNTY, MICHIGAN

R.B. JENKINS & ASSOCIATES, L.L.C.
SANDRA WALKER
EGLE CONTRACT PLAN
BMP & CONSTRUCTION DETAILS

DATE: AUGUST 12, 2020
REVISIONS/SUBMITTALS

DRAWN BY: BS
CHECKED BY: MM
PROJECT MANAGER: DB
JOB #: 18002467
FILE CODE: -
SHEET NO: 05

SEEDING SPECIFICATION

GENERAL

SEEDING CAN BE USED FOR TEMPORARY OR PERMANENT STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED SHALL BE TEMPORARILY AND/OR PERMANENTLY SEEDED IMMEDIATELY FOLLOWING THE CONCLUSION OF GRADING ACTIVITIES (WEATHER PERMITTING) AND MUST BE COMPLETED WITHIN FIVE (5) DAYS. TEMPORARY AND PERMANENT SEED MIXTURES ARE SPECIFIED BELOW. TEMPORARY SEED MIX SHALL ALSO BE APPLIED DURING THE APPLICATION OF THE PERMANENT SEED MIX TO ENSURE TIMELY VEGETATIVE COVER OF EXPOSED AREAS.

IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRASS STRAW OR HAY UNIFORMLY AT THE RATE OF 1-1/2 TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DSG-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE LOCAL REGULATORY AGENCY.

SEEDING MIXTURES

SEE SEED MIXES R TEMPORARY & PERMANENT SEED CHARTS.

SLOPES FLATTER THAN 3:1 (NOT INCLUDING BASINS)

APPLY 17-17-17 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 20 LBS PER 1000 SQ.FT. SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING/PLANTING DATES IMMEDIATELY FOLLOWING LAST DISTURBANCE OR WITHIN 14 DAYS	SEED VARIETY (SEE CHART BELOW)	APPLICATION RATE 60 LBS PER ACRE
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PERMANENT SEEDING/PLANTING DATES PREFERABLE EARLY SPRING OR EARLY FALL	SEED VARIETY (SEE CHART BELOW)	APPLICATION RATE 80 LBS PER ACRE
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SLOPES 3:1 OR GREATER (NOT INCLUDING BASINS)
APPLY 17-17-17 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 20 LBS PER 1000 SQ.FT. AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING/PLANTING DATES IMMEDIATELY FOLLOWING LAST DISTURBANCE OR WITHIN 5 DAYS	SEED VARIETY (SEE CHART BELOW)	APPLICATION RATE 60 LBS PER ACRE
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PERMANENT SEEDING/PLANTING DATES PREFERABLE EARLY SPRING OR EARLY FALL	SEED VARIETY (SEE CHART BELOW)	APPLICATION RATE 80 LBS PER ACRE
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TEMPORARY SEED SEED: 60 LBS PER ACRE MIX:
40% SEED OATS
25% KENTUCKY 31 TALL FESCUE
22% CREEPING RED FESCUE
11% TIMOTHY
1.0% INERT MATTER
1.0% OTHER CROP
0.01% WEED SEED

PERMANENT SEED SEED: 80 LBS PER ACRE MIX:
70% TRUE BLUE KENTUCKY (BROOKLAWN, BOUTIQUE, GROME, AND 162-203 KENTUCKY BLUEGRASS)
30% PERENNIAL RYE GRASS (MANHATTAN 4, CHARGER, CITATION 4, AND PIZZAZZ PERENNIAL RYE GRASS)

SEED BED PREPARATION (PERMANENT SEEDING)

SURFACE WATER CONTROL MEASURES SHALL BE IN PLACE. AREA TO BE SEEDED SHALL BE RIPPED AND SPREAD WITH AVAILABLE TOPSOIL. TOTAL SEEDBED PREPARED DEPTH SHOULD BE AT LEAST 4 INCHES. LOOSE ROCKS, ROOTS AND OTHER OBSTRUCTIONS NEED TO BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH THE ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDED PREPARATION SHOULD BE AT FINISH GRADE AND BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME SHOULD BE USED ACCORDING TO SEEDING SPECIFICATIONS. IF SOIL TEST IS TAKEN, APPLY FERTILIZER AND LIME ACCORDING TO SOIL TEST REPORT. FERTILIZER AND LIME SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDED PREPARATION. WEIGHTS, SEED SIZES AND PERCENTAGE OF PURITY AND GERMINATION MUST BE CHECKED PRIOR TO SEEDING.

SEEDING SHALL BE ACCOMPLISHED IN TWO DIRECTIONS AND AT RIGHT ANGLES TO EACH OTHER. LAWN AREAS SHALL BE SEEDED AT THE RATE INDICATED ON THE DRAWINGS BY SOWING EVENLY WITH AN APPROVED MECHANICAL OULP-PACKER SEEDER TO COVER THE SEED AND FORM THE SEEDBED IN ONE OPERATION. IF BROADCAST SEEDER IS USED THE SEEDING RATE SHALL BE TWO (2) TIMES THE DRILL RATE. IN INACCESSIBLE AREAS THE SEED SHALL BE LIGHTLY RAKED WITH FLEXIBLE RAKES AND ROLLED WITH A WATER BALLAST ROLLER. AFTER ROLLING SEEDED AREAS ARE TO BE MULCHED ACCORDING TO SPECIFICATION. IF HYDRO-SEED OPERATION IS USED, SEEDING RATE SHALL BE FIVE (5) TIMES THE DRILL RATE INDICATED ON THE DRAWINGS.

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS APPLY STRAW MULCH AND TACKFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED. IN THE EVENT SEEDING OCCURS OUT OF SEASON, MAINTENANCE SHALL OCCUR AND CONTINUE INTO THE FOLLOWING GROWING SEASON OR UNTIL A UNIFORM STAND OF THE SPECIFIED PERMANENT GRASSES HAVE BEEN ESTABLISHED AND THE SITE HAS REACHED 90% STABILIZATION. PERMANENT AND TEMPORARY SEEDINGS SHALL BE ACCOMPLISHED THROUGHOUT THE CONSTRUCTION PROCESS.

INSPECTION

INSPECT SEEDED AREAS FREQUENTLY. IF SEEDED AREAS FAIL TO GERMINATE, OR TO PROVIDE ADEQUATE GROUND COVERAGE, THE AREA SHALL BE RE-SEEDED UNTIL FINAL STABILIZATION IS ACHIEVED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE PLANS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBER, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST GERMINATING ANNUAL GRASS/GRAN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS.
- ALL MUD/DIRT/MATERIALS (SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO PUBLIC ROADWAYS OR INTO WATER COURSES) SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A MANNER AS TO PREVENT EROSION FROM THE WORK AREA.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, STOCKPILES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.
- LOW GROUND PRESSURE EQUIPMENT SHALL BE USED TO MINIMIZE LAND DISTURBANCE BETWEEN STRUCTURES.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER.
- ALL GRADING TO BE PERFORMED AS NOT TO OBSTRUCT UPSTREAM DRAINAGE.
- SITES WILL BE INSPECTED WEEKLY. ANY AREAS OF OFF-SITE EROSION WILL BE CORRECTED WITHIN 2 BUSINESS DAYS.
- TIMBER CROSSING MATS WILL BE USED AS SHOWN TO MINIMIZE DISRUPTION TO WETLAND AREAS.

SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL (FOR EACH SITE)

SCHEDULE TO BE FILLED OUT BY CONTRACTOR.

START DAY	END DAY	
		1. PULL ALL NECESSARY PERMITS & LICENSES.
		2. INSTALL SILT AND PROTECTIVE FENCING.
		3. CLEAR AND GRUB WORK AREA.
		4. COMPLETELY REMOVE EXISTING STRUCTURE & FOUNDATION.
		5. STRIP AND STOCKPILE TOPSOIL.
		6. EXCAVATE FOR PROPOSE STRUCTURE, STOCKPILE SPOILS AND GRADE ACCORDINGLY.
		7. BEGIN FOUNDATION CONSTRUCTION OF NEW STRUCTURE.
		8. REPLACE TOPSOIL, SEED AND STABILIZE DISTURBED AREAS.
		9. REMOVE SILT FENCE, REPAIR DISTURBED AREAS AS NECESSARY.
		10. COORDINATE WITH PERMITTING AGENCIES FOR CLOSEOUT INSPECTION.

NOTE:

IF SEEDING CAN NOT BE ACCOMPLISHED DUE TO SEASONAL CONSTRAINTS, APPLY STRAW MULCH AND TACKFIER TO ALL SLOPES AND DISTURBED AREAS UNTIL PERMANENT SEEDING IS ALLOWED. IN THE EVENT SEEDING OCCURS OUT OF SEASON, MAINTENANCE SHALL OCCUR AND CONTINUE INTO THE FOLLOWING GROWING SEASON. FOR ALL AREAS LEFT UNSTABILIZED DUE TO SEASONAL CONSTRAINTS, FINAL STABILIZATION SHALL BE ACHIEVED BY APRIL 15TH.



Know what's below. Call before you dig.

CALL BEFORE YOU DIG. CALL 811 TO REPORT ANY UNIDENTIFIED UTILITY LOCATIONS. CALL 811 TO REPORT ANY UNIDENTIFIED UTILITY LOCATIONS. CALL 811 TO REPORT ANY UNIDENTIFIED UTILITY LOCATIONS.

NOTICE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



SECTIONS: 14 & 23
T O I N R 08 E
CITY OF NOW
OAKLAND COUNTY, MICHIGAN

R.B. WIKENS & ASSOCIATES, LLC
SANDY LAKE WAY
EGLE IMPACT PLAN
SSC NOTES

DATE: AUGUST 12, 2020
REVISIONS/SUBMITTALS

DRAWN BY: BS
CHECKED BY: MM
PROJECT MANAGER: DB
JOB #: 18003467
FILE CODE: -
SHEET NO: 06

DRAFT PRO AGREEMENT

PRO NARRATIVE

SAKURA NOVI LAND DEVELOPMENT, LLC

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Birmingham, MI 48009
(248) 283-1071 Phone (248) 283-1150 Fax

May 19, 2021

City of Novi
Planning Department
45175 Ten Mile Road
Novi, MI 48375

Re: PRO Site Plan Submittal Project Narrative
Sakura Novi & The Residences at Sakura Novi
Novi, MI

Sakura Novi Land Development, LLC is pleased to submit a PRO Rezoning and Site Plan application for properties near Town Center Drive between Grand River Avenue and 11 Mile Road. Sakura Novi is working to bring in the best concepts in Asian cuisine; along with lifestyle services such as a hair salon, spa and yoga studio; 15,000 sf of office space; Asian-inspired gardens with a play area surrounding a pond; and 118 townhome apartments.

Currently in pre-development, once completed, Sakura Novi is envisioned to be a centerpiece in the City's efforts to foster a welcoming, international district in the heart of downtown. The new restaurant / retail collection and its public amenities, added to local stalwarts such as One World Market and Ajishin, as well as the many new residential options downtown, will create an increasingly fun, cosmopolitan urban fabric.

At a meeting at the City of Novi Civic Center in August, 2016, community leaders, including members of City Council, representatives from Oakland County, Japanese Deputy Consul General Ryoji Noda, and Japanese Business Society of Detroit Executive Director Shosaku Ueda, brainstormed what this vision of an Asian-themed district should provide. One theme mentioned at that meeting was inclusivity. The name, Sakura Novi, is, first, a bow of the head to the very important Japanese ex patriot population in southeast Michigan. Sakura Novi is also a note of welcome and an invitation to citizens of other Asian nations living in the community, Michigan's large Asian-Americans population, and everyone to enjoy Novi's hospitality with an international flair. Of particular importance for this project, and again responding to input from that first meeting, is to create an integrated environment where hard-working executives and members of their families can rest and relax around the pond and gardens, have a good time at the restaurants and shops, and return home all within a single, safe campus. The 24/7 live-work-play environment at Sakura Novi is intended to create an energy and authenticity that will sustain itself over time and even create interesting new dynamics that help downtown Novi grow and evolve in surprising and delightful ways.

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Sakura Way is envisioned in 2 phases. Phase 1 will include 3 sub-phases: Phase 1A will feature approximately 46,000 sf of commercial development, including an Asian-themed retail and restaurant collection that will be approximately 33,000 square feet; and 13,000 square feet of Asian-themed professional office uses. Phase 1B will include 50 townhomes. Phase 1C will include 68 townhomes. Phase 2 may either be used to expand the commercial project; or may be used to add up to an additional approved 15 townhomes. This will depend on market demand as the project evolves.

The Anglin parcel, purchased in 2016 by the City of Novi, was identified in the 2016 Master Plan Update as one of three notable redevelopment sites in the City; and was deemed in the 2014 Town Center Area Study to be one of ten subareas in the Town Center Area. Sakura Novi, a walkable mixed-use project, will feature the existing retention pond as one of the primary site amenities. As per the Asian theme, the water feature will be surrounded by natural elements, including a walking path, cherry trees and other distinctive components. These green elements will carry through to a Common lawn in the residential site and through to the wetlands on Eastern border of the site.

The development team, at the early urging of City Council, extended the land acquisition East across parcels owned by Ecco Tool Co to reach to another parcel owned by the City of Novi. This effort was in order to incorporate 118 townhome-style apartments, and more fully realize the City's vision for a walkable, mixed-use facility. This portion of the development, led by Robertson Brothers Homes, is called the Residences at Sakura Novi. The townhomes will range in size between 1100 and 1500 square feet. Over the past decades, Robertson Brothers has had success with this mix of townhomes and is confident the project will be well received in Novi. The Residences at Sakura Novi will be managed in the context of the wider Sakura Novi campus as an apartment community. Elevations of the homes have been attached for consideration.

Sakura Novi consists of several parcels of land under contract with two separate owners totaling approximately 15.5 acres. The Anglin parcel, owned by the City, contains several vacant buildings that abut Grand River Avenue. These structures will be removed as part of the development. Ecco Tool Co has agreed to sell a portion of their raw land to accommodate the project, while keeping a portion of their site in order to continue to operate the family business.

The land is currently zoned OS-1 and I-1. We are seeking to rezone these parcels to TC-1. The desired land uses for Sakura Novi as requested by Sakura Novi Land Development, LLC, as per the 2016 Master Plan Update and as per TC-1, include Retail businesses, Retail business service uses, Business establishments which perform services on the premises, Professional Services, Off-street parking lots, Restaurants, Offices, Outdoor public gathering places, Hotels, and Residential dwellings. All of these uses are included in the TC-1 classification. A Special Land Use for the Sale of produce and seasonal plant materials outdoors and Brewpubs may also be sought.

If the land remains zoned as OS-1 and I-1, we will not be able to build Sakura Novi. Sakura Novi Phase 1 and possible Phase 2 land uses that will not be permitted if land remains OS-1 and I-1 include Retail Businesses, Restaurants, Hotels, and Residential

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Buildings. In fact, the only allowable land uses under OS-1 and I-1 featured in Phase 1 of Sakura Novi include Off-street parking lots and public gathering places. Possible Sakura Novi Phase 2 land uses that will be permitted include Retail business services, Business establishments which perform services on the premises, Professional Services, Off-street parking lots, Offices, and outdoor public gathering places.

The two parcels owned by Ecco Tool Co are currently zoned I-1. Ecco Tool Co. intends to retain approximately .79 acres of their land in order to continue to run the family tool and die shop. As per the provisional purchase agreement with Ecco Tool Co, the land retained by Ecco Tool Co will be rezoned to TC-1. However, the land retained by Ecco Tool Co will need to become an accepted non-conforming use within the TC-1 district, so as to allow Ecco Tool Co to continue as a tool and die shop.

Onsite wetlands have been analyzed by Atwell, LLC and EGLE's draft permit is provided with this submittal package. The pond to the West will function as a primary site feature as well as serve as the storm detention for the commercial portion, the western residential portion and the Ecco parcel to remain in operation. There is a detention basin planned on the Eastern border, adjacent to the city retained retention wetland area that will serve as storm detention for the eastern residential portion and the Phase 2 land area.

A Planned Rezoning Overlay zoning district is proposed for the site. The purpose of the PRO district is intended to establish a set-criteria for a given property based on the unique characteristics of the land. Specifically, the proposed project is unique in that, as per the 2016 Master Plan Update, it represents an opportunity to transform an area at the center of the City that has been identified by the City as a potential and desirable redevelopment area. The uniqueness of the site comes from the fact that it is largely unimproved and sits at the heart of downtown Novi.

The proposed use of the land will add an exciting collection of pedestrian-friendly restaurant and retail uses, and will be integrated with existing and new residential developments, in a green and walkable environment that will open practically $\frac{1}{4}$ of Downtown Novi to the on-going development of a more dense, functional downtown core. The project's future residents will help provide a critical mass of customers that will drive the creation and further success of desired commercial activity in the entire district. The townhome units will seek to serve demand for the "missing middle" typology that communities struggle to provide.

Section 7.13 2.B. of the City of Novi Zoning Ordinance identifies conditions required as part of a PRO rezoning request, as follows:

1. The location, size, height or other measure for and/or of buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other features shown on the PRO Plan.

The Sakura Novi development identifies the proposed setbacks and building sizes, Landscaping, design and other features on the proposed PRO plan submission package.

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There are multiple deviations to be requested from the TC-1 Zoning District regulations, and there are several specific reasons for this. The TC-1 classification matches recent classifications on adjacent properties, and is suitable for the Novi Downtown district development being proposed. The requested Zoning provides the greatest latitude to develop a walk-able, more dense level of varied occupancies suitable to this core neighborhood. Particular attention is being paid to the Town Center Area Study to create an inviting and connective pedestrian environment with this development, animated with not only dining options, shops and residences, but integrating the natural features of Novi's core in such a way as to delight the patrons and continue to entice people toward the core of this community. The deviations we are seeking pick up on suggestions as provided in the Town Center Area Study, and work together to provide the level of service expected by the residents of Novi and Oakland County.

2. Specification of maximum density or intensity of development and/or use, expressed in terms fashioned for the particular development and/or use, for example, and in no respect by way of limitation, units per acre, maximum usable floor area, hours of operation, and the like.

Phase 1 of the 15.5 acre site will feature approximately 46,000 sf of restaurants, office and retail that will operate at normal business hours for offices, restaurants and retail. The development will additionally include 118 residential units, which is approximately 8.0 units per acre across the entire site.

3. Preservation of natural resources and/or features.

The western water feature will be showcased at Sakura Novi as a defining amenity of the site, and the eastern residential community will be situated adjacent to the city-owned retention basin/wetland on the eastern edge of the site.

4. Facilities to address drainage/water quality.

The project will provide for storm detention utilizing the existing pond in the western portion of the site and providing a new basin in the eastern portion of the site in accordance with Oakland County standards relating to the use.

5. Facilities to address traffic issues.

A traffic study and parking study has been completed by Bergmann Associates and is included in the PRO submittal package.

6. Preservation of open space.

Open space will be provided with the water feature and the surrounding walkways on the western portion of the site, through extensive common areas running throughout the commercial and residential portions of the site, and with the wetland on the Eastern edge of the site.

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7. A written understanding for permanent maintenance of natural resources, features, and/or facilities to address drainage/water quality, traffic, open space and/or other features or improvements; and, provision for authorization and finance of maintenance by or on behalf of the City in the event the property owner(s) fail(s) to timely perform after notice.

Experienced ownership entities, Robert B. Aikens & Associates, LLC and Robertson Brothers Homes have formed Sakura Novi Land Development, LLC and will be actively operating the developments with an emphasis on sustainable well-being. As the process moves forward, and discussions turn to documentation codifying understandings, Property Ownership will entertain proposals as relates to obligations that shall run with the land to maintain areas of the site deemed by the City and by Property Ownership to be critical. Further, Property Ownership will entertain documentation that grants the City certain rights that run with the land to give notice as to certain failures to maintain, and rights to cure such failures as it is deemed necessary.

8. Other provisions proposed by the applicant and approved by the City.

Refer to the proposed PRO development plan submission.

9. Signage, lighting, landscaping, building materials for the exterior of some or all structures.

Signage, lighting, landscaping, and building materials for the exterior of some or all structures will be in keeping with a contemporary Asian-themed mixed-use community. Among other things, we are taking our cues from trends in design practiced by national and international food & beverage operators. Our intent is to create an environment amenable for said operators, as well as to create designs that will be unique to Sakura Novi, to Novi, and to Michigan. Our specific recommendations on achieving this are spelled out to the best of our abilities through our submission materials.

10. Permissible uses of the property.

The requested land uses as per the 2016 Master Plan Update and as per TC-1 includes Retail businesses, Retail business service uses, Business establishments which perform services on the premises, Professional Services, Off-street parking lots, Restaurants, Offices, Outdoor public gathering places, Hotels, and Residential dwellings. All of these uses are included in the TC-1 classification. A Special Land Use for the Sale of produce and seasonal plant materials outdoors and Brewpubs may also be sought.

General list of requested deviations from Ordinance standards is included here:

1. Deviation from Section 3.27.1.C to allow an exterior side yard setback of 10 feet (50 feet required) for Buildings A & D, where adjacent to B-3 zoning to the east.

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2. Deviation from Section 3.27.1.C to allow building and parking setbacks to be reduced up to 0 feet when adjacent to general common element boundary areas within a condominium.
3. Deviation from Section 4.82.2.e. to allow second floor residential balconies to encroach 4 feet into the front yard setback (11 feet instead of 15 feet required) along Eleven Mile Road.
4. Deviation from Section 3.1.26 to allow a reduction of the side yard parking setback (5 feet instead of 10 feet required) in Phase 1 on the western property line with the Town Center green space area adjacent. This deviation also allows the parking setback to be reduced to 5 feet (10 feet required) for the parking area south of Building 21 (Phase 2 residential option) adjacent to the B-3 zoned parcel.
5. Deviation from Section 3.6.2.M to eliminate the wetland setback (25 feet required) around the pond feature. This deviation also pertains to the far eastern portion of site, abutting the City-owned retention/wetland basin.
6. Deviation from Section 3.1.26.D to allow the existing front yard parking lot along 11 Mile Road for ECCO Tool shop (approximately 15 feet measured from ROW, instead of 20 feet required). This deviation would not apply to any future redevelopment of the ECCO Tool parcel.
7. Deviation from Section 3.1.26.D to allow the parking area in front of Building 12 on the northeast corner of the site to extend into the front parking setback (6 feet instead of 20 feet required).
8. On the commercial buildings, Section 9 façade waivers to allow an overage of flat metal panels on the west and east facades of Building B; and an overage of EIFS on the west façade of Building C.
9. On the residential buildings, a Section 9 façade waiver to allow an overage of cement fiber siding (up to 39% on front elevations, 58% on side elevations, 48% on rear elevations). On the rear elevation, a deficiency in the minimum of brick on the rear elevation (15.5% instead of 30% required) as shown on the residential building elevations.
10. Deviation from Section 3.27.1.H. and/or Section 5.4 to permit loading/unloading spaces of the commercial buildings to be located in rear and side yards, and for deficiencies in the size of loading area required, as shown on the PRO Plan, if truck turning movements are shown on the plans to demonstrate accessibility.
11. Deviation from Section 3.27.2.B to allow the proposed Buildings A & D (PRO Office, Restaurant and Retail mix) to exceed 7,500 square feet of gross leasable floor area, with a total of approximately 29,000 square feet on one level, as identified on the plans.

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12. Deviation from Section 3.27.2.B to allow Building C (13,102 square feet) to exceed 7,500 square feet, as it is not a multi-story building.
13. Deviation from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 foot candle minimum standard on the pathway around the water feature. Site walkway areas in the residential portion will vary below 0.2 foot candle minimum standard. Parking area in residential area will fall below 0.2 foot candle minimum standard in some locations.
14. Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters.
15. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards. Tenants may have both interior-facing and frontage-facing signage. The development will adhere to the requirements of the City Code, subject to the following deviations:
 - i. Under Section 28-5.c.1.a, deviation to allow up to 2.5 square feet of signage per linear foot of contiguous public or private street frontage, up to a maximum of 130 square feet.
 - ii. Under Section 28-5.c.1.b, deviation to allow 2.5 square feet of signage per linear foot of contiguous public or private street frontage on a rear/secondary façade with a pedestrian entrance, up to a maximum of 130 square feet.
 - iii. Under Section 28-5.c.1.d, a deviation to allow 2 signs of equal permitted size for each interior retail/restaurant tenant not fronting public streets. Sign area allowed up to 2.5 square feet of signage per linear foot of elevation frontage, up to a maximum of 130 square feet. The signs shall be located no closer than 30 feet on center from any other similar sign (except those of the same message but different languages, which may be located closer), and shall be located adjacent to such parking lot or street, as applicable.
16. Deviation from Section 5.3.2 to allow drive lane reduction to 20-22 feet in residential Phase 1C area as shown on the PRO Plan, provided no parking signage is posted in these areas and provided sufficient clearance is available for emergency vehicle movements.
17. Deviation from Section 3.27.1.I to allow a 6-foot sidewalk along 11 Mile Road, instead of the 12.5-foot sidewalks required by the TC-1 District along non-residential collector and local streets.
18. Deviation from Section 5.5.3.A to allow a continuous 6-foot evergreen hedge with densely planted deciduous canopy trees in lieu of the required 6-8 foot berm required when TC-1 district abuts a B-3 district.

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19. Deviation to allow ECCO Tool to continue to operate as a nonconforming use in the TC-1 district until their operations cease (subject to Paragraph J.iii.i above).
20. Deviation from Engineering Design Manual Section 5.6.5 (b)(a) for lack of 25-foot vegetated buffer around the storm water management pond in the residential use area.
21. Deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River, as fencing and landscaping will be provided as alternative screening.
22. Deviation from Section 5.5.3.B.ii and iii. for insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1C), as a retaining wall will provide alternative screening.
23. Deviation from Section 5.5.3.F.iii.b.3 for a deficiency in foundation plantings along the building perimeter facing the interior drives of multifamily residential buildings. *(New deviation due to ordinance modification after PC approval)*
24. Deviation from Section 5.5.3.A.ii Footnote 1 for not providing a 6-foot wall when non- residential uses in the TC-1 District abut a residential use. Alternative screening shall be provided between residential and non-residential uses on the site. *(New deviation due to ordinance modification after PC approval)*
25. Deviation from Section 5.5.3.C for deficiency of 3 parking lot perimeter trees provided in Phase 1.
26. Deviation from Section 4.19 of the Zoning Ordinance to allow transformers to be located as shown in the PRO Plan, in the rear or side yard next to the loading zones of the buildings, in the commercial portion of the project.
27. Deviation from Section 12-176 of the Code of Ordinances to allow mitigation of wetland impacts in whole or in part through the purchase of credits in an EGLE-approved wetland mitigation bank. This deviation is unique to this parcel and its location within the City and is further subject to the following requirements:
 - i. Mitigation credits shall be purchased within an EGLE-approved wetland mitigation bank in the Ann Arbor Moraines ecoregion (Sub-section VI.1.2).
 - ii. The City's required 2.41 acres of wetland mitigation shall be purchased within a single wetland mitigation bank.
 - iii. All documentation of such purchase shall be provided to the City in order to demonstrate that the conditions of the City of Novi's wetlands permit have been fulfilled. Such documentation shall be reviewed and approved by the City's legal consultant.
 - iv. Documentation from EGLE authorizing the proposed wetland impacts, as well as approval of the proposed wetland mitigation scenario, shall be received before issuance of a City of Novi wetlands permit.

SAKURA NOVI LAND DEVELOPMENT, LLC

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PUBLIC BENEFITS

The negotiated public benefits Sakura Novi will provide are:

1. Developer offers to dedicate continuous Right-of-Way (ROW), and future ROW, along 11 Mile and Grand River. The total dedication would be 0.342 acre.
2. Developer offers an easement at the southeast corner of the proposed development for the City to use for public art or other amenity.
3. The development will create a park-like environment around the existing pond, including a walking path around the pond and throughout the site, available to the general public. Landscaping treatments, the pathway, and a small building at the edge of the pond will “activate” the pond.
4. Through a partnership with the STAMPS School of Art and Design and the Japan America Society, design and placement of a Japanese-themed artwork on Building C.
5. Contribution to the Sidewalk Fund in an amount of approximately \$117,000 for the purpose of funding missing sidewalk connections in the vicinity of Sakura Novi.
6. Funding for completion of the sidewalk segment along Grand River Avenue from the property line to the Town Center Drive intersection.
7. Construction of a multi-use, multi-generational recreational amenity and platform (approximately 1,800 square feet) to be located northwest of the pond.
8. Construction of a meditative Observation-Plaza east of the Phase 1C residential area, overlooking the eastern detention basin (approximately 700 square feet).
9. Partnership with the Novi Public Library to provide a “Free Little Library” type facility within the development curated by the Novi Public Library, or other more impactful enhancement for the NPL as determined by library officials and the developer’s team.

CONSULTANTS

The outside consultants involved with the project are as follows:

Engineering Consultant:
Jim Butler, PEA,
2430 Rochester Court, Troy, MI 48083
248-689-9090, Ext 1133

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Architecture Consultants:

Matt Niles, Wah Yee Associates (Commercial)
42400 Grand River Avenue, #200, Novi, MI 48375
248-489-9160

Brian Neeper, Brian Neeper Architecture P.C. (Residential)
630 North Old Woodward, Suite 203
248-259-1784

Landscape Consultant:

Sue Grissim, Grissim Metz Andriese Associates
300 E Cady St, Northville, MI 48167
248-347-7010, Ext 222

Traffic Consultant:

Timothy Likens, Bergmann
7050 West Saginaw Hwy, Suite 200, Landing, MI, 48917
517-827-8693

Wetland Consultant:

Don Berninger, Atwell, LLC
311 North Main, Ann Arbor, MI 48104
734-994-4000

Sakura Novi Land Development, LLC is pleased to present this concept plan for PRO consideration by the City. We believe the development will ultimately become a point of pride for responsible development at the heart of a robust downtown Novi.

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

Thank you.

Respectfully,

A handwritten signature in black ink, consisting of the letters 'GSA' followed by a long, horizontal, slightly wavy line extending to the right.

COMMUNITY IMPACT STATEMENT

SAKURA NOVI LAND DEVELOPMENT, LLC

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May 19, 2021

Sakura Novi Community Impact Statement

1. Expected annual number of police/ fire responses for the proposed development (can be based on statistics from similar developments);

ANTICIPATED DEMANDS ON POLICE DEPARTMENT SERVICES

Based on the Police records for the year 2013 and the SEMCOG population estimate for the City Of Novi for 2013 of 59,395 persons, the per capita response was one Police Department response for every 2.63 persons. Commercial estimates provided by the City of Novi based on most recent year for similar size/type/zoned property on adjacent parcel.

For Phase1 commercial, Based on the estimated proposed development uses and area, it is estimated that **186** annual Police Department calls would be made from the commercial project.

For Phase1 residential, Based on an expected residential population of **295** persons (2.5 persons per household), it is estimated that **112** annual Police Department calls would be made from the residential project.

For Phase2/total residential, Based on an expected additional residential population of **35** persons (2.5 persons per household), it is estimated that **125** annual Police Department calls would be made from the residential project.

ANTICIPATED DEMANDS ON FIRE DEPARTMENT SERVICES

After deducting a 30-percent factor for commercial, industrial, and office uses, the per capita response for the City of Novi during the year 2013, was 102.3 persons per Fire Department run. Commercial estimates provided by the City of Novi based on most recent year for similar size/type/zoned property on adjacent parcel.

For Phase1 commercial, Based on the estimated proposed development uses and area, the total projected annual commercial Fire Department responses is **76**.

For Phase1 residential, Based on the estimated proposed development population of **295** persons, the total projected annual Fire Department responses is **3**.

For Phase2 total residential, Based on an expected additional residential population of **35** persons, the total projected annual Fire Department responses is **3**.

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The project is located near Fire Station No. 1 at 42975 Grand River Avenue. Due to the proximity of the fire station, response time is expected to be only a few minutes.

2. Anticipated number of employees (include both permanent and construction jobs on site);

Approximately 80 construction jobs will be generated during Phase 1, lasting approximately 24 months. Approximately 30 construction jobs will be generated during Phase 2, lasting approximately 15 months. Phase 1 of the commercial development will generate approximately 220 permanent jobs, and more temporary jobs. The residential development will generate approximately 2 permanent jobs.

3. Statement regarding compliance with City Performance Standards (Section 2519 of the Zoning Ordinance);

Sakura Novi Land Development will meet or exceed all building code requirements relating to performance standards.

4. Estimated number of sewer and water taps and information on peak hour demand and min/max operating pressures for water system;

The estimated number of sewer taps is 20 and the estimated number of water taps is 24 (separate water / fire taps for commercial buildings). Peak hour demand for sewer = 0.69 cfs. Peak hour demand for water = 357,000 gallons per day. At this stage of the process, we do not have an estimate for min/max operating pressures for water system.

5. Relationship of the proposed development with surrounding uses;

Neighboring uses surrounding Sakura Novi in the Town Center Area include the Novi Town Center green space on the western border of the site; the Hotel / Office District North of the site; the Ecco Tool Co machine shop, to be rezoned under the PRO and excepted as a non-conforming use, on the Northern border of the site abutting 11 Mile; a City owned wetland to the East of the site; commercial uses to the South of the site and abutting Grand River Avenue to the North including an Auto-Zone, an office building, and a commercial building; and a retail / office TC-1 development across Grand River Avenue to the South.

6. Description of proposed land use;

Sakura Novi, LLC is proposing during Phase 1 to include 46,000 sf of restaurants, non-restaurant retail and professional office spaces, and 118 townhome apartment units. In addition to the physical development, a water feature will be programmed surrounded by a walking path, gardens and Sakura trees, a public common area on the residential parcel, and a wetland area will be preserved on the eastern edge of the site.

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7. Description of the environmental factors and impacts addressing the following:

- a. Natural features on the site (e.g., unusual topography, habitat areas, wetlands, woodlands, historic trees, etc.).
 - i. There is an unused, unmaintained pond that has developed wetland elements on the Western portion of the site. A prior owner of the Anglin parcel actively moved dirt around the site over many years resulting in a variety of materials and unsuitable soils across the site. There is a Wetland on the Eastern border of the site, abutting a city-owned and created storm retention wetland. There is a moderate grade change from the Western edge of the Anglin parcel down to the Eastern edge of the site, and a moderate decreasing grade change across the Anglin parcel from north to south.
- b. Temporary and permanent impacts to natural features on the site;
 - i. The pond on the Western portion of the site will be maintained, will have its perimeter articulated and upgraded as a site amenity, and will be utilized for partial site storm detention with pre-treatment. A detention basin will be developed on the eastern limits of the site being developed, as storm surge storage with pre-treatment prior to release into the city common retention pond/wetland on the Eastern edge of the site. The development will mitigate a portion of the wetland on the Eastern edge of the site, but preserve a portion as permanent wetland preserve.
- c. Manufacture, use or storage of any hazardous or toxic materials on the site including Environmental Protection Agency requirements and the need for a Pollution Incidence Prevention Plan (PIPP);
 - i. Not required due to use.
- d. Location, type, depth and contents of any existing or proposed underground storage tanks.
 - i. One existing underground septic system will be removed, and that system user will be connected to city sewer. Otherwise, no underground storage tanks will be required due to use.
- e. Environmental use and/or contamination history of the site (i.e., groundwater contamination, landfill, chemical spills, etc.);
 - i. A Phase I for the site and a prior Phase 2 ESA for the Anglin parcel indicated that the pond is a facility and will require environmental remediation. Brownfield tax credits are a condition to close on the sale of the Anglin parcel as per the Provisional Purchase Agreement between the City of Novi and Sakura Novi, LLC. The Phase 1 and prior Phase 2 ESA indicated no further major recognized environmental conditions, with the exception of potential pesticides from historic orchards and the potential

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environmental impact of an underground septic tank that has historically served Ecco Tool Co. A Phase II ESA report is currently being prepared to further understand environmental impact of the septic tank.

- f. Potential impacts to existing wildlife on site
 - i. Any impact on existing wildlife will be temporary.

8. Description of the social impacts addressing the following:

- a. Replacement or relocation of any existing uses or occupants on the site;
 - i. Currently, the site is being used as storage for city seasonal equipment
- b. Traffic impacts (information can come from any required Traffic Impact Study or statistics from other similar developments when a study is not required);
 - i. A Traffic Impact Study is provided.
- c. Proposed site amenities (i.e., sidewalks, public parks, bicycle paths, etc.);
 - i. The pond on the West-side of the property will be programmed as a garden-like green-way and will be designed with accessible pathways connecting the existing Main Street development and surrounding pedestrian traffic with the improved parcels to the north of 11 Mile Road and all uses within the proposed development. Accessible walks will be provided, as well as bike parking and open space hardscape amenities.
- d. Increases in the permanent population of the City as a result of the proposed development (specific number should be identified and statistics from similar developments can be used).
 - i. The commercial development will cause negligible change. Similar residential developments have indicated that approximately 2.5 new residents can be expected from each townhome, respectively, as a result of the development.

PLANNING REVIEW
MEMO MAY 19, 2021
May 11, 2021

MEMORANDUM



TO: PETE AUGER, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: JZ19-31 SAKURA NOVI
DATE: MAY 19, 2021

The purpose of this memo is to provide an update on the 3rd Revised PRO Concept Plan for 'Sakura Novi' which was recently submitted for review. The applicant Robert B. Aikens & Associates, LLC, requests a Zoning Map amendment from Office Service (OS-1), Office Service Commercial (OSC) and Light Industrial (I-1) to Town Center-1 (TC-1) with a Planned Rezoning Overlay. The subject property is approximately 15 acres and is located north of Grand River Avenue, south of Eleven Mile Road and east of Town Center Drive (Section 23).

The applicant received tentative approval from City Council of the rezoning request and PRO Concept Plan in March 2020 to develop the property as an Asian-themed mixed-use development. The project was to be anchored by a 30,000 square foot Asian market/food hall. Additional restaurant and retail uses would round out the non-residential portion. The remainder of the property would be developed with 118 residential townhome units.

Since that time, the prospective Market tenant has decided to remain at its current location. Therefore, adjustments have been made to Buildings A & D to adapt to a new proposed mix of uses and a redesign of the buildings, which are similar to Building C. Changes have also been made to the phasing plan for the project. This memo will highlight the changes and questions Staff has identified in the revised Concept Plan sheets provided to us on April 30, 2021. There are a few minor changes to the list of conditions and deviations requested, but many remain as previously stated. One of the identified benefits to the public – the community room that was to be located in the market – has been withdrawn as it was to be located in the market.

Deviation Requests

Originally, the applicant was requesting a list of 31 deviations, all but six of which were at least partially supported by staff. Eventually the number of deviations was reduced to 25. The most current version of the Concept Plan will require the following (changes noted in red):

1. Deviation from Section 3.27.1.C for an exterior side yard setback of 10 feet (50 feet required) for Buildings A & D, where adjacent to B-3 zoning to the east, *which is justified due to similar commercial uses in both districts, which does not require a wide buffer of separation.*
2. Deviation from Section 3.27.1.C to allow building and parking setbacks to be reduced up to 0 feet when adjacent to General Common Element boundary areas of the Site Condominium, *as they are internal to the overall site and do not create a negative impact on the development or surrounding properties.*
3. Deviation from Section 4.82.2.e. to allow second floor residential balconies to encroach 4 feet into the front yard setback (11 feet proposed, 15 feet required), *in order to allow the enhancement of the central landscape area.*
4. Per section 3.1.26, deviation to allow a reduction of the side yard parking setback (10 feet required, up to 5 feet requested) in Phase 1 on the western property line with the Town Center green space area adjacent, *in order to provide an increased sidewalk entrance width near Building C.* Deviation would also allow the parking setback to be reduced to 5 feet (10 feet required) for the commercial parking area behind Building A adjacent to the B-3 zoned parcel to the south, *which is also utilized for parking.*
5. Deviation from section 3.6.2.M to eliminate the Wetland Setback (25' required) *which will be disturbed during the remediation process, and allow the development of the landscaped public amenity on the western portion of the site with active and passive recreation.* Deviation would also pertain to the far eastern portion of site, abutting city-owned retention/wetland basin, *to allow integration of the on-site stormwater detention.*
6. Deviation from Section 3.1.26.D to allow the existing front yard parking lot along 11 Mile Road for Ecco Tool shop, which is less than 20 feet from ROW (approximately 15 feet measured). This deviation would not apply to redevelopment of the Ecco Tool parcel.
7. A second deviation from Section 3.1.26.D to allow the parking area in front of Building 12 on the northeast corner of the site to extend into the front parking setback (6 feet proposed, 20 feet required), *as the retaining wall to the north will screen this area from 11 Mile Road.*
8. On the commercial buildings, Section 9 façade waivers to allow ~~an overage of EIFS on the west, east and north facades of Building A;~~ an overage of Flat Metal Panels on the west and east facades of Building B; and an overage of EIFS on the west façade of Building C. *These overages are relatively minor in nature and result in an enhancement of the overall design quality of the project; therefore the waivers are supported. See PRO plan Elevations and design statement from the project architects.*
9. On the residential buildings, a Section 9 façade waiver to allow an overage of Cement Fiber siding. *The applicant shall ensure all references to Vinyl siding on the elevations and accompanying documents are revised to reflect the change in material to Cement Fiber board siding. See PRO plan Elevations and design statement from the project architects.*
10. Deviation from Section 3.27.1.H. and/or Section 5.4 to permit loading/unloading spaces of the commercial buildings to be located in rear and side yards, and for deficiencies in the size of loading area required (10 square feet per front foot of building), as shown on the PRO Concept Plan, if truck turning movements are

shown on the plans to demonstrate accessibility. This is necessary because multiple sides of the buildings will be public-facing. Screening will be provided for all trash/loading areas not facing a directly adjacent loading area.

- ~~11. Deviation from Section 3.27.2.B to allow the proposed specialty market and food hall to exceed 7,500 square feet of gross leasable floor area, with a total of 30,000 sf on two levels, identified on the plans as Building A. Tenant will contain 25,000 sf on main level with 3,500 sf support office use and 1,500 sf overflow seating on mezzanine level. The deviation is justified to create an anchor for the Asian village concept and allows an existing Novi business to expand.~~
12. Deviation from Section 3.27.2.B to allow Building A (12,900 sf), Building C (13,102 sf) and Building D (15,500 sf), to exceed 7,500 square feet, as they do not meet the conditions stated to exceed the size limit. Buildings C and D will contain a mix of office, retail and restaurant uses, and will be broken up into smaller tenant spaces and continue to build on the Asian dining and retail destination theme.
13. Deviation requested from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 fc minimum standard on the pathway around the water feature. Site walkway areas in the residential portion will vary below 0.2 fc minimum standard. Parking area in residential area will fall below 0.2 fc minimum standard in some locations. *Lighting levels will be evaluated again for appropriateness at the time of Site Plan submittal.*
14. Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters, *which is necessary to carry the design theme through the project while meeting the intent of the recommended design guidelines of the Town Center Area study.*
15. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards in order to accommodate dual-language signage for an authentic presentation of international tenants and clientele expectations. Many tenants will have both interior-facing and frontage-facing signage. The Sakura Novi project will adhere to the following signage standards, with areas generally shown on the sign elevations sheet in the Concept Plan:
 - a. Per section 28-5.c.1.a, deviation to allow up to 2.5 square feet of signage per linear foot (1.25 sf/lf permitted) of contiguous public or private street frontage, up to a maximum of 130 square feet (65 sf permitted).
 - b. Per section 28-5.c.1.b, deviation to allow 2.5 square feet of signage per linear foot (1 sf/2 lf allowed) of contiguous public or private street frontage on a rear/secondary façade with a pedestrian entrance, up to a maximum of 130 square feet (24 sf allowed).
 - c. Per section 28-5.c.1.d, a deviation to allow 2 signs of equal permitted size for each interior retail/restaurant tenant not fronting public streets. Sign area allowed up to 2.5 square feet of signage per linear foot of elevation frontage, up to a maximum of 130 square feet (24 sf permitted). The signs shall be located no closer than 30 feet on center from any other similar sign (except those of the same message but different languages, which may be located closer), and shall be located adjacent to such parking lot or street, as applicable.
16. Deviation from Section 5.3.2 to allow drive lane reduction to 20-22 feet (22 feet

required when no parking spaces are present, and 24 feet when adjacent to 90 degree parking spaces) in residential Phase 1C area as shown on the Concept Plan, provided no parking signage is posted in these areas and provided sufficient clearance is available for emergency vehicle movements.

