



CITY OF NOVI CITY COUNCIL
MARCH 2, 2020

SUBJECT: 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.

SUBMITTING DEPARTMENT: Community Development Department, Planning

BACKGROUND INFORMATION: The petitioner is requesting a Zoning Map amendment for approximately 16 acres of property located north of Grand River Avenue, south of Eleven Mile Road, and east of Town Center Drive, from Office Service (OS-1), Office Service Commercial (OSC), and Light Industrial (I-1) to Town Center-1 (TC-1) using the City's Planned Rezoning Overlay (PRO) option. The applicant is proposing to develop the property as an Asian-themed mixed-use development.

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 OS-1, OSC, and I-1 to TC-1) and the applicant enters into a PRO agreement with the City, whereby the City and the applicant agree to tentative approval of a conceptual plan for development of the site. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void.

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 first phase of the development proposes a 30,000 square foot Japanese grocery and

food hall concept as the central tenant and anchor. Two additional buildings would contain additional Asian-themed restaurants and retail spaces. Sixty-eight multifamily residential rental units in attached townhome buildings would be located on the eastern 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. Phase 2 is proposed to be developed with 50 townhome units matching the form and style of those proposed for Phase 1B, and a 4,500 square foot restaurant.

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. 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, based on the motion listed in the attached draft meeting minutes. One remaining deviation that was highlighted at the Planning Commission meeting relates to the wetland mitigation deviation to allow mitigation requirements to be met through the purchase of credits in an EGLE-approved wetland mitigation bank. See deviation 25 as provided in the suggested motion and as received favorable consideration by the Planning Commission.

Master Plan for Land Use

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and all adjacent land as Town Center Gateway. However, the text of the Master Plan calls for rezoning a portion of the subject property (the Anglin parcel) to TC - Town Center district, and identifies this as one of three sites within the city where redevelopment is desired. The Master Plan and Town Center Area Study include 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.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

1. Objective: 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-C) maintain cohesive design themes and materials. The residential buildings have similar bold forms with linear patterns while respecting the smaller residential scale. Building elevations for the Phase 2 restaurant building (Building F) has now been provided.*
2. Objective: 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-themed restaurant/retail tenants. The identified anchor tenant, One World Market, is an existing business that is looking to expand into a prototype store that will enable them to offer a greater range of specialty foods and products.*
3. Objective: 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.*
4. 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.*
5. Objective: Ensure the provision of neighborhood open space within residential developments. *The Phase 1B and 2 townhouse components provide the required usable open space, and active and passive recreational amenities are now proposed by the applicant.*

6. Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including singles, couples, first time home buyers, families and the elderly. *The townhouse apartments proposed could provide a "missing-middle" type of housing option set in a walkable context that could be attractive to many different demographic groups.*

The rezoning request was presented to the Master Plan and Zoning Committee on November 13th, where the members offered feedback and largely positive comments on the Concept Plan for the development.

Ordinance Deviations Requested

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

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 concept plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant has chosen to 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 deviations from the Zoning Ordinance and other applicable ordinances requested by the applicant and supplemented by staff and consultant recommendations are listed in the proposed Recommended Action below.

Public Benefit under PRO Ordinance

Section 7.13.2.D.ii states that the City Council must determine that the proposed PRO rezoning would be in the public interest and the public benefits of the proposed PRO rezoning would clearly outweigh the detriments. The list of benefits as stated by the applicant are:

- 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." *See map in packet.*
- 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.

The proposed benefits should be weighed against the proposal to determine if they clearly outweigh any detriments of the proposed rezoning. It should be noted that while it is not required, the dedication of right-of-way is typical of developments.

PRO Conditions

The applicant is required to submit a conceptual plan and a list of terms that they are willing to include with the PRO agreement. The applicant has submitted a conceptual plan showing the general layout of the site, the location of the proposed detention pond, and location of the proposed pathways. The proposed terms and conditions are listed in the proposed Recommended Action below.

City Council Action

If the City Council is inclined to approve the rezoning request with PRO at this time, the City Council's motion would be to direct the City Attorney to prepare a PRO Agreement to be brought back before the City Council for approval with specified PRO Conditions. Consistent with the City's purchase agreement with the applicant, Council's motion should also direct the City Clerk to publish a notice of the City's intent to establish a Commercial Rehabilitation District in accordance with Section 3 of PA 210 of 2005, MCL 207.843, provide such notice to the required parties, and hold a public hearing on issue as required by law.

RECOMMENDED ACTION: Tentative indication that Council may **approve** 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.I 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.*

If the City Council approves the rezoning, 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 Phase1.
- 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:

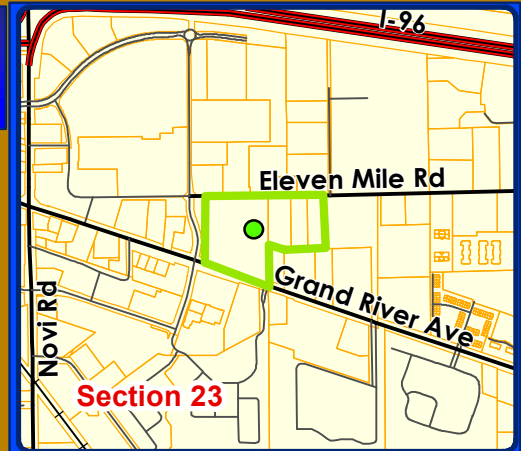
1. The proposed neighborhood-scaled, mixed-use, pedestrian accessible development would be in line with the intent of the 2016 Master Plan. Developer indicates that the proposed development complements the 2016 Master Plan vision for a unique, well designed, mixed-use facility.
2. Growing an important 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.


MAPS
Location
Zoning
Future Land Use
Natural Features
Sidewalk Segment #66

SAKURA WAY: JZ19-31

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 7/22/19
Project: SAKURA WAY JZ 19-31
Version #: 1

0 55 110 220 330 Feet
1 inch = 250 feet

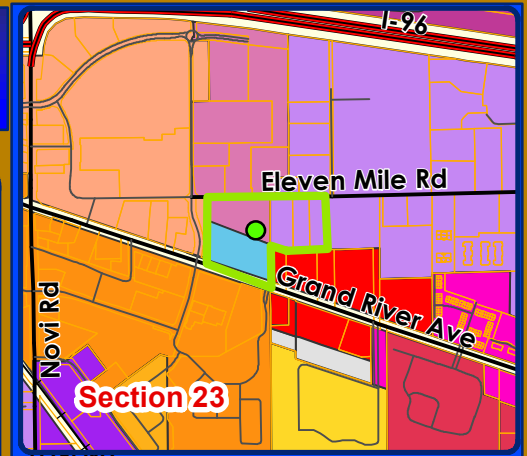
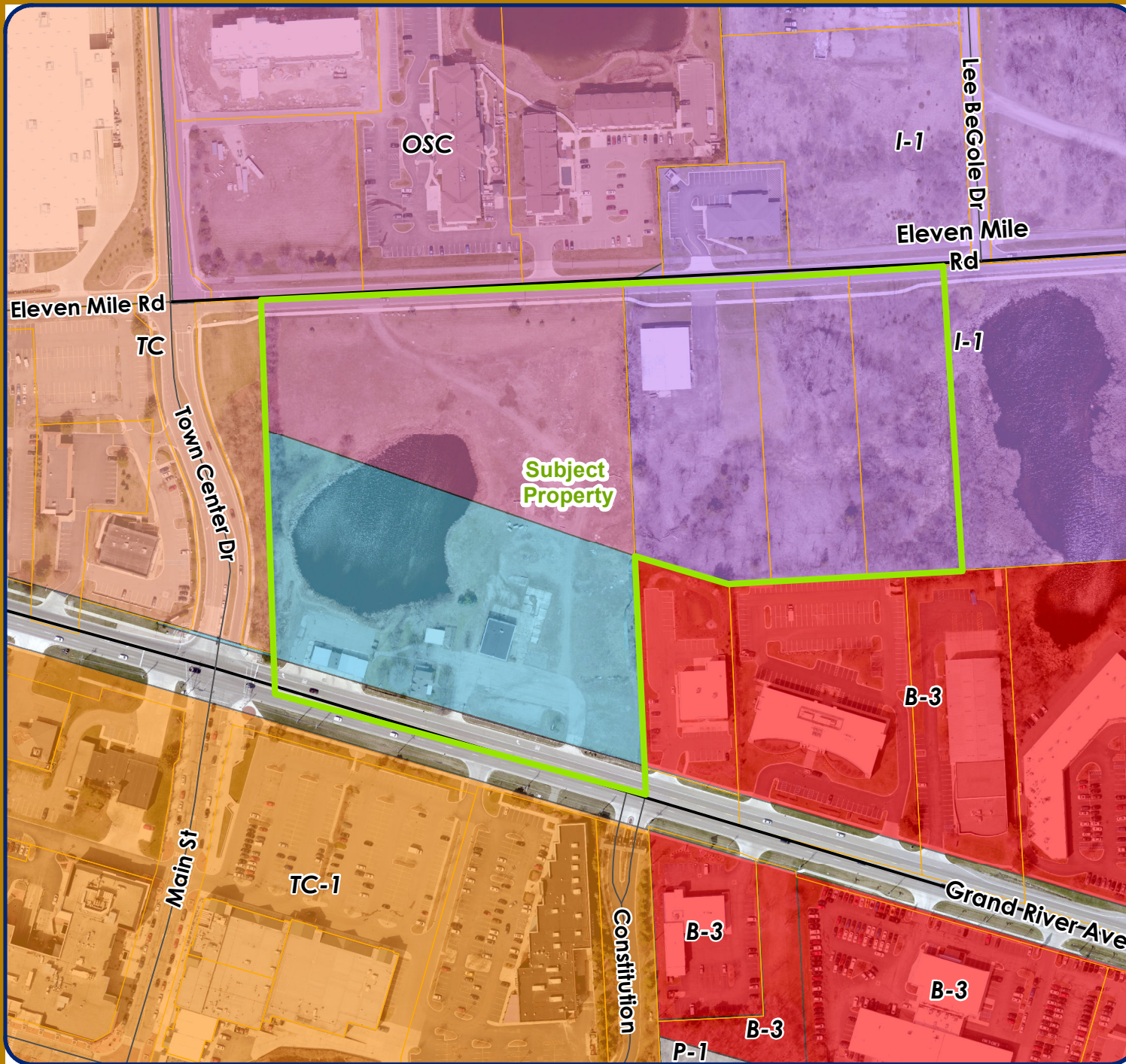


MAP INTERPRETATION NOTICE

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SAKURA WAY: JZ19-31

ZONING



LEGEND

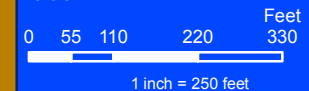
	RM-1: Low-Density Multiple Family
	RM-2: High-Density Multiple Family
	B-3: General Business District
	GE: Gateway East District
	I-1: Light Industrial District
	I-2: General Industrial District
	NCC: Non-Center Commercial District
	OS-1: Office Service District
	OSC: Office Service Commercial
	OST: Office Service Technology
	P-1: Vehicular Parking District
	TC: Town Center District
	TC-1: Town Center - I District
	Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 7/22/19
Project: SAKURA WAY JZ 19-31
Version #: 1

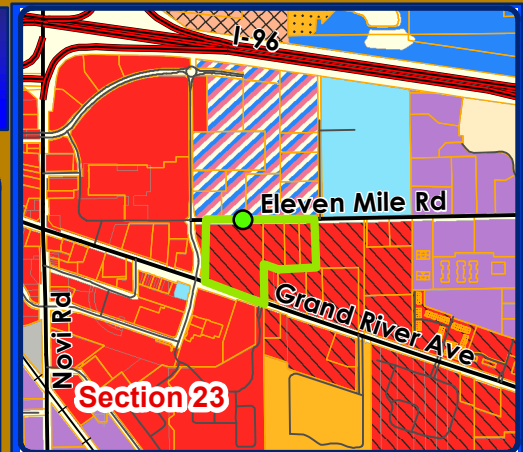
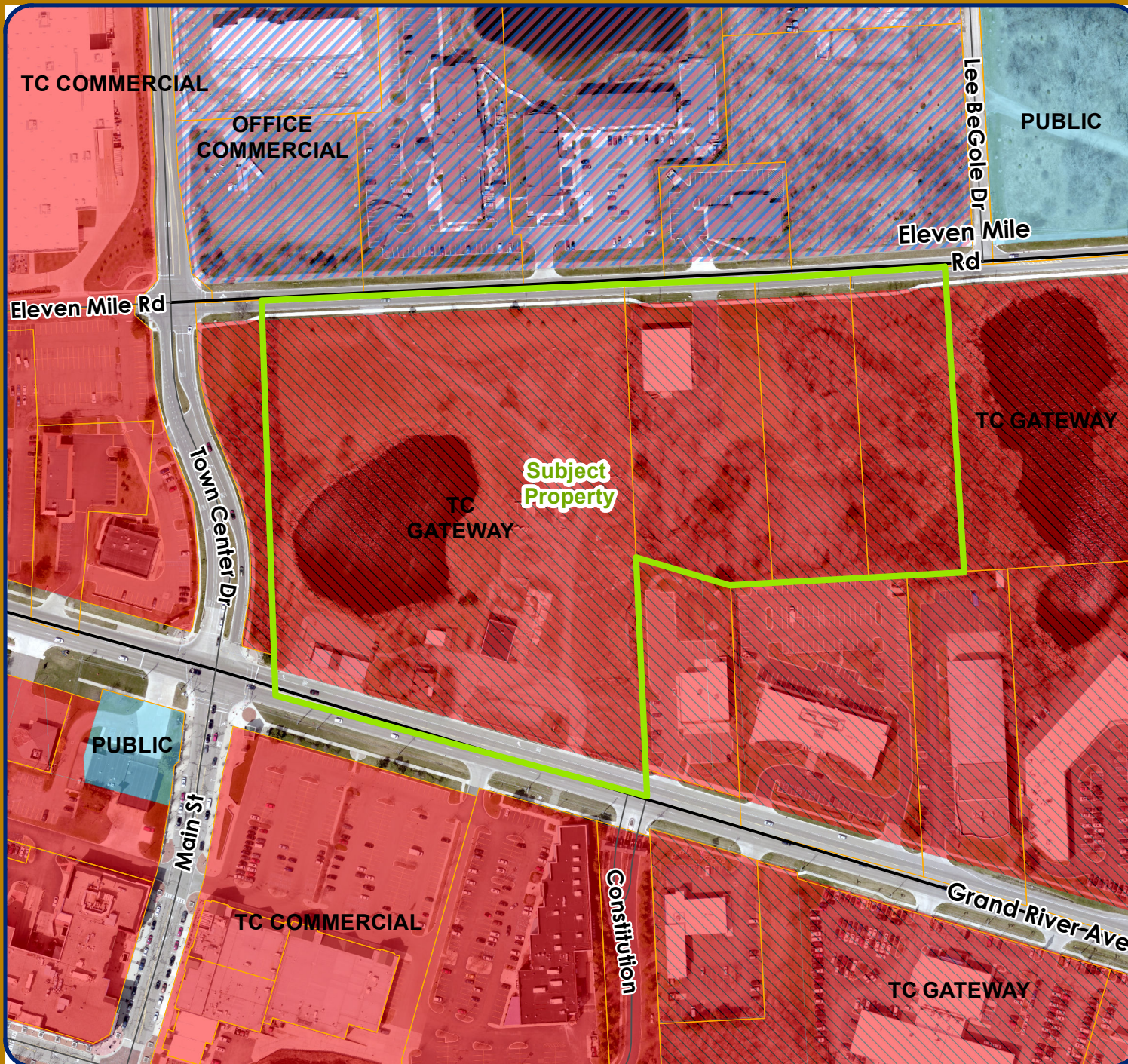


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SAKURA WAY: JZ19-31

FUTURE LAND USE



LEGEND

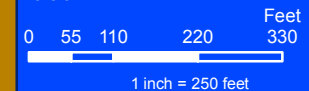
- Multiple Family
- PD1
- Office Research Development Technology
- Office Commercial
- Industrial Research Development Technology
- Regional Commercial
- TC Commercial
- TC Gateway
- Educational Facility
- Public
- Cemetery
- Subject Property



City of Novi

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Novi, MI 48375
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Version #: 1

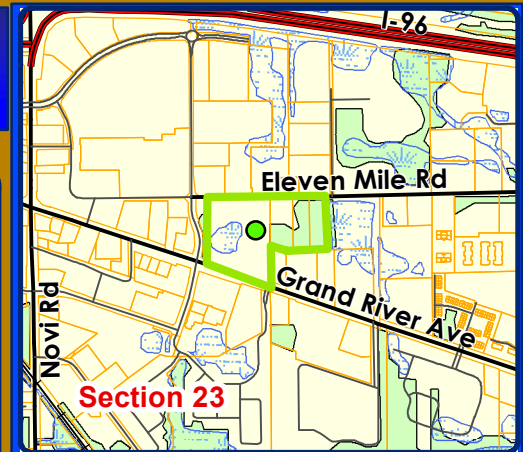


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SAKURA WAY: JZ19-31

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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

Map Author: Lindsay Bell
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Project: SAKURA WAY JZ 19-31
Version #: 1

0 55 110 220 330 Feet
1 inch = 250 feet



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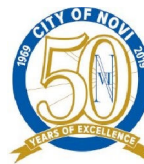
Rank 9: SEGMENT 66 (CIP 20-21)

Pathway south of Grand River from Sixth Gate to Main Street: 293 ft.



LEGEND

- Future Pathway Major
- Future Sidewalk Major
- Future Pathway Multi-Use
- Under Construction or Scheduled for 2019-20
- Existing Major Pathway
- Existing Pathway Multi-Use
- Existing Major Sidewalk
- Boardwalks
- Developments
- Wetlands
- Woodlands
- Civic Center
- Fire Station
- Hospital
- Library
- Post Office
- Places of Worship
- Places of Worship-Hindu
- School
- Shopping - Major
- Shopping Plaza
- Hotels



City of Novi

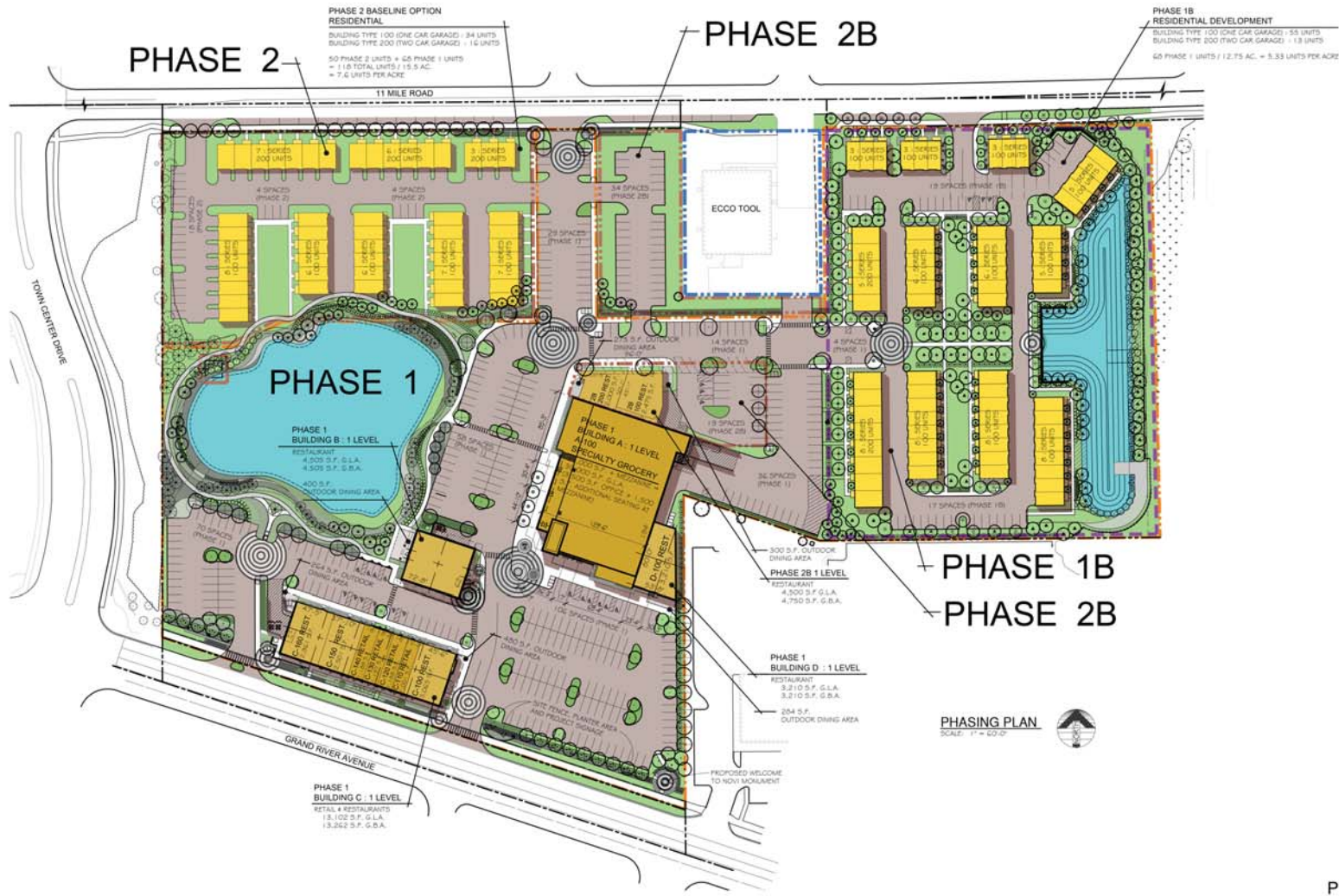
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 410 820 1,640 Feet



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PRO CONCEPT PLAN
DECEMBER 20, 2019



TOTAL DEVELOPMENT SITE :
15.51 AC. GROSS : 15.04 AC. NET

PHASE 1 & 1B : 12.75 AC.
PHASE 2 & 2B : 2.76 AC.
RESIDENTIAL : 4.50 AC.
DISTRICT (PHASE 1B) : 4.50 AC.
ECCO PARCEL : 0.90 AC.
GRANDFATHER I-1 USE

PHASES 1 & 2 BASELINE OPTION : PROJECT CALCULATIONS

PHASE 1 & 1B : COMMERCIAL BUILDING AREA : 50,817 S.F. G.L.A. : 50,877 S.F. G.B.A.
RESIDENTIAL DEVELOPMENT : 53 ONE CAR GARAGE UNITS, 13 TWO TWO CAR GARAGE UNITS
166 TOTAL UNITS, ALL BEING 2 BEDROOMS

PHASE 2 & 2B : RESTAURANT BUILDING AREA : 4,500 S.F. G.L.A. : 4,750 S.F. G.B.A.
RESIDENTIAL DEVELOPMENT : 34 ONE CAR GARAGE UNITS, 16 TWO CAR GARAGE UNITS
50 TOTAL UNITS, ALL BEING 2 BEDROOMS

NOTE : SEE CIVIL ENGINEER SHEET C2-D FOR ALL PARKING CALCULATIONS

PHASE 1 & 1B USES :

- 30,000 S.F. MARKET (25,000 S.F. + 3,500 S.F. MEZZ. OFFICE + 1,500 S.F. MEZZ. ADDITIONAL SEATING)
- 5 RESTAURANTS
- 4 RETAIL SPACES
- 68 TOWN-HOME APARTMENTS (55 - 1,184 S.F. & 13 - 1,541 S.F. UNITS)
121 PARKING SPACES
- 68 PHASE 1 UNITS / 12.75 AC. = 5.33 UNITS PER ACRE
- LIGHT INDUSTRIAL USE ECCO TOOL CO.
PARCEL GRANDFATHERED IN

PHASE 2 & 2B BASELINE OPTION :

- 2 RESTAURANTS
- 50 TOWN-HOME RESIDENTIAL UNITS (34 - 1,184 S.F. & 16 - 1,541 S.F. UNITS)
92 PARKING SPACES
- 50 PHASE 2 UNITS + 68 PHASE 1B UNITS
= 118 TOTAL UNITS / 15.5 AC. = 7.6 UNITS PER ACRE

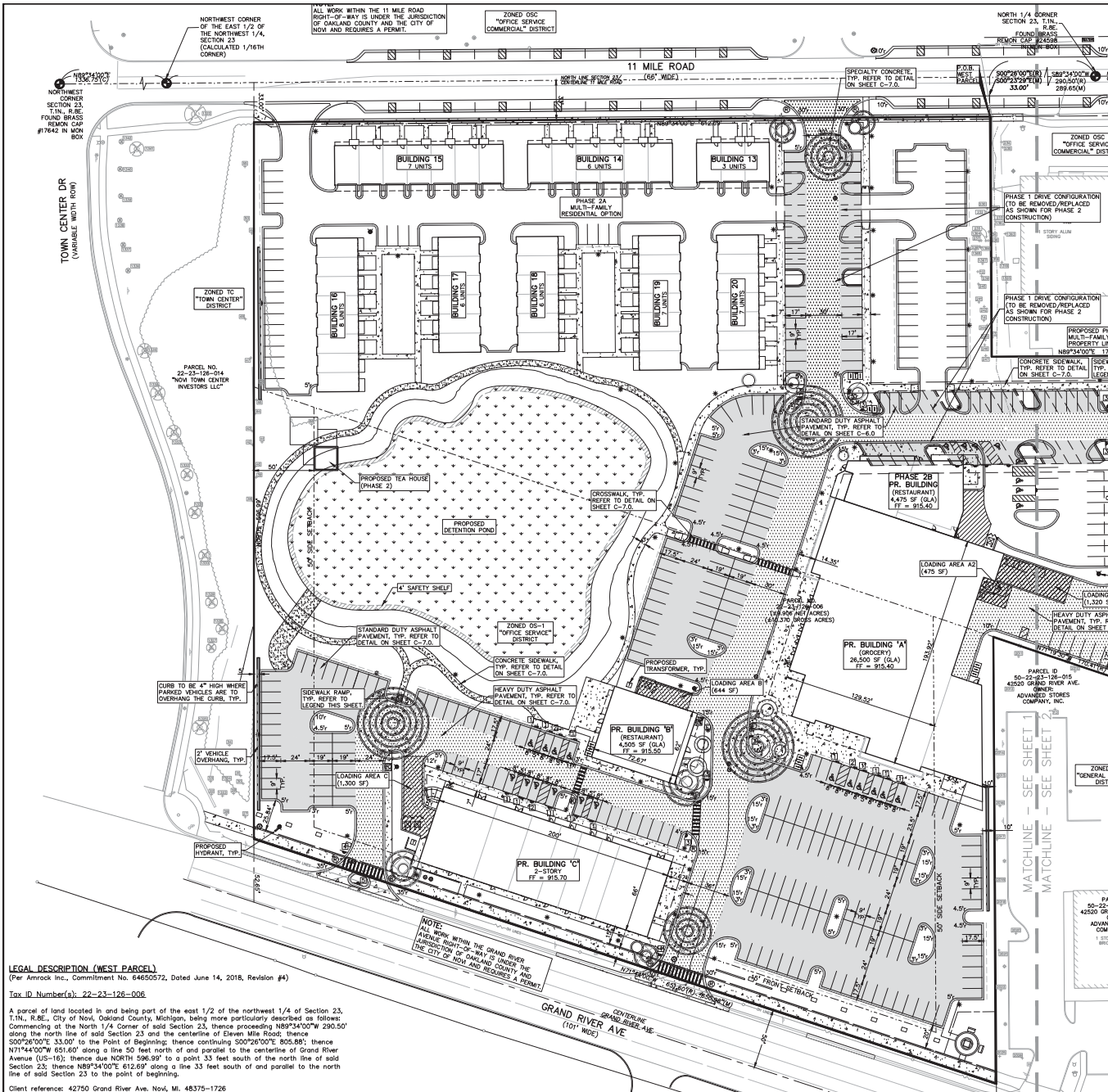
PHASING EXHIBIT C : PHASE 1 + 2 BASELINE OPTION SAKURA • NOVI

Robert B. Aikens & ASSOCIATES, L.L.C.
350 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009 ph: 248-283-1071

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
4240 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48045
PHONE: 248-489-9160
PROJECT NO. 3035

PRELIMINARY
NOT FOR CONSTRUCTION
CAD DWG C- PHASE 1 + 2 & 1B/2B 12-30-19, LANDSCAPE.DWG

ISSUED FOR
CONCEPT MEETING
18.07.2019
PRE-APP. MEETING
MAY 8, 2019
PRO REZONING
JUNE 28, 2019
PRO REZONING
REVISED SUBMITTAL
OCTOBER 2, 2019
PRO REZONING P.C.
& PUBLIC HEARING
DECEMBER 4, 2019
PRO REZONING
REVISED SUBMITTAL
DECEMBER 20, 2019



LEGAL DESCRIPTION (WEST PARCEL)
(Per Amtrak Inc., Commitment No. 64650572, Dated June 14, 2018, Revision #4)
Tax ID Number(s): 22-23-126-006

A parcel of land located in and being part of the east 1/2 of the northwest 1/4 of Section 23, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as follows: Commencing at the North 1/4 Corner of said Section 23, thence proceeding N89°34'00"W 290.50' along the north line of said Section 23 and the centerline of Eleven Mile Road; thence S00°26'00"E 33.00' to the Point of Beginning; thence continuing S00°26'00"E 805.88'; thence N71°44'00"W 651.60' along a line 50 feet north of and parallel to the centerline of Grand River Avenue (US-15); thence due NORTH 596.99' to a point 33 feet south of the north line of said Section 23; thence N89°34'00"E 612.69' along a line 33 feet south of and parallel to the north line of said Section 23 to the point of beginning.

Client reference: 42750 Grand River Ave. Novi, MI. 48375-1726

BENCHMARKS
BM #1431
"X" ON NORTH RIM OF SANITARY MANHOLE
LOCATED 25 FEET NORTH BACK OF CURB OF
11 MILE ROAD, 25 FEET WEST OF SOUTH 1/4
POST SECTION 14, AND IN FRONT OF
BUILDING #42500 11 MILE ROAD.

FLOODPLAIN:
By graphical plotting, the subject parcel is in "A" areas determined to be outside of the 0.2% annual chance floodplain. (Zone X) per FEMA Flood Insurance Rate Map Numbers 26125C-0260F & 0277F, Effective September 29, 2006.

SIGN LEGEND:
"BARRIER FREE PARKING" SIGN 18 EA.
"VAN ACCESSIBLE" SIGN 5 EA.
"CROSSWALK" SIGN 12 EA.
"STOP" SIGN 2 EA.
"NO LEFT TURN" SIGN 5 EA.
ALL TRAFFIC SIGNAGE SHALL COMPLY WITH CURRENT MUTCD STANDARDS, REFER TO SHEET C-7.0 FOR SIGN DETAILS.

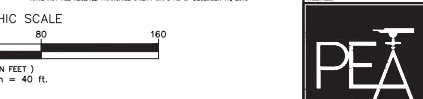
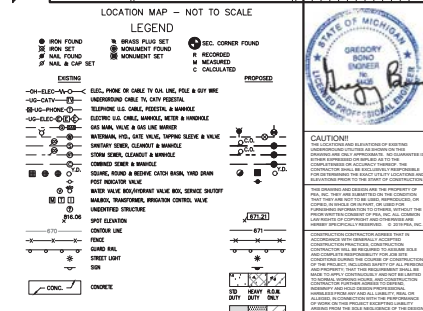
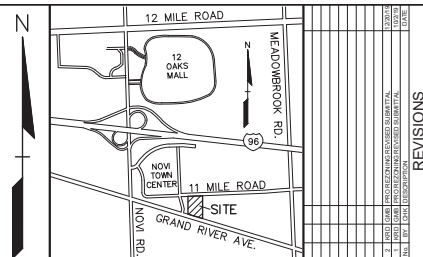
SIDEWALK RAMP LEGEND:
SIDEWALK RAMP "TYPE R" 1
SIDEWALK RAMP "TYPE F" 1
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

LOADING CALCULATIONS:
LOADING AREA: REQUIRED: 1,295 SF, PROVIDED: 1,320 SF
A1: 1,295 SF, 475 SF
A2: 650 SF, 644 SF
C: 2,000 SF, 1,300 SF
VARIANCE REQUESTED

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT EXISTING UTILITIES AND STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
6. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE WITH THE EXCEPTION OF THE BARRIER FREE PARKING SPACES.
7. PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SPACES. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ADJUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
8. SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MINIMUM MOUNTING HEIGHT OF 7 FEET.

CITY OF NOVI FIRE DEPARTMENT NOTES:
1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS AND BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE REINSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

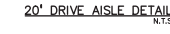
NOT FOR CONSTRUCTION



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
T: 248.689.9090
F: 248.689.1044
www.peainc.com

ROBERT B. AKENS & ASSOCIATES, LLC
360 COLLEGE AVE., SUITE 200
BIRMINGHAM, AL 35203
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PART OF THE 1/2 OF THE NW 1/4 OF SECTION 23, T.1N., R.8E.
DIMENSION AND PAVING PLAN - PHASE 1B
SAKURA NOVI
DATE: 06/27/2019
SCALE: 1" = 40'
DRAWING NUMBER: C-2.2

REVISIONS
1. NOVI TOWN CENTER INVESTORS LLC
2. NOVI TOWN CENTER INVESTORS LLC
3. NOVI TOWN CENTER INVESTORS LLC
4. NOVI TOWN CENTER INVESTORS LLC
5. NOVI TOWN CENTER INVESTORS LLC
6. NOVI TOWN CENTER INVESTORS LLC
7. NOVI TOWN CENTER INVESTORS LLC
8. NOVI TOWN CENTER INVESTORS LLC
9. NOVI TOWN CENTER INVESTORS LLC
10. NOVI TOWN CENTER INVESTORS LLC



1 STORY
BRICK

BM #1431
"X" ON NORTH RIM OF SANITARY MANHOLE LOCATED 25 FEET
NORTH BACK OF CURB OF 11 MILE ROAD, 25 FEET WEST OF
SOUTH 1/4 POST SECTION 14, AND IN FRONT OF BUILDING
#42500 11 MILE ROAD.

