



CITY OF NOVI
Administrative ePacket
October 16, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Update to Quota Liquor License Totals - Morris](#)

[Mayor's Youth Forum Update - Walsh-Molloy](#)

[Novi Ten PRO Development Project Update - Bell](#)

[Update for The Grove PRO Development Project](#)

Departmental Updates

[The Buzz Report](#)

[Fall 2025 MDOT Regional Coordination Meeting - Runkel](#)

[Council Recognition and Upcoming City Events - Walsh-Molloy](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #36

As of:

10/15/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- PMR has commenced Phase 2 Owner's Representation Services as outlined in its January 2025 Agreement. Clarification of these services was sent to City Manager on 10/14/25 for his acknowledgement/comments.
- City Admin and PMR interviewed 3 CM firms on 9/24 and agreed to recommend two of those firms for FAC interviews on 10/21/25.
- ~~Novi-CC approved HED/BRW as A/E for the Public Safety Project on 10/6/25.~~

Upcoming Activities

PMR Procurement Activities-

- ~~PMR/City interviews of CM firms took place on 9/24.~~ FAC interview of two finalists will occur on 10/21, with a final CM award recommendation to be made at a November City Council meeting (tentative).
- PMR working with Novi's City Attorney to finalize the HED contract. Meeting with PMR/City/HED set for 10/17/25.

Governance

- PMR provided draft governance documents to City Manager on 10/3. These documents clarify roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- PMR/City Manager will meet on 10/16/25 to discuss governance documents. Once approved by City Manager, a draft will be brought to the FAC as a future committee discussion item (tentatively, a draft will be given to the FAC on 10/21)
- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm; 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.

Next PMR/Owner's Meeting is 11/3/25 (virtual)

Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, the results of FAC CM interviews, and schedule for approval of CM contract in November.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- PSB A/E will react and design a solution based on the Phase 1 & 2 reports. If contaminated, it could be encapsulated and kept on site as a series of berms. Any unused dirt, if not needed, would need to be trucked to a landfill for proper disposal. This item is TBD.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.

Procurement and Contracts

- Intent is to award CM in November, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).

MEMORANDUM



TO: MAYOR FISCHER, CITY COUNCIL MEMBERS
FROM: MELISSA MORRIS, DEPUTY CITY CLERK
SUBJECT: QUOTA LIQUOR LICENSES UPDATE
DATE: OCTOBER 16, 2025

We have received notification from the Michigan Liquor Control Commission (LCC) that two previously issued quota licenses have been returned to the City of Novi. When a business fails to renew its license, it is deemed abandoned and reverts to the original issuing government entity. With the return of these two, the City now has a total of three available quota licenses. Ardiana's Restaurant (10 mile and Meadowbrook Rd.) has submitted an application and will be considered for one of them at the City Council meeting on Monday, October 21.

2022 QUOTA LIQUOR LICENSES 7 Licenses Awarded, 2 returned (non-renewal) = 9 total licenses

# Quotas Issued	Applied Date	Applicant Name	Business Name	Date to Council	Approved or Denied	Location	Notes
	08/10/22	Tappers Fine Jewelry	Tappers	09/12/22	Denied	Haggerty & 8 Mile	
1	11/15/22	Garage Novi	Ford's Garage	12/05/22	Approved	Fountain Walk	
	12/09/22	Maples Hospitality	Maples Golf Course	12/19/22	Denied	14 Mile & Novi Rd	
2	04/11/23	Maples Hospitality	Maples Bar & Bistro	04/17/23	Approved	14 Mile & Novi Rd	
3	05/15/23	Hotaru	Hotaru	08/14/23	Approved	10 Mile & Haggerty	
4	01/31/24	E&S Global, Inc.	Yori Sushi	07/08/14	Approved	Beck & Pontiac Tr.	
5	11/20/24	Seven York	The Dancing Pine	09/08/25	Approved	Sakura	SLU hearing on 7/30
6	06/23/25	Jayaksha LLC	Amruth Royal	09/08/25	Approved	Beck & Pontiac Tr.	SLU hearing on 7/30
	07/23/25	Ardiana's Restaurant	Ardiana's Restaurant	10/21/25		10 & Meadowbrook	Council Consideration 10/21
+1		Returned to City	Genjo		Returned		Returned for non-renewal
+1		Returned to City	Yuzo Group		Returned		Returned for non-renewal
3	REMAINING						

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS
SUBJECT: MAYOR'S YOUTH FORUM UPDATE
DATE: OCTOBER 15, 2025

Following the adoption of the resolution establishing the Mayor's Youth Forum, I wanted to provide a brief status update.

The **Operational Guidelines** (attached) have been created and finalized to support the successful launch of the Forum. The **first meeting** is scheduled for **January 20, 2026, from 6:30 to 8:00 p.m.**

In preparation for that date, staff is developing **branding, marketing, and educational materials** to promote participation and awareness among Novi's high school students.

Additional details, including the agenda and promotional materials, will be shared as they are completed.

Thank you for your continued support as we work to launch this exciting new initiative to engage Novi's youth in civic leadership and community dialogue.



Mayor's Youth Forum

Operational Guidelines

October 2025

1. Purpose

The Mayor's Youth Forum exists to provide high-school-aged residents of Novi a platform to:

- Share ideas and perspectives with City leadership.
- Discuss issues relevant to Novi's youth and community.
- Participate in shaping initiatives that impact the City's future.

2. Membership

- **Open Participation:** All high-school-aged (9th to 12th grade) residents of Novi are welcome to attend.
- **No Application or Appointment:** Attendance is voluntary, ensuring inclusivity and accessibility for all interested youth.

3. Meeting Structure

- **Frequency:** Meetings will be held three times throughout the school year (October, January, April) or as determined by City staff.
- **Duration:** Approximately 60–90 minutes per session.
- **Location:** Novi Civic Center or another accessible community venue.
- **Facilitation:** Meetings will be led by the Mayor or Mayor's designee with support from City staff.

4. Topics and Agenda

- Each meeting will focus on a current topic of community interest or initiative identified by:
 - City Council
 - City departments
 - Community partners
 - Youth participants themselves
- Agendas will be posted in advance on the City's website and promoted through schools and social media.

5. Participation Expectations/Recognition

- Participants are expected to engage respectfully, listen actively, and share ideas constructively.
- Youth are invited to propose topics for future forums or provide feedback after each meeting.
- Participants who attend all sessions during the school year will receive an acknowledgement letter/certificate from the Mayor.

6. Coordination and Support

- The Community Relations team (or designated staff) will coordinate meeting logistics, outreach, and communications.
- City departments may be invited to present information or answer questions related to the discussion topic.

7. Outcomes and Follow-Up

- Key takeaways and recommendations will be summarized by staff after each meeting.
- A summary will be provided to City Council.
- Feedback from the Forum will help guide youth-focused initiatives and community engagement efforts.

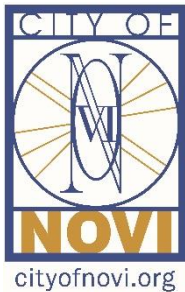
8. Communication and Promotion

- Participation opportunities will be promoted through:
 - Novi, Northville, Walled Lake Western, and South Lyon High Schools and local private schools
 - City social media platforms
 - The City's website and e-newsletters

9. Review and Evaluation

- The City will review the effectiveness of the Forum annually and adjust the format or frequency as needed to ensure continued relevance and engagement.

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: NOVI TEN PRO UPDATE
DATE: OCTOBER 13, 2025

KEY HIGHLIGHTS:

- The City Council considered the initial submittal of the Novi Ten PRO at the April 8, 2024 meeting, and the Formal PRO Plan at the December 16, 2024 meeting.
- At the December 16th meeting, the City Council asked the applicant to explore alternative options for the route of the proposed nature trail, provide renderings of the buffering from the Ridgeview development, and provide further information regarding coordination with Road Commission for Oakland County (RCOC). The decision on the matter was postponed.
- The applicant has recently resubmitted a revised narrative which explores alternative routes for the nature trail, and addresses other comments that were made.
- The applicant concludes that the original connection that was proposed to connect to the existing public pathway through the Ridgeview Villas development is the preferred option, with Option 3 to the west side a feasible alternative.

BACKGROUND INFORMATION:

The petitioner has requested a Zoning Map Amendment for approximately 34 acres of property on the south side of Ten Mile Road, to the east of Novi Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant. The proposal involves rezoning about 7 acres of the property to B-2 Community Business, and about 27 acres to RM-1 Low Density Multiple Family. The PRO plan shows a total of 71 attached 2-story townhome units in the RM-1 portion, and 35,900 square feet of retail spaces in the B-2 portion.

During Council's consideration of tentative approval on December 16, 2024, the applicant was asked to address several topics that were issues of concern. On September 22, 2025, staff received the applicant's response package, which is attached to this memo. This memo will summarize the information and provide staff comments as needed.

OPTIONS FOR PATHWAY CONNECTIONS

The applicant describes the goal of the project is to create a walkable community, with linkages to amenities to the south, including the City's Dog Park and Ice Arena, and the Novi Athletic Club, via a paved public access trail. The trail connection is consistent with

the Ridgeview PRO Agreement, which offered as a public benefit the construction of a pathway for public use from Nick Lidstrom Drive to the north property line to provide for a connection to future development. This is also shown in the Ridgeview Master Deed, and a Pathway Easement was granted to the City for this segment in 2016.

Due to significant objections to the pathway connection by Ridgeview residents, the City Council asked the applicant to consider alternative routes to provide a connection to Nick Lidstrom Drive that would not connect to Ridgeview's public pathway. The applicant's revised submittal explores 4 options (see also the full map with legend attached to this memo):



	Segment Length Needed ¹	Route Length ² (A to B)	Wetland Impact	Woodland Impact	Ridgeview PRO Amendment?
Option 1	87 ft	3,560 ft (0.67 mi)		0.02 ac	No
Option 2	0 ft	4,820 ft (0.91 mi)	0	0	Yes
Option 3	1,071 ft	4,250 ft (0.81 mi)	~ 400 sf (0.01 ac)	0.37 ac	Yes
Option 4	1,275 ft	3,750 ft (0.71 mi)	~ 15,250 sf (0.35 ac)	0.53 ac	Yes
¹ <u>Segment Needed</u> : This measurement assumes all pathways in blue are to be provided regardless of the options explored above. The length of the remaining segment needed to get between 10 Mile and the existing sidewalk on Nick Lidstrom Drive is noted.					
² <u>Route Length</u> : This measurement assumes a pedestrian starts at Point A and travels the most direct route on each path Option to Point B (Dog Park).					

- Option 1 is the original proposed pathway that connects to the existing Ridgeview pathway immediately to the south. Starting at the proposed nature trail on the subject property, only a short segment would be needed. This Option provides the shortest route (2/3 mile) from 10 Mile to the Dog Park. This would result in no wetland impacts and a small area of woodland impact. The Ridgeview PRO Agreement would not need to be amended as the public benefit of the pathway connection would remain available as intended.
- Option 2 utilizes the existing public sidewalks on Ten Mile Road and Novi Road to the sidewalk on Nick Lidstrom Drive. Because it utilizes only existing and required sidewalks on the major roads, it does not require any additional pathways to be built. It also has no impacts on wetlands and woodlands. It has the longest distance between Point A and Point B at nearly a mile. This distance may discourage users from walking, and people may choose to drive between the points instead, adding traffic to the road network. This option would provide no public benefit. The Ridgeview PRO Agreement would be required to be amended to provide an alternative public benefit.
- Option 3 routes the trail south from the proposed retail area through land adjacent to the west side of the Ridgeview Villas property, which is also owned by the applicant, Dan Weiss, but is not included in the current rezoning request. The segment is the second longest needed, and also the second-longest route between the two Points for pedestrians. A 40-foot portion would need to be boardwalk to cross Chapman Creek, which will cause a small amount of wetland impact. Some woodland tree impacts are also likely. This pathway would represent a benefit if public access is granted. The Ridgeview PRO Agreement would be required to be amended to provide an alternative public benefit.

- Option 4 is a trail through the floodplain/wetland area on the east side of the project near the railroad tracks, requiring an elevated 1,275-foot-long boardwalk. The wetland and woodland impacts, as well as the cost of the boardwalk construction and maintenance, are likely to make this option cost prohibitive. The Ridgeview PRO Agreement would be required to be amended to provide an alternative public benefit.

The applicant's analysis concludes that Option 1 remains the most desirable choice given the variables considered. Option 3 is the second choice if Option 1 cannot be supported.

Staff agrees with the applicant's assessment. The crossing of Chapman Creek has already been completed in the Ridgeview public pathway segment, so connecting to the stubbed pathway (Option 1) would cause the least amount of impact to existing woodland and wetland areas. The more direct route also provides the shortest distance between the points of interest, which may encourage use of the pathway rather than vehicle trips.

As an alternative, if Option 3 is determined to be the preferred route, there may be an opportunity for Ridgeview's HOA to work with the applicant to help fund the more expensive connection. As the HOA would need to amend their PRO Agreement to identify an appropriate public benefit to replace the public pathway, perhaps both projects could work together to provide the public pathway in a new location.

ROAD COMMISSION FOR OAKLAND COUNTY

The applicant has provided correspondence from the Road Commission for Oakland County (RCOC) to show that they have been coordinating with them on the Ten Mile Road plans. RCOC has reviewed their traffic study and provided comments, and states they will continue to work with the applicant if the project moves forward.

STORMWATER DRAINAGE

The applicant provides illustrations to show the existing site drainage has 13.1 acres draining south towards Chapman Creek, and 8 acres that drain southeast toward the Rouge River branch near the railroad tracks. The proposed Stormwater Management Plan would route 17.7 acres of the developed portion to the stormwater pond on the east side of the proposed townhomes, which would then be released at a controlled rate to the Rouge River branch. Only 3.4 acres of undeveloped slope would continue to drain south into Chapman Creek, which reduces the chance of flooding on the Ridgeview Villas property.

REDUCING RESIDENTIAL UNITS

The applicant has considered the possibility of reducing the number of townhome units proposed. The applicant states the density proposed (4.5 du/ac) mirrors the density that was approved for Ridgeview, which was 4.6 dwellings per acre. Although clustering the units may make it appear to have greater density, doing so allows the project to preserve the significant amount of wetland and woodland areas proposed.

PERSPECTIVE DRAWINGS OF BUFFER

The proposed homes will be a minimum of 150-170 feet from the Ridgeview homes. The applicant has provided perspective drawings that show the existing trees between the homes to be preserved as well as new plantings closer to the Novi Ten homes.



RESTATED BENEFITS AND DEVIATIONS

In the last section of their response, the applicant restates the justification for the rezoning, explaining the conditions and benefits, as well as the deviations requested. These have previously been reviewed and commented on by staff.

2025 MASTER PLAN

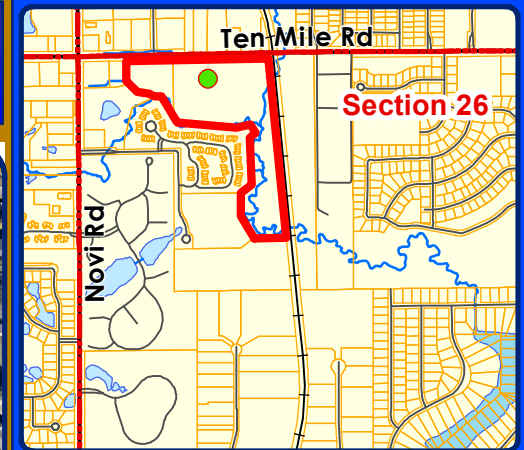
Staff also notes that since this project last came before the City Council, the Planning Commission has adopted the 2025 Master Plan for Land Use. In this updated Master Plan, the Future Land Use for the subject area has been designated for Multiple Family to be consistent with the existing Multiple Family land uses present to the south. Therefore, the

requested rezoning is no longer inconsistent with the Future Land Use designation (which previously indicated Industrial).



Please feel free to contact staff if you have any questions on this matter.

NOVI TEN PRO CONNECTIVITY



- Existing Public Sidewalks
- - - Required Public Sidewalks
- - - Proposed Nature Path
- - - Option 1 Path Connection
- - - Option 2 Path Connection
- - - Option 3 Path Connection
- - - Option 4 Path Connection



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: 10/10/25
Project: NOVI TEN PRO
Version #: 1

0 87.5 175 350 525 Feet
1 inch = 400 feet



MAP INTERPRETATION NOTICE

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

CITY COUNCIL RESUBMISSION

NOVI TEN ASSOCIATES



PROPOSED REZONING & PRO CONCEPT PLAN NOVI PROJECT JZ23-09



WALKABLE RESIDENTIAL & COMMUNITY COMMERCIAL DEVELOPMENT NOVI, MICHIGAN

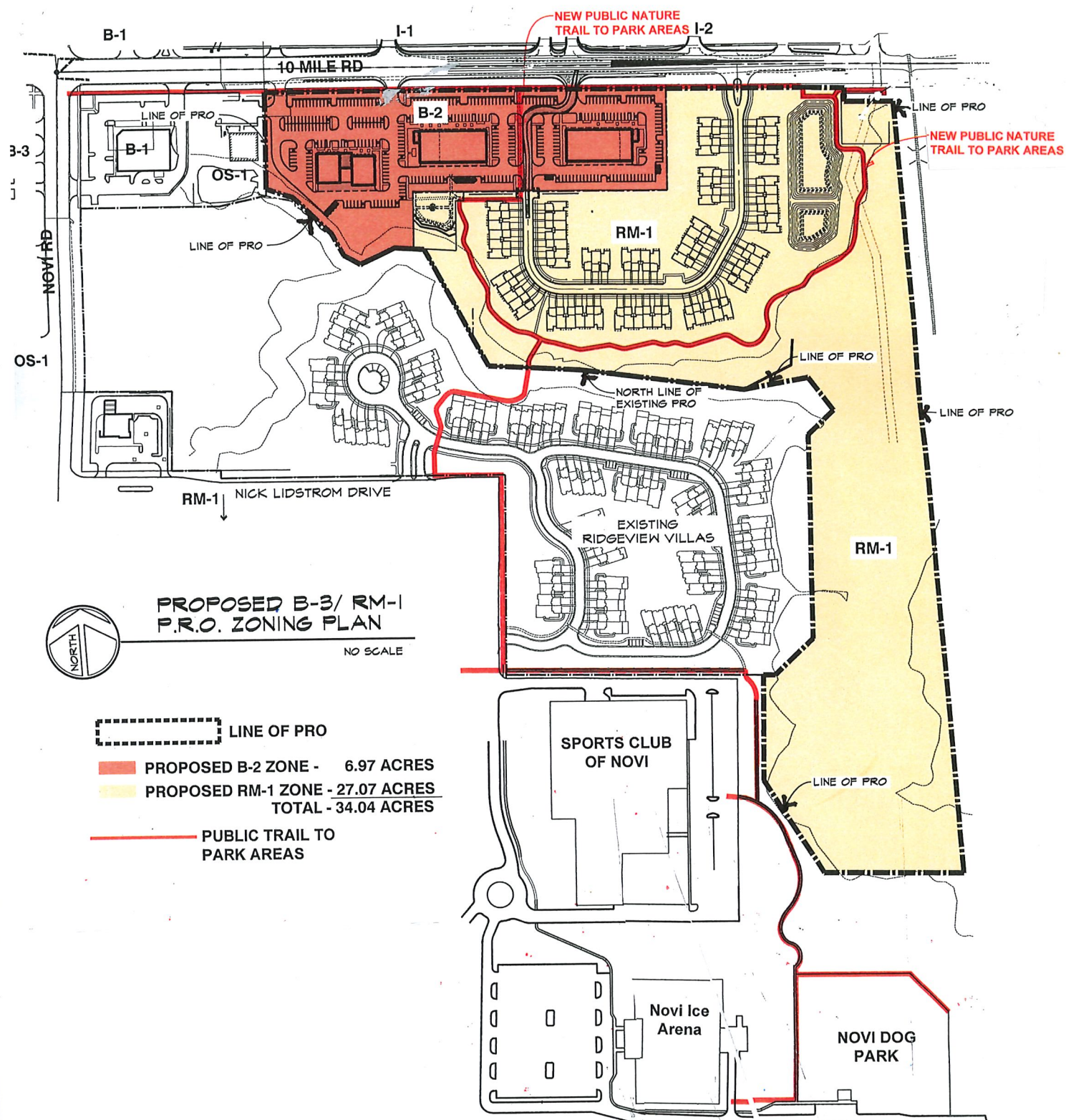
DATE: September 19, 2025



TABLE OF CONTENTS

- **TABLE OF CONTENTS**
- **PROPOSED NOVI-10 PRO DRAWING**
- **COVER LETTER**
- **NARRATIVE**
 - **Summary**
 - **Key Details**
 - **Economic Impact**
 - **Conformance & Furtherance of Master Plan Goals**
- **CITY COUNCIL CONCERNS** (*accommodated*)
 - **Public Connecting Path Options Drawing**
 - A. Alternate Path Locations Analysis**
 - **Public Connecting Path Options Drawing showing wetlands, floodway, & Woodlands**
 - **Connecting Path Comparative Distance Drawing**
 - **Connecting Path Through Ridgewood Villas Analysis & Photos**
 - B. RCOC Coordination**
 - C. Site Drainage**
 - D. Number of Townhouse Units**
 - E. New Building Separation from Ridgeview**
- **BENEFITS, DEVIATIONS & SUBSTANTIAL CONSIDERATIONS**
 - A. Benefits**
 - B. Deviations**
 - C. Supplemental Substantial Positive Considerations**





PROPOSED NOVI-10 PRO

WALKABLE RESIDENTIAL & COMMUNITY

COMMERCIAL DEVELOPMENT

September 19, 2025
City Council &
Planning Division- Community Development Department
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: Novi-10 PRO JZ23-09

Dear City Council & Planning Division

This is a cover letter for our resubmission as requested by the Novi City Council at its December 16, 2024 meeting. As recommended, this resubmission includes an analysis of alternate routes for a connection between the proposed Novi 10- PRO, Ridgeview Villas, and the municipal facilities (sports club, ice arena & dog park) to the south of the existing Ridgewood Villas.

Novi-10 still recommends the continuation of the existing public path connecting Ridgewood Villas and the proposed Novi-10 PRO, as shown on the Novi-10 previous drawing submissions. The original connecting public path was part of the original Ridgewood Villas approved PRO agreement with the City of Novi and was approved as a PUBLIC BENEFIT of that PRO. This existing connecting public path through Ridgeview Villas is a 12 foot wide easement, written and recorded with Oakland County and is a public sidewalk with clear signage saying it is the "Weiss nature Trail" which was present when the Ridgeview Villas units were purchased.

As was astutely pointed out by Mayor Smith, and endorsed by the city attorney and other councilpersons, the northward connection from the existing south trail system that goes all the way from the dog park and comes north, traverses Ridgeview Villas AND connects further north to the properties and trails in this PRO, north to additional nature trails is ALREADY COMMITTED BY PARTIES IN THE EXISTING 2015 PRO CONTRACT and cannot simply be ignored. According to the city attorney at the December 16, 2024 City Council meeting, eliminating the connection will require a new approval process for the prior PRO since that PUBLIC BENEFIT would have been removed.

On March 24, 2025, subsequent to the December 16, 2024 City Council meeting, the City of Novi Code Enforcement Division inspected the site. It was discovered that Ridgeview Villas wrongfully obstructed public access to the existing paved sidewalk, being the public Nature Trail that traverses the Ridgeview residential area, quite visibly since those residents purchased. The city of Novi, Code Enforcement division issued Ridgeview a notice to remove the private, " keep out " type of sign, which was Ridgeview's wrongly obstruction of the Novi community from this public benefit: Nature Walkway viewing areas. That public walkway access that traverses from Lidstrom drive, northward up to the current additional nature trails in this new project, being a key part of the connection walkable path of nature trails

connecting all the way from 10 Mile road to the Dog Park at the south end , and in conformance with the existing Novi Pro contract, has now been restored.

Please consider this perspective: If every resident on 10 Mile Road came and asked you to abandon and close 10 Mile Road so they could avoid the public being in their front yard; the unanimity of that group would be serving their own private interest and not serving the overall community. While this scenario sounds ridiculous, this is the same wrongful tactic the Ridgeview residents are using here: ignoring community welfare.

On the enclosed Connecting Path Options drawing following page 9, as requested, we indicate the original proposed connection and three (3) other options for the connecting path that were discussed at the City Council meeting, and which we were asked to analyze and submit. The enclosed narration will provide the requested analysis of these options.

Thank you,



Daniel Weiss
Novi-10 Associates

NARRATIVE – INCLUDING BENEFITS & DEVIATIONS

September 19, 2025,

To: City of Novi
Attn: Ms. Barbara McBeth, Novi City Planner
Novi City Council

Re: Revised Narrative: Novi 10 Property PRO JZ23-09 -

Dear City Council members and Ms. McBeth:

SUMMARY

As requested at the December 16, 2024 City Council meeting, this Narrative for the PRO submission has been updated to reflect the comments by City Council members at the December 16, 2024 City Council meeting.

Major key elements of this 34.04 acre Novi-10 PRO include 27.07 acres of proposed RM-1 zoning containing 71 residential owner-occupied townhouses with 2 car garages bounded by marshland, river, and natural wildlife park area. A new 15.87 acre conservation easement will be located on the east side of the townhouses, wrapping around the south side with nature overlooks and containing a new pocket park at the new trailhead on 10 Mile Road and a new pocket park on the west end of the wetland. The conservation easement extends south as far as the Novi Dog Park. North and west of the residential property is a 6.97 acre 35,900 square foot area local retail and restaurants (with no drive-thru's permitted) and including amenities such as a sidewalk café, other locally oriented shops, and services. Restrictions will be placed in the PRO agreement that prevents certain undesirable retail uses.

The goal of this PRO is to create a **walkable community**: a walkable village type atmosphere with easy pedestrian walking paths connecting local retail uses and city amenities like the dog park, sports club, and ice arena, with services like childcare, yoga, and party rooms park area with picnic areas and playground equipment. This should benefit existing residents in surrounding areas and residents of the proposed new townhouse development

Additionally, an 18 Acre certified charitable donation was requested by the city (Dog Park and Arena Facility land), as detailed in the city's Letter of Commendation at the end of this narration. Novi- 10 gave this land to the city of Novi and would like this to please be considered.



NARRATIVE – INCLUDING BENEFITS & DEVIATIONS

September 19, 2025,

To: City of Novi
Attn: Ms. Barbara McBeth, Novi City Planner
Novi City Council

Re: Revised Narrative: Novi 10 Property PRO JZ23-09 -

Dear City Council members and Ms. McBeth:

SUMMARY

As requested at the December 16, 2024 City Council meeting, this Narrative for the PRO submission has been updated to reflect the comments by City Council members at the December 16, 2024 City Council meeting.