17. Deviation from Section 3.27.1.1 to allow a 6-foot sidewalk along 11 Mile Road, where the TC-1 district requires 12.5 foot sidewalks along non-residential collector and local streets. *The deviation is necessary to provide sufficient landscaping material for the greenbelt screening while maintaining the proposed setbacks for the residential uses (11' to porch and 16' to townhouse facades, 15' to facades without porches). A wide sidewalk along 11 Mile Road would not serve the intended purpose of the Ordinance for outdoor dining or pedestrian activity adjacent to the townhomes.*
18. Landscape deviation from section 5.5.3.A to allow a continuous 6-foot evergreen hedge with densely planted deciduous canopy trees in lieu of the required 6-8 foot berm required when TC-1 district abuts a B-3 district.
19. Deviation to allow Ecco Tool to continue to operate as a nonconforming use in the TC-1 district until their operations cease, *which allows an existing business to maintain operations, while ensuring that redevelopment in the future will be consistent with the surrounding TC-1 District, should the Planned Rezoning Overlay be approved.*
20. Engineering Design Manual section 5.6.5 (b)(a) deviation for lack of 25' vegetated buffer around the storm water management pond in the residential use area, *as providing the buffer is infeasible.*
21. Landscaping deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River, *because a decorative fence and plantings are used as an alternative to screen the parking areas.*
22. Landscaping deviation from Section 5.5.3.B.ii and iii. for insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1C), *as the retaining wall will screen this parking area.*
- ~~23. Landscaping deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees. (Revision to Landscape Ordinance eliminates the need for this deviation.)~~
24. Deviation from Section 5.5.3.F.iii.b.3 for a deficiency in foundation plantings along the building perimeter facing the interior drives of multifamily residential buildings. (Revision to Landscape Ordinance in 2020 adds this requirement.)
25. Deviation from Section 5.5.3.A.ii Footnote 1 for not providing a 6-foot wall when non-residential uses in the TC-1 District abut a residential use. Alternative screening shall be provided between residential and non-residential uses on the site. (Revision to Landscape Ordinance in 2020 adds this requirement.)
26. Landscaping deviation from Section 5.5.3.C for deficiency of 3 parking lot perimeter trees provided in Phase 1, *in order to provide room for increased pedestrian sidewalk entrance width from Grand River Avenue into the site.*
27. *Deviation from Section 12-176 of the Code of Ordinances to allow the developer to mitigate wetland impacts in whole or in part through the purchase of credits in an EGLE-approved wetland mitigation bank, because mitigation alternatives*

meeting the requirements have been explored and have been found to be cost-prohibitive for this project, subject to the conditions listed in the Wetland Review letter.

PRO Public Benefits

The applicant has revised their list of proposed enhancements that will benefit the public. A complete list is included in the applicant's response letter, but in summary they include:

1. Dedication of 0.342 acre of Right of Way.
2. An easement at the southeast corner of the proposed development for public art or other public amenity.
3. Through a partnership with the STAMPS School of Art and Design and the Japan America Society, design and placement of a Japanese-themed artwork on Building C.
4. Contribution to the Sidewalk Fund in an amount of approximately \$117,000 for the purpose of funding missing sidewalk connections in the vicinity of Sakura Novi.
5. Funding for completion of the sidewalk segment along Grand River Avenue from the property line to the Town Center Drive intersection.
6. Construction of a multi-use, multi-generational recreational amenity and platform (approximately 1,800 square feet) to be located northwest of the pond (See inspiration images in applicant response materials).
7. Construction of a meditative Observation-Plaza east of the Phase 1C residential area, overlooking the eastern detention basin (approximately 700 square feet).
8. Partnership with the Novi Public Library to provide a "Free Little Library" type facility within the development with a collection to include Japanese language material and cook-books featuring Asian cuisine.

One benefit previously offered has been removed as the Market will no longer be a tenant of the development:

- ~~9. Establishment of a Community Room (approximately 400 square feet), within the mezzanine level of One World Market.~~

Updates Required

Staff asked the applicant to make the following modifications to be made in the PRO Concept Plan prior to City Council granting final approval. These issues have been addressed in the PRO Plan received on May 18, 2021 for inclusion in the City Council packet.

1. A "PRO Concept Plan" cover sheet shall be included that includes the legal description of the parcels, project name, a location map, and a sheet index of all sheets included in the plan set. No standard detail sheets are required at this time.

2. A Condo Unit Plan sheet shall be included in the plan set.
3. Sheet C-2.0:
 - a. clearly label the "Residential Option Detail" as Phase 2. The placement of the call-out makes it appear this is an adjacent development.
 - b. update the Site Data Table to list current estimated Building Uses (remove market, add office, etc) and Phases to be consistent with current Phasing plan (Sheet P1.1)
 - c. Kid's Play Area & Platform – update to indicate (Phase 1B) as stated in narrative
 - d. If Phase 2 is to be constructed with up to 15 residential units, the loading areas and dumpster locations of Buildings A and D will need to be redesigned consistent with the ordinance. Any deviations from the required codes would require a PRO Amendment/Addendum as those cannot be identified now.
 - e. The bike parking located behind building D shall be moved to a location within 120 feet of a public entrance of Building A.
 - f. Remove/correct all outdated references to phases (2A and 2B, etc.)
4. Ensure all sheets within the plan set are consistent with the layout shown on C-2.0 (including Key Plans on architectural sheets)
5. Correct the label on Buildings A & D elevations P4.4 (currently labeled Building C)
6. The elevations of Buildings B, C, and townhouse units must be included in the plan set as previously reviewed
7. Phasing plan: According to the Phasing plan provided (P1.1), buildings A, B, C and D will be included in Phase 1A and therefore we assume will be submitted together in a single Site Plan. It is not clear which parking areas, utilities, amenities, landscaping, etc. will be included in each phase, as Phase lines are not shown for 1A, 1B and 1C. Parking areas are simply labeled Phase 1.
8. Additional Plan sheets to be included in the Plan Set that were not provided for this review – each must have consistent current layout/data and be consistent with the PRO Agreement:
 - a. Dimensions & paving (overall site),
 - b. Vehicle turning plan (overall site),
 - c. Utility Plan (overall site),
 - d. Open Space Plan with calculations,
 - e. Overall Landscape plan, (do not need plant list broken out, but show phase lines)
 - f. Preliminary storm water (including accommodation of Ecco Tool site),
 - g. Wetland/woodland plans,
 - h. Natural features impact plan,
 - i. Parking break-down sheet
9. Previously reviewed examples of the type of street furniture, lighting, amenities to be provided with the development
10. Updated renderings of the project

Recommendation

Staff has reviewed the submittal packet and the applicant's response letter and are in support of the project moving forward, provided the modifications to the Concept Plan listed above being made prior to City Council approval of the final PRO Agreement.

Although the list of deviations requested by the applicant is lengthy, the Planning Commission and staff believes these deviations are justified given the constraints of the site and the City's vision, which has been embraced by the applicant, to create a unique community gathering point around the pond. The applicant has worked to remove or reduce the scale of the unsupported deviations. The list of public benefits has not be significantly altered since the tentative approval, and staff thinks they will enhance the project as well as the surrounding area with greater pedestrian connectivity, creative and cultural amenities, and active and passive recreational opportunities.



PLAN REVIEW CENTER REPORT

May 11, 2021

Planning Review

Sakura Way PRO

JZ 19-31 with Rezoning 18.732

PETITIONER

Sakura Novi, LLC

REVIEW TYPE

3rd Revised: Rezoning Request from OSC (Office Service Commercial), OS-1 (Office Service), and I-1 (Light Industrial) to TC-1 (Town Center - 1) with a Planned Rezoning Overlay (PRO)

PROPERTY CHARACTERISTICS

Section	23	
Site Location	Parcel Ids: 22-23-126-006, 22-23-126-011, 22-23-226-007, 22-23-226-008, 22-23-226-021, 22-23-226-022 North of Grand River Avenue and south of Eleven Mile Road, east of Town	
Site School	Novi Community School District	
Current Site Zoning	OSC (Office Service Commercial), OS-1 (Office Service), and I-1 (Light Industrial)	
Proposed Site	TC-1: Town Center - 1	
Adjoining Zoning	North	OSC: Office Service Commercial and I-1: Light Industrial
	East	B-3: General Business and I-1: Light Industrial
	West	TC: Town Center
	South	TC-1: Town Center - 1
Current Site Use	Vacant; Temporary City Vehicle Storage; Tool & Die shop	
Adjoining Uses	North	Novi Oaks Hotels
	East	Retail/Restaurants
	West	Industrial Office
	South	Industrial Office
Site Size	15.59 Acres	
Plan Date	April 29, 2021	

PROJECT SUMMARY

The applicant is proposing to develop the property as an Asian-themed mixed-use development with access points off of Grand River Avenue and Eleven Mile Road. The commercial portion of the project would consist of four buildings containing office, retail and restaurant spaces. Multifamily residential rental units (118) in 20 townhome buildings would be located on the northern portion of the site with access to Eleven Mile Road. The existing pond on the west side of the site would serve as a focal point and public gathering space, to be enhanced with Japanese gardens and a walkway around the perimeter.

An optional Phase 2 is proposed to be developed with 15 townhome units (2 buildings) matching the form and style of those proposed for Phase 1B & 1C. These would be built to the east of Building A. One unit from residential building 20 would be removed to construct the access drive, resulting in an overall total of 132 multifamily units if Phase 2 is constructed. A determination will be made once the developer has a greater understanding of the parking needs for the future tenants of the commercial buildings.

The table below lists the prospective uses for each building based on the information provided by the applicant.

Building/Area	Size (GLA)	Proposed Height	Proposed Use Category
Phase 1A			
Building A	12,900 sf	1 story	Office, retail, restaurant
Building B	4,505 sf	1 story	Restaurant
Building C	13,102 sf	1 story	Restaurant, retail
Building D	15,500 sf		Restaurant, retail
Phase 1B			
Attached townhomes (Bldg 1-8)	50 two-bedroom units	30 ft 8 in (3 story)	Multifamily residential units
Phase 1C			
Attached townhomes (Bldg 9-20)	68 two-bedroom units	30 ft 8 in (3 story)	Multifamily residential units
Phase 2			
Attached Townhomes (Bldg 21-22)	15 units	30 ft 8 in (3 story)	Multifamily residential units

PROJECT REVIEW HISTORY

The applicant submitted for a Pre-Application Meeting, which was held on May 8, 2019. Staff indicated that the proposed rezoning would require additional details for the PRO Concept Plan submittal and identified deviations from the ordinance requirements based on the plans provided.

The applicant submitted their PRO Concept Plan on July 1, 2019. Staff reviewed the plans and provided comments on July 29. Several of the reviews were not recommending approval of the PRO Concept Plan. There were a number of items that needed to be clarified and further information was requested for review. Staff met with the applicant on July 25 to discuss the comments and concerns. It was agreed that further revisions would be required before the PRO Concept Plan could be presented to the Master Planning & Zoning Committee and the Planning Commission.

On October 3, 2019 the applicant submitted revised plans to respond to the previous round of comments. In addition to presenting two possible development scenarios for Phase 2 of the project, the plans also added a Phase 3 component involving two parcels that are not contiguous to the main project area.

The City attorney's determined the purchase agreement and the amendments to that agreement with the City of Novi specify which parcels are permitted to be included in the PRO Agreement with

the City. Therefore the Phase 3 parcels were not authorized to be part of this process at this time, and further amendment of the purchase agreement would be required to do so.

The project was presented to the Master Plan and Zoning (MPZ) Committee on November 13, 2019 where the members offered feedback and largely positive comments on the Concept Plan for the development. A public hearing before the Planning Commission was held on December 11th, where they postponed making a recommendation until additional details on Phase 2 could be provided.

The Planning Commission held a Public Hearing on December 12, 2019, to consider the mixed-use development, but postponed making a recommendation in order to allow the applicant additional time to make modifications to the plans.

On December 20, 2019, the applicant submitted a 2nd revised submittal which attempted to address the previous staff reviews, as well as comments received at the MPZ meeting and the public hearing. The applicant removed Phase 3 from the proposal, and has modified the Phase 2 plans to reduce the ambiguity and present a clearly defined development option.

The Planning Commission also postponed making a recommendation on January 15, 2020, encouraging the applicant to make additional progress on the number of deviations being requested, and in particular those deviations that were not supported by staff, and also to give additional consideration to the public benefits proposed. The applicant responded to those requests and on February 12, 2020, the Planning Commission unanimously recommended approval of the project to City Council.

The applicant received tentative approval from City Council of the rezoning request and PRO Concept Plan in February 2020 to develop the property as an Asian-themed mixed-use development. Since that time the PRO Agreement has been drafted and negotiated, and some modifications to the plans have been proposed. On January 11, 2021, City Council granted approval of a revised tentative agreement to add 14 residential units to the plan.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OSC, OS-1, and I-1 to TC-1) and the applicant enters into a PRO agreement with the City, whereby the applicant submits a conceptual plan for development of the site. The City Council reviews the Concept Plan, and if the plan may be acceptable, it directs for preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

RECOMMENDATION

The proposed rezoning category requested by the applicant is not supported by the Future Land Use Map, which indicates TC Gateway. The Master Plan text recommends rezoning the property to TC, Town Center. The Master Planning & Zoning Committee reviewed the proposal to give informal guidance, and indicated they were very supportive of the Asian village concept. Planning Commission also recommended approval of the PRO Concept Plan.

At this time staff is able to recommend approval for the project, albeit with some remaining items to be addressed before the PRO Agreement is finalized. As the PRO Concept Plan is to be incorporated into the Agreement, it is necessary for all sheets to be updated with the most current

and accurate information and layouts. In order to be included in the packet that will go to City Council, the full plan set and response letter is needed **no later than noon on May 18, 2021**. See updates below.

Updates Required

The following modifications are required to be made in the PRO Concept Plan prior to City Council granting final approval.

1. A "PRO Concept Plan" cover sheet shall be included that includes the legal description of the parcels, project name, a location map, and a sheet index of all sheets included in the plan set. No standard detail sheets are required at this time.
2. A Condo Unit Plan sheet shall be included in the plan set. *Note: there is no unit 1. Perhaps renumbering the units 1-3 would make sense?*
3. Sheet C-2.0:
 - a. clearly label the "Residential Option Detail" as Phase 2. The placement of the call-out makes it appear this is an adjacent development.
 - b. update the Site Data Table to list current estimated Building Uses (remove market, add office, etc.) and Phases to be consistent with current Phasing plan (Sheet P1.1)
 - c. Kid's Play Area & Platform – update to indicate (Phase 1B) as stated in narrative
 - d. If Phase 2 is to be constructed with up to 15 residential units, the loading areas and dumpster locations of Buildings A and D will need to be redesigned consistent with the ordinance. Any deviations from the required codes would require a PRO Amendment/Addendum as those cannot be identified now.
 - e. The bike parking located behind building D shall be moved to a location within 120 feet of a public entrance of Building A.
 - f. Remove/correct all outdated references to phases (2A and 2B, etc.)
4. Ensure all sheets within the plan set are consistent with the layout shown on C-2.0 (including Key Plans on architectural sheets)
5. Correct the label on Buildings A & D elevations P4.4 (currently labeled Building C)
6. The elevations of Buildings B, C, and townhouse units must be included in the plan set as previously reviewed
7. Phasing plan: According to the Phasing plan provided (P1.1), buildings A, B, C and D will be included in Phase 1A and therefore we assume will be submitted together in a single Site Plan. It is not clear which parking areas, utilities, amenities, landscaping, etc. will be included in each phase, as Sub-Phase lines are not shown for 1A, 1B and 1C. Parking areas are simply labeled Phase 1.
8. Additional Plan sheets to be included in the Plan Set that were not provided for this review – each must have consistent current layout/data and be consistent with the PRO Agreement:
 - a. Dimensions & paving (overall site),
 - b. Vehicle turning plan (overall site),
 - c. Utility Plan (overall site),
 - d. Open Space Plan with calculations,
 - e. Overall Landscape plan, (do not need plant list broken out, but show phase lines)
 - f. Preliminary storm water (including accommodation of Ecco Tool site),
 - g. Wetland/woodland plans,
 - h. Natural features impact plan,
 - i. Parking break-down sheet
9. Previously reviewed examples of the type of street furniture, lighting, amenities to be provided with the development
10. Updated renderings of the project as available

COMMENTS

It is staff's opinion that the proposed rezoning district of TC-1, Town Center-1 may be a reasonable alternative for the subject properties, and is largely supported by the recommendations in the Master Plan and the Town Center Study. The project represents an exciting opportunity to highlight the cultural diversity of Novi and add a vibrant destination in the Town Center area. The integration of residential uses will provide an attractive living option for residents interested in a walkable community context, including millennials and older adults. Some of the concerns are as follows:

1. At the time of the pre-application meeting, staff asked the applicant to provide proposed parcel lines on the plans in order to fully evaluate deviations that will be required. The revised PRO Concept Plan submittal now shows a future lot line for the residential portion. **The applicant has confirmed it is their intent to create a site condominium ownership, and has included a unit boundary plan. The unit boundaries will be given their own parcel numbers, which will be interpreted as parcel lines. Therefore this will require new deviations to be identified for inclusion in the PRO Agreement. These deviations would be supported by staff given they are internal to the site and do not cause health or safety issues.**
2. The project narrative submitted indicates that the Ecco Tool property would be included in the rezoning to TC-1, and would remain as a non-conforming use. The Ecco Tool property owner has provided a notarized letter indicating they consent to the rezoning, and must be a signatory to the PRO Agreement as they will be subject to its terms and conditions under a PRO approval to TC-1. If rezoned to TC-1, the existing tool & die shop would be subject to the Zoning Ordinance conditions for non-conforming uses in Section 7.1, which permits such uses to "continue until they are removed but not to encourage their survival." This would prohibit the use from being enlarged or increased, "nor extended to occupy a greater area of land."
3. The applicant previously submitted a Rezoning Sign Location Plan, as required for rezoning, and the signs were properly posted in advance of the public hearing.
4. The 2nd revised PRO Concept plan now shows one development scenario for Phase 2: 50 townhome units and an approximately 4,500 sf restaurant located on the north side of Building A.
5. The City's Future Land Use map indicates Town Center Gateway, which allows most of the uses proposed such as office, retail and restaurant. The 2016 Master Plan Update identified the Anglin Property as one of three sites within the city where redevelopment is desired. The uses recommended by the Master Plan include multi-family and townhome residential, limited commercial uses, and office uses along Grand River. The plan recommends the property be rezoned to TC - Town Center. The plan notes that "It may be necessary to amend the TC district to fully incorporate creative attached residential alternatives and ensure that reduced setback recommendations are reflected in the district standards." The Master Plan does not envision the parcels would be developed under the existing zoning categories. Because the applicant's requested zoning category, TC-1, is not consistent with the Master Plans' recommendation, the applicant presented the project to the Master Plan and Zoning Committee of the Planning Commission. The members were supportive of the direction and concept of the project, and offered several suggestions for improvement to the applicant.

The proposed uses and the rezoning category is an acceptable alternative to the current zoning as the Concept Plan would largely advance the vision described in the Master Plan for this area. The proposed plan does require some deviations from the TC-1 requirements of the Ordinance. Staff notes the following for applicant's consideration:

1. **TOWN CENTER AREA STUDY & MASTER PLAN:** The property's proximity to the surrounding retail, restaurants and hotels could make the proposed rezoning category appropriate and

integrate the site into the vision described in the Town Center Study and Master Plan. Town Center area study offers the following recommendations for the Anglin Area:

- a. Serve as the eastern “gateway” into the Grand River/Novi Road Business and Main Street Areas.
 - b. A wide variety of permitted uses and pedestrian-oriented form will activate the area and provide a logical entranceway.
 - c. Preferred land uses include retail, professional offices, research & technology uses.
 - d. Other land uses to be considered: personal service establishments, municipal services, and restaurants.
 - e. Future development should utilize the existing pond as a site amenity.
 - f. Buildings along Grand River should be pedestrian oriented with reduced front setbacks. Pedestrian paths should connect to the Town Center, Grand-River/ Novi Road Business, Hotel/Office and Main Street Areas. The pond and wetland area should be used as a focal point for the new commercial or office space. This green space could also be used to host community events, and the pond used as an outdoor ice rink.
 - g. Create stronger, meaningful associations between businesses and Grand River, such as restaurant patios, new construction sited at lot line, or amenities carefully placed. Create opportunities for pedestrians to pause as they cross Grand River by shortening the distance they have to walk. Use pedestrian refuge islands in the center or bump-outs at the sides.
2. **DESIGN AND LAYOUT CONCERNS: The current layout appears to offer a walkable development with a unique mix of uses and could create a vibrant destination in the Town Center area of Novi.** However, the applicant must consider:
- a. The City’s emergency apparatus must be able to fully access the entire site, as well as delivery vehicles accessing the loading areas. Provide a plan showing truck turning movements are possible throughout the site (including all loading/service areas, and 50’ outside, 30’ inside turning radius in the residential portion). **The Fire Review indicates the previous issues with turning radii in the residential portion of Phase 1B appear to be resolved. The turning radii will be confirmed again at the time of Preliminary Site Plan approval. (Phase 1C)**
 - b. If the Ecco Tool property will continue to operate indefinitely as a non-conforming use, the residential units adjacent to the site must have appropriate protections from any negative impacts. Provide a noise impact study at the time of Preliminary Site Plan to determine if ordinance performance standards will be exceeded. Provide any necessary mitigation measures if required. *(Phase 1C)*
 - c. The vinyl siding proposed for residential townhouse buildings is not a material permitted by the Façade Ordinance. **The applicant has revised the material to Cement Fiber siding in order to gain support for the Section 9 façade waiver required by the average of siding material on the residential buildings.** See Façade letter for more details. *(Phase 1B, 1C, 2)*
3. **INTENT OF THE TC-1 DISTRICT:** As stated in Sec. 3.1.26.A., *‘The TC-1, Town Center 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’.* The proposed uses (with the exception of Ecco Tool) are all principal permitted uses which align with the intent of TC-1, Town Center-1 district. **However the character of the proposed development is more residential neighborhood with a restaurant and retail component than was previously proposed.**
4. **OFF-STREET PARKING LOTS FOR SEPARATE USES:** *‘The TC-1 Town Center district is further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking*

facilities designed to accommodate the needs of several individual uses'. The proposed concept plan depicts the parking lots shared among the uses throughout the site, and the applicant has provided a shared parking study that demonstrates the number of proposed spaces will be sufficient for the mix of uses proposed. Staff supports the opportunity to reduce parking through a shared parking arrangement, supported by the shared parking study that shows a sufficient number of parking spaces are proposed for the uses to be developed. **The applicant should explore whether the number of parking spaces could be reduced by a few additional spaces in order to reduce the deviations required for landscaped end islands. The parking study indicated a total of 523 parking spaces would be required for the mix of uses proposed, however the study also showed the weekend peak demand would use all available parking spaces. Parking will be further evaluated at the time of Preliminary Site Plan submittals.**

5. **PUBLIC BENEFITS:** The list of public benefits provided by the applicant is reviewed in detail later in this letter. Several of the improvements listed are requirements under the Zoning Ordinance, and would be expected with any development in the city, or could be achieved through a traditional rezoning process and therefore are not unique to the PRO process and do not qualify as "benefits to the public." Others require additional information in order to be evaluated. **The applicant provided a list of public benefits they will offer. Several of these items would be welcomed as enhancements to the project.**

6. **DEVIATIONS:** Many of the original deviations requested have been eliminated due to modifications of the plans. **Detailed comments on the deviations requested are provided on pages 14-18 of this letter.**

7. **FUTURE SITE PLAN REVIEWS:** The proposed development is an ambitious project that will require a carefully laid out implementation plan. Until all construction is completed, the impacts of construction traffic to the surrounding areas/businesses are hard to contemplate. The narrative from the applicant indicates a tentative Grand Opening of Phase 1 approximately 2 years from purchase of the property. **The applicant should consider adding a tentative completion date for each phase as a condition for the PRO agreement.**

Since the development will be tied to the PRO Concept plan, when site plans for the various phases are submitted for review, they are expected to conform to the code requirements for all items that are not regulated by the approved deviations and conditions within the PRO Agreement.

COMPARISON OF ZONING DISTRICTS

The following table provides a comparison of the current (OS-1 and OSC) and proposed (TC-1) zoning classifications.

	OS-1, OSC and I-1 Zoning (Existing)	TC-1 (Proposed)
Intent	The OS-1 district is intended for community office uses. The OSC District is intended for large office buildings or office complexes with related commercial retail and service establishments. The I-1 District is intended for research, office and light industrial uses while	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.

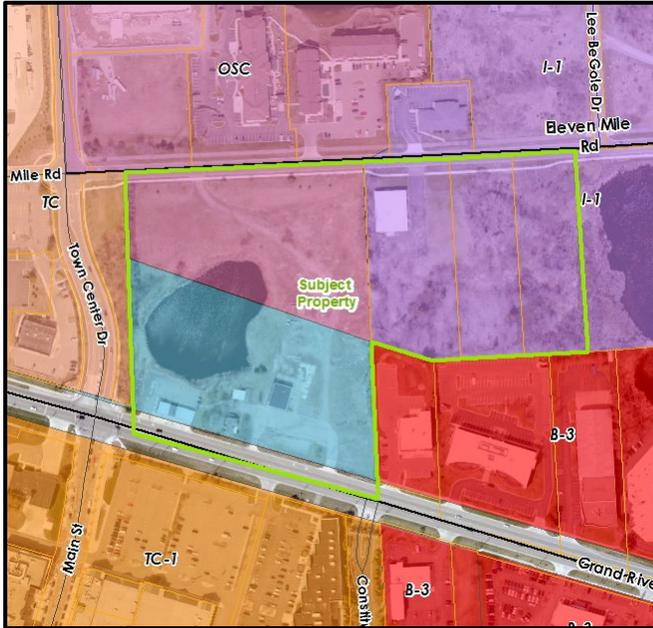
	OS-1, OSC and I-1 Zoning (Existing)	TC-1 (Proposed)
	protecting residential districts from adverse impacts.	
Principal Permitted Uses	See attached copy of Section 3.1.21.B for OS-1 uses, Section 3.1.22.B for OSC uses, and 3.1.18.B for I-1 uses Professional and medical offices and personal service establishments are allowed in OS-1 and OSC districts. OSC district also permits hotels Tool & Die shop permitted use in I-1 District	See attached copy of Section 3.1.26.B All of the proposed uses are permitted except the existing tool & die shop that will remain.
Special Land Uses	See attached copy of Section 3.1.21.C for OS-1 uses, Section 3.1.22.C for OSC uses, and 3.1.18.C for I-1 uses OSC permits retail commercial and sit-down restaurants as part of an office complex with Special Land Use approval	See attached copy of Section 3.1.26.C
Minimum Lot Size	Section 3.6.2.D determined by lot layout	Sec. 3.6.2.D determined by lot layout
Maximum Lot Coverage		
Building Height	OS-1: 30 feet OSC: 65 ft or 5 stories I-1: 40 feet	65 feet or 5 stories whichever is less** (exception in Section 3.27.2.A)
Building Setbacks	OS-1: 20 ft. front and rear, 15 ft side OSC: 35 ft from all sides I-1: 40 ft front, 20 ft side and rear	Sec. 3.27.1.C Depends on type of road frontage; Grand River is an arterial while 11 Mill is classified a non-residential collector; GRA: Front: 80-137 ft from centerline; Side and rear: 50 feet 11 Mile: Front: 0 ft. minimum; 10 feet maximum Side and rear: 0 feet minimum; no maximum
Usable Open Space	Not Applicable	200 sq. ft. Minimum usable open space per dwelling unit 15% gross open space
Minimum Square Footage	Not Applicable	Not Applicable

COMPATIBILITY WITH SURROUNDING LAND USE

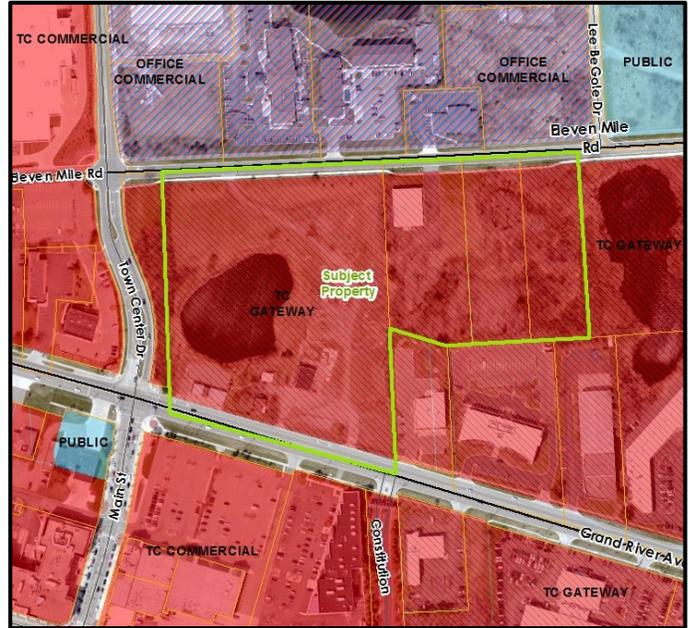
The following table summarizes the zoning and land use status for the subject property and surrounding properties for the project. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	Current: OS-1, OSC, and I-1	Vacant/Former car wash/Tool & Die shop	Town Center Gateway (uses consistent with Gateway East Zoning District)

Western Parcels	TC Town Center	Retail/Restaurants	TC Commercial (uses consistent with TC Zoning District)
Eastern Parcels	I-1 Light Industrial and B-3 General Business	11 Mile frontage: Vacant/Wetland GR frontage: Retail Auto parts	Town Center Gateway (uses consistent with Gateway East Zoning District)
Northern Parcels	OSC and I-1	Hotels, Day Care Center, Office building	Office Commercial (uses consistent with OSC Zoning District)
Southern Parcels	TC-1	Main Street retail and restaurants	TC Commercial (uses consistent with TC and TC-1 Zoning Districts)



Zoning



Future Land Use

The subject property for Phases 1 and 2 of the proposed project has frontage along both Grand River Avenue and Eleven Mile Road. The site location provides good connectivity to adjoining properties to north, west and south.

Novi Town Center, located to the **west and northwest**, is a well-established retail center with Walmart as the biggest retail store. There are many restaurants within the center, both sit-down and fast causal, as well.

To the **north** are two older hotel/extended stay properties, as well as a new hotel and child care center developed recently. North of the residential portion of the project is a vacant parcel zoned I-1. This parcel could be developed with uses that



Existing Land Use in the Vicinity

could have a negative impact on residential uses. The I-1 district does restrict the uses permitted when there are residential uses adjacent, which would be examined in the site plan approval process if development is proposed at that location. Just east of the residential portion is Lee BeGole drive, which provides access to the City's Department of Public Works facilities, including the maintenance vehicle fleet that is stored there. The existing heavy vehicle traffic could present an undesirable impact if the proposed residential units are built nearby.

South of the residential portion is an area zoned B-3 developed with an auto parts store and office uses. The parking lots of one of the office buildings will be very close to the property line.

Existing land use patterns indicate a concentration of retail and restaurants to the northwest, west and south, with some residential to the south of Grand River Avenue. North of the property are several hotels and office buildings, as well as a recently developed child care center. **The subject property is an ideal candidate for redevelopment.** It is currently zoned as OS-1 (Office Service), OSC (Office Service Commercial), and I-1 (Light Industrial). The Anglin property formerly was the site of a car wash and a garden center until about 2012, and was purchased by the City in 2016. There are a few small buildings on the property along Grand River – one has recently been occupied by the City's maintenance division while their facility on Lee BeGole Drive was under renovation.

The structures proposed range from 1- to 3-stories in height. Other buildings in this area range in height from approximately 2-5 stories. The applicant is proposing a unified landscape and hardscape design throughout the site to tie the development together.

DEVELOPMENT POTENTIAL: ALL PHASES

For the western portion of the project, the current zoning of OS-1 and OSC (9.9 acres) both allow professional and medical offices, personal service establishments, and off street parking lots as permitted uses. OSC also permits hotels, as well as retail and restaurant uses as Special Land Uses. On the parcels zoned I-1, professional and medical office buildings are also permitted, as are research and development, manufacturing, pet boarding, veterinary clinics when not adjacent to residential uses. In total, the Phase 1 & 2 site measures over 15 acres (excluding the Right of Way), of which approximately 2 acres are covered by regulated wetlands. This leaves about 13 acres of contiguous land for development. **The redevelopment potential for the site using the current zoning is entirely possible, given the flexibility that the current zoning districts afford. However that potential has not been pursued seriously by any developer in recent years. In addition, the Master Plan indicates a broader vision for the future development of the area, and recommends a mix of residential, commercial, and office uses which is not achievable under the current zoning district.**

The Future Land Use map recommends Town Center Gateway (Gateway East - GE) uses of the site. The GE District allows most of the uses such as professional offices, sit-down restaurants and retail and retail service uses as permitted uses. The GE district allows additional uses, like multifamily residential, under a Special Development Option process.

Although significant opportunities exist to develop the property both as zoned (Office uses primarily and Light Industrial) and as master planned (TC or Gateway East uses), it is staff's opinion that the proposed rezoning to Town Center-1 district is a reasonable alternative and fulfills the intent of the Master Plan recommendation for this area, subject to finalizing a Concept Plan and PRO Agreement that confirm the benefits to the public required by the zoning ordinance.

REVIEW CONCERNS

ENGINEERING: The requested rezoning to Town Center-1 will result in utility demands that are approximately equal to the utility demand if the property were to be redeveloped under the current OS-1, OSC zoning and I-1 zoning. The Concept Plans for Phases 1 and 2 meet the general requirements of the City's design and construction standards, Storm Water Management

ordinance, and Engineering Design Manual. Additional details will be needed in the site plan approval process. **Please refer to Engineering review letter for more details.**

LANDSCAPING: The Landscape review has identified a few remaining deviations from ordinance standards. **Most of the landscape deviations are now supported by staff with conditions. Please refer to Landscape review letter for more details.**

TRAFFIC: Based on the results of a Traffic Study submitted by the applicant, the development will increase traffic on Grand River by 7%. The City's consultants, in a 2018 traffic study of the area, identified two improvements that would be needed to maintain acceptable levels of service in the vicinity of this project: 1) widening Grand River Avenue to 5 lanes between Meadowbrook Road and Novi Road, and 2) Installing a right-turn overlap phasing for northbound Main Street and southbound Town Center Drive approaches at their intersection of Grand River. The applicant has submitted a Rezoning Traffic Statement and Traffic Impact Study as required. The intersection of Main Street/Town Center Drive and Grand River currently operates under congested conditions, and the Sakura Novi development is expected to increase traffic by 7%. The applicant does not propose to provide the improvements recommended by the City's study, as they state the improvements are necessary regardless of the development they are proposing. **Please refer to Traffic review letter for more details. The Traffic study was prepared when the Market use was still a significant component of the project. Additional details will be needed during the Site Plan approval process to account for the new mix of uses proposed.**

WOODLANDS: Based on the Tree Protection Plan Sheets T-1.0 and Tree List T-1.1, there appear to be a total of 275 surveyed trees. Plan sheet L101 indicates 130 trees (47%) will be removed, which would require 253 replacement credits. However, the Woodland review letter notes that based on the Tree Protection Plan Sheets T-1.0 and Tree List T-1.1, there appear to be 133 total regulated trees to be removed, with 269 replacement credits required.

The applicant currently proposes 17 replacement credits would be planted on-site. However the proposed replacements consist of 47% native ground cover seeding and 41% evergreen trees. The woodland ordinance allows for up to 5% of credits to be native ground cover seeding. Only 8 of the 133 Woodland trees being removed are evergreens. **The applicant should rebalance the percentage of credits proposed to be consistent with the Woodland Ordinance. In addition, the applicant shall ensure that all proposed woodland replacement trees will be guaranteed to be preserved as planted within a conservation easement or landscape easement granted to the City. Additional comments and concerns are detailed in woodland review letter.**

WETLANDS: There are four wetland areas on the subject site: a small forested wetland located just west of Ecco Tool (Wetland 1), the pond on the Anglin property (Wetland 2), a small scrub-shrub wetland on the southwest portion of the site (Wetland 3), and a scrub-shrub wetland on the eastern portion of the site that connects to a larger wetland on the adjacent property (Wetland 4). The proposed plans indicate impacts to all four wetlands, including filling 3 of them in order to develop on, with a total of 1.66 acres of permanent wetland impact. The City requires mitigation for impacts greater than .25 acre. Permanent impacts to on-site 25-foot wetland buffers total 1.695 acres. The storm water management pond on the east side of the site is also proposed to discharge onto the City's adjacent property, which will require approval and a storm water discharge easement to be granted to the developer.

All four wetlands meet the essentiality criteria of the Wetland Protection Ordinance and are considered regulated by the City of Novi. The permanent wetland impacts will require 2.41 acres of wetland mitigation. **In their tentative approval, City Council supported a request by the applicant to satisfy their wetland mitigation requirements through the purchase of off-site credits in an EGLE-approved Wetland Mitigation Bank. The applicant has provided the EGLE Impact Plan dated September 22, 2020 that has received EGLE Permit Approval. The applicant would need to provide**

proof of the mitigation credit purchase at the time of Site plan approval.



ARCHITECTURAL DESIGN: The elevations submitted for buildings A-D and the residential townhome buildings have been reviewed by the City's Façade Consultant. A Section 9 waiver is required for minor deviations from the ordinance standards for the commercial buildings B & C, which are supported. The applicant has increased the amount of brick material on the residential buildings in the previous submittal, but the percentage of siding is still over what the ordinance permits. The applicant's response letter indicates the vinyl siding has been switched to Cement Fiber Board, so a Section 9 waiver could be supported by staff or the architectural consultant. **Additional comments and concerns are detailed in Façade review letter.**

FIRE: The Fire Marshal had previously identified several locations throughout the site that do not meet the access requirements for fire truck apparatus. A minimum of 50 feet outside and 30 feet inside turning radii are required. The applicant previously provided a revised truck turning plan (C-2.7, C-2.8) which seems to indicate these issues have been addressed. The turning radii will be confirmed at the time of Preliminary and Final Site Plan approval. **Additional comments and concerns are detailed in Fire review letter.**

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed development could be said to follow several of the objectives listed in the 2016 Master Plan for Land Use update (adopted by Planning Commission on July 26, 2017) as listed below. Staff comments are in **bold**.

1. COMMUNITY IDENTITY

- a. Maintain quality architecture and design throughout the City. **The development proposes both commercial and residential buildings that are tied together through modern architectural style with Japanese and Chinese influences. The commercial**

buildings (A-D) maintain cohesive design themes and materials. The residential buildings have similar bold forms with linear patterns while respecting the smaller residential scale.

2. ECONOMIC DEVELOPMENT

- a. Retain and support the growth of existing businesses and attract new businesses to the City of Novi. **The property is positioned to accomplish this goal with the mix of uses proposed and the applicant's efforts to curate a unique collection of Asian restaurant/retail tenants. (Phase 1A)**
- b. Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue, to preclude future traffic congestion. **The development proposes retail and restaurant uses along Grand River.**

3. ECONOMIC DEVELOPMENT / COMMUNITY IDENTITY

- a. Town Center Study Area. Develop the Anglin property in a manner that reflects the importance of this important gateway to the City in terms of its location, visibility, and economic generation. **The subject property falls in that study area and is located at an important gateway to the City. Many of the recommendations for the area have been incorporated into the proposed project.**
- b. Rezone the Anglin Property to TC (Town Center) to enable a broader mix of uses and incorporation into the Town Center district. **The applicant is pursuing a PRO rezoning to TC-1 rather than TC, but TC-1 allows a similar mix of uses and intensities.**
- c. Consider amendments to the TC district that would permit a greater mix of uses, including innovative attached housing types; amendments may also consider some public open space and the relationship of buildings to the street in order to create a subdistrict that emphasizes walkability. **Utilizing the TC-1 district achieves this without amending the TC district.**

4. ENVIRONMENTAL STEWARDSHIP

- a. *Protect and maintain the City's woodlands, wetlands, water features and open space.* **The proposed concept plan will impact regulated wetlands and woodlands. The applicant indicates they will propose wetland mitigation and protecting woodland replacement trees by way of a conservation easement, consistent with the requirements of the Wetland and Woodland Protection ordinances.**

5. QUALITY AND VARIETY OF HOUSING

- a. Ensure the provision of neighborhood open space within residential developments. **The townhouse components appear to provide the required usable open space, and there is now and interactive play feature near the pond proposed for children living in the homes. There are open greenspace areas that could provide unprogrammed recreational space.**
- b. 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 singles, couples, first time home buyers, families and the elderly. **The townhouse apartments proposed could theoretically (depending on the rental rates) provide a "missing-middle" type of house set in a walkable context that could be attractive to many different demographic groups.**

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. *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. The drafted PRO agreement includes the full list of conditions negotiated to by the City Attorney and the Applicant.*

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

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan. The applicant has submitted a narrative describing the requested deviations.

Summary of deviations with staff comments (**in bold**):

- a. Deviation from Section 3.27.1.C to allow an exterior side yard setback of 10 feet (50 feet required) for Buildings A & D, where adjacent to B-3 zoning to the east.
- b. Deviation from Section 3.27.1.C to allow building and parking setbacks to be reduced up to 0 feet when adjacent to general common element boundary areas within a condominium.
- c. Deviation from Section 4.82.2.e. to allow second floor residential balconies to encroach 4 feet into the front yard setback (11 feet instead of 15 feet required) along Eleven Mile Road.
- d. Deviation from Section 3.1.26 to allow a reduction of the side yard parking setback (5 feet instead of 10 feet required) in Phase 1 on the western property line with the Town Center green space area adjacent. This deviation also allows the parking setback to be reduced to 5 feet (10 feet required) for the parking area south of Building 21 (Phase 2 residential option) adjacent to the B-3 zoned parcel.
- e. Deviation from Section 3.6.2.M to eliminate the wetland setback (25 feet required) around the pond feature. This deviation also pertains to the far eastern portion of site, abutting the City-owned retention/wetland basin.
- f. Deviation from Section 3.1.26.D to allow the existing front yard parking lot along 11 Mile Road for ECCO Tool shop (approximately 15 feet measured from ROW, instead

of 20 feet required). This deviation would not apply to any future redevelopment of the ECCO Tool parcel.

- g. Deviation from Section 3.1.26.D to allow the parking area in front of Building 12 on the northeast corner of the site to extend into the front parking setback (6 feet instead of 20 feet required).
- h. On the commercial buildings, Section 9 façade waivers to allow an overage of flat metal panels on the west and east facades of Building B; and an overage of EIFS on the west façade of Building C.
- i. On the residential buildings, a Section 9 façade waiver to allow an overage of cement fiber siding (up to 39% on front elevations, 58% on side elevations, 48% on rear elevations). On the rear elevation, a deficiency in the minimum of brick on the rear elevation (15.5% instead of 30% required) as shown on the residential building elevations.
- j. Deviation from Section 3.27.1.H. and/or Section 5.4 to permit loading/unloading spaces of the commercial buildings to be located in rear and side yards, and for deficiencies in the size of loading area required, as shown on the PRO Plan, if truck turning movements are shown on the plans to demonstrate accessibility.
- k. Deviation from Section 3.27.2.B to allow the proposed Buildings A & D (PRO Office, Restaurant and Retail mix) to exceed 7,500 square feet of gross leasable floor area, with a total of approximately 29,000 square feet on one level, as identified on the plans.
- l. Deviation from Section 3.27.2.B to allow Building C (13,102 square feet) to exceed 7,500 square feet, as it is not a multi-story building.
- m. Deviation from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 foot candle minimum standard on the pathway around the water feature. Site walkway areas in the residential portion will vary below 0.2 foot candle minimum standard. Parking area in residential area will fall below 0.2 foot candle minimum standard in some locations.
- n. Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters.
- o. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards. Tenants may have both interior-facing and frontage-facing signage. The development will adhere to the requirements of the City Code, subject to the following deviations:
 - i. Under Section 28-5.c.1.a, deviation to allow up to 2.5 square feet of signage per linear foot of contiguous public or private street frontage, up to a maximum of 130 square feet.
 - ii. Under Section 28-5.c.1.b, deviation to allow 2.5 square feet of signage per linear foot of contiguous public or private street frontage on a rear/secondary façade with a pedestrian entrance, up to a maximum of 130 square feet.