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, described as: Beginning at a point distant North 89 degrees 00 minutes East, 99.53 feet from the North 1/4 corner of Section 23, thence North 89 degrees 00 minutes East, 165.14 feet; thence South 0 degrees 44 minutes 20 seconds East, 527.55 feet; thence South 89 degrees 00 minutes West, 165.14 feet; thence North 0 degrees 44 minutes 20 seconds West, 527.55 feet

C-2.1

C-2.1



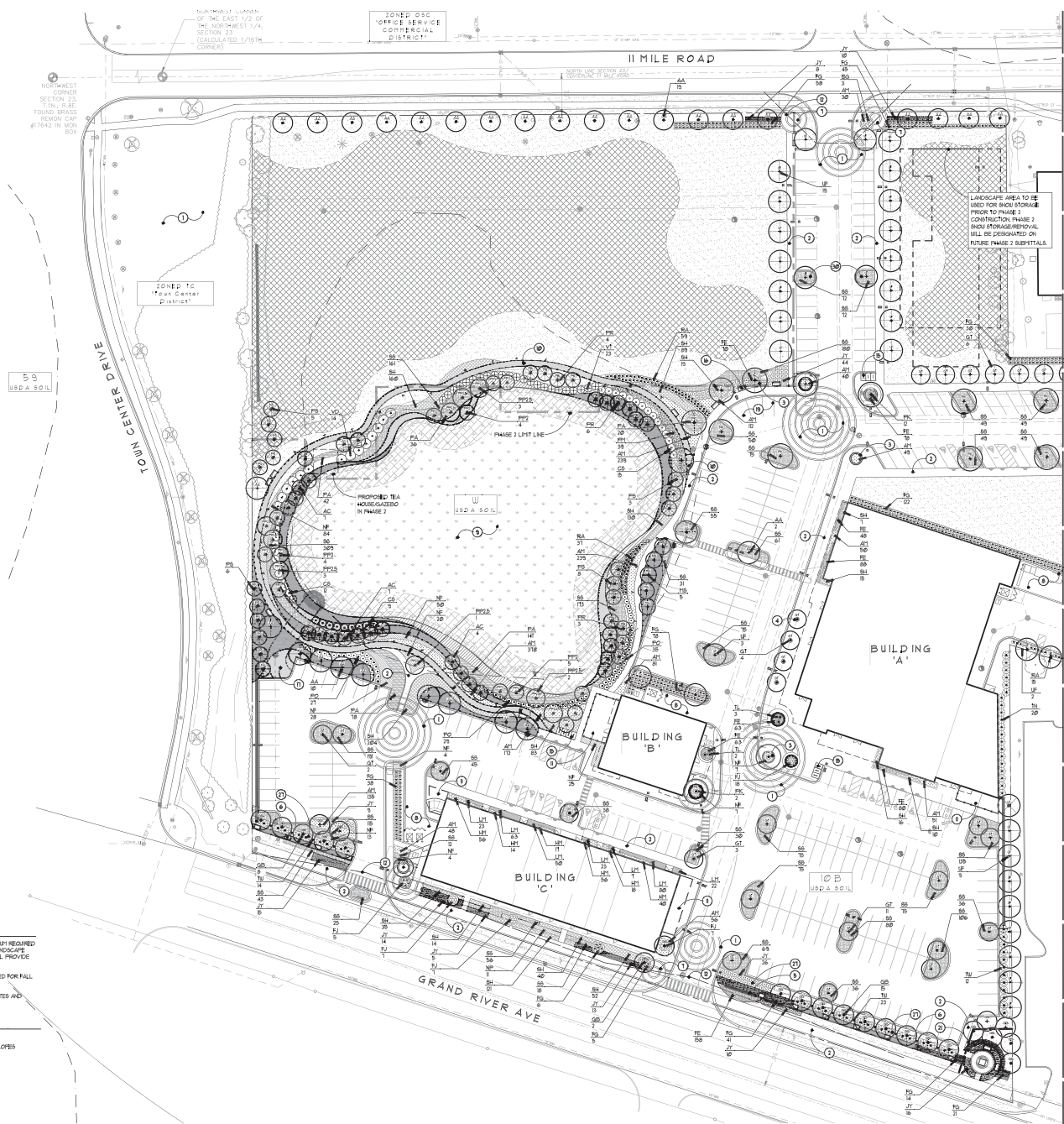
- FLOODPLAIN:**
By graphical plotting, the subject parcel is in "Areas determined to be outside of the 0.2% annual chance floodplain. (Zone X)" per FEMA Flood Insurance Rate Map Numbers 26125C-0626F & 0627F, Effective September 29, 2006.

CITY OF NOVI FIRE DEPARTMENT NOTES:

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TON ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
2. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
3. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

DRAWING NUMBER:
C-2 3

NOT FOR CONSTRUCTION



Landscape Planting Legend:

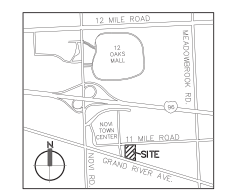
- PLANT TAG - REFER TO PLANT LIST FOR SPECIFICATION AND QUANTITIES ON L404
- GREENBELT CANOPY STREET TREES - SEE LANDSCAPE ORNAMENT PLANS
- ROW / GREENBELT / SUB-CANOPY STREET TREES - SEE LANDSCAPE ORNAMENT PLANS
- INTERIOR STREET TREES - SEE LANDSCAPE ORNAMENT PLANS
- PARKING LOT INTERIOR TREES - SEE LANDSCAPE ORNAMENT PLANS
- PARKING LOT PERIMETER TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNAMENT PLANS
- RESIDENTIAL BUILDING INT TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNAMENT PLANS
- WOODLAND REPLACEMENT TREES - SEE WOODLAND REPLACEMENT PLANS
- ADDITIONAL IDENTITY TREES
- FOUNDATION TREES
- RELOCATED GREENBELT TREES
- EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION
- ROCCED LAWN
- PEACOCK LAWN - TYPE 'A' ON 2" TOPSOIL
- STORMWATER SEED MIXTURE TYPE 'B' ON 2" TOPSOIL
- EMERGENT WETLAND SEED MIXTURE TYPE 'C' - SEED TO EXISTING WATER LINE AT TIME OF CONSTRUCTION
- BIKE RACKS - SEE TYP. DETAIL
- BENCH - SEE TYP. DETAIL
- 4" DEPTH DECORATIVE STONE MULCH TYPE 'A' OVER NON-SOFTEN FILTER FABRIC
- 4" DEPTH DECORATIVE STONE MULCH TYPE 'B' OVER NON-SOFTEN FILTER FABRIC
- CROSSWALK
- RETAINING WALL - REFER TO CIVIL DOCUMENTATION
- LIGHT POLES - REFER TO LIGHTING PLAN
- LIGHT BOLLARDS - REFER TO LIGHTING PLAN
- PAVING BOARDS REFER TO DETAIL

Note Key:

- HEAVY DUTY COLORED CONCRETE ACCENT PAVING, TYP. - REFER TO DETAIL AND CIVIL PLANS
- CONCRETE WALK, TYP.
- UNGRADED PLANTINGS WITH ORNAMENTAL TREES OR PLANTINGS - REFER TO DETAILS
- STREET TREES IN TREE GRATES
- SAKURA NOV IDENTIFICATION SIGNAGE - REFER TO ARCHITECTURAL PLANS
- MAINTENANCE TREES WITH ORNAMENTAL TREES - REFER TO ARCHITECTURAL PLANS
- PERIMETER PLAZA WITH COLORED CONCRETE ACCENT PAVING AND ORNAMENTAL PLANTINGS
- SERVICE/LOADING AREA WITH PLANTING SCREEN
- DETENTION POND / WATER FEATURE WITH AERATING PLANTINGS
- 4" DEPTH DECORATIVE STONE MULCH
- OUTDOOR DINING
- SIGHT VISION TRIANGLE
- TERRACE OVERLOOK
- RESIDENTIAL IDENTIFICATION SIGNAGE
- BIKE RACK, TYP. - REFER TO DETAIL
- BENCH, TYP. - REFER TO DETAIL
- STORY BARN MAINTENANCE ACCESS ROUTE - REFER TO CIVIL DRAWINGS
- OPEN LAWN GATE AREA
- RIDE SHARING PICK UP / DROP OFF AREA
- ORNAMENTAL POOL GATE
- EASEMENT FOR CITY GATEWAY FEATURE
- DETENTION BASIN - REFER TO CIVIL DRAWINGS
- HEDGE TO BE MAINTAINED AT 6' HT. - REFER TO DETAIL
- HEDGE TO BE MAINTAINED AT 6' HT. - REFER TO DETAIL
- OWNER WILL OBTAIN EASEMENT FROM ADJACENT PROPERTY OWNER TO PLANT AND MAINTAIN PERIMETER PARKING LOT TREES NEAR PROPERTY LINE
- OWNER WILL COORDINATE LOCATION OF PERIMETER PARKING LOT TREES WITH ADJACENT PROPERTY OWNER
- PARKING LOT SCREENING HEDGE TO BE MAINTAINED AT 3' HT.
- RELOCATE EXISTING GREENBELT TREES TO ROAD
- SHOW STORAGE
- STRUCTURAL SOIL TO BE INSTALLED WHERE REQUIRED PLANTING SPACE IS INSUFFICIENT



SCALE: 1"=40'



Key Map
Scale: 1/4"=100'



Owner/Developer:
Robert B. Aikens & Associates, LLC.
350 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009 ph: 248-263-1071

**GRISSIM
METZ
ANDRIESE**
Associates

Landscape Architect
311 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Prepared by:
Sakura Novi
Novi, Michigan

Sheet:
Landscape Planting Plan - Phase 1

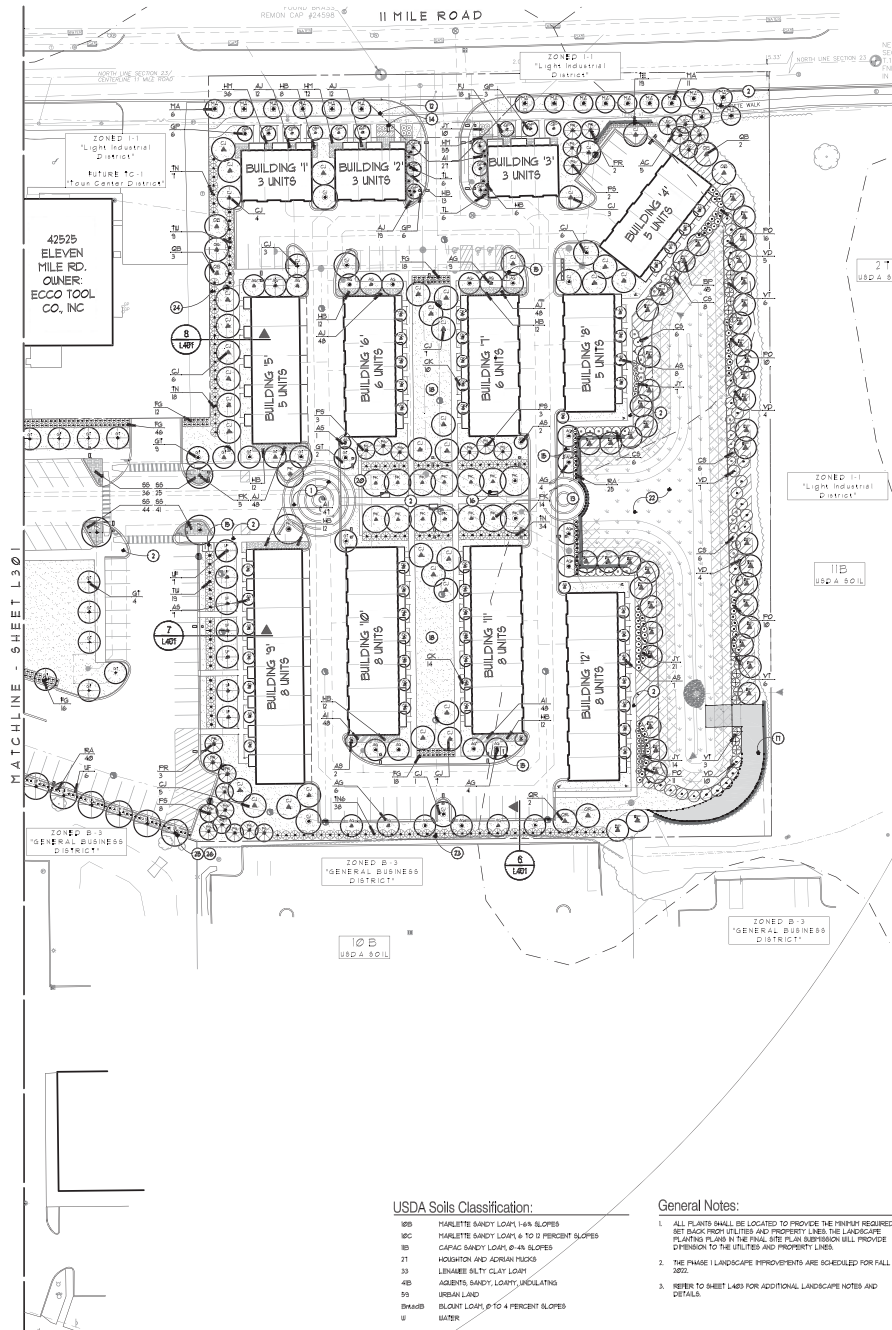
Job Number: AD-191
Date: 05/05/20
Sheet: 56
Scale: 1"=40'

Date: 05/28/2019
10/02/2019
12/20/2019

Revised for:
Preliminary Site Plan Submission
PRO Revision Revised Submittal
PRO Revision Revised Submittal

Sheet Number:
L301
© Grissim-Metz-Andriese Associates, 2019

- General Notes:**
- ALL PLANTS SHALL BE LOCATED TO PROVIDE THE THIRDM REQUIRED SET BACK FROM UTILITIES AND PROPERTY LINES. THE LANDSCAPE PLANTING PLAN IS THE FINAL SITE PLAN SUPERVISION WILL PROVIDE DIRECTION TO THE UTILITIES AND PROPERTY LINES.
 - THE PHASE 1 LANDSCAPE IMPROVEMENTS ARE SCHEDULED FOR FALL 2020.
 - REFER TO SHEET L405 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.
- USDA Soils Classification:**
- 100 MARLETTE SANDY LOAM, 1-6% SLOPES
 - 10C MARLETTE SANDY LOAM, 6 TO 10 PERCENT SLOPES
 - 10B CAPAC SANDY LOAM, 0-4% SLOPES
 - 71 WOODSON AND JORDAN PEDES
 - 33 LEWIS SILTY CLAY LOAM
 - 40B AGENTS, SANDY, LOAMY, UNDEVELOPED
 - 95 URBAN LAND
 - SHADW SLOAM LOAM, 0 TO 4 PERCENT SLOPES
 - U WATER

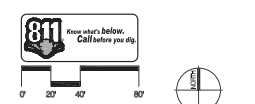


Landscape Planting Legend:

- PLANT TAG - REFER TO PLANT LIST FOR SPECIFICATION AND QUANTITIES ON L404
- GREENBELT CANOPY STREET TREES SEE LANDSCAPE ORNANCE PLANS
- ROW / GREENBELT SIDE CANOPY STREET TREES SEE LANDSCAPE ORNANCE PLANS
- INTERIOR STREET TREES SEE LANDSCAPE ORNANCE PLANS
- PARKING LOT INTERIOR TREES SEE LANDSCAPE ORNANCE PLANS
- PARKING LOT PERIMETER TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNANCE PLANS
- RESIDENTIAL BUILDING INT TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNANCE PLANS
- WOODLAND REPLACEMENT TREES SEE SOOGLAND REPLACEMENT PLANS
- ADDITIONAL IDENTITY TREES
- FOUNDATION TREE
- RELOCATED GREENBELT TREES
- EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION
- ROCKED LAWN
- PEACOCK LAWN - TYPE 'A' ON 2" TOPSOIL
- STONEWATER SEED MIXTURE TYPE 'B' ON 2" TOPSOIL
- EMERGENCY WEED MIXTURE TYPE 'C' - SEED TO EXISTING MAINLINE AT TIME OF CONSTRUCTION
- BIKE RACKS - SEE TYP. DETAIL
- BENCH - SEE TYP. DETAIL
- 4" DEPTH DECORATIVE STONE FILL TYPE 'A' OVER NON-SODEN FILTER FABRIC
- 4" DEPTH DECORATIVE STONE FILL TYPE 'B' OVER NON-SODEN FILTER FABRIC
- CROSSWALK
- RETAINING WALL - REFER TO CIVIL DOCUMENTATION
- LIGHT POLES - REFER TO LIGHTING PLAN
- LIGHT BOLLARDS - REFER TO LIGHTING PLAN
- MAIL BOXES REFER TO DETAIL

Note Key:

- HEAVY DUTY COLORED CONCRETE ACCENT PAVING, TYP. - REFER TO DETAIL AND CIVIL PLANS
- CONCRETE WALK, TYP.
- IN-GROUND PLANTERS WITH ORNAMENTAL TREES OR PLANTINGS - REFER TO DETAILS
- STREET TREES IN TREE GRATES
- BARBER SHOP IDENTIFICATION SIGNAGE - REFER TO ARCHITECTURAL PLANS
- MASONRY FENCES WITH ORNAMENTAL FENCING - REFER TO ARCHITECTURAL PLANS
- PEDESTRIAN PLAZA WITH COLORED CONCRETE ACCENT PAVING AND ORNAMENTAL PLANTINGS
- SERVICE/LOADING AREA WITH PLANTING SCREEN
- DETENTION POND / WATER FEATURE WITH AERATING FOUNTAINS
- 4" WIDE DECORATIVE STONE WALKWAY
- OUTDOOR DINING
- SIGHT VISION TRIANGLE
- TERRACE OVERLOOK
- RESIDENTIAL IDENTIFICATION PORCH SIGN
- BIKE RACK, TYP. - REFER TO DETAIL
- BENCH, TYP. - REFER TO DETAIL
- STONE BARN MAINTENANCE ACCESS ROUTE - REFER TO CIVIL DRAWINGS
- OPEN LAWN GAME AREA
- RIDE SHARING PICK UP / DROP OFF AREA
- ORNAMENTAL TROOP GATE
- EASEMENT FOR CITY GATEWAY FEATURE
- DETENTION BASIN - REFER TO CIVIL DRAWINGS
- HEDGE TO BE MAINTAINED AT 6' HT. - REFER TO DETAIL
- HEDGE TO BE MAINTAINED AT 3' HT. - REFER TO DETAIL
- OWNER WILL OBTAIN EASEMENT FROM ADJACENT PROPERTY OWNER TO PLANT AND MAINTAIN PERIMETER PARKING LOT TREES NEAR PROPERTY LINE
- OWNER WILL COORDINATE LOCATION OF PERIMETER PARKING LOT TREES WITH ADJACENT PROPERTY OWNER
- PARKING LOT SCREENING HEDGE TO BE MAINTAINED AT 3' HT.
- RELOCATE EXISTING GREENBELT TREES TO ROW
- SNOW STORAGE
- STRUCTURAL SOIL TO BE INSTALLED WHERE REQUIRED PLANTING SPACE IS INSUFFICIENT



Key Map
Scale: 1/4"=1 Mile



Owner/Developer:
Robert B. Aikens & Associates, LLC.
350 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009 ph: 248-263-1071

**GRISSIM
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ANDRIESE**
Associates

Landscape Architecture
311 East Cady Street
Northville, MI 48167
Ph: 248-347-7010

Project:
Sakura Novi
Novi, Michigan

Sheet:
Landscape Planting Plan - Phase 1

Job Number: AD-191
Drawn: NS/ES/SE
Checked: SE
Scale: 1"=40'

Date: 05.28.2019
10.02.2019
12.20.2019
Revised for: Preliminary Site Plan Submission
PRO Revisions Revised Submission
PRO Revisions Revised Submission

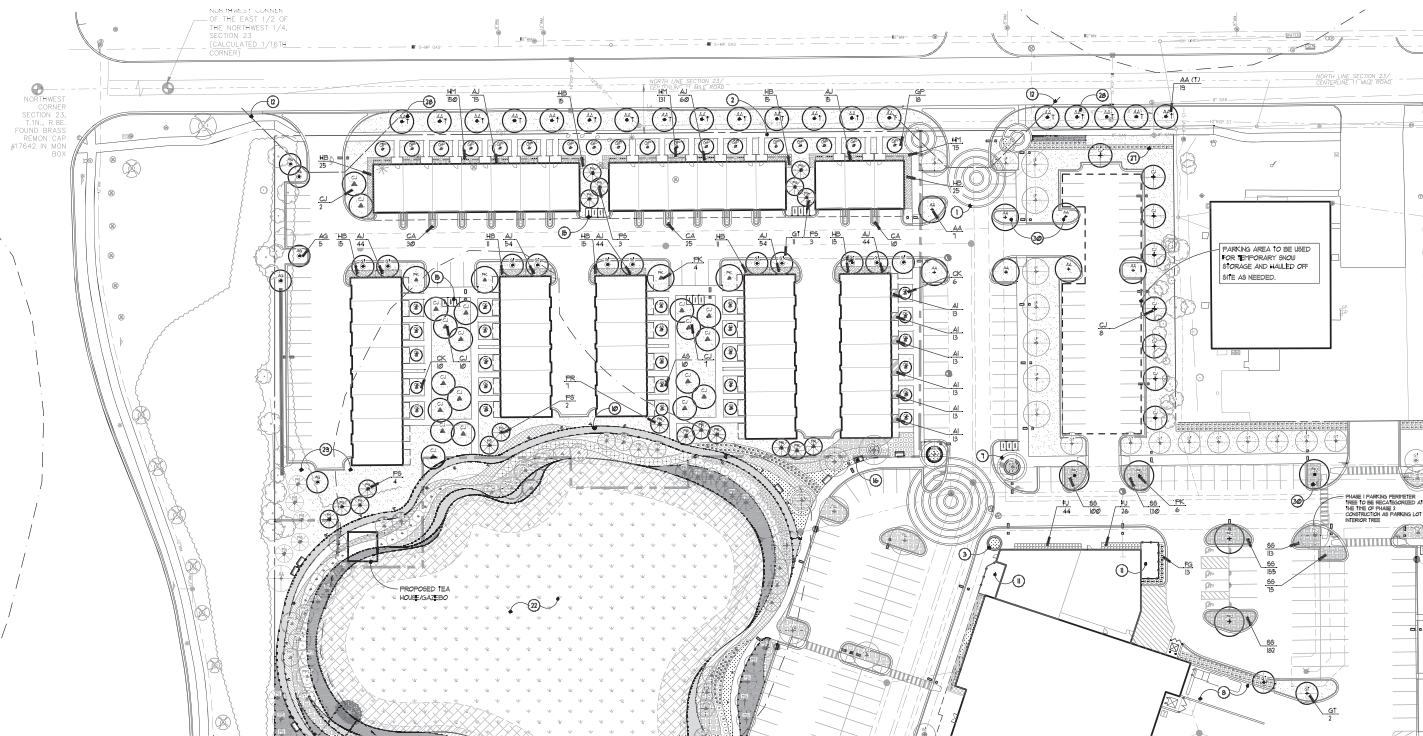
Sheet Number:
L302
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USDA Soils Classification:

- 10B MARLETTE SANDY LOAM 1-4% SLOPES
- 10C MARLETTE SANDY LOAM 6 TO 10 PERCENT SLOPES
- 10D CAPAC SANDY LOAM 0-4% SLOPES
- 21 HOUGHTON AND ADRIAN CLAYS
- 33 LENOIR SILTY CLAY LOAM
- 4B AGENTS SANDY, LOAMY, UNCONSOLIDATED
- 5S URBAN LAND
- 8Xa6S BLUANT LOAM 0 TO 4 PERCENT SLOPES
- U WATER

General Notes:

- ALL PLANTS SHALL BE LOCATED TO PROVIDE THE PERIMETER REQUIRED SET BACK FROM UTILITIES AND PROPERTY LINES. LANDSCAPE PLANTING PLANS IN THE FINAL SITE PLAN SUBMISSION WILL PROVIDE DIMENSIONS TO THE UTILITIES AND PROPERTY LINES.
- THE PHASE 1 LANDSCAPE IMPROVEMENTS ARE SCHEDULED FOR FALL 2022.
- REFER TO SHEET L403 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.



Landscape Planting Legend:

- PLANT TAG - REFER TO PLANT LIST FOR SPECIFICATION AND QUANTITIES ON L404
- GREENBELT CANOPY STREET TREES - SEE LANDSCAPE ORNANCE PLANS
- ROCKY GREENBELT SUB-CANOPY STREET TREES - SEE LANDSCAPE ORNANCE PLANS
- INTERIOR STREET TREES - SEE LANDSCAPE ORNANCE PLANS
- PARKING LOT INTERIOR TREES - SEE LANDSCAPE ORNANCE PLANS
- PARKING LOT PERIMETER TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNANCE PLANS
- RESIDENTIAL BUILDING INT TREES - DECIDUOUS AND EVERGREEN - SEE LANDSCAPE ORNANCE PLANS
- WOODLAND REPLACEMENT TREES - SEE WOODLAND REPLACEMENT PLAN
- ADDITIONAL IDENTITY TREE
- FOUNDATION TREE
- RELOCATED GREENBELT TREES
- EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION
- ROCKED LAWN
- PEASOIL LAWN - TYPE 'A' ON 2" TOPSOIL
- STORMWATER SEED HYDRATE TYPE 'B' ON 2" TOPSOIL
- SPERMATOPHYTES SEED HYDRATE TYPE 'C' - SEED TO EXISTING WATER LINE AT TIME OF CONSTRUCTION
- BIKE RACKS - SEE TYP. DETAIL
- BENCH - SEE TYP. DETAIL
- 4" DEPTH DECORATIVE STONE MULCH TYPE 'A' OVER NON-SEDIMENT FILTER FABRIC
- 4" DEPTH DECORATIVE STONE MULCH TYPE 'B' OVER NON-SEDIMENT FILTER FABRIC
- CROSSWALK
- RETAINING WALL - REFER TO CIVIL DOCUMENTATION
- LIGHT POLES - REFER TO LIGHTING PLAN
- LIGHT BOLLARDS - REFER TO LIGHTING PLAN
- MAIL BOXES REFER TO DETAIL

Note Key:

- 1 HEAVY DUTY COLORED CONCRETE ACCENT PAVING, TYP. - REFER TO DETAIL AND CIVIL PLANS
- 2 CONCRETE WALK, TYP.
- 3 IN GRASSY PLANTINGS WITH ORNAMENTAL TREES OR PLANTINGS - REFER TO DETAILS
- 4 STREET TREES IN TREE GRATES
- 5 SAKURA NOV IDENTIFICATION SIGNAGE - REFER TO ARCHITECTURAL PLANS
- 6 MASONRY FENCES WITH ORNAMENTAL FENCES - REFER TO ARCHITECTURAL PLANS
- 7 FREEDMAN PLAZA WITH COLORED CONCRETE ACCENT PAVING AND ORNAMENTAL PLANTINGS
- 8 TERRACE/LOADING AREA WITH PLANTING SCREEN
- 9 DETENTION POND / WATER FEATURE WITH AERATING FOUNTAINS
- 10 4" WIDE DECORATIVE STONE WALKWAY
- 11 OUTDOOR DINING
- 12 SIGHT VISION TRIANGLE
- 13 TERRACE OVERLOOK
- 14 RESIDENTIAL IDENTIFICATION SIGNAGE - REFER TO ARCHITECTURAL PLANS
- 15 BIKE RACK, TYP. - REFER TO DETAIL
- 16 BENCH, TYP. - REFER TO DETAIL
- 17 STORM DRAIN MAINTENANCE ACCESS ROUTE - REFER TO CIVIL DRAWINGS
- 18 OPEN LAWN GAZE AREA
- 19 RIDE SHARING PICK UP / DROP OFF AREA
- 20 ORNAMENTAL FOUNTAIN
- 21 BARBENT FOR CITY GATEWAY FEATURE
- 22 DETENTION BASIN - REFER TO CIVIL DRAWINGS
- 23 ARCADE TO BE MAINTAINED AT 4' Ht. - REFER TO DETAIL
- 24 ARCADE TO BE MAINTAINED AT 5' Ht. - REFER TO DETAIL
- 25 OWNER WILL OBTAIN EASEMENT FROM ADJACENT PROPERTY OWNER TO PLANT AND MAINTAIN PERIMETER PARKING LOT TREES NEAR PROPERTY LINE
- 26 OWNER WILL COORDINATE LOCATION OF PERIMETER PARKING LOT TREES WITH ADJACENT PROPERTY OWNER
- 27 PARKING LOT SCREENING HEDGE TO BE MAINTAINED AT 3' Ht.
- 28 RELOCATE EXISTING GREENBELT TREES TO ROAD
- 29 SNOW STORAGE
- 30 STRUCTURAL SOIL TO BE INSTALLED WHERE REQUIRED PLANTING SPACE IS INSUFFICIENT



SCALE: 1"=40'



Key Map
Scale: 1/8"=100'



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Project:
Sakura Novi
New, Michigan

Sheet:
Landscape Planting Plan - Phase 2

Job Number: **A01-191**
Drawn: **MS/ES/SE**
Checked: **SG**
Scale: **1"=40'**

Date: **05.28.2019** Issued for: **Preliminary Site Plan Submission**
10.02.2019 **PRO Revising Revised Submittal**
12.20.2019 **PRO Revising Revised Submittal**

Sheet Number:
L303
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USDA Soils Classification:

- 18B CHARLETTIE SANDY LOAM 1-4% SLOPES
- 18C CHARLETTIE SANDY LOAM 6 TO 10 PERCENT SLOPES
- 18D CAPRIC SANDY LOAM 0-4% SLOPES
- 21 HOUGHTON AND ARLAN MUCKS
- 33 LENAHEE SILTY CLAY LOAM
- 43B ARDENT SANDY, LOAMY, UNCLAYING
- 55 URBAN LAND
- 58A6B BLOUNT LOAM 0 TO 4 PERCENT SLOPES
- U WATER

General Notes:

1. ALL PLANTS SHALL BE LOCATED TO PROVIDE THE MINIMUM REQUIRED SET BACK FROM UTILITIES AND PROPERTY LINES. THE LANDSCAPE PLANTING PLANS IN THE FINAL SITE PLAN SUBMISSION WILL PROVIDE DIMENSIONS TO THE UTILITIES AND PROPERTY LINES.
2. THE LANDSCAPE IMPROVEMENTS ARE SCHEDULED FOR SPRING 2021.
3. REFER TO SHEET L-403 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.
4. PHASE 3 LANDSCAPE IMPROVEMENTS TO BE INSTALLED IN FALL 2020.

UPDATED MEMOS
PLANNING
WETLAND

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER *LAB*
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JZ19-31 SAKURA NOVI UPDATE
DATE: FEBRUARY 7, 2020

The purpose of this memo is to provide an update regarding JZ19-31 Sakura Novi, which was discussed and postponed at the January 15, 2020 Planning Commission meeting. The applicant has worked with staff to reduce or eliminate the deviations that were previously not supported by staff, and continued their efforts to identify enhancements to benefit the greater public.

The applicant, Robert B. Aikens & Associates, LLC, is proposing an "Asian-village" concept mixed use development. The project would 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 attached townhome units. The subject property is approximately 16 acres and is located east of Town Center Drive, north of Grand River Avenue and south of 11 Mile Road.

Deviation Requests

At the previous Planning Commission meeting, the applicant was requesting a list of 31 deviations, all but six of which were at least partially supported by staff. Of those six unsupported deviations, the applicant has committed to revising the plans to remove four of them. The remaining landscaping deviation has been reduced sufficiently to gain staff support.

For the remaining deviation, which would allow wetland mitigation to be achieved through the purchase of credits in an EGLE-approved mitigation bank, the applicant has provided the additional information requested. See the letter from Atwell, the applicant's wetland consultant, in the applicant response materials in this packet. ECT, the City's wetland consultant, has also provided a follow-up memo in response. Ultimately, we feel that this issue requires the Planning Commission and City Council to weigh in to determine whether this departure from the "no net loss within the city" policy will be allowed in this instance. As outlined in Atwell's letter, there are clear benefits that an EGLE-approved wetland bank can provide on a regional and statewide scale. However, the loss of wetland areas within the City may set a new precedent.

PRO Public Benefits

The applicant has revised and refined 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.
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 (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 1B residential area, overlooking the eastern detention basin.
8. Partnership with the Novi Public Library to provide a "Free Little Library" type facility within the One World Market vestibule with a collection to include Japanese language material and cook-books featuring Asian cuisine.
9. Establishment of a Community Room (approximately 400 square feet), within the mezzanine level of One World Market.

Staff Recommendation

Staff has reviewed the applicant's response letter and is in support of the project moving forward. Although the list of deviations requested by the applicant is lengthy, staff generally believes they are justified given the constraints of the site and the desire to create a unique community gathering point around the pond. The applicant has been diligent in working with staff to remove or reduce the scale of the unsupported deviations. The list of public benefits has been improved to a point that we think will enhance the project as well as the surrounding area with greater pedestrian connectivity, creative and cultural amenities, and active and passive recreational opportunities.

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

(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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 8, 2020

Planning Review

Sakura Way PRO

JZ 19-31 with Rezoning 18.732

PETITIONER

Sakura Novi, LLC

REVIEW TYPE

2nd 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	December 20, 2019	

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 first phase of the development proposes a Japanese grocery and food hall concept as the central tenant and anchor. Two additional buildings would contain additional Asian restaurants and retail spaces. Sixty-eight multifamily residential rental units in attached townhome buildings would be located on the eastern portion of the site with access to Eleven Mile Road. For clarity, we refer throughout our review to the commercial portion as Phase 1A and the residential portion as Phase 1B. 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.

The 2nd revised PRO Concept Plan and narrative eliminates the Phase 2 options contained in the previous plan. Phase 2 is proposed to be developed with 50 townhome units matching the form

and style of those proposed for Phase 1B, and a 4,500 square foot restaurant. The plan also includes some on-street parking along 11 Mile Road.