Major key elements of this 34.04 acre Novi-10 PRO include 27.07 acres of proposed RM-1 zoning containing 71 residential owner-occupied townhouses with 2 car garages bounded by marshland, river, and natural wildlife park area. A new 15.87 acre conservation easement will be located on the east side of the townhouses, wrapping around the south side with nature overlooks and containing a new pocket park at the new trailhead on 10 Mile Road and a new pocket park on the west end of the wetland. The conservation easement extends south as far as the Novi Dog Park. North and west of the residential property is a 6.97 acre 35,900 square foot area local retail and restaurants (with no drive-thru's permitted) and including amenities such as a sidewalk café, other locally oriented shops, and services. Restrictions will be placed in the PRO agreement that prevents certain undesirable retail uses.

The goal of this PRO is to create a **walkable community**: a walkable village type atmosphere with easy pedestrian walking paths connecting local retail uses and city amenities like the dog park, sports club, and ice arena, with services like childcare, yoga, and party rooms park area with picnic areas and playground equipment. This should benefit existing residents in surrounding areas and residents of the proposed new townhouse development

Additionally, an 18 Acre certified charitable donation was requested by the city (Dog Park and Arena Facility land), as detailed in the city's Letter of Commendation at the end of this narration. Novi- 10 gave this land to the city of Novi and would like this to please be considered.



The submission and review history for this 34.04 acre Novi-10 PRO is as follows:

- October 4, 2023 Pre-Application review submission
- January 2, 2024 Revised pre-application submission
- February 21, 2024 Planning Commission public hearing for eligibility
- April 8, 2024 City Council meeting for eligibility
- June 17, 2024 Revised submission for review
- October 30, 2024 Planning Commission approval
- December 16, 2024 City Council hearing with reconsideration recommendations

KEY DETAILS

The 34.04-acre NOVI-10 PRO proposes to replace the existing industrial zoning and office zoning districts with multi-family zoning and a commercial zoning district to better reflect the needs of the community. These OS-1 and I-1 zoned properties have been on the market for sale for many years. We believe the current zoning and the future land use plan do not reflect the actual market conditions for this site. Changing lifestyles & Covid-19 have contributed to less suburban office space demand and Costar Realty Information Services show a 35% drop in Novi industrial leasing demand during 2023.

Conversely, our market study shows a demand for an additional 344,000 SF of commercial space in Novi by 2027. The 2022 market study was updated with this August 09, 2024, submission and is attached. The update showed that commercial demand still exists. This PRO proposes 35,900 SF of local shopping and restaurant area, with no drive-throughs, in a 6.97-acre B-2 zoning district. To ensure that this family friendly local shopping, the PRO agreement, leasing will exclude certain incompatible proposed uses, that will be listed in the Benefits section of this narration, which follows.

The proposed 27.07-acre RM-1 zoning district contains 71 new 2-story townhouse units on 11.2 acres, which is a short walk from the new local commercial, and north of existing Ridgeview Villa townhouses (from a previous PRO). These are connected by sidewalks and a pedestrian path system. (See analysis of path options which follow in a section titled City Council Concerns based on December 16, 2024, City Council meeting comments) The path system can be crushed limestone material to blend with the surrounding natural environment. The balance of the proposed RM-1 zoning district is a 15.87-acre natural marshland and woodland which will be protected from future development by a conservation easement. This conservation easement follows the railroad tracks along the east side and wraps south around the new townhouses. This RM-1 zoning is consistent with adjacent existing multi-family developments. The 15.87-acre natural area will contain a trail network and new overlooks and have a small pocket park, donated by the PRO developer at the 10 Mile Road trailhead and



The submission and review history for this 34.04 acre Novi-10 PRO is as follows:

- October 4, 2023 Pre-Application review submission
- January 2, 2024 Revised pre-application submission
- February 21, 2024 Planning Commission public hearing for eligibility
- April 8, 2024 City Council meeting for eligibility
- June 17, 2024 Revised submission for review
- October 30, 2024 Planning Commission approval
- December 16, 2024 City Council hearing with reconsideration recommendations

KEY DETAILS

The 34.04 acre NOVI-10 PRO proposes to replace the existing industrial zoning and office zoning districts with multi-family zoning and a commercial zoning district to better reflect the needs of the community. These OS-1 and I-1 zoned properties have been on the market for sale for many years. We believe the current zoning and the future land use plan do not reflect the actual market conditions for this site. Changing lifestyles & Covid-19 have contributed to less suburban office space demand and Costar Realty Information Services show a 35% drop in Novi industrial leasing demand during 2023.

Conversely, our market study shows a demand for an additional 344,000 SF of commercial space in Novi by 2027. The 2022 market study was updated with this August 09, 2024 submission and is attached. The update showed that commercial demand still exists. This PRO proposes 35,900 SF of local shopping and restaurant area, with no drive-throughs, in a 6.97 acre B-2 zoning district. To ensure that this family friendly local shopping, the PRO agreement, leasing will exclude certain incompatible proposed uses, that will be listed in the Benefits section of this narration, which follows.

The proposed 27.07 acre RM-1 zoning district contains 71 new 2-story townhouse units on 11.2 acres, which is a short walk from the new local commercial, and north of existing Ridgeview Villa townhouses (from a previous PRO). These are connected by sidewalks and a pedestrian path system. (See analysis of path options which follow in a section titled City Council Concerns based on December 16, 2024 City Council meeting comments) The path system can be crushed limestone material to blend with the surrounding natural environment. The balance of the proposed RM-1 zoning district is a 15.87 acre natural marshland and woodland which will be protected from future development by a conservation easement. This conservation easement follows the railroad tracks along the east side and wraps south around the new townhouses. This RM-1 zoning is consistent with adjacent existing multi-family developments. The 15.87 acre natural area will contain a trail network and new overlooks and have a small pocket park, donated by the PRO developer at the 10 Mile Road trailhead and



a second pocket park with playground equipment, and owned by the townhouse HOA, on the west end of the townhouses.

The closest new townhouse is located 300 feet away from the closest I-2 industrial building in an I-2 Industrial zoning district, located across 10 Mile Road. Currently there is no heavy industry on those I-2 parcels. To provide additional separation, the PRO proposes visual and sound separation by a 10 FT- 12 FT high densely landscaped berm along 10 Mile Road.

The updated traffic analysis accompanying this PRO shows that the level of service, with the proposed B-2 and the RM-1 zoning, is not degraded compared to development under the current OS-1 and I-1 zoning. In addition, the traffic analysis indicates that peak traffic will be less than with development under the current zoning. To facilitate the traffic movement to and from the proposed commercial and townhouses, the PRO proposes to add a center left turn lane and eastbound and westbound lanes on 10 Mile Road. The PRO developer's engineer is working with Novi's traffic consultant and the Road Commission of Oakland County, which has 10 Mile Road jurisdiction.

The current OS-1 zoning would permit a 30-foot high 2 story, 54,000 SF office building and the current I-1 zoning along 10 Mile Road would permit a quarter-making square-foot-light industrial building 40 feet high. These would create a massive wall of buildings compared with the proposed commercial buildings 21 feet in height, and the 71 two-story townhouses with many trees saved and new trees planted. More open space is provided due to less building mass and density in the PRO than if developed with current office and industrial zoning.

At the preliminary Planning Commission public hearing, certain audience members were concerned about flooding onto their property from the new development. As was indicated at the hearing, the new townhouse and commercial sites will have site engineering and comply with Novi's latest stormwater management criteria.



CONFORMANCE & FURTHERANCE OF THE 2025 NOVI MASTER PLAN AIMS & GOALS

The proposed PRO successfully implements many of the primary stated aims and goals of Novi's 2025 Master Plan for Land Use, including such key elements as a "Walkable Community", protection of natural features and natural marshland habitats, connectivity, and mixed use planned developments. The Novi 10 PRO plan presented here directly addresses and furthers these stated aims and goals in numerous ways, which create a significant improvement over the existing industrial and office zoning it replaces at this location. Some specific descriptions which demonstrate these improvements from the PRO and further implementations of the Novi Master Plan's stated goals are as follows:

A. QUALITY AND VARIETY OF HOUSING

The Novi-10 PRO adds 71 townhouse units adjoining the previous PRO to the south (Ridgeview Villas) 93 townhouse units. The Novi-10 new townhouses partially encircle and are a short walk to the proposed new neighborhood retail portion of the PRO. The 2025 Master plan indicates that townhouses are the second most requested types of housing, after single family homes, and it indicates "...the advantage of having everyday goods and services within walking distance; mixed use areas are thus becoming a highly popular option." The Master Plan recommends that mixed-use planned developments should create a walkable density for the residential, which this does, and that there should be convenient non-motorized access from residential developments to neighborhood parks and natural areas, which this development does through the proposed and existing trail system.

B. COMMUNITY IDENTITY

The Novi-10 PRO continues the Novi identity as a high-quality residential community, while simultaneously providing a local neighborhood retail hub that will provide goods and services for the new townhouses and the other surrounding residential areas. All materials proposed for the townhouses and for the retail buildings are the high quality expected of Novi developments.

C. ENVIRONMENTAL STEWARDSHIP

The 35.04-acre Novi-10 PRO includes 15.87 acres (45.2%) of conservation easement to protect the marshland and natural wildlife habitats in wetland and woodland areas on the site. The proposed PRO townhouse area provides 6.5 times the required open space to further preserve natural area. Connectivity is provided by the proposed trail system around the perimeter of a portion of this conservation area which has overlooks for nature viewing. The trail system connects the PRO with the athletic club, ice arena and dog park, with its walkability and bicycle access helps to implement the Activity Mobility Plan for Novi and can reduce automobile traffic. The Activity Mobility Plan, as



indicated in the Master Plan also encourages walking and biking networks to reach key destinations, which the Novi-10 PRO does through its trail system. The trail system starts on 10 Mile Road to permit the surrounding community's use and extends around the proposed townhouses and through the connecting trail that extends through Ridgeview Villas townhouses and to the athletic club, ice arena and dog park. Additionally, two pocket parks are proposed; one at 10 Mile Road at the northeast corner of the PRO, and one between the proposed townhouses and the proposed retail area; All the proposed development will control water runoff by proper design for site drainage.

In addition, eliminating the permitted industrial development that could occur on 10 Mile Road under the current zoning, prevents a massive industrial building that would block views and **devalue** the quality-of-life existing residents.

D. INFRASTRUCTURE

As indicated above, the trail system's connectivity from 10 Mile Road all the way to the dog park provides a walking and bike riding alternative path for the entire community between the proposed PRO neighborhood retail center on the north and the athletic club, ice arena and dog park to the south. This is encouraged in the Master plan Action Plan for Infrastructure. Review of the city of Novi's other infrastructure elements such as water, sewage, storm drainage and other utilities, as well as police, fire and other emergency services were previously submitted Community Impact analysis and found to not be negatively impacted.

E. ECONOMIC DEVELOPMENT

According to the 2025 Master plan, 2024 ended with Novi's retail vacancy rate below that of Oakland County, indicating a comparatively strong continuing retail demand. The Master Plan indicates also that there will be a high demand for household furnishings and entertainment (which could include restaurants, cafes and coffee shops, etc.). It states, "It is expected that these retail sectors will continue to grow, and Novi's retail market should be prepared to meet this demand". The market study submitted with this PRO also indicates there is a demand for small retail and personal services.

The proposed PRO provides local retail and services within walking range of many surrounding residents. The retail area is a small percentage (13%) of the total proposed PRO and the previous PRO, Ridgewood Villas to the south. At this time the specific retail and service providers are not known, but market studies confirm there is current demand and will include small retail and personal services, including uses such as sidewalk café, small restaurants, a small medical or other professional office, childcare, exercise, yoga club, etc. These services will be walkable for the new residents, as well as for the existing residents to the south, and those east on 10 Mile Road. As part of the proposed PRO, there will be a prohibition of uses that are objectionable, and not in the community's best interest at this location: Automobile

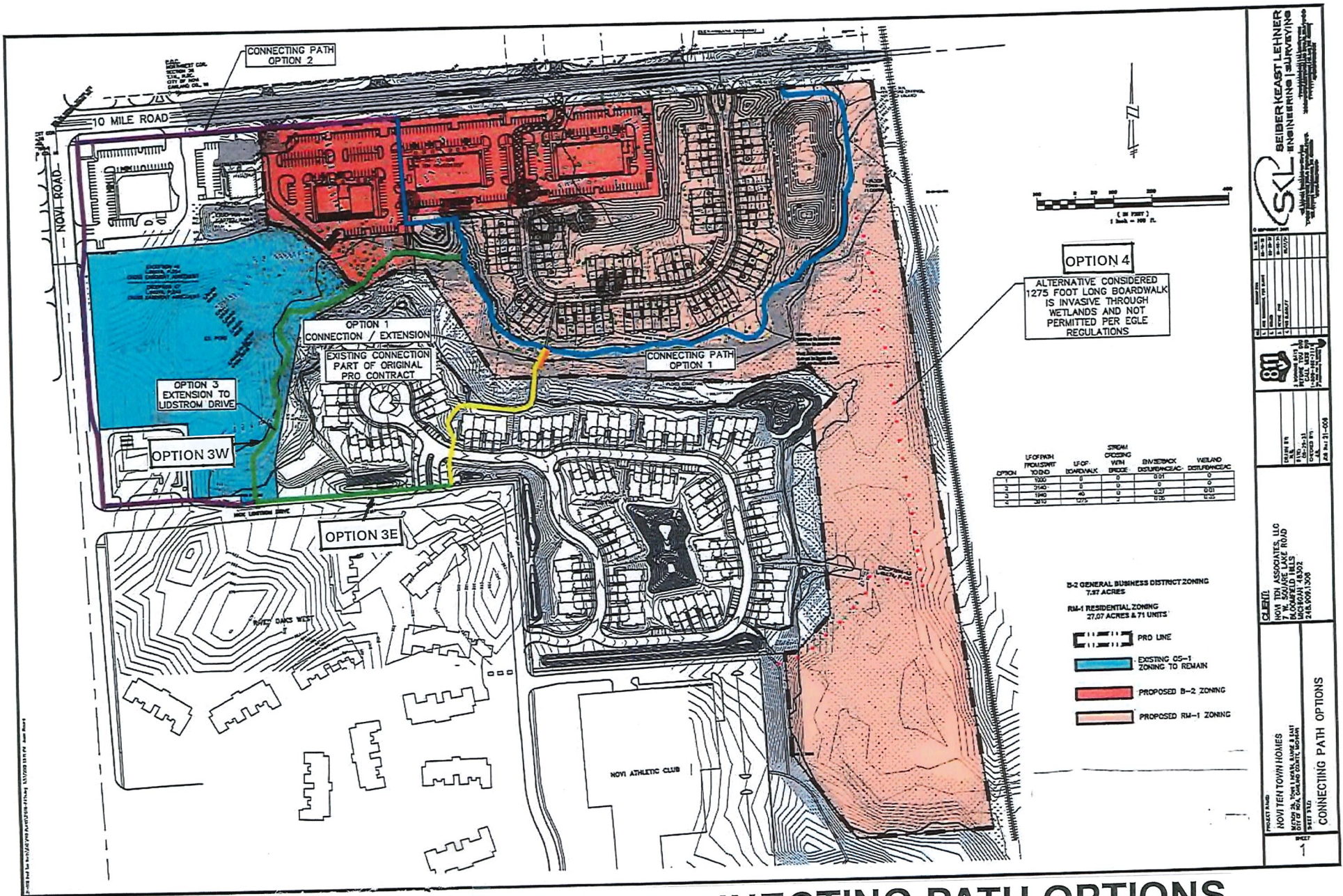


uses are not permitted per the proposed zoning, and Hotels, Motels, Check Cashing, and Pawn Shop. Marijuana sales (already not permitted in the city of Novi) will also be excluded by the PRO documents in case the city's law is changed to allow it in the future. The PRO drawings indicate locations for four retail buildings on the B-2 portion, along with the required parking, walkways, and landscaping.

It is estimated that this development will create a minimum of 100 new permanent full-time and part-time jobs in the new retail stores and restaurants and It is anticipated that combined construction costs for the commercial and the residential projects will be in excess of \$35,000,000, creating numerous construction jobs.

CONCLUSIONS: As demonstrated above, the Novi-10 PRO will be an asset to the community, conforming with sound urban planning and urban design practices and to the goals and recommendations of the City of Novi Master Plan.





PUBLIC CONNECTING PATH OPTIONS

CITY COUNCIL CONCERNS (December 16, 2024 City Council meeting)

A.

Alternate Path Locations

As shown on the drawing titled Public Connecting Path Options on the previous page and as evident in the City Council meeting record, Council members stated they were favorable to Option 1, the original proposed connecting path as was presented as part of the prior Novi-10 PRO contract to the south, and which has been in place for years. For extra thoroughness of evaluation Council asked to see confirmation that alternate routes have also been considered, which is included here-in, and confirms that Option 1 is the only option that is reasonable or viable community benefit, and accomplishes the community goals and benefits.

Options for the location of the path around, rather than through, Ridgerview, were requested by City Council. (the section that follow this Narrative titled "Public Connecting Path Through Ridgewood Villas" addresses this issue in greater depth) In response the Novi-10 PRO evaluation shows three (3) conceivable path location options as shown on the "Connecting Path Options" drawing on the preceding page, along with one location (Option 4) paralleling the railroad tracks and running wrongfully and invasively through the east side wetland area and Rouge River which clearly is not feasible. Harming the woodland and wetland in this area is both wrongful and illegal.

Also shown is the extra public walkway, the indicated "U" shaped nature viewing trail beginning at the proposed pocket park on 10 Mile Road at the east end of the PRO and looping southward around between the rear property edge of the new townhouses and the conservation natural area and then extending up to the west side park and into the retail area. This loop is not in question and will remain for all options. The only issue is the relatively short several hundred foot connection, enabling the public to travel along the nature trails all the way from 10 Mile Road down along the wetlands to the dog park. This connection is shown clearly on the PRO drawings and was included in the previous PRO contract with the city of Novi and provides this as a community benefit.

Option 1 is the original proposed trail that connects the new townhouses to the existing connector trail that was built into Ridgerview Villas and made part of the existing PRO's benefits that exist per the previous PRO contract. As originally planned, this trail provides the connectivity and walkability for the community that the Novi Master Plan cites as a main goal and encourages. Option 1 allows this connectivity from the new retail development on 10 Mile Road and the new townhouses through the existing townhouses to Nik Lidstrom drive and the municipal facilities to the south. This includes the concrete nature path that is already been built and runs through Ridgerview Villas. This also allows the existing Ridgerview Villas to connect to the "U" shaped nature trail



proposed along part of the conservation easement. Objections have been raised by Ridgeview Villa residents about the connector to the north being added, yet the existing Ridgeview Villas portion of the connector was constructed as part of their original PRO and has been visible since residents purchased their townhouses. It was planned as part of the original design and is in the existing PRO contract with the City of Novi with clear intent in the original PRO as a benefit to connect to the newly proposed connector.

The short (200 feet long +/-) new connector, shown in orange on the preceding drawing, extends the current path rather than there being a walking bridge that is a dead end. Also, the existing portion was previously built as a public sidewalk adjacent to certain of the Ridgeview Villas and was in place at the time these units were purchased. At the previous City Council meeting, the city attorney noted that those residents chose to buy their units along this public sidewalk which is part of the connector. Please note that Ridgeview Villas wrongly installed a sign to prevent the public from using this public sidewalk connector.

This Option 1 connector completes the entire walkway system from 10 Mile Road through all of the nature viewing areas and extending all the way south past the sports club and ice arena, all the way to the dog park, located on 18 acres of land donated by this same applicant as requested by the City of Novi, and further explained elsewhere.

Option 2 is devoid of any public benefit for viewing nature, and, is a path that completely avoids the nature trail system and instead uses only the existing streetside public sidewalk system to make a connection. The connecting path across the natural area (Option 1) is eliminated. Only the sidewalks along 10 Mile Road, Novi Road and Nik Lidstrom Drive are used to connect the retail restaurant area and the new townhouses to the sports club, ice arena and dog park. A connecting pathway between the new townhouses and Ridgeview Villas, and other nature trails, dog park, etc. will not be provided. Clearly this option does not meet the spirit of the master plan for connectivity and walkability.

In addition, as indicated above, elimination of the connector benefit will require the prior PRO elements to be amended and rescind these public benefits and would require it to be re-approved by all parties who signed the PRO contract, due to the elimination of the connector path "benefit", per the Novi city attorney at the December 16, 2024 City Council meeting. This "benefit" was already given to the city and is clear in the existing PRO contract as a public benefit, and per the city attorney's comments at the City Council meeting, any such abandonment of the city benefit (the connector path) would need approval with, and an alternate compensation provided to the city as was required in the prior PRO contract.



Option 3, consisting of Option 3E and 3W, together, as shown in green on the Public Connecting Path Options drawing, create is a connecting path that begins the southern landscaped tip of the retail area and extends south and west around the existing Ridgeview Villas townhouses on other adjacent land owned by the Novi-10 developer, which is not part of the existing or proposed PRO. The path will connect to the sidewalk along Nik Lidstrom Drive, which will then connect to the sports club, ice arena and dog park. An easement for this connecting path on the adjacent land will be obtained. This totally bypasses Ridgeview Villas, but as with Option 2, the city attorney indicated at the December 16 City Council meeting that if the original connector between the two townhouse developments is eliminated, reapproval of the original Ridgeview Villas PRO will be required and would abandon the public benefits of the existing PRO contract.

Option 4: The East Side Alternate Path- Unlike the other nature paths that are on dry land outside of natural areas this alternate path would be invasive through the east wetland nature conservation area would be constructed as an elevated boardwalk 1,275 feet long with a dedicated easement 12 feet wide. This entire area is a regulated wetland which protects such wetlands specifically from construction and other harmful activities. If proposed this would require a state EGLE (Environment, Great Lakes & Energy) permit and mitigation for the dedicated area. Mitigation would require offsetting and creating a new wetland protection elsewhere. In addition, the entire area is a flood plain and the path would be in the flood plain and most likely in the adjacent floodway. According to our highly experienced wetland consultants, Niswander Environmental, it would be very difficult to obtain EGL approval for this invasive boardwalk due to its long length and the permanent negative and damaging impact disruption of the natural habitat.

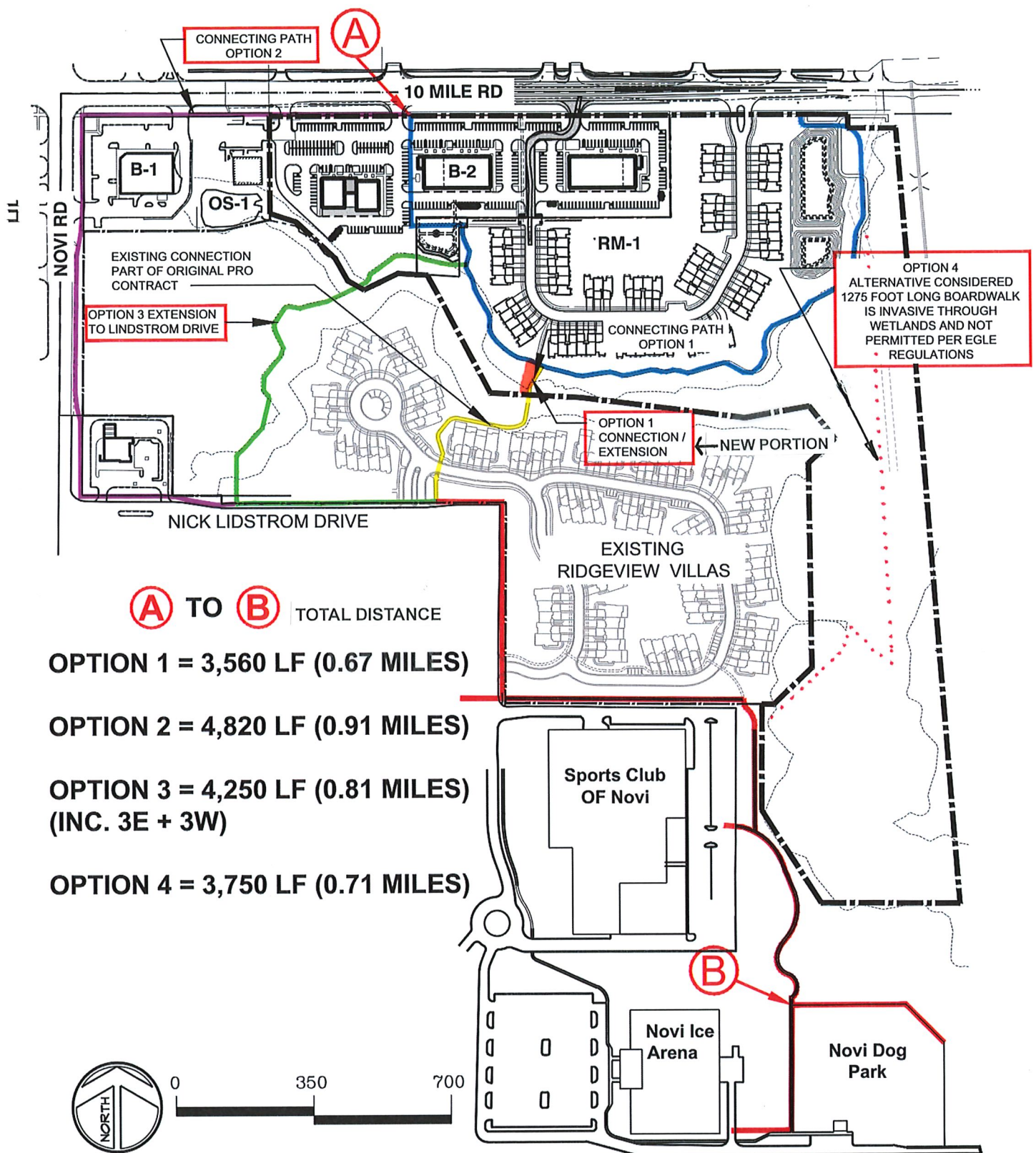
Wetland Comparisons

Option 1, the original proposed connector, which was favored by the Council, has no wetland impact. Option 2 follows the existing sidewalk system along 10 Mile Road, Novi Road and Nik Lidstrom Drive is all sidewalk along the streets and has no wetland impact. Option 3, the alternate connector shown on the adjacent west parcel has approximately 40 feet of its 800 foot total length through wetlands, or 0.01 acres. Option 4 will wrongfully disturb .35 acres of wetlands.

It is the conclusion of the developer of the Novi-10 PRO that the best solution for the connecting path is Option 1 as originally proposed. If this is not acceptable then Option 3, the west side path would be the second choice, recognizing the impact of this on the prior PRO approval.