- iii. Under Section 28-5.c.1.d, a deviation to allow 2 signs of equal permitted size for each interior retail/restaurant tenant not fronting public streets. Sign area allowed up to 2.5 square feet of signage per linear foot of elevation frontage, up to a maximum of 130 square feet. The signs shall be located no closer than 30 feet on center from any other similar sign (except those of the same message but different languages, which may be located closer), and shall be located adjacent to such parking lot or street, as applicable.
- p. Deviation from Section 5.3.2 to allow drive lane reduction to 20-22 feet in residential Phase 1C area as shown on the PRO Plan, provided no parking signage is posted in these areas and provided sufficient clearance is available for emergency vehicle movements.
- q. Deviation from Section 3.27.1.1 to allow a 6-foot sidewalk along 11 Mile Road, instead of the 12.5-foot sidewalks required by the TC-1 District along non-residential collector and local streets.
- r. Deviation from Section 5.5.3.A to allow a continuous 6-foot evergreen hedge with densely planted deciduous canopy trees in lieu of the required 6-8 foot berm required when TC-1 district abuts a B-3 district.
- s. Deviation to allow ECCO Tool to continue to operate as a nonconforming use in the TC-1 district until their operations cease (subject to Paragraph J.iii.i above).
- t. Deviation from Engineering Design Manual Section 5.6.5 (b)(a) for lack of 25-foot vegetated buffer around the storm water management pond in the residential use area.
- u. Deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River, as fencing and landscaping will be provided as alternative screening.
- v. Deviation from Section 5.5.3.B.ii and iii. for insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1C), as a retaining wall will provide alternative screening.
- w. ~~Deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees. (Revision to Landscape Ordinance eliminates the need for this deviation.)~~
- x. ~~Deviation from Section 5.5.3.F.iii.b.3 for a deficiency in foundation plantings along the building perimeter facing the interior drives of multifamily residential buildings. (Revision to Landscape Ordinance in 2020 adds this requirement.)~~
- y. ~~Deviation from Section 5.5.3.A.ii Footnote 1 for not providing a 6-foot wall when non-residential uses in the TC-1 District abut a residential use. Alternative screening shall be provided between residential and non-residential uses on the site. (Revision to Landscape Ordinance in 2020 adds this requirement.)~~
- z. Deviation from Section 5.5.3.C for deficiency of 3 parking lot perimeter trees provided in Phase 1.
- aa. Deviation from Section 4.19 of the Zoning Ordinance to allow transformers to be located as shown in the PRO Plan, in the rear or side yard next to the loading zones of the buildings, in the commercial portion of the project.

- bb. Deviation from Section 12-176 of the Code of Ordinances to allow mitigation of wetland impacts in whole or in part through the purchase of credits in an EGLE-approved wetland mitigation bank. This deviation is unique to this parcel and its location within the City and is further subject to the following requirements:
 - i. Mitigation credits shall be purchased within an EGLE-approved wetland mitigation bank in the Ann Arbor Moraines ecoregion (Sub-section VI.1.2).
 - ii. The City's required 2.41 acres of wetland mitigation shall be purchased within a single wetland mitigation bank.
 - iii. All documentation of such purchase shall be provided to the City in order to demonstrate that the conditions of the City of Novi's wetlands permit have been fulfilled. Such documentation shall be reviewed and approved by the City's legal consultant.
 - iv. Documentation from EGLE authorizing the proposed wetland impacts, as well as approval of the proposed wetland mitigation scenario, shall be received before issuance of a City of Novi wetlands permit.

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

PUBLIC INTEREST/ BENEFITS TO PUBLIC UNDER PRO ORDINANCE

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the benefits to public of the proposed PRO rezoning would clearly outweigh the detriments. The following are being suggested by the applicant (in italics below as listed in their narrative) as benefits resulting from the project. Because staff is indicating that additional information about aspects of the project is needed, our comments (in bold) are minimal at this time:

1. Developer offers to dedicate continuous Right-of-Way (ROW), and future ROW, along 11 Mile and Grand River. The total dedication would be 0.342 acre. **Dedication of land for a public purpose can be considered a public benefit.**
2. Developer offers an easement at the southeast corner of the proposed development for the City to use for public art or other amenity. **This easement may be considered as a public benefit, however the cost may outweigh the benefit if the parameters are not carefully considered. The PRO Agreement should make clear who would be responsible for selecting, commissioning, paying for the piece and maintenance of the area.**
3. The development will create a park-like environment around the existing pond, including a walking path around the pond and throughout the site, available to the general public. Landscaping treatments, the pathway, and a small building at the edge of the pond will "activate" the pond. **Staff agrees that enhancing the existing water feature and inviting the public to enjoy the amenities of the site would be considered a public benefit above what may typically be provided in a conventional development proposal.**
4. Through a partnership with the STAMPS School of Art and Design and the Japan America Society, design and placement of a Japanese-themed artwork on Building C.
5. Contribution to the Sidewalk Fund in an amount of approximately \$117,000 for the purpose of funding missing sidewalk connections in the vicinity of Sakura Novi. **This is an enhancement beyond what would be required of a typical development, and qualifies as a benefit to the public.**
6. Funding for completion of the sidewalk segment along Grand River Avenue from the property line to the Town Center Drive intersection. **This is an enhancement beyond what would be required of a typical development, and qualifies as a benefit to the public.**
7. Construction of a multi-use, multi-generational recreational amenity and platform (approximately 1,800 square feet) to be located northwest of the pond (See inspiration images in applicant response materials). **This is an amenity that will serve the residents of the development, as well as the greater public.**
8. Construction of a meditative Observation-Plaza east of the Phase 1C residential area, overlooking the eastern detention basin (approximately 700 square feet). **This is an amenity that will serve the residents of the development, as well as the greater public.**
9. Partnership with the Novi Public Library to provide a "Free Little Library" type facility within the development with a collection to include Japanese language material and cook-books featuring Asian cuisine. **This is an amenity that will serve the residents of the development, as well as the greater public.**

SUMMARY OF OTHER REVIEWS

1. Engineering Review (dated 5.11.2021 and 1.7.2020): The plans meet the general/preliminary requirements on Chapter 11, Storm water management ordinance and the Engineering Design Manual. Additional comments to be addressed in subsequent submittals. Engineering recommends approval.
2. Landscape Review (dated 5.10.2021 and 12.27.2019): **Landscape recommends approval at this time.** Comments to be addressed with site plan review. Refer to review letter for more comments.
3. Wetland Review (dated 1.7.2020): **Wetlands did not recommend approval as the mitigation plan to purchase mitigation bank credits was not consistent with the Wetland Ordinance.** If the deviation is approved by Council in the PRO Agreement, a revised review will be provided at the time of site plan submittal.

4. Woodland Review (dated 1.6.2020): A City of Novi woodland permit is required for the proposed plan. **Woodlands did not recommend approval.** See review letter for additional comments to be addressed at the time of site plan submittal.
5. Traffic Review & RTIS Review (dated 1.7.2020): Additional Comments to be addressed in future submittals. **Traffic recommends approval of the PRO Concept Plan.**
6. Facade Review (dated 5.11.2021 and 1.7.2020): There are minor deviations on the proposed commercial building elevations. The residential buildings have increased the percentage of brick, and vinyl siding has been changed to Cement Fiber Board. A Section 9 waiver would be supported for the commercial buildings. A Section 9 waiver for the overage of horizontal siding on the residential buildings is supported with the siding material changed to cement fiber.
7. Fire Review (dated 1.3.20): Fire has additional comments that will need to be addressed prior to Final Site Plan approval. Conditional approval is recommended, provided those issues are addressed in future submittals.

NEXT STEP: CITY COUNCIL

Based on the applicant's request and the project schedule, this item will be scheduled for consideration for final approval by City Council on May 24, 2021. Please provide the following no later than **12:00 p.m. on May 18, 2021**. **Staff reserves the right to make additional comments based on additional information received.**

1. Revised Concept Plan submittal in PDF format (modified as noted on page 4 of this review).
2. A response letter addressing ALL the comments from ALL the review letters and **any revised requests for deviations, and lists of conditions and public benefits as you see fit.**
3. A color renderings – if available.

If the City Council grants final approval at that time, the next steps would be to pursue site plan approval. Printed copies of the Final PRO Concept Plan will also be requested for our records.

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



Lindsay Bell, AICP – Senior Planner

Attachments: Planning Review Chart
Section 3.1.21.B&C –OS-1 Permitted Uses & Special Land Uses
Section 3.1.22.B&C – OSC Permitted Uses & Special Land Uses

Section 3.1.18.B&C – I-1 Permitted uses & Special Land Uses
Section 3.1.26.B&C – TC-1 Permitted Uses & Special Land Uses



PLANNING REVIEW CHART: TC-1 - Town Center 1 District with a Planned Rezoning Overlay(PRO)

Review Date: May 12, 2021
Review Type: 3rd Revised PRO Concept Plan
Project Name: **19-31 SAKURA WAY**
Plan Date: December 20, 2019
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

- **Bold:** Items that need to be addressed by the applicant prior to the approval of the PRO Concept Plan
- Underlined: Items that need to be addressed prior to the approval of the Preliminary Site Plan
- **Blue and underline:** Items in are items that do not currently conform to the Zoning Ordinance and may be considered as a deviation

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Town Center Gateway shown on Future Land Use Map Master Plan recommends rezoning to TC District to fulfill vision for Town Center area	TC-1 Rezoning proposed Phase 1:Market, Restaurants, retail, residential Phase 2: Residential and restaurants	No	The subject property to be rezoned to TC-1 to permit the uses proposed See Planning Review letter for further analysis
Town Center Area Study 2014	The Anglin Area is intended to serve as the eastern "gateway" into the Grand River/Novi Road Business and Main Street Areas. A wide variety of uses and pedestrian-oriented form will activate the area and provide a logical entranceway. Future development should utilize the existing pond as a site amenity.	The applicant is requesting to rezone to TC-1. Development proposed includes a mix of uses including professional office, restaurants, retail, and residential. Proposal includes using the pond as a focal point and site amenity.	Yes	The Anglin property was included in the study, however the Ecco Tool and city parcels on the east proposed for the residential component were not included in the study See Planning Review letter for further analysis
Zoning <i>(Effective Jan. 8, 2015)</i>	OSC Office Service Commercial, OS-1 Office Service, and I-1 Light Industrial	TC-1: Town Center - 1	No	Rezoning requested
The applicant has provided the prospective uses. The applicant is asked to limit the type of uses as shown on the PRO concept plan as a condition of the PRO agreement for all phases.				
TC-1 District Uses Permitted <i>(Sec 3.1.26.B & C)</i> Sec. 3.1.25.B. - Principal Uses Permitted. Sec. 3.1.25.C. – Special Land Uses Permitted.		Phase 1A (commercial): Professional office Restaurants Retail	Yes	<i>Permitted Uses if rezoned</i>

Item	Required Code	Proposed	Meets Code	Comments
		Phase 1B, 1C and 2: Multifamily Residential Restaurant	Yes	<i>Permitted Use if rezoned</i>
		Ecco Tool would be a non-conforming use in the TC-1 district	No	<u>This would be a deviation in the PRO agreement</u>
Density <i>Future Land Use Map(adopted July 26, 2017)</i>	13.6 du/ac	Total site area Phase 1B: 12.75 acres 68 multifamily units (townhomes) in Phase 1B $68 \text{ units} / 12.75 \text{ ac} = 5.44 \text{ du/ac}$ $68 + 50 \text{ multifamily units (Townhomes) in Phase 1C:}$ Approx: 15 ac net $118 \text{ units} / 15 \text{ ac} = 7.87 \text{ du/ac}$ $118 + 17 \text{ units in Phase 2:}$ $132 \text{ units} / 15 \text{ acres} = 8.8 \text{ du/ac}$	Yes	<i>The number of dwelling units should be a condition of i the PRO Agreement</i>
Phasing	Show proposed phasing lines on site plan. Describe scope of work for each phase. Each phase should be able to stand on its own with regards to utilities and parking	Phase 1A (Commercial area) Buildings A & D, B, and C (Office, Retail, Restaurants) 50,977 sf Surface Parking: 323 spaces Pond Amenity Grand River Frontage improvements Phase 1B (Northwestern area) 50 residential 2-bed townhome units 66 garage spaces + 28 surface = 94 parking spaces Pond + play area amenity Phase 1C (Eastern area) 68 Residential 2-bed townhome units	Yes?	No phasing lines shown between Phase 1 subphases

Item	Required Code	Proposed	Meets Code	Comments
		81 garage spaces + 40 surface spaces = 121 spaces Phase 2 – Optional 15 Residential 2-bed townhome units with 14 garage space + 15 surfaces spaces OR Surface Parking: 55 spaces		
PRO Concept Plan Submittal: Additional requirements				
Written Statement <i>(Site Development Manual)</i> <i>The statement should describe the items listed to the right</i>	Potential development under the proposed zoning and current zoning	The applicant has addressed this item in the narrative.	Yes	<i>Staff agrees that the Town Center-1 District may be a reasonable alternative to the existing zoning for Phase 1&2 given the vision for this area in the Town Center study and Master Plan.</i>
	Identified benefit(s) of the development	Applicant has provided a list of public benefits proposed at this time.	Yes	Please refer to Plan Review letter for discussion of public benefits proposed
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc.)	List of deviations are included in the narrative	Yes	Please refer to Plan Review letter for list of deviations proposed
Sign Location Plan <i>(Page 23,SDM)</i>	Installed within 15 days prior to public hearing Located along all road frontages	Signs posted previously	Yes	
Rezoning Traffic Impact Study <i>(Site development manual)</i>	Rezoning Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	A Traffic Impact Statement and Rezoning Traffic Impact Study is provided	Yes Yes	Traffic Review previous provided
Community Impact Statement (CIS) <i>(Sec. 2.2)</i>	<ul style="list-style-type: none"> - Over 30 acres for permitted non-residential projects - Over 10 acres in size for a special land use - All residential projects 	Mixed-use development, based on the number of different uses. A CIS is provided	Yes	Refer to Planning Review letter for more comments.

Item	Required Code	Proposed	Meets Code	Comments
	with more than 150 units - A mixed-use development, staff shall determine			
Height, bulk, density and area limitations				
Frontage on a Public Street (Sec. 5.12)	Frontage upon a public street.	The site has frontage and access to Grand River Avenue and Eleven Mile.	Yes	
Access To Major Thoroughfare (Sec. 5.13)	Access to major thoroughfare is required, unless the property directly across the street between the driveway and major thoroughfare is either multi-family or non-residential	Site has access to Grand River Avenue and Eleven Mile Road	Yes	
Maximum % of Lot Area Covered (By All Buildings) (Sec. 3.6.2 D)	No Maximum		NA	
Building Height (Sec.3.1.26.D)	5 stories or 65 ft, whichever is less ** Section 3.27.2.A.ii allows mixed use buildings a height bonus – for each additional floor of office or retail use above the first floor, an additional floor of residential use may be permitted. "all other standards of the ordinance apply to the height bonus, including setback, parking, landscaping, density and subsection i: "Buildings exceeding 65 ft in height shall have a minimum of 150 feet of building frontage on a roadway no less than 28-feet wide"	Building A: 1 stories	Yes	
		Building B: 1 story	Yes	
		Building C: 1 story	Yes	
		Building D: 1 story	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<p>Residential portion of this development is subject to conditions and requirements of Section 4.82: Residential Dwellings in TC and TC-1 districts (Ordinance Amendment 18.279)</p>				
<p>Commercial Portion is subject to TC and TC-1 requirements</p>				
<p>Arterial and Non-residential Collector Streets <i>Additional setbacks may also be required by Planning Commission or City Council if deemed necessary for better design or functionality.</i></p>				
<p>NOTE REGARDING SETBACKS: The current submittal indicates the lot lines at the future ROW line. Grand River Avenue is classified an arterial while Eleven Mile Road is considered a non-residential collector. Phase 1A buildings will be considered to “front” on Grand River should adhere to “Interior” requirement as there is TC-1 District to the south. Phase 2 buildings shall consider Eleven Mile Road as “front” should adhere to Non-Residential Collector requirements.</p>				
<p>Commercial Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)</p>				
<p>Front (Grand River and Eleven Mile) See 3.27.1.C for waiver conditions for City Council</p>	<p><u>Arterials</u> 15 ft. minimum *Setback may be increased where necessary to obtain clear vision area for vehicular traffic.</p>	Bldg A: 217 ft	Yes	
		Bldg B: NA	Yes	
		Bldg C: 15 ft	Yes	
	<p><u>Non-Residential Collector & Local Streets</u> 0 ft min, 10 ft maximum</p>	<p>Ecco Tool (Existing) ~52 feet</p>	No	<u>Existing, to be made non-conforming by rezoning</u>
<p>Side Western property line is considered Interior (TC district adjacent) Eastern property lines considered Exterior (B-3 and I-1 Districts adjacent)</p>	<p><u>Arterials</u> 10 ft. Minimum Interior 50 ft Exterior</p>	Bldg A/D: 10 ft (East: Exterior to B-3)	No	<u>Deviation required: 50 ft required, 10 ft proposed</u>
		Bldg B > 50 ft	NA	
		Bldg C > 50 ft	NA	
	<p><u>Non-Residential Collector & Local Streets</u> 0 ft min, no maximum</p>	<p>Ecco Tool (Existing) ~25 feet</p>	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Rear Western property line is considered Interior (TC district adjacent) Northern property lines considered Exterior (OSC Districts adjacent)	<u>Arterials</u> 10 ft. Minimum Interior 50 ft Exterior	Bldg A/D: NA (north side)	NA	
		Bldg B: NA	NA	
		Bldg C: NA	NA	
	<u>Non-Residential Collector</u> 0 ft min, no maximum			NA
Commercial Parking Setback (Sec 3.1.26.D)				
Front Grand River Ave	20 ft. from ROW	Front Grand River: 20 ft	Yes	<u>Deviations requested for western side yard parking areas. Also required for parking adjacent to B-3 parcel if not corrected (south of Ecco Tool).</u>
Side/Rear Yard (West, East, South adj to B-3)	10 ft.	Western side yard: 5 ft (south of pond) ~7 ft (north of pond)	No Yes No	
Exterior Rear Yard (11 Mile Road)	20 ft. from ROW	Eastern side yard: 10 ft Adj to B-3: 5 ft Exterior rear yard (11 Mile): 20 ft	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	11 Mile Frontage is only exterior side yard	Yes	
Minimum lot area and width (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.	Proposed	Yes	
Yard Setbacks adjacent to Residential Districts (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be set back at least 3' for each 1' of building height, but in no case can be less than 20' setback	NA	NA	Does not abut residential
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Pond exists on the site – buffer not shown	No	Indicate the buffers on the plan to verify conformance; Refer to Wetland review letter for more details

Item	Required Code	Proposed	Meets Code	Comments
				<u>Deviation requested</u>
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Berm required		Refer to landscape review for more details.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.	Parking setbacks listed incorrectly in several locations. See 3.1.26.D below	Yes?	<u>Plan does not meet the setback requirements for some areas.</u>
TC-1 District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	Site is over 5 acres (15.59 acres)	Yes	<i>Site plan requires City Council approval upon Planning Commission recommendation</i>
Parking Setbacks (3.27.1 D)	20 ft. from ROW	Front and exterior side yards all min. 20 feet	Yes	
	Surface parking areas must be screened by either a 2.5 ft. brick wall or a landscaped berm from all public ROW	Screening?	No	See Landscape Review Letter.
	No front yard or side yard parking on any non-residential collector.	No parking extends in front of buildings on 11 Mile Road	Yes	
Architecture/ Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	This applies to the Commercial buildings. Several buildings exceed 125 ft width – Phase 1 buildings will have entrances Proposed: Decorative paving at key locations, pond/surrounding garden as focal point	Yes	<i>Pedestrian entranceways will be provided for each tenant space</i>
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas	An Open space plan (sheet L205) was	Yes	Open Space plan must be included in PRO Concept

Item	Required Code	Proposed	Meets Code	Comments
	and pedestrian plazas accessible to the public)	previously provided.	Yes	Plan set to be recorded with Agreement No deviation is proposed
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Material calculations provided		See Façade Review Letter for comments. <u>Section 9 façade waiver recommended</u>
Parking, Loading, Signs, Landscaping, Lighting, Etc (Sec. 3.27.1 H)	All loading in TC-1 shall be in rear yards.	Phase 1A: loading in side and rear yards	No	<u>Deviations requested.</u> Clearly show on plans all loading areas, label area (sf) (See Section 5.4 for additional requirements)
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use		NA	
	PC may allow parking requirement reduction when parking areas serve dual functions.	The development proposes mixed uses.	Yes	Shared parking study provided – will need to be updated when tenant mix is more clearly defined
	Special assessment district for structured park	Not proposed	NA	
Sidewalks required (Sec. 3.27.1 I)	Sidewalks required along non-residential collector to be 12.5 ft. wide Sidewalk on Grand River should be 8'	8' sidewalk on Grand River 6' sidewalk on 11 Mile?	Yes No	Show sidewalk widths <u>Deviation Requested to retain existing 6' sidewalk where ordinance requires 12.5 ft</u>
	Direct pedestrian access between all buildings and adjacent areas	Appears to be provided, although markings on plans not consistent.	Yes	
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.	8' Sidewalks proposed along Grand River; Existing sidewalk on 11 Mile to remain on streets proposed	No	See sidewalk comment above
Development amenities	All sites must incorporate amenities such as	L401 shows proposed bench, bike rack,	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.27.1 L)	exterior lighting, outdoor furniture, safety paths in accordance with Town Center Study Area.	decorative stamped concrete Lighting specs provided sheet 2 of 2		
Combining Use Groups within a Structure (Sec. 3.27.1 M)	Commercial and office uses may occupy any number of total floors within a building with residential uses: - Not on same floor as residential Not above residential	Not proposed	NA	
Retail Space (Sec.3.27.2.B)	7,500 sq. ft. GLA max may exceed when: - All floors above 1 st floor permitted in TC-1 - No retail above 2 nd floor - 2 nd 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 st floor is devoted to users of 5,000 sq. ft. or less	Building A: 12,900 Building D: 15,500 Building C: 13,100	Yes	<u>Deviation requested for Buildings A & D; Building C exceeds 7,500 sf</u>
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards	ROW to be dedicated on Grand River and 11 Mile Road	Yes?	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Bldg A&D	Yes	<u>Section 9 waivers are requested and recommended for approval</u>
		Bldg B	No	
		Bldg C	No	
		Residential Buildings: Cement fiber siding; Brick percentage has been increased	No	
Mixed-Use Developments (Sec. 4.25) To qualify as a mixed-use development, a project must meet the following requirements.				
Each use shall comprise of at least 10% in the TC-1 district of either a. The net site area or b. The total gross floor area of all buildings	Gross site area: 15.5 acres Net site area after ROW dedication & Pond: 14.39 acres	Yes	10% of net site area: 1.44 acres (each use should attain this minimum size to be considered mixed use)	

Item	Required Code	Proposed	Meets Code	Comments
		Residential Site Area: approx. 5.5 acres Commercial site area: 8.89 acre (~62% of total site area)		
A development with both conventional multi-family and senior, age-qualified, independent multi-family uses shall not be considered mixed use unless a non-residential use is also included		Not applicable	NA	
A performing arts facility unconditionally dedicated to the public use, under separate agreement with the City, shall be considered a second use, provided that it is a fully enclosed structure with a minimum of 500 seats.		Not applicable	NA	
Residential Dwellings / Mixed-Use in TC/TC-1 (Sec. 4.82)				
Multiple-Housing Dwellings Units (Sec. 4.82.2)		Must meet RM-1 district requirements.	Not Applicable	
Mixed Use Guidelines (Sec. 4.82.2)				
Number of Rooms and Area of Parcel (Sec. 4.82.2.a) <i>TC/TC-1, Multiple Family, and Mixed-Use</i>	Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For mixed use, it is divided by factor of 800.	For 14.3 net acres 623,779 sq. ft. / 800 = 779 rooms permitted <u>Phase 1B</u> : 50 2-BR @ 3 rooms = 150 <u>Phase 1C</u> : 68 2-BR @ 3 rooms = 204 <u>+ Phase 2</u> : 17 2-BR @ 3 rooms = 51 Total 405 rooms *	Yes	
Allowing increase in number of rooms (Sec. 4.82.2.b)	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. The increase cannot exceed more than two times the rooms otherwise allowed	No increase needed.	Yes	
Floor plans for Mixed Use developments (Sec. 4.82.2.c)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum	Floor plans are provided for townhomes;	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	number of rooms permitted, subject to minor modifications			
Minimum Distance between Buildings (Sec. 4.82.2.d)	10 ft.	16 ft.	Yes	
Building Setbacks (Sec. 4.82.2.e)	- 15ft. minimum, unless conflicts with corner clearance	15 ft from ROW shown for residential buildings fronting on 11 Mile; Balconies extend to 11 feet from ROW	Yes	Balconies extend to 11-13 feet from ROW (Section 3.32 allows open, unenclosed, and uncovered porch or paved terrace to project into front yard setback by 4 feet, but not balconies. <u>This will be a deviation.</u>
Parking Setbacks Off-street Parking (Sec. 4.82.2.f)	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	Meets requirement	Yes	Residential dwelling are subject to this section, not Sec. 3.1.26.
	5 ft. from any wall with no openings	Meets	Yes	
	10 ft. from any ROW (includes drives and loading)	Meets	Yes	
	5 ft. from all other property lines	Meets	Yes	
	30 ft. from property lines adjacent to Single family homes	Not applicable	NA	
Business and Office Uses (Sec. 4.82.3)	- Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided		NA	
Parking Location (Sec. 4.82.5)	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building.	Off-street surface parking and individual unit garages proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Usable Open Space (Sec. 4.82.6)	Usable Open Space is defined as balconies, courts and yards that are private recreational uses, and no dimension is less than 50 ft. 200 sq. ft. per dwelling unit Phase 1B: 200 x 68 = 13,600 sq. ft. or 0.31 acre Phase 2: 200 x 50 = 10,000 sf or .23 ac	Usable open space shown on sheet L205 appears to comply with requirement	Yes	To be verified with Site Plan submittal

Note: Staff has made a determination for mixed use guidelines that is consistent with non-mixed use guidelines. For purpose of determining compliance, the minimum square footages are associated with number of bedroom as follows: 1 BR- 500 SF min; 2 BR- 750 SF min; 3 BR – 750 SF min; 4+ BR- 1,000 SF min ;

The applicant needs to provide the unit mix proposed. The applicant has provided floor plans of Phase 1B.

Maximum Room Count : Mixed Use Guidelines(Sec. 4.82.2)

Efficiency-400	1	Not proposed	NA	All units proposed exceed requirements.
1 BR: 500 sq. ft.	2	Not proposed	NA	
2 BR: 750sq. ft.	3	3	Yes	
3 BR: 900 sq. ft.	4	Not proposed	NA	
4 BR: 1000 sq. ft.	5	Not proposed	NA	

Maximum Density: Mixed Use Guidelines(Sec. 4.82.2)

Efficiency-400	--	Proposed density Phase 1: 8.2 du/ac (118 units/14.3 ac) +Phase 2: 132 units/14.3 ac = 9.2 du/ac Allowable Density: 18 DUA; Allowable density is calculated based on maximum number of rooms allowed for this property (779 rooms) and unit type	Yes	Density for residential dwellings in TC-1 is based on the maximum number of rooms allowed.
1 BR: 500 sq. ft.	27.3 DUA (a)			
2 BR: 750sq. ft.	18.15 DUA			
3 BR: 900 sq. ft.	13.61 DUA			
4 BR: 1000 sq. ft.	10.89 DUA			

Maximum Percentage of Units : Mixed Use Guidelines(Sec. 4.82.2)

Efficiency-400	5%	Not proposed		
1 BR: 500 sq. ft.	50%	0		
2 BR: 750sq. ft.	100%	100	Yes	
3 BR: 900 sq. ft.	100%	0		

Item	Required Code	Proposed	Meets Code	Comments
4 BR: 1000 sq. ft.	100%	0		
Minimum Off-street parking per unit: Mixed Use Guidelines (Sec. 4.82.2)				
Efficiency-400	1 per unit	Phase 1B: 50 units @ 2 spaces Total 100 spaces required Total 94 spaces proposed Phase 1C: 68 units @ 2 spaces Total 136 spaces required 40 Surface spaces 81 Garage spaces Total 121 spaces proposed		Shared parking study provided for overall project site to justify request for reduction in required parking; <u>Parking will be confirmed with Site Plan submittal once commercial tenants are more clearly defined</u>
1 BR: 500 sq. ft.	1 per unit			
2 BR: 750sq. ft.	2 per unit		No	
3 BR: 900 sq. ft.	2 per unit			
4 BR: 1000 sq. ft.	2 per unit			
Parking, Loading, and Dumpster Requirements (5.3 site specific review required)				
Required Parking Calculation (Sec. 5.2.12) (Sec. 4.82.2) See Individual requirements below	Ordinance Requirement per Use	Parking Study Peak Demand		<u>Shared Parking Study was completed when Market was still proposed. Updated calculations will be required with Site Plan submittal</u> *total now shown on plan including 55 parking spaces in Phase 2 area
	Retail $4,575 \text{ sf} / 200 = \underline{23}$	18		
	Market $26,500 \text{ sf} / 200 = \underline{133}$	119		
	Quality Restaurant $6,275 \text{ sf} / 70 = \underline{90}$	58		
	Sit-Down Restaurant $7,505 / 70 = \underline{64}$	99		
	Fast Casual Restaurant $9,962 / 70 = \underline{142}$	74		
	Residential Buildings $118 \text{ units} \times 2 \text{ ea} = \underline{236}$	133		
Total Ordinance Required: <u>688 Spaces</u>	TOTAL PROPOSED: 581 Spaces*			
Required Parking Calculation (Sec. 5.2.12) (Sec. 4.82.2)	<u>Shopping Center</u> 1 per 250 sq. ft. of gla $54,817 / 250 = 219$ spaces <u>Res. Mixed-Use Dev:</u> Rm count 1-2 = 1 space Rm count 3-5 = 2 spaces 236 total spaces required	Phase 1A: 311 spaces <u>Phase 1 Residential Development</u> 147 garage 68 surface parking <u>Phase 2:</u> 14 garage 15 surface parking	Yes?	Provide new breakdown of uses to verify parking calculations

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	- 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft. - 9 ft. x 19 ft. spaces - 20 ft 2-way drives	No	<u>Deviation requested for 20 ft drive aisles – 22 feet required when not adj to parking</u> <u>Deviation requested for 22 ft drive aisles – 24 feet required adj to parking</u>
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Not applicable	NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall		Yes	Will be confirmed with site plan submittal
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Appears to comply	Yes	
Barrier Free Spaces Barrier Free Code *No deviations since this is a Michigan Building Code requirement	Phase 1B Residential: A total of 2% of required parking. $96 \times 2\% = 2$ required Phase 2 Res: 100 parking spaces $\times 2\% = 2$ required Phase 1A: 376 spaces for commercial portion requires: 6 barrier free (2 van accessible)		Yes No Yes	Compliance will be confirmed with Site Plan submittal

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 			Compliance will be confirmed with Site Plan submittal
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	Compliance will be confirmed with Site Plan submittal
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	<p><u>Multiple-Family:</u> 1 for each 5 dwellings 118/5 = 24 bike spaces</p> <p><u>Retail/Shopping Center:</u> Five (5) percent of required automobile spaces 366 spaces * 5% = 18 bike spaces</p> <p>Total = 42 bike spaces</p>		Yes	Compliance will be confirmed with Site Plan submittal
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk - When 20 or more bicycle parking spaces are required, 25% shall be covered spaces. 	<p>Multiple bike rack locations indicated</p> <p>To be verified at the time of PSP submittal</p> <p>Appear to be provided</p> <p>Covered spaces not indicated</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>NA</p>	Compliance will be confirmed with Site Plan submittal
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	<p>Parking space width: 6 ft.</p> <p>One tier width: 10 ft.</p> <p>Two tier width: 16 ft.</p> <p>Maneuvering lane width: 4 ft.</p> <p>Parking space depth: 2 ft. single, 2 ½ ft. double</p>	To be determined at the time of PSP submittal		

Item	Required Code	Proposed	Meets Code	Comments
<p>Loading Space Area (Sec. 5.4.2)</p>	<p>Within TC zoning, loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots) in the ratio of 10 sq. ft. per front foot of building. Layout shall not cut off or diminish access to off-street parking spaces or service drives.</p> <p>Example: For 100 ff building, 1000 sf of loading area is required for residential and commercial buildings</p>	<p>Phase 1 loading area locations meet requirements for location in rear yard or interior side yard.</p> <p>4 areas are indicated as loading zones on sheet C-2.1:</p> <ul style="list-style-type: none"> • Area A1 + A2: 1,320 sf + 475 = 1,795 < 1,800 sf required • Area B: 644 sf > 620 sf required • Area C: 1,300 sf < 2,000 sf required 	<p>No</p> <p>No</p>	<p>Loading areas seem to include area where dumpster is present, which is not allowed. Area occupied by dumpster shall be excluded from loading area calculation.</p> <p><u>Deviations needed for deficiency in area requirements for Loading areas A,B, C</u></p>
<p>Loading Space Screening (Sec. 5.4.2 B)</p>	<p>Loading area must be screened from view from adjoining properties and from the street.</p>	<p>Loading areas (A, B & C) screened with bamboo plantings</p>	<p>No?</p>	<p>Compliance will be confirmed with Site Plan submittal</p>
<p>Dumpster Sec 4.19.2.F</p>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback (20 ft.) - Rear lot abuts ROW, 50 ft. setback required. - Away from Barrier free Spaces 	<p>Phase 1A dumpster locations appear to be acceptable. Will be confirmed at the time of PSP submittal.</p> <p>No dumpsters in Phase 1B/1C area</p>	<p>Yes?</p>	<p>Clarify trash collection plans for residential areas if no dumpsters are provided</p>

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Details provided – see façade review for comments	Yes	Appear to comply with façade ordinance – will confirm at the time of site plan approval
Lighting and Photometric Plan (Sec. 5.7)				
STAFF COMMENT: Photometric plan and additional information is typically required at the time of Final Site Plan when the site is not abutting a residential district.				
If deviations from ordinance requirements are anticipated, they should be identified and included as part of the PRO agreement.				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky		Yes	
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Building outlines, pavement shown for Phase 1A & B only	Yes	Ensure light fixtures will not conflict with landscaping/utilities
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Not provided	No	Would be expected to conform to ordinance standards at the time of FSP approval <u>unless deviations are identified now</u>
Lighting Plan (Sec.5.7.2 A.ii)	Specifications for all proposed & existing lighting fixtures	Appear to be Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Not provided	No	

Item	Required Code	Proposed	Meets Code	Comments
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	Provided	Yes	
	Hours of operation	Not provided	No	
Required Conditions (Sec. 5.7.3.A)	Light pole height not to exceed maximum height of zoning district (65 ft. for TC)		NA	Light pole height not currently provided – will be reviewed in PSP submittal
Required Conditions (Sec. 5.7.3.B&G)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 			Provide standard notes on Plan and/or incorporate into PRO Conditions
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred. 			will be reviewed in PSP submittal
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	No indicated for residential portion	No	<u>Deviation requested.</u>
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LEDs proposed	Yes	
Min. Illumination (Sec. 5.7.3.K)	Parking areas: 0.2 min	0.2 proposed	Yes	General parking areas expected to comply with min. requirements
	Loading & unloading areas: 0.4 min	Meets min.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Walkways: 0.2 min	0.0 min noted in several locations	No	Some areas of the public walkway are not illuminated
	Building entrances, frequent use: 1.0 min	Front of building C – lighting below min levels	No	Adjust lighting to meet min levels
	Building entrances, infrequent use: 0.2 min	Appears to comply	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	No residential districts adjacent	NA	
Building Code and Other Requirements				
Accessory Structures (Sec. 4.19)	-Each accessory building shall meet all setback requirements for the zoning district in which the property is situated -Shall meet the façade ordinance standards		NA	“platform” near pond will be considered an accessory structure, as will generators, transformers, etc. Label on plans and provide dimensions
Exterior Building Wall Façade Materials (Sec. 5.15) (Sec. 3.27.1.G)	Façade Region: 1	Elevation drawings submitted	No	See Façade review for additional comments and further detail
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Elevations are not provided for all units	No	<u>This information can be provided at the time of Preliminary site plan that conforms to the code</u>
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks shown on the plans	yes	<u>This information can be provided at the time of Preliminary site plan that conforms to the code</u>

Item	Required Code	Proposed	Meets Code	Comments
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided – unit boundaries of site condominium proposed	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Some provided;	Yes	Refer to review letters for missing information
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Provided	Yes	
Signage See link below (Chapter 28, Code of Ordinances)	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - <u>Signage is not regulated by the Planning Commission or Planning Division.</u> 	Deviation requested up to 200% of current Sign ordinance allowance; Full description of proposed signage package provided	No	See Planning Review letter for detailed comments
Property Address	The applicant should contact the Building Division for an address prior to applying for a building permit.	One is not required at this time. Individual lot address would require separate addresses at a later time	No	<u>Submit address application after Final Site Plan approval.</u>
Project and Street Naming Committee	Some projects may need approval from the Street and Project Naming Committee.	The applicant requested Sakura Novi project name. Approved by committee	Yes	Contact Madeleine Kopko at 248-347-0579 for more information
Property Split/Combination	The proposed property split/combination must be submitted to the Assessing Department for approval.	Lot combination required	No	Lot combination/split required prior to final site plan approval. Contact Assessing 248-347-0492

Item	Required Code	Proposed	Meets Code	Comments
Master Deed	Master Deed should be approved for site condominiums prior to stamping set approval	Applicant states site condominium ownership will be utilized	Yes	Master Deed to be reviewed at appropriate time
Easements	<ul style="list-style-type: none"> - Utilities - Emergency/Cross-Access Easements - Conservation Easements - ROW dedication - Etc. 	Easement plan submitted	Yes?	Conservation easement will be required for any wetland mitigation areas or woodland replacement trees; Access easements for Ecco Tool property if properties are connected; Off-site Storm water discharge easement to parcel east

NOTES:

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

I-1 Light Industrial District

3.1.18



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public or private health and fitness facilities and clubs** §4.34
- v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. **Warehousing and wholesale establishments** §4.43
- ix. **Manufacturing** §4.43
- x. **Industrial office sales, service and industrial office related uses** §4.44
- xi. Trade or industrial schools
- xii. **Laboratories experimental, film or testing** §4.43
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities
- xvii. **Pet boarding facilities** §4.46
- xviii. **Veterinary hospitals** **or clinics** §4.31
- xix. **Motion picture, television, radio and photographic production facilities** §4.47
- xx. Other uses of a similar and no more objectionable character to the above uses
- xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. **Metal plating, buffing, polishing and molded rubber products** §4.48
- ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
 - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels** §4.49
- iii. **Automobile service establishment** §4.50
- iv. **Self-storage facilities** §4.51
- v. **Retail sales activities** §4.52
- vi. **Central dry cleaning plants or laundries** §4.53
- vii. **Railroad transfer, classification and storage yards** §4.43
- viii. **Tool, die, gauge and machine shops** §4.43
- ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- x. **Municipal uses** §4.43
- xi. **Motion picture, television, radio and photographic production facilities** §4.47
- xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90
- xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



OS-1 Office Service District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The OS-1, Office Service District is designed to accommodate uses such as offices, banks, facilities for human care and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. **Facilities for human care** §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots
- vii. Places of worship
- viii. Other uses similar to the above uses
- ix. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses
- x. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xi. **Public or private health and fitness facilities and clubs** §4.34

C. SPECIAL LAND USES

- i. **Mortuary establishments** §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. **Day Care Centers** and **Adult Day Care Centers** §4.12.2
- iv. **Public or private indoor and private outdoor recreational facilities** §4.38
- v. An **accessory use** §4.19 customarily related to a use authorized by this Section



3.1.22 OSC Office Service Commercial District

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The OSC, Office Service Commercial district is designed and intended to accommodate a large office building or, more particularly, a planned complex of office buildings with related commercial retail and service establishments which may serve the area beyond the confines of the office complex itself.

The primary intent of this district is to provide limited areas for office buildings of greater height and more intense land use activity in an otherwise low-density community. Because of the greater building height, intensity of land use and associated higher volumes of vehicular and pedestrian traffic, it is further intended that this district be located only in proximity to areas of major commercial or civic development and have direct access to freeway or major thoroughfares.

The OSC district is designed to encourage the combining of mid-rise and low-rise office and office related uses in planned development and to encourage innovation and variety in type, design and arrangement of such uses.

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. **Facilities for human care** §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots 
- vii. Places of worship
- viii. Other uses similar to the above uses
- ix. Publicly owned and operated parks, parkways and outdoor recreational facilities
- x. Professional office buildings, offices and office sales and service
- xi. Transient residential uses 
- xii. Public utility  offices and telephone exchange buildings
- xiii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- xiv. **The inpatient bed facility**  **portion of general hospitals** §4.65
- xv. **Public or private health and fitness facilities and clubs** §4.34

C. SPECIAL LAND USES

- i. **Retail commercial business uses** §4.66
- ii. **Sit-down restaurants**  §4.41.3
- iii. **Amusement and entertainment uses** §4.67
- iv. **Day care centers** , **and adult day care centers**  §4.12.2
- v. **Public or private indoor and private outdoor recreational facilities** §4.38



1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

A. INTENT

The TC-1, Town Center 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. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC-1 Town Center district is further designed and intended to discourage the development of separate off-street parking facilities for each individual use, and to encourage the development of off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. **Retail businesses** §4.78.3
- ii. Retail business service uses 
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services 
- vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- vii. Off-street parking lots
- viii. Private clubs , fraternal organizations and lodge halls
- ix. **Places of worship** §4.10
- x. **Retail business**  §4.27
- xi. **Service establishments of and office showroom or workshop nature** §4.27
- xii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.27
- xiii. **Theaters, assembly halls, concert halls, museums or similar places of assembly** §4.27
- xiv. **Business schools and colleges or private schools operated for profit** §4.27
- xv. Offices and office buildings
- xvi. Public and quasi-public
- xvii. Indoor commercial recreation facilities

B. PRINCIPAL PERMITTED USES (continued)

- xviii. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
- xix. Hotels 
- xx. **Financial institutions** §4.81
- xxi. **Residential dwellings** §4.82
- xxii. **Day care centers**  and **adult day care centers**  §4.12.2
- xxiii. Instructional Centers
- xxiv. Other uses similar to the above uses subject to conditions noted
- xxv. **Accessory structures and uses**  §4.19 customarily incidental to the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission:

- i. **Open air business uses** §4.80.1
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Veterinary hospitals**  or **clinics**  §4.31
- iv. **Fast food drive-through restaurants**  §4.40
- v. **Microbreweries**  §4.35
- vi. **Brewpubs**  §4.35



ENGINEERING REVIEWS

May 11, 2021

January 7, 2021



PLAN REVIEW CENTER REPORT

May 11, 2021

Engineering Review

Sakura Novi PRO
JZ19-0031

Applicant

Sakura Novi, LLC

Review Type

Third Revised PRO Concept Plan

Property Characteristics

- Site Location: North of Grand River Avenue, East of Town Center Drive
- Site Size: 15.59 Acres
- Plan Date: April 29, 2021
- Design Engineer: PEA, Inc.