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	33,210 sf	2 story	Retail, restaurant
Building B	4,505 sf	1 story	Restaurant
Building C	13,102 sf	1 story	Restaurant, retail
Phase 1B			
Attached townhomes	68 two-bedroom units	30 ft 8 in (3 story)	Multifamily residential units
Phase 2			
Attached townhomes	50 two-bedroom units	30 ft 8 in (3 story)	Multifamily residential units
2B Restaurant	4,500 sf	1 story	Restaurant

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, 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 it appears the Phase 3 parcels have not been 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 13th, 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.

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

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.

Staff is able to recommend approval for the project, albeit with some remaining items to be addressed before the PRO Agreement is finalized. The same can be said about the overall benefits to the public from this project, many of which—as identified by the applicant—would seem to flow from any redevelopment in the area.

At this point, provided the applicant can reduce or better justify certain deviations, and further provided that the applicant can further define the benefits and conditions to be attached to the project such that project can meet the requirement that the *conditions are more restrictive than might otherwise apply to a development under the existing or proposed zoning classification and the plan provides a significant enhancement to the area that could not otherwise be required of a developer*, staff supports the applicant moving forward. As it stands now, there are many deviations requested but not a substantial public benefit offered.

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 on sheet C-2.8. 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 1B)**
 - 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 1B)
 - 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 overage of siding material on the residential buildings.** See Façade letter for more details. (Phase 1B, Phase 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.** If the 25 on-street parking spaces on the south side of 11 Mile Road are approved, the total number of parking spaces proposed would be 605. 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. The shared parking study did not account for any on-street parking along 11 Mile Road.

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. **In the latest submittal, the applicant provided a list of additional items they were “interested” in pursuing, however they have not committed to them. 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. The applicant has provided a list of 17 remaining deviations with some additional details, as well as justifications. The applicant is asked to continue to revise the list based on staff’s comments provided in this and other review letters. **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.

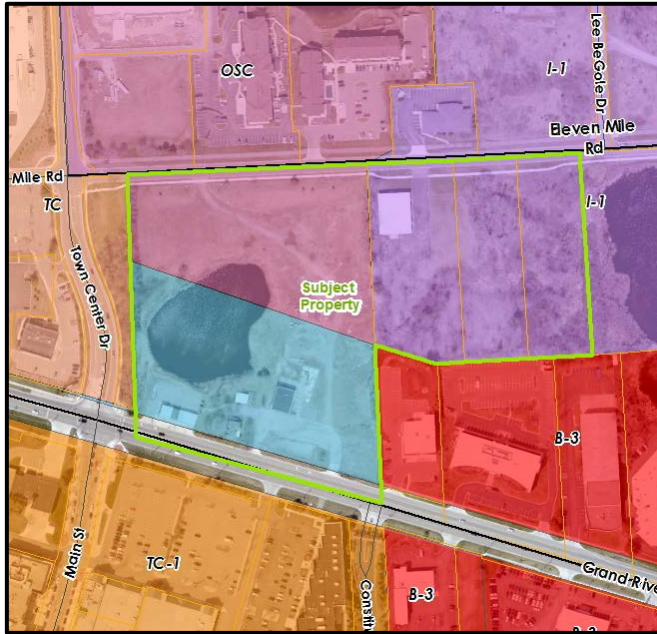
	OS-1, OSC and I-1 Zoning (Existing)	TC-1 (Proposed)
Intent	The OS-1 district is intended for community office uses. The OSC District is intended for large office buildings or office complexes with related commercial retail and service establishments. The I-1 District is intended for research, office and light industrial uses while protecting residential districts from adverse impacts.	The TC-1, Town Center -1 district is designed and intended to promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office, civic and residential uses are permitted.
Principal Permitted Uses	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-	See attached copy of Section 3.1.26.C

	OS-1, OSC and I-1 Zoning (Existing)	TC-1 (Proposed)
	down restaurants as part of an office complex with Special Land Use approval	
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

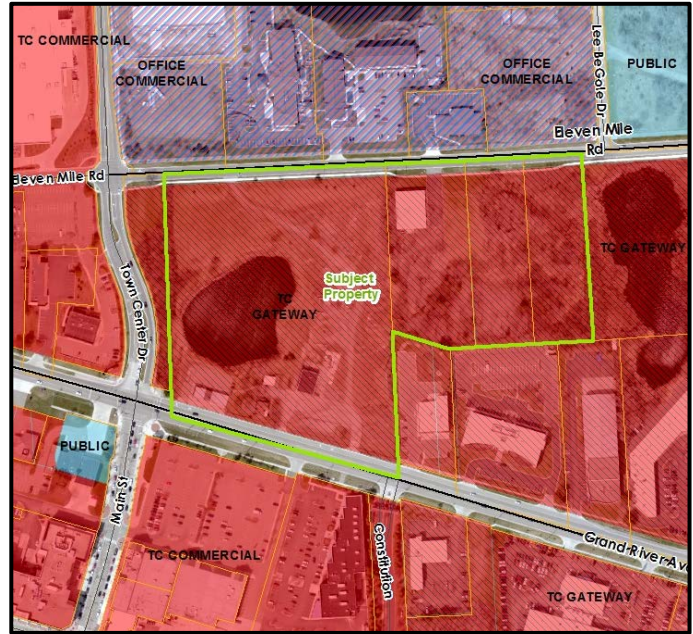
COMPATIBILITY WITH SURROUNDING LAND USE

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

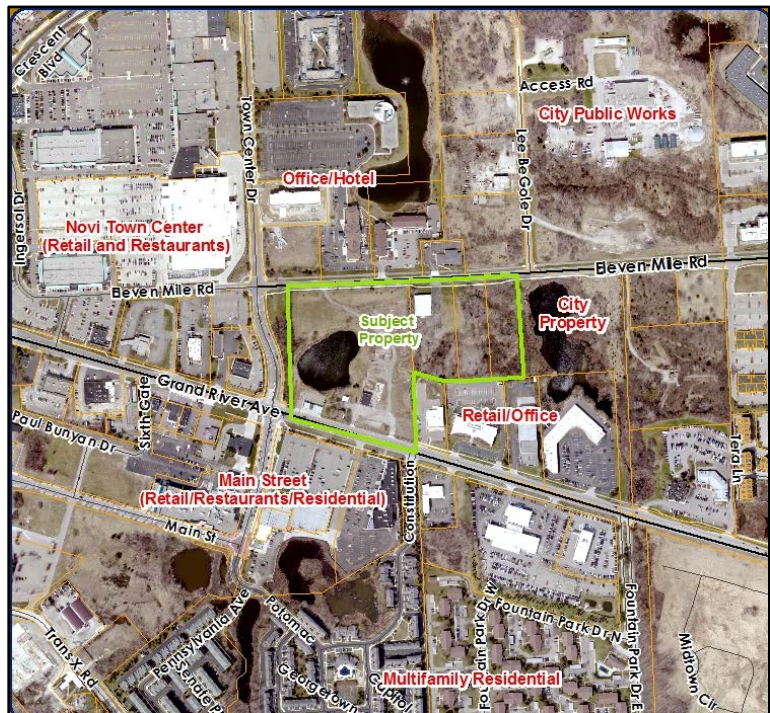


Future Land Use

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 casual, 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 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.



Existing Land Use in the Vicinity

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. For Phase 1, 8 deviations are required, only 4 of which are supported by staff. For Phase 2, from the information provided it appears one deviation is required, however detailed design and

layout may reveal additional waivers may be needed. **Most of the landscape deviations could be reduced through various strategies, including reducing the size of buildings or number of units proposed in order to more closely meet the ordinance requirements. 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.**

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. A Wetland Mitigation Conceptual Plan provided by Atwell, the applicants' consultant, dated December 18, 2019, proposes three mitigation areas to satisfy the City's requirements. **All three areas are located on City property, including 2 areas on the east side of the "lake" area on parcel 22-23-226-042 (adjacent to the Sakura site to the east), and one 1.67 acre area on Department of Public Works complex site on the north side of 11 Mile Road. According to Novi's City administration, the use of the DPW property is not open to consideration as a wetland mitigation site by this developer, and the use of parcel 22-23-226-042 is yet to be determined as viable. While the ordinance prioritizes on-site mitigation, it also permits mitigation to be constructed**

on near-by locations. A less desirable option is for the mitigation to be constructed elsewhere in the city. The City does own properties in the vicinity; however it would be quite unusual to allow a private developer the opportunity to use public property for their own purposes. If the applicant still controls the property formerly submitted as "Phase 3," perhaps they could consider constructing mitigation on that nearby location. Additional comments and concerns are detailed in wetland review letter.



ARCHITECTURAL DESIGN: The elevations submitted for buildings A-C 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, which is supported. The applicant has increased the amount of brick material on the residential buildings in this 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.

It is unclear from the Building A elevation whether the "Custom Mural Panel" is included in the architectural material chart. Staff would a mural a sign, and it is not supported at this time. See more detail in the discussion of sign deviations. **Additional comments and concerns are detailed in Facade 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 has 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-C) maintain cohesive design themes and materials. The residential buildings have similar bold forms with linear patterns while respecting the smaller residential scale. Building elevations for the Phase 2 restaurant building (Building F) has now been provided.**

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. The anchor tenant, One World Market, is an existing business that is looking to expand into a prototype store that will enable them to offer a greater range of specialty foods and products. (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. However further details are needed to evaluate the wetland mitigation plan.**

5. QUALITY AND VARIETY OF HOUSING

- a. Ensure the provision of neighborhood open space within residential developments. **The Phase 1B and 2 townhouse components provide the required usable open space, however there are no amenities such as play structures that would provide active recreation opportunities for children living in the homes. There are open greenscape**

areas that could provide unprogrammed recreational space. However the applicant could consider adding at least one play structure within the development for younger children.

- 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 applicant has submitted a list of conditions that they are seeking to include with the PRO agreement.** This list will continue to evolve as the project review continues:

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 68.
4. The maximum number of dwelling units to be constructed in Phase 2 shall be 50.
5. 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 160. This resultant ratio is approximately 10 units/acre, and will be maintained at no greater than 55% of the permitted number of residential units in a TC-1 district, per section 4.82.2: 16.03 ac x 43560 sf = 698,267 sq ft/800 = 872.8 rooms/ 3 rooms per unit = 290 units x 55% = 160 units
Staff notes this condition appears to be related to the Ecco Tool property, which at this time is not proposed to be redeveloped. Including this condition at this time does not appear necessary or timely, as there are no proposed plans for staff to review to determine whether the additional units could be accommodated on that piece of property, and the PRO Agreement would need to be amended if/when redevelopment of that parcel were proposed. Staff recommends removal of this condition for the time being.
6. 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.

7. Phase 2 non-residential uses shall be no greater than 4,500 square feet of retail/restaurant use. **Staff notes this condition has been changed from the applicant's suggested condition to reflect the current plan proposed.**
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. **Staff notes this condition has been modified from the applicant's suggested condition to reflect a greater range of Ordinance requirements than parking.**
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 landscape easement. Any credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund. **Staff notes this condition has been modified from the applicant's suggested condition to be consistent with the Woodland Review letter information. Updates will be required as discrepancies in the data provided by the applicant are corrected.**
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. **This condition has been modified from the applicant's suggested condition in order allow a limited amount of additional removals to be approved administratively.**
11. Proposed parking for Phases 1 and 2 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 2022.
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. **Staff notes that specific remedies have not yet been identified.**
14. Open space standards have been achieved and will be exceeded as part of Phase 1 site work. A City mandate for this property has been to maintain the existing brownfield retention area on the Anglin parcel as a site amenity. This existing natural feature 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 rezoning parcels. **This condition has been reworded from the applicant's suggested condition.**
15. 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.

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.

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.

The list of deviations has been revised based on staff's comments provided in the previous review letters. See the applicant submittal package for full text of deviations requested and justifications provided. There are 17 remaining deviations, which is a reduction from the previous plan which required 28 deviations.

Summary of deviations requested by the applicant (*in italics*) with staff comments (**in bold**):

1. *Requesting deviation from Section 3.27.1.C for an exterior side yard setback of 10 feet (50 feet required).* **Staff agrees that the adjacent commercial zoning (B-3) is similar to the commercial development proposed along Grand River Avenue in Phase 1. This deviation is supported. (Phase 1A)**
2. *Per section 3.1.26, deviation is requested for reduction of exterior side yard parking setback (10 feet required, up to 5 feet requested) on the western property line with green space area adjacent. (Phase 1A & 2) Deviation is similarly requested for parking setback (10 feet required, up to 5 feet requested) for the commercial parking area behind Building A adjacent to the B-3 zoned parcel to the south. (Phase 1A)*
- ~~3. *Deviation Removed for 3 site entrances on Grand River Avenue*~~
4. *Deviation from section 3.6.2.M requested for reduction to 0' (25' required) Wetland Setback to accommodate remediation process, development of landscaped feature retention basin on western portion of site and for careful integration of on-site detention on far eastern portion of site, abutting city-owned retention/wetland basin. Noted in Wetland Report. (Phase 1A)*
5. *Deviation requested from Section 3.1.26.D for existing front yard parking lot along 11 Mile Road for Ecco Tool shop less than 20 feet from ROW (approximately 15 feet measured).* **Include specific required/proposed measurements on the plan. No parking spaces are shown on the Ecco Tool parcel to the measure distance. Staff would support the deviation as**

an existing condition if it does not conflict with safe traffic movements. It appears the parking lot would need to be restriped anyway, and the width of the existing pavement would only allow parking on one side of the drive aisle. This deviation would not apply to redevelopment of the Ecco Tool parcel. (Phase 1A) The requested information has not yet been provided.

- ~~6. Deviation Removed for paved parking lot on north end of property.~~
- ~~7. Deviation removed. Section 5.5.3.B.ii.f. for reduction in parking setback (10 feet proposed, 20 feet required) for 11 Mile frontage. The deviation could either be for a temporary surface parking lot or a parking structure.~~
- ~~8. Deviation removed. For Phase 2 Maximum Build out scenario, Deviation requested from section 3.27.2.A.ii to allow building frontage less than 150 feet along Eleven Mile Road. Building E is estimated to be approximately 80 feet along Eleven Mile, with the longer side oriented to face the main on site drive aisle.~~
- ~~9. Deviation removed. For Phase 2 Maximum Build out scenario, deviation requested from Section 3.27.1.F. for standardized Open Space requirements.~~
- ~~10. Deviation removed for 11 Mile frontage building setbacks.~~
11. Pertaining to the Residential component of Phase 1, Deviation requested for parking setback of 6.1 feet (20 feet required) in the Northeast corner of the project along Eleven Mile Road, adjacent to Residential building 3. (Phase 1B) The applicant should clarify whether the proposed retaining wall adjacent to the parking area will be high enough to partially screen the vehicles parked in this location. There are only 5 parking spaces proposed, and they are oriented at an angle to the street, so only two of the spaces will be within 20 feet of the ROW.
- ~~12. Deviation removed from Non-Motorized Plan for 6 foot sidewalk proposed along Eleven Mile Road, a non-residential collector. See deviation #22.~~
13. Deviation from Section 5.15 and 3.27.1.G. requested for façade materials exceptions included as part of the submittal. Materials boards have been provided. See PRO plan Elevations and design statement from the project architects. See Façade review letter for detailed comments. On the Phase 1 commercial buildings, Section 9 façade waivers are needed for: 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 by Staff. On the residential buildings, the percentage of brick has been increased since the previous review and the Vinyl siding has been changed to Cement Fiber siding. A Section 9 Waiver would be supported by staff. (Phase 1A and 1B, Phase 2 Residential)
14. Deviation requested from Section 3.27.1.H. and/or Section 5.4 for loading/unloading spaces not located in the rear yard, and for deficiencies in size of loading area required. Screening will be provided for all trash/loading areas not facing a directly adjacent loading area. (Phase 1A and 2B) The applicant has not recalculated the loading areas to exclude the dumpsters, and has not provided the area of the loading area for Phase 2B.
15. Deviation requested from Section 3.27.2.B to allow the proposed specialty market and food hall, with a total of 30,000 sf on two levels, identified on the plans as Building A. Tenant will contain 25,000sf on main level with 3,500sf support office use and 1,500sf overflow seating on mezzanine level. Section 3.27.2.B states "No retail commercial building within the TC-1 district shall exceed 7,500 square feet in gross leasable floor area (GLA)," except under specific circumstances. It appears Building C (13,102 sf) will also require a deviation as it exceeds 7,500 square feet and it not a multi-story building. Building C will contain a mix of retail and restaurant uses. Buildings A & C do not meet the conditions of any of the circumstances stated for exception. Staff supports the deviations as the specialty market and food hall creates an anchor for the Asian village concept and allows an existing Novi business to expand. Building C will be broken up into smaller tenant spaces and continue to build on the Asian dining and retail destination theme. (Phase 1A)

16. ~~Deviation removed for bicycle parking ratio on residential portion of overall project.~~
17. Deviation requested from Section 5.7.3.K for site illumination level variance for multiple walkway areas, and for TC-1 fixture style selection. Site walkway areas will vary below 0.2 fc minimum standard on natural pathway around the water feature. Site walkway areas in residential portion will vary below 0.2 fc minimum standard. Parking area in residential area will fall below 0.2 fc minimum standard. The lighting plan indicates no lights will be provided in the parking areas in the residential portion of the project. Lighting is required for multifamily residential projects, and should be modified to meet the ordinance as much as possible. (Phase 1B) The lighting levels south of Building C (along Grand River) are difficult to read due to overlapping labels, but it is clear from the chart provided the maximum lighting levels will be significantly exceeded. The ordinance states "maximum lighting will be governed by the 4:1 ratio of average to minimum illumination of the surface being lit." The ratio shown in this area is 36.7:1, with a maximum level of 76.6 fc. Some of the labels do not appear to be illumination levels at all, but long strings of numbers that do not make sense (1.83.80.80.40.4). These occur at several locations on the plans, such as south of Building C, on the south side of the pond, and on the north side of the West/East drive through the site. Please make sure the labels are correct and remove overlapping labels to determine correct levels. Lighting south of Building C should be adjusted to be more in line with the ordinance standards, as exceeding the maximum ratio by 9 would be excessive and could cause light pollution and unsafe driving conditions due to glare and light clutter along Grand River Avenue. We need to balance the desire to create an authentic and unique destination (such as with signage and lighting) with the need to consider the environmental and safety impacts of intense lighting that can create unsafe driving conditions and visual clutter that could lead to distracted driving.
18. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards. The project requires dual-language signage for 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:
 - a. Per section 28-5.c.1.a: allow double the area standards in order to accomplish the dual language signage. Deviation proposes 2.5 square feet per linear foot (1.25 sf/lf allowed) of contiguous public or private street frontage, up to a maximum of 130 square feet proposed (65 sf allowed). This could be 2 separate signs or one, which seems to be indicated on the sign package from the applicant. Sign area is generally indicated in the building elevations, although location could be changed. Staff notes the "mural" shown on the north elevation of Building A would be considered a sign, and is not supported at this time.
 - b. Per section 28-5.c.1.b: 2 signs of equal permitted size are requested for each typical retail/restaurant tenant, as well as most tenants will have pedestrian entrances on 2 facades. Deviation proposes 2.5 square feet per linear foot (1.25 sf/lf allowed) of contiguous public or private street frontage on secondary facades, up to a maximum of 130 square feet (65 sf allowed).
 - c. Per section 28-5.c.1.d: 2 signs of equal permitted size are requested for each project interior retail/restaurant tenant (not fronting public streets), consistent with other project lease space, and permitted sign area needs to be calculated as per 28-5.c.1.a. Deviation would allow 48 square feet of signage (rather than permitted 24 sf), which could be the total of one sign or two signs. 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.
 - d. Per Section 28-5.c.2.b.: signage style and type, as well as materials and illumination standards shall not adhere to the Sign Design and Review Manual for Novi TC-1 District. The standards were developed for, and still reference, a single development project undertaken over 20+ years prior. These standards only apply to the Main

Street Development, so this deviation is not needed.

- e. Per Section 28-5.e.1.a.: an increase of permitted projecting sign area to match primary signage area allotted up to 72 square feet maximum, an increase of 45 square feet total area. **This deviation seems more suited to Section 28-5.e.2, which pertains to upper level projecting signs (while 28-5.e.1 pertains to pedestrian-level projecting signs). The applicant should consider the placement of the projecting signs in mind and what deviations would be needed from the appropriate section.**
19. Deviation requested from City Code Section 28-10.a.3 to allow string lights, exposed luminaire strip lights or neon tubes along building edges or other locations, and from Section 28-10.a.4 to allow animated signs. These elements, video display screens and/or animated LED lighting systems as part of public entertainment feature opportunity, are crucial to an authentic Asian environmental experience. **Additional details are required to be able to evaluate. These elements would seem to be more appropriate under the previous Maximum Density Scenario, but not the current plan which is mostly residential. (Phase 1A) The largely residential nature of the current project also necessitates reducing the intensity of the lighting, rather than increasing it which this deviation seems to propose. Staff believes the nature of this deviation could undercut the City's ability to enforce fundamental aspects of the Sign Ordinance elsewhere. Any specific details or features deemed crucial to the development perhaps should be left to the city's determination (either Zoning Board of Appeals or City Council) after the buildings are constructed and when actual materials/locations/size and a mock-up of the element can be evaluated. Without those specific details, this deviation cannot be supported.**
20. Deviation from Section 5.3.2 to allow a drive lane reduction in residential Phase 1B. The site plan shows drive lanes 20-22 feet in width in several areas of Phase 1B. **The ordinance allows lane widths of 22 feet when no parking spaces are present, and 24 feet when adjacent to 90 degree parking spaces. Staff is concerned emergency vehicles will have difficulty accessing the site and recommends the applicant revise the plans to meet the minimum standards. (Phase 1B) Applicant has incorrectly indicated that Staff supports this deviation. If the proposed widths will comply with Fire Department requirements for emergency access, Staff will not object to the deviation.**
- ~~21. Deviation removed from Section 3.27.1.C to allow Phase 1 and 2 buildings internal to the site to exceed the maximum setback limit from Grand River Avenue and Eleven Mile Road.~~
22. Deviation from Section 3.27.1.I 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). (Phase 1B, Phase 2)
23. Landscaping 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. (Phase 1B) **This seems to be a reasonable accommodation as the mixed use nature of the project blends commercial and residential uses that would not need significant barriers between existing commercial uses.**
- ~~24. Deviation for buffer between commercial/residential uses: removed as both uses permitted within the TC-1 district.~~
25. Landscaping Deviation from section 5.5.3.A for the absence of a 6 foot high wall between the residential units in Phase 1B and the existing Ecco Tool light industrial use. In lieu of the wall, applicant proposes a 5 foot tall continuous evergreen hedge and densely planted upright canopy trees. (Phase 1B) **The ordinance contains an exception which states "Obscuring landscaped berms and walls are not required to separate identically zoned uses..." However the Ecco Tool property will be a non-conforming use, an industrial use. It is anticipated that the Ecco Tool property will eventually be redeveloped as a conforming use in the TC-1 district. Residents of the townhomes should be protected from unhealthy noise levels, so the applicant will be required to submit a noise impact statement at the time of Preliminary Site Plan approval.**

26. Landscaping deviation from section 5.5.3.C. for deficiency of parking lot interior landscape area, as the total amount of landscaping provided around the pond feature provides a greater amount of contiguous landscaped amenity that benefits the community. (Phase 1A) **Staff does not support the deviation as provided. The applicant is urged to make greater efforts to reduce the parking lot landscaping deviations.**
27. ~~Deviation Removed. Landscape deviation from section 5.5.3.F.ii to allow a deficiency in building foundation plantings and interior roadway canopy tree requirements. The requirement for canopy trees along interior roads excludes driveways, so the area in front of the garages is excluded. The ordinance requirement for 35% of foundation plantings required on the front façade does not apply as stated because the garage side would be considered the rear façade, even though that is the elevation that faces the roadway. This deviation is not required. (Phase 1B)~~
28. Deviation to allow Ecco Tool to continue to operate as a nonconforming use in the TC-1 district until their operations cease. **Staff supports this deviation as it 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.**

Additional Deviations:

See the attached review letters and charts for other possible deviations required. Following is the list of other possible deviations or revisions based on the Planning review of PRO Concept Plan:

- Setbacks** (Sec. 3.27.1.F): Unit boundaries for the proposed Site Condominium are now proposed, shown on sheet C-2.8. As these will be considered legal "parcel" lines, deviations may be required for building and parking setbacks. **The applicant shall provide measurements from all unit boundaries for all parking and building setbacks in order to determine setback deviations using the table below for guidance.**

Commercial Setbacks				
	Required		Proposed	
Unit 1: Building	Front (south): Side (east) : Side (west) : Rear (north):	15 ft min. 50 ft min. 10 ft min. 10 ft min.	Front (south): Side (east) : Side (west) : Rear (north):	
Unit 1: Parking	Front (south): Side (east) : Side (west) : Rear (north):	20 ft from ROW 10 ft 10 ft 10 ft	Front (south): Side (east) : Side (west) : Rear (north):	
Unit 2: Building	Front (south): Side (east) : Side (west) : Rear (north):	15 ft min. 10 ft min. 10 ft min. 10 ft min.	Front (south): Side (east) : Side (west) : Rear (north):	
Unit 2: Parking	Front (south): Side (east) : Side (west) : Rear (north):	20 ft from ROW 10 ft 10 ft 10 ft	Front (south): Side (east) : Side (west) : Rear (north):	
Unit 5: Parking	Front (north): Side (east) : Side (west) : Rear (south):	20 ft from ROW 10 ft min 10 ft min 10 ft min	Front (north): Side (east) : Side (west) : Rear (south):	

Commercial Setbacks				
	Required		Proposed	
Residential Setbacks				
Unit 3: Building	Front (north): Side (east) : Side (west) : Rear (south):	15 ft. min. 15 ft min. 15 ft min. 15 ft min.	Front (north): Side (east) : Side (west) : Rear (south):	
Unit 3: Parking	Front (north): Side (east) : Side (west) : Rear (south):	10 ft from ROW 5 ft 5 ft 5 ft	Front (north): Side (east) : Side (west) : Rear (south):	
Unit 4: Building	Front (north): Side (east) : Side (west) : Rear (south):	15 ft. min. 15 ft min. 15 ft min. 15 ft min.	Front (north): Side (east) : Side (west) : Rear (south):	
Unit 4: Parking	Front (north): Side (east) : Side (west) : Rear (south):	10 ft from ROW 5 ft 5 ft 5 ft	Front (north): Side (east) : Side (west) : Rear (south):	

2. **Phase 1B Building Setbacks** (Sec. 4.82.2.e): Setbacks for residential buildings in the TC-1 district are required to be 15 feet. **There is a provision that allows unenclosed porches to extend 4 feet into the required setback – however it appears that the structure extending into the setback is not an unenclosed porch, but a second floor balcony. This will be an additional deviation to allow an 11 foot setback where 15 feet is required.**
3. Engineering deviation for lack of 25' vegetated buffer around the storm water management pond in the residential use area. **Supported by staff.**
4. Landscaping deviation from Section 5.5.3.C for insufficient parking lot perimeter trees provided. **Not supported by staff.**
5. Landscaping deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along Grand River. **Supported by staff.**
6. Landscaping deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along 11 Mile Road. **Not supported by staff**
7. Landscaping deviation from Section 5.5.3.D. for insufficient building foundation landscaping. **Not supported by staff.**
8. Landscaping deviation from Section 5.5.3.B.ii and iii for not providing buffering berms for multi-family housing between residential buildings and the B-3 property to the south. **Supported by staff.**
9. 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). **Supported by staff.**
10. Landscaping deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees. **Supported by staff** (29% is not supported by staff).
11. The proposed mural on the Building A north elevation was not identified as a deviation by the applicant. The city considers this a sign. Due to its size, staff does not support this as a deviation.

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 amount of ROW proposed to be dedicated along 11 Mile is 0.429 acres (Anglin) and 0.291 acre (eastern area). Along Grand River Avenue, the proposed ROW dedication would be 0.149 acre. The total dedication would be 0.869 acre. **Dedication of land for a public purpose can be considered a public benefit; however some of the area proposed by the applicant to be dedicated may not be sold to the developer by the City for land that it currently controls. For the Anglin parcel, the 50 foot half-width ROW along Grand River and 33 foot half-width of ROW along 11 Mile is excluded from the parcel purchase agreement. Similarly, the City would exclude the 33 foot half-width of ROW from the other parcel it currently owns.**
2. Developer offers an easement at the southeast corner of the proposed development for the City to use as for a Welcome sign. **It is unlikely the City would install a "Welcome to Novi" sign at this location as it is not on the border of the City. If the easement could also be open to other public purposes, such as art, or another amenity for the public this easement may be considered as a public benefit, however the cost may outweigh the benefit if the parameters are not carefully considered. It should be made clear who would be responsible for selecting, commissioning, paying for the piece and maintenance of the area.**
3. Developer offers that the proposed neighborhood-scaled, mixed-use, pedestrian accessible development would be in line with the intent of the 2016 Master Plan. **Staff agrees; however, this generalized effect of redevelopment could also be achieved using a simple rezoning instead of a PRO. As stated above, Section 7.13.2.D.ii.b states that proposed public enhancements should be found to be "unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay." Therefore, this item does not qualify as a public benefit as defined by the ordinance.**

4. Developer indicates that the proposed development complements the 2016 Master Plan vision for a unique, well-designed, mixed-use facility. **Staff agrees, but this seems to be the same as described in item 3 above, and this could also be done using a simple rezoning. As stated, Section 7.13.2.D.ii.b states that proposed public enhancements should be found to be “unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” Therefore, this item does not qualify as a public benefit as defined by the ordinance.**
5. Developer states that growing an important existing Novi retailer (One World Market) would complement the goals and objectives of the 2016 Master Plan. **Again, this growth is a generalized result that could also be accomplished through a traditional rezoning request on the subject property or another location. Section 7.13.2.D.ii.b states that proposed public enhancements should be found to be “unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” Therefore, this item does not qualify as a public benefit as defined by the ordinance.**
6. Sakura Novi, as a unique development would reinforce the vision of the 2014 Town Center Area Study, namely *to create 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.* **Staff believes that the proposal may assist the City in meeting the vision of the 2014 Town Center Study, and rezoning the property is a necessary part of making that happen. The level of specific development details that are required as part of the PRO process will help to ensure the development envisioned matches the plan presented.**
7. Developer indicates that the proposed Sakura Novi, with its unique collection of market, restaurants and retail is anticipated to be an economic engine, generating 170 permanent jobs. **While this statement is a testament to the economic benefits of the anticipated development potential, it could also be achieved with a simple rezoning instead of a PRO. Section 7.13.2.D.ii.b states that proposed public enhancements should be found to be “unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” Therefore, this item does not qualify as a public benefit as defined by the ordinance.**
8. The proposed residences at Sakura Novi will provide smaller footprint, middle-market rate residential rental offerings. The new homes would be a draw to Asian ex-patriot professionals and their families, as well as the large corporations that sponsor many of these families. **Staff agrees that the mixed-use components, of restaurants, retail, residential, and potentially office and hotel uses, meets the intent of the Master Plan and the appeal to the many Asian residents in Novi has been well-framed by the developer; however, again, these are generalized results that could also be achieved with a simple rezoning instead of a PRO. Section 7.13.2.D.ii.b states that proposed public enhancements should be found to be “unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.” Therefore, this item does not qualify as a public benefit as defined by the ordinance.**
9. 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). **While the application does not include specific details, if the intent is to provide public art within the development for the enjoyment of the general public, that could be considered a public benefit that would not otherwise be achieved through conventional rezoning proposals. We appreciate the concept of collaborations and partnerships but the actual outcomes are difficult to measure in real terms.**
10. 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.**

11. Fostering walkability and connectivity within an important corner at the heart of Novi by providing the walking path around the perimeter of the pond, as well as the “tree lined boulevard” and “pocket gardens” leading to the residential common area. **This item is closely linked to item 10. While the walking path around the pond and the common area of the residential portion of Phase 1B are amenities, they are also meeting the requirements for open space of the TC-1 district, which would be expected from any development. What the applicant seems to be proposing is meeting the landscape and open space requirements of the ordinance, and not necessarily an enhancement beyond what would normally be expected.**
12. The walkability of the development can potentially energize other areas in the Town Center core. For example, there is an opportunity to create walkable connectivity to the City-owned lake to the east of the site. **Sidewalks are a requirement of any development, and the sidewalk along 11 Mile to the “lake” to the east is already constructed. “Walkability” is not considered a public benefit as the TC-1 District’s stated intent is to promote a “pedestrian accessible, commercial service district” and requirements of the district further codify pedestrian orientation and design guidelines that create walkable communities. Therefore “walkability” is a requirement of any development in the TC-1 District and is not a unique enhancement of this project.**
13. 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’s façade consultant indicates that the revisions to the proposed commercial building designs more closely comply with the Façade ordinance compared to the previous submittal. The commercial buildings also include architectural features that substantially enhance the overall design quality of the project. There are also landscape, hardscape (such as decorative paving at key intersections), and accessory details, such as the proposed tea house near the pond, that will elevate and carry the theme through the development. Whether these rise to the level of a benefit to the public is a question for further discussion.**
14. The signage package, although it does not meet the ordinance standards, is meant to underscore that Sakura Novi is a cohesive, singular concept, and a regional destination to help the development team assemble an international blend of new and fresh merchant offerings. **The deviations requested for the signage package are significant. Establishing this development as a culturally diverse destination is warranted, and signage could be a way to distinguish this area of the community from other nearby developments. However, Staff believes the sign deviations requires additional details and perhaps should be left to ZBA determination after the buildings are constructed and when actual materials/locations/size can be determined. In any case staff cannot justify this item as a public benefit or enhancement without any details of the actual signage proposed.**

The applicant indicates in their response letter, dated 12/20/19, that they are also “interested in” several other items listed below. However it is unclear if this list of items are being formally offered or if they are only “considering offering” at this time:

- Providing an off-site sidewalk connection (~30 ft) to the plaza on the Northeast corner of Town Center Drive and Grand River Avenue to complete a necessary link from the development to surrounding areas. **This is an enhancement beyond what would be required of a typical development.**

- Modifying 11 Mile Road to provide additional on-street public parking; **The proposed parking would provide spaces beyond those identified as required by the parking study provided, available to the general public.**
- Establishing a partnership with Novi Public Library to provide useful supplemental facilities within the Sakura Novi project for their collections/operations. **Further details would be needed to evaluate this as a benefit to the public. We have confirmed that the applicant has met with the Director of the Library to begin the discussion of what may be appropriate.**
- Establishing 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, capacity and availability, should be a condition of the PRO Agreement to ensure this would be a benefit to the public. This would likely be an enhancement beyond what would be required of a typical development.**
- The Sakura Novi project proposes to facilitate the mitigation for the necessary wetland disturbance for the City's future 60' right-of-way for the planned roadway connection of Crescent Blvd/Lee BeGole Drive from 11 Mile to Grand River. "In conjunction with a portion of the wetland mitigation efforts for the Sakura Novi project, we will facilitate the permitting and construction of wetlands sufficient to accommodate the City's future construction of the roadway...within the existing affected city wetland area." **Additional clarification is needed to determine what the applicant means by "facilitate." Based on the report provided by the applicant's wetland consultant, that portion of the road construction project will require wetland mitigation of 0.3 acre. The applicant has provided a "Mitigation Conceptual Plan" showing three areas of wetland mitigation, all on City-owned properties. Areas A and B (approximately 1.04 acres) are on parcel 22-23-226-042, to the west of where the road is expected to be sited. While there would be a benefit to the public of the applicant constructing the required mitigation for the city, the benefit only partially offsets the benefit gained by the applicant by not having to purchase the land in order to construct a portion of their mitigation. Wetland mitigation credits typically cost over \$100,000 per acre.**
- Mitigation Area C, 1.67 acres, is proposed on parcel 22-14-451-002, south of the City's Department of Public Works facilities. The applicant has been notified that, according to City Administration, this site is not open to consideration as a mitigation site, and alternatives should continue to be explored for the required wetland mitigation.
- Seeking additional ordinance deviations required for the accessory structure heretofore referred to as the "Tea House" to be considered for the retained water feature on the west side of the Anglin parcel. **There are three squares indicated on the plan on the northwest side of the pond that are assumed to be the "Tea House." The dimensions and design of the structure are not provided. The accessory building appears to meet the setback and other requirements as described in Section 4.19 of the Ordinance, based on the limited information provided. If over 200 square feet in size, an accessory building "shall be designed and constructed of materials and architecture compatible with the principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than 6 inches." If offered as a public benefit, the applicant should commit to construction of the Tea House with Phase 1A of the project.**

SUMMARY OF OTHER REVIEWS

1. Engineering Review (dated 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 of Phase 1 and 2.
2. Landscape Review (dated 12.27.2019): **Landscape recommends conditional approval at this time.** There are too many landscape deviations that could be reduced, but have not been, to recommend approval. Refer to review letter for more comments.