See the Public Connecting Path Options Drawing that precedes this section and Wetlands, Floodplain & Woodlands drawing that follows this section





CONNECTING PATH COMPARATIVE DISTANCES

(DISTANCE BETWEEN 10 MILE RD. & NOVI DOG PARK)

PUBLIC CONNECTING PATH THOUGH RIDGEVIEW VILLAS

When the original Ridgeview Villa PRO agreement was written and approved by the City Council and signed by the Mayor in 2015, a public nature path was created as a community benefit. See Attachment A that shows a portion of the PRO Agreement with an indication of the public pathway on page 3, item 2. This clearly states (circled in red) that this path will connect to a future development. This path was a benefit as required by the PRO agreement.

To ensure this 12 foot wide dedicated public path was created, an easement was written and recorded with Oakland County for the path which can be seen in the Attachment B easement drawings. The exact language of this public use easement created this community benefit, including a concrete Public Sidewalk and "Weiss Nature trail" signage is included in Attachment C, showing page 2, item 2 of the easement. This item requires signs at the "end points" of the paths. The easement indicates:

2.....the Developer shall install, and the City shall allow and maintain, directional signage at each of the four (4) end points of the Pathways, which signage will be approximately 20 inches by 30 inches, designed, fabricated and installed in the usual quality consistent with other park signs installed in parks in the City, and containing the following dedication statement:

"Weiss Nature Trail: Dedicated by Dan and Michelle Weiss family in honor of these various lands donated by them and honoring father Albert Weiss, and all their love and promotion of natural habitats, and fostering further acts of charitable community benefit, performed by all, sized however big or small.

Such signage may include typical nature habitat descriptive language or graphics showing Michigan vegetation, ducks, turtles, birds, and other information.

3. This instrument shall run with the land first described above and shall be binding upon and insure to the benefit of the City, and their respective heirs, representatives, successors and assigns. "

As shown in Attachment D, "Original Ridgeview Villas Drawing", this public nature path easement begins at Nik Lidstrom Drive and extends into Ridgeview, running between units 21 and 22, and then behind units 22 through 26 before turning north to a dead end. The drawing contains a note about the public easement and the proposed sign locations along the path.

Attachment E contains Aerial photos with enlargements of the public nature path and photos of the in-place signage follow the drawing. The existing easement documents for the path are recorded with Oakland County, and require the dedicated path to be public.



Attached Photos 1 through 5 show the signage along the path through Ridgeview up to the end of the connector.

At the December 16, 2024 Novi City Council meeting, Novi-10 was asked to provide alternate routes for this connector path system to allow walking from the retail area on 10 Mile Road around, not through Ridgeview, to reach the ice arena, sports club and dog park. This has been done and is part of this resubmission. At this same meeting, City Attorney Tom Schultz confirmed that the existing path through Ridgewood is a PUBLIC pathway and its connection to the path of the proposed Novi-10 PRO was a BENEFIT that was part of the original 2015 PRO approval. He said that it is not a private path only for the HOA but is “the same as any other public sidewalk in front of a house”. He also indicated that if the existing public path does not connect to the new path, then the original Ridgeview Villas PRO will need to go through the PRO approval process again without this as a benefit.

SEE ATTACHMENTS A, B, C, D & E THAT FOLLOW

.



ATTACHMENT A

2015 PRO AGREEMENT (PARTIAL)

7/14/2015
RECORDED
OAKLAND COUNTY
REGISTER OF DEEDS
2015 AUG 17 AM 11:30

CITY OF NOVI
CITY CLERK'S OFFICE
2015 AUG 26 AM 11

218055
LIBER 48744 PAGE 1
\$91.00 MISC RECORDING
\$4.00 REMONUMENTATION
11/04/2015 03:12:08 P.M. RECEIPT# 132321
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PLANNED REZONING OVERLAY (PRO) AGREEMENT
NOVI TEN TOWNHOMES

AGREEMENT, by and among Toll II MI Limited Partnership, a Michigan Limited Partnership, whose address is 28004 Center Oaks Ct. Suite 200, Wixom, MI 48393 (referred to as "Developer"); Novi Ten Associates, L.L.C., a Michigan limited liability company, whose address is 400 Renaissance Center, Suite 2170, Detroit, Michigan 48243 ("Owner"); and the City of Novi, 45175 West Ten Mile Road, Novi, MI 48375-3024 ("City").

RECITATIONS:

- I. Owner is the owner and Developer is the developer, of two vacant parcels totaling approximately 20 gross acres (with final acreage determined in accordance with the PSA as hereinafter defined) located south of Novi Road and East of Novi Road along Nick Lidstrom Drive, herein known as the "Land" or the "Development" described on Exhibit A, attached and incorporated herein. Owner and Developer are hereinafter referred to as "Applicants."
- II. For purposes of improving and using the Land for a 93-unit owner occupied attached condominium development, Applicants have petitioned the City for an amendment of the Zoning Ordinance, as amended, so as to reclassify the Land from I-1 Light Industrial and OS-1, Office Service, to RM-1, Low-Density Multiple-Family. The I-1/OS-1 classification shall be referred to as the "Existing Classification" and RM-1 shall be referred to as the "Proposed Classification."
- III. The Proposed Classification would provide the Applicants with certain material development options not available under the Existing Classification, and would be a distinct and material benefit and advantage to the Applicants.
- IV. The City has reviewed and approved the Applicants proposed petition to amend the zoning district classification of the Land from the Existing Classification to the Proposed Classification under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance and has reviewed the Applicants' proposed PRO Plan, including conceptual renderings of unit styles and materials, attached hereto and incorporated herein as Exhibit B (the "PRO Plan"), which is a conceptual or illustrative plan for the potential development of the Land under the Proposed Classification, and not an approval to construct the

RECORDING TO ADD EXHIBIT B ELEVATIONS
SEE LAST 3 PAGES THE ORIGINAL DOCUMENT
IS RECORDED IN LIBER 48514 PAGE 617 ON 8/19/2015
LTS

(00715837.DOC)
3091347.3 NW

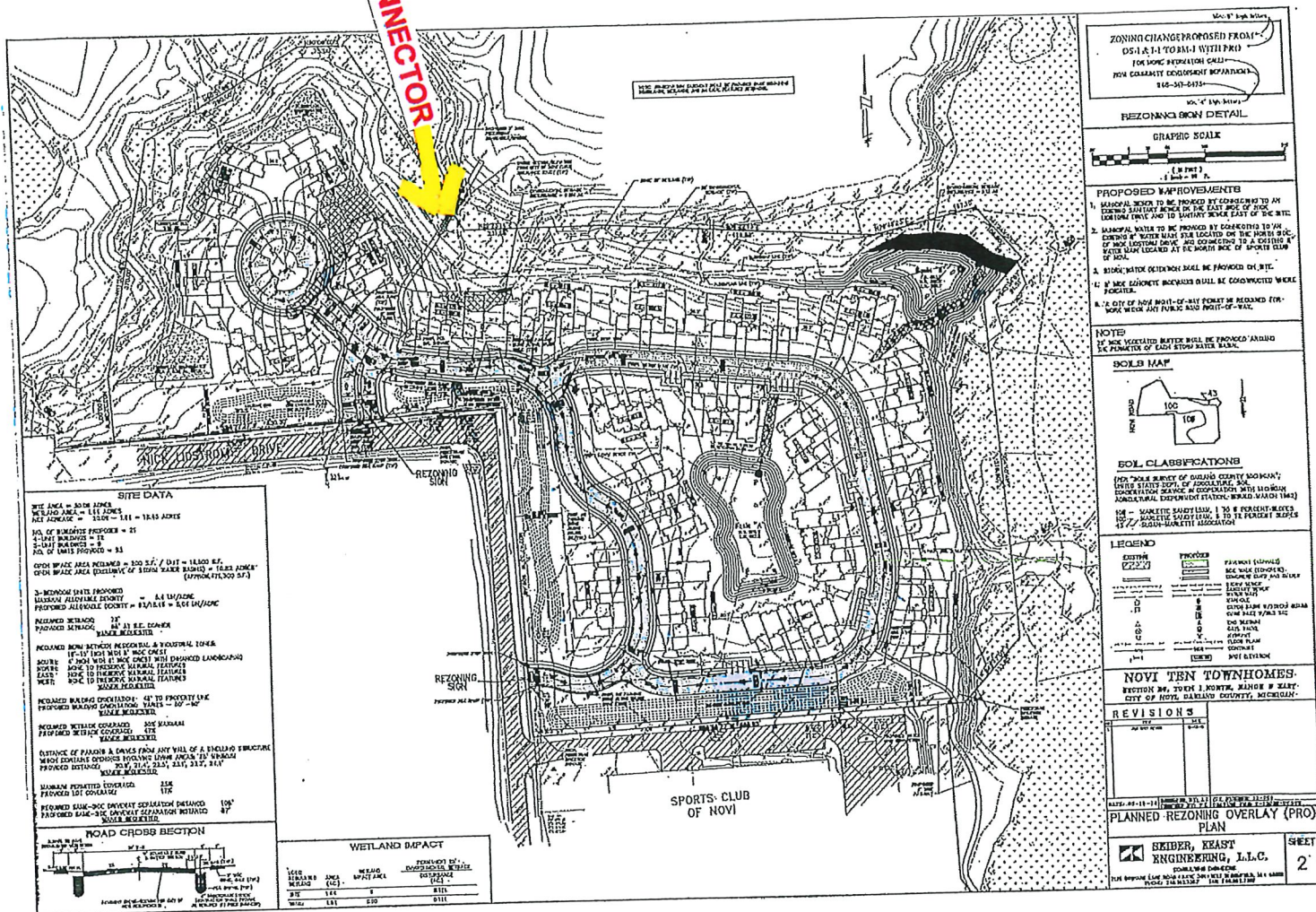
~~OK-LB~~

OK-LB

25P
128

1. Residences that exceed the minimum architectural standards of the City and are similar, in the City's determination, to those conceptual architectural renderings in the PRO Plan attached as Exhibit B.
2. Construction of a pathway for public use through the Development from Nick Lidstrom Drive to the north property line for connection to the future development of the non-residential property to the north in the location and to the standards shown in the PRO Plan attached as **Exhibit B**. Pathway easements in a form acceptable to the City, shall be provided to the City for dedication for public use of the pathways. The pathways will thereafter be repaired and replaced by the City, as determined by the City. Winter maintenance consisting of snow and ice removal shall be completed in accordance with applicable City ordinances; as the may be amended from time to time, as determined by the City. The pathway easements shall be offered to the City for dedication by the Owner prior to the issuance of any building permits (except for the model) for the Development. The pathway easements shall be non-exclusive and shall permit the fee title owner of the easement property to make use of the property that is not inconsistent with use as a public pathway. The Applicants may construct and/or install underground improvements to the property, including utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathways in the pathway easement areas shown on the PRO Plan;
3. Construction of an off-site pathway for public use to the Novi Dog Park commencing from the site's southeast corner along the rear property line of Novi Sport's Club and a connection to the existing pathway along Nick Lidstrom Drive, in the location and to the standards shown in the PRO Plan attached as **Exhibit B**;
4. Installation of pedestrian directional signage along the pathways set forth above, which the City and Applicants acknowledge shall include signage identifying the pathway in four (4) locations, including 2 signs along the north and 2 signs on the south, as follows:

Weiss Nature Trail: Dedicated by the Dan and Michelle Weiss family in honor of these various lands donated by them, and honoring their father Albert Weiss and their love and promotion of natural habitats and to foster



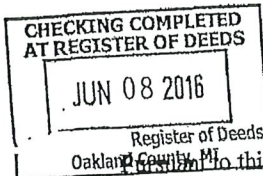
PRO AGREEMENT EXHIBIT B

ATTACHMENT B

2015 PATHWAY PUBLIC EASEMENT (PARTIAL)

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2016 JUN -7 PM 3:57

132513
LIBER 49574 PAGE 400
\$46.00 MISC RECORDING
\$4.00 RENOVATIONATION
07/13/2016 09:40:49 A.M. RECEIPT# 77903
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS



PATHWAY EASEMENT

To this Pathway Easement Agreement (the "PEA"), **NOVI TEN ASSOCIATES LLC**, a Michigan limited liability company ("**N-10**"), with an address at 400 Renaissance Center, Suite 2170, Detroit, MI 48243, Attn: Dan Weiss, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the **CITY OF NOVI**, a Michigan Municipal Corporation ("**City**"), whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a), a permanent, non-exclusive easement (the "Easement") for a public non-motorized pathway over across and through the pathways described on Exhibit B attached hereto ("**Pathways**").

BACKGROUND

The Parties (together with Toll II MI Limited Partnership, a Michigan limited partnership, whose address is 28004 Center Oaks Ct., Suite 200, Wixom, MI 48393 ("**Developer**")) have executed and delivered a **PLANNED REZONING OVERLAY (PRO) AGREEMENT** recorded August 19, 2015, in Liber 48514 Page 617 Oakland County Records, and re-recorded November 14, 2015, in Liber 48766 Page 1 Oakland County Records ("**PRO**"), which pertains to the development by Developer (the "Development") of certain land in Section 1, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described on Exhibit A attached hereto (the "**Premises**").

The Pathways are located within the Premises.

The Premises abut certain property which is owned by N-10 which is described on Exhibit C attached hereto ("**N-10 Land**").

The PRO sets forth certain terms and conditions regarding the construction of improvements on the Development. The terms and conditions set forth in the PRO require the construction of the Pathways for public use through the Development and the dedication for public use of the Pathways.

N-10 is executing and delivering this PEA in partial satisfaction of the terms of the PRO.

This PEA and the Easement are exempt from transfer taxes under MCL 207.505(a) and MCL 207.526(a) as the consideration is less than \$100.00.

TC13-50012

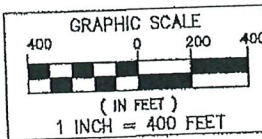
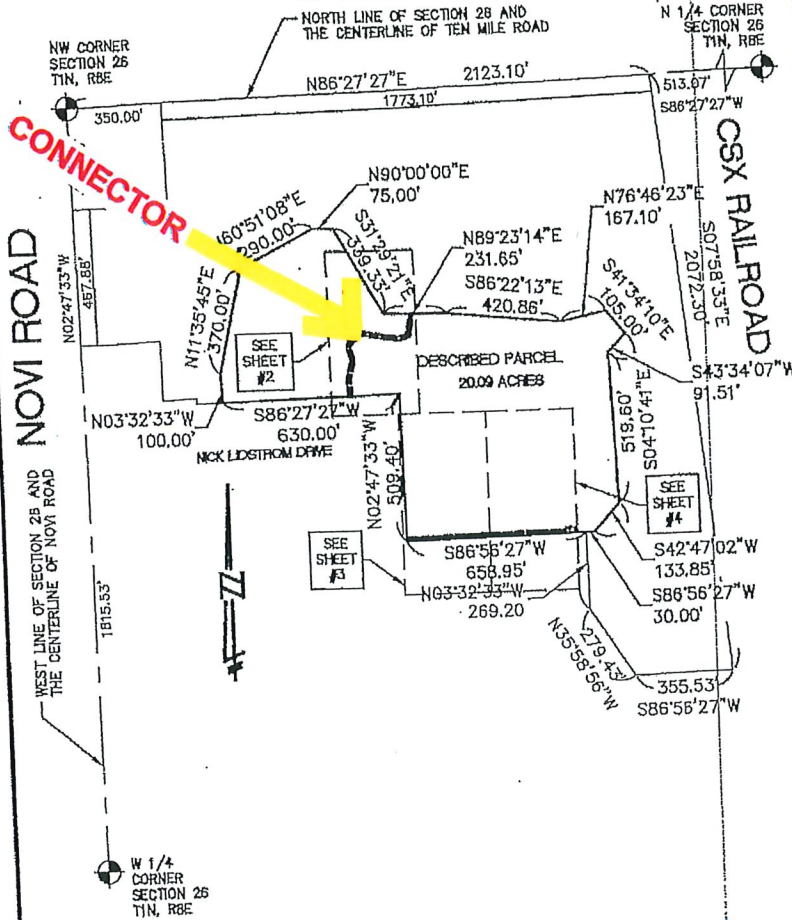
"47

OK - LB
as per date
of dec

#2
NOV

EXHIBIT B
2 of 5

10 MILE ROAD



SUBJECT PROPERTY & SHEET INDEX
EASEMENT FOR PATHWAY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MARQUETTE • SUITE 10 • BLOOMHILL, MI • 48117
PHONE: 248.394.3331 EMAIL: info@seiberkeast.com

**RIDGEVIEW
VILLAS OF NOVI**

SECTION 26, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE	1" = 400'
DATE	11-05-2015
JOB NO.	13-038
DWG. FILED	13-038-SIT-SW
DRAWN BY	DFR
CHECKED	JE
SHEET	1 OF 4

EXHIBIT B 3045

NW CORNER
SECTION 26
T1N, R8E

NORTH LINE OF SECTION 26 AND
THE CENTERLINE OF TEN MILE ROAD

10 MILE ROAD

N86°27'27"E 2123.10'

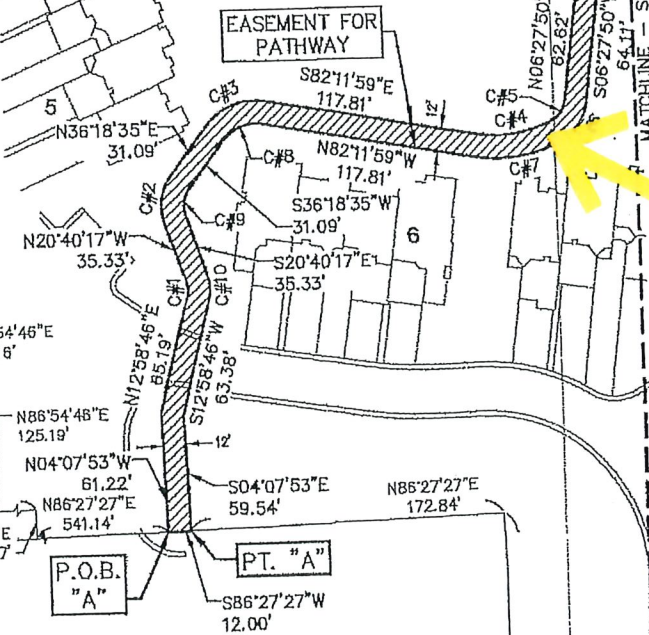
N 1/4 CORNER
SECTION 26
T1N, R8E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Distance
C#1	2.35'	4.00'	33°39'02"	N3°50'45"W	2.32'
C#2	25.86'	26.00'	56°58'52"	N7°49'09"E	24.80'
C#3	37.56'	35.00'	61°29'26"	N8°03'18"E	35.79'
C#4	42.86'	65.00'	37°47'03"	N78°54'30"E	42.09'
C#5	12.15'	13.00'	53°33'09"	N33°14'24"E	11.71'
C#6	23.37'	25.00'	53°33'09"	S33°14'24"W	22.53'
C#7	50.78'	77.00'	37°47'03"	S78°54'30"W	49.86'
C#8	24.86'	23.00'	61°29'26"	S67°03'18"W	23.52'
C#9	13.92'	14.00'	56°58'52"	S7°49'09"W	13.30'
C#10	9.40'	16.00'	33°39'02"	S3°50'45"E	9.26'

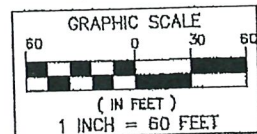
CSX RAILROAD

NOVI ROAD
WEST LINE OF SECTION 26 AND
THE CENTERLINE OF NOVI ROAD

S02°47'33"E 817.86'



CONNECTOR



EASEMENT FOR PATHWAY
(0.299 ACRES)

EASEMENT FOR PATHWAY



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAIN STREET • SUITE 10 • NORTHVILLE, MI • 48177
PHONE 248.304.3331 EMAIL info@seiberkeast.com

HIDGEVIEW

VILLAS OF NOVI

SECTION 26, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE	1" = 60'
DATED	11-05-2015
JOB NO.	13-035
FILE NO.	13-035-SW
DRAWN BY	DFR
CHECKED	JE
SHEET	2 OF 4

ATTACHMENT C

2015 PATHWAY PUBLIC EASEMENT (PARTIAL)

1. N-10 does hereby dedicate to the City the Easement on the terms and conditions set forth herein. The Pathways will be repaired and replaced by the City, as determined by the City. Winter maintenance consisting of snow and ice removal shall be completed in accordance with applicable City ordinances, as the same may be amended from time to time, as determined by the City. The Easement shall be non-exclusive and shall permit the fee title owner of the Easement property to make use of the Easement property that is not inconsistent with use as a public pathway.

2. Subject to the City's approval, the Developer shall install, and the City shall allow and maintain, directional signage at each of the four (4) end points of the Pathways, which signage will be approximately 20 inches by 30 inches, designed, fabricated and installed in the usual quality consistent with other park signs installed in parks in the City, and containing the following dedication statement:

"Weiss Nature Trail: Dedicated by Dan and Michelle Weiss family in honor of these various lands donated by them and honoring father Albert Weiss, and all their love and promotion of natural habitats, and fostering further acts of charitable community benefit, performed by all, sized however big or small."

Such signage may include typical nature habitat descriptive language or graphics showing Michigan vegetation, ducks, turtles, birds, and other information.

3. This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the City, and their respective heirs, representatives, successors and assigns.

4. This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

5. This PEA shall be recorded in the Office of Records for Oakland County, Michigan before the conveyance of the Premises by N-10 to the Developer.

6. This PEA shall be interpreted and enforced in accordance with the laws of the State of Michigan.

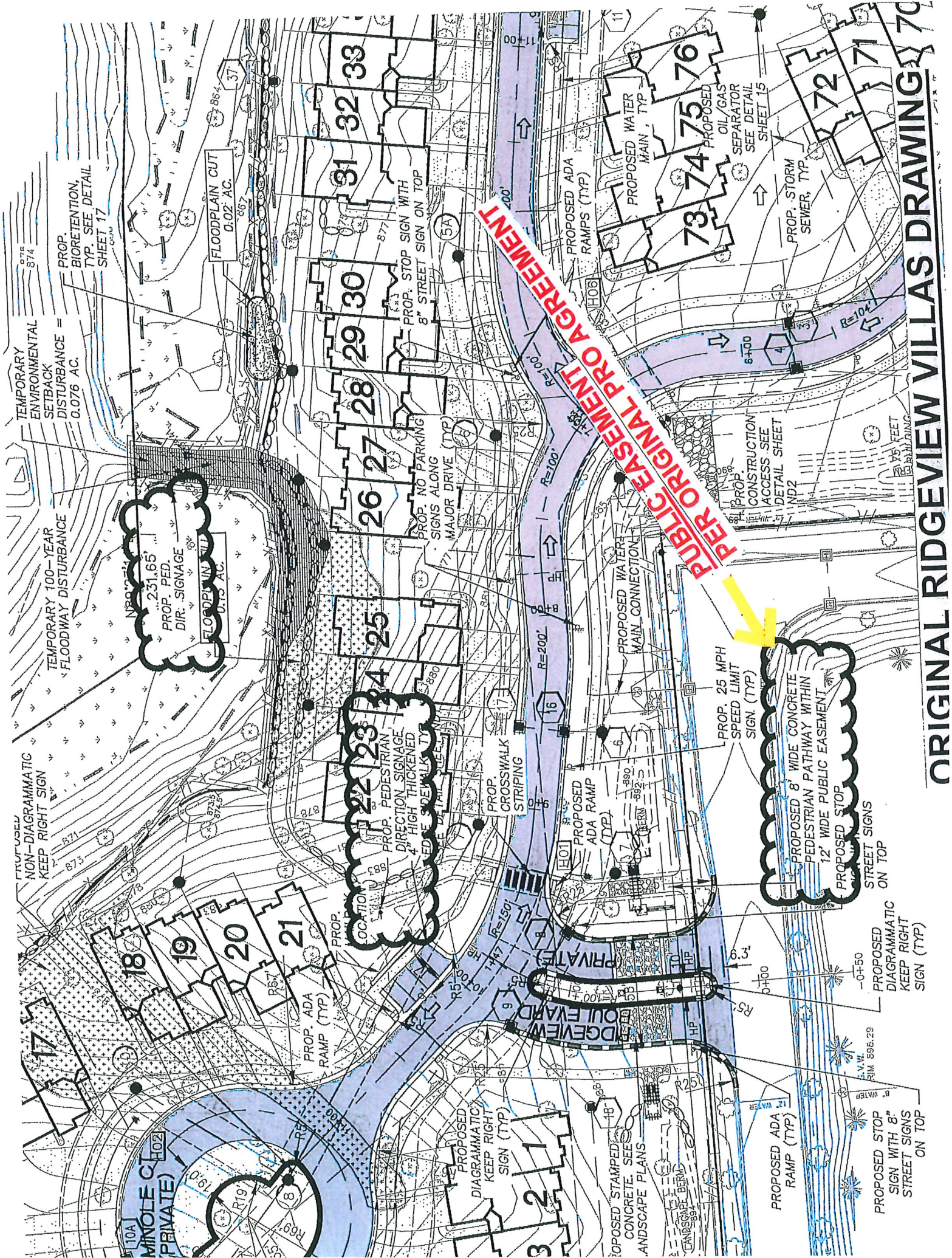
7. In the event the City does not accept the Pathways, or if after acceptance, the City abandons the Pathways, then:

- I. the Pathways will no longer be "public access" Pathways, but instead will be reserved solely for the use and benefit of (and this instrument will be deemed amended to be consistent with such reservation) both (1) the owners and occupants of the N-10 Land, (2) the Developer, the owner or the successor owner of the Premises, and (3) the homeowner or condominium association operating the Premises ("HOA"); and
- II. said Developer, owner or successor owner of the Premises and said HOA (following thirty (30) days written notice of either the City's rejection of

Handwritten signature/initials

ATTACHMENT D

**2015 PATHWAY PUBLIC EASEMENT
CONSTRUCTION DOCUMENT**



TEMPORARY ENVIRONMENTAL SETBACK DISTURBANCE = 0.076 AC.
TEMPORARY 100-YEAR FLOODWAY DISTURBANCE = 0.076 AC.
FLOODPLAIN CUT 0.02 AC.
FLOODPLAIN CUT 0.13 AC.

231.65' PROP. PED. DIR. SIGNAGE
FLOODPLAIN CUT 0.13 AC.

22 23 34 25
PROP. PEDESTRIAN DIRECTION SIGNAGE 4" HIGH THICKENED EDGE SIDEWALK TYP.