Project Summary

- Phase 1A, 1B, and 1C (14.78 acres): Construction of mixed-use buildings (8 restaurants, 12 retail spaces, and 4 office spaces), 118 townhomes, and associated parking.

Phase 2 (0.73 acres): Construction of either 15 townhomes or 55 parking spaces.

Site access to phases 1 and 2 would be provided via Grand River Avenue and Eleven Mile Road.

- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of 11 Mile Road. The aforesaid water main extension will have two (2) connections to 11 Mile Road to provide a looped water main system on the proposed site.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer along the south side of 11 Mile Road.
- Storm water would be collected by two (2) separate storm sewer collection systems (detention basins). The western detention basin would be discharged to existing 12-inch storm sewer along the north side of Grand River Avenue at a controlled rate. The eastern detention basin would be discharged to a wetland on the abutting parcel to the east owned by the city of Novi.

Recommendation

Approval of the 3rd Revised PRO Concept Plan and 3rd Revised PRO Concept Storm Water Management Plan is **recommended for approval** with items to be addressed during detailed design review.

Comments:

The 3rd Revised PRO Concept Plan for phases 1 and 2 meet the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with a few exceptions. **All comments in the January 7, 2020 Engineering review letter must be addressed at the time of Preliminary Site Plan submittal, in addition to the following comments:**

1. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
2. Clarify where the exact boundaries are located for phases 1A, 1B, 1C, and 2.
 - a. Specify the phasing plan for the utilities and parking lots.
3. Provide utility information for the potential residential component to phase 2.
4. Update the sanitary sewer basis of design to account for potential residential component to phase 2.

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 Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Project Engineer

cc: Lindsay Bell, Community Development Department
Ben Croy, PE; Engineering
Victor Boron, Engineering
Humna Anjum, Engineering



PLAN REVIEW CENTER REPORT

January 7, 2020

Engineering Review

Sakura Way PRO
JZ19-0031

Applicant

Sakura Novi, LLC

Review Type

Second Revised PRO Concept Plan

Property Characteristics

- Site Location: North of Grand River Avenue, East of Town Center Drive
- Site Size: 15.59 Acres
- Plan Date: October 2, 2019
- Design Engineer: PEA, Inc.

Project Summary

- Phase 1 (12.75 acres): Construction of mixed-use buildings (30,000 s.f. market, 5 restaurants, and 4 retail spaces), 68 townhomes, and associated parking.

Phase 2 (2.76 acres): Construction of 50 townhomes, 2 restaurants and associated parking.

Site access to phases 1 and 2 would be provided via Grand River Avenue and Eleven Mile Road.

- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the north side of 11 Mile Road. The aforesaid water main extension will have two (2) connections to 11 Mile Road to provide a looped water main system on the proposed site.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer along the south side of 11 Mile Road.
- Storm water would be collected by two (2) separate storm sewer collection systems (detention basins). The western detention basin would be discharged to existing 12-inch storm sewer along the north side of Grand River Avenue at a controlled rate. The eastern detention basin would be discharged to a wetland on the abutting parcel to the east owned by the city of Novi.

Recommendation

Approval of the 2nd Revised PRO Concept Plan and 2nd Revised PRO Concept Storm Water Management Plan is **recommended for approval** with items to be addressed during detailed design review.

Comments:

The 2nd Revised PRO Concept Plan for phases 1 and 2 meet the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items that must be addressed at the time of Preliminary Site Plan submittal:

General

1. Reference benchmarks established at intervals no greater than 1,200 feet shall be noted on the plans with identification, location, description and established elevation listed. Generally, at least two benchmarks shall be noted on each sheet and one of the two shall be a City established benchmark.
 - a. Provide the elevation of the City established benchmark.
 - b. Reference at least two benchmarks.
2. For all non-residential development, a Non-Domestic User Survey form must be submitted to the City once a tenant has been identified so it can be forwarded to Oakland County.
3. Provide a note stating, "If dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review".
4. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility.
5. Provide soil borings, at the time of detailed site plan review, in the vicinity of the storm water basins to determine soil conditions and to establish the high water elevation of the groundwater table.
6. The master planned half width right-of-way for Eleven Mile Road is 35 feet. There is a note on the plans indicating the dedication of this right-of-way to the City.
7. The master planned half width right-of-way for Grand River Avenue is 60 feet. There is a note on the plans indicating the dedication of this right-of-way to the City.
8. Clarify what the rectangles on the western detention basin represent.
9. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

10. A water main basis of design is not necessary and should be removed from the plans. The proposed demand is in accordance with the City's Water System Master Plan.

11. The as-builts from Advance Auto (parcel 50-22-23-126-015) do not indicate that 8-inch water main was stubbed at the western boundary of their property. A revision to this proposed water main connection may be necessary.
12. Note the diameter and length of all leads (domestic, fire and hydrant leads).
13. Provide a domestic water service lead to building 2 in phase 2. If it was missed, please rearrange the labels on sheet C-5.2 that cover up some of the water main and building leads.
14. Any hydrant lead over 25 feet long must be 8-inches in diameter.
15. There is a gate valve shown on sheet C-5.1 between building 10 and building 'A' that does not appear to be associated with any water main. If this is an error, please remove it from the plans.
16. Correct the arrows associated with the building 'A' water lead labels. They are not currently pointing at the fire and domestic water service leads.
17. Provide profile views for all proposed water main 8-inch and larger.
18. Once the water main plans have been reviewed in detail and approved, provide three (3) signed and sealed sets of utility plans along with the MDEGLE permit application (04/2019 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

19. Revise the sanitary sewer basis of design to reflect the correct ultimate scenario.
 - a. The townhomes should be broken down by number of bedrooms. The City's Sewer Unit Factor chart has different unit factor values depending on the number of bedrooms in each unit.
20. According to the City's records, the sanitary sewer along Eleven Mile Road is a 27-inch sewer, not 8-inch. See attached map. A revision to the sanitary sewer layout may be necessary.
21. A few of the sanitary sewer leads are missing a label and sizing information. Clearly provide and label the lead to every building.
22. Clearly label each sanitary sewer monitoring manhole unique to a non-residential building.
23. Provide profile views for all proposed sanitary sewer greater than 6-inches.
24. Once the sanitary sewer plans have been reviewed in detail and approved, provide three (3) sealed sets, as well as an electronic copy, of the utility plans along with the MDEGLE permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist. These documents shall be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the

standard detail sheets. Please contact the MDEGLE and the City of Novi if an expedited review is desired.

Storm Sewer

25. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
26. Provide storm sewer profiles and illustrate all pipes intersecting storm structures.
27. Show and label all roof conductors, and show where they tie into the storm sewer.
28. Provide a four-foot deep sump and an oil/gas separator in the last storm structures prior to discharge to each storm water basin.

Storm Water Management Plan

29. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
30. The applicant should consider including Ecco Tool in the storm water calculations for potential redevelopment of the site and inclusion with the Sakura Novi project.
31. Consider moving the riser for the eastern basin further north from the inlet to lengthen the flow length.
32. An off-site drainage easement may be required to discharge the eastern detention basin onto City property.
33. Provide supporting calculations for the runoff coefficient determination.
34. Label the material proposed for the maintenance access route to the basin outlet structures, and label the 15-foot width and slope (maximum of 1V:5H).
35. Provide an access easement from the public right-of-way for maintenance over the storm water detention system and the pretreatment structure.
36. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin associated with residential development. A **deviation** from this standard would be supported by the Engineering Department if the buffer is not feasible and it should be included in the PRO Agreement.
37. If a 3-foot permanent pool is provided in the detention basin to the west, as indicated in the response letter, then a mechanical treatment unit is not required in the last structure prior to discharge to the basin.
38. Indicate where the mechanical treatment unit for the eastern basin can be found.
39. An emergency spillway must be provided at an elevation that is 6-inches above the 100-year elevation and must have sufficient capacity to convey the peak flow associated with a 100-year design storm.

Paving & Grading

40. The Engineering Department is not comfortable with the on-street parking on the north side of Eleven Mile Road as it is currently shown on the plans. The 35 mph speed limit and lack of safe areas to cross the road to the Sakura Novi development pose a couple safety concerns.
41. The maneuvering lane widths throughout the development shall be 24 feet wide. Any width less than that would be considered a **deviation**.
42. The right-of-way sidewalk shall continue through the drive approach on Eleven Mile Road as well as Grand River Avenue. If like materials are used for each, the sidewalk shall be striped through the approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
43. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
44. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
 - a. 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).

Soil Erosion and Sediment Control

45. A SESC permit is required and an application should be made with the preliminary/final site plan submittal.

Off-Site Easements

46. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**.
 - a. An off-site storm sewer easement may be necessary for the end section and discharge of storm water on the City of Novi's property (parcel 22-23-226-042).

The following must be provided at the time of Preliminary/Final Site Plan submittal:

47. A letter from either the applicant or the applicant's engineer must be submitted with the revised Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed on this review letter and indicating the revised sheets involved.
48. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be submitted at the time of Stamping Set submittal:

49. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
50. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
51. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
52. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manholes to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
53. A draft copy of the cross access easement for shared access to the drive aisle between Ecco Tool and Sakura Way must be submitted to the Community Development Department. This document is available on our website.
54. A draft copy of the warranty deed for the additional proposed right-of-way along Eleven Mile Road and Grand River Avenue must be submitted for review and acceptance by the City.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

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 Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Plan Review Engineer

cc: Lindsay Bell, Community Development Department
Ben Croy, PE; Engineering
Victor Boron, Engineering

LANDSCAPE REVIEW

May 10, 2021



PLAN REVIEW CENTER REPORT

May 10, 2021

Third Revised PRO Concept Site Plan - Landscaping

Review Type

Third Revised PRO Concept Landscape Review

Job

JZ19-0031

Property Characteristics

- Site Location: Northeast of Town Center and Grand River
- Site Zoning: OSC, OS-1, I-1, to be rezoned to TC-1
- Adjacent Zoning: North: 11 Mile Road, I-1, East: I-1, B-3, South: B-3, Grand River, West: TC
- Plan Date: 4/29/2021

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.

As a complete set of landscape plans was not submitted, these comments relate to specific issues raised with the single landscape sheet submitted. Unless they are otherwise addressed below, the original comments from the previous review stand.

Recommendation

This project is **recommended for approval for PRO Concept, contingent on the applicant agreeing to address the remaining unsupported deviations noted below.** There is still a number of unsupported deviations that the plan includes.

LANDSCAPE DEVIATIONS REQUIRED FOR PROPOSED CONFIGURATION:

PHASE 1

COMMERCIAL:

- Insufficient interior parking lot landscaping area, interior and endcap islands, and canopy trees provided. **The calculations indicate that the deviations have been eliminated, but it appears that trees have been overcrowded in the areas provided – Not supported by staff until sufficient growing space is provided for all required trees in the islands.**
- Insufficient parking lot perimeter trees provided. **It appears that the deviation has been corrected and no longer exists. Sufficient root growth soil volume and sources of water must be provided for trees bound by paving.**
- Lack of screening wall or berm for parking areas along Grand River. *Supported by staff*
- Lack of screening wall or berm for parking areas along 11 Mile Road. **Can't tell from plan provided whether the deviation has been eliminated, so it is assumed to still be needed.** *Not supported by staff.*
- Insufficient building foundation landscaping. **A note indicates that the requirement will be met with plantings and decorative paving when final site plans are presented.** *Supported by staff if that condition is part of the PRO agreement.*

RESIDENTIAL:

- No buffering berms for multi-family housing provided between residential buildings and the B-3 property to the south. **It appears that sufficient screening is not provided along the parking lot.** *Not supported by staff. (Had been supported by staff).* It may be that the screening

hedge will still be provided and the shrubs were inadvertently removed from the plan by turning off the shrub layer, but I can't tell that from the submitted plan. *If the hedge will still be provided, then staff would still be in support of this deviation.*

- Insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1C). *Supported by staff due to significant screening vegetation provided there.*
- Use of subcanopy trees for 29% of multifamily unit landscaping trees. *25% would be supported by staff but 29% is not supported by staff. **As no plant list is provided, it can't be determined whether the plan has been modified to use only 25% subcanopy trees.** Staff support TBD*
- Lack of foundation plantings on drive-side of buildings (**NEW DEVIATION**). *Not supported by staff. **The ordinance was changed last June to require landscaping on 35% of the drive side of the buildings. A deviation is required for the proposed configuration, which is the same as what was originally proposed. The applicant is encouraged to do whatever they can to decrease the extent of the deviation.***

PHASE 2:

- Insufficient parking lot trees (interior and perimeter). *Not supported by staff. **While sufficient area may be provided, trees are overcrowded (less than 200sf per tree) so the trees' health is in doubt.***

Please add a summary table of all landscape deviations sought, the extent of those deviations (ie number of trees not planted) and justification for those deviations, to the landscape plans.

Wherever possible, the plans should be modified or enhanced to reduce and ideally remove as many deviations as possible.

General note:

The residential sections are designed so only the rears of the buildings are facing the drives, with no room for landscaping to soften the views of garages and the backs of townhouses. As noted above, the ordinance was revised in 2020 to require 35% of the building facing the road to be landscaped. The applicant needs to add some sort of landscaping between the units in those areas to decrease the extent of the deviation.

Ordinance Considerations - All comments below were the comments for the last revision, As a complete landscape plan set was not provided, no attempt was made to revise these comments. They have been left for comparison with the above notes. References to previous phasing remains.

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

Provided

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

1. Provided
2. **Please put the hydrant in Phase 2 Parking Lot Area 6 behind a curb.**

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

1. The grading plan is not consistent with the Tree Protection Plan in terms of trees to be saved and protected. Also, trees shown as remaining at the northwest corner of the property, west of the parking, would not be able to survive given the proposed contours shown on the Grading Plan.
2. **Please correct those inconsistencies and show all trees to be removed or saved on both plans, with tree protection fence consistently shown between the plans, and the Grading and/or Demolition plan.**

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

1. Buildings 3 and 5 are adjacent to an industrial use. A tall hedge and deciduous trees are proposed but concerns remain about the potential noise from an industrial use negative impacting the adjacent residences. **Please provide a 6' tall wall as called for on Table 5.5.3.A.ii to provide more auditory buffering, instead of the hedge.** If a noise study indicating that a noise buffering wall is not necessary is provided, the present configuration would be acceptable. *As currently proposed, the proposed buffering is not supported by staff, but a deviation is not required.*
2. Building 9 is adjacent to the commercial section and a loading area for the market where large trucks will travel and back up with beepers. A 3' tall hedge and deciduous canopy trees are proposed in one area and a cluster of pine trees in another. **Please provide a taller buffer that provides significant audible buffering, such as a 6' tall wall instead of the hedge or proof that such audible buffering is not required. Or, a restriction on delivery hours to times such as 7am-11pm could be instituted.** *As currently proposed, the proposed buffering is not supported by staff, but a deviation is not required.*
3. The southern Phase 1 residential parking bay is adjacent to B-3 zoning. A 2-3' tall landscaped berm is provided. An evergreen hedge and deciduous trees are proposed as a buffer. *The landscape deviation for this frontage is supported.*

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

1. COMMERCIAL:
 - a. **Grand River Avenue:**
 - i. The required greenbelt width is provided.
 - ii. The required berm or brick wall are not provided. A decorative fence with brick piers, with dense landscaping, is proposed instead. The detail is provided on Sheet P4.5. *The deviation for a lack of wall or berm can still be supported as the landscaping appears to provide 80-90% opacity throughout the year.*
 - iii. Based on the frontage, 24 canopy trees are required but only 21 are proposed and none are provided between Building C and Grand River. *This deviation is not supported by staff.*
 - iv. **Please propose at least 5 canopy trees between Grand River and Building C.**
 - b. **11 Mile Road:**
 - i. The required greenbelt width is provided.
 - ii. The required berm or brick wall are not provided between the road and the parking lots abutting 11 Mile Road. *This deviation is not supported by staff. Please use a similar dense landscaping to what is proposed for Grand River between 11 Mile Road and the two eastern parking lots that are adjacent to it.*
 - iii. Based on the frontage of the 2 parking lots, the Phase 2 greenbelt needs to have 6 canopy trees between the parking and 11 Mile Road or 9 subcanopy trees. 5 canopy trees are proposed in the right-of-way on L204 and 4 canopy trees are proposed in the greenbelt on L301.
 - iv. **Please remove the trees from the right-of-way where parallel parking is proposed and provide all required canopy trees within the greenbelt.**
2. PHASE 1 RESIDENTIAL:
 - a. The required greenbelt width is provided everywhere along the 11 Mile Road frontage except between the ROW and the Building 4 parking lot, where 20 feet is required but only 7 feet is proposed. **This requires a landscape deviation.** *It is supported because the greenbelt is densely planted with evergreens to screen the parking lot.*
 - b. Most of the 11 Mile Road frontage does not front on parking, so no wall or berm is required, except in front of the small Building 4 parking lot. As noted above, the lot is screened with densely planted evergreens so *the deviation for lack of wall or berm in*

- this area is supported by staff.*
- c. Based on the frontage, 13 deciduous canopy or large evergreen greenbelt trees or 19 subcanopy trees are required. 15 subcanopy trees are provided in the right-of-way and 4 are provided within the greenbelt.
 - d. While no street trees are required in the TC-1 district, staff agrees that the addition of the crabapples between the curb and sidewalk as proposed would be an attractive look, so those trees can remain and be counted toward the requirement for subcanopy greenbelt trees.
 - e. **If the parallel parking spaces are to remain per the layout, the trees shown on top of them must be relocated outside of the right-of-way.**
3. PHASE 2 RESIDENTIAL:
- a. The required greenbelt width is provided everywhere along the 11 Mile Road frontage.
 - b. Based on the frontage, 14 deciduous canopy or large evergreen greenbelt trees or 21 subcanopy trees are required. On Sheet L204, 14 canopy trees are proposed in the right-of-way, on top of parallel parking spaces. On Sheet L301, 15 canopy trees are proposed within the greenbelt. **Once the layout is finally determined, the correct number of greenbelt trees should be proposed.**

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

1. COMMERCIAL:
- PHASE 1:
- a. Based on the vehicular use area calculations provided, a total of 7,697 of interior landscape area and 38 canopy trees are required. A total of 7,298sf of area and 31 trees are provided, more than one of which are in islands with less than 200sf per tree. Also, a number of required endcap landscaped islands were not proposed and some interior islands need to be increased in size and/or have a tree planted in them. **These shortages in interior landscape area and trees require landscape deviations. They are not supported by staff.** Please see the landscape chart for a detailed discussion.
 - b. Based on the perimeter provided, 77 canopy trees are required and 78 trees, including 12 greenbelt trees, are proposed. **Please see the landscape chart for a detailed discussion about the perimeter trees and areas which need them.**
 - c. **Please add islands, trees and endcap landscaping where necessary to minimize or eliminate the landscape deviations.**
- PARKING AREAS 5A AND 5B, EXPANDED AREA 6
- a. Based on the vehicular use area calculations provided, a total of 3,071sf of interior landscape area and 15 canopy trees are required. A total of 2,992 of area and 10 trees are provided. Please see the landscape chart discussion about where trees are required and what already proposed areas and trees could be counted toward the requirement
 - b. Based on the perimeter of the new areas, 27 trees are required and 17 are proposed. No perimeter trees are required along the west edge of 5A since the multi-story buildings are within 20 feet of the parking lot only 22 trees are actually required. **Please propose more along the south edge of Parking Area 6 west and add more where there is room elsewhere to remove the requirement for a deviation.**
2. RESIDENTIAL:
- The parking bays are only on one side of the drive, so only perimeter trees are required (not interior trees), at the same rate as for the interior drives (1 tree per 35lf).

Building Foundation Landscaping (Zoning Sec. 5.5.3.D.)

1. Detailed foundation plantings are provided for Buildings A, B and C. The requirement for 60% of Building C's frontage being landscaped is met.

2. Per the calculations provided, a total of 11,792sf of foundation landscape area is required. 7,169sf, including area of decorative paving, is proposed (61% of the total area required). Based on this, **a landscape deviation is required.** *The deviation is not supported by staff.*
3. **Please add as much foundation planting area and/or additional decorative paving around each building as possible to lower the extent of the deviation.**
4. **See the detailed discussion of foundation plantings areas on the landscape chart.**

Multi-Family Residential Landscaping (Zoning Sec. 5.5.3.F.ii.)

1. PHASE 1 RESIDENTIAL:
 - a. Unit landscaping
 - i. Based on the number of units (68), 204 canopy or evergreen trees are required to be planted throughout the Phase 1 residential section of the site. 204 trees are provided, 60 of which, including 9 Princeton Sentry ginkoes, are subcanopy trees (29%).
 - ii. **A landscape deviation is required to use subcanopy trees instead of large evergreen or canopy trees for unit landscaping.** *Staff supports the use of a mix of subcanopy trees for up to 25% of that requirement in order to increase the diversity of plantings on the site, but not more than 25%.*
 - b. Interior drive plantings.
 - i. Based on the calculations provided, 25 interior street trees are required and 35 are provided. *If desired, the extra trees can be removed from the plan, or designated for other requirements, as long as the minimum number of interior drive trees is provided within 15 feet of the paving.*
 - c. Foundation plantings.
 - i. 35% of the front of the units' front facade must be landscaped with a mix of planting types. Due to the layout of the residential section of the project, none of the required foundation plantings are located between the building and the internal drives but as the applicant has designated the fronts of all of the buildings except 1, 2 and 3 as facing the wetland or internal open space, the proposed layout and landscaping does conform to the ordinance requirement.
 - ii. **While the proposed layout does meet the ordinance requirements, the applicant is encouraged to provide at least some landscaping on the internal drive side of the buildings to soften what will otherwise be a very barren appearance of wide areas of paving along the long stretches of drive between the buildings. As the drives will be used extensively by residents and visitors it would be very much appreciated to do all that is possible to make those areas as attractive as possible.**
2. PHASE 2 RESIDENTIAL:
 - a. Unit landscaping
 - i. Based on the number of units (50), 150 canopy or evergreen trees are required to be planted throughout the Phase 2 residential section of the site. 150 trees are provided among the buildings and around the western pond, 44 of which (29%) are subcanopy trees, including 18 Princeton Sentry Ginkoes.
 - ii. **A landscape deviation is required to use subcanopy trees instead of large evergreen or canopy trees for unit landscaping.** *Staff supports the use of a mix of subcanopy trees for up to 25% of that requirement in order to increase the diversity of plantings on the site, but not more than 25%. Due to their narrow canopy, Princeton Sentry Ginkoes can't count as deciduous canopy trees.*
 - b. Interior drive plantings.
 - i. Based on the calculations provided, 17 interior street trees are required but only 14 are provided. A landscape deviation would be required for this deficiency **Please add more interior street trees for Phase 2 as the deviation would not be supported by staff.**

- c. Foundation plantings.
 - i. 35% of the front of the units' front facade must be landscaped with a mix of planting types. The required foundation landscaping is proposed for the buildings facing 11 Mile Road and along the interior road frontage. As with Phase 1, no landscaping is proposed between the units on the garage side of the buildings, which will create a barren appearance.

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

1. It appears that both ponds have adequate coverage of the rim with shrubs native to Michigan.
2. Phragmites is indicated as existing on the site and plans for its removal are provided.

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

1. Provided
2. 16 of 40 species used (40%) are native to Michigan. **Please add or substitute native species on the plan to increase that percentage to at least 50%.**
3. The tree diversity guidelines for non-woodland replacement trees are met.
4. **Please add a note stating that Grissim Metz Andriese will decide which of the two seed mixes is to be used in the Phase 2 open space, based on soils and moisture available.**

Planting Notations and Details (LDM)

1. Provided
2. **Please see the Landscape Chart for notes about the details, notes and cost estimate.**

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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 rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

FAÇADE REVIEW
May 10, 2021
January 8, 2020



May 10, 2021

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

Façade Review Status Summary:
Bldg. A&D- Full Compliance with Façade Ordinance.
Bldg. B, C & Residential – Section 9 Waivers Recommended

Re: **FACADE ORDINANCE REVIEW**
Sakura Novi, Revised Concept Plan, JZ19-31
 Façade Region: 1, Zoning District: OSC & OS-1,

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project. The review of Buildings A and D is based on the drawings prepared by Wah Yee Associates Architects, dated 4/30/21. The proposed percentage of materials on each elevation is shown in the table below. The maximum percentage allowed by the Ordinance is shown in the right hand column. The Façade Ordinance requires 30% minimum Brick on all buildings in Façade Region 1. The sample board as required by Section 5.15.4.D was not provided for this review.

Building A & D	South (Front)	West	East	North	Façade Ordinance Section 5.15 Maximum
Brick	55%	48%	47%	55%	100% (30% Minimum)
Cast Stone	8%	6%	1%	3%	50%
EIFS	13%	21%	24%	22%	25%
Trim (Canopies)	9%	12%	6%	10%	15%
Flat Metal Panels	15%	13%	0%	10%	0%
Concrete "C" Brick	0%	0%	22%	0%	25%

Façade Ordinance Section 5.15 - As shown above all facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

PRO Agreement – The PRO Agreement states that the commercial property “is intended to approximate a contemporary Asian/Asian-American retail atmosphere”. It is noted the prior building designs included such architectural features. The design for Buildings A & D specifically had a vertical element with upturned (Asian) roofline on the south-west corner. This element has been eliminated. Therefore, we believe that the revised facades can no longer be said to approximate an Asian/Asian-American retail atmosphere.

Commercial Buildings B & C and Residential Buildings– The applicant has indicated that commercial buildings B and C and the residential buildings will remain unchanged from the prior application. As stated in our prior review, a Section 9 waiver will be required for the following deviations;

1. The overage of Flat Metal Panels on the west and east facades of Building B.
2. The overage of EIFS on the west facade of Building C.
3. The overage of Cement Fiber Siding (changed from vinyl) on all facades of the 100 Series buildings.
5. The underage of Brick on the rear façade of the Series 200 residential buildings.
6. The overage of Cement Fiber Siding on the right and left facades of the Series 200 buildings.

Site Fence and Entrance Sign – The revised rendering indicates a decorative site fence and entrance sign was indicated along Grand River Avenue. This feature represented an important architectural amenity that adds character to the project.

Dumpster Enclosure – Drawings for the dumpster enclosure were not included in this submittal. It should be noted that the dumpster enclosure should be constructed of Brick to match the primary building.

Sample Board – A sample board as required by Section 5.15.4.D of the Ordinance indicating the color and texture of all façade materials should be provided prior to the Planning Commission meeting.

Notes to the Applicant:

1. It is noted that no roof appurtenance or screening are indicated on the drawings. Section 5.15.3 of the Ordinance requires all roof appurtenances to be screened from view from all vantage points both on and off-site using materials compliant with the Facade Ordinance.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



January 8, 2020

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

Façade Review Status Summary:
Approved, Section 9 Waivers recommended

Re: **FACADE ORDINANCE REVIEW**
Sakura Way PRO, JZ19-31
 Façade Region: 1, Zoning District: OSC & OS-1,

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project. The review of Buildings A, B and C is based on the drawings prepared by Wah Yee Associates Architects, dated 12/20/19. The review of the residential buildings is based on the drawings prepared by Brian Neeper Architecture and Robertson Brothers Homes, dated 12/20/19. The proposed percentage of materials on each elevation is shown in the table below. The maximum percentage allowed by the Ordinance is shown in the right hand column. The Façade Ordinance requires 30% minimum Brick on all buildings in Façade Region 1. In this case all buildings except several of the residential units fall in Façade Region 1. Materials in non-compliance, if any, are highlighted in bold. A photographic copy of the sample board as required by Section 5.15.4.D was provided for the residential units. No sample board was provided for buildings A, B and C.

Building A & D (Specialty Grocery)	South (Front)	West	East	North	Façade Ordinance Section 5.15 Maximum
Brick	31%	38%	31%	37%	100% (30% Minimum)
Concrete "C" Brick	0%	0%	23%	26%	25%
Fiber Cement Siding (Nichiha)	23%	16%	0%	0%	25%
EIFS	18%	27%	36%	30%	25%
GFRC Panels	12%	13%	3%	3%	15%
Precast Concrete	0%	0%	0%	0%	0%
Fabric Awning	4%	3%	0%	0%	10%

Building A - As shown above, the applicant has increased the percentage of Brick and reduced the percentage of Precast Concrete. The only remaining deviation is a minor overage of EIFS on the west, east and north facades. A Section 9 Waiver would be required for this deviation.

Building B (Restaurant)	South	West	East	North	Façade Ordinance Section 5.15 Maximum
Brick	35%	35%	27%	30%	100% (30% Minimum)
Flat Metal Panels	49%	54%	51%	49%	50%
EIFS	13%	11%	16%	15%	25%
Limestone (Cast Stone)	0%	0%	0%	0%	50%
Trim (canopies and sunscreens)	3%	0%	6%	6%	15%

Building B - As shown above the applicant has added Brick and reduced the percentage of EIFS and Flat Metal Panels. The only remaining deviation is a minor overage of EIFS on the west and east facades. A Section 9 Waiver would be required for this deviation.

Building C (Retail Strip)	South (Grand River)	West	East	North (Interior Front)	Façade Ordinance Section 5.15 Maximum
Brick	51%	40%	32%	59%	100% (30% Minimum)
Flat Metal Panels	17%	10%	24%	12%	50%
Fiber Cement Siding (Nichiha)	0%	0%	0%	0%	25%
Spandrel Glass	7%	0%	0%	0%	50%
EIFS	11%	40%	29%	12%	25%
Limestone (Cast Stone)	8%	4%	11%	8%	50%
Concrete "C" Brick	0%	0%	0%	0%	25%
Trim (canopies and sunscreens)	6%	6%	4%	9%	15%

Building C - As shown above the applicant has added Brick and reduced the percentage of Flat Metal Panels. The only remaining deviation is a minor overage of EIFS on the west facade. A Section 9 Waiver would be required for this deviation.

Fence and Dumpster Enclosure	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	95%	95%	95%	95%	100% (30% Minimum)
Cast Stone	5%	5%	5%	5%	50%

Site Fence and Dumpster Enclosure – As shown above, all facades are in full compliance with the Façade Ordinance. The project logo sign is not considered part of the façade materials and should comply with the City’s Sign Ordinance.

Residential 100 Series, 3, 5, 6 & 8 -Unit Buildings	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	39%	41%	53%	53%	100% (30% Minimum)
Horizontal Siding, Fiber Cement	23%	25%	41%	41%	50%
Asphalt Shingles	16%	24%	0%	0%	50%
Trim	22%	10%	6%	6%	15%

100 Series Residential Buildings - As shown above the applicant has increased the Brick and reduced the percentage of Vinyl Siding. Vinyl Siding is not permitted in any Façade Region. We would support a Section 9 Waiver for the overage of siding provided that the type of siding is changed to Cement Fiber Siding or other more compliant type of siding.

Residential 200 Series, 5, & 8 -Unit Buildings	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	33%	16%	37%	37%	100% (30% Minimum)
Horizontal Siding, Fiber cement	40%	47%	58%	58%	50%
Asphalt Shingles	14%	20%	0%	0%	50%
Trim	13%	17%	5%	5%	15%

200 Series Residential Buildings - As shown above the applicant has increased the Brick and reduced the percentage of Vinyl Siding. The percentage of Brick on the rear façade remains in noncompliance. Vinyl Siding is not permitted in any Façade Region. We would support a Section 9 Waiver for the underage of Brick and the overage of siding provided that the type of siding is changed to Cement Fiber.

Commercial Buildings – In response to our prior review the applicant has added significant percentages of Brick and generally revised the percentages of materials to more closely comply with the Façade ordinance. The facades include architectural features such as wood trellises, brise-soleil sunscreen canopies, freestanding metal screens, second story planters and balconies, tension fabric canopies, and large overhanging cornices. Although Building C has its rear elevation facing Grand River Avenue (south) that elevation has been given equal attention to detail as the front (north) facade. These features substantially enhance the overall design quality of the project and have been taken into consideration as part of our recommendation.

Residential Buildings – The response letter provided by Brian Neeper, dated 12/20/19 indicates the siding material has been revised to “fiber cement material.” The photographic sample board provided indicates “Certain Teed Wolverine Vinyl Siding”. The drawings indicate “Horizontal Siding”. The sample board and drawings should be revised to clearly indicate Horizontal Cement Fiber Siding.

Recommendation - With the aforementioned revisions we recommend that the application will be consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the following deviations:

1. The overage of EIFS on west, east and north facades of Buildings A&D.
2. The overage of Flat Metal Panels on the west and east facades of Building B.
3. The overage of EIFS on the west facade of Building C.
4. The overage of Cement Fiber Siding (changed from vinyl) on all facades of the 100 Series buildings.
5. The underage of Brick on the rear façade of the Series 200 residential buildings.
6. The overage of Cement Fiber Siding on the right and left facades of the Series 200 buildings.

The applicant should submit revised drawings along with the Façade Material Sample Board required by Section 5.15.4.D of the Ordinance.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



December 20, 2019

Ms. Lindsay Bell,
Planner
45175 Ten Mile Road
Novi, MI 48375

Re: Sakura PRO

City File Number: JZ 19-31 with Rezoning 18.732

Dear Ms. Bell:

Below is the response to The Façade Ordinance Review Letter dated October 18, 2019 by Douglas R. Necci. Please note the following revisions and clarifications in response to the review letter comments:

Façade Ordinance Review

Review Date: October 18, 2019

- This response addresses Residential Building types 100 and 200.

Building Type 100

- Siding has been revised to be fiber cement material.

See Sheets R1 thru R5 for material calculations and possible Section 9 façade waivers required.

Building Type 200

- Siding has been revised to be fiber cement material.

See Sheet R6 thru R10 for material calculations and possible Section 9 façade waivers required.

Please contact me with any questions.

Sincerely,

Brian Neeper, AIA

TRAFFIC REVIEW

January 8, 2020



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

Project name:
 JSP19-0019 Sakura Way 2nd Revised PRO
 Concept Traffic Review

From:
 AECOM

Date:
 January 8, 2020

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

CC:
 Sri Komaragiri, Lindsay Bell, Kate Richardson,
 Madeleine Kopko, Victor Boron

Memo

Subject: JSP19-0019 Sakura Way Second Revised PRO Concept Traffic Review

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

GENERAL COMMENTS

1. The applicant, Sakura Novi, LLC, is proposing a walkable mixed-use community with a grocery store, restaurants, and 118 townhomes between Eleven Mile Road and Grand River Ave, east of Town Center Drive.
2. Eleven Mile Road is under the jurisdiction of the City of Novi. Grand River Avenue is under the jurisdiction of Oakland County.
3. The parcels are zoned OSC, OS-1, and I-1. The applicant is proposing rezoning the area to TC-1 with a PRO.
4. The traffic related deviations requested by the client are discussed in the Requested Deviations section of this letter.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate for phase 1 based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 220 Multi-Family housing (Low-Rise), 850 Supermarket
 Development-specific Quantity: 68 (220), 30 (850)
 Zoning Change: As indicated above for PRO

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	33+115=148	25+69=94	100	Yes
PM Peak-Hour Trips	42+318=360	26+162=188	100	Yes

Daily (One-Directional) Trips	473+3203=3676	N/A	750	Yes
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- The number of trips exceeds the City's threshold of more than 750 trips per day and 100 trips per either the AM or PM peak hour. These estimates include only two (2) of the proposed sections of the development, which indicates that total trips for the development, including the restaurants, hotel, and office buildings, would be even greater. AECOM recommends performing the following traffic impact studies in accordance with the City's requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
Rezoning Traffic Impact Study	The applicant is proposing rezoning the parcels and so a rezoning traffic study comparing the trips possible under the current and proposed zoning, as well as the proposed land use, is required. A TIS Addendum containing the RTS information was submitted and reviewed as part of the November 1, 2019 revised PRO letter.
Traffic Impact Study	The proposed developments exceed the City of Novi thresholds for requiring a Traffic Impact Study. A revised TIS was submitted with the second revised PRO. Comments on this revised TIS are included below.

TIS COMMENTS

The following comments relate to the TIS submitted as part of the second revised PRO Concept package.

- The proposed development is expected to generate fewer trips under all conditions than the previously submitted TIS, due to the change in the phase 2 development.
- Most north/south movements at the signalized intersection of Grand River Ave and Main Street/Town Center Drive operate at LOS E or F during AM, PM, and Saturday peak hours.
- The shared parking portion of the TIS indicates that there is predicted to be no surplus parking during weekend peak demand. This includes commercial parking utilizing excess residential spaces. The preparer recommends that these parking spaces be used by employees of the retail and restaurant businesses.

EXTERNAL SITE ACCESS AND OPERATIONS

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

- The applicant is proposing five (5) points of access to the development, as follows:
 - Two (2) driveways off of Grand River Avenue.
 - Three (3) driveways off of Eleven Mile Road.
 - The applicant has provided some driveway dimensions and details that are in compliance with City standards but should label for all driveways, including width and radii, for the proposed access points, and any modifications to the external roadways to review compliance with City and County design standards, as applicable.
- The applicant should confirm that the proposed driveways meet the same side spacing requirements as indicated in Section 11-216(d)(1)(d) and Figure IX.12 of the City's Code of Ordinances and dimension the spacing on the plans. On a 35 mph roadway, driveways must be at least 150 feet apart.
- The western driveway on Grand River Avenue is a right-in/right-out only driveway.
- The applicant has included sight distance measurements for the driveways along Grand River Avenue and Eleven Mile Road that are in compliance with Figure VIII-E of the City's Code of Ordinances.
- The applicant is proposing sidewalk along Grand River Avenue that connects to existing sidewalk on the east side of the site. There is existing sidewalk along Eleven Mile Road for the length of the site.

- a. The applicant has provided proposed sidewalk and ramp details and included the latest Michigan Department of Transportation (MDOT) sidewalk ramp detail.
- b. The applicant is proposing sidewalk to terminate at 11 Mile Road on the east side of the central driveway. The applicant should consider providing a crosswalk at this location to increase pedestrian connectivity to the development.

REQUESTED DEVIATIONS

The following comments relate to the requested deviations.

1. Deviation 5: The applicant is seeking a deviation for parking setback along 11 Mile Road. Parking is required to be 25' from the ROW line. The proposed distance is 10'. Applicant states this deviation is essential to accommodate existing conditions to avoid excessive modifications for short term use.
 - a. *AECOM would support the deviation for the parking associated with Eco Tool only.*
2. Deviation 11: The applicant is seeking a deviation for parking setback in the NE corner, which is 6'.
 - a. *AECOM would support this deviation.*
3. Deviation 14: The applicant is seeking loading zone requirement reductions, for amounts specified in the site plan.
 - a. *AECOM would support the deviation provided the applicant can provide truck turning movements that show the loading zones can be accessed by the relevant vehicles. The applicant provided truck turning movements to loading area A but should also show movements for loading areas B and C to ensure accessibility.*
4. Deviation 20: The applicant is requesting a deviation for drive lane width in Residential Phase 1. A total width of 20' is requested as the deviation width. The ordinance requirement is 24' or 22' where no parking is present, as is the case for this location, resulting in a reduction of 2' requested.
 - a. *AECOM would support this deviation in the vicinity listed, as long as signage is put in place indicating no parking is allowed outside of marked spaces in the residential area. While two (2) passenger vehicles can pass each other as indicated in the diagram on sheet C-2.2, emergency vehicles are wider, typically more than 8' wide, making a 20' roadway a tight fit for fire or medical emergency vehicles to access if vehicles are parked.*

INTERNAL SITE OPERATIONS

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

1. General Traffic Flow
 - a. The site generally appears to be accessible to passenger vehicles.
 - b. The applicant has provided fire truck turning paths to ensure accessibility.
 - c. The applicant has provided dimensions for the landscape areas radii throughout the development.
 - d. The applicant has generally indicated curb heights adjacent to parking spaces to be 4" throughout the development. Note that 6" curbs are required along all landscape areas, except when in front of a 17' parking space where a 4" curb is permitted.
 - e. The applicant has indicated no more than 15 consecutive parking spaces, which is in compliance with the City's Zoning Ordinance, Section 5.5.3.C.ii.i.
 - f. The applicant is required to provide a loading zone in the amount of 10 square feet for each front foot of building, per TC-1 (planned PRO zoning) district requirements in Section 5.4.
 - i. The applicant has identified loading zones for three (3) of the proposed buildings.
 - ii. The applicant should provide truck travel patterns throughout the site to confirm accessibility to/from loading zones B and C.

- iii. The applicant has indicated they are seeking a deviation for loading zone areas.
- iv. The applicant should note that loading zone areas must only include areas that a vehicle can utilize. Permanent or semi-permanent structures, such as dumpsters, cannot have their square footage included in loading zone size.
- g. The applicant has proposed trash receptacles at the majority of the proposed buildings.
 - i. The applicant should confirm that the trash receptacles are accessible by trash collection vehicles via turning movement paths.

2. Parking Facilities

- a. The applicant should reference the Planning Review letter for information regarding required off-street parking quantities.
- b. The proposed parking lot parking space dimensions are generally in compliance with City standards; however, curb heights should be provided to confirm space length dimensions are appropriate. The applicant should reference Section 5.5.3.C.ii for additional information about required curb heights in relation to parking space length.
 - i. If a 17' space is provided with a 4" curb, a 2' clear overhang, free from signs or other barriers, must be provided.
- c. The applicant is generally proposing 9' wide parking spaces within the attached parking facility, which matches the required standard.
- d. The applicant is proposing 23 barrier free parking spaces. A total of nine (9) barrier free spaces are required of the 403 parking spaces proposed in Phase 1. The applicant has indicated the proposed dimensions for the accessible parking spaces.
 - i. The applicant should provide at least one (1) barrier free parking space in the Phase 2 residential area.
 - ii. The applicant has indicated which spaces are intended to have van accessible signs. However, spaces on both sides of the 8' aisles may be considered van accessible. The applicant could consider marking the spaces on both sides as van accessible. Five (5) spaces are marked van accessible, which meets the minimum of one of every six spaces.
 - 1. One (1) of the spaces marked as van accessible, adjacent to building "B", does not have the required 8' aisle. The sign should be updated to be non-van accessible or the aisle widened.
- e. The applicant has indicated on-street parking on 11 Mile Road. A crosswalk to provide access to the spaces on the north side of the road should be added to include these parking spaces in the total count. The applicant should also include the offset from the multiuse path to the parking spaces.
- f. The applicant has generally indicated 24' aisles. Several aisles in the residential area of the development are indicated to be 20' or 21' wide. The applicant should increase the widths of these aisles to be 24' in order to be in compliance with Section 5.3.2 of the City's Zoning Ordinance.
 - i. The applicant has indicated they are seeking a deviation for the width of the aisles.
- g. The applicant is required to provide 18 bicycle parking spaces for the Phase 1 mixed-use development portion of the proposed area and 24 for the residential area, totaling 42 spaces. The applicant has indicated they have provided 33 spaces. The indicators on the plans show 46 spaces. The calculations table should be updated to be consistent with the plans.
 - i. The development of the Phase 2 area may require additional bicycle parking in both the mixed-use and residential areas.
 - ii. The applicant has indicated bicycle parking on the south and east sides of building A, and the west side of building B, as well as in the garages of the residential area.
 - 1. The applicant should indicate the building entrances on the site plan to allow for identifying the distance from the bicycle parking to the entrances. Bicycle parking spaces are to be no more than 120 feet from the building entrances being served.