3. Wetland Review (dated 1.7.2020): **Wetlands does not recommend approval at this time.** Additional information is required in order to recommend approval of the PRO Concept Plan.
4. Woodland Review (dated 1.6.2020): A City of Novi woodland permit is required for the proposed plan. **Woodlands does not recommend approval at this time.** See review letter for additional comments to be addressed.
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 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.

PLANNING COMMISSION MEETING

Based on the applicant's request and the project schedule, this item will be scheduled for consideration before the Planning Commission to make a recommendation to City Council on January 15, 2020. Please provide the following by **8:00 a.m. on January 10, 2020**. **Staff reserves the right to make additional comments based on additional information received.**

1. 2nd Revised Concept Plan submittal in PDF format.
2. A response letter addressing ALL the comments from ALL the review letters and **a revised request for deviations, and lists of conditions and public benefits as you see fit based on the reviews.**
3. A color rendering of the Site Plan, if any, to be used for presentation purposes.

CITY COUNCIL

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval.

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: January 7, 2020
Review Type: 2nd 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 (adopted July 26, 2017)	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 specialty market and food hall, 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 (Effective Jan. 8, 2015)	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 (Sec 3.1.26.B & C) Sec. 3.1.25.B. - Principal Uses Permitted. Sec. 3.1.25.C. - Special Land Uses Permitted.		Phase 1A: Japanese Market Restaurants Retail	Yes	<i>Permitted Uses if rezoned</i>

Item	Required Code	Proposed	Meets Code	Comments
		Phase 1B & 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 1: 12.75 acres 68 multifamily units (townhomes) in Phase 1B $68 \text{ units}/12.75 \text{ ac} = 5.44 \text{ du/ac}$ $68 + 50 \text{ multifamily units (Townhomes) in Phase 2:}$ Approx: 15 ac net $118 \text{ units}/15 \text{ ac} = 7.87 \text{ du/ac}$	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	Phasing lines shown Phase 1A(South area) Buildings A, B, and C (Market, Retail, Restaurants) 50,977 sf Surface Parking: 323 spaces Pond Amenity Phase 1B (Eastern area) 68 Residential 2-bed townhome units 81 garage spaces + 40 surface spaces = 121 spaces Phase 2A (Northern area) 50 residential 2-bed townhome units 66 garage spaces + 28 surface = 94 parking spaces Phase 2B – Commercial 4,500 sf Restaurant Surface Parking: 68 spaces	Yes?	Phasing Plan (sheet P1.1) indicates 81 garage spaces for Phase 1B, however parking calcs on Sheet C-2.0 show 68 garage spaces. Clarify discrepancy. If 11 Mile on-street parking is to be constructed clarify which phase it will be included in.

Item	Required Code	Proposed	Meets Code	Comments
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 discussion 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?	Refer to Traffic review letter for more comments
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 with more than 150 units - A mixed-use development, staff shall determine 	Mixed-use development, based on the number of different uses. A CIS is provided	Yes	Refer to Planning Review letter for more comments.
Height, bulk, density and area limitations				
Frontage on a Public Street <i>(Sec. 5.12)</i>	Frontage upon a public street.	The site has frontage and access to Grand River Avenue and Eleven Mile.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
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: 2 stories	Yes	
		Building B: 1 story	Yes	
		Building C: 1 story	Yes	
		Building D: 1 story	Yes	Note: Building “D” still appears on the Phasing plan, although the civil sheets include the area within building A
		Phase 2 Restaurant: 1 story	Yes	
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)				
Commercial Portion is subject to TC and TC-1 requirements				
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>				
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.				

Item	Required Code	Proposed	Meets Code	Comments
<p>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.</p> <p>Phase 2 buildings shall consider Eleven Mile Road as “front” should adhere to Non-Residential Collector requirements.</p>				
Commercial Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)				
Front (Grand River and Eleven Mile) See 3.27.1.C for waiver conditions for City Council	<u>Arterials</u> 15 ft. minimum *Setback may be increased where necessary to obtain clear vision area for vehicular traffic.	Bldg A: 217 ft	Yes	
		Bldg B: NA	Yes	
		Bldg C: 15 ft	Yes	
	<u>Non-Residential Collector & Local Streets</u> 0 ft min, 10 ft maximum	Phase 2 Restaurant: Fronts on internal driveway	Yes	
		Ecco Tool (Existing) ~52 feet	No	<u>Existing, to be made non-conforming by rezoning</u>
Side Western property line is considered Interior (TC district adjacent) Eastern property lines considered Exterior (B-3 and I-1 Districts adjacent)	<u>Arterials</u> 10 ft. Minimum Interior 50 ft Exterior	Bldg A: 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	
	<u>Non-Residential Collector & Local Streets</u> 0 ft min, no maximum	Phase 2 Restaurant: NA	NA	
		Ecco Tool (Existing) ~25 feet	Yes	
Rear Western property line is considered Interior (TC district adjacent) Northern property lines considered	<u>Arterials</u> 10 ft. Minimum Interior 50 ft Exterior	Bldg A: NA (north side)	NA	
		Bldg B: NA	NA	
		Bldg C: NA	NA	

Item	Required Code	Proposed	Meets Code	Comments
Exterior (OSC Districts adjacent)	<u>Non-Residential Collector</u> 0 ft min, no maximum	Phase 2 Restaurant: 75 ft (to B-3 parcel to south)	Yes	
Commercial Parking Setback (Sec 3.1.26.D)				
Front Grand River Ave	20 ft. from ROW	Front Grand River: 20 ft	Yes	Show the setback distances on plans to verify conformance Setback plan (C-2.4 and C-2.5) indicates incorrect parking setbacks (5 feet) – please correct. <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 <u>Deviation requested</u>

Item	Required Code	Proposed	Meets Code	Comments
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> Show correct setback lines on the plans – 10 feet for side and rear yards.
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	Site plan requires City Council approval upon Planning Commission recommendation
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	See Façade review for further architectural comment
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas	An Open space plan (sheet L205) is provided. Phase 1 Commercial:	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	accessible to the public)	1.63 acres (21.03% of 7.75 acre phase) Phase 2 Commercial: .17 acre (15.18% of 1.12 acre phase)	Yes	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.			See Façade Review Letter for comments.
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 Phase 2: Side yard	No	<u>Deviations requested.</u> Clearly show on plans all loading areas, label area (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	40 on-street spaces proposed along 11 Mile	Yes	
	PC may allow parking requirement reduction when parking areas serve dual functions.	The development proposes mixed uses.	Yes	Shared parking study provided
	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	All sites must incorporate	L401 shows proposed	Yes	No exterior lighting

Item	Required Code	Proposed	Meets Code	Comments
amenities (Sec. 3.27.1 L)	amenities such as exterior lighting, outdoor furniture, safety paths in accordance with Town Center Study Area.	bench, bike rack, decorative stamped concrete Lighting specs provided sheet 2 of 2		proposed for much of residential portion of Phase 1
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	Market/food hall: 30,000 sf Building C: 13,000	Yes	<u>Deviation requested for Market that exceeds 15,000 sf; 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?	Recalculate area of ROW dedication given exclusion of areas from City parcels
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	No	Section 9 waivers are required for all buildings with elevations submitted. Please refer to Façade review for more details and missing information.
		Bldg B	No	
		Bldg C	No	
		Phase 2B Restaurant: not submitted		If deviations are not identified/ requested at this time, the elevations are expected to conform to the code at the time of Preliminary Site Plan approval.
		Residential Buildings: Vinyl siding is not permitted; Brick percentage has been increased	No	

Item	Required Code	Proposed	Meets Code	Comments
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 Residential Site Area: approx. 5.5 acres Commercial site area: 8.89 acre (~62% of total site area)	Yes	10% of net site area: 1.44 acres (each use should attain this minimum size to be considered mixed use)
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> : 68 2-BR @ 3 rooms = 204 <u>+ Phase 2</u> : 50 2-BR @ 3 rooms = 150 Total 354 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	No increase needed.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	rooms otherwise allowed			
Floor plans for Mixed Use developments (Sec. 4.82.2.c)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Floor plans are provided for Phase 1B and 2 townhomes;	Yes	
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 would 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	Off-street surface parking, on-street, and	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	building, parking structure physically attached, or designed off-street parking within 300 ft. of building.	individual unit garages proposed		
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 Phase 1B: 0.52 ac proposed Phase 2: 0.36 ac proposed	Yes	
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: 4.8 DUA (68 units/14.3 ac) +Phase 2: 118 units/14.3 ac = 7.55 dua 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		

Item	Required Code	Proposed	Meets Code	Comments
1 BR: 500 sq. ft.	50%	0		
2 BR: 750sq. ft.	100%	100	Yes	
3 BR: 900 sq. ft.	100%	0		
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: 68 units @ 2 spaces Total 136 spaces required 40 Surface spaces 81 Garage spaces Total 121 spaces proposed Phase 2: 50 units @ 2 spaces Total 100 spaces required Total 94 spaces proposed		Shared parking study provided for overall project site to justify request for reduction in required parking
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		Shared Parking Study indicates 578 spaces needed for peak demand, Including 10% “Effective Supply” to provide buffer for easier parking turnover 614 Spaces proposed includes 46 on-street parallel spaces on 11 Mile Road
	Retail 4,575 sf/200 = <u>23</u>	18		
	Market 26,500sf/200 = <u>133</u>	119		
	Quality Restaurant 6,275sf/70 = <u>90</u>	58		
	Sit-Down Restaurant 7,505/70 = <u>64</u>	99		
	Fast Casual Restaurant 9,962/70 = <u>142</u>	74		
	Residential Buildings 118 units x 2 ea = <u>236</u>	133		
	Total Ordinance Required: <u>688 Spaces</u>	TOTAL PROPOSED: 614 Spaces		

Item	Required Code	Proposed	Meets Code	Comments
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 Development</u> Rm count 1-2 = 1 space Rm count 3-5 = 2 spaces 236 total spaces required	<u>Phase 1A:</u> 323 spaces <u>Restaurant Phase 2:</u> 43 <u>Residential Development</u> 46 On-street 147 garage 68 surface parking	Yes?	Shared parking study provided to justify reduction of parking required for Phase 1 and at build-out of Phase 2.
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	Refer to traffic review for additional comments.
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 <i>Barrier Free Code</i>	Phase 1B Residential: A total of 2% of required	<u>1B Residential Development</u>	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<i>*No deviations since this is a Michigan Building Code requirement</i>	<p>parking. $96 \times 2\% = 2$ required</p> <p>Phase 2 Res: 100 parking spaces $\times 2\% = 2$ required</p> <p>Phase 1A: 376 spaces for commercial portion requires: 6 barrier free (2 van accessible)</p>	<p>3 barrier free (1 van accessible)</p> <p><u>2 Residential</u> 0 shown</p> <p><u>Commercial</u> 20 barrier free (6 van accessible)</p>	<p>No</p> <p>Yes</p>	<p>Provide required Barrier Free spaces in Phase 2 residential area at the time of PSP submittal</p>
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 	Spaces are distributed into 5 locations, appear to have at least 1 van accessible at each Dimensions appear to comply	Yes	Additional barrier free spaces will be required with Phase 2 as stated above
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	<u>Signage will need to be relocated to allow 2' vehicle overhang for spaces less than 19' length</u>
Minimum number of Bicycle Parking (Sec. 5.16.1)	<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 $366 \text{ spaces} \times 5\% = 18$ bike spaces</p> <p>Total = 42 bike spaces</p>	<p>Residential portions: 1B - 14 spaces proposed 2A - ?</p> <p>Commercial: 19 spaces proposed</p>	Yes	<u>Sheet C-2.0 indicates 33 bicycle parking spaces are provided; however 42 are required. Provide additional spaces or request a deviation. (Counted 46 spaces on the plans, so numbers may just need to be updated)</u>
Bicycle Parking General requirements (Sec. 5.16)	<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 	<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</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>NA</p>	<p>Some locations indicated may not meet ordinance requirements – may need to be moved at the time of PSP submittal</p> <p>Phase 2 bike parking not indicated at this time – see comment above</p>

Item	Required Code	Proposed	Meets Code	Comments
	bicycle parking spaces are required, 25% shall be covered spaces.	indicated		
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	To be determined at the time of PSP submittal		
Loading Space Area (Sec. 5.4.2)	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. Example: For 100 ff building, 1000 sf of loading area is required for residential and commercial buildings	Phase 1 loading area locations meet requirements for location in rear yard or interior side yard. 4 areas are indicated as loading zones on sheet C-2.1: • 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 • Phase 2B Restaurant: ?? > 1,000 sf required	No No Yes?	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. <u>Deviations needed for deficiency in area requirements for Loading areas A,B, C</u> Provide area of Phase 2B loading area
Loading Space Screening (Sec. 5.4.2.B)	Loading area must be screened from view from adjoining properties and from the street.	Loading areas (A, B & C) screened with bamboo plantings – Phase 2B area does not appear to be screened	No?	Refer to landscape plan for additional comments. <u>Waiver or deviations required if proper screening in not proposed</u>
Dumpster Sec 4.19.2.F	- Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback (20 ft.) - Rear lot abuts ROW, 50 ft. setback required. - Away from Barrier free	Phase 1A dumpster locations appear to be acceptable. Will be confirmed at the time of PSP submittal. No dumpsters in Phase 1B area	Yes?	Clarify trash collection plans for residential areas if no dumpsters are provided

Item	Required Code	Proposed	Meets Code	Comments
	Spaces			
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<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.				
<u>If deviations from ordinance requirements are anticipated, they should be identified and included as part of the PRO agreement.</u>				
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	

Item	Required Code	Proposed	Meets Code	Comments
	Photometric data	Provided	Yes	
	Fixture height	Not provided	No	
	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

Item	Required Code	Proposed	Meets Code	Comments
	Loading & unloading areas: 0.4 min	Meets min.	Yes	
	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	Tea house 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 for some of the buildings	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</u>

Item	Required Code	Proposed	Meets Code	Comments
				<u>conforms to the code</u>
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	No	Should be submitted prior to Planning Commission meeting
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 on application and process
Property Split/Combination	The proposed property split/combination must be submitted to the Assessing Department	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
	for approval.			
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.

ENGINEERING REVIEW



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 man 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



PLAN REVIEW CENTER REPORT

December 27, 2019

Second Revised PRO Concept Site Plan - Landscaping

Review Type

Second 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: 12/20/2019

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for PRO Concept, contingent on the applicant agreeing to address the remaining unsupported deviations noted below.** There are still several deviations that must be reduced, and could be, but haven't been. While there can be some flexibility to support the design intent, and some has been granted, there are still areas that could be changed to more closely meet the ordinance that wouldn't negatively impact the design, and in fact could make it more attractive and user-friendly. The comments noted below should be addressed prior to consideration by the Planning Commission and City Council, or on the Preliminary Site Plans.

LANDSCAPE DEVIATIONS REQUIRED FOR PROPOSED CONFIGURATION:

PHASE 1

COMMERCIAL:

- Insufficient interior parking lot landscaping area, interior and endcap islands, and canopy trees provided. *Not supported by staff.*
- Insufficient parking lot perimeter trees provided. *Not supported by staff.*
- 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. *Not supported by staff*
- Insufficient building foundation landscaping. *Not supported by staff.*

RESIDENTIAL:

- No buffering berms for multi-family housing provided between residential buildings and the B-3 property to the south. *Supported by staff.*
- Insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1). *Supported by staff.*
- Use of subcanopy trees for 25% of multifamily unit landscaping trees. *Supported by staff (29% is not supported by staff).*

PHASE 2:

- Insufficient parking lot trees (interior and perimeter). *Not supported by staff.*

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. While allowed by ordinance, this would create long stretches of unattractive interior drives between the buildings, especially in the Phase 1 residential area where traffic will pass. If possible, please add some sort of landscaping between the units in those areas.

Ordinance Considerations

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 are 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

LANDSCAPE REVIEW SUMMARY CHART – Second Revised PRO Concept

Review Date: December 27, 2019
Project Name: JZ19-0031: Sakura Way
Plan Date: December 20, 2019
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant on the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

LANDSCAPE DEVIATIONS REQUIRED FOR PROPOSED CONFIGURATION:

PHASE 1

COMMERCIAL:

- Insufficient interior parking lot landscaping area, interior and endcap islands, and canopy trees provided. *Not supported by staff.*
- Insufficient parking lot perimeter trees provided. *Not supported by staff.*
- 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. *Not supported by staff*
- Insufficient building foundation landscaping. *Not supported by staff.*

RESIDENTIAL:

- No buffering berms for multi-family housing provided between residential buildings and the B-3 zoned property to the south. *Supported by staff.*
- Insufficient greenbelt width and berm between parking lot and 11 Mile Road (Phase 1). *Supported by staff.*
- Use of subcanopy trees for 25% of multifamily unit landscaping trees. *Supported by staff if at least 75% of the trees required per the unit count are large evergreen or deciduous canopy trees.*

PHASE 2:

- Insufficient parking lot trees (interior and perimeter). *Not supported by staff.*

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.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans 	Scale: 1"=40'	Yes	

Item	Required	Proposed	Meets Code	Comments
	throughout set			
Project Information (LDM 2.d.)	Name and Address	Location map is provided on the landscape plan	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Address and business name on the cover sheet.	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	The landscape plan was created by Grissim Metz Andriese	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>A live signature will be required on the stamping sets.</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Site: OSC, OS-1, I-1 – to be rezoned to TC-1 with PRO East: I-1, B-3 South: B-3, Grand River Ave West: TC North: 11 Mile Road, I-1	Yes	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	Sheets C-1.1, C-1.2, C-1.3	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> It appears on C4.1 that grading along the east and west ends of Phase 2 will eliminate the trees there but T-1.0 shows them as being saved and protected. Tree survey is provided on T-1.0 and T-1.1 All on-site trees on the site except for along the property edges are proposed to be removed. Woodland 	Yes	<ol style="list-style-type: none"> Please be consistent between sheets regarding trees being saved or removed. REPEATED COMMENT Please show all off-site trees within 50' of the edge of disturbance as they could be negatively impacted by construction. REPEATED COMMENT Please propose protection for all onsite trees to be saved and nearby offsite trees and their critical root zones on

Item	Required	Proposed	Meets Code	Comments
		replacement calculations are provided on Sheet L101		the Grading Plan and Demolition Plan. 4. See ECT letter for complete review of woodlands and wetlands.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Sheet L101	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Shown on landscape plans	Yes	Please consider re-arranging the crossing/tree/bike rack arrangement at the major interior intersection between Building A and Phase 2 parking areas 5A and 5B to provide more direct pedestrian crossing and room for more of the required endcap trees. Please make sure the landscape plan reflects the most current layout (the interior walkway layout in Phase 1 residential appears to be different from that shown on the Civil plans.)
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants must be shown on landscape plan. Proposed light posts must also be shown. 	Utilities and light poles are shown.	Yes	<ol style="list-style-type: none"> The light locations on the north side of Building C and in Parking Area 6 are somewhat different between the photometric plan light pole locations and those on the landscape plan. Please make sure the light post locations match exactly with the latest photometric plan, which may need to be adjusted to work with the latest layout.

Item	Required	Proposed	Meets Code	Comments
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Spot elevations and detention basin contours provided on Sheet C-4.1, C-4.2 No berms are proposed 	Yes (grading is shown)	<ol style="list-style-type: none"> See above note about disparity between T-1.0 and grading plan. REPEATED COMMENT Please revise the Grading Plan to include the berms proposed on Sheet L401.
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	<ul style="list-style-type: none"> An area in Phase 2 is proposed. Plans for snow deposit should also consider where snow will go when Phase 2 is built. 	No	Please add snow deposit areas on the landscape plan that won't hurt proposed landscaping for Phase 2. The current note is insufficient.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed of loam with 6" top layer of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	<ul style="list-style-type: none"> A 6-8 feet high berm with landscaping providing 80% winter and 90% summer opacity is required along the south property line between multi-family residential and adjacent B-3 properties. Because the industrial use and the commercial uses west of the residential use, and the residential area are all zoned TC-1, under the exception 5.5.3.A.iii, the previously required wall/berm are not required for those sections of the development. 	<ul style="list-style-type: none"> No screening berm is proposed for any of the areas in question. The proposed screening along the south property line is a continuous evergreen hedge and canopy trees placed 25 feet o.c. The proposed screening between Building 9 and the parking lot/loading area to the west is a continuous 3 ft high evergreen 	<ul style="list-style-type: none"> South property line: No Bldg 9 buffer: Yes Bldgs 3 & 5 buffer: Yes 	<ol style="list-style-type: none"> A landscape deviation is required for the south property line adjacent to B-3 zoning. As the residential parking lot abuts the south property line, the proposed hedge is acceptable. A note has been added to Sheet L302 stating the hedge will be maintained at least 6 feet above ground level. <i>The deviation for this is supported by staff.</i> While the visual screening for residential buildings 1 and 5 appears to be sufficient, staff remains concerned

Item	Required	Proposed	Meets Code	Comments
		<p>hedge and a line of canopy trees spaced 18 feet o.c..</p> <ul style="list-style-type: none"> The proposed screening between the I-1 zoned and used property and buildings 3 and 5 is a continuous 5 ft tall evergreen hedge along the property line with a line of canopy trees spaced 18 feet o.c.. Adjacent to the parking lot is a hedge with a line of canopy trees behind it spaced 16' o.c. While not required, an evergreen hedge is located along part of the east property line of the commercial section to screen the parking and loading area from the property to the east. 		<p>about the potential noise from the industrial use. Please provide a noise study that shows there is an acceptable noise level for the residents, or add better auditory buffering along that boundary.</p> <p>3. <i>Staff is also concerned about the noise from delivery vehicles in the area west of residential building 9. Please provide some assurance that the proposed screening will provide sufficient auditory buffering from delivery vehicles backing up and beeping, or additional sound buffering. Alternatively, a restriction on truck delivery hours to something like 7am-11pm could be instituted to alleviate the concerns.</i></p> <p>4. Please show the minimum height of the hedge west of Building 9 on L302. 3 feet is shown on the cross section detail but not on L302.</p> <p>5. Note: The applicant must incorporate all hedge minimum heights into the master deed.</p>
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction	Freestanding walls should have brick or	Five retaining walls are proposed	TBD	

Item	Required	Proposed	Meets Code	Comments
footing	stone exterior with masonry or concrete interior	around the site.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD		Detailed plans need to be provided with building plans.
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> ▪ Adjacent to pkg: 20 feet ▪ Not adjacent to pkg: 0 feet 	<p><u>COMMERCIAL:</u> <u>Grand River Ave:</u></p> <ul style="list-style-type: none"> • 20 feet adj to pkg • 15 feet not adj. <p><u>11 Mile Road Residential:</u> Adj to pkg: 7' Not adj to pkg: 17'</p> <p><u>11 Mile Road Ph 2:</u> <u>Residential:</u> 20' <u>Commercial:</u></p> <ul style="list-style-type: none"> ▪ Adj to pkg: 22' ▪ Not adj: 10' 	<p><u>Commercial:</u> Yes</p> <p><u>Residential</u> No (near parking lot)</p> <p><u>Phase 2:</u> Yes</p>	<ol style="list-style-type: none"> 1. Please make the right-of-way lines darker on all of the landscape sheets. 2. A landscape deviation is required for the Phase 1 residential area with less than 20' required greenbelt width adjacent to parking in the residential area. As there is dense evergreen landscaping proposed between the lot and the sidewalk for that section, the deviation is supported by staff.
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	<ul style="list-style-type: none"> ▪ No berm is required in TC-1 district for frontage not adjacent to parking. ▪ Per Zoning Ordinance 3-27, surface parking lots shall be screened from all public rights-of-way and internal roads by either a 2.5 foot tall ornamental brick wall or a landscaped berm. 	<ul style="list-style-type: none"> ▪ No walls or berms are proposed along the rights-of-way. ▪ A note indicates that ornamental piers with metal fencing and significant landscaping is proposed to screen parking along Grand River. No visual image of this is included in the plans. ▪ A Woodward Arborvitae hedge and clumping 	<p><u>Grand River:</u> No</p> <p><u>11 Mile Road:</u></p> <p><u>Phase 1:</u> No</p> <p><u>Phase 2:</u> No</p>	<p>As neither a berm nor a wall is proposed for any of the parking frontages, a landscape deviation is required.</p> <ul style="list-style-type: none"> • It is supported by staff for the Grand River frontage as the hedge and bamboo should provide the required screening. • It is supported by staff for the residential parking east of Ecco Tool as the area between the road and parking is heavily planted with evergreen trees. • It is not supported for

Item	Required	Proposed	Meets Code	Comments
		<p>bamboo are also proposed to screen the parking lots from Grand River Avenue.</p> <ul style="list-style-type: none"> Only a row of bamboo is proposed to screen most of the future eastern parking lot in Phase 2 and nothing of significance is proposed for the lot to be built for Phase 1. 		<p><i>the 11 Mile Road frontage west of Ecco Tool as insufficient alternate screening is proposed. It would be supported if screening similar to that proposed along Grand River were proposed there.</i></p>
Minimum berm height (9)	If a berm is provided it should be at least 2.5' tall.	None	No	See above
3' wall	<ul style="list-style-type: none"> (4)(7) 	No walls are proposed for right-of-way except for Grand River sign.	NA	
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> Adjacent to pkg: 1 tree per 25lf frontage (net of access drives) Not adjacent to pkg: 1 tree per 30 lf frontage (net of access drives) Only canopy/ evergreen OR subcanopy requirement must be met in TC-1, not both <p><u>11 Mile Road</u> <u>Phase 1 Residential</u></p> <ul style="list-style-type: none"> Adj: $65/25 = 3$ trees Not adj: $(148+79+67)/30=10$ trees <p><u>Phase 2</u> <u>Parking</u> $(171-30)/25 = 6$ trees</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> Adj: $(48-26)/25 = 1$ tree Not adj: $393/30 = 13$ 	<p><u>11 Mile Road</u></p> <p><u>Phase 1 Residential</u> 0 canopy trees</p> <p><u>Phase 2</u> 19 Autumn Blaze Maples (5 proposed between parking lots and 11 Mile Road) on Sheet L204 but only 4 shown on Sheet L301.</p> <p><u>Grand River Ave</u> 21 Gingko biloba (3 fewer than required)</p>	<p><u>11 Mile:</u> Ph 1: Yes Ph 2: TBD</p> <p><u>Grand River:</u> No</p>	<ol style="list-style-type: none"> As parallel on-street parking is proposed along 11 Mile Road in front of Phase 2, no trees can be planted in the right-of-way. Please correct the plan per the layout on Sheet L204, taking all of the proposed trees out of the right-of-way and revising the proposed greenbelt and unit trees per these changes. At least 5 trees must be located between Building C and Grand River, as is required for other buildings in TC-1. A landscape deviation is required for any deficiencies in trees provided.