PER ORIGINAL PRO AGREEMENT

PROPOSED 8' WIDE CONCRETE PEDESTRIAN PATHWAY WITHIN 12' WIDE PUBLIC EASEMENT
PROPOSED STOP STREET SIGNS ON TOP

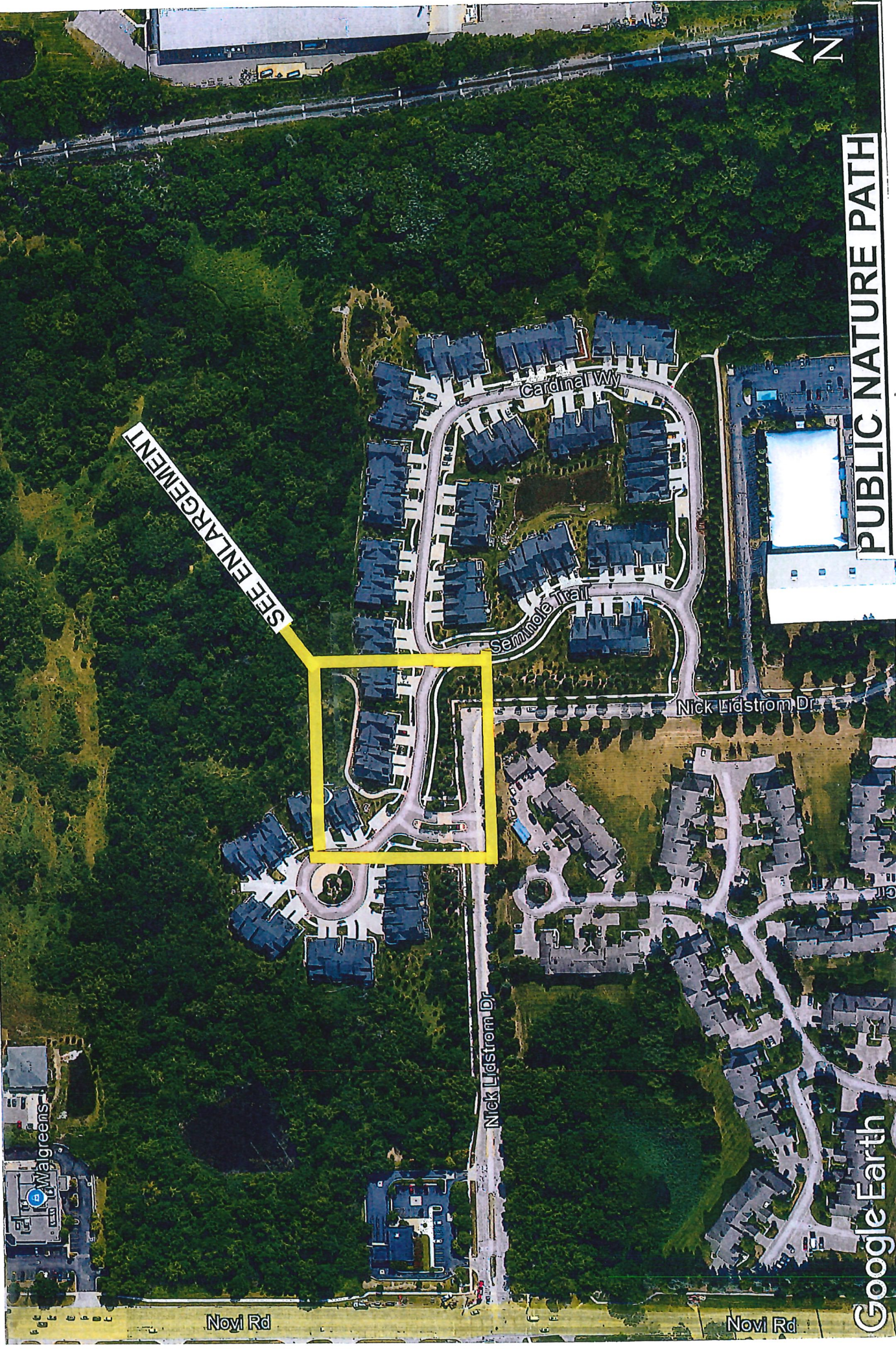
PROPOSED STOP SIGN WITH 8" STREET SIGNS ON TOP

ORIGINAL RIDGEVIEW VILLAS DRAWING 70

ATTACHMENT E

**EXISTING PUBLIC
NATURE PATH PHOTOS**

PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT



PUBLIC NATURE PATH

Google Earth

PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT

Novi



PHOTO 5

PHOTO 4

PHOTO 3

PHOTO 2

PHOTO 1

Google Earth

ENLARGE NATURE PATH WITH PHOTO REFERENCES

PUBLIC NATURE PATH
PROVIDING POND, CREEK
AND WILDLIFE VIEWING
PER EXISTING PRO CONTRACT



ENLARGE NATURE PATH WITH PHOTO REFERENCES

PUBLIC NATURE PATH PHOTOS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

B.

Road Commission for Oakland County Correspondence - 10 Mile Road

(See included RCOC preliminary review and the traffic consultant's response letter)

As requested by the City Council at the December 16, 2024 meeting, communications between the Novi-10 development team and the Road Commission for Oakland County are attached. The June 17, 2024 PRO drawing package and Updated Traffic Impact Study was received by the RCOC on July 22, 2024, as indicated by their received stamp on the enclosed drawing title page. The preliminary RCOC review was made via comments on the drawings and traffic study, which are also enclosed. These preliminary comments were forwarded to Novi-10 traffic consultant, Midwestern Consulting review, and on December 19, 2024 the traffic consultant sent the response letter to the developer, also enclosed. SKL Engineers, who has been coordinating with the RCOC, has indicated that a final review will not be made by RCOC until construction drawings are received.

The RCOC review did not question the suitability of the proposed widening of 10 Mile Road for the anticipated traffic indicated in the submitted traffic study. The items they comment on are all capable of being resolved as the project moves forward towards site plan approval and construction documents.

See Traffic Consultant's Analysis that follows





M I D W E S T E R N
C O N S U L T I N G

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

January 3, 2025

Novi Ten Associates
400 Renaissance Center – Suite 2170
Detroit, MI 49243

RE: RCOC Review Comments on
March 11 2024 Traffic Impact Study
Novi Ten Project

The Road Commission for Oakland County has provided a few comments on our March 11th 2024 Traffic Study for the Novi Ten project located southeast of Novi Road and Ten Mile Road. Our responses are as follows:

Comment (Page 5)

- Five approaches is excessive from an access management standpoint.

Response

- The Pickleball/Tennis area has been eliminated and replaced with a park on land to be donated to the City of Novi.
- Siegal Tuomaala Associates has been planning consultants on projects in numerous cities over the decades and is very familiar with common well accepted urban planning including this topic: The reduced amount of curb cuts remaining now shown is reasonable and by common practice deemed very acceptable and we respectfully ask that you accept this layout as shown.

Comment (Page 20)

- How is delay being reduced by adding more traffic. Is this Forecast LOS based upon a mitigated signal timing? If so this should be stated.

Response

- In my experience, Synchro can occasionally come up with counter intuitive results. The forecast model uses the same timing as the background model. In neither instance is the average calculated delay significantly changed.

Comment (Page 30)

- This is an illegal maneuver, as such should not be considered in this traffic study.

Response

- Any future updates to the traffic study can remove this comment, it is also no longer relevant as this pickleball portion of the site is no longer part of the Novi Ten project.

Comment (Page 30)

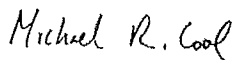
- And residential driveway.

Response

- This comment is in regards to extending the continuous center left turn lane along 10 Mile Road to include the residential driveway. However, if the center turn lane is extended to include the residential driveway it creates a head-on left turn safety issue with an existing driveway across 10 Mile Road. Our recommendation is to leave that configuration as currently designed.

If there are any questions regarding this response letter, please let me know.

Sincerely,



Michael R. Cool, P.E.
Midwestern Consulting

Updated Traffic Impact Study

Novi / Ten PRO Project

Novi, Michigan

(Version 03, March 11, 2024)

Prepared For:

Novi Ten Associates
400 Renaissance Center – Suite 2170
Detroit, Michigan 49243

Prepared By:

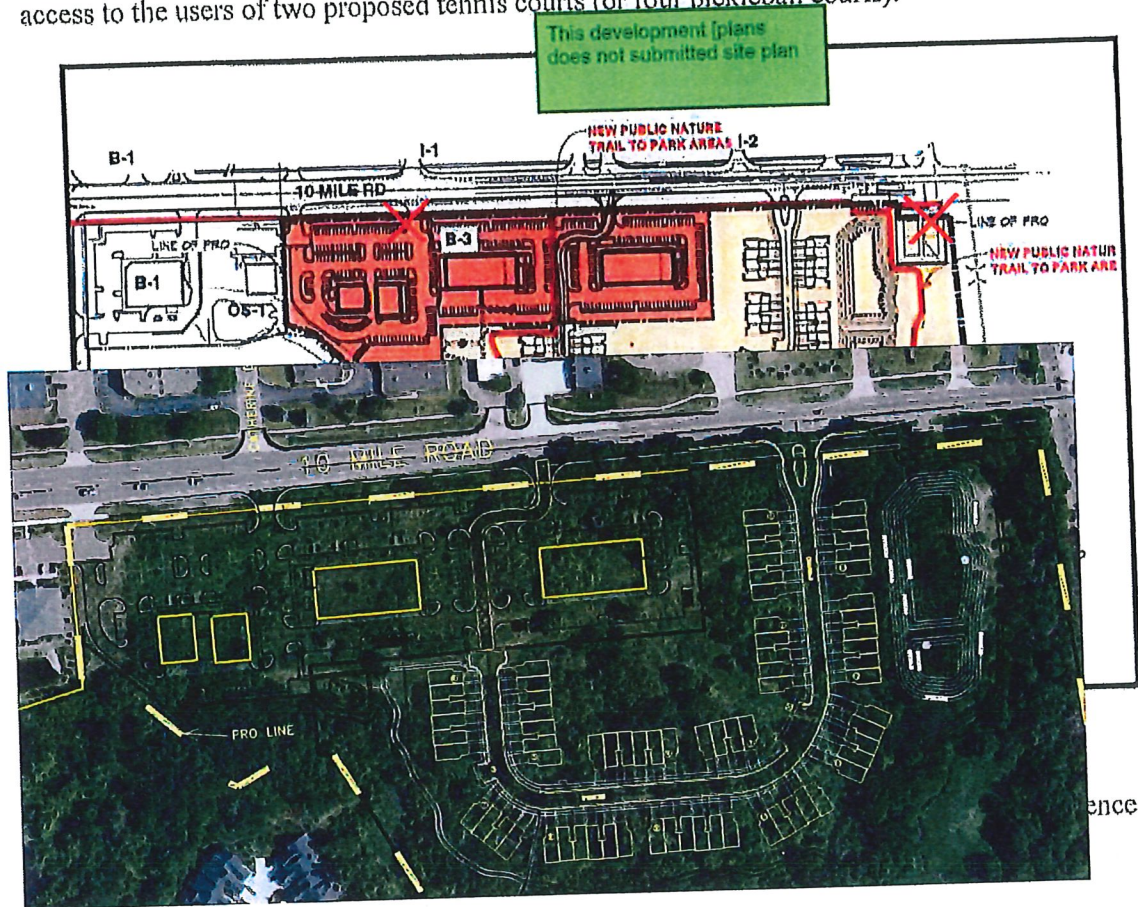
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, Michigan 48108



M I D W E S T E R N
C O N S U L T I N G

3.3 Proposed Zoning and Site Plan

The proposed development is a PRO project with 71 townhouse residential units and a total of 35,900 SF of commercial space. A portion of the commercial space, 9,200 SF, is assumed to be high-turnover restaurant. A small parking lot in the northeast corner of the site will provide access to the users of two proposed tennis courts (or four pickleball courts).



- Major Intersections
 - 10 Mile Road & Novi Road
 - 10 Mile Road & Meadowbrook Road
- Site Driveways (5 shown in concept plan)
 - 10 Mile Road & Shared 1st Commercial Driveway
 - ~~○ 10 Mile Road & Catherine Industrial Drive / 2nd Commercial Driveway~~
 - 10 Mile Road & 3rd Commercial Driveway / Double Driveways
 - 10 Mile Road & 4th Proposed Residential Driveway
 - ~~○ 10 Mile Road & Pickleball / Tennis Driveway~~
- Other Relevant Driveways
 - 10 Mile Road & Tremar's Driveway
 - 10 Mile Road & Wrenchers' Driveway (now BCDC)

5 approaches is excessive from an access management standpoint.

8.2 Capacity Analysis: Intersection 1001 - 10 Mile Road & Novi Road

Table 8.2.1 shows the capacity analysis results for the 10 Mile Road and Novi Road intersection for the morning and afternoon peak hours of the day. Background growth and the proposed development traffic is not anticipated to significantly impact the average LOS of the intersection, which is currently a D and will remain a D.

Table 8.2.1 – Capacity Analysis – 10 Mile Road & Novi Road

Scenario	EB 10 Mile Road			WB 10 Mile Road			NB Novi Road			SB Novi Road			Int.
AM Peak Hour	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Total
Existing, Background, Generated, and Forecast Traffic Volumes													
Existing Vol.	200	426	148	85	350	83	155	447	113	78	361	157	2603
Background Vol.	202	430	149	86	354	84	157	451	114	79	365	159	2630
Generated Vol.	0	25	0	18	20	28	0	0	23	24	0	0	138
Forecast Vol.	202	455	149	104	374	112	157	451	137	103	365	159	2768
Existing, Background, and Forecast Highway Capacity Manual (HCM) average delay (seconds)													
Existing Delay	48.9	46.2	46.7	36.7	53.9	54.6	19.3	24.3	24.4	18.9	25.3	25.5	36.5
Background Delay	49.6	46.2	46.7	36.5	54.0	54.7	19.5	24.6	24.7	19.1	25.6	25.8	36.7
Forecast Delay	49.0	45.7	46.1	35.0	55.4	56.2	21.0	27.8	27.9	20.7	27.4	27.6	38.1
Traffic Impact = Change in Average Delay from Background to Forecast													
Traffic Impact	-0.6	-0.5	-0.6	-1.5	1.4	1.5	1.5	3.2	3.2	1.6	1.8	1.8	1.4
Highway Capacity Manual (HCM) Level of Service Grades (LOS)													
Existing LOS	D	D	D	D	D	D	B	C	C	B	C	C	D
Background LOS	D	D	D	D	D	D	B	C	C	B	C	C	D
Forecast LOS	D	D	D	C	E	E	C	C	C	C	C	C	D

How is the delay being reduced by adding more traffic. Is this Forecast LOS based upon a mitigated signal timing? If so this should be stated.

Scenario	EB 10 Mile Road			WB 10 Mile Road			NB Novi Road			SB Novi Road			Int.
PM Peak Hour	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	Total
Existing, Background, Generated, and Forecast Traffic Volumes													
Existing Vol.	223	430	225	172	504	176	201	616	88	120	624	304	3683
Background Vol.	225	434	227	174	509	178	203	622	89	121	630	307	3719
Generated Vol.	0	28	0	27	27	35	0	0	28	43	0	0	188
Forecast Vol.	225	462	227	201	536	213	203	622	117	164	630	307	3907
Existing, Background, and Forecast Highway Capacity Manual (HCM) average delay (seconds)													
Existing Delay	87.0	45.1	45.7	43.5	49.0	49.6	32.5	29.3	29.3	22.4	38.0	38.3	42.4
Background Delay	90.6	45.0	45.6	43.9	49.1	49.6	34.1	29.7	29.7	22.6	38.7	39.1	43.0
Forecast Delay	90.9	42.8	43.2	53.2	49.5	50.0	39.4	34.6	34.7	25.0	42.6	43.1	45.2
Traffic Impact = Change in Average Delay from Background to Forecast													
Traffic Impact	0.3	-2.2	-2.4	9.3	0.4	0.4	5.3	4.9	5.0	2.4	3.9	4.0	2.2
Highway Capacity Manual (HCM) Level of Service Grades (LOS)													
Existing LOS	F	D	D	D	D	D	C	C	C	C	D	D	D
Background LOS	F	D	D	D	D	D	C	C	C	C	D	D	D
Forecast LOS	F	D	D	D	D	D	D	C	C	C	D	D	D

Our 2022 counts at the Tremar and Wrencher's Driveways (now BCDC) near the eastern end of the site indicated that there were about 13,000 vehicles in a 13-hour window from 6:00 AM to 7:00 PM. Based on a 2018 count at 10 Mile Road and Novi Road, the ratio of the same 13 hours versus the full 24-hours creates a factor of about 1.225. Therefore, it is reasonable to assume that the current 24-hour volume at this eastern end of the site is about 16,000 (15,925 rounded up). Conservatively assuming, with no reductions for pass-by traffic, that 35% of the proposed 2970 weekday trips will travel to and from the east on 10 Mile Road, then the forecast traffic volumes would be around 1,040 trips higher or around 17,040 vehicles per day near the eastern end of the site. Therefore, about 15 left-turns into a driveway would justify a center left turn lane.

The projected number of left-turns into each of the site driveways during the busier PM peak hour is 16, 19, 19, 12, and 2 from west to east. Therefore all three commercial driveways warrant a center left-turn lane. The RCOC has indicated that a left-turn passing lane should be provided at the residential driveway in lieu of realignment and a center left-turn lane, as shown on the site plan.

No deceleration/acceleration taper is shown on the PUD at the Tennis driveway. There is an existing guard rail just east of that proposed driveway, and the stop bar for the two-lane wide railroad crossing is located about 200' to the east. Given the geometry on the north side of the street, left-turn passing maneuvers will be likely be done within the right-turn deceleration lane section for the BCDC driveway.

Conceptual Recommendations

When the conceptual neighborhood retail portion of the site is developed, the following improvements may be needed:

- Widen eastbound 10 Mile Road to two through lanes, ending with a right-turn lane at the site's easternmost residential driveway.
- Widen westbound 10 Mile Road to two through lanes west from the 3rd site driveway to help provide additional capacity for outbound site traffic.
- Provide a continuous center lane turn lane to serve the 1st, 2nd and 3rd commercial driveways. and residential driveway

This is an illegal maneuver. As such should not be considered in this study.

The following table briefly summarizes the average delays for outbound left turning and right-turning traffic, and the corresponding queues for outbound traffic at each of the site driveways if all of the recommendations are implemented.

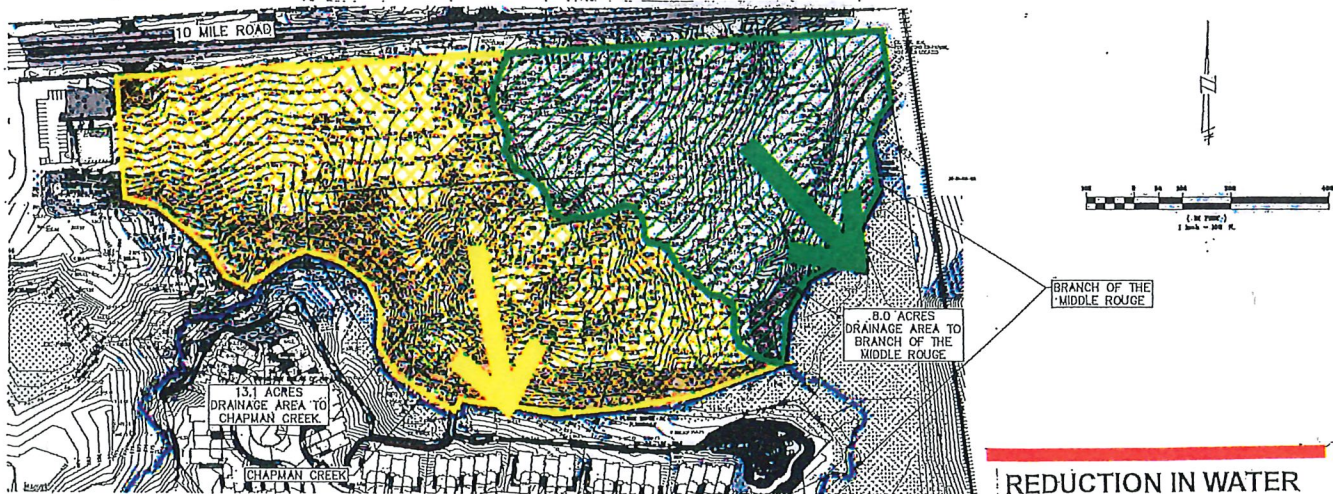
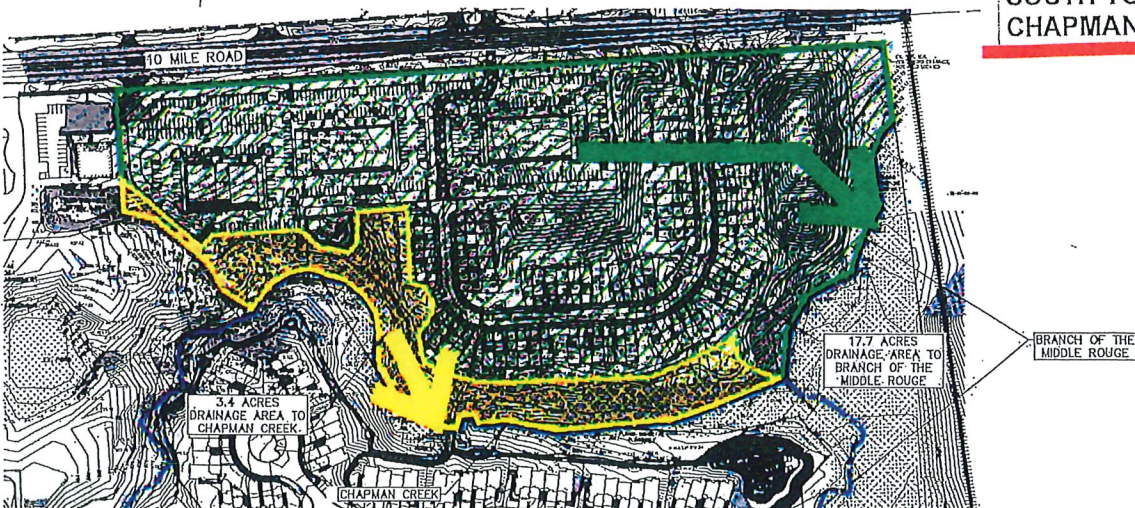
Table 9.1 Forecast conditions at the site driveways if mitigated.

Intersection	Mitigated Forecast AM				Mitigated Forecast PM			
	Vol L/R	Delay L/R	LOS	Q95%	Vol L/R	Delay L/R	LOS	Q95%
1002 - 1 st Driveway	15/10	12.6	B	0.3	28/19	14.4	B	0.6
1003 - 2 nd Driveway	15/8	17.9	C	0.3	28/14	24.0	C	0.7
1004 - 3 rd Driveway	15/8	16	C	0.2	29/13	19.9	C	0.6
1007 - Residential Drive	21/13	11.8/11.2	B/B	0.1/0.1	13/6	30.4/14.9	D/B	0.3/0.1
1010-Tennis Driveway	2/2	23.5	C	0.1	2/2	29.9	D	0.1

C.

Stormwater Site Drainage (See included site drainage drawing below)

The existing Novi-10 PRO parcel has 8 acres draining east towards the Rouge River branch paralleling the railroad tracks in the east wetland area, and 13.1 acres of land naturally draining to the south towards Chapman Creek. With the proposed Novi-10 PRO the storm drainage to the south towards Chapman Creek and Ridgeview Villas is reduced to 3.4 acres, a 75% reduction. The storm drainage to the east, away from Ridgeview Villas, increased from 8 acres to 17.7 acres, a 221% increase.

EXISTING SITE DRAINAGE - CURRENT ZONING**SITE DRAINAGE - PROPOSED PRO**

**REDUCTION IN WATER
RUN-OFF FLOWING
SOUTH TOWARDS
CHAPMAN CREEK**

STAG SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS AND PLANNERS INC. 29200 NORTHWESTERN HWY SUITE 160 SOUTHFIELD, MI 48034 TEL: 248.352.0099 FAX: 248.352.0088 WWW.STA-ARCHITECTS.COM	
PROJECT NAME NOVI-TEN TOWN HOMES 10000 W. 10TH AVE. SUITE 100 NOVI, MI 48240	CLIENT SIEGAL/TUOMAALA ASSOCIATES, LLC 77 W. 22ND AVE. SUITE 200 LANSING, MI 48202 TEL: 248.352.0088
PROJECT NO. 2008-001	DATE 01/20/08
SHEET NO. 1	TITLE SITE DRAINAGE

D.

Reducing the Number of New Townhouse Units

As requested by City Council at the December 16, 2024 meeting, Toll Brothers has reviewed the possibility of reducing the number of townhouse units to less than the 71 units shown. A letter addressing this follows.



To: Mayor Fischer & City Council

From: Jason Iacoangeli, AICP

Date: 01.28.2025

RE: JZ23-09 NOVI-TEN PRO Density

This memo is an attempt to address the City Council comment on proposing a reduction in the amount of low-rise multiple family residential units in the Novi-10 project. The current proposed density of the project is 4.5 dwelling units per acre this is based on (71 units / 15.74 acres). The RM-1 Zoning is district allows for a maximum density of 5.4 dwelling units per acre based on the development of three (3) bedroom units. The Ordinance would require that the lot size be a minimum of thirteen (13) acres. This site is 27.07 acres and is only proposing a density of 4.5 (du/ac). This was done to cluster the units on the available upland closest to 10 Mile to avoid the impacts to the natural features on the site.

This residential project sets aside 11.33 acres of property to open space preservation and proposes a conservation easement over the wetland area that is a part of the Middle Rouge River Watershed. A portion of the open space is usable including park areas and a playground, this is about 2.47 acres in total. The total usable open space exceeds the ordinance requirement by 6.5 times.

In reviewing the approval for the Ridgeview PRO which is a Toll Brothers project immediately to the south of Novi-10 with a similar housing product it was approved based on it being compatible from a land use perspective with the surrounding area. The neighborhood that has developed south of 10 Mile and east of Novi Road has a mix of housing types like River Oaks West and Woodbridge Park. It also has recreational uses such as the Novi Sports Club and Ice Arena. The density for the Ridgeview PRO was 4.6 units per acre which was based on 93 units on a 20-acre parcel again which is below the allowable maximum for RM-1 which is 5.4 units per acre. The residential development proposed at Novi-10 mirrors the density that was approved for Ridgeview.

At this time Toll Brothers would respectfully propose no further reduction in the number of units for Novi-10 as the project has already been designed to accommodate the property and its natural features as described above. Every effort has been made to ensure that this development meets the current ordinance standards for the proposed PRO RM-1 Zoning. The site design for the development clusters the units to preserve open space and preserve a significant greenway linkage that extends off property to Orchard Hills West Park that is to the east of the project site.

Kind Regards,

Jason Iacoangeli

Jason Iacoangeli, AICP

TollBrothers.com | New York Stock Exchange | Symbol TOL

Michigan Division | 26200 Town Center Dr, Suite 200, Novi, MI 48375 | (248) 305-4000

SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS AND PLANNERS INC.