2. Bicycle parking is required to be separated from vehicle parking and access aisles by a raised curb, landscape area, sidewalk, or other method, as per Section 5.16.5.D of the City's Zoning Ordinance.
 3. The applicant should provide bicycle parking in the Phase 2B residential area.
 - iii. The applicant has provided the design of proposed bicycle racks in previous submittals. However, sheet L401 was missing from the current submittal and should be included in the next.
 - iv. The applicant has provided the proposed bicycle parking layout. Paved pathways with a minimum width of 6' are required from the bicycle parking to roadway facilities or other mixed-use pathways. Ramps should be provided from along the paved pathway.
3. Sidewalk Requirements
- a. The applicant should provide sidewalk width details throughout the site.
 - i. **In several locations, it appears the two foot parking overhang reduces the width of the meandering sidewalk around the pond to less than the required five feet. The sidewalk should be moved, widened, or otherwise modified so that there is a five foot clear sidewalk, independent of the 2' vehicle overhang.**
 - b. The applicant has indicated locations of and details for all proposed sidewalk ramps throughout the site and included the latest MDOT sidewalk ramp detail.
 - c. It should be noted that all bicycle parking facilities shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of 6'.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
 - a. The applicant has provided a signing quantities table but should additional details (MMUTCD designation and proposed size) in future submittals. This information should be provided in the quantities table.
 - b. The applicant should review the location of the applicable signing at the proposed right-in/right-out driveway along Grand River Avenue. The channeling island could be revised to further discourage left turns into and out of the driveway. The orientation of the "No Left Turn" sign in the island is incorrect.
 - c. The applicant should note that van accessible barrier free parking spaces require both a Barrier Free Parking sign and a Van Accessible sign. The quantities table and callouts on the plans should be updated to reflect this.
2. The applicant has provided the following notes and details related to the proposed signing.
 - a. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - b. The applicant should indicate a bottom height of 7' from final grade for all signs installed.
 - c. The applicant should indicate that all signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign.
 - d. Traffic control signs shall use the FHWA Standard Alphabet series.
 - e. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
3. The applicant has included parking space striping notes to indicate that:
 - a. The standard parking spaces shall be striped with four (4) inch white stripes.
 - b. The accessible parking space and associated aisle should be striped with four (4) inch blue stripes.
 - c. Where a standard space is adjacent to an accessible space, abutting blue and white stripes shall be installed.
4. The applicant has provided a detail for the proposed international symbol for accessibility pavement markings that may be placed in the accessible parking space. The symbol shall be white or white with a blue background and white border with rounded corners.

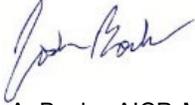
Memo

5. The applicant has provided a detail for the proposed crosswalk markings.

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

Sincerely,

AECOM



Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager



Patricia Thompson, EIT
Traffic Engineer

WETLAND REVIEW
MEMO: February 4, 2020
January 6, 2020

MEMORANDUM

TO: Barb McBeth, Novi City Planner
 FROM: Peter Hill, P.E.
 DATE: February 4, 2020
 RE: Sakura Novi -Wetland Mitigation Status & ECT Comments

ECT has received and reviewed the January 28, 2020 letter prepared by Atwell (i.e., the Sakura Novi team's wetland consultant). The letter summarizes the efforts that have been taken by the applicant's team in order to meet the proposed project's wetland mitigation requirements. As stated in the Atwell letter, a total of 2.41 acres of wetland mitigation is required for the development project as proposed.

The current Sakura Novi development plan includes the following wetland mitigation requirements:

Feature Name	Wetland Type	Impact (Acre)	Mitigation Ratio	Mitigation Required	Regulatory Status
Wetland 1	Emergent	0.007	1.5:1	0.0105	Novi
Wetland 2	Emergent	0.57	1.5:1	0.855	Novi
Wetland 2	Open Water	0.16	1:1	0.16	Novi
Wetland 3	Emergent/Scrub-Shrub	0.02	1.5:1	0.03	Novi
Wetland 4	Scrub-Shrub	0.90	1.5:1	1.35	EGLE & Novi
Total	--	1.657	--	2.41	--

Atwell has been working to find a suitable location within the City of Novi for the 2.41 acres of required mitigation. According to Atwell their effort has been unsuccessful as the potential sites have not been suitable for a number of reasons including property size, excessive land costs, or site conditions that are not conducive to the development of viable wetlands. As the project has progressed, a number of options have been explored and submitted to the City for consideration, including preservation of existing wetlands, establishment of a city mitigation fund, creation of wetland on privately owned land, and creation of wetlands on City of Novi owned land. Per the applicant's wetland consultant, all of these options were abandoned due to limitations associated with each.

The applicant is asking the City to consider allowing Sakura Novi to purchase mitigation credits from a Michigan Department of Environment, Great Lakes, and Energy (EGLE)-approved wetland mitigation bank. The Sakura Novi project is located within the VI.1.2 (Ann Arbor Moraines) ecoregion service area. Per Atwell, two (2) EGLE wetland mitigation banks currently serve this area: The River Raisin and the Oakland-Snell Wetland Mitigation Banks. Because the purpose of mitigation is to replace the public benefits which are lost when wetlands are impacted by development (such as flood control and water quality protection), EGLE generally requires that wetland mitigation be located in the same watershed as the wetland impact. If the only significant function which needs to be replaced is habitat for plants or animals which do not rely on watershed boundaries (such as migratory songbirds) mitigation may be within the same ecoregion (a mapped area of relatively uniform landscape characteristics and habitat).

Therefore per EGLE requirements, at a minimum, the mitigation bank shall be located within the same ecoregion as the proposed wetland impact. The proposed wetland mitigation banks appear to be within the same ecoregion but not within the Rouge River watershed. Atwell also notes that the City's future expansion of Lee Begole Drive/Crescent Boulevard (i.e., ring road) will also require wetland mitigation

Ms. Barb McBeth
February 4, 2020
Page 2 of 5

(0.30-acre per Atwell) and the proposed impacts are also located within the Ann Arbor Moraines ecoregion.

Atwell notes that the River Raisin Wetland Mitigation Bank has 6.13 acres of forested mitigation available for purchase which is more than sufficient to meet both the Sakura Novi and the future City road extension project. In addition to the River Raisin Wetland Mitigation Bank, the Oakland-Snell Mitigation Bank will be approved for issuing credits in the near future making another approximately 26 acres of wetland mitigation credits available for purchase. Atwell notes that a benefit of using wetland mitigation banks is that credits can be purchased in advance to ensure that the credits are secured for use by the Novi Sakura and the future road extension project.

City of Novi Wetland Mitigation Requirements

It should be noted that Section 12-176 (*Mitigation*) of the City's Wetlands and Watercourse Protection Ordinance states the following:

Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

As stated in the Ordinance, the policy of the City is to prevent a further net loss of wetlands within the City. The use of wetland bank credits to satisfy wetland mitigation requirements is not currently incorporated into the City ordinance.

Previous Use of Wetland Bank Credits for Projects Located in Novi

ECT is unaware of any private development project within the City of Novi where a wetland mitigation bank credit purchase was used for a City-only required wetland mitigation requirement. It was brought to ECT's attention after-the-fact, that wetland mitigation bank credits were purchased by the City in February 2019 for unavoidable wetland impacts associated with the ITC Corridor Regional Trail Phase 2 project. The credits were purchased from the Huron River Watershed Wetland Mitigation Bank (Capernall Farm).

It can be noted that the Lakeview (JSP18-0016) project currently under construction, satisfied an EGLE wetland permit requirement through the purchase of wetland mitigation bank credits from the Clinton River Wetland Mitigation Bank #3. The proposed wetland impact was 0.16-acre which is below the City's 0.25-acre threshold for requiring mitigation. Therefore the City Wetland Permit for the project (PWT19-0011, issued October 17, 2019) did not require wetland mitigation; however, the EGLE wetland permit (WRP018653v.1, issued October 10, 2019) did require wetland mitigation.

As such, it is ECT's understanding that authorizing this project to meet the City's wetland mitigation requirement through the purchase of off-site, wetland bank credits would be precedent setting. ECT is concerned that this type of deviation from the City's Wetland and Watercourse Ordinance guidance will undermine the City's policy to prevent a further net loss of wetland within the City as future development projects will look to satisfy any City-required wetland mitigation through the purchase of off-site wetland mitigation banking credits as opposed to the replacement of beneficial wetland functions lost within the City of Novi.

Benefits of Wetland Mitigation Banks

Per the EGLE Mitigation Banking webpage (https://www.michigan.gov/egle/0,9429,7-135-3313_3687-10426--,00.html), mitigation banking benefits the state's wetland resources by providing for establishment

of new wetlands in advance of losses; by consolidating small mitigation projects into larger, creating better designed and managed units; and by encouraging integration of wetland mitigation projects with watershed based resource planning.

Another benefit of EGLE-approved wetland mitigation banks is that these wetlands must be maintained in perpetuity. Long term management and protection of the wetlands in the bank is the legal responsibility of the mitigation bank sponsor, and a long-term management plan must be developed before the bank is established to ensure that the high values and functions provided by the mitigation wetlands are maintained in perpetuity.

The applicant's wetland consultant notes that the use of wetland mitigation banks is the preferred method of mitigation at the federal level under Section 404 of the Clean Water Act as detailed in the Federal Mitigation Rule. Similarly, the State of Michigan has emphasized its preference for the use of wetland mitigation banks over other types of mitigation through enactment of the Wetland Mitigation Rules amendment to Part 303 of Act No. 451 of the Public Acts of 1994 in Michigan. EGLE implements the statutory requirements relating to wetland mitigation and has issued the following order of preference for providing compensatory wetland mitigation as follows: (1) Mitigation Bank Credits, (2) Wetland Restoration, (3) Wetland Creation, and (4) Wetland Preservation.

The applicant's wetland consultant makes the argument that the existing wetlands on the Sakura Novi site that are proposed to be impacted exhibit low values and functions. The wetlands are situated within a highly developed area that has experienced years of contaminated runoff from adjacent land uses including a commercial car wash, an orchard operation, light industrial and commercial operations, municipal public works facility including salt trucks, and road runoff from adjacent streets. This has led to portions of the site being designated a brownfield contamination site and resulted in the on-site wetlands becoming dominated by invasive vegetation species including giant reed, narrow leaf cattail, purple loosestrife, reed canary grass and glossy and common buckthorn. As the majority of available land within the Novi City limits that could be used for wetland mitigation is located in similarly developed landscapes, creating mitigation wetlands in such a location would result in similar contaminated hydrologic inputs and subsequent issues of invasive vegetation species colonization. Experience has shown that even with required maintenance during the mitigation monitoring period, ultimately the site conditions would cause long term degradation of the wetland system and low functions and values in the long term.

Rather than creating mitigation wetlands within the highly developed environment that exists within the Novi City limits, where the wetlands will ultimately suffer long term degradation from adjacent urbanized land uses, utilizing an EGLE approved wetland mitigation bank will ensure that high quality mitigation wetlands will be preserved in perpetuity within the Ann Arbor Moraines ecoregion.

Finally, as noted by Atwell, a benefit of using wetland mitigation banks is that credits can be purchased in advance to ensure that the necessary credits are secured for use by a given project.

Comments and Observations

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

1. ECT continues to encourage the Applicant to minimize impacts to on-site wetlands and 25-foot wetland setbacks to the greatest extent practicable and attempt to incorporate these existing natural features into the site plan. Wetland impact totals increased from our review of the initial PRO Concept Plan submittal to the most recent PRO plan.

2. It should be noted that Section 12-176 (*Mitigation*) of the City's Wetlands and Watercourse Protection Ordinance states the following:

Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

If the applicant is unable to modify the Plan in order to decrease the overall impact to existing wetlands to levels below the City's threshold for wetland mitigation, ECT recommends that the applicant continue to work towards finding a workable solution to provide the 2.41 acres of required wetland mitigation within the City of Novi and within the same watershed.

3. The applicant should provide a figure to the City that indicates the applicable watershed and ecoregion boundaries as well as the locations of the proposed project and the location of the proposed EGLE-approved wetland mitigation banks. This information would serve as a visual reference for City Staff, Planning Commission, and/or City Council and could provide a better level of understanding of where the wetland mitigation banks are related to this proposed project site.
4. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from EGLE (formerly MDEQ) for any proposed wetland impacts. Final determination as to the regulatory status of any on-site wetlands (if applicable) shall be made by EGLE. The Applicant should provide a copy of this Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

Recommendations

Before the authorization of a deviation to buy outside bank credits, ECT would recommend that the City initiate the process of assessing the feasibility of creating a wetland mitigation bank within the City limits. An in-lieu program or wetland mitigation fund could be created in a similar fashion to the City's Tree Replacement Fund. In this way, unavoidable wetland impacts could be accounted for within the City and the City's goal of no net loss of wetlands could be adhered to.

If, however, the Planning Commission and City Council grant a deviation from Section 12-176 of the City Code to allow off-site mitigation, the following minimum conditions should be adhered to:

- 1) Mitigation credits should be purchased within an EGLE-approved wetland mitigation bank in the Ann Arbor Moraines (Sub-subsection VI.1.2);
- 2) The City's required 2.41 acres of wetland mitigation shall be purchased within a single wetland mitigation bank;
- 3) All documentation of such purchase shall be provided to the City in order to demonstrate that the conditions of the City of Novi's Wetland and Watercourse Permit have been fulfilled. Any such documentation shall be reviewed and approved by the City's legal consultant
- 4) Documentation from EGLE authorizing the proposed wetland impacts as well as approval of the proposed wetland mitigation scenario should be received prior to issuance of a City of Novi Wetland and Watercourse Permit.

Ms. Barb McBeth
February 4, 2020
Page 5 of 5

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Madeleine Kopko, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect



ECT Project No. 190456-0500

January 6, 2020

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

Re: Sakura Way (JZ19-0031)
 Wetland Review of the 2nd Revised PRO Concept Plan (PSP19-0172)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the 2nd Revised PRO Concept Plan for the proposed Sakura Way project prepared by PEA, Inc. and Wah Yee Associates dated and stamped “Received” by the City of Novi on December 20, 2019 (Plan). ECT also reviewed the *EGLE Alternative Analysis* dated December 20, 2019 and the *Mitigation Conceptual Plan* dated December 18, 2019, both prepared by Atwell. Also included in the submittal is the *EGLE Impact Plan* dated August 27, 2019 and stamped received by the City on November 20, 2019.

The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT previously conducted a wetland evaluation for portions of the proposed site and most recently completed a site inspection on July 16, 2019.

ECT currently does not recommend approval of the 2nd Revised PRO Concept Plan for Wetlands. The Applicant shall address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Plan.

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Non-Minor)
Wetland Mitigation	Required (proposed wetland impacts appear to be >0.25-acre)
Wetland Buffer Authorization	Required
EGLE Permit	To Be Determined. It is the applicant’s responsibility to contact EGLE in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Required for any Proposed Wetland Mitigation

The proposed project is located at the northeast corner of Grand River Avenue and Town Center Drive in Section 23. The proposed project currently consists of two (2) phases (however, previously contained three phases). Phases 1 and 2 include a total of four (4) parcels. From west to east these are: 50-22-23-126-006 (West Parcel), 50-22-23-126-011 and 50-22-23-226-007 (previously referred to as East Parcel A), and 50-22-

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23-226-008 (previously referred to as East Parcel B). Phase 3 has been removed from the scope of the development. Phase 3 included two (2) parcels east of the Phase 1 and 2 properties; Parcel 50-22-23-226-021 and 50-22-23-226-022.

Phase 1 (Phase 1 and 1B) consists of market, retail, restaurant, townhome residential and light industrial use (existing ECCO Tool Co., grandfathered in). Phase 2 (Phase 2 and 2B) consists of residential, restaurant and site parking uses. Phase 1B consists of 68 residential units and Phase 2 consists of 50 units for a total of 118 residential units.

Previous plans included integrative green elements that utilized the water feature on the western portion of the site. The Plan appears to route stormwater directly to the wetland/pond located on the western side of the site. One (1) stormwater detention basin appears to be proposed on the eastern side of the site. ECT suggests that subsequent site plans be reviewed by City of Novi Engineering Staff for adherence to all applicable storm water and engineering requirements. The City of Novi's Regulated Wetland & Woodland Map indicates areas of both Regulated Wetland and Regulated Woodland on the subject site (see Figure 1).

Wetland Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Wetland/Watercourse and Regulated Woodlands maps (see Figure 1, attached), USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs. The City of Novi Regulated Wetlands Map indicates one (1) area of existing wetland (i.e., pond/Wetland 2) on the westernmost parcel (50-22-23-126-006).

The Plan identifies a total of four (4) wetland areas on the Phase 1 and Phase 2 properties. The overall sizes of the existing wetlands do not appear to be clearly indicated on the Plan, however the proposed impacts to these wetlands are noted.

The following is a brief description of the on-site wetland features:

Wetland 1 – A small (+/- 0.01-acre) emergent wetland located in a grassy area (depression) in the northwest portion of the site (west of the existing ECCO Tool Co. building). The delineation report notes that the wetland vegetation within this area includes grass-leaved goldenrod (*Euthamia graminifolia*), yellow nutsedge (*Cyperus esculentus*), reed canary grass (*Phalaris arundinacea*), and sandbar willow (*Salix interior*).

Wetland 2 – An emergent wetland with open water area (+/- 0.74-acre emergent wetland and +/- 0.97-acre open water) located in the southwest portion of the site. The delineation report notes that the wetland vegetation within this area includes broadleaf cattail (*Typha latifolia*), narrow leaf cattail (*Typha angustifolia*), and common reed (*Phragmites australis*). The open water element is referred to as the 'pond'.

Wetland 3 – A small (+/- 0.02-acre) emergent wetland within a constructed ditch in the southwest portion of the site (adjacent to the southwest side of Wetland 2). The delineation report notes that the wetland vegetation within this area includes mainly common reed.

Wetland 4 – A large (+/- 0.90-acre) emergent/scrub-shrub wetland located within the eastern portion of the site (i.e., southeast of the existing ECCO Tool Company building). Portions of this wetland are located on parcels 50-22-23-126-011, 50-22-23-226-007, and 50-22-23-226-008. The delineation report notes that the scrub-shrub wetland vegetation within this area includes common buckthorn (*Rhamnus cathartica*) and

silky dogwood (*Cornus amomum*). The herbaceous vegetation within this wetland area included broadleaf cattail, sensitive fern (*Onoclea sensibilis*), grass-leaved goldenrod, purple loosestrife (*Lythrum salicaria*), and fringed willow herb (*Epilobium ciliatum*).

Based on the on-site wetland flagging, the existing vegetation and topography, it is ECT's assessment that the on-site wetlands were accurately delineated. The wetland boundaries appear to be accurately indicated on the Plan.

Wetland Impact Review

As noted above, several areas of wetland have been confirmed on the subject property by the applicant's wetland consultant. Currently, the Plan indicates impacts to all four (4) of the existing wetland areas. The Plan (Sheets C-1.3 and C-1.4, *Natural Features Impact Plans*) quantify the areas of the proposed wetland and wetland buffer impacts. The total amount of direct (i.e., fill or excavation) impact to on-site wetlands is 2.73 acres. The current impacts to Wetland 1 are for the construction of the Phase 2B parking area. The *Community Impact Statement* provided with the Plan notes that the pond will be maintained but will have its perimeter articulated and upgraded as a site amenity (i.e., Wetland 2 impacts). The pond will be utilized for partial site storm detention with pre-treatment. The impacts to Wetland 3 are for the purpose of constructing parking areas in the southwest portion of the site. The majority of impacts to Wetland 4 are for the purpose of constructing Phase 1B residential development as well as the proposed detention basin.

The following table summarizes the proposed wetland impacts as listed on the *Natural Features Impact Plans*:

Table 1. Proposed Wetland Impacts

Wetland Impact	City Regulated?	MDEQ Regulated?	Wetland Impact Area (acre)	Estimated Impact Volume (cubic yards)
1	Yes City Regulated /Essential	To Be Determined	0.007	Not Provided
2	Yes City Regulated /Essential	To Be Determined	1.809	Not Provided
3	Yes City Regulated /Essential	To Be Determined	0.016	Not Provided
4	Yes City Regulated /Essential	To Be Determined	0.902	Not Provided
TOTAL	--	--	2.734 acres	Not Provided

In addition to the proposed wetland impacts, the Plan proposes disturbance to on-site 25-foot wetland buffer areas. The proposed impacts to 25-foot wetland buffers are also provided on the *Natural Features Impact Plans*. The Plan indicates a total of 1.695 acres of impact to the on-site 25-foot wetland buffers. These impacts appear to be permanent impacts. The following table summarizes the proposed wetland buffer impacts as listed on the Plan:

Table 2. Proposed Wetland Buffer Impacts

Wetland Buffer Impact Area	Buffer City Regulated?	Buffer MDEQ Regulated?	Wetland Buffer Impact Area
			Permanent Acre
1	Yes	No	0.134
2 & 3	Yes	No	0.720
4	Yes	No	0.591
Wetland on Adjacent Parcel	Yes	No	0.250
TOTAL	--	--	1.695

The existing area (square feet or acres) of the on-site wetlands do not appear to have been provided on the Plan. In addition, the impact volume (cubic yards) for each wetland impacts shall be consistently shown on the Plan.

City of Novi Wetland/Watercourse Ordinance Requirements

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, Article V.; Division 2.) describes the regulatory criteria for wetlands and review standards for wetland permit applications. The City of Novi regulates wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b). Wetlands deemed regulated by the City of Novi require the approval of a use permit for any proposed impacts to the wetland.

The wetland essentiality criteria as described in the Wetland and Watercourse Protection Ordinance are included below.

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

- (1) *The site supports state or federal endangered or threatened plants, fish or wildlife appearing on a list specified in Section 36505 of the Natural Resources Environmental Protection Act (Act 451 of 1994) [previously section 6 of the endangered species act of 1974, Act No. 203 of the Public Acts of 1974, being section 229.226 of the Michigan Compiled Laws].*
- (2) *The site represents what is identified as a locally rare or unique ecosystem.*
- (3) *The site supports plants or animals of an identified local importance.*
- (4) *The site provides groundwater recharge documented by a public agency.*
- (5) *The site provides flood and storm control by the hydrologic absorption and storage capacity of the wetland.*

- (6) *The site provides wildlife habitat by providing breeding, nesting or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.*
- (7) *The site provides protection of subsurface water resources and provision of valuable watersheds and recharging groundwater supplies.*
- (8) *The site provides pollution treatment by serving as a biological and chemical oxidation basin.*
- (9) *The site provides erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.*
- (10) *The site provides sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.*

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

Based on this information, the existing on-site wetlands are considered regulated by the City of Novi for stormwater storage and/or wildlife habitat criteria.

The applicant is urged to minimize impacts to all wetlands and 25-foot wetland setback areas to the greatest extent practicable. The City regulates wetland and watercourse buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

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

Wetland Regulation and Required Permits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) generally regulates wetlands that are within 500 feet of a waterbody, regulated stream or are part of wetland system greater than 5 acres in size. It is the applicant's responsibility to contact EGLE in order to confirm the regulatory authority with respect to any on-site wetland or watercourse areas and the need for any permits based on the proposed Plan.

In 1979, the Michigan legislature passed the Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The EGLE has adopted administrative rules which provide clarification and guidance on interpreting Part 303.

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

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

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

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

The applicant's *Wetland Delineation Letter* notes that Wetlands 1, 2, and 3 are likely not regulated by EGLE as these wetlands are isolated and less than 5 acres in size. Wetland 4, however, is adjacent to the off-site pond located on Parcel 50-22-23-226-042 (owned by the City of Novi) and is therefore likely regulated by EGLE.

Wetland Mitigation

EGLE (formerly MDEQ) generally requires mitigation for impacts greater than one-third (0.33) acre but can require mitigation for any level of impact to EGLE-regulated wetlands. The City requires mitigation for impacts greater than one-quarter (0.25) acre. The Plan indicates a total wetland impact of 2.734 acres (0.902-acre of which appears to be to EGLE-regulated wetland; i.e., Wetland 4).

A proposed wetland mitigation concept plan has been provided by Atwell (*Sakura Novi Mitigation Conceptual Plan*, dated December 18, 2019). This plan includes three (3) areas of proposed mitigation construction. All 3 areas are proposed to be constructed on City of Novi-owned properties. Areas A and B are proposed on Parcel 50-22-23-226-042, located south of Eleven Mile Road, just east of the proposed project. Portions of this parcel may be used in the future by the City to construct a 'ring-road/Lee BeGole Drive extension'. Wetland Mitigation Area C is proposed on Parcel 50-22-14-451-002. The parcel contains the City's Department of Public Services (DPS) campus and Bishop Creek flows through it. It can be noted that the following areas of mitigation are proposed:

- Area A – 0.17-acres;
- Area B – 0.87-acres;
- Area C – 1.67 acres;
- Total – 2.71 acres

It should be noted that based on correspondence received from the City of Novi Community Development Department, the use of the DPS property (Parcel 50-22-14-451-002) will not be open to consideration as a wetland mitigation site. The use of the City-owned Parcel 50-22-23-226-042 to construct a portion of the required wetland mitigation is also yet to be determined as viable.

The applicant shall continue to work towards finding a workable solution for the following wetland mitigation requirements:

Table 1. Wetland Impact and Mitigation Requirements

Feature Name	Wetland Type	Impact (Acre)	Mitigation Ratio	Mitigation Required	Regulatory Status
Wetland 1	Emergent	0.007	1.5:1	0.0105	Novi
Wetland 2	Emergent	0.57	1.5:1	0.855	Novi
Wetland 2	Open Water	0.16	1:1	0.16	Novi
Wetland 3	Emergent/Scrub-Shrub	0.02	1.5:1	0.03	Novi
Wetland 4	Scrub-Shrub	0.90	1.5:1	1.35	EGLE & Novi
Total	--	1.657	--	2.41	--

The *Mitigation Conceptual Plan* also includes an estimate of the proposed impact quantities for the future City road extension project.

It should be noted that Section 12-176. – Mitigation of the City’s Wetlands and Watercourse Protection Ordinance states the following:

Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.

Wetland and Watercourse Comments

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

1. ECT encourages the Applicant to minimize impacts to on-site wetlands and 25-foot wetland setbacks to the greatest extent practicable and attempt to incorporate these existing natural features into the site plan. Wetland impact totals have increased from the previous PRO Concept Plan submittal.
2. The volume (cubic yards) of all wetland impacts shall be provided on the Plan. In addition, the areas (square feet or acres) of the existing wetlands and 25-foot wetland buffer areas shall be clearly indicated and the areas quantified (square feet or acres) on the Plan.
3. If the applicant is unable to modify the Plan in order to decrease the overall impact to existing wetlands they shall continue to work towards finding a workable solution for 2.41 acres of required wetland mitigation. The current Mitigation Conceptual Plan includes three (3) areas of proposed wetland mitigation construction totaling 2.71 acres. This mitigation is proposed to be constructed on City of Novi-owned properties.

It should be noted that based on correspondence received from the City of Novi Community Development Department, the use of the DPS property (Parcel 50-22-14-451-002) will not be open to consideration as a wetland mitigation site. The use of the City-owned Parcel 50-22-23-226-042 to construct a portion of the required wetland mitigation is also yet to be determined as viable.

4. It appears as though a City of Novi *Non-Minor Wetland Use Permit* would be required for the proposed impacts to on-site wetlands. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland or watercourse buffers.
5. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from EGLE (formerly MDEQ) for any proposed wetland impacts. Final determination as to the regulatory status of any on-site wetlands (if applicable) shall be made by EGLE. The Applicant should provide a copy of this Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.
6. The Plan should address how any temporary impacts to wetland or 25-foot wetland buffers shall be restored, if applicable. Subsequent Plan submittals shall include specifications for any proposed seed mixes proposed for use within these areas. Sod or common grass seed shall not be used to restore temporary impacts within these areas. Currently, it appears as if all of the proposed impacts to wetland and wetland buffers are permanent.
7. The applicant should ensure that any proposed snow storage areas are located such that any runoff will not directly affect any remaining on-site wetlands (if applicable) and/or watercourses.
8. In subsequent plan submittals, ECT suggests that any proposed stormwater management plan be reviewed by the City of Novi Engineering Department to ensure that they meet the City of Novi design requirements.

Wetland Conclusion

The project site appears to contain wetlands that are regulated by the City of Novi, and potentially by EGLE. Any proposed impacts to on-site wetlands will require a City of Novi *Wetland and Watercourse Use Permit*, and an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland buffers. The project may require a Wetland Use Permit from EGLE. Subsequent site plan submittals shall clearly indicate all proposed impacts (permanent or temporary) to the existing wetlands and the associated 25-foot wetland setbacks, including the fill quantities (cubic yards) for all wetland impacts.

The applicant has to construct required wetland mitigation on two (2) City-owned parcels. It should be noted that based on correspondence received from the City of Novi Community Development Department, the use of the DPS property (Parcel 50-22-14-451-002) will not be open to consideration as a wetland mitigation site. The use of the City-owned Parcel 50-22-23-226-042 to construct a portion of the required wetland mitigation is also yet to be determined as viable. The applicant shall continue to work towards finding a workable solution for the 2.41 acres of required wetland mitigation.

Recommendation

ECT currently does not recommend approval of the 2nd Revised PRO Concept Plan for Wetlands. The Applicant shall address the items noted in the *Wetland Comments* Section of this letter prior to receiving Wetland approval of the Plan.

Sakura Way (JZ19-0031)
Wetland Review of the 2nd Revised PRO Concept Plan (PSP19-0172)
January 6, 2020
Page 9 of 13

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Madeleine Kopko, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Figure 2 - Site Aerial Photo
Site Photos



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

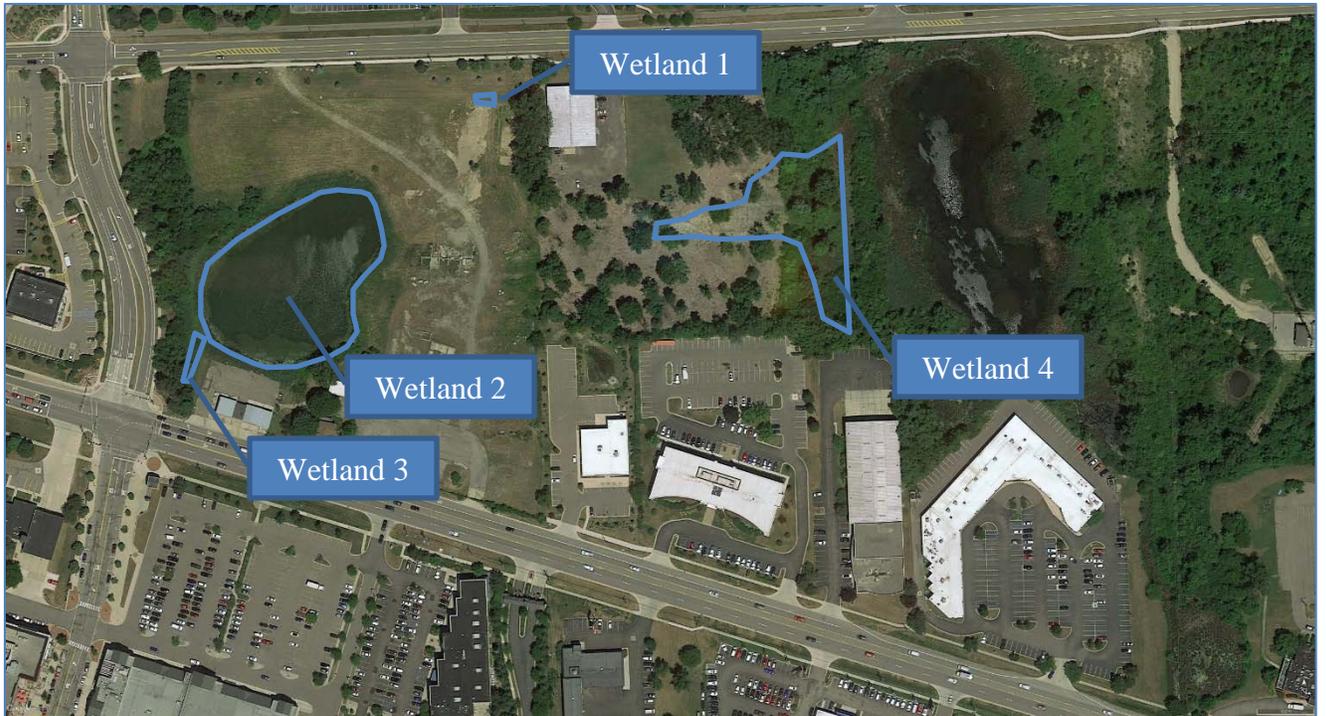


Figure 2. Site Aerial Photo. Approximate wetland locations are indicated in blue (Photo source: Google Earth).

Site Photos



Photo 1. Looking east at existing Wetland 1 located west of the existing ECCO Tool Co. site, south of Eleven Mile Road (ECT, July 16, 2019).



Photo 2. Looking west at existing wetland/pond (Wetland 2) on the west side of the project site (ECT, July 16, 2019).



Photo 3. Looking east from the ECCO Tool property (50-22-23-126-011) towards area of delineated wetland (Wetland 4). Reed canary grass can be seen in the photo, growing in the wetland area (ECT, July 16, 2019)



Photo 4. Looking east at delineated wetland (Wetland 4) on 50-22-23-226-007 and -008 (ECT, June 19, 2018).

WOODLAND REVIEW

January 6, 2020



ECT Project No. 190456-0600

January 6, 2020

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

Re: Sakura Way (JZ19-0031)
Woodland Review of the 2nd Revised PRO Concept Plan (PSP19-0172)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the 2nd Revised PRO Concept Plan for the proposed Sakura Way project prepared by PEA, Inc. and Wah Yee Associates dated and stamped “Received” by the City of Novi on December 20, 2019 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

ECT currently does not recommend approval of the 2nd Revised PRO Concept Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Plan.

The following woodland related items are required for this project:

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

The proposed project is located at the northeast corner of Grand River Avenue and Town Center Drive in Section 23. The proposed project currently consists of two (2) phases (however, previously contained three phases). Phases 1 and 2 include a total of four (4) parcels. From west to east these are: 50-22-23-126-006 (West Parcel), 50-22-23-126-011 and 50-22-23-226-007 (previously referred to as East Parcel A), and 50-22-23-226-008 (previously referred to as East Parcel B). Phase 3 has been removed from the scope of the development. Phase 3 included two (2) parcels east of the Phase 1 and 2 properties; Parcel 50-22-23-226-021 and 50-22-23-226-022.

Phase 1 (Phase 1 and 1B) consists of market, retail, restaurant, townhome residential and light industrial use (existing ECCO Tool Co., grandfathered in). Phase 2 (Phase 2 and 2B) consists of residential, restaurant and site parking uses. Phase 1B consists of 68 residential units and Phase 2 consists of 50 units for a total of 118 residential units.

The majority of the central portion of the project site is indicated as City-Regulated Woodland on the City’s Regulated Woodland Map (see Figure 1, attached). There is also area designated as Regulated Woodland along the western edge of the project property. The majority of the area that contains the open water

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pond/wetland (i.e. Wetland 2) is not indicated as Regulated Woodland. It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

- *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

City of Novi Woodland Review Standards & Woodland Permit Requirements

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

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

In addition,

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

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5-to-1 replacement ratio. All Woodland Replacement trees shall be species that are listed on the City’s Woodland Tree Replacement Chart (attached).

Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on July 16, 2019 in order to verify existing woodland information (tree sizes, species, conditions, etc.) shown on the Plan. As noted, the majority of the central portion of the project site, as well as the western edge of the project site, is indicated as City-Regulated Woodland on the City’s Regulated Woodland Map (see Figure 1). It should be noted that approximately one-half of the site (the western half) has been previously disturbed and contains few trees of City-regulated size.

The surveyed trees have been marked with metal tree tags allowing ECT to compare the tree diameters reported on the *Tree List* (Sheet T-1.1) to the existing tree diameters in the field. ECT found that the Plan appears to accurately depict the location, species composition, size, and condition of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The current Plan includes a *Tree Protection Plan* (Sheet T-1.0) that indicates the locations of the surveyed trees as well as a *Tree List* (Sheet T-1.1) that provides tree tag number, species, diameter, condition of the surveyed trees on the site, save/remove status and number of Woodland Replacement Credits required for each tree proposed for removal. In general, the on-site trees consist of cottonwood (*Populus deltoides*), black locust (*Robinia pseudoacacia*), box elder (*Acer negundo*), silver maple (*Acer saccharium*), red maple (*Acer rubrum*), and several other species.

In terms of habitat quality and diversity of tree species, the overall subject site consists of trees in fair condition. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, the forested areas located on the subject site appear to be considered to be of fair quality. It should be noted that some sections of the forested portion of the site are dominated by invasive species of vegetation such as common buckthorn (*Rhamnus cathartica*).

The proposed Plan includes the removal of City-regulated trees as indicated below.

Proposed Woodland Impacts and Woodland Replacements

The *Woodland Replacement Plan* (Sheet L101) indicates that a total of one hundred thirty (130) trees requiring replacement are proposed for removal (however a total of the stems removed equals 133). This includes all trees 8-inches DBH and greater and located within area designated as City-Regulated Woodland. Included in this count are two (2) trees that are over 36-inches DBH located outside of the mapped City Regulated Woodland area that are also proposed for removal (i.e., Tree #21 (43” silver maple) and Tree #24 (46” cottonwood). Each of these trees require four (4) Woodland Replacement credits as they are greater than 36-inches in diameter. Sheet L101 indicates that the removal of these 130 trees requires a total of 253 Woodland Replacement Credits. The following tree removals by diameter are indicated on Sheet L101:

- Stems to be Removed 8” to 11”: 43 x 1 replacement (Requiring 43 Replacements)
- Stems to be Removed 11” to 20”: 65 x 2 replacements (Requiring 130 Replacements)
- Stems to be Removed 20” to 30”: 20 x 3 replacements (Requiring 60 Replacements)
- Stems to be Removed 30”+ : 5 x 4 replacements (Requiring 20 Replacements)
- Total Stems Removed: 133

Total Woodland Replacement Credits Required

253 Replacements

However, an assessment of the *Tree Protection Plan* (Sheet T-1.0) and the *Tree List* (Sheet T-1.1) appears to indicate the following information:

- Total Trees to be Removed = 133
- Total Woodland Replacements Required = 269

The applicant shall review and revise the Plan to ensure that the tree removal and replacement information is consistent on all applicable plans including the *Tree Protection Plan*, the *Tree List*, and the *Woodland Replacement Plan*.

The *Woodland Replacement Plan* indicates the following regarding Woodland Replacement Credits:

- Woodland Replacement Required = 253 Tree Credits
- Woodland Replacement Provided On-Site = 17 Tree Credits (6 % of the required Credits)
- Trees Paid into Tree Fund = 236

Sheet L101 indicates that the applicant is proposing to provide 17 Credits of on-site Woodland Replacement Credit through the planting of canopy (deciduous) trees, evergreen trees and native groundcover seeding. This plan has omitted the previously proposed planting of small shrubs, large shrubs, and 1-gallon perennials for Woodland Replacement Credit. The following Woodland Replacement materials have been proposed:

Table 1. Woodland Replacement Credits Proposed

Type	Credit Ratio	Proposed Quantity	Woodland Replacement Credits
Canopy Trees (2.5" caliper)	1:1	2	2 (12%)
Evergreen Trees (6-ft. height)	1.5:1	11	7 (41%)
Understory Trees (1" caliper)	5:1	0	0
Large Shrubs (30" height)	6:1	0	0
Small Shrubs (18" height)	8:1	0	0
Tree/Shrub Whips (24" height)	50:1	0	0
Perennials (1 gallon)	25:1	0	0
Ground Cover Seeding	70 Sq.Yd.:1	613	8 (47%)
Total			17 (100%)

The Plant List (Sheet L404) indicates that deciduous trees (2.5" diameter), evergreen trees (6-foot height), and ground cover seeding area currently proposed as Woodland Replacements. It should be noted that the deciduous trees and evergreen trees currently proposed appear to be acceptable species per the City's Woodland Replacement Tree Chart (attached). The applicant shall clearly indicate on the Plan which native groundcover seed mix is proposed for Woodland Replacement credit. The seeding area is indicated along the eastern edge of the proposed stormwater detention basin in Phase 1B.

It should be noted that the *Reforestation Credit Table* in the Woodland Ordinance notes that the Maximum Use Percentage for native Ground Cover Seeding shall be 5% of the vegetation types utilized. Currently, the Plan proposed 8 Woodland Replacement Credits through the planting of Ground Cover seeding. This is 47% of the total Woodland Replacement Credits proposed (17 Credits total). ECT recommends that the applicant decrease the amount of Woodland Replacement Credits being requested through the planting of native Ground Cover Seeding to 5% (maximum) of the total on-site Woodland Replacement Credits being proposed.

In addition, the City's Landscape Design Manual (Section 4.e. – Tree Species Diversity) notes:

Woodland tree replacement species shall have roughly the same percentage of composition as the native trees removed in order to maintain some semblance of the impacted woodland (except in the cases of elm, ash or other species which are known to have major survivability issues due to environmental factors).

Currently, 41% of the proposed Woodland Replacement Credits are evergreens, however it appears that only approximately eight (8) of the 133 regulated trees proposed for removal are evergreen (i.e., Austrian pine, white cedar, and blue spruce). The applicant is encouraged to increase the overall quantity of Woodland Replacement Trees being provided on-site as well as increase the percentage of deciduous Woodland Replacement Trees being provided.

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

Woodland Review Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site woodlands to the greatest extent practicable. The current Plan (*Woodland Replacement Plan*; Sheet L101) indicates that a total of 130 existing regulated trees are proposed for removal requiring 253 Woodland Replacement Credits. However, an assessment of the *Tree List* (Sheet T-1.1) appears to indicate the removal of 133 regulated trees requiring 269 Woodland Replacement Credits. This discrepancy shall be reviewed and revised as necessary.
2. It should be noted that the *Reforestation Credit Table* in the Woodland Ordinance notes that the Maximum Use Percentage for native Ground Cover Seeding shall be 5% of the vegetation types utilized. Currently, the Plan proposed 8 Woodland Replacement Credits through the planting of Ground Cover seeding. This is 47% of the total Woodland Replacement Credits proposed (17 Credits total). ECT recommends that the applicant decrease the amount of Woodland Replacement Credits being requested through the planting of native Ground Cover Seeding to 5% (maximum) of the total on-site Woodland Replacement Credits being proposed.
3. The applicant shall clearly indicate on the Plan which native groundcover seed mix is proposed for Woodland Replacement credit. The seeding area is indicated along the eastern edge of the proposed stormwater detention basin in Phase 1B.
4. The City's Landscape Design Manual (Section 4.e. – Tree Species Diversity) notes:

Woodland tree replacement species shall have roughly the same percentage of composition as the native trees removed in order to maintain some semblance of the impacted woodland (except in the cases of elm, ash or other species which are known to have major survivability issues due to environmental factors).

Currently, 41% of the proposed Woodland Replacement Credits are evergreens, however it appears that only approximately eight (8) of the 133 regulated trees proposed for removal are evergreen (i.e., Austrian pine, white cedar, and blue spruce). The applicant is encouraged to increase the overall quantity of Woodland Replacement Trees being provided on-site as well as increase the percentage of deciduous Woodland Replacement Trees being provided.

5. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1 tree-to-1 Woodland Replacement credit ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5 tree-to-1 Woodland Replacement credit ratio. All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached). Based on the Woodland Replacement Plan, the applicant proposes to replace 17 of the required 269 (ECT tally from the Tree List) Woodland Replacement Credits on-site. This is approximately 6% of the Total Woodland Replacement Credits Required.
6. A Woodland Replacement Performance financial guarantee for the planting of on-site replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. Based on the *Woodland Replacement Plan* (Sheet L101) a total of 17 Woodland Replacement Credits are to be provided on-site. Therefore, the Woodland Replacement Performance Guarantee will be \$6,800 (17 On-Site Woodland Replacement Credits x \$400/Credit).
7. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee will then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation. Based on the current Plan, the Woodland Maintenance Guarantee will be \$1,700 (17 On-Site Woodland Replacement Credits x \$400/Credit x 0.25).
8. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement Tree Credits that cannot be placed on-site. Currently, all of the required Woodland Replacement Credits are proposed through on-site plantings. However, the applicant shall review and confirm that the woodland removal and required Woodland Replacement information is correct and consistent. Currently, the Plan proposes to pay 236 Woodland Replacement Credits to the City's Tree Fund. This payment would therefore be \$94,400 (236 Woodland Replacement Credits x \$400/Credit).
9. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees to be installed in a currently non-regulated woodland area. The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the City. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.

Recommendation

ECT currently does not recommend approval of the 2nd Revised PRO Concept Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Plan.

Sakura Way (JZ19-0031)
Woodland Review of the 2nd Revised PRO Concept Plan (PSP19-0172)
January 6, 2020
Page 7 of 12

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Madeleine Kopko, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

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



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

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)
 (All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Smooth Shadbush	Amelanchier laevis
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Pagoda Dogwood	Cornus alternifolia
Flowering Dogwood	Cornus florida
American Beech	Fagus grandifolia
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioicus
Walnut	Juglans nigra or Juglans cinerea
Eastern Larch	Larix laricina
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine_(1.5:1 ratio) (6' ht.)	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Basswood	Tilia americana

Site Photos



Photo 1. Looking west towards area of mapped City Regulated Woodland on the western side of the project (ECT, July 16, 2019).



Photo 2. Looking south towards regulated Trees #21 and #24 (ECT, July 16, 2019). These two (2) trees are regulated due to their diameter (i.e., greater than 36 inches).



Photo 3. Looking east at area of mapped City Regulated Woodland on the central/eastern portion of the project (near parcel 50-22-23-126-011 and 50-22-23-226-007 boundary), ECT, July 16, 2019.

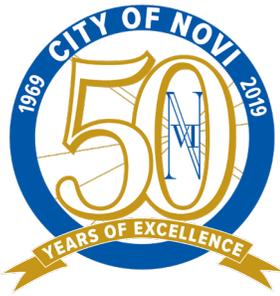


Photo 4. Tree No. 1290 (21" silver maple) located on ECCO Tool property and proposed for removal. Trees were marked with aluminum tags allowing ECT to compare the tree diameters reported on the Plan with the existing trees in the field.



Photo 5. Tree No. 1290 (21” silver maple) located on ECCO Tool property and proposed for removal. Trees were marked with aluminum tags allowing ECT to compare the tree diameters reported on the Plan with the existing trees in the field.

FIRE REVIEW
January 3, 2020



January 3, 2020

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Madeleine Kopko-Planning Assistant

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Hugh Crawford

Justin Fischer

City Manager

Peter E. Auger

Director of Public Safety

Chief of Police

David E. Molloy

Fire Chief

Jeffery R. Johnson

Assistant Chief of Police

Erick W. Zinser

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

John B. Martin

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

RE: Sakura Way

PSP# 19-0172

PSP# 19-0150

PSP# 19-0112

PSP# 19-0065

Project Description:

Multi building development off of Grand River and Town Ctr Dr.

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- Fire hydrant spacing is 300' from fire hydrant to fire hydrant. Fire hydrant spacing shall be measured as "hose lay 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 **(D.C.S. Sec. 11-68 (f)(1)c))**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and **at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. (D.C.S. Sec.11-68(a))**
- 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. **(Throughout site) (D.C.S. Sec 11-239(b)(5))**
 1. In front of building 9 from the west to the south.
 2. In front of building 9 from north to the east.
 3. In front of building 11 from the west to the north.
 4. In front of building 3 from the south to the west.
 5. In front of building 2 from the east to the south.
 6. In front of building 5 from the north to the west.
 7. Between buildings 2 & 3 from the north to the east and from the north to the west.
- **Corrected from 10/11/19 review** - FDC's **MUST** be put on the plans for review. This item will be approved during Sprinkler system review.

- FDC locations MUST be within 100' from a fire hydrant. FDC's MUST be front/road side of the structure. **IFC 912.3**
- **Corrected from 10/11/19 review** - The water main on the east side of building 12 MUST be increased to 8". **Novi City Ordinance #11-68(c)(1)c.**
- **Corrected from 10/11/19 review** - **ALL** water mains MUST be put on the plans for review.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

cc: file

APPLICANT RESPONSE LETTERS

May 18, 2021

April 30, 2021

SAKURA NOVI LAND DEVELOPMENT, LLC

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May 18, 2021

Ms. Lindsay Bell
City of Novi
Planning Department
45175 Ten Mile Road
Novi, MI 48375
Email: lbell@cityofnovi.org

**Re: 3rd Revised PRO Concept Plan Submittal Response Letter
Sakura Novi & The Residences at Sakura Novi, Novi, MI**

Dear Ms. Bell,

Please find attached the requested PRO Concept Plan set modifications and this developer response letter. We have chosen to address the pertinent project comments herein. We truly appreciate your team's flexibility given our modest Project modifications affecting our Project phasing, and 2 commercial building footprint/use adjustments.

We have been digesting the pandemic's impact to this rezoning approvals' timeline, and hope to accelerate our process forward with a full Council approval in the days to come.

Receiving our EGLE Wetlands approvals prior to our PRO rezoning approval has proven to have made some impact to our documents' process that other projects would regularly not experience. We have tried to be accommodating, as much as we believe is reasonable given that minor, remote, but wholly necessary design modification.

The proposed Public Benefits we intend to provide with our project are being maintained, in as much as we are the entity responsible for them. They are:

1. Developer offers to dedicate continuous Right-of-Way (ROW), and future ROW, along 11 Mile and Grand River. The total dedication would be 0.342 acre.
2. Developer offers an easement at the southeast corner of the proposed development for the City to use for public art or other amenity.
3. The development will create a park-like environment around the existing pond, including a walking path around the pond and throughout the site, available to the general public. Landscaping treatments, the pathway, and a small building at the edge of the pond will "activate" the pond.
4. Through a partnership with the STAMPS School of Art and Design and the Japan America Society, design and placement of a Japanese-themed artwork on Building C.
5. Contribution to the Sidewalk Fund in an amount of approximately \$117,000 for the purpose of funding missing sidewalk connections in the vicinity of Sakura Novi.
6. Funding for completion of the sidewalk segment along Grand River Avenue from the property line to the Town Center Drive intersection.

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7. Construction of a multi-use, multi-generational recreational amenity and platform (approximately 1,800 square feet) to be located northwest of the pond.
8. Construction of a meditative Observation-Plaza east of the Phase 1C residential area, overlooking the eastern detention basin (approximately 700 square feet).
9. Partnership with the Novi Public Library to provide a "Free Little Library" type facility within the development curated by the Novi Public Library, or other more impactful enhancement for the NPL as determined by library officials and the developer's team.

Our team provides these comments to review responses, regarding staff reviews provided May 13, 2021:

General Comments addressed in green:

Page 6

3. **INTENT OF THE TC-1 DISTRICT:** As stated in Sec. 3.1.26.A., *'The TC-1, Town Center 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'*. The proposed uses (with the exception of Ecco Tool) are all principal permitted uses which align with the intent of TC-1, Town Center-1 district. **However the character of the proposed development is more residential neighborhood with a restaurant and retail component than was previously proposed.**

We, as developer of this proposed project, feel that we are maximizing the viable commercial aspects and exposures of this available site, providing even more food, beverage and retail options than we were 18 months ago. We are expanding our proposed tenant lineup to include more uses, and more services, than we were able to prior to the impacts of the pandemic. We feel we are maximizing the potential of each distinct zone of this integrated development, and do not agree this expressed sentiment applies.

Engineering Review addressed in green:

Page 10, Pages 45-46

All comments will be addressed as requested, at the time of Preliminary Site Plan submittal.

Landscape Review addressed in green:

Page 11, Pages 47-52

PHASE 1

COMMERCIAL:

- Insufficient interior parking lot landscaping area, interior and end cap islands, and canopy trees provided. **The calculations indicate that the deviations have been eliminated, but it appears that trees have been overcrowded in the areas provided – Not supported by staff until sufficient growing space is provided for all required trees in the islands.**

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Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary.

- Lack of screening wall or berm for parking areas along 11 Mile Road. **Can't tell from plan provided whether the deviation has been eliminated, so it is assumed to still be needed. *Not supported by staff.***

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary – a berm was indicated and will be provided.

RESIDENTIAL:

- No buffering berms for multi-family housing provided between residential buildings and the B-3 property to the south. ***It appears that sufficient screening is not provided along the parking lot. Not supported by staff. (Had been supported by staff).*** It may be that the screening hedge will still be provided and the shrubs were inadvertently removed from the plan by turning off the shrub layer, but I can't tell that from the submitted plan. ***If the hedge will still be provided, then staff would still be in support of this deviation.***

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, and prior PC Hearing packages.

- Use of subcanopy trees for 29% of multifamily unit landscaping trees. ***25% would be supported by staff but 29% is not supported by staff. As no plant list is provided, it can't be determined whether the plan has been modified to use only 25% subcanopy trees. Staff support TBD***

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set – 25% will be met.

PHASE 2:

- Insufficient parking lot trees (interior and perimeter). ***Not supported by staff.*** While sufficient area may be provided, trees are overcrowded (less than 200sf per tree) so the trees' health is in doubt.

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set. Final area plan for Phase 2 parking or residential area will meet current ordinance requirements.

Landscape Deviations Summary

- a. Not landscape
- b. Not landscape
- c. Not landscape
- d. Not landscape

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- e. Not landscape
- f. Not landscape
- g. Not landscape
- h. Not landscape
- i. Not landscape
- j. Not landscape
- k. Not landscape
- l. Not landscape
- m. Not landscape
- n. Not landscape
- o. Not landscape
- p. Not landscape
- q. Deviation from Section 3.27.1.1 to allow a 6-foot sidewalk along 11 Mile Road, instead of the 12.5-foot sidewalks required by the TC-1 District along non-residential collector and local streets.
- r. Deviation from Section 5.5.3.A to allow a continuous 6-foot evergreen hedge with densely planted deciduous canopy trees in lieu of the required 6-8 foot berm required when TC-1 district abuts a B-3 district.
- s. Not landscape
- t. Deviation from Engineering Design Manual Section 5.6.5 (b)(a) for lack of 25-foot vegetated buffer around the storm water management pond in the residential use area.
- u. Deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River, as fencing and landscaping will be provided as alternative screening.
- v. Deviation from Section 5.5.3.B.ii and iii. for insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1C), as a retaining wall will provide alternative screening.
- w. ~~Deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees.~~ **(Revision to Landscape Ordinance eliminates the need for this deviation.)**
- x. ~~Deviation from Section 5.5.3.F.iii.b.3 for a deficiency in foundation plantings along the building perimeter facing the interior drives of multifamily residential buildings.~~ **(Revision to Landscape Ordinance in 2020 adds this requirement.)**
- y. ~~Deviation from Section 5.5.3.A.ii Footnote 1 for not providing a 6-foot wall when non-residential uses in the TC-1 District abut a residential use. Alternative screening shall be provided between residential and non-residential uses on the site.~~ **(Revision to Landscape Ordinance in 2020 adds this requirement.)**
- z. Deviation from Section 5.5.3.C for deficiency of 3 parking lot perimeter trees provided in Phase 1.
- aa. Not landscape
- bb. Not landscape

Ordinance Considerations - All comments below were the comments for the last revision, As a complete landscape plan set was not provided, no attempt was made to revise these comments. They have been left for comparison with the above notes. References to previous phasing remains.

General Developer Statement – these 2nd revised concept landscape comments had all been addressed in a submission package delivered to Staff in March, 2020, prior to

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our anticipated return to City Council for full approval, expected April of 2020. That submission set was graphically based on our original project phasing order, and would require a comprehensive modification of the entire submission package to reflect the current project phasing approach. As the proposed final built condition will not materially differ from the prior development proposal, we have elected to forego this level of detail. Adjustments will be incorporated at Preliminary Site Plan Submittal adjusted per phasing/footprint revision as necessary, without further deviations.

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

2. Please correct those inconsistencies and show all trees to be removed or saved on both plans, with tree protection fence consistently shown between the plans, and the Grading and/or Demolition plan.

Adjustments due to reduced encroachment into eastern wetland area will be incorporated at Preliminary Site Plan Submittal.

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

1. Buildings 3 and 5 are adjacent to an industrial use. A tall hedge and deciduous trees are proposed but concerns remain about the potential noise from an industrial use negative impacting the adjacent residences. **Please provide a 6' tall wall as called for on Table 5.5.3.A.ii to provide more auditory buffering, instead of the hedge.** If a noise study indicating that a noise buffering wall is not necessary is provided, the present configuration would be acceptable. *As currently proposed, the proposed buffering is not supported by staff, but a deviation is not required.*

A noise study will be provided at Preliminary Site Plan Submittal, as agreed.

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

1. COMMERCIAL:
 - a. Grand River Avenue:
 - iii. Based on the frontage, 24 canopy trees are required but only 21 are proposed and none are provided between Building C and Grand River. *This deviation is not supported by staff.*
 - iv. Please propose at least 5 canopy trees between Grand River and Building C.

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set – 24 canopy trees are provided, and canopy trees have been added between GRA and BldgC.

b.11 Mile Road:

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- ii. The required berm or brick wall are not provided between the road and the parking lots abutting 11 Mile Road. *This deviation is not supported by staff. Please use a similar dense landscaping to what is proposed for Grand River between 11 Mile Road and the two eastern parking lots that are adjacent to it.*

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary – a berm was indicated and will be provided.

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

1. COMMERCIAL:

PHASE 1:

- a. Based on the vehicular use area calculations provided, a total of 7,697 of interior landscape area and 38 canopy trees are required. A total of 7,298sf of area and 31 trees are provided, more than one of which are in islands with less than 200sf per tree. Also, a number of required endcap landscaped islands were not proposed and some interior islands need to be increased in size and/or have a tree planted in them. **These shortages in interior landscape area and trees require landscape deviations. They are not supported by staff.** Please see the landscape chart for a detailed discussion.
- b. Based on the perimeter provided, 77 canopy trees are required and 78 trees, including 12 greenbelt trees, are proposed. **Please see the landscape chart for a detailed discussion about the perimeter trees and areas which need them.**
- c. **Please add islands, trees and endcap landscaping where necessary to minimize or eliminate the landscape deviations.**

PARKING AREAS 5A AND 5B, EXPANDED AREA 6

- d. Based on the vehicular use area calculations provided, a total of 3,071sf of interior landscape area and 15 canopy trees are required. A total of 2,992 of area and 10 trees are provided. Please see the landscape chart discussion about where trees are required and what already proposed areas and trees could be counted toward the requirement
- e. Based on the perimeter of the new areas, 27 trees are required and 17 are proposed. No perimeter trees are required along the west edge of 5A since the multi-story buildings are within 20 feet of the parking lot only 22 trees are actually required. **Please propose more along the south edge of Parking Area 6 west and add more where there is room elsewhere to remove the requirement for a deviation.**

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Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D.)

1. Detailed foundation plantings are provided for Buildings A, B and C. The requirement for 60% of Building C's frontage being landscaped is met.
2. Per the calculations provided, a total of 11,792sf of foundation landscape area is required. 7,169sf, including area of decorative paving, is proposed (61% of the total area required). Based on this, a landscape deviation is required. The deviation is not supported by staff.
3. Please add as much foundation planting area and/or additional decorative paving around each building as possible to lower the extent of the deviation.
4. See the detailed discussion of foundation plantings areas on the landscape chart.

Adjustments will be incorporated at Preliminary Site Plan Submittal – Foundation Landscaping Ordinance requirements will be met through a combination of decorative paving and landscaping, once final tenant layouts have been determined for modified buildings A and D.

2. PHASE 2 RESIDENTIAL:

a. Unit landscaping

- i. Based on the number of units (50), 150 canopy or evergreen trees are required to be planted throughout the Phase 2 residential section of the site. 150 trees are provided among the buildings and around the western pond, 44 of which (29%) are subcanopy trees, including 18 Princeton Sentry Ginkoes.
- ii. A landscape deviation is required to use subcanopy trees instead of large evergreen or canopy trees for unit landscaping. *Staff supports the use of a mix of subcanopy trees for up to 25% of that requirement in order to increase the diversity of plantings on the site, but not more than 25%. Due to their narrow canopy, Princeton Sentry Ginkoes can't count as deciduous canopy trees.*

b. Interior drive plantings.

- i. Based on the calculations provided, 17 interior street trees are required but only 14 are provided. A landscape deviation would be required for this deficiency **Please add more interior street trees for Phase 2 as the deviation would not be supported by staff.**

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary.

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

1. Provided
2. 16 of 40 species used (40%) are native to Michigan. Please add or substitute native species on the plan to increase that percentage to at least 50%.
3. The tree diversity guidelines for non-woodland replacement trees are met.
4. Please add a note stating that Grissim Metz Andriese will decide which of the two seed mixes is to be used in the Phase 2 open space, based on soils and moisture available.

Adjustments will be incorporated at Preliminary Site Plan Submittal, as previously shown on 3.13.2020 Civil/Landscape submission set, adjusted per phasing revision as necessary.

Traffic Review addressed in green:

Page 11

All comments will be addressed as requested, at the time of Preliminary Site Plan submittal and Site Plan review. An updated shared parking analysis is essential to determine best use of Ph2 land area.

Woodlands Review addressed in green:

Page 11

The applicant should rebalance the percentage of credits proposed to be consistent with the Woodland Ordinance. In addition, the applicant shall ensure that all proposed woodland replacement trees will be guaranteed to be preserved as planted within a conservation easement or landscape easement granted to the City. Additional comments and concerns are detailed in woodland review letter.

Woodlands Ordinance will be met and appropriate easements provided based on reduced impacts/counts to existing woodland areas as a result of modifications required by EGLE for wetlands evaluation and compliance. This information will be vetted during Site Plan review process to the format satisfaction of Staff.

Wetlands Review addressed in green:

Page 11

In their tentative approval, City Council supported a request by the applicant to satisfy their wetland mitigation requirements through the purchase of off-site credits in an EGLE- approved Wetland Mitigation Bank. The applicant has provided the EGLE Impact Plan dated September 22, 2020 that has received EGLE Permit Approval. The applicant would need to provide proof of the mitigation credit purchase at the time of Site plan approval.

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Proof of mitigation credit purchase will be provided in conjunction with Site Plan approval, as requested.

Architectural Review addressed in green:

Page 12, Pages 53-54

PRO Agreement – The PRO Agreement states that the commercial property “is intended to approximate a contemporary Asian/Asian-American retail atmosphere”. It is noted the prior building designs included such architectural features. The design for Buildings A & D specifically had a vertical element with upturned (Asian) roofline on the south-west corner. This element has been eliminated. Therefore, we believe that the revised facades can no longer be said to approximate an Asian/Asian-American retail atmosphere.

For the purpose of clarity, this comment refers to a single architectural element on one building in our project, comprised of at least 24 distinct buildings, along with extensive grounds, signage, screening and landscaping. Our proposed materials and their applications are similar to other ‘Asian/Asian-American retail atmosphere’-approved buildings within the development.

Fire Review addressed in green:

Page 12

Note all Fire Review concerns have been met at this time, and will be reviewed to department satisfaction at the time of Preliminary and Final Site Plan review and approval.

In closing, we look forward to advancing to the next steps in this process, and hope your recommendation provides the impetus necessary for Council to move us toward that end.

Thank you,



Scott Aikens

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Sakura Novi Modifications Narrative 28 April 2021

Plan Change for Phasing purposes:

All commercial space and supporting elements will be moved into Phase 1, eliminating delayed 2nd Phase (formerly Phase 2B) Commercial development. Western residential cluster (50 units – 1B) will be undertaken initially before Eastern residential cluster (up to 68 units – 1C) to ensure completion of entire water feature and surrounding edifices/landscaping/environs as early as possible. Commercial and up to 118 Residential units will all be constructed as part of Phase 1. The resulting smaller Phase 2 will accommodate up to 132 project total residential units, if determined that final proposed lease allotment does not require Phase 2 ground to be constructed as parking to support the Commercial uses provided in Phase 1.

Plan Change for Wetlands Approval:

The eastern storm water detention area, abutting the City-owned wet area to the east, was modified to accommodate EGLE requirements to allow for issuance of the EGLE wetland permit in the fall of 2020. To minimize wetland impacts the detention area was reduced in capacity and profile slightly, and that additional capacity is being carried in the western detention basin. EGLE specifies in the permit that any disturbed wetland areas (including the wetland east of the proposed eastern detention basin) are to be restored through installation of Michigan native plant species and a Michigan native wetland seed mix. These modifications reduce the initial woodland impact along with the landscaping requirement. These items will be finalized at Preliminary Site Plan submission.

Plan Change to accommodate Market withdrawal from Project:

BldgA (Market shell) and BldgD (restaurant shell) will be reconfigured into two similarly sized buildings, and any mezzanine space and the depressed dock requested specifically by the Market will be eliminated. There will be no other changes to the curb lines, parking areas, fire and service access, etc. as presented to Staff and Council in early 2020. Uses for BldgA are anticipated to be predominantly Professional Office, while uses for BldgD are anticipated to be retail and restaurant. One currently supported deviation will be removed, and 4 will need to be edited to accommodate the Phasing adjustment.

Deviations adjustments required, as appearing in the JZ19-31 2-11-20 Motion Sheet:

1. *Deviation from Section 3.27.1.C for an exterior side yard setback of 10 feet (50 feet required) for Buildings A and D, where adjacent to B-3 zoning to the east, which is justified due to similar commercial uses in both districts, which does not require a wide buffer of separation. Deviation remains.*
8. *On the commercial buildings, Section 9 façade waivers to allow an overage of EIFS on the west, east and north facades of Building A; an overage of Flat Metal Panels on the west and east facades of Building B; and an overage of EIFS on the west façade of Building C. These overages are relatively minor in nature and result in an enhancement of the overall design quality of the project; therefore the waivers are supported. See PRO plan Elevations and design statement from the project architects. Deviation reduced.*

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11. ~~Deviation from Section 3.27.2.B to allow the proposed specialty market and food hall to exceed 7,500 square feet of gross leasable floor area, with a total of 30,000 sf on two levels, identified on the plans as Building A. Tenant will contain 25,000 sf on main level with 3,500 sf support office use and 1,500 sf overflow seating on mezzanine level. The deviation is justified to create an anchor for the Asian village concept and allows an existing Novi business to expand.~~ **Deviation removed.**
12. ~~Deviation from Section 3.27.2.B to allow Building C (13,102 sf.), Building D (15,500 sf) and Building A (12,900 sf) to exceed 7,500 square feet, as they are not multi-story buildings. Buildings C, D and A will contain a mix of commercial – professional office, retail and restaurant uses, and will be broken up into smaller tenant spaces and continue to build on the Asian relaxation, dining and retail destination theme.~~ **Deviation remains.**
16. ~~Deviation from Section 5.3.2 to allow drive lane reduction to 20-22 feet (22 feet required when no parking spaces are present, and 24 feet when adjacent to 90 degree parking spaces) in residential Phase 1C area as shown on the Concept Plan, provided no parking signage is posted in these areas and provided sufficient clearance is available for emergency vehicle movements.~~ **Deviation remains.**

PRO Agreement Conditions adjustments required, as appearing in the JZ19-31 2-11-20 Motion Sheet:

3. ~~The maximum number of dwellings to be constructed in Phase 1B shall be 50.~~
4. ~~The maximum number of dwelling units to be constructed in Phase 1C shall be 68.~~
5. ~~The maximum number of dwelling units to be constructed in Phase 2 shall be 15.~~
6. ~~The maximum number of dwelling units to be constructed in total for the Sakura Novi project seeking rezoning under this PRO Agreement shall not exceed 132. The resultant ratio is approximately 9 units/acre. A PRO Amendment will be sought if additional residential units/buildings are proposed for future Phase modifications.~~
7. ~~Phase 1 non-residential uses shall be limited to a 30,000 sf market; and restaurants, professional offices and retail space totaling approximately 46,000 sf as shown on the PRO Concept Plan.~~
- ~~7. Phase 2 non residential uses shall be no greater than 4,500 square feet of retail/restaurant use.~~
12. ~~Tentative completion date for Phase 1A shall be calendar year 2024.~~
15. ~~To protect future residents of the Phase 1C units from excessive noise impacts from the existing Ecco Tool business, the developer shall provide a Noise Impact Statement at the time of Preliminary Site Plan submittal to determine if ordinance performance standards will be exceeded. Provide any necessary mitigation measures if required.~~
- ~~24. Developer offers to pursue a partnership with One World Market and Novi Public Library to provide an area within the Sakura Novi project for the library to curate thematic material and information about library programs. The market has agreed to provide a 12 sf area in the vestibule of the market. The structure curated by the library will be similar to a Free Little Library. The Developer and Novi Public Library have discussed having the library curate in this area a collection of Japanese language material and English language cook books about Asian cuisine.~~
- ~~25. Developer and the Market offer to establish a Community Room function within the Market space available for free use for public gathering and meetings. The parameters of the Community Room function, including room size (approximately 400sf), capacity and availability, shall be a condition of the PRO Agreement to ensure this would be a benefit to the public. One function of the room could be to deepen the partnership with Novi Public Library by working collaboratively to present thematic speakers and events.~~

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REGULATED WETLANDS:

See attached package provided by Atwell

PRO AGREEMENT CONDITIONS:

1. Developer shall develop the Land 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 throughout the site during the design and construction phases of the Development, and during the subsequent use of the Land as contemplated in this Agreement.
2. The grass-land pads shown on the landscape plans shall be properly maintained as grass-land pads, utilizing a native meadow planting mix approved by the City's Landscape Architect, until such time that area is needed for Phase 2 uses to be developed.
3. The maximum number of dwellings to be constructed in Phase 1B shall be 50.
4. The maximum number of dwelling units to be constructed in Phase 1C shall be 68.
5. The maximum number of dwelling units to be constructed in Phase 2 shall be 15.
6. The maximum number of dwelling units to be constructed in total for the Sakura Novi project seeking rezoning under this PRO Agreement shall not exceed 132. The resultant ratio is approximately 9 units/acre. A PRO Amendment will be sought if additional residential units/buildings are proposed for future Phase modifications.
7. Phase 1 non-residential uses shall be limited to restaurants, professional offices and retail space totaling approximately 46,000 sf as shown on the PRO Concept Plan.
8. Changes to the mix of uses of +/-10% shall be permitted to be approved administratively as long as additional deviations are not required and associated Ordinance requirements can be met.
9. Woodland tree removals during Phase 1 and Phase 2 shall be approximately 133 trees, which shall require 256 woodland replacement credits for Phase 1, and an additional 13 credits for Phase 2. Developer will plant a minimum of 17 credits as replacements on site through the planting of canopy trees, evergreen trees and native groundcover seeding. Native ground cover seeding shall not exceed 5% of the replacement credits planted on site. All woodland replacement credits planted on-site shall be permanently protected via conservation easement or

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Birmingham, MI 48009

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landscape easement. Any credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund.

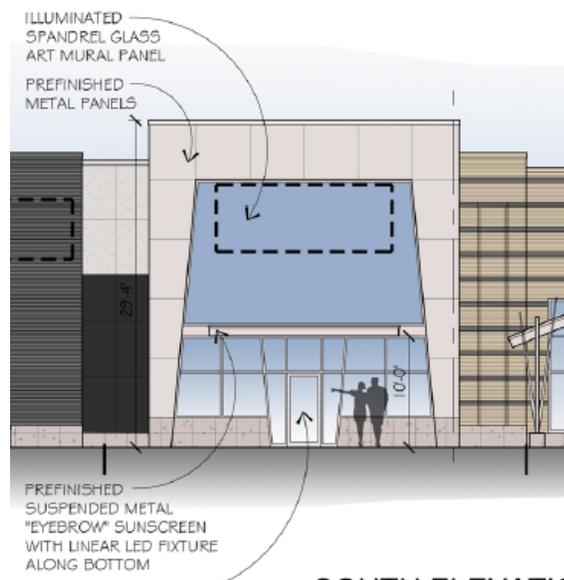
10. Any additional regulated woodland tree removals shall meet the requirements of the City of Novi Woodland Protection Ordinance, and may be granted administratively up to 10 trees with proper justification. If additional regulated trees proposed for removal exceeds 10, Planning Commission approval must be granted.
11. Proposed parking is being provided as per the Parking Study recommendations, which has been reviewed and approved by the City's traffic consultant. Future phase parking requirements will also be a function of shared parking analysis findings, if supported by City's review and approval.
12. Tentative completion date for Phase 1A shall be calendar year 2024.
13. Impacts to wetland and wetland buffer areas have been indicated and quantified and submitted as part of the PRO package. Specific remedies to be included in the PRO Agreement conditions.
14. Open space standards have been achieved and will be exceeded as part of Phase 1 site work. The existing pond and setback exceeds 2.45 acre of area, or 15.3% of the overall subject property. After remediation and necessary reconfiguration, 2.11 acre of water feature and landscape perimeter will be maintained. Additional Open Space, totaling 20.9% of the subject parcels' area, has been committed in Phase 1 to exceed the ordinance requirement of 15% for the overall development parcels.
15. To protect future residents of the Phase 1C units from excessive noise impacts from the existing Ecco Tool business, the developer shall provide a Noise Impact Statement at the time of Preliminary Site Plan submittal to determine if ordinance performance standards will be exceeded. Provide any necessary mitigation measures if required.
16. The adjacent non-conforming Light Industrial use owned by Ecco Tool Co is to be addressed in the PRO Agreement conditions including:
 - a. Access for delivery trucks on the retained parcel; which will require cross access rights;
 - b. Twelve parking spaces on the retained parcel or access to parking spaces on adjacent areas to make up for any shortfall.

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REVISED LIST OF PUBLIC BENEFITS TO BE INCORPORATED INTO THE PRO AGREEMENT

1. Developer offers to dedicate continuous Right-of-Way (ROW), and future ROW, along 11 Mile and Grand River. The amount of ROW proposed to be dedicated along 11 Mile is .028 acres (Anglin) and .165 acre (eastern area). Along Grand River Avenue, the proposed ROW dedication would be .149 acre. The total dedication would be .342 acre.
2. Developer offers an easement at the southeast corner of the proposed development for the use as for a public art display or another amenity for the public. The PRO Agreement should make clear who would be responsible for selecting, commissioning, paying for the piece or signage and maintenance of the area.
3. Developer offers to partner with the STAMPS School of Art and Design at the University of Michigan and the Japan America Society to source a Japanese-themed illuminated applique that will be placed in a prominent location on Building C over-looking Grand River Avenue, as per this image.



4. Developer will make a contribution, not to exceed \$117,001 to a dedicated account that will fund **Walkable Novi** work in the Sakura Novi vicinity. This amount is the equivalent of the cost of Segment #9 listed on Page 19 of the "Annual Non-Motorized Prioritization: 2019-2020 Update". This amount is more than double the Sakura Novi frontage requirement for side-walks on Grand River Avenue and 11 Mile, plus an additional \$24,181. The frontage on 11 Mile and Grand River Avenue is 1,547 lf. $1,547 \text{ lf} \times 2 = 3094 \text{ lf}$. $3094 \text{ lf} \times 6' \text{ wide paths} = 18564 \text{ sf}$. $18564 \text{ sf} \times \$5.00 \text{ per square foot} = \$92,820$.
5. Developer will pay the cost to make the connection between the Sakura Novi campus and the intersection at the corner of Grand River Avenue and Town Center Drive. While developer is not, and will not be, the owner of the private property on the corner of Grand River Avenue and Town Center Drive, and Developer does not have permissions to interfere with real property on that corner parcel, the Developer will work together with the City of Novi to seek to make the connection, and the Developer will pay for that work.

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6. Developer will build an approximately 1,800sf multi-use / multi-generational recreational amenity that is in keeping with the theme of the Sakura Novi project in the general area as originally designated for "TeaHouse" on the northwest corner of the pond, as a part of Phase1.
7. Developer will build an approximately 700sf meditative Observation-Plaza east of the Sakura Novi residential commons, overlooking the eastern detention area and city wetland preserve.
8. The Developer offers to pursue a partnership with Novi Public Library to provide a 12 sf area within the Sakura Novi project for the library to curate thematic material and information about library programs. The structure curated by the library will be similar to a Free Little Library. The Developer and Novi Public Library have discussed having the library curate in this area a collection of Japanese language material and English language cook-books about Asian cuisine.

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Sakura Novi Clarifications Narrative 28 April 2021

ITEMS FOR CLARIFICATION BY THE APPLICANT

- The planting areas on the north side of the road leading from the commercial area to the residential Phase 2 pond overlook seem to be lost in the revised plan due to utility lines running through the islands on the north side that will prohibit planting trees. The applicant should relocate the utility line so the trees will have room to be planted and grow so the visual “allée” will be maintained, as this was a prominent feature of the earlier concept plans. ***SN response: Interim plan reviewed has been withdrawn. Plan returns to general plan set recommended for approval February 2020, tentatively approved by Council March 2, 2020. Any and all potential utility conflicts in this connecting “allée” area will be eliminated at the time of Preliminary Site Plan submission.***
- The applicant should confirm all of the decorative paving (“ripple” patterns) originally proposed in the drives and adjacent sidewalks will still be proposed. Those features were counted toward the building foundation landscaping requirement. ***SN response: All decorative paving areas as shown on general plan set recommended for approval February 2020, tentatively approved by Council March 2, 2020 will be maintained.***
- We hope to see sufficient screening for the loading area along the north side of Building A. There is a triangular space there that could be thoughtfully used for landscape screening and pedestrian amenities. ***SN response: Interim plan Market loading area reviewed has been withdrawn. Loading area plan returns to general plan set recommended for approval February 2020, tentatively approved by Council March 2, 2020.***
- The applicant should confirm that the entire pond pathway and landscaping between Phase 1A and 1B will be built and installed at the same time. The plans show a phasing line bisecting the pond area, and the two ends of the sidewalk do not connect in the area southeast of the pond until a later phase. ***SN response: Interim plan reviewed has been withdrawn. Plan returns to general plan set recommended for approval February 2020, tentatively approved by Council March 2, 2020, noting that the residential phasing has been changed to alleviate any concerns over completion phasing of these western water feature areas.***
- The additional 14 multiple family residential units will require an additional 2,800 square feet of usable open space be provided. This has not been confirmed on the plans, but will be requested for confirmation on the Preliminary Site Plan submittal. ***SN response: Required open space has been considered and is available in proposal of additional residential units in Phase 2 area.***
- The applicant should provide clarification on the note on the pond which states “Proposed Detention Pond Constructed to Facilitate Future Phase Drainage.” Does Future Phase refer to Phases 2A-C identified on the plan, or would it also include a possible future incorporation of the ECCO Tool parcel? Has the ECCO Tool parcel been considered for the purposes of Stormwater Management since much of the land it currently drains to will be developed? ***SN response: Refer to Civil Sheet C-6.0. This note referred to the remaining 0.92ac. parcel of Ecco Tool land, which has been considered in the overall project storm water collection analysis.***

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- The applicant should confirm the intent with the alternate location for Building B. ***SN response: Interim plan reviewed has been withdrawn. Plan returns to general plan set recommended for approval February 2020, tentatively approved by Council March 2, 2020. Building B will be constructed, up to 4,955sf, in its location at the SE corner of the water feature, as shown on the current Phasing drawing. As this is intended to be a single-user iconic building, the minimum floor area is indeterminate until such time as the lease has been executed.***

SUPPLEMENTAL INFORMATION FROM APPLICANT

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From KDDI America, Inc:

Currently, Sakura Novi is in the process of working with the City of Novi to finalize the land rezoning. After hearing from Scott that the outpouring of support from the community will help push this project forward, KDDI America would like to reach out to everyone. Great! If you would like to support this project, please add your name to the list below. We hope that as many "Likes" as possible will reach the city of Novi and support the realization of Sakura Novi.

Signatories:

Ann Orrin	Novi, MI
Mark Randazzo	Garden City, MI
Maoshen Taur	MI/Novi
Deborah Davison	Michigan/Plymouth
Samantha Amore	Michigan/ Garden City
Jamie Staszal	Detroit, MI
Chris Grant	MI/Saline
Joshua Sheng	Michigan/Novi
Rosie	Westland
Jaenelle Shiroshita	Novi, Michigan
Jerry Smith	Novi, Michigan
Sarina Carlaw	Oregon/Portland
Clayton Burkhart	Indiana, Fort Wayne
Charlotte Wong	Hong Kong
Maksymilian Wawrzyniak	Novi, Michigan Farmington Hills, Michigan
Adam Doerres	
Haley Hammaker	Baltimore, MD
Bruce Yeager	IL/Chicago
Megumi Takeda	MN/Minneapolis
Kate Penney	Virginia
Miwa	Chicago, IL
Klaus	Michigan/Detroit
Stephany L	San Francisco, CA
Nikolas Haidamous	
Sho Ueda	Novi, MI
Sole Yono	
Randal Anderson	Michigan/ novi
CJ Chung	MI/Troy
Christina	Clarkston MI
Liz Bogner	Novi, MI

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Amy Wang	Novi, MI
Yoko Kamimura	MI / Commerce Township
Charles Hill	Ypsilanti, MI
Mark Miyagawa	Novi, Michigan
MEGUMI SUTTON	Redford
Simon	Farmington Hills
Laurie Van Pelt	West Bloomfield, MI
ERHSUAN Yang	Novi
Weihuan Lin	Novi
Joshua Yagley	Michigan/Brighton
Mike Hong	Michigan/Saline
Akiko Brooks	Berkley, MI
Amanda Lee	Novi, Michigan
Jeff G	Novi, Mi
Louise Hackett	novi michigan
Jennifer Wong	Northville, MI
Hare Krishna	Farmington
Jhin hur	MI / Farmington Hills
Chris Jackett	MI/Novi
Amber Allmen	
Pamela Bennett	Novi, Michigan
Koto Inagaki	Novi, Michigan
Cindy Ciura	West Bloomfield
Rachna Chandra	Novi Michigan
Rich Byczek	Novi, MI
Jennifer Hanold	Northville, MI
Rob Maynard	Michigan, Canton
Megumi Fujimoto	Novi
Aji	Michigan Novi
Ryoko Byczek	Michigan/Novi
Miki Anderson	MICHIGAN/LIVONIA
Makoto Fujimoto	Michigan/Novi
Satomi Miyagawa	MI/Novi
Rieko Iida	MI, Novi
Masakuni Hotta	Novi, Michigan
Jihoon Kim	MI/Novi
Jinhee Lee	MI/Novi
Shiho Osborne	Michigan/Saline

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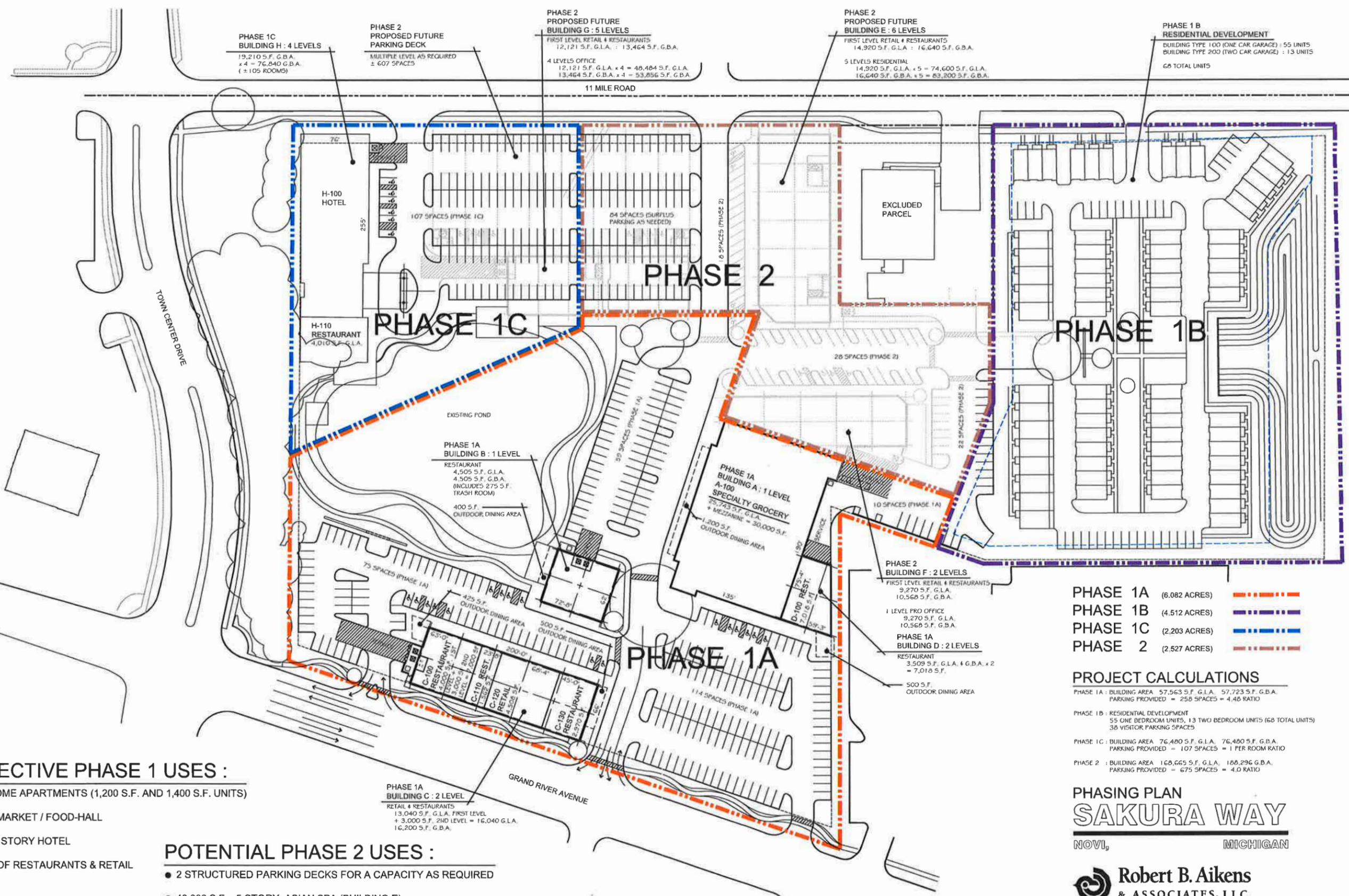
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Scott Pratt	Novi, Michigan
Naomi Minamisono	MI/Okemos
Kotono Barron	Michigan/Jackson
William Basile	MI/Novi
Haruka iwasaki	Royal oak, mi
Takashi Johkoh	MI/Novi
Noriko Clark	Livonia,MI
Liseann Gouin	Michigan/Ann Arbor
TOMONARI HORIE	Novi, MI
Randall Kraai	Novi, Michigan
A. Dudek	Hamtramck, Michigan
Tomohiro Hamada	Michigan/Novi
Brenton Dalglish	Novi
Ken Chen	Novi
Harumi Michael	Walled Lake Michigan
Yuko Kojima	Berkley, mi
Adam Wolf	Southfield/MI
Jeffrey Cherng	MI/Novi
YES	Michigan/Novi
Megumi Kurata	Michigan/Novi
Marshall Solomon	Novi, MI
Beth McArthur	Birmingham MI
Qian Liao	Michigan/Novi
Miho Demura-Lewis	Michigan/Ferndale
Kanako Ueda	Michigan/Ypsilanti
Ty Hogan	Commerce TWP
Todd Lukasiewicz	Tokyo, Japan

PREVIOUS PRO PLAN SUBMITTALS



**PHASE 1C
BUILDING H : 4 LEVELS**
19,210 S.F. G.B.A.
x 4 = 76,840 G.B.A.
(± 105 ROOMS)

**PHASE 2
PROPOSED FUTURE
PARKING DECK**
MULTIPLE LEVEL AS REQUIRED
± 607 SPACES

**PHASE 2
PROPOSED FUTURE
BUILDING G : 5 LEVELS**
FIRST LEVEL RETAIL & RESTAURANTS
12,121 S.F. G.L.A. : 13,464 S.F. G.B.A.
4 LEVELS OFFICE
12,121 S.F. G.L.A. x 4 = 48,484 S.F. G.L.A.
13,464 S.F. G.B.A. x 4 = 53,856 S.F. G.B.A.