Item	Required	Proposed	Meets Code	Comments
	<p>trees</p> <p><u>Grand River</u></p> <ul style="list-style-type: none"> Adj: $433/25 = 17$ trees Not adj: $215/30 = 7$ trees 			<p><i>They would not be supported by staff without strong justification.</i></p> <p>4. If the 5' wide landscape strip between the parallel parking and sidewalk is proposed, some way to protect them from damage by opening doors and provide sufficient growing space and moisture for the trees must be proposed.</p>
<p>Sub-canopy deciduous trees Notes (2)(10)</p>	<ul style="list-style-type: none"> Adjacent to pkg: 1 tree per 15lf frontage (net of access drives) Not adjacent to pkg: 1 tree per 20 lf frontage (net of access drives) Only canopy/ evergreen OR subcanopy requirement must be met in TC-1, not both <p><u>11 Mile Road Phase 1 Residential</u></p> <ul style="list-style-type: none"> Adj: $65/15 = 4$ trees Not adj: $(148+79+67)/20 = 15$ trees <p><u>Phase 2 Parking</u></p> <p>$(171-30)/15 = 9$ trees</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> Adj: $(48-26)/15 = 1$ tree Not adj: $393/20 = 20$ trees <p><u>Grand River</u></p> <ul style="list-style-type: none"> Adj: $323/15 = 22$ trees Not adj: $238/20 = 12$ trees 	<p><u>11 Mile Road Phase 1 Residential</u></p> <ul style="list-style-type: none"> 15 Adirondack crabapples, in right-of-way + 4 in front of units Mix of deciduous and evergreen unit trees proposed in greenbelt elsewhere <p><u>Phase 2</u></p> <p>0 subcanopy trees</p> <p><u>Grand River Ave</u></p> <p>0 subcanopy trees</p>	<p><u>11 Mile:</u> Ph 1: Yes Ph 2: TBD</p> <p><u>Grand River:</u> No</p>	<p>1. While street trees are not required in the TC-1 district, staff agrees that, since there is room for the trees between the sidewalk/storm line and the curb in front of the Phase 1 residential units, the addition of Adirondack flowering crabapples as proposed would be an attractive look.</p> <p>2. A landscape deviation is required for any deficiencies in trees provided. <i>They would not be supported by staff without strong justification.</i></p>
Canopy deciduous	Street trees are not	<ul style="list-style-type: none"> 19 canopy trees 	<ul style="list-style-type: none"> TBD 	1. See discussion

Item	Required	Proposed	Meets Code	Comments
trees in area between sidewalk and curb (<i>Novi Street Tree List</i>)	required in the TC-1 district.	are proposed in Phase 2 ▪ 15 subcanopy greenbelt trees placed in the ROW of the Phase 1 residential	▪ Yes	above about parallel parking in front of Phase 2 2. See discussion above regarding proposed crabapple trees in the right-of-way
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Constructed of loam ▪ 6" top layer of topsoil 	Cross section details are provided on Sheet L401	Yes	1. None of the proposed berms meet the height requirements. 2. A landscape deviation is required for each berm that does not meet the required height.
Type of Ground Cover		None	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	The only overhead utilities are along 11 Mile Road	TBD	Please space trees appropriately vis a vis the overhead wires
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Some islands will be planted with Little Bluestem grass	Yes	1. Add clear vision triangles at the interior intersections north and south of Building B, and at the intersection between Buildings 5 and 9. 2. Please move any trees or other plantings taller than 30" out of clear vision zones.
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Mix of plantings noted above	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ Minimum 200 SF per tree planted in island ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	<ul style="list-style-type: none"> ▪ Islands are shown, and areal quantities are provided for most areas, but not all. ▪ The required endcap and 	No	1. To count toward the required area, an island must have at least 200sf landscape area per tree planted in it, and be 10 feet wide. All of

Item	Required	Proposed	Meets Code	Comments
		<p>interior islands with trees are missing along the northern parking bay south of the lake.</p> <ul style="list-style-type: none"> ▪ All circular planting areas are significantly less than 200sf. ▪ Some small islands have trees but not sufficient area for their long-term survival. ▪ The interior island west of Building B is not 10 feet wide. ▪ Structural soil is proposed to increase the area for root growth in the smaller circular islands. This is a possible solution that would lead to support of the smaller than required islands and planting circles, but more information is needed to show that the proposed structural soil will be enough to compensate for the minimal landscape area provided for the trees in the planting circles. 		<p>the circular planting areas and many of the other interior islands do not have this area.</p> <ol style="list-style-type: none"> 2. To count toward the requirement, a tree must have at least 200sf in greenspace surrounding it. Some trees do not have this area. 3. If islands/planting areas aren't sufficiently large, please enlarge them as required or don't count the area or trees in them toward the total. 4. Please indicate how trees in curbed planting circles will get sufficient water for survival. 5. Porous pavement in the area around the trees would help provide more water and air to the trees' roots. 6. Please provide more information about the area/volume needed for the trees, and about how to install, test and inspect it for correctness. 7. A landscape deviation is required to not provide all required islands with canopy trees that meet the areal requirements. <i>Currently, this deviation is not supported by staff. It is possible that the proposed structural</i>

Item	Required	Proposed	Meets Code	Comments
				<p>soils can alleviate some of the concerns (if it can't, then the required areas will need to be provided in final site plans), but missing islands should still be provided, such as at the east end of the bay, west of Building B, west of the bike racks south of Building A, North of Building A and at the east end of the bay south of Ecco Tool.</p> <p>8. Instead of the proposed landscaping on either side of the walkway leading to the lake, if those islands could be enlarged, Kwanzan cherries could be planted on both sides of the path to add to the desired entry look. This would remove one <u>area</u> of deviation without taking away from the desired experience.</p> <p>9. If the hatched paved area east of the parking spaces east of Building A isn't necessary for vehicular use, it should be converted to landscape area and a canopy tree should be planted in it.</p>
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft	It appears that spaces are shortened to 17 ft where possible.	Yes	
Contiguous space	<ul style="list-style-type: none"> Maximum of 15 	<ul style="list-style-type: none"> Several bays with 	No	1. Please add endcap

Item	Required	Proposed	Meets Code	Comments
limit (i)	contiguous spaces <ul style="list-style-type: none"> All endcap islands should also be at least 200sf with 1 tree planted in it. 	more than 15 spaces are not broken up with a qualifying landscape island with trees or 200sf (Phase 2 interior islands, the bay south of the lake, the bay north of Building C), as required. <ul style="list-style-type: none"> Endcap trees are needed at the east end of the bay south of the lake (south of Building B) and at the west end of the bay south of Building A. 		islands with at least 200sf greenspace and canopy trees for all parking bays as discussed above. 2. A landscape deviation is required for the current lack of landscaped islands with trees breaking up long bays and missing endcap islands. <i>It is not supported by staff as currently shown. If an endcap was added to the east end of the bay south of the lake, the lack of an endcap on the west end, where the maintenance path is, could be supported by staff.</i>
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants or utility structures (manholes, catch basins)	Provided	TBD	1. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and trees, and 5 feet from underground lines. 2. If necessary, islands should be widened to provide proper spacing between hydrants or other utility structures. 3. The Parking Area 6 expansion layout appears to leave the fire hydrant exposed to traffic. Please correct that.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Provided	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Provided	Yes	

Item	Required	Proposed	Meets Code	Comments
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	<p>PHASE 1 1: 8870sf x 7.5%=665 sf 2: 7034sf x 7.5%=548 sf 3: 33488sf x 7.5%=2511 sf 4: 15342sf x 7.5%=1151 sf 5: 11535sf x 7.5%=865 sf 6: 10963sf x 7.5%=822 sf 7: 15145sf x 7.5% =1135 sf Total: 7697 sf</p> <p>PHASE 2 5A: 11535sf x 7.5%=865sf 5B: 10763sf x 7.5% =807sf 6: 18652sf x 7.5%=1399sf Total: 3071 sf</p>	<p>PHASE 1 1: 1146 sf 2: 181 sf* 3: 3274sf 4: 1004 sf* 5: 619 sf* 6: 800 sf 7: 274 sf Total: 7298 sf</p> <p>* Some areas provided aren't sufficiently large to count toward the total</p> <p>PHASE 2 5A: 1284 sf 5B: 468 sf* 6: 1240sf Total: 2992 sf</p>	<p>PHASE 1 No</p> <p>PHASE 2 Yes</p>	<ol style="list-style-type: none"> 1. Treed islands must have 200sf in contiguous greenspace. If they don't, neither the tree nor the area may count toward the requirement (except edge islands abutting greenspace, as discussed previously). If sufficient supporting information for structural soil can be provided and added to the plans, this requirement could be eased. 2. Please enlarge Phase 1 areas as required to reduce or eliminate the deviation. 3. Phase 2 5B north end areas can be counted toward total if a tree is added to each corner. 4. Phase 2 5B south end areas and trees can be counted toward the area required 5. Parking Area 6 should have a canopy tree in the endcap at the north end of the original western bay. 6. A landscape deviation is requested for the deficiency in landscape area. <i>It is not supported by staff at this time as it appears</i>

Item	Required	Proposed	Meets Code	Comments
				<i>improvements could still be made.</i>
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands required	PHASE 1 7697 sf PHASE 2 3071sf	PHASE 1 7298 sf PHASE 2 2992sf	PHASE 1 No PHASE 2 Yes	1. A landscape deviation is required for Phase 1. It is not supported by staff.
D = C/200 Number of canopy trees required	$C/200 = xx \text{ Trees}$ PHASE 1 $7697/200 = 38 \text{ trees}$ PHASE 2 $3071\text{sf}/200 = 15 \text{ trees}$	PHASE 1 31 trees PHASE 2 10 trees	PHASE 1 No PHASE 2 No	<ol style="list-style-type: none"> Phase 1: At least 4 interior trees are in islands that are not sufficiently large. Please add as many trees as possible, in qualifying landscape islands, as possible to reduce the deviation. By moving the crossing to the north as suggested earlier, room can be made for the required endcap trees for Parking Areas 4, 5 and 6. It seems there is also room for at least 1 canopy tree just north of Building A, where no tree is currently proposed. Please add endcap trees to Parking Areas 2 and 3 where there are none now. Phase 2: Additional trees are needed at the north corners of Parking Area 5B. The two formerly perimeter trees at the south end of 5B can be counted as interior trees for 5B. An additional endcap tree should

Item	Required	Proposed	Meets Code	Comments
				<p>be planted at the southeast corner of 5A. The bike racks can be moved to the east side of the sidewalk to add room for it, and the single PK tree in that large area can be moved to the west side of the 2 space bay.</p> <p>6. A landscape deviation is required for all required interior canopy trees not provided. <i>It is not supported by staff.</i></p>
Parking Lot Perimeter Trees (Sec 5.5.3.C.iv)	<p>1 Canopy tree per 35 lf</p> <p>PHASE 1: 2687/35 = 77 trees</p> <p>PHASE 2: 790/35 = 22 trees</p>	<p>PHASE 1</p> <ul style="list-style-type: none"> 78 trees including 12 greenbelt trees within 15' of parking areas 1 and 3. A statement was made that landscaping easements will be sought from the adjacent properties in order to plant the required perimeter trees. No perimeter trees are proposed along the west edge of Parking Area 1. Only 1 perimeter tree is proposed along the west edge of the Phase 2 residential west parking area. <p>PHASE 2</p> <ul style="list-style-type: none"> 19 trees, including 7 between lots 5A 	<ul style="list-style-type: none"> Yes TBD No No 	<p>1. Perimeter areas within 20' of a building 20' or taller do not need canopy trees if subcanopy trees are used as foundation planting</p> <p>2. Please move the PK west of Parking Area 4 to within 15' of a parking lot curb.</p> <p>3. 5 subcanopy trees are proposed as parking lot perimeter trees west of Parking Area 4. <i>As they are limited in number and add to the design concept of the development, they are accepted.</i></p> <p>4. Parking Area 1: The current configuration, with less than 10 feet parking setback, is a zoning deviation, and no perimeter trees are proposed along the west side of the lot. As there is no requirement or guarantee that the existing vegetation</p>

Item	Required	Proposed	Meets Code	Comments
		and 5B are proposed		<p>will be maintained by the landowner of the adjacent property, some sort of landscaping should be proposed to screen/shade the parking from the west, or indication from the adjacent landowner that the existing condition will be maintained must be provided.</p> <p>5. Perimeter trees should be added along the south edge of Parking Area 6. As the plans are for a building to be installed there making the trees unnecessary, it may be desirable to require the trees' planting after a certain period of time, such as 2 years, if the building hasn't been built by then.</p> <p>6. Please add perimeter trees along the east side of the Building A loading area.</p> <p>7. Phase 2 Residential parking: For the west side of the parking area, the landscape area should be widened to 10 feet and deciduous canopy trees should be planted along that edge, as there is no guarantee or requirement that the owner of the adjacent property will maintain the existing vegetation.</p> <p>8. Parking Area 6: The</p>

Item	Required	Proposed	Meets Code	Comments
				<p>Phase 2 89lf leg of perimeter can be deleted as it will be a 2-sided bay now. One additional perimeter tree may be able to added south of the Building F outside dining area to provide shade for it if the area was widened by a few feet. The paved loading area can be deleted from the perimeter length.</p> <p>9. A landscape deviation is required for the shortage of perimeter trees provided. <i>It is not supported by staff.</i></p>
<p>Access way Perimeter Trees <i>(Zoning Sec 5.5.3.C.iii footnote (5))</i></p>	<p>1 tree per 35lf 549lf/35 = 16 trees</p>	<p>11 trees</p>	<p>No</p>	<p>1. Please see the image at the end of this chart. The basis for the calculation can be reduced to 549lf (the lines shown in pink).</p> <p>2. Please revise the calculations and provide all required trees. Some additional planting areas may be required, such as at the Parking Area 4/5/6 intersection east of Building B and west of Building C, but it seems the required number of trees could be provided.</p> <p>3. Please move all perimeter trees to within 15 feet of the pavement edge.</p>
Parking land banked	NA	None		
Other Landscaping				

Item	Required	Proposed	Meets Code	Comments
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Other Screening				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		All Phase 1 loading areas are sufficiently screened by buildings and/or landscaping.	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> A minimum of 2ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	No utility boxes shown		<ol style="list-style-type: none"> Provide proper screening for all transformers and other utility boxes. If all transformer locations are not provided on plan, please add a note stating that all transformers and other utility boxes shall be screened per the city detail.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> Equal to entire perimeter of the building (less paved access areas for vehicles and man-door widths) x 8 with a minimum width of 4 ft. xx If x 8ft = xx SF Building A: 734 * 8 = 5872 sf Building B: 260 * 8 = 2080 sf Building C: 480 * 8 = 3840 sf 	<ul style="list-style-type: none"> A combination of landscaping and decorative paving is proposed to meet the requirement in the commercial section of the project. A total: 3432sf B total: 1114sf C total: 2623sf 	No	<ol style="list-style-type: none"> Landscape deviations are required for any deficiencies in landscaping area provided. <i>Those deviations are not supported by staff at this time.</i> Please add the area requirement for each commercial building, not just what is provided, to the table on Sheet L203, so the extent of the deviation can be known. Please provide more landscaping bed and/or decorative paving area around all of the buildings than is currently proposed, preferably more live landscaping, to

Item	Required	Proposed	Meets Code	Comments
				<p>eliminate the necessity for the deviations. (The island with bamboo north of Building B could be used to count toward that building's foundation landscaping)</p> <p>4. Any future commercial buildings in Phase 2 would need to completely meet the foundation requirements or the PRO agreement would need to be revised.</p>
<p><i>Zoning Sec 5.5.3.D.ii.</i> <i>All items from (b) to (e)</i></p>	<p>If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</p>	<ul style="list-style-type: none"> ▪ The proposed landscaping for Building C covers virtually the entire frontage as viewed from Grand River. ▪ Buildings A and D are over 235 feet from Grand River. The parking lot screening is sufficient to screen those buildings. 	Yes	<p>Any future commercial buildings in Phase 2 would need to meet these requirements.</p>
Multi-Family Residential (Sec 5.5.3.F.ii)				
<p>Building Landscaping (Zoning Sec 5.5.3.E.ii.)</p>	<ul style="list-style-type: none"> ▪ 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. ▪ Phase 1: 68 units * 3 = 204 trees required ▪ Phase 2: 50 units * 3 = 150 trees required ▪ The table provided on Sheet L203 is not required for residential units. Only the building frontage is regulated (35% of the front of a building must 	<p>Phase 1 residential</p> <ul style="list-style-type: none"> ▪ 204 unit trees are provided on the site, 60 of which are subcanopy trees (29%) (9 of those are Princeton Sentry Gingkoes). <p>Phase 2 residential</p> <ul style="list-style-type: none"> ▪ 150 unit trees are provided around the units and pond. 44 (29%) are subcanopy 	<p><u>Phase 1:</u> Yes</p> <p><u>Phase 2:</u> No</p>	<p>1. Due to their narrow width, Princeton Sentry Gingkoes can't count as deciduous canopy trees, but could count as ornamental trees. If they are, the percentage of subcanopy trees used as unit trees is greater than 25%. Please either use a wider tree for the canopy unit trees and interior drive</p>

Item	Required	Proposed	Meets Code	Comments
	be landscaped).	trees (18 of those are Princeton Sentry Gingkoes).		<p>trees or decrease the number of subcanopy trees counted toward the requirement.</p> <p>2. Note: Additional subcanopy trees can be used, but only 25%, or 51, can be used in Phase 1 and 38 in Phase 2. Please either decrease the number of subcanopy trees used or add additional canopy or large evergreen unit trees to decrease the percentage of subcanopy trees to no more than 25% of the total required. A landscape deviation to use subcanopy trees for 25% of the multifamily unit trees would be supported by staff.</p> <p>3. Please show all Phase 2 Unit trees on Sheet L303.</p>
Interior Street Landscaping	<ul style="list-style-type: none"> 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. Phase 1: $889\text{lf}/35=25$ trees Phase 2: $606\text{lf}/35=17$ trees 	<p>Phase 1 36 trees</p> <p>Phase 2 16 trees</p>	<ul style="list-style-type: none"> Yes No 	<p>1. If desired, the excess perimeter trees for Phase 1 can be changed to interior unit trees as long as all required perimeter trees are within 15 feet of the pavement edge.</p> <p>2. Please add one more perimeter tree for Phase 2</p> <p>3. The proposed configuration requires a landscape deviation. <i>It is not supported by staff.</i></p>
Foundation Landscaping	35% of building front façades must be landscaped with	<p>Phase 1:</p> <ul style="list-style-type: none"> At least 35% of the front facades, as 	Yes Yes	While the proposed layout and landscaping meet the ordinance

Item	Required	Proposed	Meets Code	Comments
	plantings other than lawn.	<p>defined by the applicant, of all units are landscaped sufficiently (not the sides facing the road/drives except for Buildings 1, 2 and 3, whose fronts face 11 Mile Road)</p> <ul style="list-style-type: none"> No plantings are proposed between building rears, which face the interior drives, and the drives. <p>Phase 2:</p> <ul style="list-style-type: none"> The required frontage landscaping is proposed along 11 Mile Road and in the interior drive. 		<p>requirements, the applicant is encouraged to add at least some landscaping between the Phase 1 building garages to soften the appearance of the driveway areas as they will be most visible to residents and visitors of the site. As proposed, those areas will have a very barren appearance.</p>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area 10" to 14" tall grass along sides of basin 	<ul style="list-style-type: none"> The required coverage is provided for both ponds with large native shrubs Acceptable seed mix for banks is provided. 	Yes	<p>While not required, it is advised to not use <i>Viburnum trilobum</i> as they have been hit very hard by the viburnum leaf beetle. The diversity provided by the other species is sufficient so you could use more of those species in its place. <i>Viburnum lentago</i> also does well in Novi, as a possible substitute for <i>Viburnum trilobum</i>.</p>
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. Treat populations per MDEQ guidelines and requirements to eradicate the weed 	<ul style="list-style-type: none"> Phragmites populations are indicated on Sheet C-1.1 Plans for physical removal and follow-up herbicide treatments are 	Yes	

Item	Required	Proposed	Meets Code	Comments
	from the site.	listed on Sheet L101.		
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> Provide intended dates Should be between March 15 and November 15. 	Phase 1: Fall 2022 Phase 2: TBD	Yes	Please note target planting dates (between Mar 15 – Nov 15).
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Provided	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	<ul style="list-style-type: none"> A fully automatic irrigation system and a method of draining is required with Final Site Plan If a different method of providing water for establishment and long-term survival of the plants will be used, please provide information on that 	No		<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission			
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 2.h., 4) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> 16 of 40 (40%) species used are native to Michigan The tree diversity meets the 	<ul style="list-style-type: none"> No Yes 	1. Please use more native species on the site so at least 50% of the species used are native to Michigan. 2. If you have questions

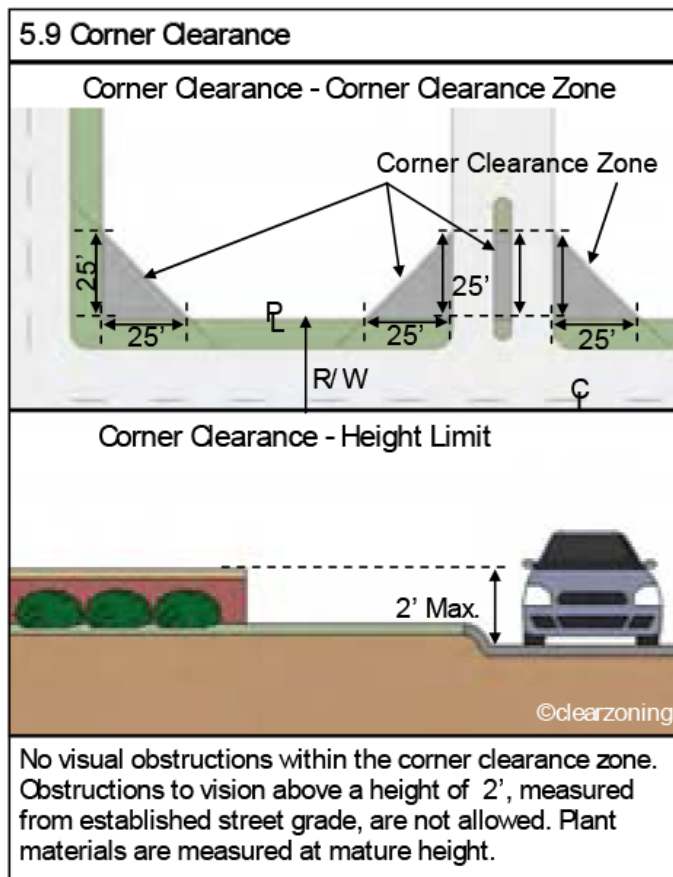
Item	Required	Proposed	Meets Code	Comments
		requirements of LDM 4		about whether a plant is native, you can ask me or consult Michiganflora.net. 3. It may be difficult to find sources of <i>Pinus resinosa</i> . Please suggest an alternate native species evergreen in case the landscapers cannot find it. 4. Per Section 37-8, only 5% of the replacement credits provided can be seed, not the 47% currently proposed. Please add more replacement trees on site or decrease the percentage of credits taken for the seeded areas.
Type and amount of lawn		Yes	Yes	Please add a note stating that the choice between the two native seed types will be determined based on soil composition and moisture – and the decision will be made by Grissim Metz Andriese.
Cost estimate (LDM 2.t)	For all new plantings, mulch, seed and sod as listed on the plan	No		<u>Please add on Final Site Plans. Use these standard costs:</u> <ul style="list-style-type: none"> • <u>Canopy tree: \$400ea</u> • <u>Subcanopy tree: \$250 ea</u> • <u>Evergreen tree: \$325 ea</u> • <u>Shrubs: \$50 ea</u> • <u>Perennials \$15 ea</u> • <u>Seed \$3/syd</u> • <u>Sod \$3/syd</u> • <u>Mulch \$35/cyd</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				

Item	Required	Proposed	Meets Code	Comments
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	See note above about conflict between grading plan and T-1.0
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	On plant list	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	<ul style="list-style-type: none"> No prohibited plants proposed A species of clumping bamboo is used in isolated locations. 	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	Yes	Yes	
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
4)	groundcovers to 2" depth ■ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.			

NOTES:

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





Commercial Interior Drive perimeter (pink)

WOODLAND REVIEW



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



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 dioica
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.

WETLAND REVIEW



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

<i>Wetland Impact</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Wetland Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
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).

TRAFFIC REVIEW



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

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

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

From:
AECOM

Date:
January 8, 2020

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 add 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.

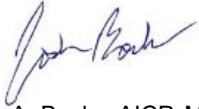
Memo

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

A handwritten signature in blue ink, appearing to read "Josh Bocks".

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

A handwritten signature in blue ink, appearing to read "Patricia A. Thompson".

Patricia Thompson, EIT
Traffic Engineer

FAÇADE REVIEW



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

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

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

FIRE REVIEW



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

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.

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

- 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

PLANNING COMMISSION MINUTES - DRAFT
FEBRUARY 12, 2020



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

February 12, 2020 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Ferrell, Member Gronachan, Member Maday, Chair Pehrson

Absent: Member Anthony, Member Lynch

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, Environmental Consultant; Josh Bocks, Traffic Engineering Consultant; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Gronachan and seconded by Member Maday.

VOICE VOTE TO APPROVE THE FEBRUARY 12, 2020 PLANNING COMMISSION AGENDA MADE BY MEMBER GRONACHAN AND SECONDED BY MEMBER MADAY.

Motion to approve the February 12, 2020 Planning Commission Agenda. Motion carried 5-0.

AUDIENCE PARTICIPATION

Mike Duchesneau, 1191 South Lake Drive, said as you're all aware, the Wetland and Woodland Ordinances in the City of Novi have always been supported by our residents and also the Commissioners. We should support the Cities Wetland Ordinance that says we will have no net loss of wetlands in the City of Novi and I think there are many reasons for that. I guess as residents, the Wetland Ordinance is important for either finding other places to replace wetlands that are filled in or complying with the 25-foot

buffers that are required around wetlands. The main point is if you are going to fill in a wetland, find another place in Novi.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no items on the consent agenda.

PUBLIC HEARINGS

1. TEXT AMENDMENT 18.288 – UPDATES TO THE B-2 AND B-3 ZONING DISTRICTS

Public Hearing for Planning Commission's recommendation to the City Council for an ordinance to amend the City of Novi Zoning Ordinance at various sections, in order to update the uses permitted as of right and the uses permitted as special land uses in the B-2, Community Business District and B-3, General Business District, and various other modifications. Theatres and other places of assembly would be reclassified as Special Land Uses in the B-2 and B-3 Districts. Massage Establishments, Tattoo Parlors and Smoke Shops would be classified as Special Land Uses in the B-3 District.

Planner Bell said on October 30, 2019, the Planning Commission held a Public Hearing on this item. There was discussion about the possibility of allowing massage establishments as an accessory use in zoning districts other than B-3, and adding language to address existing massage establishments in other districts. Staff has gone back and worked on some of those changes and they have been incorporated in the revised text amendment. A new Public Hearing was advertised since the new amendment affects additional sections of the Zoning Ordinance.

The proposed Text Amendments are primarily in the B-2, Community Business District and the B-3, General Business District. The limited scope of this review is intended to provide a manageable number of changes for ease of review by the Planning Commission and the City Council. Staff has incorporated items deemed necessary, including amending the definitions of the Retail Business Service Uses and Retail Business Uses, and adding a definition for "Accessory Massage Therapy," "Massage Establishments," and "Smoke Shops." The list of uses provided in the definition of Retail Business Service Uses has been updated to include establishments that provide technology repair, such as cell phone or electronic device repair. Minor modifications are proposed to the wording in the definitions to improve clarity.

Another change is reclassifying theaters and other places of assembly as Special Land Uses in the B-2 and the B-3 Districts. This addition is intended to allow the Planning Commission an opportunity to review any future theaters or places of assembly under the criteria provided in the Ordinance for Special Land Use consideration, offering additional discretion for approval, and allowing for a Public Hearing on such requests.

Planner Bell continued to say the Text Amendment also clarifies the types of retail businesses allowed in the B-3 District. The language proposes reclassifying tattoo parlors as a Special Land Use from Principal Permitted Uses, and adding Smoke Shops to the list of Special Land Uses in the B-3 District. Again, this would allow the Planning Commission to review these uses under the Special Land Use criteria of the Zoning Ordinance.

Another change is adding Massage Establishments as a Special Land Use in the B-3 District and in retail centers over 100,000 square feet. The Zoning Ordinance does not currently provide clear guidance on the permitted location of such uses and a new use standard would be added for additional description and guidance.

These amendments will allow the Planning Commission to hold a Public Hearing and consider requests for new massage establishments under the Special Land Use criteria of the Ordinance prior to City Council's consideration of granting a license for such uses. Existing Massage Establishments in other locations will also be considered conforming uses, but if changes to the building or site are proposed that require site plan approval, Special Land Use Permit approval by the Planning Commission would also be required. In the use standards for Places of Worship (Section 4.10), the districts where such use is considered a principal permitted use and where it is a Special Land Use would be clarified. Finally, allowing the Planning Commission to modify the outdoor recreation requirements for day cares in the use standards for commercial districts.

Tonight the Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council for reading and adoption.

City Attorney Schultz said last time this Amendment was before you, the Planning Commission held a Public Hearing and generally seemed okay with regard to the proposed changes for the smoke shops, tattoo parlors, and theater issues. The one thing the Commission struggled with was ratcheting back the massage establishments to a Special Land Use only in the B-3 district. There was some correspondence from Staff that said we have massage services as an accessory to other uses in other districts so the Planning Commission directed us to try and make what you currently have permissible.

So we have added definitions for two categories at the beginning of the Ordinance that make a distinction between a full massage establishment and one that is accessory to some professional services. We then took those definitions and added a new provision in Chapter 4 of the Ordinance for use standards and basically said these are the standards. If it is an accessory use it will still have to get a license through the City Clerk, but you are permitted in other districts. If you are a full establishment, you are only permitted in the B-3 District. If the massage business happens to be non-conforming or if it is a full massage establishment and the City has approved the business in the past outside of the B-3 District, that massage business can stay unless the business wants to expand. Hopefully we have met what the Planning Commission sent us away with, with the definitions, new paragraphs, and in the new Section 4.92.

Chair Pehrson opened up the Public Hearing for comments and seeing no one, and receiving no written comments, Chair Pehrson closed the Public Hearing and turned it over to the Planning Commission for consideration.

Chair Pehrson said I appreciate the language that was modified. I think you captured the spirit of the intent of what we are trying to do. I am in full concurrence with the Amendment as it is written.

Motion made by Member Avdoulos and seconded by Member Gronachan.

ROLL CALL VOTE TO RECOMMEND TO CITY COUNCIL THE LANGUAGE THAT HAS BEEN PROPOSED FOR TEXT AMENDMENT 18.288 IN ORDER TO UPDATE THE USES PERMITTED AS OF RIGHT AND THE USES PERMITTED AS SPECIAL LAND USES IN THE B-2 AND B-3 DISTRICTS, AND VARIOUS OTHER MODIFICATIONS.

Motion to make a recommendation to the City Council to approve the proposed Ordinance amendment and bring Ordinance language up-to-date. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. SAKURA NOVI JZ19-31 WITH REZONING 18.732

Consideration at the request of Robert B. Aikens & Associates, LLC and Robertson Brothers Homes for Planning Commission's recommendation to City Council for 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 16 acres and is located north of Grand River Avenue, south of Eleven Mile Road and east of Town Center Drive (Section 23). The applicant is proposing to develop the property as an Asian-themed mixed-use development.

The proposed "Sakura Novi" would be an Asian-themed mixed-use development. The applicant seeks to be able to highlight the cultural diversity of Novi and add a vibrant destination in the Town Center area. The project is presented as 2 phases. Phase 1 consists of a specialty grocery store/food hall, and 2 additional Restaurant/Retail buildings along the Grand River frontage, with 68-townhome units on the eastern portion of the site accessed via 11 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-style gardens and a walkway around the perimeter. The Phase 2 portion of the project includes 50-townhome units and one restaurant building.

As you will recall the Planning Commission Public Hearing on this Planned Rezoning Overlay was held in December, and the decision was postponed in order to allow the applicant to provide a revised submittal and to address some of the issues. The recommendation was again postponed on January 15, with the applicant urged to further reduce the number of deviations required and consider other modifications to the plans.

At that time the applicant was requesting a list of 31 deviations, all but six of which were at least partially supported by staff. Of those six unsupported deviations, the applicant has committed to removing four of them. Two other supported deviations have also been removed. The remaining landscaping deviation has been reduced sufficiently to gain staff support.

For the remaining deviation, which would allow wetland mitigation to be achieved through the purchase of credits in an EGLE-approved mitigation bank, the applicant has provided the additional information requested. See the letter from Atwell, the applicant's wetland consultant, in the applicant response materials in your packet. ECT, the City's wetland consultant, has also provided a follow-up memo in response. Ultimately, we feel that this issue requires the Planning Commission and City Council to weigh in to determine

whether this departure from the “no net loss within the city” policy will be allowed in this instance. As outlined in Atwell's letter, there are clear benefits that an EGLE-approved wetland bank can provide on a regional and statewide scale. However, the loss of wetland areas within the City may set a new precedent.

Since the previous meeting, the applicant has also revised their list of public benefits, including eliminating the proposed on-street parking spaces on 11 Mile Road, adding a contribution to the Sidewalk Fund, adding a multi-generational, multi-use play area to be located northwest of the pond, as well as a meditation plaza on the eastern side of the site. They also included some concept images within the packet for your consideration.

As previously proposed, the applicant offers to fund the construction of a missing off-site sidewalk segment along Grand River Avenue to connect the project with the pedestrian plaza west of the site. They also offer a total of .34 acre of Right of Way along Grand River and 11 Mile Road, an easement at the southeast corner of the proposed development for a City locator sign or other public amenity, and establishing a Community Room function within the Market for public gatherings and meetings. The applicant is pursuing a partnership with Novi Public Library to provide a “little library” type function within the vestibule of the Market as well.

Given the improvements, Staff is in support of the project moving forward. The applicant has been diligent in working with staff to remove or reduce the scale of the unsupported deviations, and now requests 25 deviations. Staff generally believes those remaining are justified given the constraints of the site and the desire to create a unique community gathering point around the pond. The list of public benefits has been improved to a point that we think will enhance the project as well as the surrounding area with greater pedestrian connectivity, creative and cultural amenities, and active and passive recreational opportunities.

The modifications made to the plan and other items to be addressed will need to be submitted in a cleaned up Concept Plan to be included in the PRO Agreement, which can be done before City Council gives final approval.

Tonight the Planning Commission is asked to continue their consideration of the proposal and make a recommendation to the City Council. Staff as well as our consultants are available to answer any questions you may have. The applicant, Scott Aikens and his team are here to tell you more about their proposal and to respond to your questions as well.

Scott Aikens, Robert B. Associates, said thank you to staff for working with us to further refine our plans and thank you to Planning Commission for considering these plans. Mr. Aikens pointed to a slide. This image shows a few of our 3-D renderings of our project. Just to reiterate the four core uses that we sought to deliver throughout this entire process would be the food hall/market, the restaurant collection, the townhome/apartment community, and the pond.

There are three primary issues that emerged from the January 15th meeting that we would like to address. First, the amount of deviations both unsupported and supported. Second, the wetland mitigation strategy. Third, the site amenities discussion. I am going to approach these topics as follows.

Mr. Aikens pointed to an image on the screen. This is an image that depicts the land that

sits in the northeast corner of Grand River Avenue and Town Center Drive. Through our exhaustive inspection process we have learned a few things about this land. Number 1, the green areas shown in the city-owned property mark where we have discovered a Brownfield Facility, meaning that these areas contain contaminated substances. Number 2, the gray areas shown are regulated wetlands. Number 3, the dotted lines show where the land contains un-compacted fill and organic soils. Mr. Aikens explained that extraordinarily costly deep foundations would be required to build in these areas. This is the plan that we have drilled down on and are presenting at this time. After a grueling three and half years of hard work I believe that our team and the Novi City Staff now both concur that we have taken this plan as far as we can at this time. Please note that 25 deviations are not avoidable in our efforts to make this plan perfect given the land conditions. Without the necessary deviations, critical aspects of the Sakura Novi vision are impossible.

This slide shows the Sakura Novi timeline since June 2017. It took one year to go from the first review by Novi City Council to a signed purchase agreement with the City of Novi on June 21, 2018 and a signed purchase agreement with Mr. Floyd Peterson from Ecco Tool Company on that same day. Floyd has been with us on our entire journey.

Let me give you a brief review of the concept plan from June 2017 and the concept plan from 2018. This plan was just part of the conversation at the time; it was not part of any documentation. Unbeknownst to us, given the soil conditions and the regulated wetland leads to difficulty. The buildings massed on the pond on the west with their deep foundations are cost-prohibitive. In December 2018, after geotechnical investigation we realized we had to extend the inspection period and we had to reconceive the project entirely. We pulled buildings back from the pond away from the bad soil except for Building B and a portion of Building C in order for the pond to be activated as per the 2016 Master Plan Update. Even this plan entailed extraordinary costs above and beyond the purchase price. So we mutually came to an opinion that the effort called for a commercial rehabilitation district for the project to remain viable.

We have been meeting with staff for over one year since February 2019. We submitted our original concept plan in June 2019 and again in October and again in December. We met with the Master Plan and Zoning Committee in November. This is our third time, as you know, meeting with the Planning Commission. Our project manager, Bruce Yeager, will further expand on our work to come to an agreement with staff about the deviations necessary on this plan to achieve the vision behind Sakura Novi.

Bruce Yeager said on this plan from June 2019 we went through a formal submittal with staff. We received back a comprehensive evaluation of the documentation we submitted and though there weren't formally detailed deviations listed on the submission, as you review it and count them out, there are at least 53 on this plan. From that 53 we worked down to where we have landed today at 25. That's something that is crucial to understanding this. Working through this process we needed to eliminate ambiguity in this development plan and that brought our second phase into the state that you currently see it in. This plan contains 24 staff-supported deviations. It requires a final deviation for the wetland mitigation. With the woodlands condition, we asserted to staff that we will meet the requirements during the final evaluation for the woodlands in the final count. We are only a handful different in total number of woodland trees at this point, but we have asserted that we will meet that requirement. We simply have not gone through a formal resubmittal with drawings to document that. Since our January 15 presentation, we have gone through the unsupported deviations and found a couple other prior

supported deviations that we have eliminated and of those unsupported deviations from the last meeting there was a signage deviation which we have removed.

Mr. Yeager pointed to a slide. This next slide shows how we have reduced our number of deviations to a level of support from staff. Deviation 'D' is the perimeter parking lot trees. We have added a row of trees along the western edge at the residential development and that met with staff's desire for supporting that deviation. Deviation 'C' has been removed and we are showing three additional trees south of Building C over what we have shown before. We are going to put 21 trees at a minimum on the Grand River Avenue Frontage. Deviation 'E' which was for the foundation plantings, we have removed that deviation. We will meet the Ordinance as discussed with staff for those items. Deviation 'B' has been removed. We are providing a berm. The berm was not shown in the quick turnaround of our documents between the December presentation and the holiday break. We had turned the plans around in 8 days and that item was overlooked. That brings us to a completely supported package except for wetlands, which Don Berninger is here to talk about.