29200 northwestern hwy suite 160 southfield, mi 48034 p • 248 • 352 • 0099 f • 248 • 352 • 0088 www.sta-architects.com



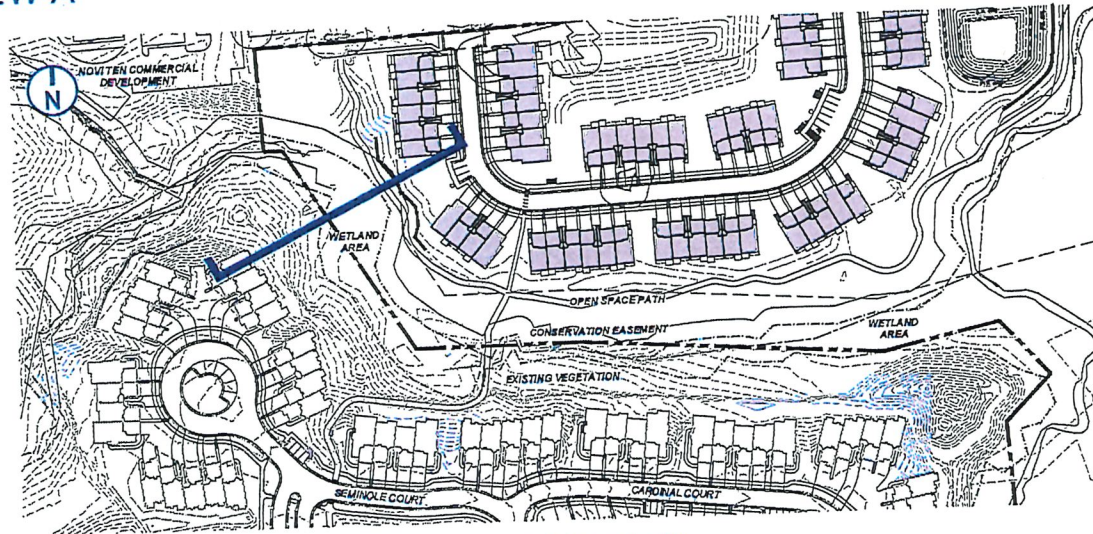
E.

Rendered Views & Landscape at Trail (See included rendered views that follow)

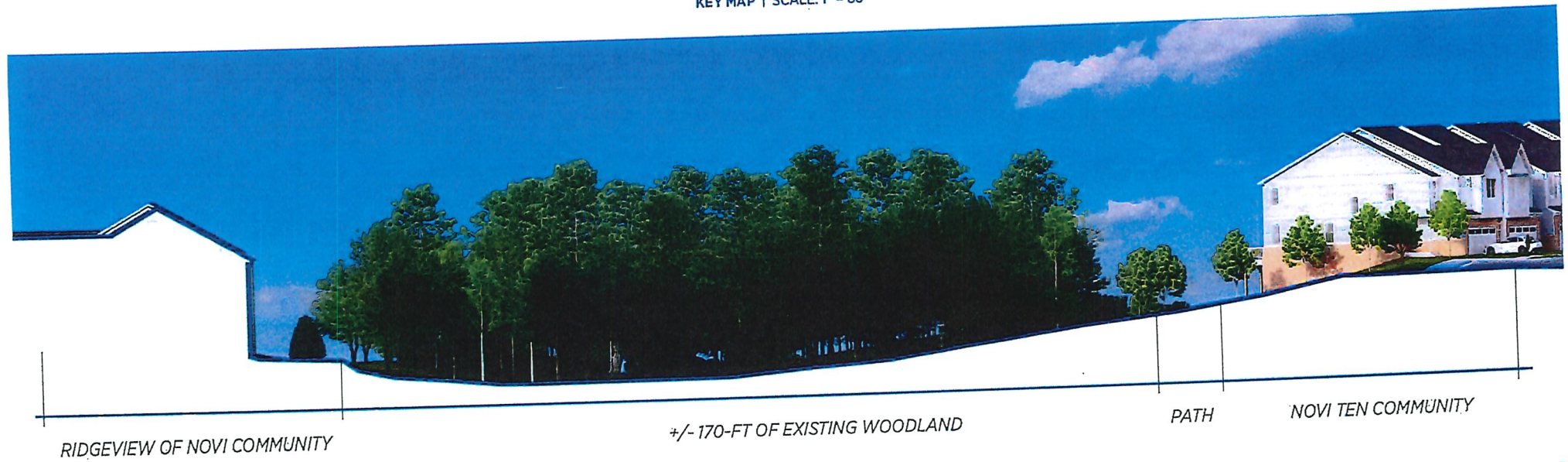
The included drawings show an existing 150–170 feet of woodland that separates Ridgeview from the proposed units. Along the proposed trail that is located south of the new units and runs east-west there is also a line of evergreens to increase the opacity of the separation. Per the landscape architect, additional trees in this area are not possible without removing some existing trees.



RENDERED SECTION | VIEW A



KEY MAP | SCALE: 1" = 80'



RIDGVIEW OF NOVI COMMUNITY

+/- 170-FT OF EXISTING WOODLAND

PATH

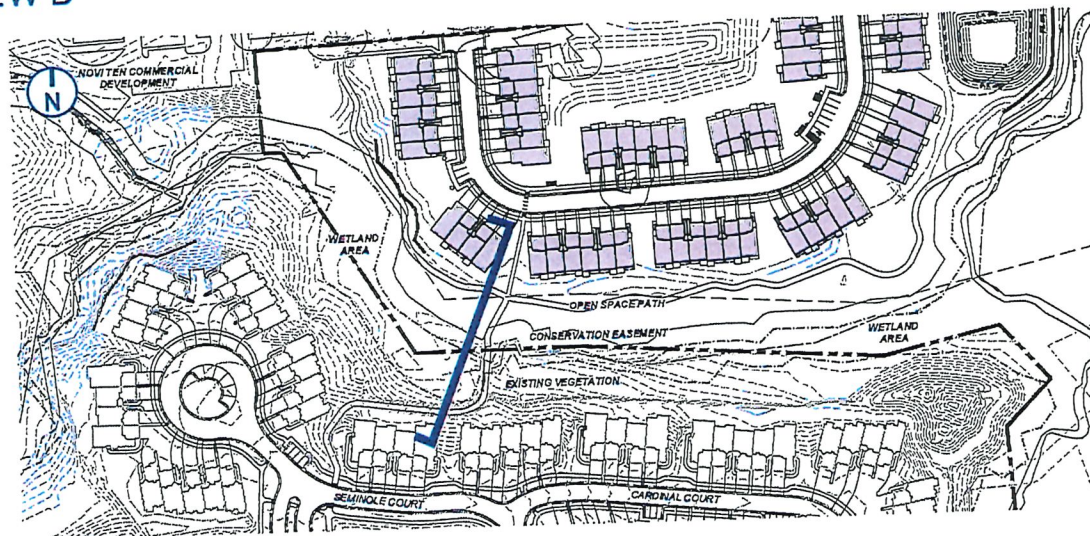
NOVI TEN COMMUNITY

NOVI TEN COMMUNITY
NOVI, MICHIGAN

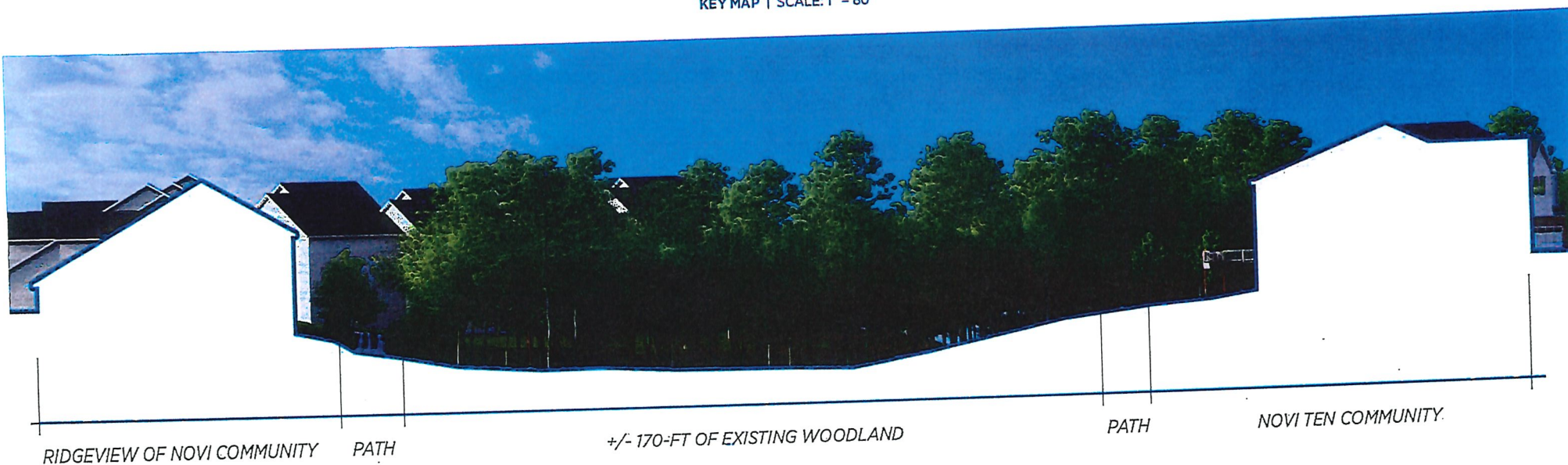
Toll Brothers
AMERICA'S LUXURY HOME BUILDER
ESE CONSULTANTS

ARTIST'S ANIMATION/RENDERING. DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT, FEATURES, AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

RENDERED SECTION | VIEW B



KEY MAP | SCALE: 1" = 80'

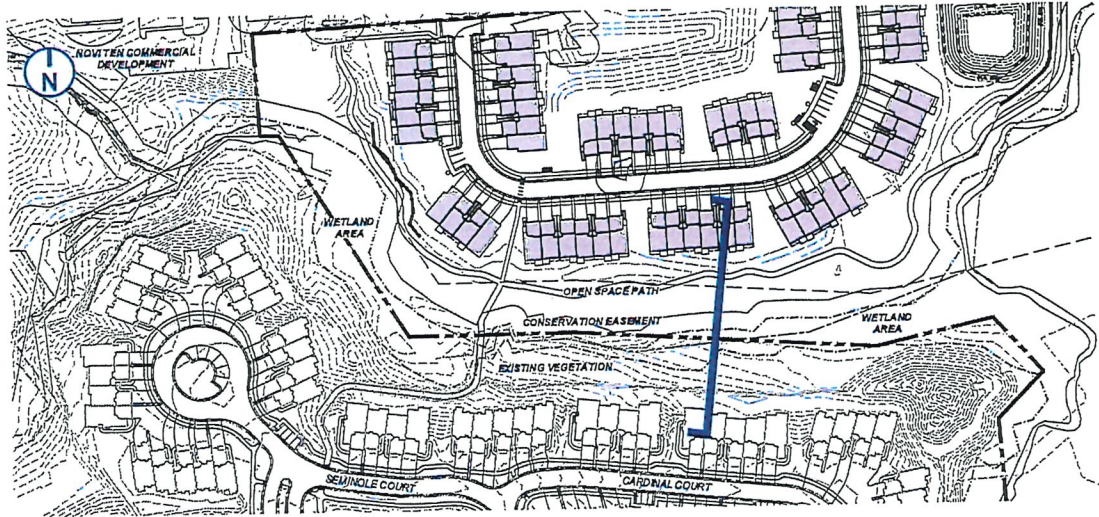


NOVI TEN COMMUNITY
NOVI, MICHIGAN

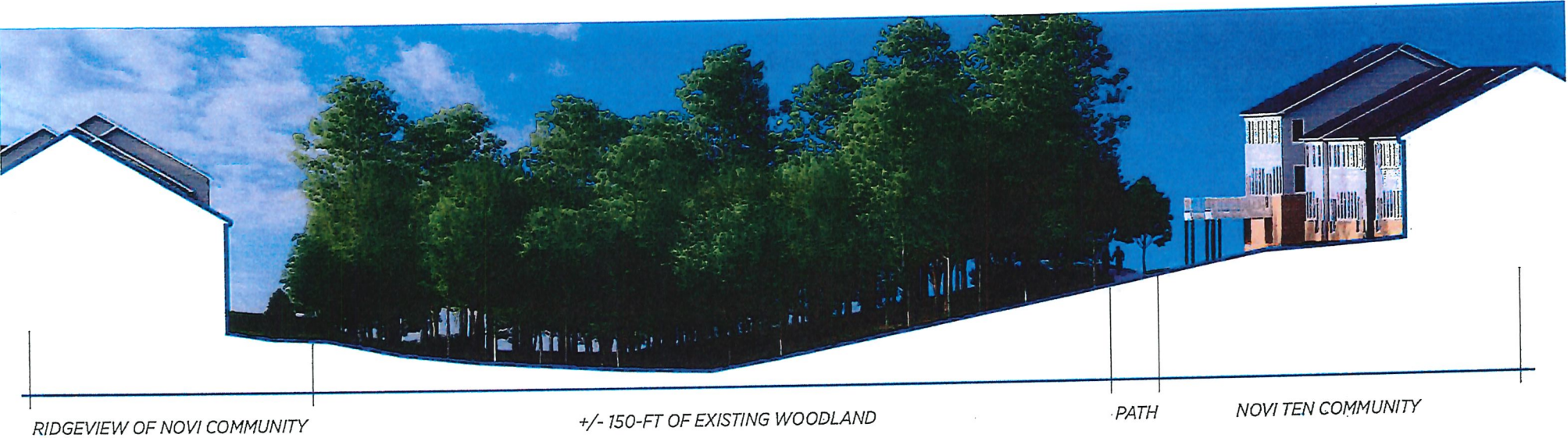
Toll Brothers
"AMERICA'S LUXURY HOME BUILDER"
ESE CONSULTANTS

ARTIST'S ANIMATION/RENDERING DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT. FEATURES AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

RENDERED SECTION | VIEW C



KEY MAP | SCALE: 1" = 80'



NOVI TEN COMMUNITY
NOVI, MICHIGAN

Toll Brothers
"AMERICA'S LUXURY HOME BUILDER"
ESE CONSULTANTS

ARTIST'S ANIMATION/RENDERING DEPICTS GENERAL CONCEPT AND DESIGN FOR COMMUNITY LAYOUT. FEATURES AND FINISHES SUBJECT TO REVISION. BUILDING RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACTUAL DESIGN OR LAYOUT.

BENEFITS, DEVIATIONS, AND SUBSTANTIAL CONSIDERATIONS

Per PRO Application process, additional info: Many of these items summarized here for this list, are described in greater detail above.

In the Novi 10 PRO plan, both Novi Ten Associates and Toll Brothers will provide the following:

- A. Benefits**
- B. Deviations**
- C. Supplemental Substantial Positive Considerations**

A. BENEFITS:

1. The complete east portion adjacent to the railroad tracks and the south 50 foot wide strip along the wetland of the proposed PRO (15.87 acres of the 27.07 RM-1 rezoning) are being retained as natural area with a conservation easement to preserve and protect its existing marshland and wildlife. This natural area, with wetlands, wraps around the PRO and includes on the west end a proposed new 0.4 acre park/playground located between the proposed residential and retail sites. The proposed trail system, with its overlooks near the Novi Athletic Club becomes a usable and accessible community resource.
2. To help achieve walkability and connectivity of the entire area, a trail system is being added which consists of new crushed limestone paths, overlooks, and existing sidewalks. This walkway system is planned to provide connectivity between surrounding existing residential areas and new proposed PRO residential area with all the marshland nature areas, the proposed pocket parks, the Novi Athletic Club, Ice Arena, and Dog Park (with the city facilities located on the 18 acres, \$3.2 million dollars' worth of Novi 10 land previously donated to the city, as initiated by the city of Novi's request), and with the new proposed local retail and restaurants along Ten Mile Road, including the existing Walgreen's and dental office. The new walkways and bike paths wind through the natural area, overlook 15.87 acre wildlife area and connect this PRO development to the recreation areas For the Novi Arena Facility and the Novi Dog Park)



As indicated in the analysis in the previous section, all the options for the trail and sidewalk system provide connectivity. However, the originally planned connection between the new proposed townhouses and the existing Ridgeview Villas provides the most connectivity, since it does not bypass Ridgeview Villas as the condo owners have requested at Planning Commission and City Council meetings.

3. Two (2) pocket parks added: One added at the trail head on 10 Mile Road at the north end of the new conservation easement area. The second is on the west end of the trail townhouses to include playground equipment.
4. A planted plaza over 20 feet deep, with benches and other amenities is proposed to be continuous along the storefronts of the new local retail area including a variety of planter sizes and types with a variety of trees and flowers.
5. Proposed use restrictions not permitting certain automotive and other business uses in the proposed B-2 commercial zoning (Sec. 3.1.11.B & C) are to be part of the PRO. Not permitted uses are:
 - A. Vehicle oriented uses- Gas Station, Automotive Repair, Car Sales and Car Wash
 - B. Other excluded uses- Hotels, Motels, Check Cashing, Pawn shop (Marijuana sales already not permitted in the city of Novi) will also be excluded by the PRO documents in case the city's law is changed to allow it in the future.)
6. EV Charging Stations will be located at each of the commercial buildings. 240 outlets for EV chargers will be provided in each townhouse garage.
7. Open Space: (Sec. 3.1.7.D) The amount of open space provided for the RM-1 townhouses exceeds the ordinance requirements.
8. Commercial Building Setbacks: (Sec. 3.1.11.D)
 - Front- 40 ft. min. required.....101 ft. provided
 - Rear- 30 ft. min. required..... 74 ft. provided
 - Side- 15 ft. min. required.....88 ft. provided
9. Residential Building Height (Sec. 3.1.7.D)
 - 35 ft. permitted.....29 ft. max. proposed
10. Commercial Building Height (Sec. 3.1.11.D)
 - 30 ft. permitted.....23 ft. max. proposed
11. Residential Lot Coverage (Sec. 3.1.7.D)
 - 25% max. permitted
 - 14% provided



B. DEVIATIONS: (*Deviation 2 added*)

1. Zoning Ordinance section 3.8.2.D – deviation for proposed residential buildings not to be configured 45 degrees at the property lines normally for aesthetic reasons. Most of the buildings are not on any main road and they front to a substantial irregular shaped 20 acre wetland nature area of a minimum 200 feet wide separation across from Toll's existing multi-family Ridgeview project. Also, please note, this is one of the most common easily granted variance requests: where layouts are dictated by natural land features such as two rivers and large canyon, not created by the applicant.
2. Zoning Ordinance section 3.8.2.H – deviation proposed for residential buildings of less than 3 feet for the 30 foot requirement between buildings.
3. Zoning Ordinance sections 3.1.7.D and 3.6.2.B – deviation for the two residential buildings at the northwest corner of the RM-1 are set back 25 feet from the proposed B-2 district in lieu of the required 75 feet. This has been granted elsewhere in the city and still includes screening between the residential and commercial. That screening is located on the residential edge of the zoning line that separates the residential from the commercial and functions with the same screening effect. (Only a small portion, at northwest corner being wall plus landscape, instead of berm). Is on Residential side and none will be on the commercial side of the line. Deviates from Zoning Ordinance section 5.5.3.A.ii but provides same screening! Is still located between the residential and commercial.
4. Zoning Ordinance Section 5.10 – request deviation allowing perpendicular parking on a 'major' drive in the residential.
- 5.. Zoning Ordinance section 5.5.3.A.ii – requires a 10-15 foot high berm with a 6 foot crest next to I-1 district. A PRO deviation is requested to wave this requirement to preserve open viewing to the beautiful natural features instead of the usual berm screening that blocks the views from Industrial.
6. Zoning Ordinance Section 5.5.3.B.ii requires trees along 10 Mile Rd. A PRO deviation is requested due to a conflict with the existing water main location, but the total tree count remains in compliance with the ordinance.
- 7.. Zoning Ordinance Section 3.8.2.H, the distance formula for side-to-side building separation requires 37.56 feet maximum (at the residential buildings) based on the equations provided. 30 feet is provided, being a deviation of 7.56 feet to enable this



project to be more viable and provide all such benefits to a modest amount of more residents. This is still far less than density such as R6.

8. Zoning Ordinance Section 5.7.3, Exterior Lighting shall not exceed 4:1 ratio. That is typical commercial practice. For the residential, we request a small deviation to conform with common municipal lighting standards for residential areas.
9. Section 9 Waiver (Sec.5.15) Requested deviation from minimum required brick and asphalt shingles.
10. Major Drive Radius (Sec. 5.10) Requested deviation from the 100' foot minimum
11. Foundation Landscape (Sec. 5.5.3.D) Request deviation to allow planters as the landscape on walkway in front of the retail to be part of foundation landscaping.
12. Deviation for no street trees at commercial. Utility conflicts with trees along 10 Mile Road. (LDM2.e.(4))
13. Deviation for a 3 ft. high wall at the commercial instead of a berm (Sec. 5.5.A)
14. Deviation requested for foundation landscape front percentage at commercial buildings A and C. (Sec. 5.5.3.D.d) - Building B foundation landscape to be increased to comply in next drawing submission. Building D foundation landscape complies.

C. SUPPLEMENTAL SUBSTANTIAL CONSIDERATIONS:

To provide a more comprehensive picture to the City of Novi administration, staff and expert consultants please note the following:

Regarding Master Plan Goals:

1. SP Designation: Historically, the designations in the Master Plan ((in this case; industrial and office) are not the only uses that are in the best interest of the city. In many instances other zoning or uses have been permitted because they benefit the city. This site and the entire parent parcels, from 10 Mile Road to Arena Drive/Lindstrom Drive comprise well over 100 acres and have substantial geographical features, these include a large deep canyon and low marshland nature area varying from 100 to 400 feet wide in sections and over 1000 feet long and includes a large wetland of over 25 acres. The wetland has a "T" shaped intersection of three substantial river flows that naturally zig zag a bit and crisscross through this property. For these reasons, this property was designated for years by the City as "SP" (Special Planning District), which



needed extra attention to accommodate such geographic realities not created by the applicant landowner.

2. Historical Improvements to Master Plan and Zoning: This SP Master Plan overall Property including the adjacent parent parcel, contains uses approved by the city that were not designated in the master plan, but approved because they were determined by the city to be in the best interest of the community, overall. These prior approved uses include:
 - a. The land use for the dog park was approved.
 - b. The land designated as the Arena building (multi-use facility) was approved.
 - c. The Sports Club of Novi was approved.
 - d. The residential Ridgeway Villa was approved.
 - e. These new uses here presented simply implementing more of the same SP approach, being very compatible and consistent with those same residential and commercial type adjacent uses, approved, in this good pattern of SP special review and the many other clearly stated goals of the city (Walkable amenities etc.).

Conclusion: As with the previous PRO, these same uses and elements are present, including bordering large canyons and wetlands that affected those other portions of this overall area. And as with the previous parcels, this proposed Novi 10 PRO also is constant with and further implements the ideals and goals of the Master Plan (e.g., walkability, etc.) even though the uses are not specifically named in the Master Plan or on the zoning map.

The same adjacent beneficial uses are currently in place in the immediate surroundings. For example, on directly adjacent lands there is commercial on adjacent street corners and residential to the south. Accordingly, we ask that this same pattern of good planning be approved for continuance here, of what exists on the adjacent lands which fulfill the written goals of the Master Plan: walkable community, with good recreation and other stated benefits etc.

This Novi-10 PRO, all ALONE, is a great community benefit per traditional urban planning concepts with extra community benefit added by the project's listed benefits. Please consider also that I have been a member of this community for decades and the City of Novi formally came to me many years ago, solely on its own initiative, and asked that I help the city by donating land that it needed for the Novi Arena facility and the Novi Dog Park area but were far short on funds. (we were proposing no development or any action at all) I did accommodate their request, never asking nor receiving anything then or EVER in exchange for that large donation of 18 acres, (appraised at \$ 3.2 million dollars and audited by the IRS as a pure charitable



donation.) The only deed restriction is that such lands be used for children's recreation and other direct resident recreational beneficial uses

This land donation was completely initiated and asked for by the City of Novi, for its own goals, etc., and not any Novi 10 Associates goals. The city recognized this charitable good deed with the attached official NOVI LETTER OF COMMENDATION.

Further Perspective: While this previous donation does not count as one of the NEW extra benefits required for the PRO evaluation, it is in fact part of our same parent land parcel, from the same owner, same family applicant and Novi is empowered to consider ALL relevant facts in their totality. And so accordingly, I hereby respectfully request that this prior 18 acre (\$3.2 million dollar land donation) be recognized for its benefit to the City of Novi. While certainly not determinative, it should not be totally discounted either. Please further note, the reason this is mentioned lastly in the analysis is, as detailed above, even if this was no factor, this proposed project is, on its own, beneficial to the community and in conformance with sound urban planning and the city's stated goals, without any extra such benefits given to the city. And this application is not as some mere typical real estate developer but is from a demonstrated solid member of this community for over 40 years, having lived and worked here for over three generations, and caring about the welfare of our community. And we humbly ask for this project to please be approved expeditiously, as submitted here.

SUMMARIZING: There are numerous examples where the City's actions have recognized that current zoning and/or Master Plan designations can evolve and be updated and improved, including right at this location., to benefit the community and its residents. This site, with its 15.87 acres of meandering wetland marsh wildlife areas to be put in a conservation easement, does deserve such special consideration such as designated SP (Special Planning) in the past. Here the surrounding parcels previously developed – the arena facility, the sports club, the dog park, the Ridgeway Villas multifamily, were all uses recognized as beneficial and approved, though none were designated in the zoning or Master Plan at the time. This development also protects the nature features of the larger property and provides new and improved connectivity, for recreation and retail access as recognized and desired by the community in the Master Plan stated goals. This proposed Novi 10 PRO plan is likewise a natural extension of the previous concepts and benefits the community for residential development and local commercial uses. Easier access is provided here for all aged people to walk to nearby stores rather than walk or drive greater distances.

We believe the proposed Novi 10 PRO, with its proposed RM-1 residential and B-2 retail development, should all be considered beneficial to the city, we have for decades always been good citizens and caring and contributing to this community. Please keep



all these benefits in mind during your review process and don't hesitate to contact us if you have any questions or comments. Thank you for your consideration.

A handwritten signature in black ink that reads "Daniel Weiss". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Dan Weiss, Novi 10 Associates





city of novi

45175 west ten mile road / novi, michigan 48375-3024 / (248) 347-0460 general information
www.ci.novi.mi.us

CITY COUNCIL

Mayor
Richard J. Clark
Mayor Pro Tem
Laura J. Lorenzo
Michelle J. Bononi
Hugh D. Crawford
Louis Csordas
Craig M. DeRoche
Edward G. Kramer
City Manager
Edward F. Kriewall
City Clerk

January 28, 2000

Mr. Dan Weiss
Novi Ten Associates
400 Renaissance Center, Suite 2170
Detroit, Michigan 48243

Re: Letter of Commendation

Dear Mr. Weiss:

The City of Novi has been very fortunate to receive several gifts over the past thirty years that have made a difference in terms of providing community services that may otherwise not be available. In the instance of the Novi Ice Arena, the City of Novi was very fortunate to be able to work with Mr. Dan Weiss and others to assemble a recreational property that will benefit the residents for many generations.