**PHASE 2
PROPOSED FUTURE
BUILDING E : 6 LEVELS**
FIRST LEVEL RETAIL & RESTAURANTS
14,920 S.F. G.L.A. : 16,640 S.F. G.B.A.
5 LEVELS RESIDENTIAL
14,920 S.F. G.L.A. x 5 = 74,600 S.F. G.L.A.
16,640 S.F. G.B.A. x 5 = 83,200 S.F. G.B.A.

**PHASE 1B
RESIDENTIAL DEVELOPMENT**
BUILDING TYPE 100 (ONE CAR GARAGE) : 55 UNITS
BUILDING TYPE 200 (TWO CAR GARAGE) : 13 UNITS
68 TOTAL UNITS

PHASE 1C

PHASE 2

PHASE 1B

**PHASE 1A
BUILDING B : 1 LEVEL**
RESTAURANT
4,505 S.F. G.L.A.
4,505 S.F. G.B.A.
(INCLUDES 275 S.F. TRASH ROOM)
400 S.F. OUTDOOR DINING AREA

**PHASE 1A
BUILDING A : 1 LEVEL**
A-100
SPECIALTY GROCERY
25,743 S.F. G.L.A.
+ MEZZANINE = 30,000 S.F.
1,200 S.F. OUTDOOR DINING AREA

**PHASE 2
BUILDING F : 2 LEVELS**
FIRST LEVEL RETAIL & RESTAURANTS
9,270 S.F. G.L.A.
10,568 S.F. G.B.A.
1 LEVEL PRO OFFICE
9,270 S.F. G.L.A.
10,568 S.F. G.B.A.

**PHASE 1A
BUILDING D : 2 LEVELS**
RESTAURANT
3,509 S.F. G.L.A. & G.B.A. x 2
= 7,018 S.F.
500 S.F. OUTDOOR DINING AREA

**PHASE 1A
BUILDING C : 2 LEVEL**
RETAIL & RESTAURANTS
13,040 S.F. G.L.A. FIRST LEVEL
+ 3,000 S.F. 2ND LEVEL = 16,040 G.L.A.
16,200 S.F. G.B.A.

PROSPECTIVE PHASE 1 USES :

- 91 TOWN-HOME APARTMENTS (1,200 S.F. AND 1,400 S.F. UNITS)
- 25,000 S.F. MARKET / FOOD-HALL
- 120 ROOM 5 STORY HOTEL
- 20,000 S.F. OF RESTAURANTS & RETAIL

POTENTIAL PHASE 2 USES :

- 2 STRUCTURED PARKING DECKS FOR A CAPACITY AS REQUIRED
- 40,000 S.F., 5 STORY ASIAN SPA (BUILDING E)
- 5 STORY MULTI-FAMILY APARTMENT BUILDING (BUILDING E)
- 36,000 S.F. ADDITIONAL RESTAURANTS AND RETAIL
- 11,000 S.F. 2ND FLOOR OFFICE SPACE (BUILDING F)
- 5 STORY, OFFICE OVER FIRST FLOOR RESTAURANTS AND RETAIL (BUILDING G)
- LIGHT INDUSTRIAL USE ECCO TOOL CO. GRANDFATHERED IN

PHASE 1A	(6.082 ACRES)	
PHASE 1B	(4.512 ACRES)	
PHASE 1C	(2.203 ACRES)	
PHASE 2	(2.527 ACRES)	

PROJECT CALCULATIONS

PHASE 1A : BUILDING AREA = 57,563 S.F. G.L.A. 57,723 S.F. G.B.A.
PARKING PROVIDED = 258 SPACES = 4.48 RATIO

PHASE 1B : RESIDENTIAL DEVELOPMENT
55 ONE BEDROOM UNITS, 13 TWO BEDROOM UNITS (68 TOTAL UNITS)
38 VISITOR PARKING SPACES

PHASE 1C : BUILDING AREA = 76,480 S.F. G.L.A. 76,480 S.F. G.B.A.
PARKING PROVIDED = 107 SPACES = 1 PER ROOM RATIO

PHASE 2 : BUILDING AREA = 168,665 S.F. G.L.A. 188,296 G.B.A.
PARKING PROVIDED = 675 SPACES = 4.0 RATIO

**PHASING PLAN
SAKURA WAY**

NOVI, MICHIGAN

**Robert B. Aikens
& ASSOCIATES, L.L.C.**

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**Wah Yee Associates
ARCHITECTS & PLANNERS**
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160
PROJECT NO. 5035

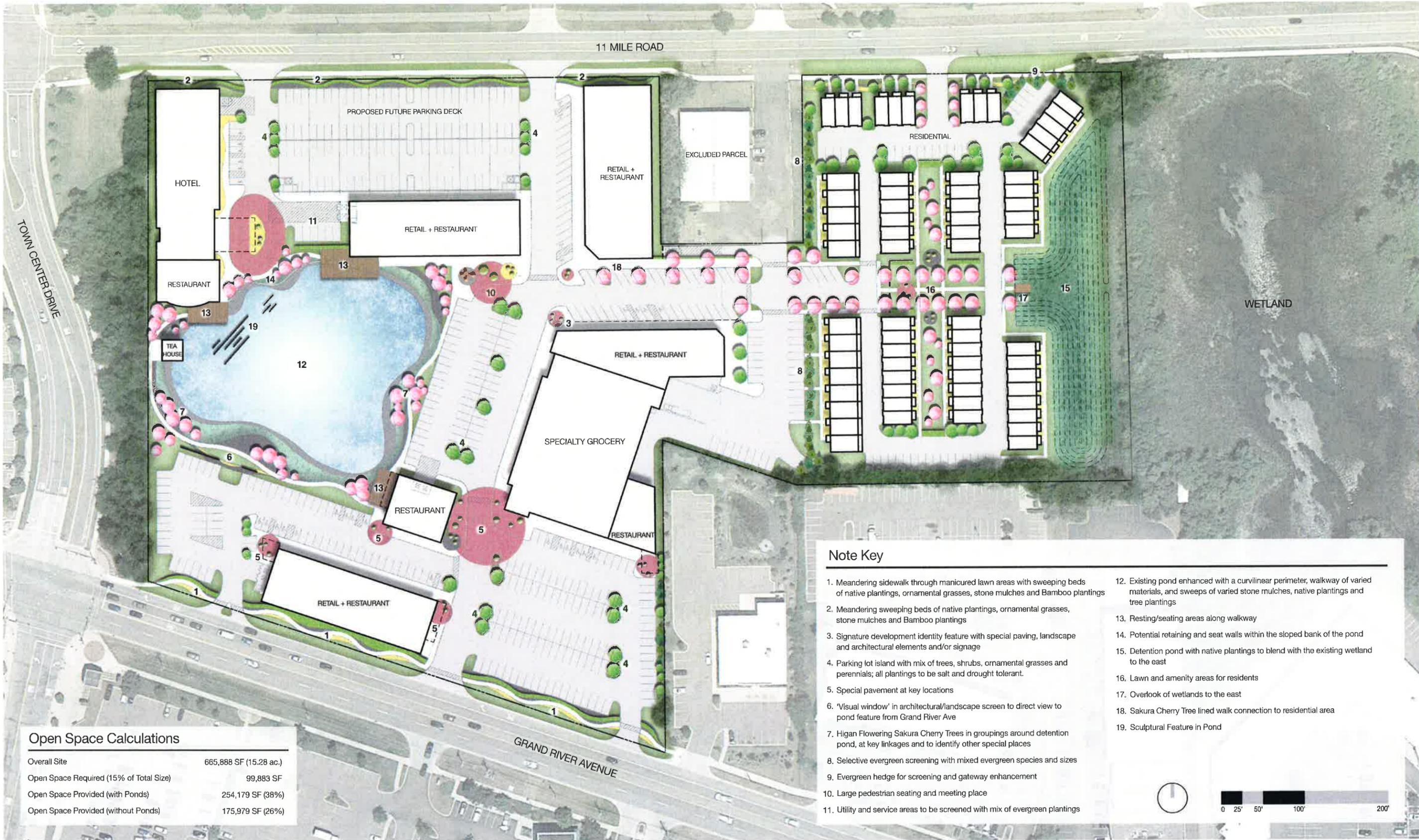
ISSUED FOR
CONCEPT MEETING
FEB. 27, 2019
REVISED
MARCH 19, 2019
REVIEW
APRIL 12, 2019
REVIEW
APRIL 22, 2019

**PRELIMINARY
NOT FOR CONSTRUCTION**
P1.1

PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"



Sakura Way JSP19-19 Pre-App



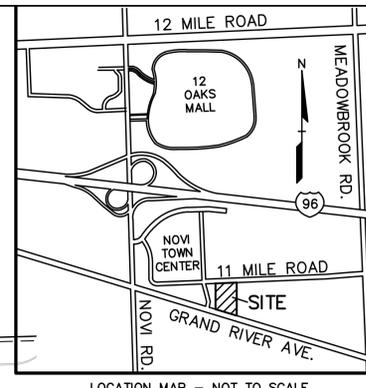
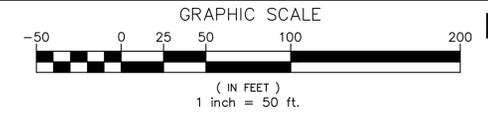
Open Space Calculations

Overall Site	665,888 SF (15.28 ac.)
Open Space Required (15% of Total Size)	99,883 SF
Open Space Provided (with Ponds)	254,179 SF (38%)
Open Space Provided (without Ponds)	175,979 SF (26%)

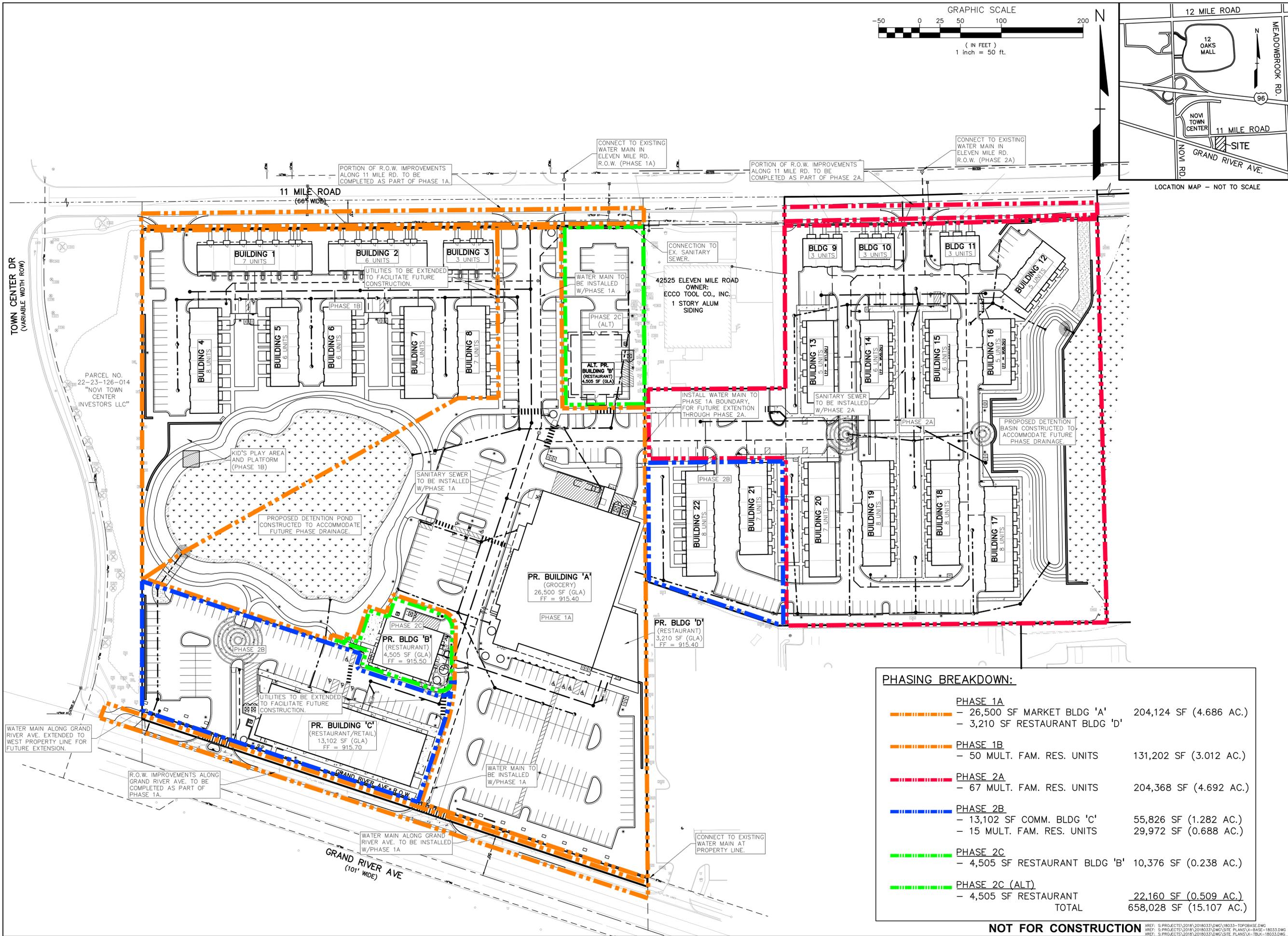
Note Key

1. Meandering sidewalk through manicured lawn areas with sweeping beds of native plantings, ornamental grasses, stone mulches and Bamboo plantings
2. Meandering sweeping beds of native plantings, ornamental grasses, stone mulches and Bamboo plantings
3. Signature development identity feature with special paving, landscape and architectural elements and/or signage
4. Parking lot island with mix of trees, shrubs, ornamental grasses and perennials; all plantings to be salt and drought tolerant.
5. Special pavement at key locations
6. "Visual window" in architectural/landscape screen to direct view to pond feature from Grand River Ave
7. Higan Flowering Sakura Cherry Trees in groupings around detention pond, at key linkages and to identify other special places
8. Selective evergreen screening with mixed evergreen species and sizes
9. Evergreen hedge for screening and gateway enhancement
10. Large pedestrian seating and meeting place
11. Utility and service areas to be screened with mix of evergreen plantings
12. Existing pond enhanced with a curvilinear perimeter, walkway of varied materials, and sweeps of varied stone mulches, native plantings and tree plantings
13. Resting/seating areas along walkway
14. Potential retaining and seat walls within the sloped bank of the pond
15. Detention pond with native plantings to blend with the existing wetland to the east
16. Lawn and amenity areas for residents
17. Overlook of wetlands to the east
18. Sakura Cherry Tree lined walk connection to residential area
19. Sculptural Feature in Pond





NO.	DATE	DESCRIPTION
1	3/13/20	PRELIMINARY
2	12/20/19	REVISED
3	12/20/19	REVISED
4	12/20/19	REVISED
5	12/20/19	REVISED
6	12/20/19	REVISED
7	12/20/19	REVISED
8	12/20/19	REVISED
9	12/20/19	REVISED
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98	12/20/19	REVISED
99	12/20/19	REVISED
100	12/20/19	REVISED



PHASING BREAKDOWN:

PHASE 1A	- 26,500 SF MARKET BLDG 'A'	204,124 SF (4.686 AC.)
	- 3,210 SF RESTAURANT BLDG 'D'	
PHASE 1B	- 50 MULT. FAM. RES. UNITS	131,202 SF (3.012 AC.)
PHASE 2A	- 67 MULT. FAM. RES. UNITS	204,368 SF (4.692 AC.)
PHASE 2B	- 13,102 SF COMM. BLDG 'C'	55,826 SF (1.282 AC.)
	- 15 MULT. FAM. RES. UNITS	29,972 SF (0.688 AC.)
PHASE 2C	- 4,505 SF RESTAURANT BLDG 'B'	10,376 SF (0.238 AC.)
PHASE 2C (ALT)	- 4,505 SF RESTAURANT	22,160 SF (0.509 AC.)
TOTAL		658,028 SF (15.107 AC.)



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ROBERT B. AIKENS & ASSOCIATES, LLC 350 OLD WOODWARD AVE., SUITE 300 BIRMINGHAM, MI 35209	PHASING PLAN SAKURA NOVI PART OF THE 1/2 OF THE NW 1/4 OF SECTION 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DES. GMB DN. JKS SUR. GWC P.M. JPB	
ORIGINAL ISSUE DATE: JUNE 27, 2019	PEA JOB NO. 2018-033
SCALE: 1" = 60'	DRAWING NUMBER: C-2.1

NOT FOR CONSTRUCTION

CITY COUNCIL MEETING MINUTES
March 2, 2020
January 11, 2021

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JANUARY 11, 2021 AT 7:00 P.M.**

Mayor Gatt called the meeting to order at 7:00 P.M.

In accordance with the provisions of the Open Meeting Act this meeting was held remotely.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Maday, Mutch

Mayor Gatt, present from City of Novi, Oakland County, State of Michigan
Mayor Pro Tem Staudt, present from City of Novi, Oakland County, State of Michigan
Member Casey, present from the City of Novi, Oakland County, State of Michigan
Member Crawford, present from the City of Novi, Oakland County, State of Michigan
Member Fischer, present from City of Novi, Oakland County, State of Michigan
Member Maday, present from City of Novi, Oakland County, State of Michigan
Member Mutch, present from City of Novi, Oakland County, State of Michigan

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

Mayor Gatt asked City Attorney Schultz if somebody were out of Michigan could they still participate in the meeting. City Attorney Schultz replied yes, they must identify where they were at. Member Crawford asked if they could participate from another country. City Attorney Schultz said he would investigate that further. They will have to wait to hear more about that because the statute that was passed says the member is supposed to identify the City, County, and State. Mayor Gatt asked him to check into it.

APPROVAL OF AGENDA:

Mayor Gatt added to the Mayor and Council Issues: Economic Development Director.

CM 21-01-003 Moved by Staudt, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Agenda as amended.

Roll call vote on CM 21-01-003 **Yeas: Staudt, Casey, Crawford, Fischer,
Maday, Mutch, Gatt**
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 21-01-004 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 - 1. December 21, 2020 - Regular Meeting
- B. Approval of proposed Parks, Recreation and Cultural Services adjustments to park shelter rental rates.
- C. Approval of a DTE Permanent Line Relocation Agreement to relocate a DTE Energy underground cable at 21333 Haggerty Road, to allow for construction of a sidewalk and retaining wall included in 2020 Pathway and ADA Improvements project, in the amount of \$58,403.33.
- D. Approval of claims and warrants – Warrant No. 1075.

Roll call vote on CM 21-01-004

**Yeas: Casey, Crawford, Fischer, Maday,
Mutch, Gatt, Staudt**

Nays: None

MATTERS FOR COUNCIL ACTION

- 1. **Consideration of proposed Sakura Novi development issues for property located on the north side of Grand River Avenue east of Town Center Drive:**
 - A. **Request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes, for Sakura Novi, JZ19-31, with zoning map amendment 18.732, to rezone the property from Office Service (OS-1), Office Service Commercial (OSC), and Light Industrial (I-1) to Town Center-1 (TC-1) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, for revised tentative approval of Concept Plan under Section 7.13.2.E.v, adding 14 multiple-family residential units as shown on phasing and utility plans dated March 13, 2020 (received December 4, 2020); and**
 - B. **Approval of Sixth Amendment to the previously approved Conditional Agreement of Purchase and Sale, North Grand River City Property.**

City Manager Auger said over the past four years the City Council has changed many times, some of the Council Members are no longer with us. He mentioned that one member now represents us on an Oakland County Board and another member is now representing us in Lansing. Member Maday was appointed to City Council and now present at her first meeting. He said he could count three such temporary appointments.

The project itself has changed as well. Two of the largest causes were the depth of the poor soil conditions and COVID-19. There were some things that stayed the same. One World Market was still ready to launch their prototype, a larger, more appealing, and standard-setting Asian market. He said the developers were still here, Mr. Aikens and Mr. Clark have adapted and were still ready to make this project into reality. As the Mayor mentioned, there were two questions before you tonight. The first was a revisit of the tentative approval of the concept plan. The change was removing one of the smaller commercial buildings in exchange for additional residential units. Second, if the first one is approved, would be to approve the sixth amendment to the conditional agreement to purchase. He asked the developers to stand by to answer their questions. Staff and legal were also present if they need more details.

Mr. Aikens said they were there to request approval of three changes to the previous approved preliminary concept plan. The three changes are as follows; the relocation of the loading dock on the market to the north end of the building, the addition of 14 residential units in the former loading dock area, and the phasing has been changed to account for the impact of the COVID pandemic on restaurants and retail. No additional deviations were requested or required. They believe that they have conceptual agreement on most of the PRO Agreement terms, they have secured EGLE's approval of the wetland plan, and the purchase price has not changed. The Brownfield size has been decreased by \$1,150,000, and the CRD extended to 10 years on each phase. The project engineering for the modifications can be ready to resubmit in short order. They have an updated timeline to get them to the final approvals and start land development. He appreciated their consideration.

Mayor Gatt said this had been a very long project. He said City Manager Auger pointed out earlier that they have different Council Members, they have gone up and down and around, but one thing has remained steady. They have a developer who has invested a lot of time and money into a project that will make Novi a better place in his opinion. It was not exactly what they started out with, through no fault of anyone. He believed it was to do with poor soil and COVID-19. He believed that when COVID-19 ends, and things start picking up again, Novi would be poised to shoot like a star more than most communities that surround us in Oakland County. Novi is very strong economically. The pent-up demand that people feel to get out and do things, shop, go places will lend to a very successful project. He commended the developer and City staff for rolling with the punches, staying with the project, and not deviating a great deal. He said they may see more development in that area that will lend itself to the uniqueness that Sakura Way is going to be. He said he would support this without any hesitation.

Member Fischer said that on Page 2 of the Sixth Amendment, it talks about the \$850,000 Brownfield redevelopment. He asked for help understanding the reduction that has been quoted so far. City Manager Auger explained that in the first plans that were submitted, there were things that were probably not reimbursable. The further they got into the details, the developers realized this and took those off the schedule, those costs

will still be incurred by the developer, because it does not eliminate them from doing those steps. When they saw that those things could come off, that is where that extra million dollars comes off there. Member Fischer asked if it was just not reimbursable under the law. City Manager Auger said he was not sure. He said the developer brought it forward because they noticed it as they did their due diligence. He believed he was correct, that it was not a gift, but they are absorbing that cost to clean the site. Member Fischer asked if the \$850,000 will come from the City. City Manager Auger replied that is a reimbursement. The developer will have to do all the cleanup first, and it was his understanding that the State offers 48% or 49% of the cost of the Brownfield cleanup. The City's portion would be a reimbursement through taxes the developer pays, therefore, they will have to do the work and the cleanup. Then they must pay said taxes to be reimbursed. It is not something the City is out money for. It is something that is given back to the developer after the taxes are paid. Member Fisher said, in theory, they pay taxes and we just circulate it back to them. City Manager Auger said that was correct, it is after it is validated that the cleanup has been completed. He believed the window will be under five years. Member Fischer stated for the first five years that the City basically will be paying them back to reimburse them for the cleanup. City Manager Auger said that was correct if the cleanup was done and the taxes were paid. Member Fischer said that was the first five years. He said there is a CRD being requested as well and has been part of the contract. He said they were seeking a 10-year exemption certificate. He asked for an explanation on what that process will be and what is being requested there. City Manager Auger explained that under the Commercial Redevelopment Act they can request that City Council set a commercial redevelopment zone. He stated that this is like the 198, and the City has also used this Act once on Suburban Collection Showplace. He stated in this case, they are looking for 50% taxes for 10 years. He stated that if City Council agrees to this, this starts the clock on the 50% tax abatement, and this is based on the growth of taxable value on the site. Member Fischer said part of the agreement is to eventually abate the taxes under 210 for 10 years at 50% on Phase 1 and Phase 2. City Manager Auger said that was correct for the entire site. Member Fischer asked when they will see the full value of revenue for this development. He said it sounds like they will not see any revenue due to the Brownfield. He asked if the 10 years started right away or at the end of the five years or when the development happens. He said he was starting to see that the City will not see the full revenue from this development for upwards of 10 to 15 years. City Manager Auger said the clock starts as soon as City Council approves the CRD, and then that goes for 10 years. The only portion of the taxes that go back to the developer are the Brownfield costs, not the total taxes. They do not get reimbursed total taxes; they get reimbursed for the amount they spent. He stated that 50% on the growth of the taxes is just that; 50% for the 10 years. That will start when they receive occupancy on their buildings. It will be staggered as it goes, but it will last 10 years. Member Fischer said the point of his question on the Brownfield is if it is \$850,000 and we owe \$400,000 of it, they are only paying \$100,000 in taxes, we will circulate that \$100,000 back to them for four years before we see a single dime. City Manager Auger said the entire taxes is different than just the Brownfield, so the City portion, that is correct. He said

there are other taxing entities, the schools, the county, joint taxes that we pay regionally. Yes, the City is invested to reimburse to get this site cleaned up along with the State. Member Fischer thanked him for those clarifications. He said they have seen this a couple of times, the element of the Brownfield as well as the CRD have been drowned out in a lot of what has been going on between COVID and the development. He said when he first heard about the project back in 2018, he was not on Council, but he was ecstatic. He said he went to the Sakura website today and looked back to the project and some of the quotes that were talked about. He said that Mr. Aikens was being quoted talking about "envisioning a village of vibrant entertainment, residential hub, unlike anything in the region, it will obviously have an anchor of the market with Japanese garden and four-acre lake, an entertainment venue, a range of restaurants, including Japanese, Korean, Chinese, Indian, and a collection of Asian focus and retail services". He said another article talks about the development, "including Asian style gardens, 50,000 square feet of office space, and then another 15,000 square feet of office space, as well as the apartments and the townhouses". He said that certainly was a project to be excited about. He said since then we have been through several councilmembers and six amendments, and now we are getting a primarily high-density residential development, plus One World Market, and then only 20,000 square feet of retail, commercial, restaurant and entertainment combined. Each one of these amendments was a detriment to that original vision and a detriment to the original plan. He said it was very important to note that they were talking about two different motions. One is the actual planning aspect and the fact that they are looking to add an additional 14 units of residential, taking away from the square footage of the commercial entertainment and restaurant. He said more importantly, they are acting in the capacity as the sellers of this property. In doing so, it is a different dynamic for Council. They have more say in what happens with the property. They do not have to sell unless they think this is in the best interest of the residents. He said he brought this up because he thought the City and the residents, and he thanked the developer and said he understood they have put in a lot of time and money. He thought that the City and the residents have invested a lot into this project. They have City Attorney time, staff time, and have been at this for five some odd years. They bought the property back in 2016 for \$2.8 million dollars. That is money they could have spent on roads, sidewalks, parks, police, fire, plus another \$100,000 for the east lot. They basically spent \$2.9 million on this property five years ago, and now are looking to sell it for \$3 million. He said by his math, that is not even a return on our investment of about 1%. He said that may be appropriate and he would be okay with that if he felt that the development and the tax base were going to be beneficial to the City of Novi but based on the recovery of the Brownfield and based on the asking of the CRD, the tax abatement, they are not going to receive the full revenue from this property for 10 to 15 years. He was convinced of that. He tried to be reasonable with developers and development. He believed his record shows that. Retaining One World Market is very important. He would be in support of using the tools and incentives that they were talking about if this proposed project were of the caliber that they talked about in 2018. He thought the cost to the residents and the taxpayers for this

development, which offers One World Market, 132 apartments, and small amount of outlot commercial space is a disservice to the Novi residents based on the tax dollars that we have invested and will still have to invest for years to come. He said he would not support any motion to agree to add the 14 units or agree to the Sixth Amendment to the sale of the property. He said he believed that Novi is very well poised to partake in this recovery that should take place, and that is why he will not accept a project that is diminished, that is so highly concentrated in residential, because he thought they could do better, especially for the amount of money that they are putting in. He said his direction since the last meeting was to take a step back. He said either they come back with a development, the likes of which they were promised back in 2018 or part ways. He said the City will hold on to the property will hold on to it for future use as a park or another facility that the City needs or another development that they feel is of the caliber that they are expecting.

Mayor Pro Tem Staudt asked Mr. Aikens what he anticipated the total taxable value of the completed project to be. Mr. Clark replied that the 134 residential units at market value on the completed project for the residential would be in the range of \$33,500,000 plus the retail. That would be market value of the apartment component of it. He said he did not have the retail numbers. Mr. Aikens replied, \$25 million. Mayor Pro Tem asked if that was additional. Mr. Aikens replied, yes. Mayor Pro Tem Staudt stated that this project is upwards to \$60 million dollars. Mr. Aikens replied, yes. Mayor Pro Tem Staudt said in these extremely difficult times with many communities suffering to recover from 2010 property value levels and moving forward, they have a developer who wants to invest \$60 million into our City and these are going to be far and few between moving forward. He said he has been one of the people who have been there since day one. He said he has strongly supported this. He would like to see the original incarnation of the development, but he would like to see a lot of things change. Things have changed dramatically in the past 10 months. He was pleased that this is still moving forward.

CM 21-01-005 Moved by Staudt, seconded by Gatt; MOTION CARRIED: 5-2

Approval to make a revised tentative indication that Council may approve the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes for Sakura Novi, JZ19-31, Zoning Map Amendment 18.732, to rezone the property from Office Service (OS-1), Office Service Commercial (OSC) and Light Industrial (I-1) to Town Center-1 (TC-1) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding revised PRO Concept Plan to be updated to reflect the applicant's proposed changes as provided to the City, and to give direction to the City Attorney to prepare a proposed PRO Agreement with (a) the ordinance deviations previously described in the City Council's motion of March 2, 2020; (b) the PRO conditions set forth in the Council's motion of March 2, 2020; and (c) any additional conditions or deviations required in connection with the revised Concept Plan. This motion is made for

the reasons set forth in the Council's prior motion of March 2, 2020. City Council further determines that the proposed revisions to the Concept Plan do not require further review by the Planning Commission prior to final Council action on the PRO Agreement and PRO Concept Plan.

Member Casey said she appreciated the comments from the previous speakers. She explained where she was coming from is looking at where this project has been over the years and understanding how we got to the place that we did back in March, which was the last time that we fully saw this plan come in front of them. She did not think that any of them were thrilled with the idea of trying to give up retail and restaurant space. Understanding why the recommendation was that. She thought the challenge was that were have seen continuous changes to this project, they have seen changes even since March. She felt that they were starting to lose the feeling that was making this a special destination place. We are now in a place where we have got a significant number of residential units and a much smaller number of retail and commercial. She said from that perspective, when they talked last, she said that she was comfortable with the March plan. She said she was happy to support some changes in the phasing for the building if that made a more effective project for them. She stated there is now an increase in housing units, there is now some potential or possibility that Building B might move from where it is at, where all the commercial and retail is now in one spot to now there is an isolated retail place in the north of the property. It made her wonder what other changes are going to start coming in front of them, as they have seen quite a few. She said it felt like they have lost some of the specialness of the development. In her opinion, there is too much residential. She said she just did not feel like they were continuing to move in a direction that really is in the best interest of the City and its residents. She stated that she had been on the journey with him until the March plan. She expressed that she could no longer support the vision that was in front of Council with the increase in residential, the reduction in square footage to Building A, a possible change in location to Building B, which may or may not happen, but they will not know that it will happen until they are further along in the development. She wished them luck, but said she could no longer support the plan that is in front of them.

Member Mutch asked for confirmation that the sale price that was originally agreed to for this property was not changing. City Attorney Schultz said that was correct, the original price has been amended once. He said the price from the last amendment is not changing. Member Mutch stated he knew that was part of the conversation last time they discussed this, whether there would be a reduction in price. He thought the developer he clearly stated it either needed to be either a reduction in price or additional units and some other adjustments or they were not going to be able to make this work. He said some of the points that Member Fischer now raised were important because he thought it was important for us, not only for this project, but for any project that comes before us to really understand the financial implications of that. In all the different ways that it impacts the City, and Member Fischer was specifically touching on the tax revenue point. He directed his next comment to the City Administration. He said it was important when this comes back to City Council, if this is approved this evening, and it comes back for another approval, for instance, the Brownfield for the Commercial

Rehabilitation District. He believed City Council should be presented the same financial matrix that they have seen for tax abatement request in the past. It should clearly spell out to City Council the various components that are in place on how that is impacting the tax revenue coming to the City, because he agreed with Member Fischer, even after listening to the City Manager's explanation. He said he could not give a clear answer on when the City will start recouping tax dollars that are not going back out into the process. His other comment was about the memo to City Council about how this is also part of the Corridor Improvement Authority. The Corridor Improvement Authority also has a tax capture component to it. He stated it would be helpful for City Council to see everything spelled out in terms of how those play out, and what order, what the priority for those were. He stated there is reference in the agreement that talks about working with the Corridor Improvement Authority to set the prioritization for the tax recapture. He agreed that this is an important question. He stated that Member Fischer had raised the question about when this will turn into a tax generating development for the City. He pointed out that if it is not being developed at all, it is not generating any taxes for us. That is part of the conversation. He thought for City Council to be able to decide about some of these things coming forward that it is important for them to fully understand the commercial redevelopment portion, the Brownfield portion, the Corridor Improvement Authority, and have accurate valuations for the various components of the project and understanding that not all of these will develop in a timely manner. He said he would fully expect the One World Market and the residential piece to come forward, in good order, but some of these other areas from the developers own presentation may be three to five years off before they even talk about any kind of activity on these portions of the property. He stated that is something we need to fully understand. He requested that City Administration provide that to City Council. He said he made it clear at the last meeting that from a planning viewpoint and from a project viewpoint, he did not have any concerns with the additional residential units and how that impacts the density, which is not generally his position. He said this is one area of the City where he thought it is important to support not only this development, but all the surrounding commercial development that we have in the Town Center and downtown area that we have these rooftops, we have these units in place. He believed this was an appropriate place to have additional residential units. He noted while there is a trade off in terms of what was previously proposed in the location that they are proposing those additional units kind of tucked away behind One World Market. He did not see that as a significant downside from the City's perspective. That was probably an area that would be developed later anyway, and he thought it integrated well with what has been proposed there. He thought that some of the points that previous speakers had raised in terms of how this project has evolved were valid criticisms. He said at the previous meeting that he did not want this to be One World Market with an apartment complex attached to it and that is essentially the gist of it. He explained that some of these other components that are shown in the plan, that are phased early in the plan or at the beginning of the plan, such as cleanup of the pond and development of amenities around the pond was what was keeping him on board at this moment. He said multiple times, but it was important to him that when this comes to them with a PRO, those elements are clearly spelled out. He agreed that all of Member Fischer's concerns were valid. If the PRO plan comes back and it looks more like an apartment complex attached to a shopping center, he would not be afraid to walk away from that and say that does not meet his vision of the plan.

They presented a vision to the City that he thought was very exciting and was appropriate for this location. If we go too far away from that he said he was not going to jump on this and be stuck with an okay plan when we could have so much better in this area. He said he was not willing to settle for this property. He said the PRO plan and the details behind that are going to be critical for maintaining his support. He said he would support the motion to continue moving that process forward. He requested City Administration to give City Council a lot more financial detail so that they know what they are approving as they move forward with this.

Member Maday said Member Mutch said exactly what she was feeling. She was not thrilled to see the retail go away, although she was not upset about the additional 14 units going in based on its location and bringing traffic into the area. She liked the idea of a more walkable area. She thought if we keep what we have on the table going and moving forward. Making all the amenities done in the beginning rather than at the end kept her on board. She stated the one thing that was near and dear to her heart was getting that environmental contamination cleaned up. She said this does that. She verified with City Manager Auger that all the benefits from the PRO Agreement in March are going to remain the same. City Manager Auger said that was correct. He said the public benefits have not changed through this whole process in and to reiterate what Mr. Mutch says, he wants those really spelled out on the final document. Member Maday said she was okay with that and would agree to support.

Roll call vote on CM 21-01-005

**Yeas: Crawford, Maday, Mutch, Gatt, Staudt,
Nays: Fischer, Casey**

CM 21-01-006

Moved by Staudt, seconded by Gatt; MOTION CARRIED: 5-2

To approve the Sixth Amendment to the Conditional Agreement of Purchase and Sale for the North Grand River City Property and authorize the City Manager and City Attorney's office to finalize the document, including any minor amendments required.

Roll call vote on CM 21-01-006

**Yeas: Maday, Mutch, Gatt, Staudt, Crawford,
Nays: Fischer, Casey**

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

MAYOR AND COUNCIL ISSUES:

1. Appointments to Council Committees

Mayor Gatt said he would substitute Member Maday everywhere Member Breen used to be. She would be on the Commission Interview Committee, Parks, Recreational and Cultural Services Grant Citizen's Advisory Committee, SEMCOG as the alternate, and Youth Council as the alternate.

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MARCH 2, 2020 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

Mayor Gatt informed everyone that Lee BeGole, the first Police Chief in the City of Novi, a man whose name appears on Police Headquarters, and a man that we honored several years ago by naming a street after him, passed away February 29th. Lee was 99 years old. He led a long life, and until a little while ago, healthy and productive. Mayor Gatt said he was proud that we recognized his greatness while he was alive and honored him by putting his name on a building and a street. He said that Lee was so proud and stood tall listening to all the great things being said about him. Mayor Gatt has said our Police Department is second to none and much of the credit goes to Lee BeGole. Long before anyone thought of it mandated that our police officers have a four year degree to be hired. He was a visionary who could see back in the 1970's that our police officers needed to be educated. He knew that the police officers of the future had to be smart, educated and think on their feet. Lee held a Juris Doctorate Degree from University of Detroit. On a personal note, he was a friend. He said that Lee hired him to become a police officer in 1975, and until he retired in 1991, the Mayor worked under his command. We saw Novi grow from a farm community to the great city that it was then. Lee led with pride, grace, and dignity. All of the Novi cops were his family. Mayor Gatt said he personally owed everything to Lee BeGole. He met the mother of his children at the Police Department; they were married over 20 years. He said that Lee played an important part of his life. He stated that he would not have been on City Council or Mayor. Lee was a father figure to all the young cops in the day. He was respected by all, and loved by all. Lee never married nor had children. The officers, dispatchers, clerks, all of whom he personally hired were his kids. He loved us all. He didn't stop there. He loved everyone in Novi and helped many personally. There are countless stories about how Lee impacted so many lives. He was a unique man, a legend, and true Novi icon. We the retirees from the Novi Police Department and we the citizens of Novi shall miss him. We owe him a great deal. He asked everyone to observe a moment of silence for Lamont (Lee) C. BeGole.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Breen, Casey, Crawford, Fischer, Mutch

ALSO PRESENT: Pete Auger, City Manager
Victor Cardenas, Assistant City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

CM 20-03-022 Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY

To approve the Agenda as presented.

**Roll call vote on CM 20-03-023 Yeas: Breen, Casey, Crawford, Fischer,
Mutch, Gatt, Staudt
Nays: None**

MATTERS FOR COUNCIL ACTION

1. Appointments to Boards and Commissions.

CM 20-03-024 Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY

Mayor Gatt submitted for reappointments to the Library Board, Tara Michener and Geoffrey Woods

Voice vote on CM 20-03-024 Carried Unanimously

Mayor Gatt thanked everyone who applied. He asked the other applicants who were not appointed to not give up trying.

City Clerk Hanson provided the results of the balloting: Celia Todd was reappointed to a full term on the Beautification Committee, there was no one appointed to the Board of Review. On the Construction Board of Appeals Patrick Torossian was appointed for the vacancy expiring in 2023. Lee Mamola was reappointed for the vacancy ending in 2024. There were no candidates that received enough votes to be appointed to the Historical Commission. On the Housing and Community Development Advisory Committee, Priya Gorumurthy was appointed. Mike Thompson was appointed to the Zoning Board of Appeals.

2. Consideration of tentative approval of the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes, for Sakura Novi, JZ19-31, with Zoning Map Amendment 18.732, to rezone property from Office Service (OS-1), Office Service Commercial (OSC), and Light Industrial (I-1) to Town Center-1 (TC-1), subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property is located north of Grand River Avenue, south of Eleven Mile Road, and east of Town Center Drive in Section 23, and totals approximately 16 acres. The applicant is proposing to develop the property as an Asian-themed mixed-use development.

City Manager Auger said this has been an ongoing process between developers and staff. There was an aggressive timeline laid down and they have moved it along for the consideration.

Mr. Aikens stated that Novi Michigan at the intersection of I-96, I-696, M-5 and I-275 stands one of the Metropolitan Detroit's most critical intersections. It is apropos then that Novi is one of Michigan's most worldly cities. Novi is home to many of the international executives, engineers, and developers, as well as their families that are and will be so critical in driving forward Michigan's leadership in the areas of mobility

and autonomous vehicles. He said back in 2017 they began to work together on Sakura Novi, an international theme, multi-dimensional place. He thanked Mayor Gatt, Mayor Pro Tem Staudt, Member Mutch, Member Casey, Member Breen for having given him and his team this opportunity to work with you on this vision for the City's land. He also thanked Member Fischer and Member Crawford for their support as they have gone through this process. He stated that his team has worked hard to achieve all of the attributes of the vision that they discussed then at the fundamental levels Sakura Novi would serve to do two things. First Sakura Novi would be a place right here in Michigan that would feel authentic to many of the members of this international workforce, both visiting here and living here. Most importantly it would make many people for abroad feel at home here. Second, Sakura Novi would boldly tell everyone in Oakland County and in Michigan, along with the Mid-West that Novi is a worldly cosmopolitan city. Anyone can learn about this fact if they choose to read demographic reports. This pales in contrast to everyone knowing this fact because they have visited a place in Novi that tells them it is so. He highlighted the site plan for the audience that they agreed to deliver in conjunction with the provisional purchase agreement between the City and Sakura Novi LLC. Most importantly he wanted to report that through thick and thin that they are delivering the four main components in portrayed in the early plan. First is the 25,000 square foot anchor tenant, One World Market. Personally he believed it would be a Whole Foods caliber facility, but focused on Japanese dining concepts, and Japanese grocery products. Second they are curating a first in class selection of Asian restaurants and none restaurants retail concepts. Third, the residential townhome community, these 118 urban homes will offer Novi a multi-faceted walkable living option that should help create the prized 24-7 activity that can help bring downtown to life. These units will offer an attractive living option to many of the expatriate families that settle in Novi making people feel at home here while abroad. Fourth, they have worked hard to make sure to activate the pond on the City owned parcel as a central park like amenity as per the City's 2016 Master Plan Update. A walking path and Japanese inspired gardens and landscape features will ring around the lake and proceed through a residential commons to a meditative plaza on the eastern edge of the site. He said this is a challenging land at Grand River Avenue and Town Center Drive. He stated that the City leaders were wise to gain control of this land, this image depicts the land that sits here today. Through our exhaustive inspection process we have learned a few things about this land. The green areas marked on the plans he was highlighting were a brownfield facility. He highlighted the plan where the gray areas on the plan around the pond on the City owned parcel to the west and the wetland area to the east contain compacted fill and organic soils. We have been discussing the commercial rehabilitation district process as it relates to this portion of this site. After three and a half years of hard work responding to challenging development conditions this plan leaves intact all four of the primary uses critical to the Sakura Novi vision. This plan has eliminated all ambiguity as evidenced by the 25 necessary deviations all of which is supported by the City of Novi staff. He said the staff has done a fantastic job and being very thorough and looking after the City of Novi's interests. He showed elevations for all of the buildings at Sakura Novi. He stated that their team was prepared to speak to the design principles that they created that they believe will help establish Sakura Novi as a contemporary

international themed environment. Our team has taken particular care to insure these principles flow harmoniously through each consonant of the project. Finally, we have crafted a robust list of public benefits offered by their team. There is a lot to absorb in this list. He didn't review it at the time, item by item. They are prepared to speak in detail about the list as you'd like. They were prepared to show with images their thoughts on the 1800 square foot family play area, and the 700 square foot meditative observation plaza. These amenities were requested specifically by the Novi Planning Commission. He said a consultant from Atwell Wetland Consultants will talk about the wetland mitigation strategy that we have been working on with City staff.