Don Berninger, Atwell Group, said I am the applicant's wetland consultant. The project proposes impacts to the regulated wetlands on city owned property requiring 2.41 acres of mitigation. In an attempt to comply with City policies, Sakura Novi has exhausted any practical wetland mitigation in the City. They've looked at purchasing many different parcels within the City, preservation options, they have done many comparisons and land cost analyses. Subsequent to that, we had multiple discussions regarding the use of mitigation banks. Response letters discuss the merits of why they are the best option for this project. In short, wetland banks provide a much better replacement of wetland functions including wildlife habitat, water quality, and flood storage. In fact, the City of Novi recently mitigated wetlands beyond the city limits by purchasing credits in an approved wetland bank. We have checked, and credits are currently available. Details have been provided to the city. There are two banks: one bank has six-acres currently available and one bank is coming online soon. The bank that is six acres is the Southern River Raisin and the one coming soon is the Oakland Snell. On-site wetland creation as well as isolated small areas of wetland creation does not replace the functions or values as large previously approved wetlands banks do. Keep in mind that wetland banks are funded and required to be maintained in perpetuity ensuring functions and values remain as well as invasive species treatments, which we know is a big issue in the City of Novi. Wetland banks are the preferred method of mitigation by the EPA and by the state which is governed by EGLE. This can be a condition of the Planned Rezoning Overlay Plan not to allow this application to be a permanent setting action.

Scott Aikens said moving on to public benefits, this is a list of important items we have extracted from the fuller list included in the packet. First of all, it is really important that we work hard to provide a park like environment around the neglected pond on the Anglin Parcel. The activation of the pond is an essential community amenity. The development team has invested heavily to ensure this feature's centrality despite the site work costs. The developer will make a contribution to a dedicated account that will fund Walkable Novi work in the Sakura Novi vicinity. The developer will pay the cost of the connection between Sakura Novi campus and the intersection at the corner of Grand River Avenue and Town Center, as Lindsay said. The developer will build an approximately 1,800 square foot family play area and garden to keep with the theme of Sakura Novi. The developer will build approximately 700 square foot meditative observation plaza east of the Sakura Novi Residential Commons overlooking the eastern detention area and city wetland preserve. The developer offers an easement at the southeast corner of the proposed

development for use of a public art display, another amenity for the public.

Bruce Yeager said most of the things we are trying to do within Sakura Novi all center on making this a unique experience for all of the guests, residents, and tenants who will call this place something special for them. We really appreciate the input from the last Planning Commission Meeting focusing on the interactive play area or something for the children and families to do. It's something we fully intended to do, but now we are bringing forth the initial thoughts on the concept.

Mr. Yeager pointed to a slide. In the upper left corner you can see something that kind of emulates the natural path that you can walk around in Asian gardens. Doing a traditional playground with a jungle gym and swing sets does not really fit with the ideas that we're putting together for this experience. What we're looking for is something that is much more sensory and contemplative. We are looking to engage the children in a much more interesting and natural way. We are looking at natural elements to construct this environment. There are a ton of things that can be done which are separate and different but are just as engaging for children. We're looking at about a 1,800 square foot area that sits on a slope, so it's going to give us a wonderful series of opportunities for built-in seating and things of that nature. We are also looking at extending a little platform out into our water feature. We are not sure what that is exactly going to look like at this point, but we assure you this is going to be something remarkable and appropriately sized.

On the eastern portion of the project we have the existing wooded/wetland preserve that is the City's space. We have a detention basin that we are placing there. At the promenade we are looking to make that a feature area, we have been from the beginning. You will notice a beautiful view from that location out to a natural area. We're looking for mediation space, an exercise space, something that can not only be used by children, but by the residents as well in this environment. We are early in the concept. We have talked to our landscape designer about this and they are thrilled and want to move forward with it. This is the bit of green connectivity that we've been working with from the beginning. Tying all these elements together in a very sensitive and unique way, were using landscape traditionally but not necessarily traditional landscape. We have reserved an easement area on the far southeast corner of this project sort of at the top of the hill. Early on our design lead for the project gave us a sketch of this railroad themed element that might be a marker for entering this point. Really it's an open slate at this juncture, we've framed this with benches and landscape in a formal way, but we are perfectly willing to work in any way, shape, or form with the City to celebrate this location. We are just looking for input from the City in what they might think that should be.

Scott Aikens said on a personal note about the green amenities, my wife is from New York so we go there quite a bit and stay sometimes in Brooklyn. The Dumbo, which is under the Brooklyn Bridge there is a hotel that has really catalyzed this amazing revitalization of the piers. There are six piers that connect Dumbo to Brooklyn Heights and some of the naturalistic elements in this kind of field is consistent with what I think we are trying to get at. The City owns some really challenging land here and I believe we've taken this and our planning on Sakura Novi as far as we can at this stage. We've worked on the deviations so that they are all supported by staff. The wetland mitigation strategy we've taken as far as we can, and it is up to the Planning Commission and City Council on what to do now. For the public amenities we've taken the comments we have gotten and we have been trying to sensitively handle these aspects. When I heard about the kids play area I thought that was a great idea and we are very excited.

Chair Pehrson turned it over to the Planning Commission for consideration.

Member Avdoulos said I would like to start off by thanking you for working with the staff and the City. I think a project on this site was going to be complicated from the get-go. The design to where it is at, I think, fits appropriately scale-wise with what's happening. Reading through the documents, I'm glad you have touched on the public benefits, that was the first thing I looked at and I'm happy you showed some imagery. I appreciated the amount of deviations that were able to be brought down to an agreeable level. I also appreciate the document that was put together showing what the deviation was, the status of it, and how it applied in its importance to the project and then any other commentary associated with it. It's a push and pull in order to get a lot of these developments to work. I know it's come up to the Planning Commission a couple of times, but we rely on the staff because they're looking at this in greater detail than we are. Rick, I know a lot of these were landscape related and there's some push and pull there, but it seems like were pretty comfortable as to where it is landing.

Landscape Architect Meader said they have done a lot of work and I'm comfortable with what they have.

Member Avdoulos said can we bring up the City Wetland Consultant to walk us through the wetland mitigation strategy. In reading it, it feels like on a regional level it would be a good fit. On a local level it's something that would be a deviation and we say the word precedent, but sometimes there's a difficulty in trying to achieve a good means to an end. If this is something that will help us all out, I'm interested in listening and learning about that.

City Wetland and Woodland Consultant Pete Hill said the last time I was up here I went through what the impacts were, what the required mitigation was, and what the Ordinance states. Lindsay mentioned that Atwell put together an explanation of the options they have looked at for mitigation within the City. The Ordinance states mitigation on-site is the preference and then elsewhere in the City if it is viable. Those are the options: to uphold the no net loss of wetlands in the City. I agree with the things that Don Berninger has said. Those things are true: creating larger sections of wetland banking is good. He mentioned the monitoring. The mitigation banks have to meet the DEQ/EGLE approval and be signed off so you know you're getting a good mitigation area because of that. I don't have all the details right here, but I know there has been at least one other mitigation bank created within the City. I believe that bank is full, but again I do not have all the specific details.

It doesn't help this project, but our recommendation was that before authorization for a deviation to buy outside bank credits is given, ECT recommends that the City initiate the process of assessing feasibility and creating a wetland mitigation bank within the city limits. This recommendation keys into the fact that the Ordinance currently states "no net loss of wetlands" in the City. I should add that the applicant mentioned that a bank is not in place in the City right now. The Ordinance doesn't talk about mitigation banking. It is pretty straight forward in only saying 'mitigate within the City.' An in lieu program or wetland mitigation fund could be created in a similar fashion to the city tree 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. We go on to say that if the City decides that this is a deviation that everyone is in agreement with, we have a couple minimum conditions for the mitigation purchase.

Consultant Pete Hill continues to say the first condition would be that mitigation credits be purchased in an EGLE approved mitigation bank in the Ann Arbor moraines ecoregion. They are basically EGLE and Army Corps guidelines that say when people are purchasing mitigation bank credits they should be purchased in the same river watershed or the same ecoregion, so it doesn't always work out that you could buy one in the Rouge watershed, for example. Don Berninger mentioned they have two in mind, both of which are in the same ecoregion as the project, not the same watershed. The second condition is that the City has required 2.41-acres of wetland mitigation and shall be purchased in a single bank to get everything done in one purchase and it sounds like that is feasible. The third condition is that all documentation of such a purchase shall be provided to the City in order to demonstrate that the conditions of the City's Wetland and Water Course Permit when issued have been fulfilled. Any such documentation shall be reviewed and approved by the City's consultant.

Consultant Hill said I also wanted to add that 54% of the total wetland impact is EGLE regulated. The development on the east side of the site, including the detention basin and the townhomes, there is a triangular-shaped wetland that is 0.9 acres in size on-site and an EGLE permit will be required for that impact. The applicant has submitted to EGLE for approval. The fourth condition is that documentation from EGLE authorizing the proposed wetland impacts, as well as an approval of the proposed mitigation scenario, should be received prior to issuance of the city wetland permit. I know that EGLE approves a big percentage of the part 303 wetland permit applications that come in to them. I have been told about 93% of applications are approved. Maybe not on the first try, they do ask for revisions here and there if all the information hasn't been given upfront. They even sometimes try to guide applicants into reducing impacts if they can, but I guess it remains to be seen whether or not EGLE will be permitting the site plan as is. I just wanted to point out that essentially we always recommend that the City does not actually sign and issue a city wetland permit on wetland that the jurisdiction is also under the state or EGLE. So the 0.9 acres of impact to the wetland is EGLE regulated. I know the applicant has their wetland permit application in to EGLE and we will see where that goes.

Member Avdoulos said thank you that was very helpful.

Member Gronachan said I'm a big wetland supporter. My background is on zoning and although I'm the newest member on the Planning Commission, when I look at this project I am very sympathetic to the challenges that this particular petitioner had to face with the wetlands, with the soil, with the shape, with the pond, with the endless items that petitioner has listed through their three presentations. I am not versed in wetland banks, but based on what has been discussed I am leaning towards supporting the bank although, I will be honest, at the last meeting I was not. After learning that it would be thoroughly regulated I don't believe that we would be opening up a can of worms. I believe that we're taking precedent in an outstanding project that is going to long stand the test of time with the City of Novi. I think this petitioner has done enough research with a challenged piece of property and I think that based on what the staff, who are far more knowledgeable than I am, is supporting. I think the deviations are minimal, based on the size, shape, and topography of this property. I am ready to support it just the way it is having it go to a bank with what they recommended for the wetlands.

Member Maday said everything Member Gronachan said I agree with, but the one thing is that being it is brownfield and there's contamination on the site, is there an issue with a residential development?

City Attorney Schultz said I think most of the remediation is by the pond. We, as the City, got the original Phase 1 and Phase 2 reports and it did not come back and say you couldn't touch or drink the water. The vast majority of it, as I understand it, is the cost to remediate is going to be from the bottom of the pond, which is not where the residential portion is going. I think the intention is to get available funds for brownfield remediation and end up with a clean site. So the expectation at the end of this project is there will be no regulating agency that will say they cannot have the residential portion. I don't think they would get this far without some comfort level that they can do whatever they need to do to get that.

Member Maday said I think everyone is very sensitive to the wetland issue and logically speaking if you didn't have the background or the history of the site and the years in the making you would be concerned with wetlands. But knowing the history and knowing the property, and how many things have come together to make it work, and the success it is going to be, I am at the point where I can support it.

Member Ferrell said I do want to mention that I appreciate you looking into the green space and adding the types of playscapes you showed. I also think swing sets wouldn't fit into this development at all with what you are looking at. It sounds good and looks good and I'm excited about it. I definitely appreciated that you added that in. The ideas that you have I know are not set in stone, but the ones that you did show I think you should implement. I think it would be perfect on both sides even with the overlook on the water looks very nice. I definitely support the project now, especially with the minimal deviations that the staff supports.

Chair Pehrson said I am also in support and appreciate your patience, but as you have seen over the years this is a special site this has to be something that will set Novi apart from everything else. There is a reason why we have to go through the pain and agony of postponement over time. Relevant to the comments from the consultant and the language that doesn't exist in the Ordinance that was being submitted, are we covered in the PRO for those contingencies that he spoke about or can that also be part of the PRO and then carried forward to City Council?

City Attorney Schultz said yes. The short answer is if the Council decides to go with allowing the wetland bank, we will document that in the agreement. I think for tonight you just need to make that choice when you get to number 25. Do you want them to comply with the Ordinance as is or do you recommend Council look at that bank. If it's the latter we will definitely be working with Council and the applicant to deal with that.

Member Avdoulos said and just to remind everybody this is to recommend to City Council to rezone and so this project will be coming back for preliminary site plan approval. The further along we get the more detail we will get and I think everyone will have a bigger comfort level on the project, so again I appreciate the applicant working with us. I will make a motion.

Motion made by Member Avdoulos and seconded by Member Maday.

ROLL CALL VOTE TO RECOMMEND 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 TO CITY COUNCIL FOR SAKURA NOVI JZ19-31.

In the matter of Sakura Novi, JZ19-31, with Zoning Map Amendment 18.732 motion to recommend approval to City Council to rezone the subject property 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 Concept Plan.

A. The recommendation includes the following ordinance deviations for consideration by the City Council:

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.I 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. *(b) 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.*
- B. If the City Council approves the rezoning, the Planning Commission recommends the following conditions be made part of the PRO Agreement:
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 68.
 4. The maximum number of dwelling units to be constructed in Phase 2 shall be 50.
 5. 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.

6. 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.
7. Phase 2 non-residential uses shall be no greater than 4,500 square feet of retail/restaurant use.
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 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 2022.
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 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.
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.
17. 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.

18. 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.
19. 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.
20. 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 the equivalent of the cost of Segment #9 listing on Page 19 of the "Annual Non-Motorized Prioritization: 2019-2020 Update." This amount is more than double the Sakura Novi frontage requirement for sidewalks on Grand River Avenue and 11 Mile Road, plus an additional \$24,181. The frontage on 11 Mile and Grand River Avenue is 1,547 linear feet. $1,547 \text{ lf} \times 2 = 3,094 \text{ linear feet} \times 6' \text{ wide paths} = 18,564 \text{ square feet} \times \$5 \text{ per square foot} = \$92,820$.
21. 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.
22. 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.
23. 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.
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 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.

C. This motion is made because the proposed Town Center-1 zoning district is a reasonable alternative and fulfills the intent of the Master Plan for Land Use, and 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 to Asian ex-patriot professionals and their families, 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 small building 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. *Motion carried 5-0.*

2. APPROVAL OF THE JANUARY 15, 2020 PLANNING COMMISSION MINUTES.

Motion made by Member Avdoulos and seconded by Member Gronachan.

ROLL CALL VOTE TO APPROVE THE JANUARY 15, 2020 PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRONACHAN.

Motion to approve the January 15, 2020 Planning Commission Minutes. Motion carried 5-0.

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Floyd Peterson, Ecco Tool, 42525 W 11 Mile Road, said for those of you who had a question about the wetlands, you are going to have to live with this decision that you're making, but maybe to help you, when I think of a wetland I think of cat tails, marsh, and frogs. A good part of this (Sakura Novi) property I have walked since 1967 and maybe by the pond when we get a lot of rain it gets mushy, but by far the majority of the time there's never any water in it. It's mostly grass so it's not like a wetland that I would think of. Maybe with your decision that will help you a little bit when you're looking at other developments and they're also talking about wetlands. Maybe it's a good idea to see what a wetland really is. Also, just because it is not going to be in Novi, if they do move it to a different place I'm sure it will be more of a wetland than what it is right now in Novi.

Chair Pehrson closed the audience participation seeing no one else wished to speak.

ADJOURNMENT

Motion to adjourn made by Member Gronachan and seconded by Member Ferrell.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER GRONACHAN AND SECONDED BY MEMBER FERRELL.

***Motion to adjourn the February 12, 2020 Planning Commission meeting. Motion
carried 5-0.***

The meeting adjourned at 8:04 PM.

APPLICANT RESPONSE LETTER
FEBRUARY 4, 2020



February 4, 2020

Ms. Lindsay Bell
City of Novi
Planning Department
45175 Ten Mile Road
Novi, MI 48375

Re: PRO Site Plan Submittal Response Letter
Sakura Novi & The Residences at Sakura Novi
Novi, MI

Dear Ms. Bell,

In partnership with One World Market and the City of Novi, we have been seeking to bring to fruition Sakura Novi since August, 2016. Our team has been working hand-in-hand with Novi City Staff since April, 2019 to fine-tune Sakura Novi in order to rezone the land. Along the way we have run into practically every hairy bug-a-boo on the City-owned property that you can find in the annals of land development, including a Brownfield facility, a 2-acre pond, abysmal soil conditions, and regulated wetlands. We have done absolutely everything that we can to earn the confidence of City Staff and the Novi Planning Commission so as to move this project forward for consideration by City Council. Here are three major issues we have addressed since the January 15th Planning Commission meeting:

1. We have outlined a detailed plan, **working with staff**, to mitigate 2.4 acres of wetlands by purchasing credits in an appropriately located wetland bank. The detailed plan is included in this package. We are still working with the City to work out the technical details for achieving this mutually beneficial result.
2. **All of our requested deviations are now supported by staff**. A large bulk of these deviations are a function of our efforts to keep the vision for Sakura Novi alive, while accommodating the City's desire to activate the water feature, simultaneously navigating issues such as the Brownfield facility, the abysmal soil conditions, and the regulated wetlands.
3. We have dialed in on our Public Benefits. First, we have added, as a response to the January 15th Planning Commission meeting, a recreational / children's area on the northwest corner of the pond, as well as a meditative/exercise/observation zone overlooking the eastern detention basin. Second, we will make a significant contribution to a fund to support projects spear-



Robert B. Aikens
& ASSOCIATES, L.L.C.

headed by the Walkable Novi program located in proximity to Sakura Novi. Third, we continue to develop a program in collaboration with One World Market and Novi Public Library.

Included in this package, for your review, is our letter from Atwell addressing our wetland mitigation strategy, a spreadsheet reviewing all supported deviations, along with some sketches addressing additional concerns raised by landscape review, the latest proposed PRO Agreement conditions, and a revised list of Public Benefits to be incorporated in the PRO Agreement.

Sincerely,

G. Scott Aikens, Ph.D.



Robert B. Aikens
& ASSOCIATES, L.L.C.

REGULATED WETLANDS:

See attached letter and map provided by Atwell



Robert B. Aikens
& ASSOCIATES, L.L.C.

DEVIATIONS:

See spreadsheet that addresses all items from prior Motion included as part of package.

Additional Landscaping items in discussion:

Developer will provide a minimum of 21 frontage trees along GRA, with 4 of those located south of Building C as per Concept Sketch B2. Species selections/modifications will be determined as a part of Preliminary Site Plan submission. Narrow canopy species will be specified south of BldgC, due to clear space limitations created by necessary setback.

Developer will provide all ordinance-required unit and greenbelt trees at Ph1 residential portion of the project, and total count will be clarified and shown on the Preliminary Site Plan submission.

Developer will adjust perimeter lot trees as shown on Sketch A as per ordinance, and staff's recommendations. These required adjustments to the concept sketch will be made for Preliminary Site Plan submission.



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 68.
4. The maximum number of dwelling units to be constructed in Phase 2 shall be 50.
5. 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.
6. 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.
7. Phase 2 non-residential uses shall be no greater than 4,500 square feet of retail/restaurant use.
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

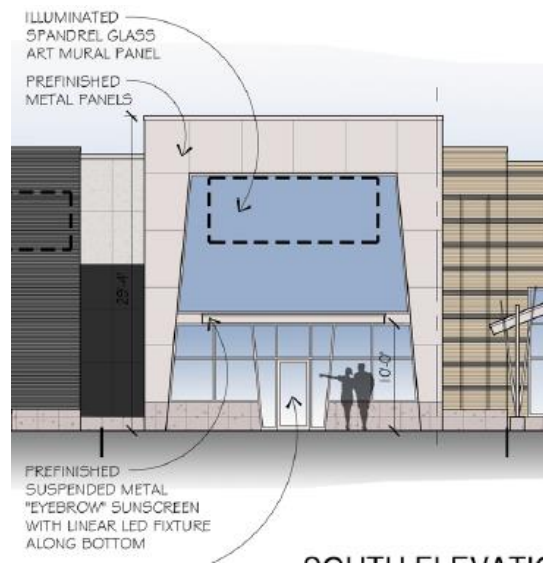


replacement credits planted on-site shall be permanently protected via conservation easement or landscape easement. Any credits not planted on site will require a payment of \$400 per credit into the Novi Tree Fund.

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 2022.
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 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.
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.

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. $1,547 \text{ lf} \times 2 = 3094 \text{ lf}$. $3094 \text{ lf} \times 6' \text{ wide paths} = 18564 \text{ sf}$. $18564 \text{ sf} \times \$5.00 \text{ per square foot} = \$92,820$.



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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.
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 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.
9. 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.



CONSULTING. ENGINEERING. CONSTRUCTION.

January 28, 2020

City of Novi
Ms. Barbara McBeth, Novi City Planner
45175 Ten Mile Road
Novi, MI 48375

RE: Sakura Novi
Atwell Project Number: 18003457

Dear Ms. McBeth,

On behalf of Sakura Novi, Atwell would like to thank the City of Novi for working with us in our efforts to find a suitable location within the city limits for providing the 2.41 acres of wetland mitigation required for the project. Unfortunately, to date this effort has been unsuccessful as the potential sites we've reviewed have not been suitable for a number of reasons. We are continuing to search for a suitable mitigation site within the city limits but are concerned that suitable sites are simply not available that would meet the requirements for establishing mitigation wetlands due to size, excessive land costs, or site conditions that are not conducive to development of viable wetlands.

Therefore, we are asking the City to consider allowing Sakura Novi to purchase mitigation credits from an EGLE approved wetland mitigation bank with a service area within which the Sakura Novi project is located. Both the Sakura Novi project and the city of Novi proposed future Crescent Boulevard (aka Fountain Park Drive) extension project (requiring 0.30 acres of mitigation) are located within the VI.1.2 Ann Arbor Moraines ecoregion service area. Two EGLE approved wetland mitigation banks currently serve this area.

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. 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 Crescent Boulevard extension project.

Both banks already or will soon have available forested wetland mitigation credits classified as southern hardwood swamp by the Michigan Natural Features Inventory (MNFI). Southern

hardwood swamp is a minerotrophic forested wetland typically dominated by silver maple, red maple, green ash, and black ash. Historically this was a common wetland type occurring in southern Lower Michigan including the Novi area. However, landscape fragmentation has reduced the vast majority of southern hardwood swamp systems to isolated stands surrounded by agriculture or urban development. This is particularly true of remnant pockets occurring in the heavily developed lakeplain region of southeastern Lower Michigan. Consequently, this type of wetland is considered vulnerable due to continued development pressures.

Although the wetlands associated with the Sakura Novi and city of Novi road extension project are comprised of emergent and scrub-shrub wetlands, the current availability of bank credits dictates that forested wetland credits will need to be purchased as mitigation for the projects. Purchase of southern hardwood swamp wetland mitigation credits will benefit the region as a whole by replacing a natural resource that has suffered significant loss in the ecoregion. The city of Novi, as an integral part of the ecoregion, will similarly benefit from this approach.

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.

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. The Federal Mitigation Rule lists the preference for wetland mitigation in the Code of Federal Regulations under PART 332—Compensatory Mitigation for Losses of Aquatic Resources as (summarized below):

(b) Type and location of compensatory mitigation. (1) When considering options for successfully providing the required compensatory mitigation, the district engineer shall consider the type and location options in the order presented in paragraphs (b)(2) through (b)(6) of this section.

(2) Mitigation bank credits

(3) In-lieu fee program credits

(4) Permittee-responsible mitigation under a watershed approach

(5) Permittee-responsible mitigation through on-site and in-kind mitigation

(6) Permittee-responsible mitigation through off-site and/or out-of-kind mitigation

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*
4. *Wetland Preservation*

In support of its preference for mitigation banks, the State of Michigan has incorporated into the amended rules to Part 303 details of the benefits of mitigation banks versus other forms of mitigation:

R 281.952 Purpose.

Rule 2. (1) The purpose of the wetland mitigation banking rules is to provide for the statewide establishment and operation of mitigation banks as an alternative wetland mitigation option that will protect and enhance the wetland resources of the state while expediting the regulatory process.

(2) Mitigation banking may benefit the state's wetland resources as follows:

- (a) By providing for the establishment of replacement wetlands in advance of wetland losses.*
- (b) By consolidating small wetland mitigation areas at a single location in a manner that enhances the integrity of the wetland ecosystem.*
- (c) By providing for improved design of mitigation sites through more efficient use of technical resources.*

(d) By providing for and encouraging the integration of wetland creation or restoration for purposes of compensatory mitigation with watershed, ecoregion, or community resource planning.

(3) The use of mitigation banking may benefit a wetland permit applicant as follows:

- (a) By reducing the total permit processing time.*
- (b) By reducing the cost of compensatory mitigation due to the economy of scale associated with the consolidation of individual mitigation projects.*
- (c) By increasing the predictability of mitigation costs.*
- (d) By providing increased certainty as to the availability of wetland mitigation sites.*
- (e) By facilitating compliance with the mitigation requirements of the act.*

It should be noted that the existing wetlands on the Sakura Novi site that are proposed to be impacted exhibit extremely 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.

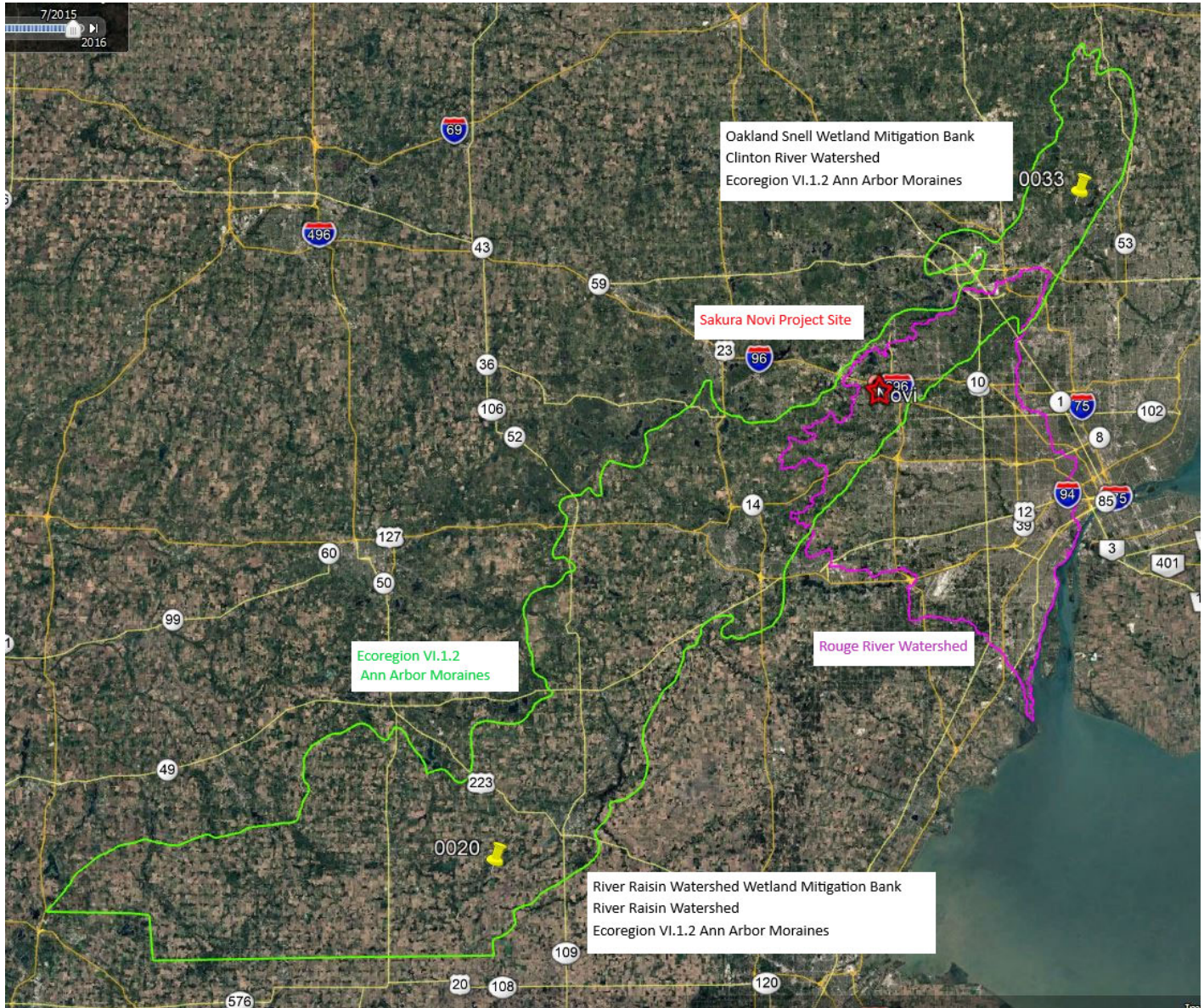
Conversely, the wetlands in an EGLE approved wetland mitigation bank must be maintained in perpetuity. Long term management and protection of the wetlands in the bank is the legal responsibility of the mitigation bank sponsor, and a long-term management plan must be developed before the bank is established to insure that the high values and functions provided by the mitigation wetlands are maintained in perpetuity. Consequently, Atwell agrees with the federal and state preference for use of wetland mitigation banks and again asks that the City of Novi allow purchase of bank credits to meet the wetland mitigation requirements for the Sakura Novi project.

Should you have any questions or need further information, please contact me at (734) 887-2709.

Respectfully,
ATWELL, LLC



Don Berninger
Team Leader - Environmental



B. Additional deviations requested by the applicant, but not supported by staff (as of January 15th Planning Commission hearing) include the following:

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Removed	<i>a. Per Sections 28-5.e.1.a: deviation to allow up to 72 square feet total maximum pedestrian-level projecting signage (6 square feet permitted). Previous Staff Comment: Staff recommends this deviation be deferred as there are no details to help visualize, making the impacts difficult to evaluate. These items could be deferred to City Council or Zoning Board of Appeals determination as necessary, along with additional sign ordinance deviations related to lighted materials that are not permitted by the ordinance.</i>	Developer agrees to staff recommendation for deferment.	Crucial for developing Asian theme and holistic project design	
Removed	<i>b. Landscaping deviation from Section 5.5.3.B.ii and iii. for lack of screening wall or berm for parking areas along 11 Mile Road (north of parking area 5B). Previous Staff Comment: The applicant has not provided justification as to why additional plantings (such as continuing the Juniper hedge or replicating the plantings along Grand River) could not be provided north of parking area 5B to meet the intent of the ordinance. Not supported by staff.</i>	Berm and landscaping per city ordinance will be provided as per Concept Sketch E, with details included as part of Preliminary Site Plan submission, as approved by staff.	Similar plantings will be used as have been specified along GRA	
Removed	<i>c. Landscape deviation from section 5.5.3.C. for deficiency of parking lot interior landscape area, as the total amount of landscaping provided around the pond feature provides a greater amount of contiguous landscaped amenity that benefits the community. Previous Staff Comment: Staff does not support the deviation as provided. The applicant is urged to make greater efforts to reduce the parking lot interior landscaping deviations.</i>	Parking lot interior trees and landscape areas will be added in Phase 1 and 2 areas as per Concept Sketches B2 and E2, and further detailed as required by staff at the time of Preliminary Site Plan submission, as approved per staff. All planted islands will be 200sf or greater if they are surrounded by impervious surfaces. Supported deviation provides for increased project sidewalk entrance width and merchant sightlines at appropriate locations.	Enhances commercial sightlines and pedestrian scale	Increases direct public accessibility to water feature, enhances water feature landscaping sightlines

Sakura Novi - Deviations Summary, Updated
7 February, 2020

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	d. Landscaping deviation from Section 5.5.3.C for insufficient parking lot perimeter trees provided. Previous Staff Comment: Staff believes the applicant could further reduce the deviation.	Perimeter trees will be added in Phase 2 areas as per Concept Sketch A, and further adjusted as required by staff at the time of Preliminary Site Plan submission, as approved per staff. Remaining deviation enhances western pedestrian access to site, merchants and water feature from GRA, and consists of 108 lineal feet of parking lot perimeter trees, which abuts an existing wooded preserve.	Enhances commercial sightlines and pedestrian scale - crucial	
Removed	e. Landscape deviation from section 5.5.3.D to allow 61% of the required foundation planting area around all Phase 1 Commercial buildings. Plantings have been proposed along the façade of all phase 1 commercial buildings in beds measuring at least 4' wide. These plantings, combined with adjacent decorative paving areas, extend across at least 75% of all commercial building perimeters. "With respect to projects in the TC and TC-1 districts, the Planning Commission may waive the 8 foot width calculation requirements if significant additional planting and/or decorative paving or amenities are added adjacent to the building." Previous Staff Comment: Staff believes the applicant could further reduce the deviation.	Developer affirms all commercial buildings will meet the required foundation landscaping, whether that be plantings, decorative paving (color, scoring, designs, pavers, etc) once the tenants settle on their layout and requirements. Developer will meet the standards for all commercial building foundation landscaping through the use of plantings and decorative paving methods described above as permissible. Final design may not reflect what has been proposed thus far and shown at the concept level.	Key commercial project design factor to maintain year-round, inviting and efficient walkable environment	

A. The recommendation by staff (at January 15th Planning Commission hearing) includes the following ordinance deviations for consideration by the City Council:

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	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 the continuation of commercial uses in both districts, which does not require a wide buffer of separation.	Existing site soils conditions necessitate moving commercial buildings closer to B-3 into sound soils for cost effective construction solution	Maintains pedestrian scale, and preserves central landscape areas	Increasing the use area setbacks as they meet adjacent property decreases efficiency of the site, and would not permit sufficient preservation of existing pond as the water feature proposed
Supported	2. Deviation from Section 3.27.1.C to allow building and parking setbacks to be reduced up to 0' 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.	Provides for efficient development of entire site as mixed-use, campus-style development	Maintains pedestrian scale	Increasing the use area setbacks internal to the site decreases efficiency of the site, and would not permit sufficient preservation of existing pond as the water feature proposed
Supported	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).	increases efficiency of Phase1B residential space to enhance interior project landscape	Maintains pedestrian scale, and preserves central landscape areas	
Supported	4. Per section 3.1.26, deviation to allow a reduction of side yard parking setback (10 feet required, up to 5 feet requested) on the western property line with the Town Center green space area adjacent. 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.	Deviation provides for increased project sidewalk entrance width at appropriate location	Improves pedestrian access to central landscape and water feature	Improves pedestrian access to central landscape and water feature
Supported	5. Deviation from section 3.6.2.M to eliminate the Wetland Setback (25' required) to accommodate the remediation process, development of landscaped feature retention basin on western portion of site and for careful integration of on-site detention on far eastern portion of site, abutting city-owned retention/wetland basin.	Activation of western basin into thematically landscaped setting requires deviation from natural buffer standards	Crucial for developing Asian theme holistic project design	Crucial for activation of water feature as per Town Center Area Study

Sakura Novi - Deviations Summary, Updated
7 February, 2020

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	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.	This is an existing condition that allows a 50+ year old Novi business to continue operations		
Supported	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. Front yard parking setback reduced to 6 feet, 20 feet required, in NE corner or residential area.	increases efficiency of Phase1B residential space to enhance interior project landscape	Increases central green garden spaces	
Recommended/ Supported	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. Section 9 Façade Waivers recommended	Creating unique Asian Village project concept necessitates alternative building skin options	Crucial for developing Asian theme holistic project design	
Recommended/ Supported	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. Section 9 Façade Waivers recommended	Creating unique Asian Village project concept necessitates alternative building skin options	Crucial for developing Asian theme holistic project design	
Supported	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. Location deviation supported by staff. Deviation for deficiencies in loading zone areas - Support conditioned on truck turning movements to verify accessibility.	Suitable size loading areas are being provided to conceal trash, provide secure deliveries, and maintain welcoming pedestrian environment where there are no obvious 'rear' building facades	Crucial for developing Asian theme holistic project design, and developing a walkable pedestrian-scaled environment	Increasing the area of loading facilities on the site to meet this ordinance decreases efficiency of the site, and would not permit sufficient preservation of existing pond as the water feature proposed.