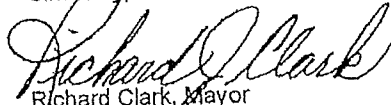
The City of Novi extends it's sincere "Thanks" to the families of Dan Weiss, Al Weiss, Roland Redner, Ray Maedel and John Cassella for their generous gift. Their donation of 18 acres of land given here, to the whole community, and "especially for the kids", has made the Novi Ice Arena and Recreation Facilities a reality. They have donated this land in the spirit of giving, with this message to all:

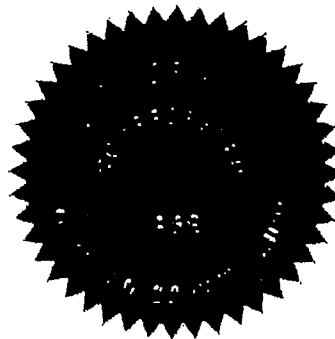
"May we each do whatever we can, something, however big or small, some charitable acts to make our world a better place in which to live, work or play."

This was a substantial donation having a documented value of \$3.2 Million dollars. It has promoted the wholesome development of our children and our community. Be it known that this exemplary action by these contributors is highly commended by the City of Novi, as helping to make the world a better place.

For this great deed, on behalf of the residents of Novi, I, Mayor Richard Clark, extend our community appreciation for all that has been given to our City.

Sincerely,


Richard Clark, Mayor
City of Novi



MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: THE GROVE PRO UPDATE
DATE: OCTOBER 15, 2025

KEY HIGHLIGHTS:

- The City Council considered the initial submittal of The Grove PRO at the December 16, 2024 meeting and provided feedback for consideration.
- Following the initial review, the applicant made significant changes to the project, including reducing the number of units from 438 to 232. Other changes are summarized in this memo with full details provided in links below.
- The Planning Commission held a public hearing on the Formal PRO submittal on October 8, 2025 and recommended approval to City Council.
- The applicant's Executive Summary is attached to this memo.

BACKGROUND INFORMATION:

The petitioner has requested a Zoning Map Amendment for approximately 62 acres of property on the south side of Twelve Mile Road, to the east of Meadowbrook Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant. The proposal involves rezoning from OST Office Service Technology to RM-1 Low Density Multiple Family.

CHANGES FROM INITIAL PRO PLAN

Based on the feedback received from staff, Planning Commission, and City Council review of the Initial PRO Plan, the applicant made the following changes to the Formal PRO plan:

- The number of units has been reduced from 438 to 232, with a corresponding change to the requested zoning district from RM-2 to RM-1.
- The previous plan included mid-rise apartment units, which have been eliminated.
- Over 50% of the units are able to accommodate single-level living, which supports aging-in-place.
- All of the units are now for-sale, instead of including some rental units.
- While the previous façade designs included the use of vinyl siding, the new designs are now in full conformance with the Ordinance, and the attention to detail and character of the building designs have been found to qualify as an enhancement beyond what could be required by the ordinance.
- The Formal PRO plan shows all of the required wetland mitigation will be provided on the site, including future impacts to the northwest corner that is being retained by Trinity Health.

- The list of requested deviations has been reduced from 16 to 7, and each is supported by staff. The list of deviations can be found in the suggested motion found in the [Planning Commission Packet](#).
- Additional landscape buffering is provided to the parcels that are to remain OST to the north and south.
- There are no detached garages, carports or parking lots in the Formal PRO layout.
- The reduction in the number of units will also reduce the amount of traffic, as well as demands on public utilities and services.
- There is still an emphasis on connectivity, open space, and preservation of the existing natural features.
- Public access is provided to the on-site proposed pathway, park area, and nature trail.
- The list of benefits, as listed in the suggested motion of the [Planning Commission Packet](#) appear to outweigh the detriments of the proposed rezoning, in the opinion of staff and the Planning Commission.

2025 MASTER PLAN

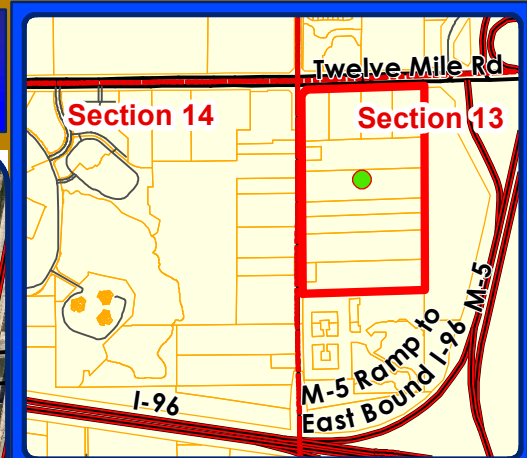
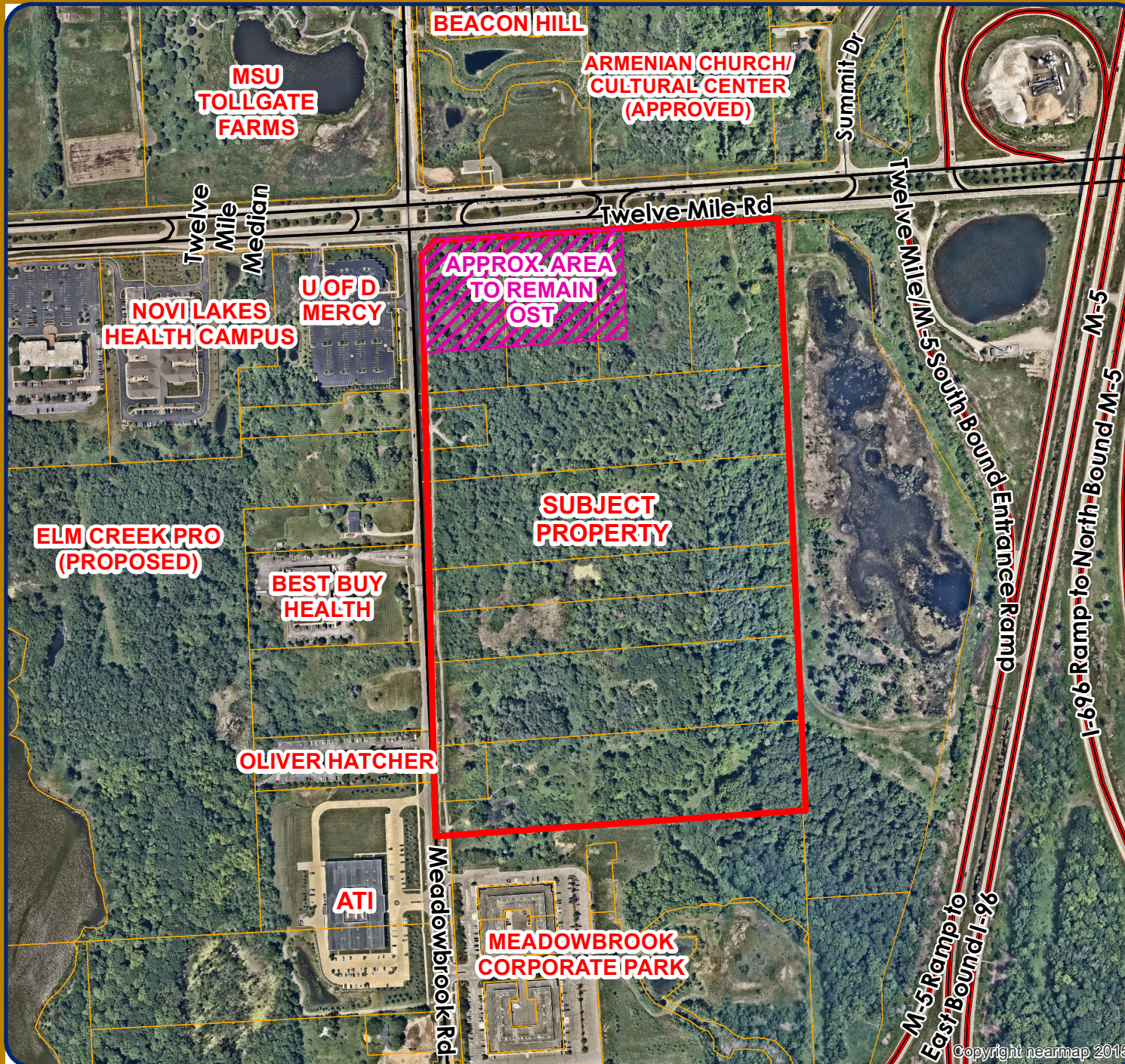
Staff also notes that since this project last came before the City Council, the Planning Commission has adopted the 2025 Master Plan for Land Use. In this updated Master Plan, the Future Land Use for this area of Meadowbrook Road has been designated for General Mixed Use (see attached map). This new category is meant to provide a high degree of flexibility in development, with a site-specific master plan to guide development. Therefore, the requested rezoning is no longer inconsistent with the Future Land Use designation.

Please see the [Planning Commission Packet](#) for the full set of plans, Staff and Consultant Review letters, as well as supplemental information and narrative from the applicant.

Please feel free to contact staff if you have any questions on this matter.

JZ24-31 THE GROVE

LOCATION



Legend

 Subject Area



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: 9/9/24
Project: THE GROVE
Version #: 1

0 120 240 480 720 Feet
1 inch = 542 feet

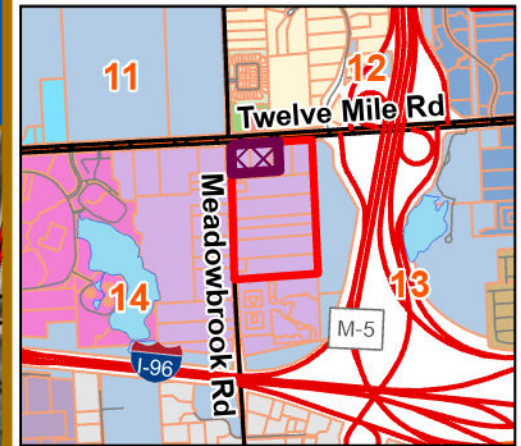
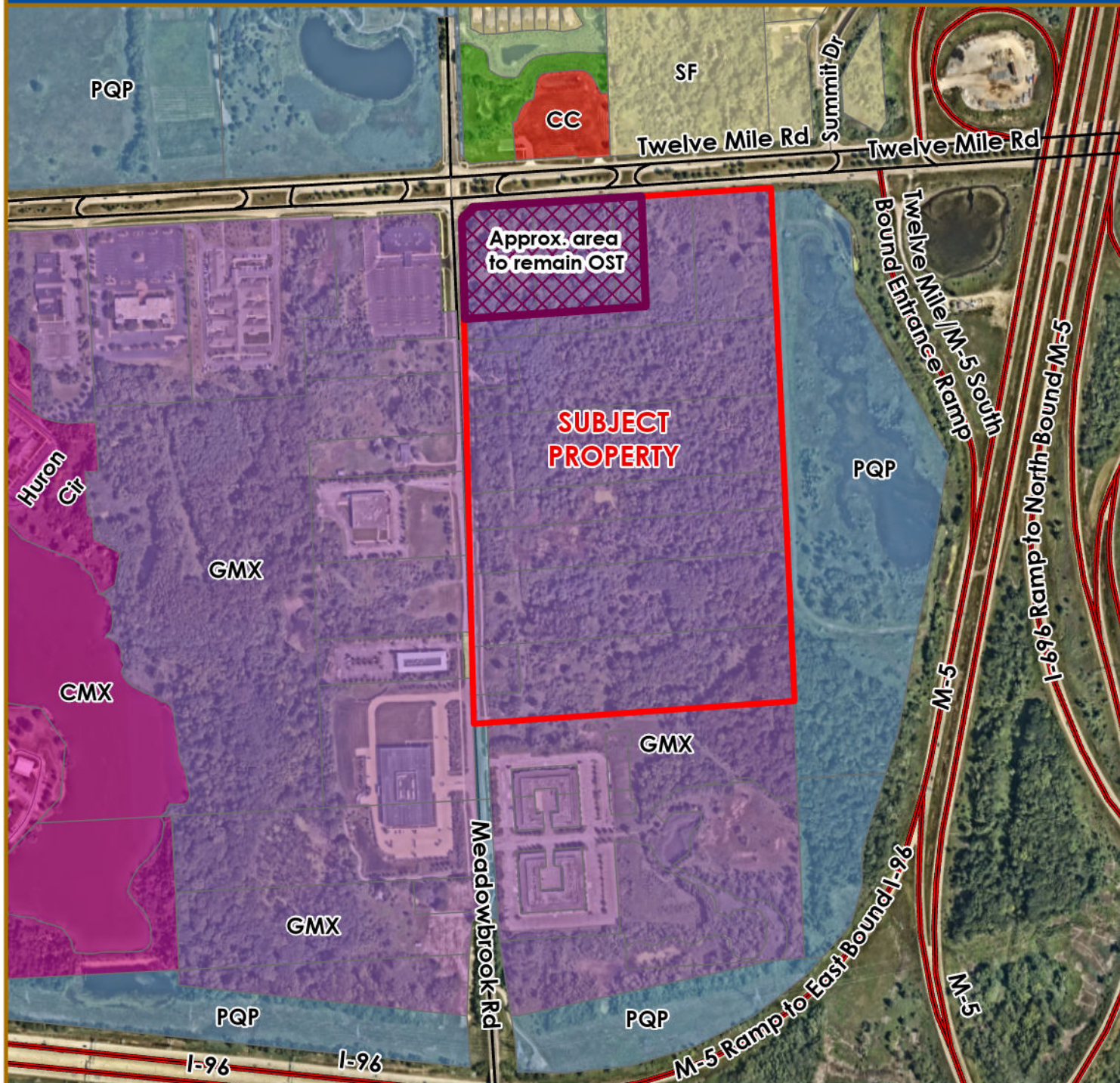


MAP INTERPRETATION NOTICE

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

JZ24-31 THE GROVE

FUTURE LAND USE



Future Land Use (2025)

- Commercial Mixed-Use
- Community Commercial
- Community Office
- General Mixed-Use
- Industrial/Office
- Manufactured Housing
- Multiple Family
- Office, Service, Technology
- Private Park
- Public Park
- Public/Quasi-Public
- Single Family
- Town Center Mixed-Use



City of Novi

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



Map Author: Lindsay Bell
Date: 9/22/25
Project: The Grove
Version #: 1



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

THE GROVE



A PLACEMAKING DESTINATION

NOVI - MICHIGAN

10/2/2025

EXECUTIVE SUMMARY

EXPERIENCE

+ previous developments



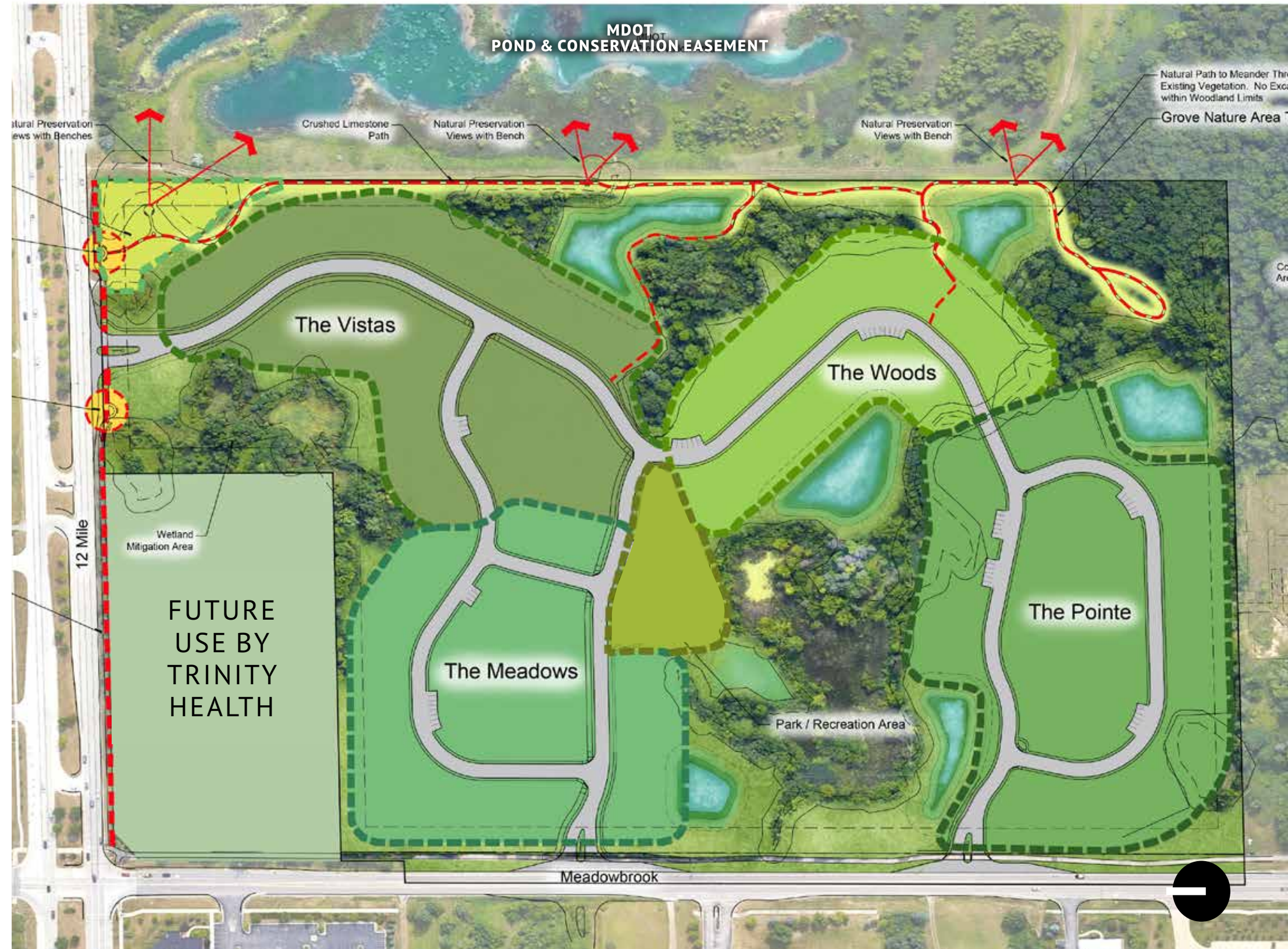
- Proven track record of high-quality development and creative master planned communities.
- Environmentally-sensitive, award-winning projects in development, construction, and planning
- 3-time winner of the Michigan Association of Planning Best Project Award
- 2020 Home Builders Association of Southeast Michigan Developer of the Year Award



OUR VISION

A DESTINATION COMMUNITY WITH FOUR UNIQUE VILLAGES

- Diverse options, including Townhomes, first floor master bedrooms.
- Centralized park/recreation gathering area.
- 7.8-acre, user-ready site for a multitude of typologies or demands for Trinity Health.
- Our market profile is to meet the needs of a variety of home buyers within a single community.
- Goal is to create a compatible community integrated with the environment.



THE VISTAS

THE WOODS

THE POINTE

THE MEADOWS

PARK/
RECREATION



" A placemaking destination "



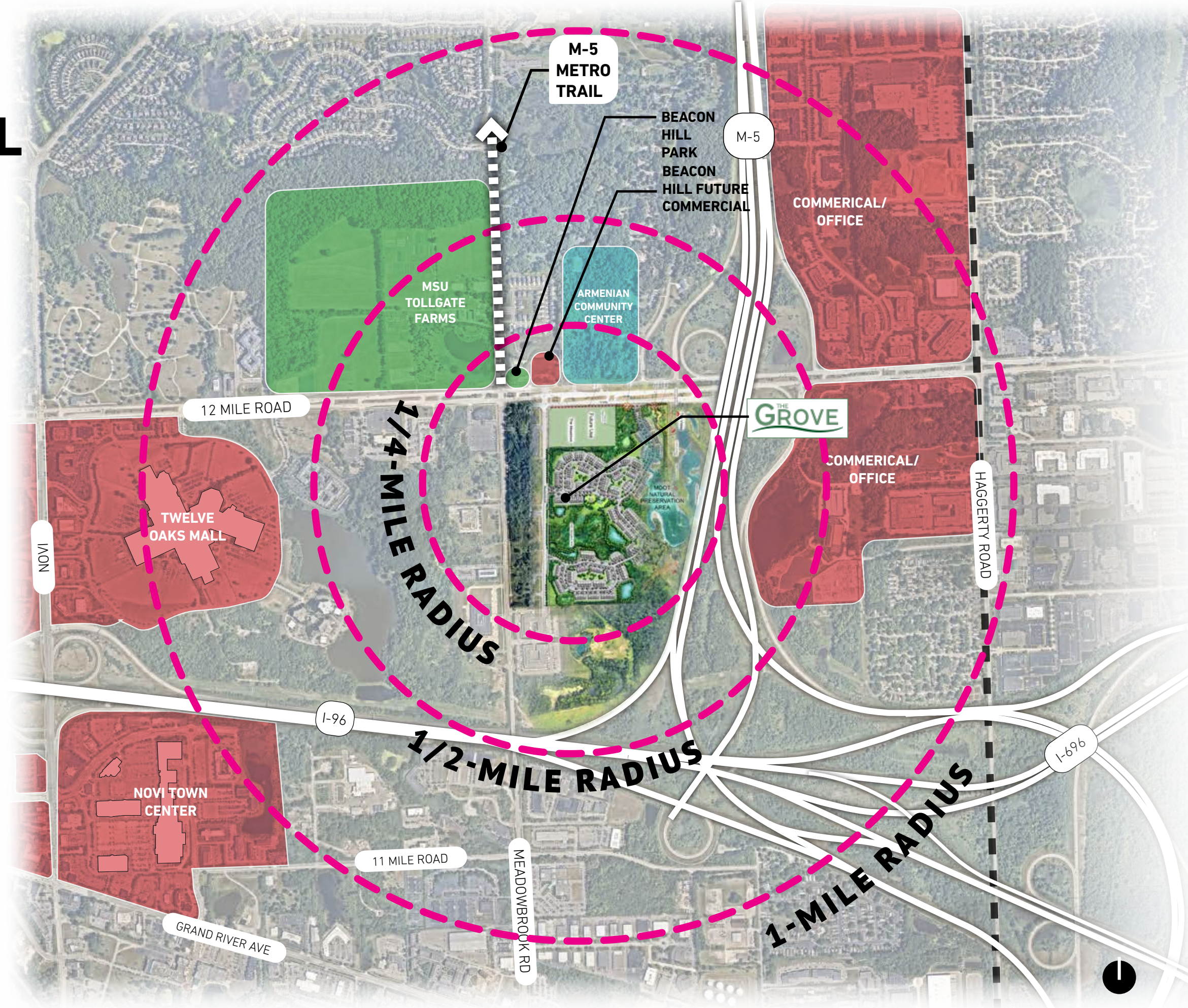
REVISIONS FROM OUR PREVIOUS PROPOSAL

Many improvements were made based on input from the Planning Commission, City Council, City Staff and our continued due diligence:

- Reduced density from 438 to 232 homes
- Rezoning changed from RM-2 to lower RM-1
- All homes will be for sale, no rental units
- Added housing more suitable for seniors, over 50% of the units can accommodate first story primary bedroom
- Building architecture will now have enhanced facade materials - no vinyl and more brick (removed request for variance)
- All homes will have garages, carports eliminated
- Modified design to integrate changes suggested by the City's wetland consultant
- Public access to Grove Nature Area Trail
- Rearranged the open space and parks, enlarged park on NE corner with public access
- Deviations reduced by half
- Added more public benefits

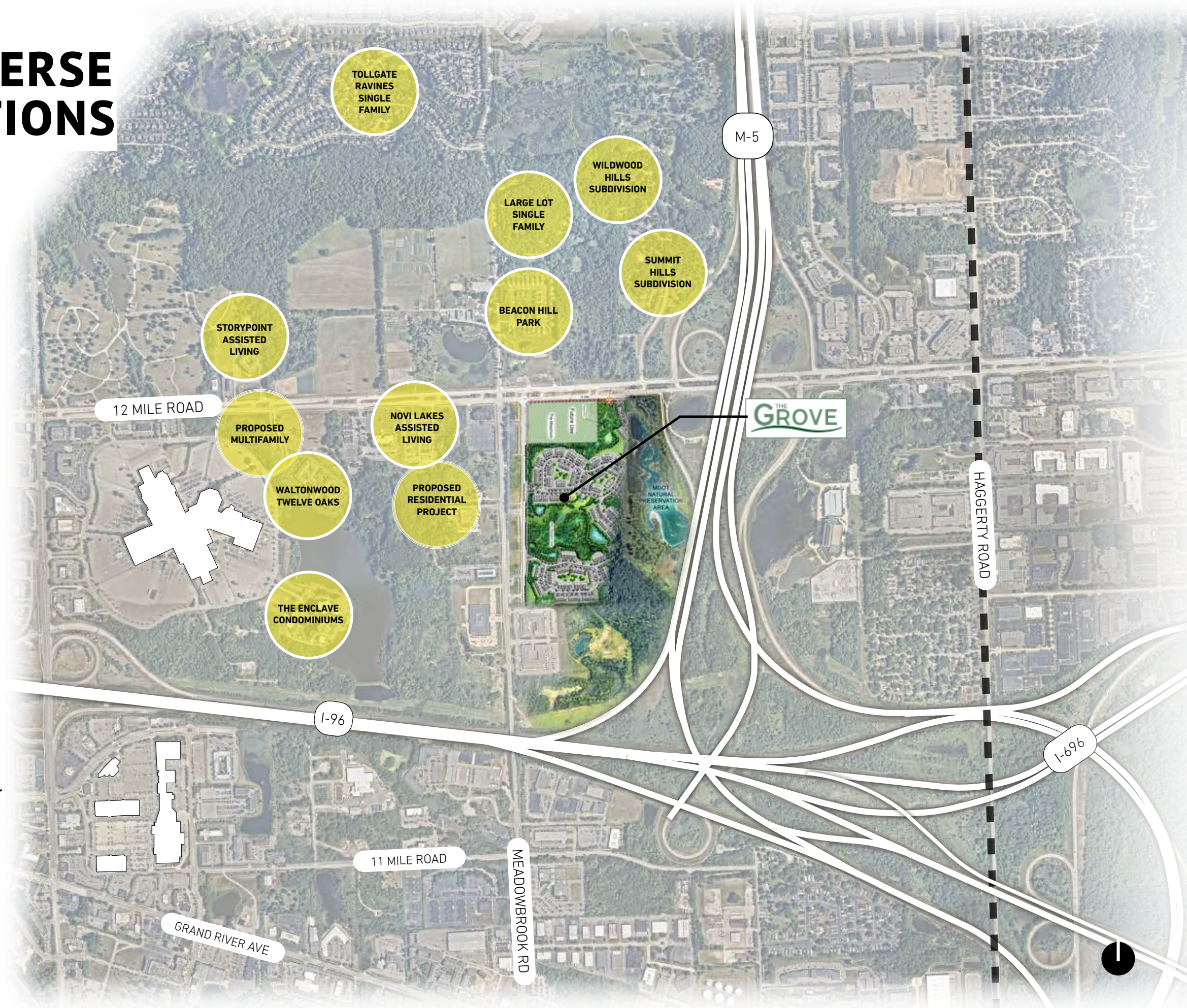
ACCESSIBILITY TO COMMERCIAL & RECREATION