Don Beringer, Atwell Wetland Consultants, he has been a wetland consultant for over 20 years and has worked on many projects in the City of Novi. The project proposes impacts to state and City regulated wetlands on City of Novi owned property requiring 2.41 acres of wetland mitigation. In an attempt to comply with current City policies the current Novi has exhausted any practicable wetland mitigation within City limits. Multiple land cost analysis, discussion with City regarding wetland creation on other City owned parcels, and discussion with other land owners within the City and preservation of existing wetlands were all proposed. Subsequent to that their team has had multiple discussions regarding the use of established approved wetland mitigation bank. Their response letters to the City discussed in detail the merits of why they are the best option for this project. In short wetland banks provide much better replacement of wetland functions including wildlife habitat, water quality, and flood storage. In fact, the City of Novi recently mitigated beyond City limits by purchasing credits in an approved bank. Credits are available and details have been provided to the City. He explained that site wetland creation, as well as isolated small areas of wetland creation, do not replace the functions of values of large previously improved banks. Wetland banks are funded and are required to be maintained into perpetuity. Insuring functions and values remain as well as treating for invasive species which is very large issue within the City of Novi. Wetland banks are the preferred method of mitigation by the EPA and by EGLE, the State of Michigan's regulatory agency. He showed a couple of photos to the audience that showed the existing wetlands on site, and the pond area with the adjacent wetlands to the right. He talked about the phragmites, which is a highly invasive species that in southeast Michigan, the plants throughout that photo are phragmites, they dominate that wetland area. He showed another photo which was the balance of the wetlands on the site, which was a mixer of emergent and scrub shrub wetlands. Low quality wetlands as far diversity and function, they too are highly invasive with purple loosestrife and canary reed grass. He showed a photo of an actual mitigation project within the City of Novi performed by a previous firm that he worked at. It was highly successful during the monitoring period. Typical wetlands are monitored for five years and then a bond is released and no more monitoring is required. He showed a photo of the wetland during and after the monitoring period, after everything was successful, that was about six years after the monitoring ended. He said it is now dominated by the phragmites creating a monoculture severely depleting any diversity. He showed another example of wetland project, a mitigation project on site in a single family residential area in the City of Novi and it depicts what will be the next photo, there is a long linear wetland that was created in the backyards

of the homes to insure that wetland mitigation remained on site and within the City of Novi. Another photo was looking eastward on the lawn with the house showing the conservation easement sign and does have phragmites and invasive species. The lawn mowing has encroached into the conservation easement and there are several gardens in the area, and garden waste in the photos. His last photo was an actual approved wetland bank that is currently selling credits, it is becoming a forested wetland, and the large wooded species are sycamore trees which are growing healthily among the cattails and other diverse plants. They are typically 40 plus acres large, creating expansive wetland areas. Mayor Gatt thanked them both for their presentation.

Member Crawford asked regarding the Ecco Tool site is there any conceptual plans or thoughts as to what might be developed on that side if it became available. Mr. Aikens said that Mr. Peterson, the owner wants to stay in business in the current location. There isn't a plan because the business owner doesn't want it. He's been a great partner. Member Crawford wondered if it might have more residential because it surrounds the parcel. Mr. Aikens said it could be; there is potential there. There will be a restaurant and retail momentum. He said Phase 2B is 4500 more square feet of restaurant space. It could be many things.

Member Mutch asked City Planner Bell regarding the long list of deviations related to this specific project that Council is being asked to approved as part of the PRO process. He thought it would be helpful so Council could understand where these come from and how they come into play and walk through those. He asked if they could show us where the deviations are required or explain why they are required. It may give Council some sense of why they are being requested and whether they are justified. The applicant mentioned that stated staff supported all of the deviations requested. City of Novi Planner Bell replied yes that is true, but they haven't given a stated position on the wetland mitigation. They have left that for the Planning Commission and Council to make a decision. City Planner Bell highlighted the first deviation about the setback from the side property line is a B-3 Commercial Use, so they didn't feel it was required to provide protected buffer between a Commercial Use and a Commercial Use. That is why they supported that one. The general common element boundaries aren't very clearly shown because the way they are treating the property and dividing it up between the phases. A phase line could be right through the middle of the property, they said the internal lines won't impact anything off site would be supported. She stated that the 2nd floor residential balconies along 11 Mile Road to encroach 4 feet into the setback. She said a similar thing is allowed for uncovered front porches. They were allowing those residential balconies to extend in order to create more usable area in the central areas of the property. The side yard parking setback along the western property line, this is part of the Town Center parcel that is part of their open space requirement. She said the deviation for 5 feet instead of 10 feet; the applicant justified that because it allowed a wider pedestrian entranceway into project. The area also has trees there so they wouldn't need the whole space for landscaping. She stated the deviation for the wetland setback from 25 feet, the Town Center study in the Master Plan emphasized activation of that pond area. Rather than keeping people away from

if they wanted to bring people to it and activate the site by utilizing that so they were supporting that deviation. Member Mutch said that deviation would zero that out, so there would be no setback required. City Planner Bell replied yes. I would have the garden planted area and walkway around it. It is more of a water feature than wetland at that point. Deviation #6 was pertaining to the Ecco Tool parcel. That is an existing condition where their parking is. They wanted to make sure that was memorialized in the PRO Agreement. Member Mutch wondered if that was the purpose of including the parcel within the PRO at this time? They aren't developing the property and they have no plans for how property would be developed. Why is that pulled in? City Planner Bell replied that leaving a Light Industrial (I-1) use piece there could continue to operate in the future and be sold developed into a more intense by right use in Light Industrial (I-1). They thought that if they rezoned it now it will be developed as complimentary use in future. Deviation #7 was a small parking area with four spaces. There is a retaining wall that buffers the parking and only one and part of two of the parking spaces actually encroach into that area. In order to fit some parking there they supported deviation. She said deviation #8 and #9 concerned façade waivers. Deviation #8 addressed the commercial buildings on the site. There are some overages of flat metal panels, overall for the design of the commercial buildings their façade consultants thought they were high quality design and they supported the deviations that would enhance quality of the project. The residential buildings there is overage of cement fiber siding. They did increase the amount of brick on those buildings and replaced the previously approved vinyl with cement fiber siding which allowed the façade consultant to support those waivers. Deviation #10 concerned the loading and unloading spaces for the commercial buildings; because of the arrangements of the sites there is a lot that is front facing. It was hard to get it completely screened. The amount of space available on the site, they couldn't quite meet the ordinance standard for loading size. Deviation #11 and #12 will allow the commercial buildings to exceed 7,500 square feet. The ordinance for Town Center (TC-1) has very specific conditions about in which cases a building can exceed those for retail commercial, including a department store, or multilevel buildings. The Market and Building C, even though they will be divided up or at least Building C will be divided up into individual units and Building A does not meet the requirement for a department store they felt those were worthy of being supported. Member Mutch said in the PRO the City has some very specific language in there in terms of the square footage, his concern is getting too detailed with those numbers is obviously we are very preliminary we may run into a situation where they may have to jump through hoops to get an extra 500 square feet. If we get too detailed we make it more difficult because we have strict standards. He mentioned some language that talks about 10%, is that correct. City Planner Bell replied yes, that's correct. She said that is how they were attempting to address those minor shifts to not be too tied to a very specific number. Deviation #13 talked about site illuminance levels. The applicant indicated around the pond, because of the low bollard lights they are placing it is hard to meet the minimum standards unless they are spaced very close together. She was also concerned about residential areas providing too much light in that area where it would affect the residents negatively. Deviation #14 concerned exterior lighting fixtures and other site amenities. The Town Center Study lists specific site criteria. She said because it has a

different a design style and Asian theme, we didn't think tying it to Main Street was appropriate here. Member Mutch asked from the perspective of those kinds of amenities, how is it addressed. City Planner Bell said in that is addressed in the PRO concept plan. Member Mutch wasn't sure he saw those. He felt that those kinds of details will set the project apart. It is very important to see those illustrated. He understood they were concepts, we are not tying them down to a specific light fixture, but to see those amenities and where they are located. He thought it would make the difference between this being world class and then it just being another retail, residential development. Deviation #15 concerns signage design ordinance standards. The applicant proposed a doubling of the size requirements because they plan on having dual language signage for each of the tenants. They showed square footage areas on some of the elevations that were included in the packet and when staff looked at those, they didn't seem unreasonable. They were supportive of many of those that they proposed. They did remove one or two at this time because there wasn't enough information. Deviation #16 concerns a drive lane reduction. The residential lane width is reduced to 20 feet and 22 feet. She said it is a two foot reduction from required. The applicant has shown that the turning radius for emergency vehicles is possible and they have agreed to place no parking signage along curbs. Deviation #17 Town Center (TC-1) district requires 12.5 side walk along non-residential collectors. She said that Eleven Mile Road is considered a non-residential collector. They agreed the way it was written was not envisioning what Eleven Mile Road is, and the additional 6-6.5 feet would be better utilized with landscaping and greenery than a very wide sidewalk. Member Mutch asked about the parallel parking spots on Eleven Mile Road. City Planner Bell stated that the applicant didn't want to move forward with that concept. Deviation #18 concerned the landscape deviation to allow six foot evergreen hedge where a Town Center (TC-1) district abuts a B-3 district. Deviation #19 concerned Ecco Tool to continue because it would be rezoned to Town Center (TC-1) it's then a nonconforming use in the Town Center (TC-1) district which she already touched on earlier. Member Mutch asked about the language that we are using in the agreement specific to Ecco Tool, if for whatever reason they wanted to expand use on that property, does the language limit them? City Planner Bell said it does. It would follow the guidance for nonconforming uses included in the zoning ordinance. Deviation #20 is the engineering design manual section about 25 foot vegetative buffer which is required around a stormwater management pond in residential area. Engineering was ok with waving that because of tightness of site. Deviation # 21 concerns the lack of screening wall or berm for parking areas along Grand River because of the decorative fence and plantings. Deviation #22 concerned the insufficient greenbelt width and berm. They are doing retaining wall that will buffer that area. Deviation #23 concerned the use of sub canopy trees for 25% of the multi-family unit landscaping trees. She referred to Landscape Architect Rick Meader to address that further. Deviation #24 concerned the deficiency of three parking lot perimeter trees provided in Phase 1. Deviation #25 concerned the wetland mitigation. Member Mutch said he appreciated her going through all of the deviations. He stated that when we see all these deviations, it's a lot to absorb; it helps to give Council clarity. He had a few questions related to site design issues. They talked about our aging population in Novi. He didn't see anything specific to that. He asked about a shuttle

bus service to bring folks to the Market and if there was a location designated for that. City Planner Bell said there is nothing identified on plans. Member Mutch addressed the lighting issues. He was specifically interested in areas along Grand River and Eleven Mile Road. He wondered if we have pedestrian scale lighting in those areas versus roadway lighting. It would be similar to what we have in front of Huntley Manor as an example. Planner Bell said she was not aware. She asked the applicant if he knew. Mr. Aikens said they have pedestrian scale lighting along the façade along the building. He said they have low lighting ideally in the screening fencing and also accent lighting. He said they have the overall street lighting in that area and at each one of the intersections. They have all of the coach lamps on the entrances for each one of the residences. Member Mutch said it was mentioned that the lighting around the pond is a bollard type of lighting, how far apart is that? Mr. Aiken's said the bollard spacing said it is approximately 30 feet on center. Member Mutch asked if someone wanted to walk out there around midnight, there would be enough lighting? Mr. Aiken's replied, yes. The drop off between the two areas exceeds the Town Center (TC-1) parking area. Member Mutch asked City Planner Bell about the phasing lines for residential and commercial, he had hard time following that. He wondered if staff had any concerns about the phasing and how it's split up. Is the expectation on order? City Planner Bell said they mostly saw that it made sense to do this separately even though they are both a Phase 1 with a different developer doing each side. She said Phase 2 would be planted in a meadow seed and could be nice in the interim. She then said a green area for Phase 2B along with parking area.

Member Mutch said seeing the residential and commercial components together it will get tricky when one developer gets ahead of the other. Mr. Aikens said there is some partnership between the developers, but they are two different parties. Member Mutch asked City Attorney Schultz in terms of specifics and PRO language proposed he didn't see any language that talked about the timing of some of the amenities and contributions. He was concerned because other PRO Agreements we didn't have language like that and we get a year down the road and nothing has happened with the amenity side. He wondered if that was something that could be addressed more clearly so we can have a realistic expectation of when those things will happen and hold the developer accountable. City Attorney Schultz replied yes. When we come back with the PRO Agreement we will take those comments into consideration. We may have more leeway because we are the seller of property. Member Mutch asked how the Ecco Tool property is treated within agreement. He understood it is being rezoned as part of PRO Agreement. He assumed the owners are agreeing to these conditions. Have they been part of the conversation as to the language that is in here? City Attorney Schultz said yes. We required them to sign the application. He said the agreement itself when we finish drafting that there will be a signatory to that. Ecco Tools is actually selling a portion of property to the developer where the parking lot is where it is labeled Phase 2B. He stated that they need to be signatory to the PRO Agreement and co-applicant because we need to address nonconformity and give them some comfort level to continue as long as they want to continue. As far as he knows, they are a full and willing partner. Member Mutch asked about the future use of property. If they need to change the nature of their operation, he heard it would be nonconforming use

which legally they don't get to expand. City Attorney Schultz said that was correct. They would not be expanding; they wouldn't be changing a use unless it is to make it less intense which is how the ordinance reads. He said Council could make it more restrictive if that is what Council wanted to do. That would be our starting point for negotiation. That would be under of the rules of the ordinance, so no expansion. It is zoned Town Center (TC-1), so if they stopped and abandoned that use they would have to come in with a conforming use and an amendment to the plan. Member Mutch said he wasn't concerned, he liked the clarity and expectation. He questioned the residential piece, and it gets back to Ecco Tool. It talks about how they are limited to 118 units. If additional residential are proposed that they would need amendment. Is that trying to address is Ecco Tool goes away? He said residential seemed most logical. City Attorney Schultz said you would want to push what the redevelopment back up through the process so that Council would have a full say in it. Member Mutch mentioned Provision 11 and how it talked about removing additional trees beyond what they are expecting. He wondered if they are they required to replace those trees under that language. City Attorney Schultz said yes. Member Mutch said it wasn't clear to him, thank you for clarifying that. He also questioned the amenities component, he had concerns is if they don't move forward with the project and someone else comes back and says they want to do the plan, but they don't want to offer those amenities. How do we insure that we get all the bells and whistles? City Attorney Schultz said they could add language to the agreement to make sure that you get all of the bells and whistles. Member Mutch noted the architecture discussions. He said they have shown us concept plans and they have made statements about it the kinds of architecture, but he didn't see anything that holds them to that. City Attorney Schultz said they will. He talked about the list of things that are placeholders for when we draft the agreement, you will see more detail. Member Mutch thanked City Attorney Schultz for covering all of the questions he had. Member Mutch asked City Manager Auger about the wetland mitigation. He knew the City has wetland mitigation sites that we own within the City of Novi. He wondered if we have anything available for them to use knowing that this is a private development verses what we have used it for which is for public projects. Was there discussion about using one of the City's properties? If so, why did we move away from that? City Manager Auger said yes, we did look at that our properties and anything that we could use to mitigate to help this project keep moving forward. The developer even drew up on some of our property in an attempt to get the mitigation close to site. He stated that the amount of land they need and also the amount of land we need in upcoming road projects, we would be just kicking the can further down the road because we anticipate mitigation in some of the larger road projects. We weren't able to find something in the City that we owned. We also looked at other properties that could be manageable. Some sites are good, but when they are small, and after the initial five year monitoring period they get away from maintaining and allowing phragmites. Sometimes it is better to partner with EGLE and allow for a larger area that is better for ecosystem. Member Mutch commented that he didn't have particular concerns in terms of what's been proposed. He thought that some areas need the language tightened up in terms of specifics to ensure the final product is consistent with the vision that's been presented. He liked what they have done to ensure access to pond area. He would like to clarify language in terms of

nature of the access. He was concerned about residential density. His gave his personal opinion and said if we are going to have high density residential development in this City that in the area of the City where we are trying to create a more walkable environment is where it makes the most sense. He didn't want to see it where low density surrounds. Here the residential component can help support uses and activate this area in a way that was always the vision. He would love to see less parking and more green space, but this is intended to be a more urban area.

Mayor Pro Tem Staudt asked if this was a two part motion. City Attorney Schultz said it is all part of the same motion. He wondered if we were considering purchasing property in the future to have a wetlands mitigation land bank. Is that something that we are going to put on our radar to do? City Manager Auger said we were approached a year ago on a different development to actually look into that. Timing wise and getting and getting the project going we didn't have time to do all of our research on that. We can probably start working on that if that is Council's desire. Mayor Pro Team Staudt said it might fit into our goal of 50 acres of purchase land each year. He said this development is too far along to take the time to develop that. Moving forward he thought it was something worth us pursuing.

CM 20-03-025 Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY

Approval of the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes, for Sakura Novi, JZ19-31, with Zoning Map Amendment 18.732, to rezone property from Office Service (OS-1), Office Service Commercial (OSC), and Light Industrial (I-1) to Town Center-1 (TC-1), subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan to be updated to reflect the applicant's proposed changes as reviewed by the Planning Commission on February 12, 2020, and direction to the City Attorney to prepare a proposed PRO Agreement with the following ordinance deviations:

1. Deviation from Section 3.27.1.C for an exterior side yard setback of 10 feet (50 feet required) for Building A, where adjacent to B-3 zoning to the east, *which is justified due to similar commercial uses in both districts, which does not require a wide buffer of separation.*
2. Deviation from Section 3.27.1.C to allow building and parking setbacks to be reduced up to 0 feet when adjacent to General Common Element boundary areas of the Site Condominium, *as they are internal to the overall site and do not create a negative impact on the development or surrounding properties.*
3. Deviation from Section 4.82.2.e. to allow second floor residential balconies to encroach 4 feet into the front yard setback (11 feet proposed, 15 feet required), *in order to allow the enhancement of the central landscape area.*

4. Per section 3.1.26, deviation to allow a reduction of the side yard parking setback (10 feet required, up to 5 feet requested) in Phase 1 on the western property line with the Town Center green space area adjacent, *in order to provide an increased sidewalk entrance width near Building C*. Deviation would also allow the parking setback to be reduced to 5 feet (10 feet required) for the commercial parking area behind Building A adjacent to the B-3 zoned parcel to the south, *which is also utilized for parking*.
5. Deviation from section 3.6.2.M to eliminate the Wetland Setback (25' required) *which will be disturbed during the remediation process, and allow the development of the landscaped public amenity on the western portion of the site with active and passive recreation*. Deviation would also pertain to the far eastern portion of site, abutting city-owned retention/wetland basin, *to allow integration of the on-site stormwater detention*.
6. Deviation from Section 3.1.26.D to allow the existing front yard parking lot along 11 Mile Road for Ecco Tool shop, which is less than 20 feet from ROW (approximately 15 feet measured). This deviation would not apply to redevelopment of the Ecco Tool parcel.
7. A second deviation from Section 3.1.26.D to allow the parking area in front of Building 4 on the northeast corner of the site to extend into the front parking setback (6 feet proposed, 20 feet required), *as the retaining wall to the north will screen this area from 11 Mile Road*.
8. On the commercial buildings, Section 9 façade waivers to allow an overage of EIFS on the west, east and north facades of Building A; an overage of Flat Metal Panels on the west and east facades of Building B; and an overage of EIFS on the west façade of Building C. *These overages are relatively minor in nature and result in an enhancement of the overall design quality of the project; therefore the waivers are supported. See PRO plan Elevations and design statement from the project architects*.
9. On the residential buildings, a Section 9 façade waiver to allow an overage of Cement Fiber siding. *The applicant shall ensure all references to Vinyl siding on the elevations and accompanying documents are revised to reflect the change in material to Cement Fiber board siding. See PRO plan Elevations and design statement from the project architects*.
10. Deviation from Section 3.27.1.H. and/or Section 5.4 to permit loading/unloading spaces of the commercial buildings to be located in rear and side yards, and for deficiencies in the

size of loading area required (10 square feet per front foot of building), as shown on the PRO Concept Plan, if truck turning movements are shown on the plans to demonstrate accessibility. *This is necessary because multiple sides of the buildings will be public-facing. Screening will be provided for all trash/loading areas not facing a directly adjacent loading area.*

11. Deviation from Section 3.27.2.B to allow the proposed specialty market and food hall to exceed 7,500 square feet of gross leasable floor area, with a total of 30,000 sf on two levels, identified on the plans as Building A. Tenant will contain 25,000 sf on main level with 3,500 sf support office use and 1,500 sf overflow seating on mezzanine level. *The deviation is justified to create an anchor for the Asian village concept and allows an existing Novi business to expand.*
12. Deviation from Section 3.27.2.B to allow Building C (13,102 sf) to exceed 7,500 square feet, as it is not a multi-story building. *Building C will contain a mix of retail and restaurant uses, and will be broken up into smaller tenant spaces and continue to build on the Asian dining and retail destination theme.*
13. Deviation requested from Section 5.7.3.K for site illumination level variance for multiple walkway areas and residential parking areas. Site walkway areas will vary below 0.2 fc minimum standard on the pathway around the water feature. Site walkway areas in the residential portion will vary below 0.2 fc minimum standard. Parking area in residential area will fall below 0.2 fc minimum standard in some locations. *Lighting levels will be evaluated again for appropriateness at the time of Site Plan submittal.*
14. Deviation from Section 3.27.1.L to allow project-appropriate selection of exterior lighting fixtures, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters, *which is necessary to carry the design theme through the project while meeting the intent of the recommended design guidelines of the Town Center Area study.*
15. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards *in order to accommodate dual-language signage for an authentic presentation of international tenants and clientele expectations.* Many tenants will have both interior-facing and frontage-facing signage. The Sakura Novi project will adhere to the following signage standards, with areas generally shown on the sign elevations sheet in the Concept Plan:

- a. Per section 28-5.c.1.a, deviation to allow up to 2.5 square feet of signage per linear foot (1.25 sf/lf permitted) of contiguous public or private street frontage, up to a maximum of 130 square feet (65 sf permitted).
 - b. Per section 28-5.c.1.b, deviation to allow 2.5 square feet of signage per linear foot (1 sf/2 lf allowed) of contiguous public or private street frontage on a rear/secondary façade with a pedestrian entrance, up to a maximum of 130 square feet (24 sf allowed).
 - c. Per section 28-5.c.1.d, a deviation to allow 2 signs of equal permitted size for each interior retail/restaurant tenant not fronting public streets. Sign area allowed up to 2.5 square feet of signage per linear foot of elevation frontage, up to a maximum of 130 square feet (24 sf permitted). The signs shall be located no closer than 30 feet on center from any other similar sign (except those of the same message but different languages, which may be located closer), and shall be located adjacent to such parking lot or street, as applicable.
16. Deviation from Section 5.3.2 to allow drive lane reduction to 20-22 feet (22 feet required when no parking spaces are present, and 24 feet when adjacent to 90 degree parking spaces) in residential Phase 1B area as shown on the Concept Plan, provided no parking signage is posted in these areas and provided sufficient clearance is available for emergency vehicle movements.
 17. Deviation from Section 3.27.1.1 to allow a 6 foot sidewalk along 11 Mile Road, where the TC-1 district requires 12.5 foot sidewalks along non-residential collector and local streets. *The deviation is necessary to provide sufficient landscaping material for the greenbelt screening while maintaining the proposed setbacks for the residential uses (11' to porch and 16' to townhouse facades, 15' to facades without porches). A wide sidewalk along 11 Mile Road would not serve the intended purpose of outdoor dining or pedestrian activity in a commercial area.*
 18. Landscape deviation from section 5.5.3.A to allow a continuous 6 foot evergreen hedge with densely planted deciduous canopy trees in lieu of the required 6-8 foot berm required when TC-1 district abuts a B-3 district.
 19. Deviation to allow Ecco Tool to continue to operate as a nonconforming use in the TC-1 district until their operations cease, *which allows an existing business to maintain operations, while ensuring that redevelopment in the future will be consistent with the surrounding TC-1 District, should the Planned Rezoning Overlay be approved.*

20. Engineering Design Manual section 5.6.5 (b)(a) deviation for lack of 25' vegetated buffer around the storm water management pond in the residential use area, as *providing the buffer is infeasible.*
21. Landscaping deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River, because *a decorative fence and plantings are used as an alternative to screen the parking areas.*
22. Landscaping deviation from Section 5.5.3.B.ii and iii. for insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1B), as *the retaining wall will screen this parking area.*
23. Landscaping deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees.
24. Landscaping deviation from Section 5.5.3.C for deficiency of 3 parking lot perimeter trees provided in Phase 1, *in order to provide room for increased pedestrian sidewalk entrance width from Grand River Avenue into the site.*
25. *Deviation from Section 12-176 of the Code of Ordinances to allow the developer to mitigate wetland impacts in whole or in part through the purchase of credits in an EGLE-approved wetland mitigation bank, because mitigation alternatives meeting the requirements have been explored and have been found to be cost-prohibitive for this project, subject to the conditions listed in the Wetland Review letter.*

The following conditions shall be requirements of the Planned Rezoning Overlay Agreement:

1. *Acceptance of applicant's offer of public benefits as proposed:*
 - a. Developer offers to dedicate continuous Right-of-Way (ROW), and future ROW, along 11 Mile and Grand River. The amount of ROW proposed to be dedicated along 11 Mile is 0.028 acres (Anglin) and 0.165 acre (eastern area). Along Grand River Avenue, the proposed ROW dedication would be 0.149 acre. The total dedication would be 0.342 acre.
 - b. Developer offers an easement at the southeast corner of the proposed development for the use as for a public art display or another amenity for the public. The PRO Agreement should make clear who would be responsible for selecting, commissioning, paying for the piece or signage and maintenance of the area.
 - c. Developer offers to partner with the STAMPS School of Art and Design at the University of Michigan and the

Japanese America Society to source a Japanese-themed illuminated applique that will be placed in a prominent location on Building C overlooking Grand River Avenue, as shown in the applicant's response materials.

- d. Developer offers to make a contribution, not to exceed \$117,001 to a dedicated account that will fund Walkable Novi work in the Sakura Novi vicinity. This amount is approximately equivalent of the cost of Segment #66 listed on Page 19 of the "Annual Non- Motorized Prioritization: 2019-2020 Update."
- e. Developer offers to pay the cost to make the connection between the Sakura Novi campus and the intersection at the corner of Grand River Avenue and Town Center Drive. While developer is not, and will not be, the owner of the private property on the corner of Grand River Avenue and Town Center Drive, and Developer does not have permissions to interfere with real property on that corner parcel, the Developer will work together with the City of Novi to seek to make the connection, and the Developer will pay for the work.
- f. Developer will build an approximately 1,800 square foot multi-use / multi-generational recreational amenity that is in keeping with the theme of the Sakura Novi project in the general area as originally designated for "Tea House" on the northwest corner of the pond, as a part of Phase 1.
- g. Developer will build an approximately 700 square foot meditative Observation Plaza east of the Sakura Novi residential commons, overlooking the eastern detention area and city wetland preserve.
- h. Developer offers to pursue a partnership with One World Market and Novi Public Library to provide an area within the Sakura Novi project for the library to curate thematic material and information about library programs. The market has agreed to provide a 12 sf area in the vestibule of the market. The structure curated by the library will be similar to a Free Little Library. The Developer and Novi Public Library have discussed having the library curate in this area a collection of Japanese language material and English language cook-books about Asian cuisine.
- i. Developer and the Market offer to establish a Community Room function within the Market space available for free use for public gathering and meetings. The parameters of the Community Room function, including room size (approximately 400 square feet),

capacity and availability, shall be a condition of the PRO Agreement to ensure this would be a benefit to the public. One function of the room could be to deepen the partnership with Novi Public Library by working collaboratively to present thematic speakers and events.

2. Developer shall develop the Land 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 throughout the site during the design and construction phases of the Development, and during the subsequent use of the Land as contemplated in this Agreement.
3. The grass-land pads shown on the landscape plans shall be properly maintained as grass-land pads, utilizing a native meadow planting mix approved by the City's Landscape Architect, until such time that area is needed for Phase 2 uses to be developed.
4. The maximum number of dwellings to be constructed in Phase 1B shall be 68.
5. The maximum number of dwelling units to be constructed in Phase 2 shall be 50.
6. The maximum number of dwelling units to be constructed in total for the Sakura Novi project seeking rezoning under this PRO Agreement shall not exceed 118. The resultant ratio is approximately 8 units/acre. A PRO Amendment will be sought if additional residential units/buildings are proposed for future Phase modifications.
7. Phase 1 non-residential uses shall be limited to a 30,000 sf market; and restaurants and retail space totaling approximately 25,000 sf as shown on the PRO Concept Plan.
8. Phase 2 non-residential uses shall be no greater than 4,500 square feet of retail/restaurant use.
9. Changes to the mix of uses of +/-10% shall be permitted to be approved administratively as long as additional deviations are not required and associated Ordinance requirements can be met.
10. Woodland tree removals during Phase 1 and Phase 2 shall be approximately 133 trees, which shall require 256 woodland replacement credits for Phase 1, and an additional 13 credits for Phase 2. Developer will plant a minimum of 17 credits as replacements on site through the planting of canopy trees, evergreen trees and native groundcover seeding. Native ground cover seeding shall not

- exceed 5% of the replacement credits planted on site. All woodland replacement credits planted on-site shall be permanently protected via conservation easement or landscape easement. Any credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund.
11. Any additional regulated woodland tree removals shall meet the requirements of the City of Novi Woodland Protection Ordinance, and may be granted administratively up to 10 trees with proper justification. If additional regulated trees proposed for removal exceeds 10, Planning Commission approval must be granted.
 12. Proposed parking is being provided as per the Parking Study recommendations, which has been reviewed and approved by the City's traffic consultant. Future phase parking requirements will also be a function of shared parking analysis findings, if supported by City's review and approval.
 13. Tentative completion date for Phase 1A shall be calendar year 2022.
 14. Impacts to wetland and wetland buffer areas have been indicated and quantified and submitted as part of the PRO package. Specific remedies to be included in the PRO Agreement conditions.
 15. Open space standards have been achieved and will be exceeded as part of Phase 1 site work. The existing pond and setback exceeds 2.45 acre of area, or 15.3% of the overall subject property. After remediation and necessary reconfiguration, 2.11 acre of water feature and landscape perimeter will be maintained. Additional Open Space, totaling 20.9% of the subject parcels' area, has been committed in Phase 1 to exceed the ordinance requirement of 15% for the overall development parcels.
 16. To protect future residents of the Phase 1B units from excessive noise impacts from the existing Ecco Tool business, the developer shall provide a Noise Impact Statement at the time of Preliminary Site Plan submittal to determine if ordinance performance standards will be exceeded. Provide any necessary mitigation measures if required.
 17. The adjacent non-conforming Light Industrial use owned by Ecco Tool Co is to be addressed in the PRO Agreement conditions including:
 - a. Access for delivery trucks on the retained parcel; which will require cross access rights;
 - b. Twelve parking spaces on the retained parcel or access to parking spaces on adjacent areas to make up for any shortfall.

This motion is made because:

1. The proposed neighborhood-scaled, mixed-use, pedestrian accessible development would be in line with the intent of the 2016 Master Plan. Developer indicates that the proposed development complements the 2016 Master Plan vision for a unique, well designed, mixed-use facility.
2. Growing an important existing Novi retailer (One World Market) would complement the goals and objectives of the 2016 Master Plan.
3. Sakura Novi, as a unique development would reinforce the vision of the 2014 Town Center Area Study, namely by creating a *dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life, and meet their needs for goods, services, housing and entertainment.*
4. The proposed Sakura Novi, with its unique collection of market, restaurants and retail is anticipated to be an economic engine, generating 170 permanent jobs.
5. The proposed residences at Sakura Novi will provide smaller footprint, middle-market rate residential rental offerings. The new homes would be a draw as temporary living opportunities for expatriate 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.
6. The developer indicates that the proposed Sakura Novi is anticipated to reinforce Novi's tax base beyond the project itself by creating a platform that can foster partnerships among the City of Novi, cultural institutions and the corporate community. An example provided is the partnership with the STAMPS School of Art and Design at UM, and the Japan America Society to create a Japanese-themed illuminated applique (a back-lit piece laid over glass, proposed to be located on Building C facing Grand River).
7. The development will create a park-like environment around the existing pond, including a walking path around the pond and throughout the site, available to the general public. Landscaping treatments, the pathway, and a play area at the edge of the pond will "activate" the pond. These efforts will foster walkability and connectivity within an important corner at the heart of Novi, as well as potentially energize other areas in the Town Center core.
8. In keeping with the intent to create an Asian village theme, Sakura Novi's design features, as described in the Architects' Design Statements, intends to create a bold, yet refined, aesthetic reminiscent of upscale shopping, dining and

entertainment districts one may find in Osaka, Seoul and Hong Kong.

The City Clerk is also directed to publish notice of the City's intent to establish a Commercial Rehabilitation District in connection with the subject property, in accordance with Section 3 of PA 210 of 2005, MCL 207.843, and to hold a public hearing on the issue as required by law. The Clerk shall also provide notice to all parties of the hearing as required by law.

Member Breen said the list of proposed benefits was impressive. She was happy to see them. She was happy to see when it comes to a rezoning that we ask what the benefits to the public are. She had a few questions regarding the residential component. What is the price point? Who are these residential homes being geared towards? Mr. Aikens said he would let Robinson speak to that. He said the residential is geared towards the missing middle market. He has an interest in the expatriate community as well. He said a lot of the young families that are coming in for two to five year shifts; he thought it would be a natural for that. The folks really do appreciate being able to walk to One World Market today from the Main Street Village area. Tim Loughrin from Robertson Brother's Homes, 6905 Telegraph Road echoed what Mr. Aikens said about the type of renter we are looking for would be an urban professional, someone that would buy in to the Sakura Novi-theme. He believed it would be really popular in that respect. He said it is still early with price point. They are doing a market study, he anticipates about \$1.40 to \$1.75 per square foot a month. They have two types of units from 1200 to 1500 square foot. They are working through all of those numbers. Member Breen thanked the staff for the intense work that has been done on this property. It is an exciting development. When it comes to rezoning and determining what would be the best for the City these are the types of public benefits that we want to see. It has been a long haul. She said she would support this, she is excited to see this move forward.

Member Casey said it is nice to be at this point. She thanked everyone that was involved in all of the hard work. She asked Mr. Aikens from a site plan perspective is their intent, and Robinson Brothers as well, intent to level and grade the whole plot at one time or is there a phased approach to doing that. Member Casey was asking more about the trees on the east side. Mr. Aikens thought it would be done at the same time. She thanked him for the clarification. She had a little bit of heartache with the wetlands, not requiring that we have mitigation within the City. She appreciated what they did. The only choice we have to is to enable the mitigation outside of the City. She said she would support it for that reason.

Member Fischer said he was struggling with the timing of the phases. He asked Mr. Aikens to walk him through the phases. Mr. Aikens said Phase 1A is retail commercial. They have an agreement with One World Market. They have a specific timeline and they are a client, they are serving them and delivering their space. They have been very aggressive with what they are trying to do. They are looking to break ground in

August. He felt that Phase 1A and Phase 1B can be proceeding right from there. Possibly roll through Phase 2A in due course as it is fairly harmonious with what Phase 1A is. Member Fischer wanted specific timelines. Mr. Aikens guessed by the year 2022. Phase 2B there is uncertainty. Mr. Loughrin from Robertson Brother's said they are heavily invested and wants to move forward as fast as possible. They will move through it, maybe 1-1.5 years for full construction of all units from start to finish. They would lease up as quickly as they can, they are anticipating success here and then they can roll to Phase 2 as soon as possible. Member Fischer said he also had concerns on the wetlands mitigation, but appreciated the comments by the consultant and some of the other discussions he has had with staff. He said he was willing to support at this time.

Mayor Gatt commented for the record. It has been a long and winding road. It has been years. He was very excited. He said when this is completed it will become the most prolific spots in the City of Novi. He thanked everyone for their hard work.

Roll call vote on CM 20-03-025

**Yeas: Casey, Crawford, Fischer, Mutch, Gatt,
Staudt, Breen**

Nays: None

3. Consideration of approval and adoption of:

- (A) Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for the Sakura Novi Development, located on the north side of Grand River Avenue near Town Center Drive, and to collect various fees in connection with the proposal;**
- (B) Resolution Concurring in the provisions of a Brownfield Plan submitted to the OCBRA utilizing tax increment financing for a period of approximately six years, ending no later than 2027.**

City Manager Auger explained that his is a tool since the City does not have brownfield authority we utilize Oakland County's Brownfield Authority to manage this process. It is a reimbursement process where the developers will clean up the dirty site and be allowed to be reimbursed over a number of years. He said on Page 379 in the Council Packet and the Resolution on Item B it says 6 years, that is a number we were using that was the quickest it could be paid back if it rolls right through. It should state up to 12 years. So that would be 6 to 12 years to allow for the unknown markets that can happen over the next couple of years for that payment to be made. He said the motion should be amended to say the 12 years versus the 6 years we were working with. The end date should read no later than 2033. City Attorney Schultz said he took the 6 years out of their Brownfield Plan which is the most ambitious pay off period. The developer and the City Manager have agreed to a 12 year, so it should say approximately 12 years, ending no later than 2033.

CM 20-03-026

Moved by Fischer, seconded by Staudt; CARRIED UNANIMOUSLY

Approval and adoption (subject to PRO Concept Plan and PRO Agreement approval and site plan approval) of:

(A) Resolution of Understanding authorizing the Oakland County Brownfield Redevelopment Authority (OCBRA) to undertake review of a Brownfield Plan proposal for the Sakura Novi development, and to collect various fees in connection with the proposal;

(B) Resolution Concurring in the Provisions of a Brownfield Plan adopted by the OCBRA utilizing tax increment financing for a period of 12 years, ending no later than 2033.

Member Mutch asked City Manager Auger to clarify the brownfield tax increment tax capture. Is that 100% or 50%, how much of the new revenue is being captured? City Manager Auger replied that it is 100% reimbursable. Member Mutch stated that there are school, city, and the county millage that are captured, but they are some that are excluded like debt millage, Art Institute, and the Detroit Zoo, they are not included. City Manager Auger said he believed that is correct. Member Mutch said we have a base value that is set pre-development and then all the new value that comes as these various pieces come together when they come online in terms of taxable value would normally be captured by the City and various taxing entities. Those are captured by the Brownfield Authority, and those revenues are paid back to the developer for their costs as they expend them. They would have a list of their activities and seek reimbursement. City Manager Auger said Member Mutch was correct. He said this developments clean-up will be all in the first Phase. He said some developments are multi-phase so the clean-up is extended out for many years. He explained the brownfield work will be done up front and then the reimbursement will be what is lagging down the road. Member Mutch asked if this cost is fixed. If they get out there and the cost doubles can they seek additional reimbursement? City Attorney Schultz said it is to the number that is listed in their plan. Member Mutch asked if our role in this is approving Oakland County moving forward with this, in theory they could do this without our approval. City Attorney Schultz said they have to get our approval. Member Mutch clarified that Oakland County will capture all of the new tax revenue from these various things up to the point that they cover all their costs that are eligible up to the amount listed and from that point forward the City will start capturing the revenue. He said this project is unique and we've had all these conversations about this. He has had problems with what the developers are doing in terms of accessing those dollars. He thought everyone recognized what is going on with this site as far as historical use of the pond, the car wash using the pond as its filtration system or whatever they were doing there so there are legitimate issues that need to be addressed. He wanted everyone to be clear in terms of the impact that we will not see a lot of new tax dollars from this site until those costs are paid up. He wondered about the Corridor Improvement Authority and how that interplays with the tax dollars? Are they able to capture revenue? City Attorney Schultz believed they didn't capture revenue until this is done. That was his understanding. City Manager Auger said it is done by date of inception until you get a brownfield and then there is an agreement between the authorities on how they are paid off. He has not seen the details on that, but that is normally how it is done.

Roll call vote on CM 20-03-026

**Yeas: Crawford, Fischer, Mutch, Gatt, Staudt,
Breen, Casey**
Nays: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION:

Member Fischer removed Consent Agenda Item C for further discussion. He said that this item had to do with the implementation of a school speed limit on Wixom Road and Eleven Mile near Deerfield Elementary. He mentioned the traffic consultants had made a recommendation about the utilization of using flashing beacons. He wanted to know if staff intended to go ahead and implement that recommendation at this time. City Manager Auger stated that City Engineer Croy would be able to answer that question. City Engineer Croy explained that it is common for our consultants to offer options for the City to consider and then we make a decision based on their recommendation and any other relevant information that we have in front of us. He said that we may or may not go with their recommendation. We do use their expertise to come to a final decision. Member Fischer appreciated that, but he would like to go ahead and approve this tonight, but he was hoping that City Administration would be directed by Council tonight to go ahead, but would like City Administration to provide information about this back to Council in an Administrative Packet. He was also looking at other benchmarks in communities that have major thoroughfare where schools are. He was thinking as example of Taft Road in Northville, they use flashing beacons there also. He asked for City Administration to provide further information to Council in those respects.

- C. Approval of (1) Traffic Control Order 20-01 for the implementation of a 25 MPH school speed limit on Wixom Road from 1,000 feet south of Eleven Mile to 1,000 feet north of the northern property line of the Novi Community Schools District parcel on school days only during the periods of 7:15 AM to 9:15 AM and 2:30 PM to 4:15 PM and, (2) Traffic Control Order 20-02 for the implementation of a 25 MPH school speed limit on Eleven Mile Road from Wixom Road to 1,000 feet east of the eastern property line of the Novi Community Schools District parcel on school days only during the periods of 7:15 AM to 9:15 AM and 2:30 PM to 4:15 M.

CM 20-03-027

Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

Approval of (1) Traffic Control Order 20-01 for the implementation of a 25 MPH school speed limit on Wixom Road from 1,000 feet south

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 10, 2021 AT 7:00 P.M.**

Mayor Gatt called the meeting to order at 7:00 P.M.

In accordance with the provisions of the Open Meeting Act this meeting was held remotely.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Maday, Mutch

Mayor Gatt, present from City of Novi, Oakland County, State of Michigan
Mayor Pro Tem Staudt, present from the City of Novi, Oakland County, State of Michigan
Member Casey, present from the City of Novi, Oakland County, State of Michigan
Member Crawford, present from City of Novi, Oakland County, State of Michigan
Member Fischer, present from City of Novi, Oakland County, State of Michigan
Member Maday, present from City of Novi, Oakland County, State of Michigan
Member Mutch, present from City of Novi, Oakland County, State of Michigan

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

Member Maday added to Mayor and Council Issues "Mental Health Awareness".

CM 21-05-068 Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Agenda as amended.

Roll call vote on CM 21-05-068 **Yeas: Staudt, Casey, Crawford, Fischer, Maday, Mutch, Gatt**
Nays: None

PUBLIC HEARINGS:

1. FY 2021-22 Budget and 2021 Millage Rates

Opened at 7:03 p.m. and closed at 7:04 p.m. with no public input.

PRESENTATIONS: None

MANAGER/STAFF REPORT:

City Manager Auger said everyone has been waiting for the federal rules on the federal funding that is going to work its way down. He said he took a quick review but did not even get through the whole document. He said they downloaded it about four o'clock