Sakura Novi - Deviations Summary, Updated
7 February, 2020

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	<p>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 25,000sf on main level with 3,500sf support office use and 1,500sf 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.</p> <p>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.</p>	Relocation of existing Novi tenant to larger space and maximizes use of available good soils for foundations and tenant sightlines	Crucial for developing Asian theme holistic project design, and developing a walkable pedestrian-scaled environment	Increasing the number of buildings on the site to meet this ordinance decreases efficiency of the site, and would not permit preservation of existing pond as the water feature proposed.
Supported	<p>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 natural pathway around the water feature. Site walkway areas in residential portion will vary below 0.2 fc minimum standard. Parking area in residential area will fall below 0.2 fc minimum standard. Lighting levels will be evaluated again for appropriateness at the time of Site Plan submittal. Deviation to allow lighting levels to fall below 0.2 fc minimum around the pond walkway and in residential area.</p>	Variety of mixed-use development uses necessitates greater than single use permitted variances to exterior site lighting levels	enhances "park-like" environment in general common project areas	crucial for authentic environmental creation
Supported	<p>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.</p>	Asian design theme governs differences from existing TC-1 design standards developed for Main Street project	Crucial for developing Asian theme holistic project design	
Supported	<p>15. Deviation from Chapter 28 of the City Code for TC-1 tenant signage standards in order to accommodate dual-language signage for 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: 1. 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). 2. 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). 3. 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.</p>	Staff support vital to address with City Council and ZBA	Crucial for developing Asian theme holistic project design	

Sakura Novi - Deviations Summary, Updated
7 February, 2020

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	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.	Provides for most efficient use of Phase1B residential area	Increases central green garden spaces	
Supported	17. Deviation from Section 3.27.1.I 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).	Deviation request sought to increase greenbelt landscaping area available along 11 mile road frontage, to enhance residential development presentation fronting 11MR.	Pedestrian scale and provision for landscape design consistency with remainder of project	
Supported	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.	Significant separation provided to any buildings, and significant dense landscaping also proposed	Increases area of central green garden spaces	
Removed	19. Landscape deviation from section 5.5.3.A for the absence of a 6 foot high wall between the residential units in Phase 1B and the existing Ecco Tool light industrial use. In lieu of the wall, applicant proposes a 5 foot tall continuous evergreen hedge and densely planted upright canopy trees. The applicant will be required to submit a noise impact statement at the time of Preliminary Site Plan approval and provide any necessary mitigation measures if unacceptable noise levels are found to exist.	This applies to an existing use to remain .		
Supported	20. 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.	This is an existing condition that allows a 50+ year old Novi business to continue operations		

Sakura Novi - Deviations Summary, Updated
7 February, 2020

Status	Deviation and/or Staff Comment, per 01/15/2020	Revised Developer Statement	Asian Design Authenticity	Water Feature Incorporation
Supported	21. <i>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.</i>	Western detention area and water feature's holistic design provides for carefully landscaped garden-like features at the retention basin edge condition, incorporating typical detention buffer area. Eastern detention area includes similar landscaping elements.	Crucial for developing Asian theme holistic project design	Necessary to provide dual storm water management areas to allow activation of western basin as park-like design element
Supported	22. <i>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.</i>	Crucial to receive standard deviation for open screening system, as opposed to solid screening wall element	Crucial for developing Asian theme holistic project design	Elimination of berm is crucial to preservation and activation of water feature
Supported	23. <i>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.</i>	increases efficiency of Phase1B residential space to enhance interior project landscape	Increases central green garden spaces	
Supported	24. <i>Landscaping deviation from Section 5.5.3.F.ii. for use of subcanopy trees for 25% of multifamily unit landscaping trees.</i>	Permits dense landscape development while maintaining Asian Village project character	Crucial for developing Asian theme holistic project design	
Additional items/deviations included within Staff comments:				
Removed	Conflicting information on Woodland Tree removals needs to be corrected	Item counts have been corrected		
Removed	Wetland mitigation areas proposed are all on City-owned properties	Alternative mitigation strategy as proposed under City consideration		
For PC/CC Determination	Deviation from Section 12-176 of the City Code to allow on-site wetland impacts to be mitigated through the purchase of credits (2.41 acres) in an MDEGLE-approved wetland mitigation bank within the Ann Arbor Moraines Ecoregion.	Off-site mitigation necessary to permit sufficient development density on subject site to ensure project feasibility and market significance. Developer proposes a single off-site mitigation by purchasing credits within an Ann Arbor Moraines Ecoregion wetland mitigation bank, as per 2/4/2020 ECT memo.	Crucial for developing Asian theme holistic project design	Crucial for activation of water feature as per Town Center Area Study

DRIVES TO BE ALIGNED - REQ'D



SITE CONSTRAINTS

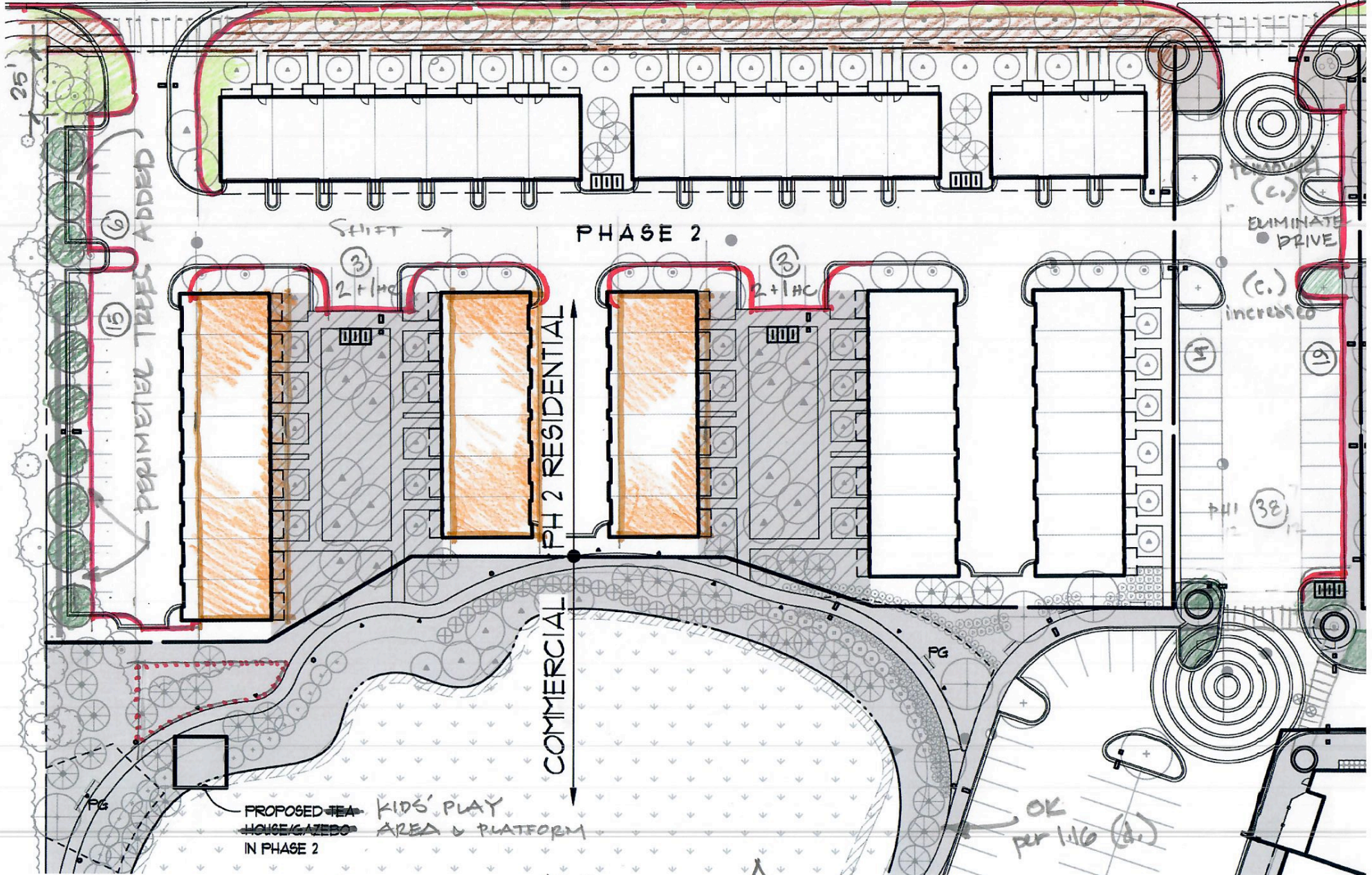
27 SURFACE STALLS (WAS 28)

UNSUPPORTED DEVIATION (d.)

11 MILE ROAD

(NO PARALLEL PKG)

SHIFT DRIVE



SAKURA NOVI

RBA

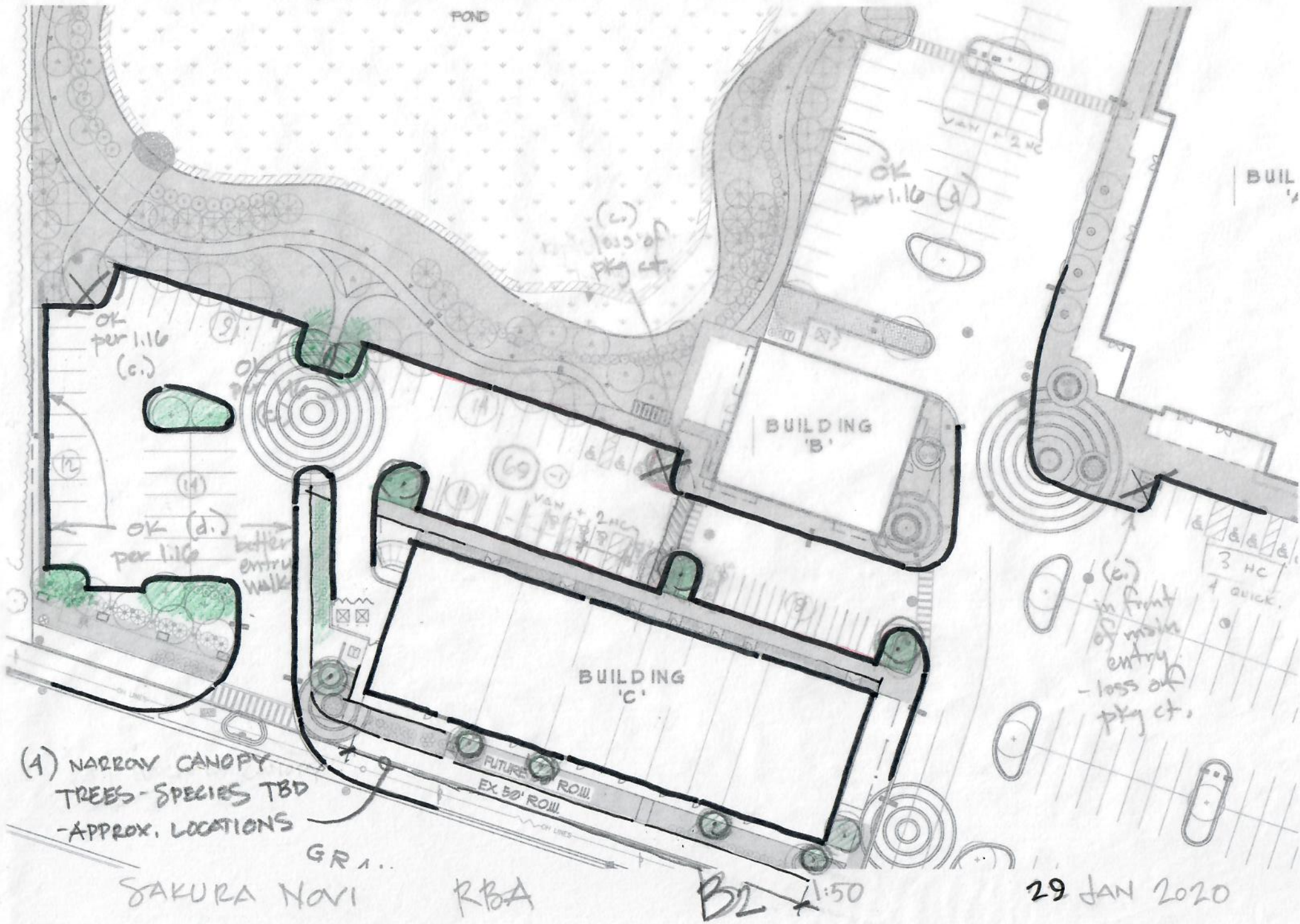
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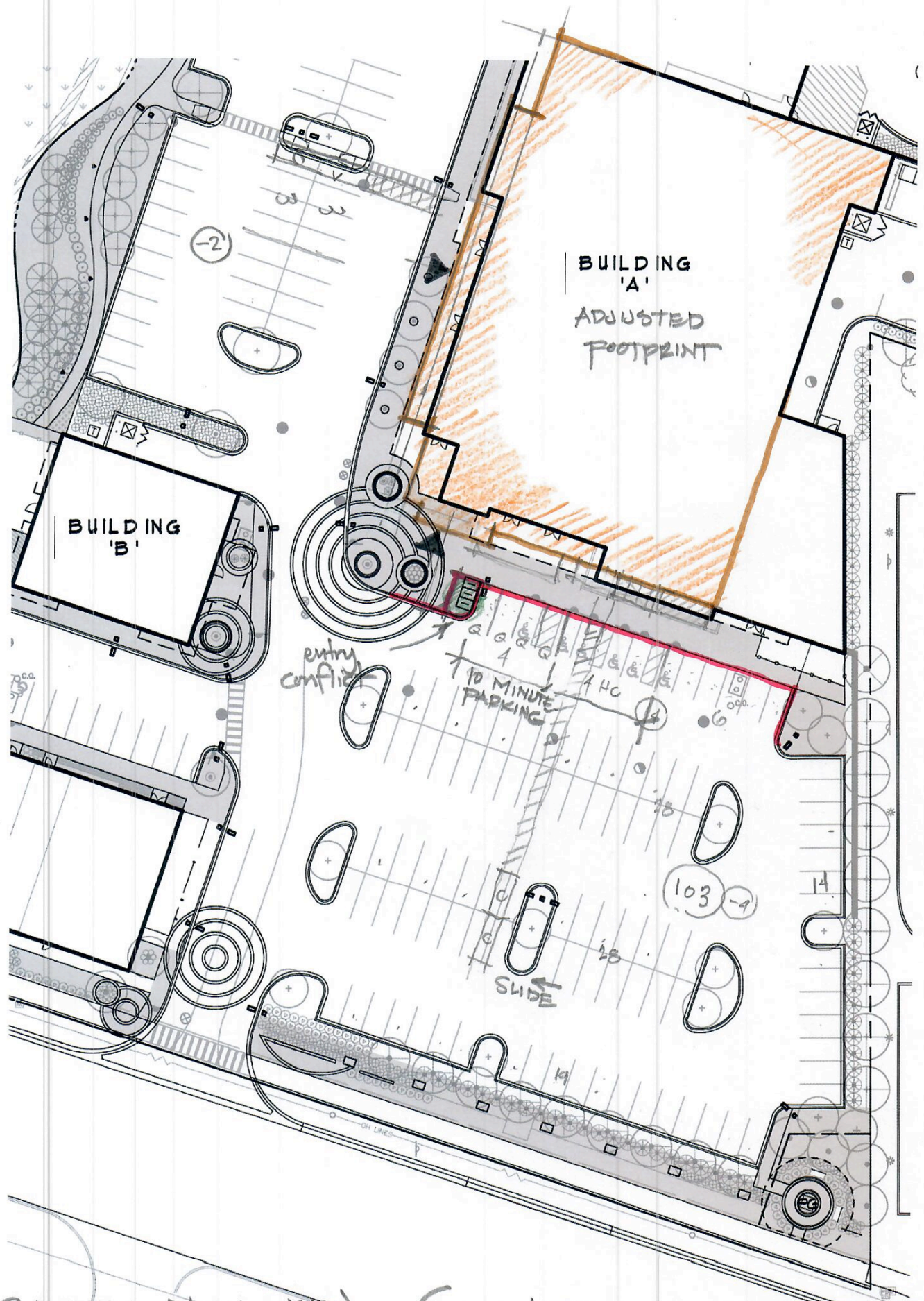
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21 JAN 2020

UNSUPPORTED DEVIATION (C.)

POND

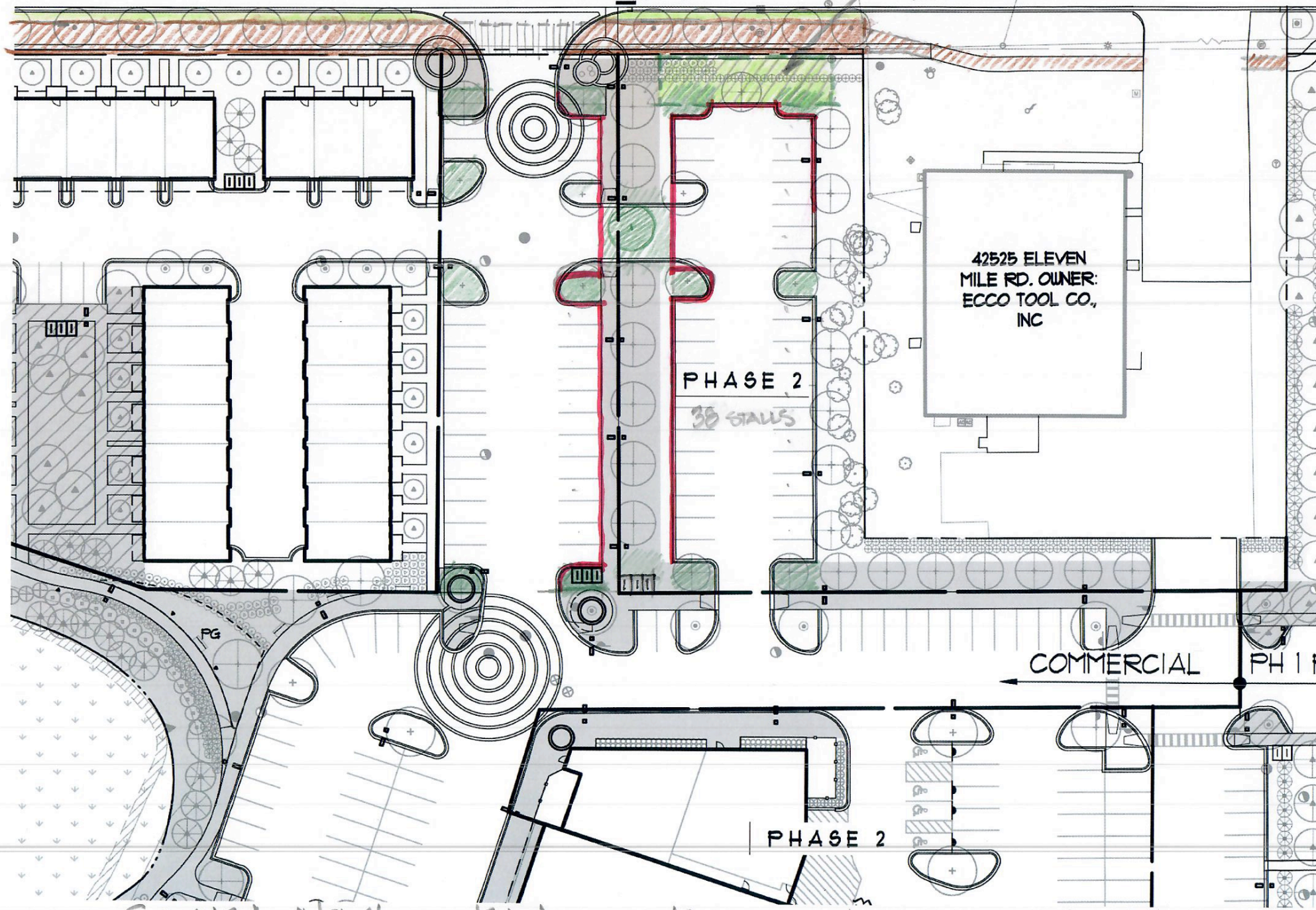




SAKURA NOVI RBA C 1:50 23 JAN 2020

UNSUPPORTED DEVIATION (b.)

BERM + LANDSCAPE



SAKURA NOVI

RBA

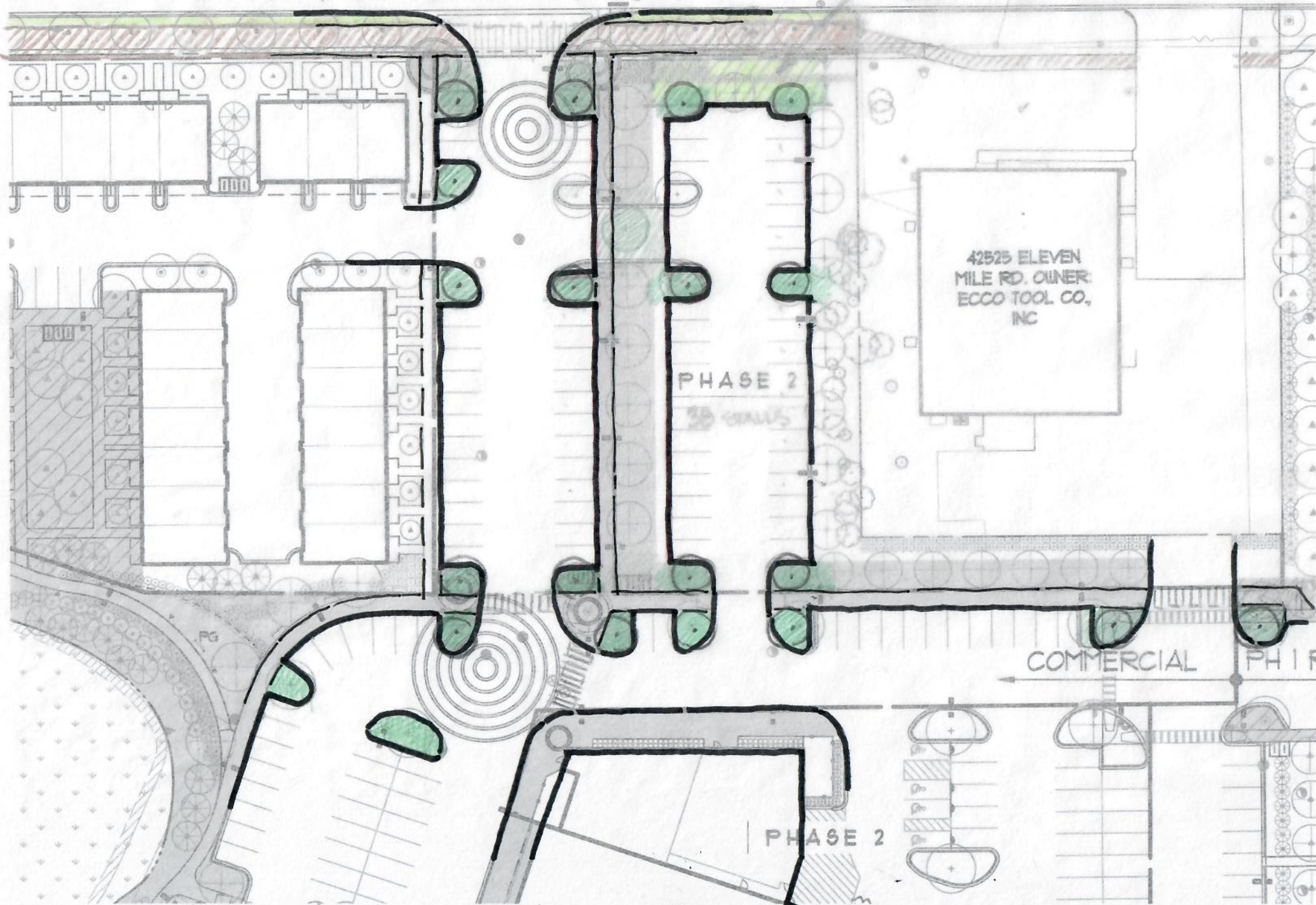
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23 JAN 2020

UNSUPPORTED DEVIATION (b.)

BERM + LANDSCAPE



SAKURA NOVI

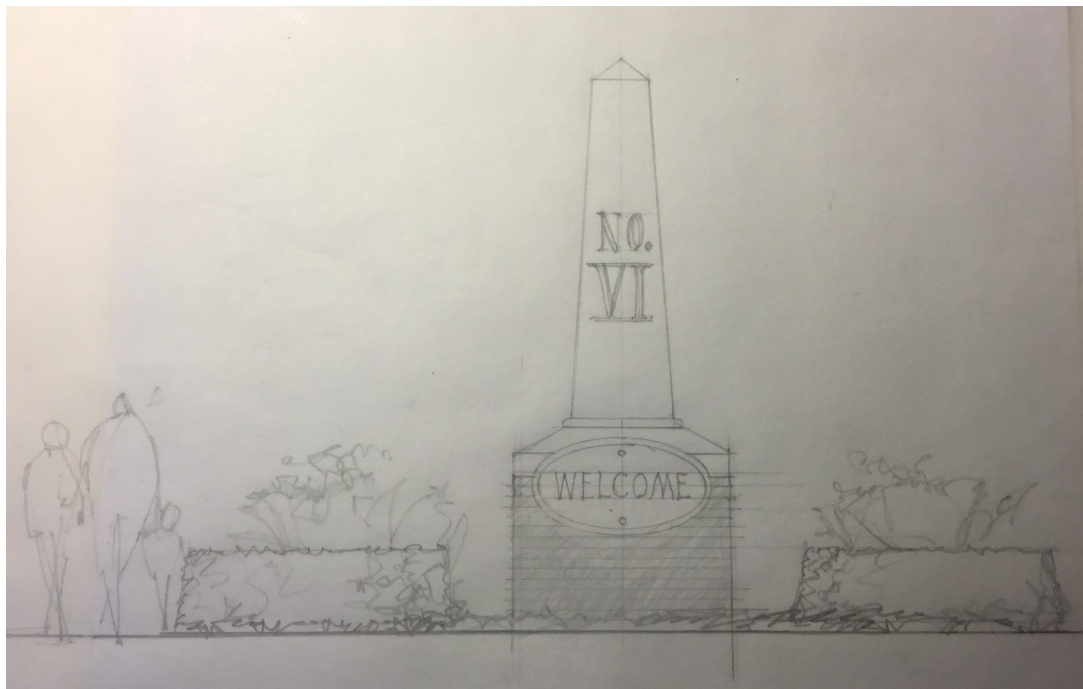
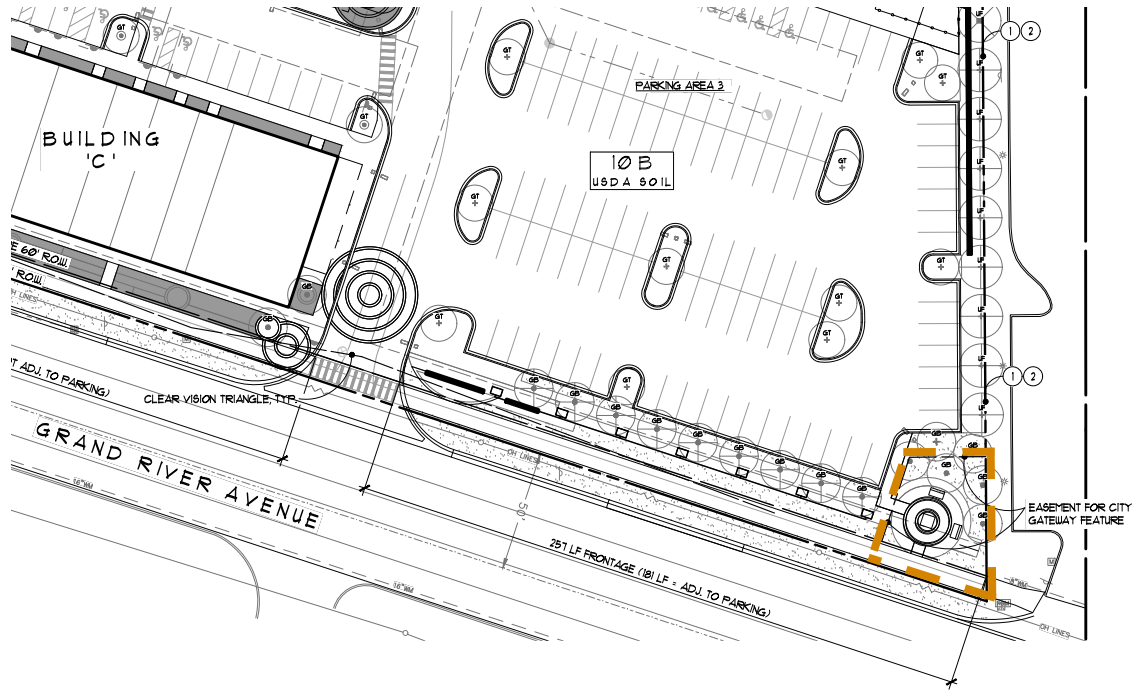
RBA

E2

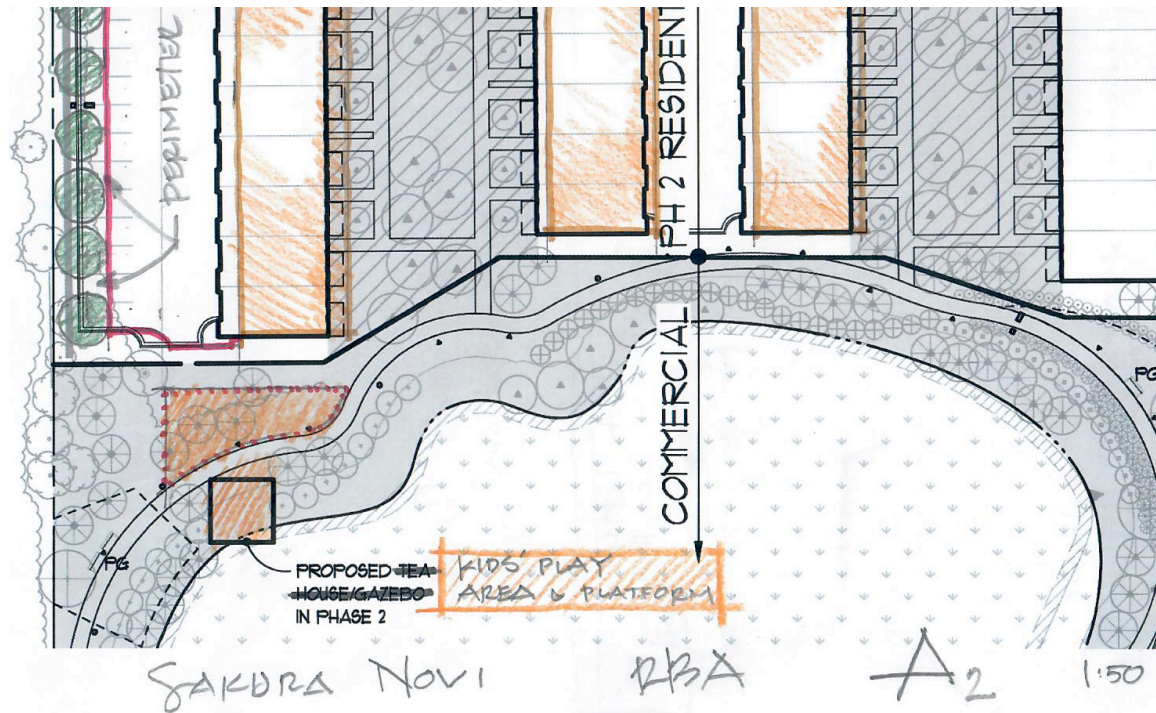
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29 JAN 2020