- Site has great locational advantages – convenient access to freeways
- Site convenient to shopping, along a SMART route
- Integrated into non-motorized network, including M-5 Metro Trail
- Twelve Oaks Mall and other shopping and personal care establishments within walking, biking, and scootering distance
- Proximity to accessible wetland and woodland areas for passive recreational activities- including hiking, biking, and nature-viewing



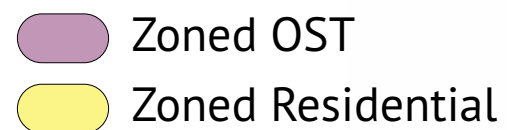
DEMAND FOR DIVERSE RESIDENTIAL OPTIONS

- Ivanhoe engaged numerous market consultants to evaluate potential uses
- Market studies concluded that there is a need for more diverse housing
 - Singles
 - Young Couples
 - First-Time Home Buyers
 - Active Seniors
- Housing that appeals to Generation X, Y, Z including those who grew up in the City
- Housing for seniors in Novi who want to downsize but stay in the City
- A walkable, environmentally sensitive design with ample open space and amenities
- Aligns with Master Plan goals for more diverse housing options



WHY OST IS NOT APPROPRIATE FOR THE ENTIRE SITE

- Limited market for OST uses, even when the office market was strong there was no interest
- Wetlands on our site makes it difficult to develop with OST uses and their parking
- Various sites, more attractive in Novi, remain available for development or redevelopment, especially along the M-5/Haggerty Corridor
- Northwest corner is more attractive for business development under the new GMX designation for the property



FUTURE LAND USE DESIGNATION

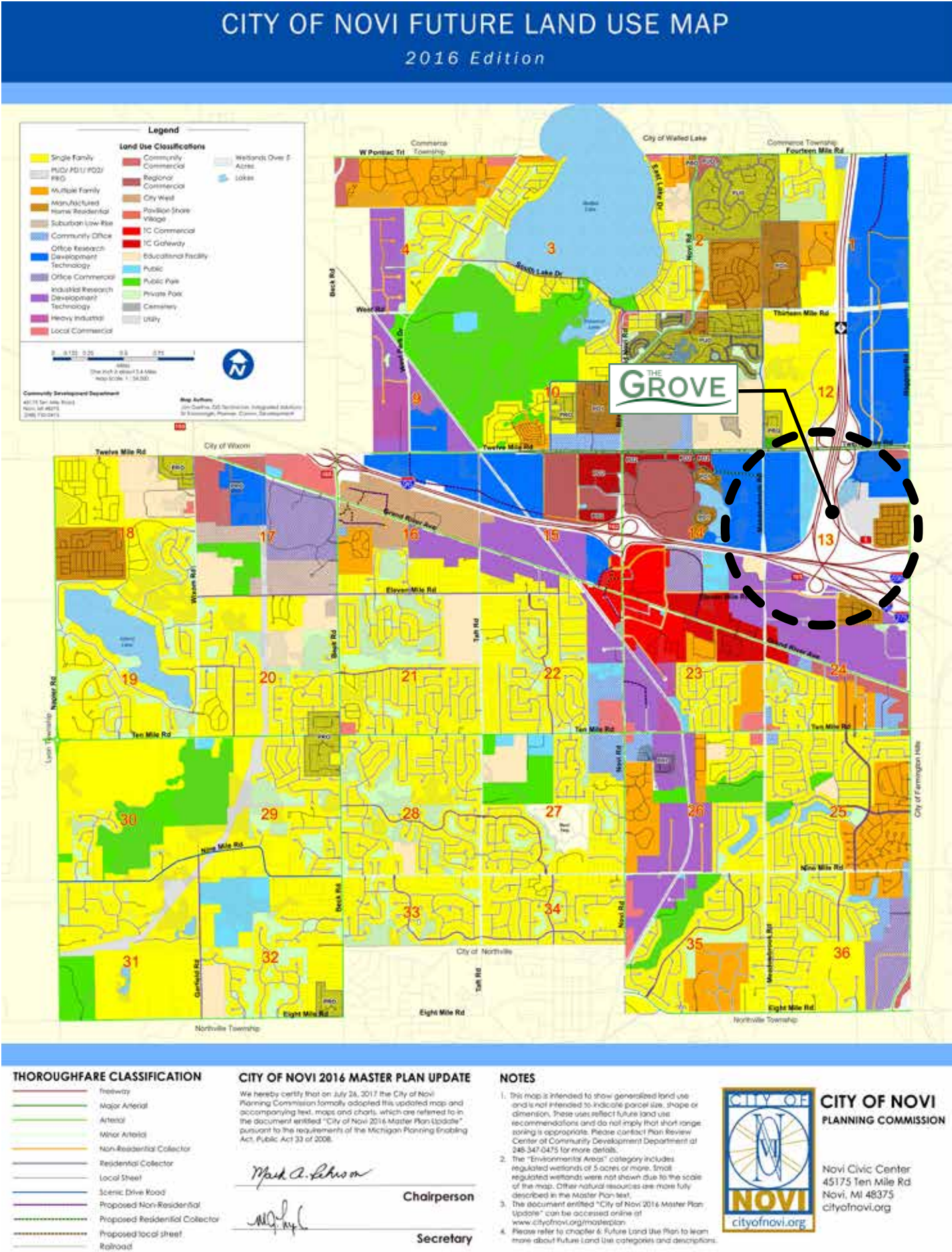
City of Novi 2023 Master Plan

- The location, size and environmental features make the site unique.
- Our proposal is consistent with the Master Plan GMX designation.
- Provide attainable and desirable housing essential to support the existing and evolving retail and entertainment hub of Novi.

“ The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on the prevailing market trends utilizing a site-specific master plan to guide development reserving certain portions of the subject property for different land use typologies.

-Adopted Master Plan

”



THE CORNER

A signature site

- **18% of developable area** for future business uses, user-ready site for a multitude of uses or demands for Trinity Health or future use.
- Flexibility to address evolving market trends and land use typologies.
 - Corporate office
 - Commercial
 - Retail / shopping
 - Other headquarters use
 - Healthcare facility
 - Integrated mixed-use
 - Hotel
 - Other complementary uses
- Setbacks and buffering to support office/business use at the corner.



PUBLIC/PRIVATE OPEN SPACE & PATHWAYS PLAN

- **32.5 %** total open space.
- Connected network of sidewalks, compacted stone walking trails, and natural hiking trails
- Novi public SMART bus stop
- Public access to Grove Nature Area Trail along the MDOT Pond and Conservation Easement to the east with scenic overlook.
- When combined with adjacent open space protected by conservation easements, our open space creates a large, contiguous habitat area.
- Public access to 12 Mile Rd Park and Open Space



--- Off-site bike paths
--- 8 ft sidewalk

Compacted stone walking trails
or natural hiking trails

Bus stop

PARK/RECREATION AREA

- Centralized park/recreation area.
- Sidewalks, gravel walking trails, and natural hiking trails.
- Setbacks and buffering to support office/businesses.
- Outdoor parks and gathering areas.
- Amenities included:
 - Pocket parks
 - Pickleball court
 - Playscape
 - Picnic areas
 - Natural features
 - Bike racks



FOUR DISTINCT VILLAGES







The Meadows

The Vistas



- Various home styles
- Diversity- vary by color, materials, height
- Include 1st floor bedroom ranches to appeal to seniors

Artist renderings are for illustration purposes only and are subject to change. There are 3,4,5,&6 unit buildings. Each unit and or building configuration is subject to change and Grove unit types are interchangeable between Villages per building envelopes shown.



The Pointe

The Woods



- Various home styles
- Diversity- vary by color, materials, height
- Include 1st floor bedroom ranches to appeal to seniors

Artist renderings are for illustration purposes only and are subject to change. There are 3,4,5,&6 unit buildings. Each unit and or building configuration is subject to change and Grove unit types are interchangeable between Villages per building envelopes shown.

PRO PUBLIC BENEFITS

1. 12 Mile Road Park and Open Space

1 acre open space park/rest stop, accessible to the public

2. Grove Nature Area Trail

One mile loop trail along the east property line, providing scenic views of MDOT wetland, open to the public

3. Beacon Hill Park Improvements

A provision of funding towards the buildout of the Beacon Hill Public Park

4. Off-Site Pathway (per the 2023 Active Mobility Plan)

Over 700 ft of new off-site pathway along 12 Mile Rd.

5. New Novi Public Bus Stop

New SMART bus stop with seating, bike racks, and landscape area

6. Increased Usable Open Space

5.97 acres of “useable” open space, 260% more than the required 1.65 acres

7. Novi Connectivity Sidewalk

New 8 ft, wide internal loop bypass connecting 12 Mile Rd. with Meadowbrook Rd

8. Dedication of Woodland and Wetland Conservation Areas

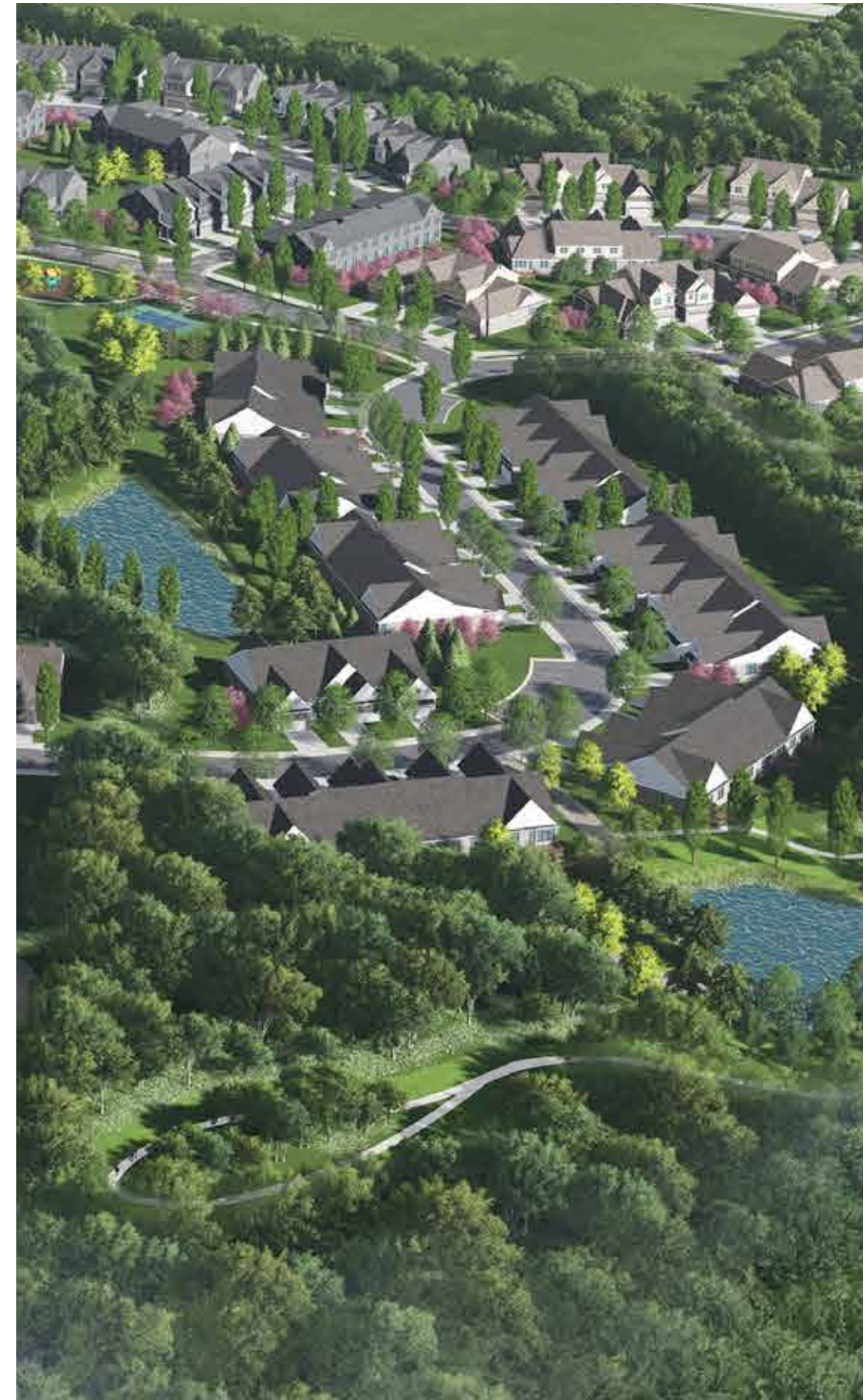
Conservation easement for Woodlands and Wetlands is 25.8 acres. Over 47% of the site.

9. Decreased density

Density capped at 4.23 units per acre, 60% less than the 7.3 units allowed for 3-bedrooms

10. Meadowbrook Road Right-of-Way Dedication

Dedicate the right-of-way along the entire Meadowbrook Rd frontage (2,166 ft), totaling 2.5 acres.



ADDITIONAL BENEFITS

- Diverse Housing Options. Provide more housing options, particularly for multigenerational housing, including over 50% of the units which can accommodate first floor primary suites suitable for senior living
- Variety of housing styles- 80% front open space
- For sale homes (removed rental units)
- Varied designs with garages (removed car ports)
- Flexible floor plans, homebuyers can select their floor plan
- 80% less traffic than OST (and 40% less than initial plan)
- Creative design intended to preserve and enhance natural features of the site, unlike OST zoning
- High quality landscaping and natural buffers to enhance the viewsheds along Meadowbrook Rd



CONCLUSION

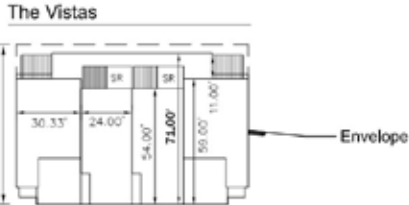
- OST uses are not the best fit for this property
- Design is consistent with the evolving character of the area
- Retains OST zoning for the prime corner
- Meets the need for unique, diverse housing in the City
- Adds population into the existing commercial market area
- Residential nestled among the ample open space (33%)



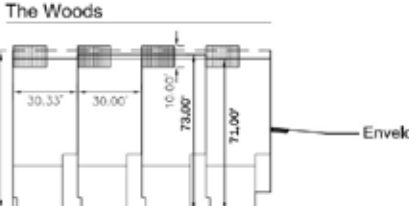
SITE PLAN



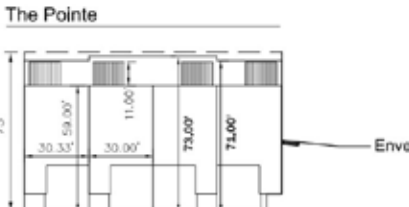
Typical Building Envelopes



1st floor Primary Suite (end units)
2-Story Townhomes with optional sunroom (interior units)



71' deep Ranch



1st floor Primary Suite



2-Story Townhomes with optional sunroom

- Notes for all Residential Envelopes:
- Unit mix, size, and location are representative and may vary within the building envelope. Each building envelope will accommodate 3-6 units.
 - Unit type (ranch, 1st floor primary, townhome) are interchangeable between villages.
 - Building envelope depth may increase in some locations to accommodate a 75' deep unit. All minimum setback requirements will be maintained.
 - Decks or patios may extend a maximum of 10' beyond the building envelope into the perimeter, side to side, and side to rear setbacks.
 - Minimum Building Width is 24'.
 - Maximum Building Depth is 75'.
 - All units will have 2 or 3 bedrooms.
 - Minimum Driveway Length is 20' from Sidewalks.

Site Summary

Existing Zoning	OST	<u>Unit Breakdown</u>			<u>Parking</u>					
Proposed Zoning	PRO RM-1	The Meadows	67 Units		The Meadows	Parking Required		Open Space Summary		
		The Vistas	68 Units			Parking Provided		Total Green Space Provided		
Gross Site Area	69.66 Acres	The Woods	36 Units			Off-Street Parking		40.39 Acres (73.6%)		
Less ROW	<u>2.48 Ac</u>	The Pointe	<u>61 Units</u>			Garage and Drives		Usable Open Space Required		
Net Site Area	67.18 Acres	Total	232 Units					1.15 Acres (2.1%; 232 units x 200 s.f.)		
								Usable Open Space Provided		
Parcel Breakdown		Max. Net Density Allowed	5.4 Du/Ac (290 + 3 Bedroom Units)					8.54 Acres (15.8%)		
Parcel A		Max. Net Density Allowed	7.3 Du/Ac (400 + 2 Bedroom Units)					Additional Open Space Provided		
Site Area	7.8 Acres	Net Density Provided	4.23 Du/Ac (232 Units / 54.85 Acres)					9.21 Acres (16.8%)		
Less ROW	<u>0.16 Acres</u>							Total Open Space Provided		
Net Site Area	7.64 Acres							17.85 Acres (32.9%)		
		24' Units Shown	99 Units (43%)		The Vistas	Parking Required		Minimum Setbacks Provided		
The Grove		30' Units Shown	133 Units (57%)			Parking Provided		Front Yard Min. 25'		
Site Area	61.86 Acres					Off-Street Parking		Side to Side 25'		
Less Wetlands 2 ac+	4.69 Acres					Garage and Drives		Side to Rear 30'		
Less ROW	<u>2.32 Acres</u>							Rear to Rear 50'		
Net Site Area	54.85 Acres							Perimeter 50'		
		<u>Room Breakdown</u>						Building Lot Coverage		
		The Meadows	3 bdrm. (1,906 s.f. min.)			Parking Required		Allowed 25%		
		The Vistas	2 + 3 bdrm. (1,906 s.f. min.)			Parking Provided		Proposed 21% 493,626 s.f. / 2,369,266 s.f. (54.85 Acres)		
		The Woods	2 + 3 bdrm. (1,956 s.f. min.)			Off-Street Parking				
		The Pointe	2 + 3 bdrm. (1,956 s.f. min.)			Garage and Drives				
								<u>Bicycle Parking</u>		
								Units		
								Parking Required		
								47 Spaces		
								Parking Provided		
								232 Spaces		
								Clubhouse		
								Parking Required		
								8 Spaces		
								Parking Provided		
								8 Spaces		

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SUBMITTAL	7/26/24								
PRO SUBMITTAL	7/09/25								

ZEIMET WOZNIAK
CONSULTING CIVIL ENGINEERS
5800 GRAND RIVER AVE., SUITE 100
NEW HUDON, MICHIGAN 48150
P: (248) 437-0099 F: (248) 437-0122 www.zeimetwozniak.com



PROJECT SPONSOR:
IVANHOE COMPANIES
6689 ORCHARD LAKE ROAD, SUITE 314
WEST BLOOMFIELD, MI 48322 (248) 626-6114

OVERALL SITE PLAN
THE GROVE
NOVI, MICHIGAN

DATE	SCALE	HDR	1" = 100'
1/14/24	VER	1" = N/A	
DESIGNED BY	JOB NO.		
SPB			
DRAWN BY	SHEET		
DAB			

THE VISTAS

THE WOODS

THE POINTE

THE MEADOWS

PARK/
RECREATION



" A placemaking destination "



Buzz Report

October 16, 2025



Hot Topics:

- **West Park Drive Rehab**

The road work occurring over on West Park Dr. has received a Work Hour Variance, allowing them to pave from 7 a.m. to 7 p.m. on Sunday, October 12th.

- **Haverhill Access Management**

Per the remarks made at Monday's public comment, staff have engaged GLWA and RCOC to affirm that whatever work is done it will be done in a manner that will ensure access to the subdivision for residents.

- **Power Park Construction**

Starting October 2, the playgrounds, south parking lot, fields 5 & 6, and pathways will be closed at Ella Mae Power Park for several weeks. Re-construction of the parking lot and pathways will be taking place during this time. Barricades and signage will be placed to deter entry.

- **GLWA Transmission Main Break**

The Boil Water Advisory was lifted on Tuesday, September 30th. GLWA continues to work on their 42" water main to get it repaired and back in service, with anticipated completion within two weeks. For the time being 14 Mile Road, between Welch and M-5, remains closed to thru-traffic for the repair work. We also continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well), to help ensure that we do not lose water pressure while repairs are still being made.

- **Shawood Lake Island Structure Demolition**

Bids for demolishing the structure on the recently purchased Shawood Lake island are due today, Thursday, September 25, at 2:00 p.m. The bids will be presented to City Council soon, with demolition anticipated in late fall.

- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. The restrooms will remain closed until such time as the repairs have been completed. Signs and barricades have been posted at each of the restroom doors and Port-A-Johns have been placed, including a handicap accessible unit.

Development Project Updates:

Map of Development projects

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

- **Taft Knolls III – Taft Rd, north of 10 Mile Rd**

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction. <https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements underway. *Estimated Completion Date: **Late 2025***

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.
Estimated Completion Date: Unknown

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/qyrmlaxj/241216matter6.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal.

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previous planned project known as Station Flats has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd

[Building and sitework nearly complete.](#)

*Estimated Completion Date: **Fall 2025***

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: **Fall 2025***

- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. A preliminary site plan was submitted for review in late May. Subsequent reviews underway. [ZBA variance for loading approved 10/14/25](#).
*Estimated Completion Date: **Late 2026***

- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square foot private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours. [All interior work has been completed and approved, a TCO has been issued as of late September due to a small number of outstanding sitework items to be completed.](#)
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Residential Enforcement Updates:

- **24698 Bashian Drive:** Posting of unfit/unsafe home in coordination with Novi Fire and Adult Protective Services. Resident under care at another location.
- **121 Faywood:** Posting of residential expansion/extensive remodel proceeding without permits

Frequently Asked Questions:

None at current

MEMORANDUM



TO: JEFF HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: REBECCA RUNKEL, PROJECT ENGINEER
SUBJECT: MDOT OAKLAND COUNTY LOCAL AGENCY PROJECT
COORDINATION MEETING
DATE: OCTOBER 16, 2025

On October 8th, City staff attended the Michigan Department of Transportation's (MDOT's) Oakland County Local Project Coordination meeting. The meeting is hosted annually by the MDOT Oakland Transportation Service Center (TSC) to bring together representatives from MDOT Oakland TSC and local road agencies to share and discuss current and upcoming projects. MDOT Engineers gave presentations on the following current construction projects:

- 1) I-75 Reconstruction, M-15 to Genesee County Line
 - 15 Miles of asphalt resurfacing, culvert replacements, shoulder reconstruction, concrete patching, and bridge rehabilitation
 - Started in 2023 and will continue until 2026
- 2) I-96 Flex Route
 - Punchlist work almost complete
 - Flex lanes and ramp meters
- 3) I-696 Reconstruction, I-275 to Lahser
 - Punchlist work almost complete
- 4) I 696 Reconstruction Phase 2, Lahser to Dequindre
 - Pavement reconstruction, bridge rehabilitation/replacement, and improvements to drainage, signs, markings, lighting, and signals.
 - Started in 2025 and will continue until 2027
 - EB I-696 closed between M-10 and I-75 through fall 2026

More information about these projects can be found in the attached presentation slides. MDOT also provided a list of future Oakland TSC projects and touched on their maintenance program and permits process. Two upcoming projects of note are M-59 rehabilitation between Milford and Pontiac Lake Road, and I-75 Woodward Loop reconstruction.

Following MDOT's presentation, the Road Commission of Oakland County (RCOC) along with several municipalities, including Novi, shared their upcoming major construction projects planned over the next three to five years. The RCOC's list of tentative projects can be found on page 29 of the attached presentation.