SAKURA NOVI
PHASE IA – COMMERCIAL, GRA
CITY EASEMENT PLAZA - CONCEPT



SAKURA NOVI
PHASE IA/IIA – WEST RESIDENTIAL
FAMILY PLAY AREA / GARDENS - CONCEPT



SAKURA NOVI
PHASE IA/IIA – WEST RESIDENTIAL
FAMILY PLAY AREA / GARDENS - CONCEPT



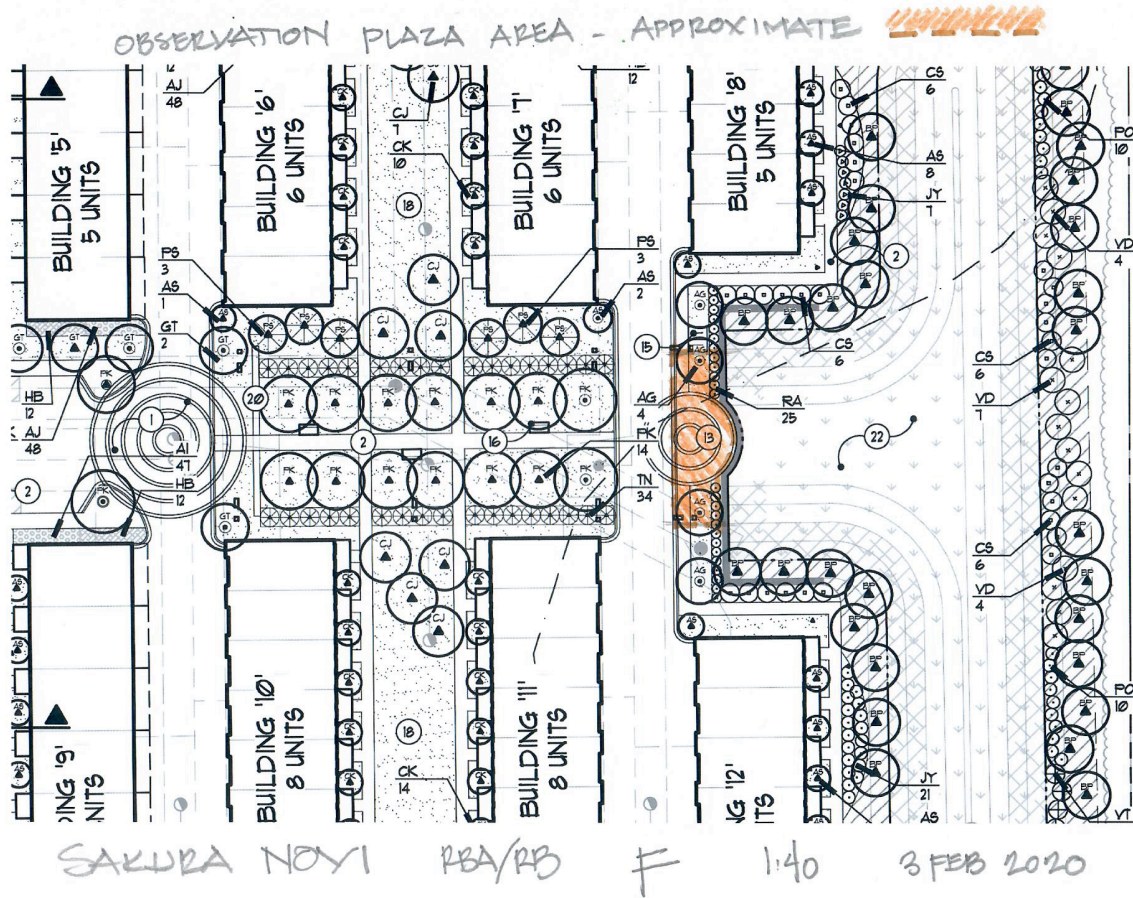
SAKURA NOVI
PHASE IA/IIA – WEST RESIDENTIAL
FAMILY PLAY AREA / GARDENS - CONCEPT



SAKURA NOVI

PHASE IB – EAST RESIDENTIAL

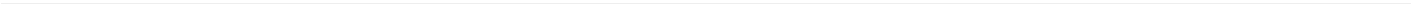
MEDITATION PLAZA - CONCEPT



SAKURA NOVI
PHASE IB – EAST RESIDENTIAL
MEDITATION PLAZA - CONCEPT



BUILDING ELEVATIONS



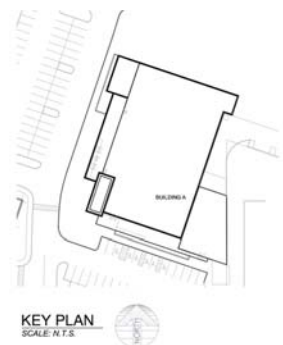


ラーメン屋敷
RAMEN HOUSE

ONE
WORLD
MARKET

桜

SAKURA • NOVI



BR-1 Belden Gray Bricks Beacon Velour	FCP-1 Nichia VintageWood Cedar EPC762F	EIFS-1 Dryvit Commercial Cement Plaster PPG Gray Palomino 521-3
MTL-1 Alpolic Alpolic/PE CLR Anodized Clear	GFRC-1 ConcreteWorks East GFRC Wall Panels Cumulus G	



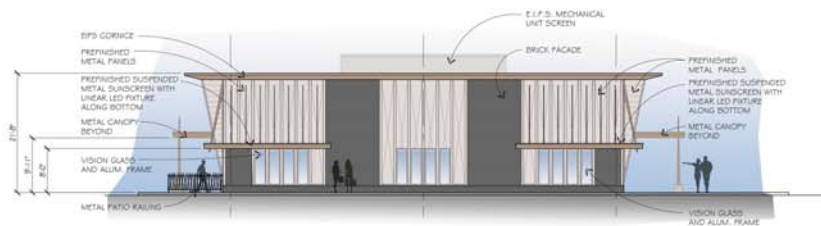
WEST ELEVATION MATERIALS			
TAG	DESCRIPTION	ALLOWABLE	PROPOSED
BR-1	BRICK	100 %	1,000 S.F.
MTL-1	FLAT METAL PANEL	20 %	100 S.F.
FCP-1	FIBER CEMENT PANELS (SUNSHINE)	20 %	200 S.F.
GFRC-1	G.F.R.C. CANTERBURY SYSTEM	20 %	400 S.F.
EIFS-1	EIFS & DRYVIT	20 %	1,100 S.F.
	AWARDING FABRIC OR MEMBRANE	10 %	110 S.F.
TOTAL			4,000 S.F.

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



SOUTH ELEVATION MATERIALS			
TAG	DESCRIPTION	ALLOWABLE	PROPOSED
BR-1	BRICK	100 %	1,000 S.F.
MTL-1	FLAT METAL PANEL	20 %	100 S.F.
FCP-1	FIBER CEMENT PANELS (SUNSHINE)	20 %	200 S.F.
GFRC-1	G.F.R.C. CANTERBURY SYSTEM	20 %	400 S.F.
EIFS-1	EIFS & DRYVIT	20 %	1,100 S.F.
	AWARDING FABRIC OR MEMBRANE	10 %	110 S.F.
TOTAL			4,000 S.F.

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



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

SOUTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0.5 S.F.	0.0 %
BRICK	30 % MIN.	544.5 S.F.	34.5 %
EPS	25 %	180.5 S.F.	12.6 %
METAL CANOPIES & SUNSCREENS	15 %	30.5 S.F.	3.2 %
PREFINISHED METAL PANELS (PLAT)	25 %	704.5 S.F.	49.7 %
TOTAL		1,576.5 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,774 S.F. - GLASS STOREFRONT AND DOOR AREA OF 180 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%.

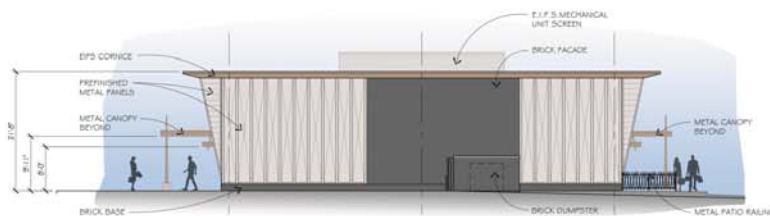


EAST ELEVATION
SCALE: 3/32" = 1'-0"

EAST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0.5 S.F.	0.0 %
BRICK	30 % MIN.	350.5 S.F.	26.7 %
EPS	25 %	207.5 S.F.	15.0 %
METAL CANOPIES & SUNSCREENS	15 %	65.5 S.F.	6.4 %
PREFINISHED METAL PANELS (PLAT)	25 %	670.5 S.F.	51.1 %
TOTAL		1,312.5 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 %.

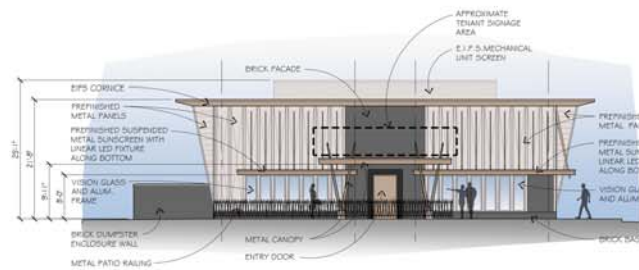
- GENERAL NOTES:
1. CANOPIES AND AWNINGS TO BE BY TENANTS SUBJECT TO CHANGE FOR INDIVIDUAL TENANT REQUIREMENTS.
 2. DOOR LOCATIONS SHOWN FOR CONCEPT ONLY SUBJECT TO CHANGE FOR INDIVIDUAL TENANT REQUIREMENTS.
 3. ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS OR SCREEN ENCLOSURES OF 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"

NORTH ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0.5 S.F.	0.0 %
BRICK	30 % MIN.	421.5 S.F.	35.1 %
EPS	25 %	198.5 S.F.	11.2 %
METAL CANOPIES & SUNSCREENS	15 %	0.5 S.F.	0.0 %
PREFINISHED METAL PANELS (PLAT)	25 %	950.5 S.F.	53.7 %
TOTAL		1,729.5 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 1,729 S.F. - GLASS STOREFRONT AND DOOR AREA OF 0 S.F. = 1,729 S.F.
2. A SECTION 9 FACADE WAIVER WILL BE REQUESTED AS REQUIRED FOR PREFINISHED METAL PANEL COVERAGE OF 25.7 %.



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

WEST ELEVATION MATERIALS			
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	0.5 S.F.	0.0 %
BRICK	30 % MIN.	418.5 S.F.	30.0 %
EPS CORNICE & FACADE	25 %	210.5 S.F.	15.1 %
METAL CANOPIES & SUNSCREENS	15 %	65.5 S.F.	6.1 %
PREFINISHED METAL PANELS (PLAT)	25 %	620.5 S.F.	48.8 %
TOTAL		1,335.5 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

**Robert B. Aikens
& ASSOCIATES, L.L.C.**

350 N. 104 Woodard Avenue, Suite 300
Birmingham, AL 35203 ph: 248-263-1071

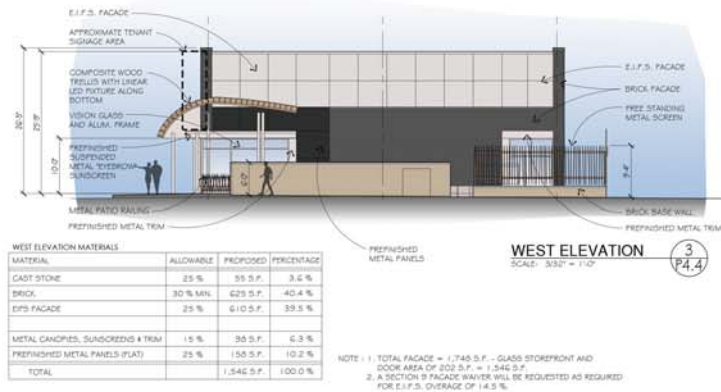


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 300
NOVI, MICHIGAN 48205
PHONE: 248-489-9140
PROJECT NO. 5035

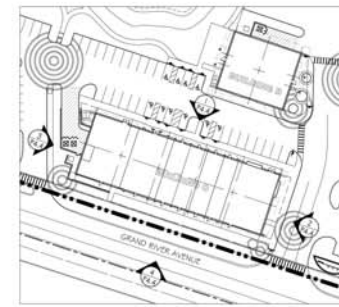
**PRELIMINARY
NOT FOR CONSTRUCTION**
P4.3

CAD DWG 5035 COLOR P4.3 9:30-19:20 DWG

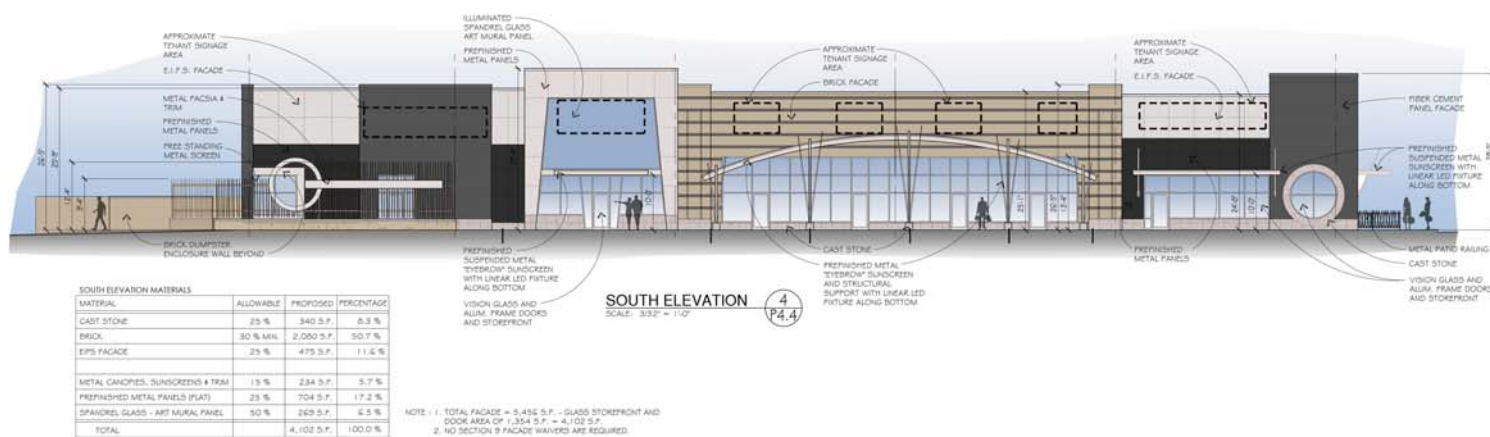
ISSUED FOR
CONCEPT MEETING
FEB. 27, 2019
PRE-APP. MEETING
MAY 8, 2019
PRO REVISIONS
JUNE 26, 2019
PRO REVISIONS
REVISED SUBMITAL
SEPTEMBER 30, 2019



- GENERAL NOTES:**
- CANOPIES AND AWNINGS TO BE BY TENANTS
 - SUBJECT TO CHANGE FOR INDIVIDUAL TENANT REQUIREMENTS.
 - DOOR LOCATIONS SHOWN FOR CONCEPT ONLY SUBJECT TO CHANGE FOR 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 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 PFD AGREEMENT.



KEY PLAN
SCALE: 6" = 1'-0"



BUILDING ELEVATIONS SAKURA NOVI

**Robert B. Aikens
& ASSOCIATES, LLC.**
350 N. 104 Woodward Avenue, Suite 300
Birmingham, AL 35203 PH: 248-283-1071

**Wah Yee Associates
ARCHITECTS & PLANNERS**
4240 GRAND RIVER AVENUE, SUITE 300
NOVI, MICHIGAN 48075
PHONE 248-489-9140
PROJECT NO. 3035

**PRELIMINARY
NOT FOR CONSTRUCTION**
P4.4

CAD DWG 5035.003X CON P4.4 30-19-2019

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

NORTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	83 S.F.	5.0 %
BRICK	30 % MIN.	1,124 S.F.	67.1 %
DPS FACADE	25 %	332 S.F.	19.5 %
METAL CANOPIES, SUNDREZZES & TRIM	15 %	135 S.F.	8.1 %
TOTAL		1,674 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 2,454 S.F. - GLASS STOREFRONT AND DOOR AREA OF 792 S.F. = 1,674 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

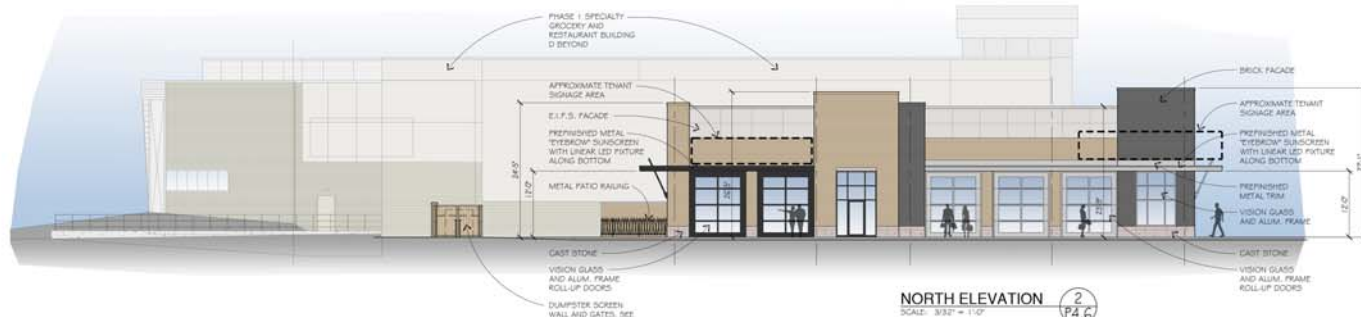
EAST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	24 S.F.	1.0 %
BRICK	30 % MIN.	919 S.F.	71.0 %
DPS FACADE	25 %	324 S.F.	25.0 %
METAL CANOPIES, SUNDREZZES & TRIM	15 %	26 S.F.	2.2 %
TOTAL		1,293 S.F.	100.0 %

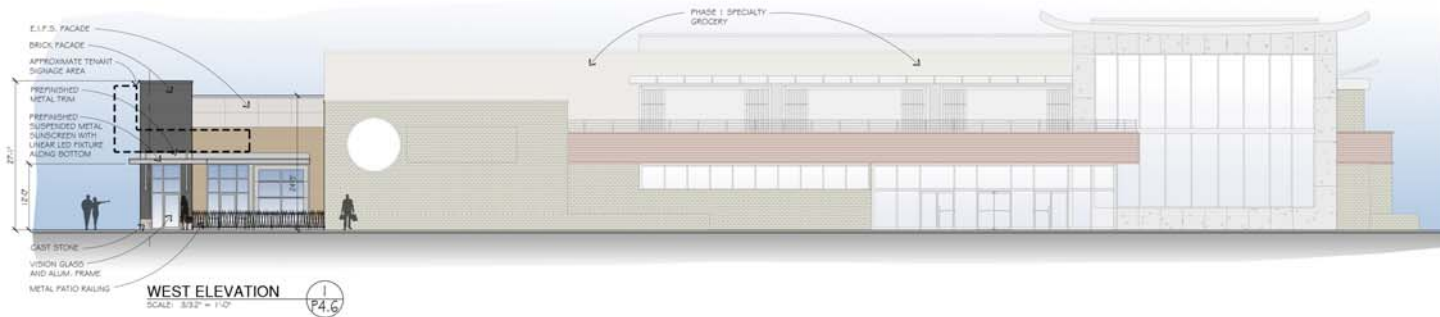
NOTE: 1. TOTAL FACADE = 1,477 S.F. - GLASS STOREFRONT AND DOOR AREA OF 182 S.F. = 1,295 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.



EAST ELEVATION
SCALE: 3/32" = 1'-0"
3
P4.6



NORTH ELEVATION
SCALE: 3/32" = 1'-0"
2
P4.6

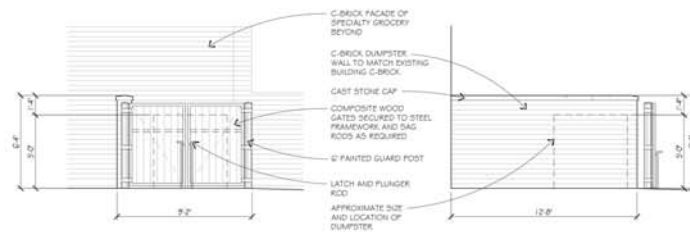


WEST ELEVATION
SCALE: 3/32" = 1'-0"
1
P4.6

WEST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
CAST STONE	25 %	10 S.F.	3.2 %
BRICK	30 % MIN.	331 S.F.	58.9 %
DPS FACADE	25 %	135 S.F.	24.6 %
METAL CANOPIES, SUNDREZZES & TRIM	15 %	75 S.F.	13.3 %
TOTAL		542 S.F.	100.0 %

NOTE: 1. TOTAL FACADE = 843 S.F. - GLASS STOREFRONT AND DOOR AREA OF 281 S.F. = 562 S.F.
2. NO SECTION 9 FACADE WAIVERS ARE REQUIRED.

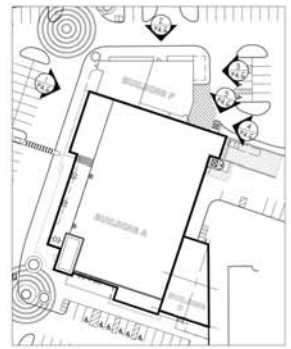


BUILDING F DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4\"/>

BUILDING F DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4\"/>

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 PARAMETERS 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 OUTFITS 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 PED AGREEMENT.



KEY PLAN
SCALE: N.T.S.

PHASE 1B BUILDING F ELEVATIONS **SAKURA • NOVI** NOVI, MICHIGAN

Robert B. Aikens & ASSOCIATES, LLC.
350 N. 104 Woodward Avenue, Suite 300
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ARCHITECTS & PLANNERS
4240 GRAND RIVER AVENUE, SUITE 300
NOVI, MICHIGAN 48035
PHONE: 248-489-9160
PROJECT NO. 3035

PRELIMINARY
NOT FOR CONSTRUCTION
P4.6

CAD DWG 5033 COLOR P46 12-20-19 DWG

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,042 SF	41%
SIDING	0%	489 SF	24%
SHINGLES	25%	414 SF	23%
TRIM	15%	252 SF	10%
TOTAL		2,417 SF	100%



REAR ELEVATION
6 UNIT BUILDING

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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	490 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	68 SF	6%
TOTAL		1089 SF	100%



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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

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

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



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6 UNIT BUILDING ELEVATIONS

CLIENT / PROJECT

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

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R-3



REAR ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,089 SF	34%
SIDING	0%	841 SF	28%
SHINGLES	25%	716 SF	23%
TRIM	15%	244 SF	10%
TOTAL		3,051 SF	100%

LEFT/ RIGHT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	53%
SIDING	0%	410 SF	41%
SHINGLES	25%	0 SF	0%
TRIM	15%	48 SF	4%
TOTAL		1,089 SF	100%

FRONT ELEVATION

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1,184 SF	38.5%
SIDING	0%	717 SF	23%
SHINGLES	25%	538 SF	17.5%
TRIM	15%	438 SF	21%
TOTAL		3,071 SF	100%



REAR ELEVATION
7 UNIT BUILDING

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



LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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



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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1 UNIT BUILDING
ELEVATIONS

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

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MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	134 SF	38%
SIDING	0%	1005 SF	29%
SHINGLES	25%	619 SF	23%
TRIM	15%	344 SF	10%
TOTAL		3,484 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	134 SF	38%
SIDING	0%	1005 SF	29%
SHINGLES	25%	619 SF	23%
TRIM	15%	344 SF	10%
TOTAL		3,484 SF	100%

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		1389 SF	100%

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		1389 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1354 SF	38%
SIDING	0%	811 SF	23%
SHINGLES	25%	428 SF	18%
TRIM	15%	124 SF	21%
TOTAL		3,517 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	1354 SF	38%
SIDING	0%	811 SF	23%
SHINGLES	25%	428 SF	18%
TRIM	15%	124 SF	21%
TOTAL		3,517 SF	100%



REAR ELEVATION
8 UNIT BUILDING

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



LEFT SIDE ELEVATION

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



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



FRONT ELEVATION
8 UNIT BUILDING

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



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**8 UNIT BUILDING
ELEVATIONS**

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TOWNHOME UNITS - "100 SERIES"
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MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	224 SF	16%
SIDING	0%	451 SF	47%
SHINGLES	25%	280 SF	20%
TRIM	15%	234 SF	17%
TOTAL		1,391 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	224 SF	16%
SIDING	0%	451 SF	47%
SHINGLES	25%	280 SF	20%
TRIM	15%	234 SF	17%
TOTAL		1,391 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	417 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,040 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	417 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,040 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	471 SF	33.5%
SIDING	0%	534 SF	38%
SHINGLES	25%	204 SF	14.5%
TRIM	15%	199 SF	14%
TOTAL		1,410 SF	100%

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	471 SF	33.5%
SIDING	0%	534 SF	38%
SHINGLES	25%	204 SF	14.5%
TRIM	15%	199 SF	14%
TOTAL		1,410 SF	100%



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



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



FRONT ELEVATION
3 UNIT BUILDING

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



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3 UNIT BUILDING ELEVATIONS

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MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	342 SF	16%
SIDING	0%	1,040 SF	47%
SHINGLES	25%	466 SF	20%
TRIM	15%	343 SF	17%
TOTAL		2,311 SF	100%



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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	17 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,040 SF	100%



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

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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	771 SF	33%
SIDING	0%	937 SF	40%
SHINGLES	25%	317 SF	13.5%
TRIM	15%	313 SF	13.5%
TOTAL		2,344 SF	100%



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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	431 SF	15.5%
SIDING	0%	1,309 SF	47.3%
SHINGLES	25%	559 SF	20.2%
TRIM	15%	471 SF	17%
TOTAL		2,770 SF	100%



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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	394 SF	31%
SIDING	0%	417 SF	58%
SHINGLES	25%	0 SF	0%
TRIM	15%	49 SF	5%
TOTAL		1,060 SF	100%



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

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

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	100%	930 SF	33%
SIDING	0%	1,094 SF	34%
SHINGLES	25%	398 SF	14%
TRIM	15%	387 SF	14%
TOTAL		2,811 SF	100%



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

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UNIT PLANS

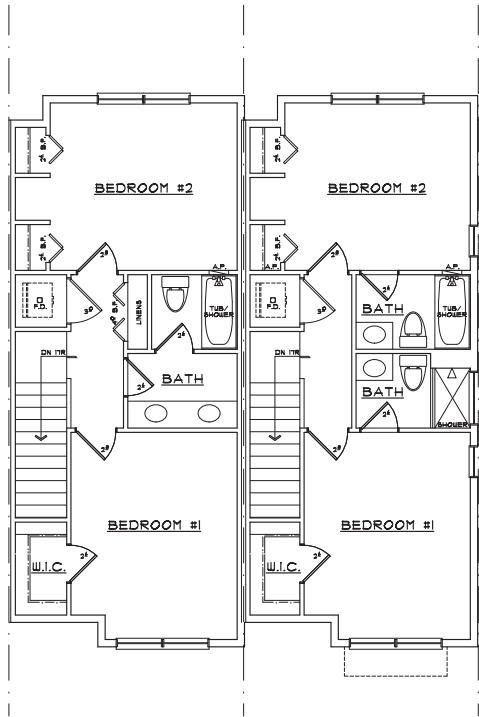
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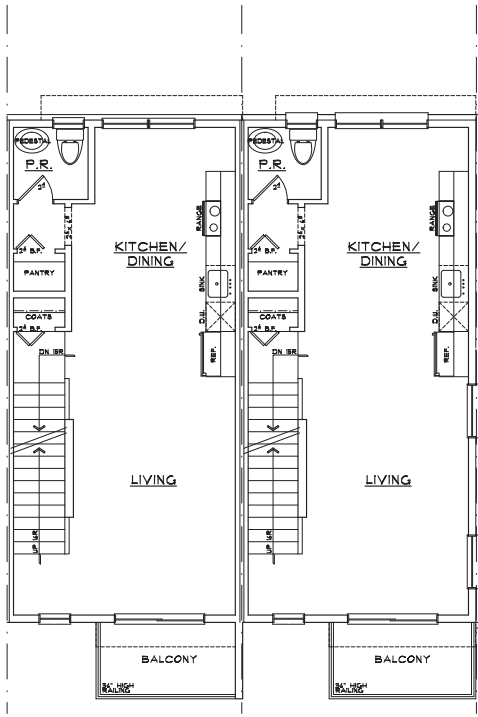
R-11



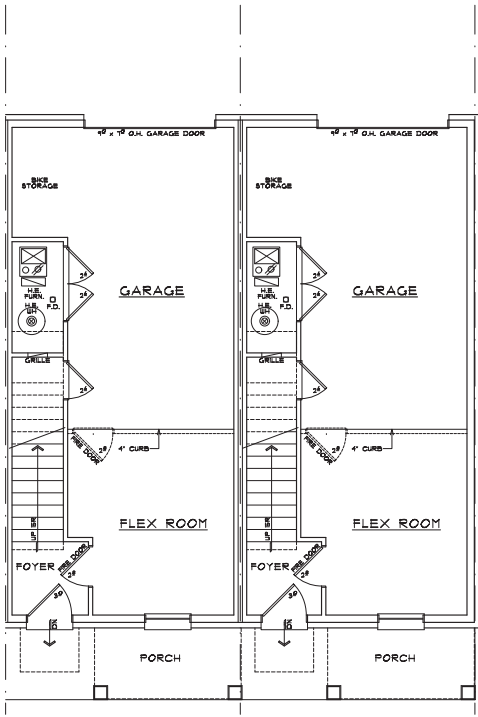
SQUARE FOOTAGE	
LOWER LEVEL	34 SQ. FT.
1ST FLOOR	548 SQ. FT.
2ND FLOOR	401 SQ. FT.
TOTAL	1084 SQ. FT.



"B / C" SECOND FLOOR PLAN
END UNIT - "A"
STANDARD INTERIOR LAYOUT
SCALE: 1/4" = 1'-0"



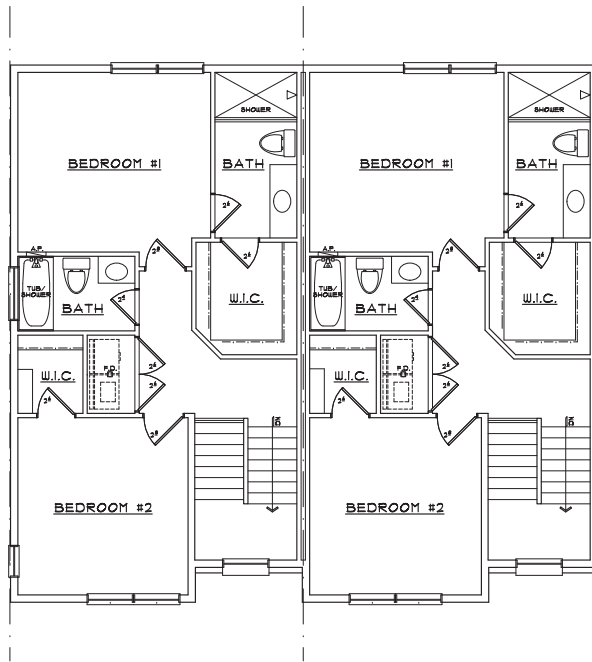
"B / C" FIRST FLOOR PLAN
END UNIT - "A"
STANDARD INTERIOR LAYOUT
SCALE: 1/4" = 1'-0"



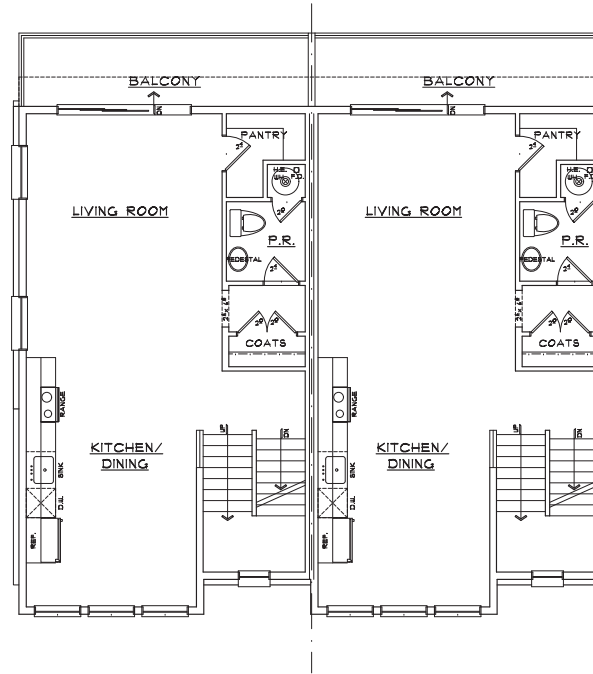
"B / C" GROUND FLOOR PLAN
END UNIT - "A"
STANDARD INTERIOR LAYOUT
SCALE: 1/4" = 1'-0"



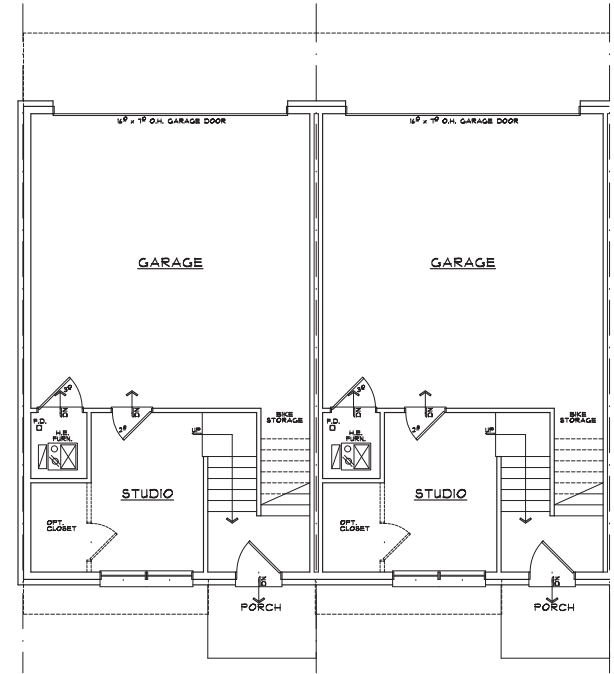
SQUARE FOOTAGE	
LOWER LEVEL	215 SQ. FT.
1ST FLOOR	484 SQ. FT.
2ND FLOOR	442 SQ. FT.
TOTAL	1,541 SQ. FT.



"B / C"



"B / C"



"B / C"

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UNIT PLANS

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