Fall 2025

Oakland County Local Project Coordination Meeting



10/8/2025

Agenda

I. Welcome and Introductions

David Anason, Oakland TSC Project & Contracts Engineer

II. Current MDOT Projects Update

a. I-75, M-15 to Genesee County Line

Gina Red-Craig, Construction Project Engineer

b. I-96 and I-696 Update

Brian Travis, Oakland TSC Construction Engineer

Al Bacon, Oakland TSC Assistant Construction Engineer

III. Future MDOT Oakland TSC Projects

IV. MDOT Maintenance Projections

Bill Bair, Oakland TSC Maintenance Coordinator

V. MDOT Permits Process

Hassan Alwan, Oakland TSC Permits Engineer

VI. Local Community Updates

a. RCOC

b. Novi

c. Others

Lori Swanson, P.E.
Oakland TSC Manager

Cheryl Johnson
Secretary

Kajal Patel, P.E.
Operations Engineer

William Bair
West Maintenance
Coordinator

Paul Selvidge
East Maintenance
Coordinator

Hassan Alwan
Permits Engineer

Billy DiLorenzo
Permits Technician

Vacant
Operations Technician

Mohammad Abuatih
Traffic & Safety
Engineer

Adam Penrose
Engineering Assistant

Ethan Park
Traffic Operations
Engineer

Vacant
Operations Staff
Engineer

David Anason, P.E.
Projects & Contracts Administration Engineer

Design

Vacant
Senior Contracts
Project Manager

Vacant
Project Manager

Vacant
Project & Contracts
Staff Engineer

Construction

Jeff Pitt
Senior Contracts
Project Manager

Gina Red-Craig
Project Manager

Julia Babecki
Local Agency
Programs Engineer

Douglas Damko
Maintenance & Utilities
Engineer

Brian Travis, P.E.
Construction Engineer

Kimberly Penrose
Construction Admin
Assistant

Rebecca Heron
Receptionist

John Paronish
Lead Inspector

Vacant
Construction Inspector

Jeffrey Thompson
Lead Inspector

Tanner Goss
Construction Inspector

Jacob Kaufman
Construction Inspector

Alexander Bacon
Assistant Construction
Engineer

Jerry Torresan
Senior Construction
Technician

Jesse Thomas
Office Technician

Vacant
Construction Inspector

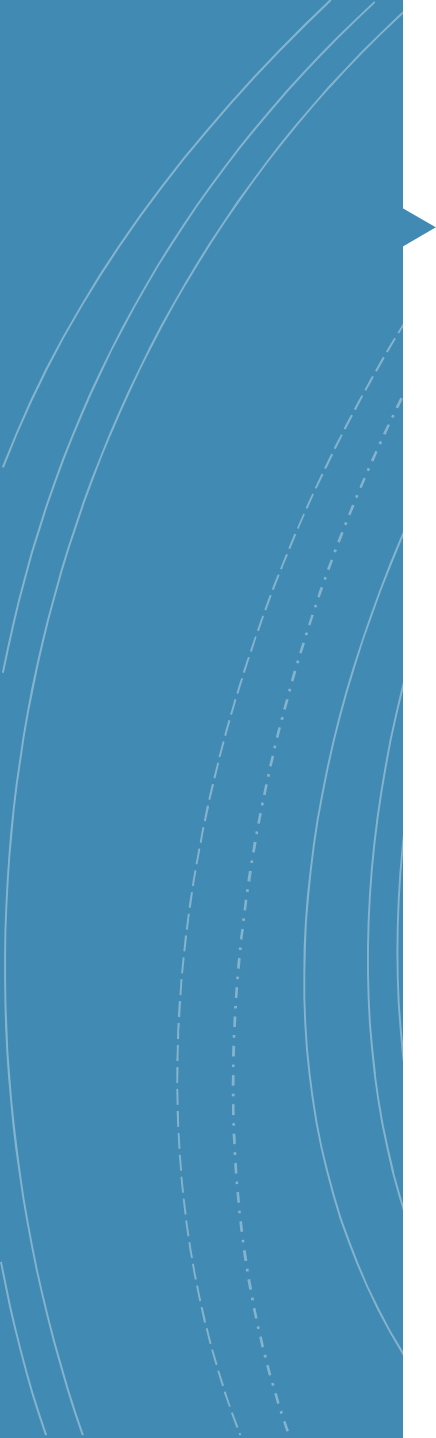
Mike Reckling
Construction Inspector

Jake Tresnak
Construction Inspector

Tosin Babalola
Construction Inspector

MDOT Oakland TSC
800 Vanguard Drive
Pontiac, MI 48341
248-451-0001

michigan.gov/mdot

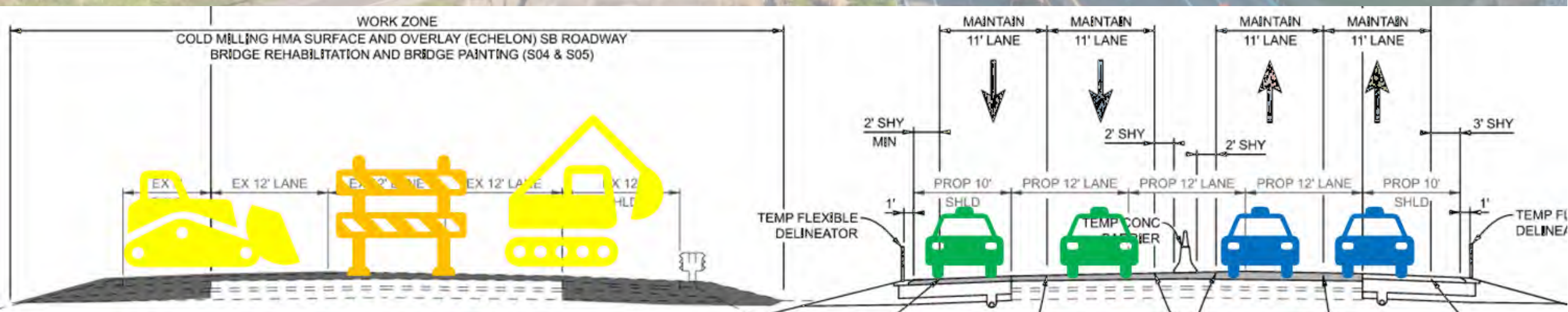


I-75, M-15 to Genesee County Line Project
Gina Red-Craig, Construction Project Engineer

Corridor Information



- CS-JN 63173-209677
- 15 miles (M-15 to North Oakland County Line)
- HMA Resurfacing
- \$160 million
- 2023, 2024, 2025, 2026





2025 Scope of Work

- Schedule
 - March – Late Fall 2025
- Construction
 - Resurface 15 miles of SB I-75
 - Replace culverts
 - Reconstruct shoulders
 - Perform bridge rehabilitation
- MOT
 - 2 lanes each direction of traffic maintained on NB roadway



Culvert Replacement

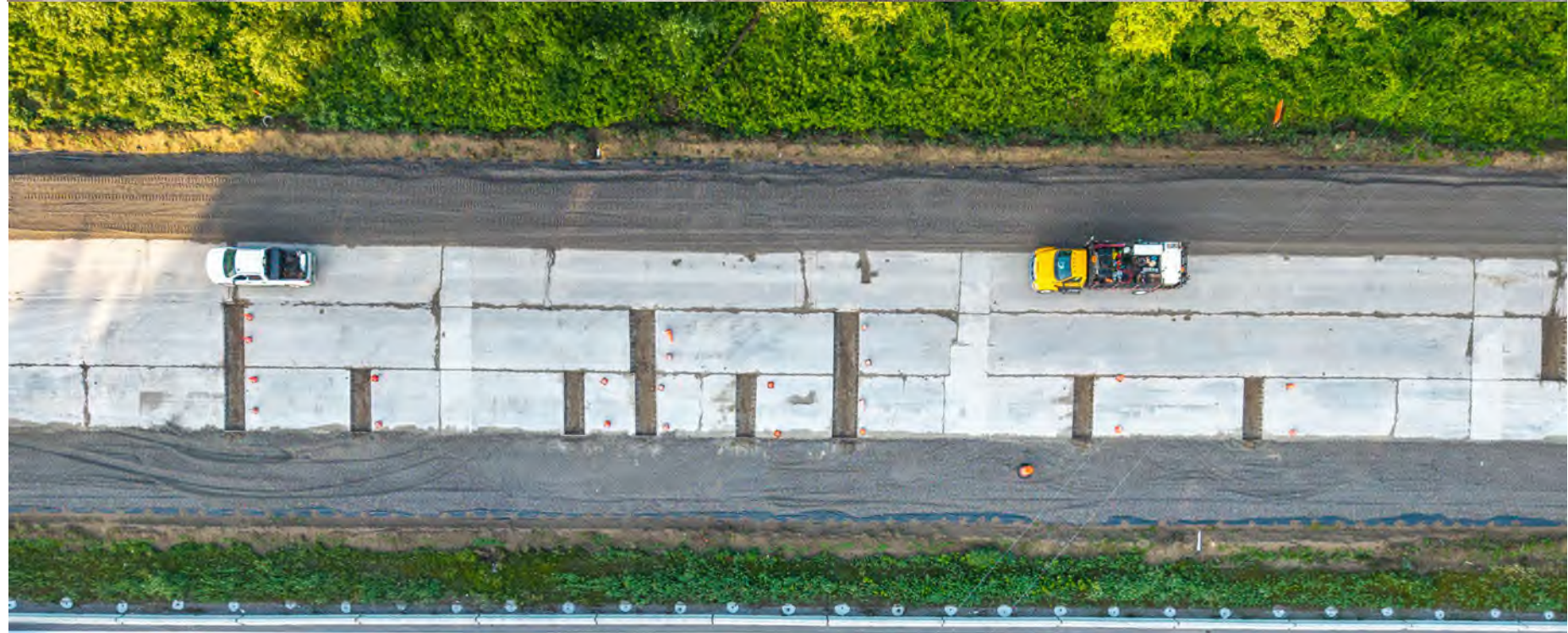


Shoulder Reconstruction





Concrete Patching



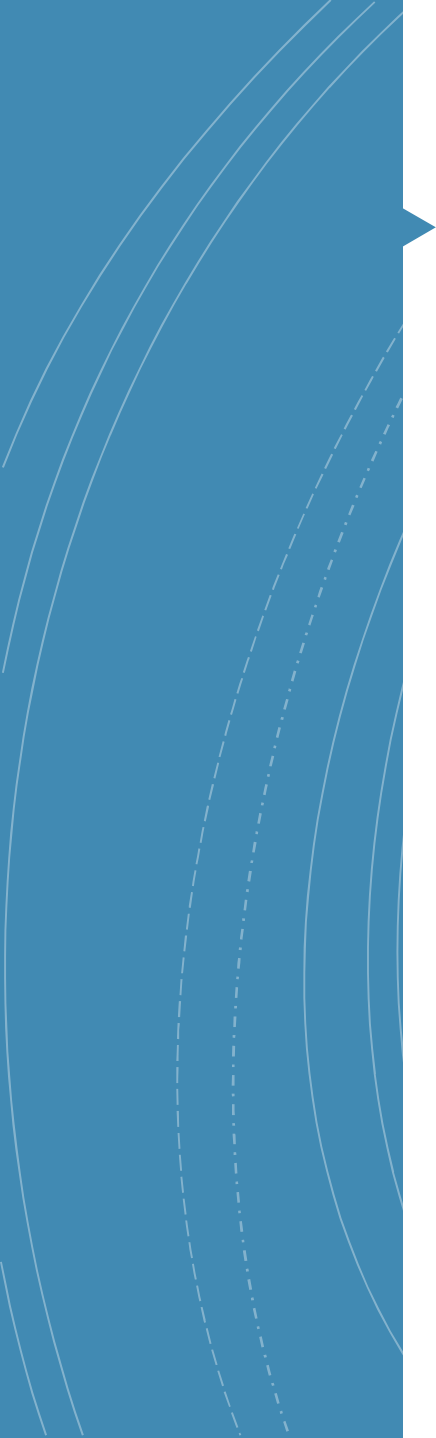


Paving



Bridge Work





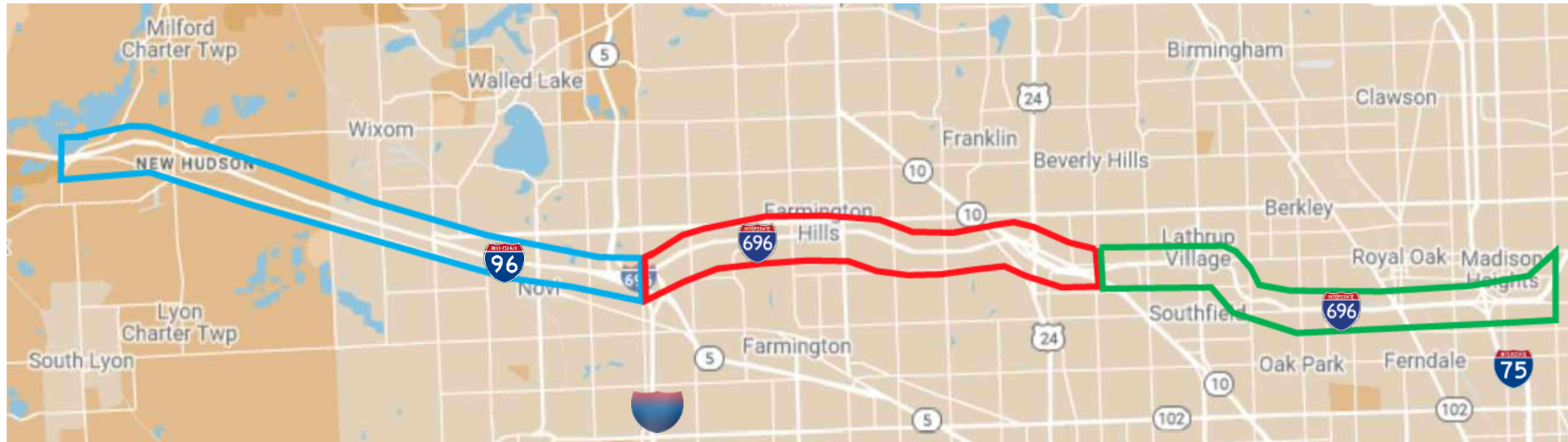
I-96 and I-696 Projects

Brian Travis, Oakland TSC Construction Engineer

Al Bacon, Oakland TSC Assistant Construction Engineer



I-96 and I-696 Updates



I-96 Flex Route - Kent Lk to I-275

-  Punchlist work nearly complete
- Flex lanes and ramp meters operational



I-696 - I-275 to Lahser

-  Punchlist work nearly complete



I-696 - Lahser to Dequindre

-  March 2025 thru Fall 2027
- EB I-696 detoured 2025 and 2026





EB Roadwork

- Traffic switch mid-Fall 2025
- WB traffic to EB side, EB remains detoured





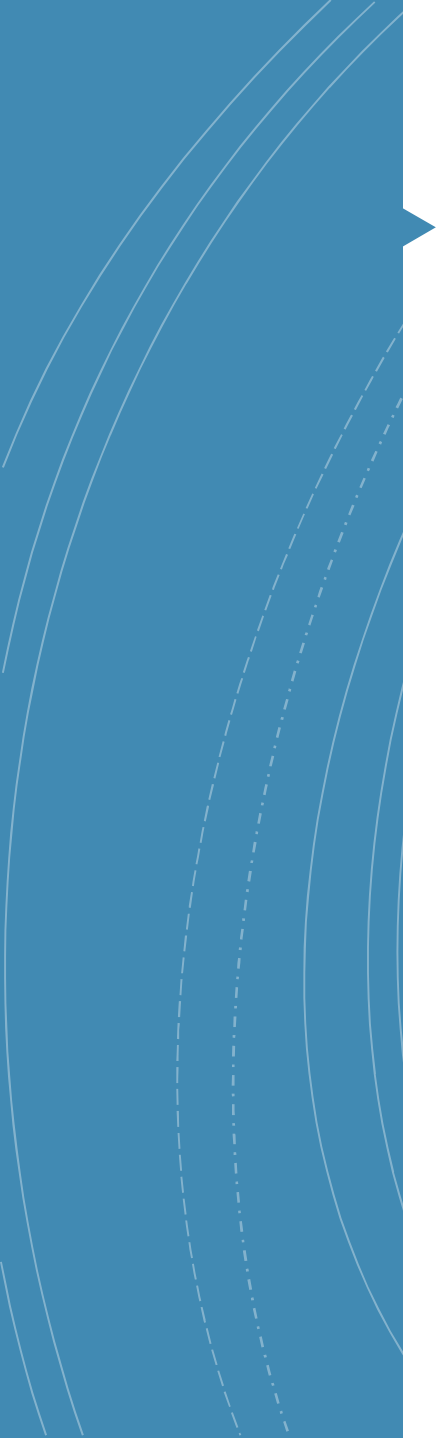
Bridge Rehab





Z03 Plaza Bridge





MDOT Future Projects

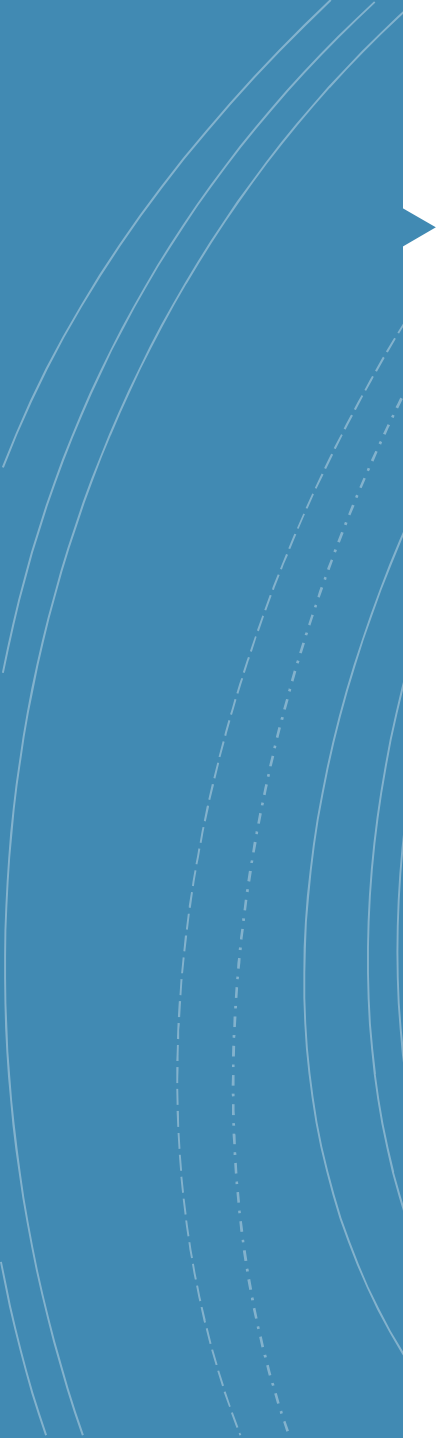
David Anason, Oakland TSC Projects & Contracts Engineer

2026-28 Projects

Job Number	Route	Location	Work Type	Construction Cost	Let Date	Construction		
						2026	2027	2028
210074	I-75	M-15 to Oakland County Line	HMA Milling & Overlay	\$159,000,000	3/3/2023			
204305	I-696	Lahser to Dequindre	Inlay, Drainage Repairs and Bridge Work	\$292,400,000	11/1/2024			
210758	M-5	Grand River, Halsted	Modernize Signals	\$839,000	6/6/2025			
211982	Various	Countywide	Modernize Signals - 7 Locations	\$2,408,000	1/10/2025			
220278	M-1	Long Lake	Pedestrian Crossing Upgrade	\$191,600	9/5/2025			
211984	M-59	Williams, State, Airport, Opdyke	Modernize Signals	\$1,240,000	2/7/2025			
210082	M-59	Milford to Pontiac Lake Rd	Mill & Single Course	\$11,300,000	4/4/2025			
215634	I-75	Wattles to Long Lake and Crooks to Coolidge	New Sound Barrier	\$16,300,000	12/5/2025			
210599	I-75 BL	Woodward Loop	Reconstruction	\$36,500,000	8/7/2026			
219175	M-24	M-24 at Oakwood	Resurface Carpool Lot	\$200,000	4/3/2026			
210113	M-1	M-1 over Stoney Croft Drain	Culvert Replacement	\$3,646,000	8/7/2026			
204314	M-150	M-59 to Tienken (exclude downtown)	Reconstruction and Mill & Overlay	\$37,500,000	11/6/2026			
214148	I-75	Grange Hall Rd	Construct Two Roundabouts	\$3,652,000	12/4/2026			
224597	Various	Countywide	Modernize Signals – 8 Locations	\$2,520,000	8/6/2027			
214047	US-24 (Dixie Hwy)	White Lake Rd	Intersection Modification	\$795,800	12/3/2027			
219828	I-75	I-75 and Clarkston Rd Bridges and Sashabaw over I-75	Bridge Repairs	\$2,932,000	12/3/2027			

Metro Region Let Projects by Year





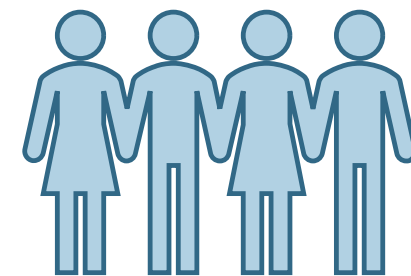
MDOT Maintenance Projects

Bill Bair, Oakland TSC Maintenance Coordinator

MDOT Oakland TSC 2026 Maintenance Projects

Route	Description	Limit
1. US-24 (Dixie Hwy)	Curb & Gutter/Driveway Repairs	I-75 to Telegraph
2. M-1	Curb & Gutter/Driveway Repairs	Quarton to Square Lk
3. US-24 (Dixie Hwy)	Mill & Fill Skip Paving	I-75 to Telegraph
4. M-59	Curb & Gutter/Driveway Repairs	Elizabeth Lk to Pontiac Lk

** These projects are subject to change based on other unforeseen, more urgent needs



Local Community Updates

RCOC 2025/2026/2027/2028/2029

Jeff Obrien, RCOC Design Division Engineer

Tentative 2026/2027/2028 Project List
Road Commission for Oakland County

22-Sep-25

Project Number	Project Name	Limits	Project Type	Community	Const Start	Detour	Location	MDOT Involvement	OCWRC Drain Involvement
2025 Projects that will continue into 2026									
57291	Novi Road	8 Mile Road to 9 Mile Road	3R	Novi/Northville	Aug-25	NB Closure			-
2026 Construction Year									
56331	Pontiac Trail	Nine Mile to CSXT RR	4R	South Lyon	Mar-26	Directional Closure	N. of 9 Mile to N. of 10 Mile		Yerkes/Sayre Drain
56501	Wixom Road	at Duck Lake/Sleeth	Rndabt	Commerce	Jun-26	Closure			
56662	Pontiac Lake Road	Margie to Kingston	Pave Gravel	White Lake	Aug-26	Closure	W/E of Fisk Road	Yes - M-59	
57871	Greenfield Road	Lincoln to 12 Mile	3R	Berk/Oak Pk/Sfld	May-26				Lilley/12 Towns/Horton
57881	12 Mile Road	Orchard Lake Road to Autumn Ridge	3R	Farmington Hills	May-26				
57891	12 Mile Road	Novi Rd to Farmington Rd	3R	F. Hills/Novi	Jun-26			Yes - M5	Townline Drain
57934	Edgeorge/Emburke(2315A/2316A)	over Clinton River	Removal/Replcmnt	Waterford	Jul-26	Closure	N. of Pontiac Lake Road	Yes- M-59	
58053	Franklin Road (0307A)	Over Rouge River	Culvert Lining	Bloomfield	Jun-26	Closure	N. of 14 Mile Road	Yes - Telegraph	
58053	14 Mile Road (0308A)	Over Rouge River	Culvert Lining	Bloomfield	Jun-26	Closure	E. of Franklin Road	Yes - Telegraph	
58053	Inkster Road (0611A)	Over Rouge River	Culvert Lining	Farmington Hills	Jun-26	Closure	N. of 14 Mile Road		
58064	Deer Hill Drive (1007A)	Over Deer Lake Creek	Bridge Replacement	Independence	Aug-26	Closure	E. of Dixie, S. of I-75	Yes - Dixie Highway	
55213	Parkdale Road (0207A)	Over Stony Creek	Bridge PM	Rochester	Jun-26		W. of Dequindre Road		
55213	Novi Road (1308A)	over CSXT	Bridge PM	Novi	Jun-26		South of I-96/Grand River		
55213	Grand River Avenue (1101A)	over Kent Lake	Bridge PM	Lyon	Jun-26		West of Kent Lake Road/I-96		
55213	Avon Road (0209A)	Over Clinton River	Bridge PM	R. Hills	Jun-26		@ Livernois Road		
55213	Livernois Road (0201A)	Over Clinton River	Bridge PM	R. Hills	Jun-26		@ Avon Road		
55213	Tienken (0203A)	Over Paint Creek	Bridge PM	Rochester Hills	Jun-26		E. of Livernois		
55213	Walton Boulevard	Over Clinton River	Bridge PM	Waterford	Jun-26		W. of Clintonville Road		
57033	10 Mile Road (0605B)	over Rouge River	Culv. Replacement	Farmington Hills	Jul-26	Closure	W. of Inkster Road		
57943	Martindale Road (1122B)	over New Hudson No. 1 Drain	Culv. Replacement	Lyon	Jul-26	Closure	S. of Pontiac Trail		New Hudson No. 1
58003	Walnut Lake (02435B)	over Rouge River	Culv. Replacement	West Bloomfield	Jun-26	Closure	E. of Orchard Lake		
58164	Avonlea Street (2509B)	Over Huron River Tributary	Culv. Replacement	White Lake	Jul-26	Closure	S. of Elizabeth Lake Road		
58174	Heatherwood Drive (0523B)	Over Sherwood Lake Tributary	Culv. Replacement	Commerce	Jul-26	Closure	E. of Duck Lake/S. of Cooley		
58274	Buell Road (1426B)	over Paint Creek Tributary	Culv. Replacement	Oakland	Aug-26	Closure	E. of Adams Road		
58324	Bonnie Briar (2519B)	over Pontiac Lake Canal	Culv. Replacement	White Lake	Jul-26		N. of Pontiac Lake Road		
58334	Abby Wood Drive (1415B)	over Paint Creek Tributary	Culv. Replacement	Oakland	Sep-26	Closure	E. of Orion Road/N. of Dutton Road		

All dates are subject to change without notice.

RCOC 2025/2026/2027/2028/2029

Project			Project	Community	Const	Detour	Location	MDOT Involvement	OCWRC Drain Involvement
Number	Project Name	Limits	Type		Start				

2027 Construction Year

50631	12 Mile Road	Beck to Dixon	4R	Novi		Closure	Davis Drain	Yes - I-96	Davis Drain
50631	12 Mile Road	Dixon to Novi	4R	Novi		Closure		Yes - I-96	Davis Drain
57901	Dunlap Road	Seymour Lake Road to M-24	Pave Gravel/Int. Imp.	Oxford		Closure		Yes - M-24	
	Orchard Lake Road	N. of Maple Road to Will-o-Way	3R	West Bloomfield					Mullen Drain
	10 Mile Road	Lahser Road to Evergreen Road	3R	Southfield				Yes - M-10	Wagner Drain
	Southfield Road	Mt. Vernon to 11 Mile	3R	Lathrup/Southfield					Sfld/O'Donoghue/Austin/McKinley
	Grand River Avenue	at Kent lake	Intersection Imp.	Lyon					
58291	Napier Road	at 9 Mile Road	Roundabout	Novi/Lyon		Closure			
57961	Watkins Lake Road	at Pontiac Lake Road	Roundabout	Waterford		Closure			
57973	Orion Road (1407B)	Paint Creek	Culv. Replacement	Oakland		Closure	E. of Adams Road		-
57984	Balmony (0518B)	Over Bass Lake Canal	Culv. Replacement	Commerce			N. of Bass Lake Road		-
58244	Hagerman (0107B)	over Secord Lake Tributary	Culv. Replacement	Addison		Closure	S. of McKail Road		
58254	Hummer Lake (0423B)	over Kearsley Creek	Culv. Replacement	Brandon		Closure	W. of South Sashabaw Road		
58263	Snell (1404B)	over Stoney Creek	Culv. Replacement	Oakland		Closure	E. of Sheldon Road		
58284	Eaton (2103B)	over Shiawassee River	Culv. Replacement	Springfield		Closure	N. of Davisburg Road		
	Foxhall (0313B)	over Amy Drain	Culv. Replacement	Bloomfield		Closure	S. of Square Lake/W. of Eastways		Amy Drain
	Rocky Springs (0329B)	over Graves Drain	Culv. Replacement	Bloomfield		Closure	S. of Walnut Lake/E. of Inkster		Graves Drain
	Parview (1013B)	over Greens Lake Canal	Culv. Liner	Independence			N. of Andersonville Road		
	Buckingham (2521B)	over Pontiac Lake Canal	Culv. Replacement	White Lake			N. of Pontiac Lake Road		

2028 Construction Year

58211	Richardson Road	at Martin Road	Roundabout	Commerce					
58211	Richardson Road	at Union Lake Road	Roundabout	Commerce					
	14 Mile Road	Southfield to Greenfield	3R	BH/Birmingham					Acacia Drain
	Big Beaver Road	Adams to I-75	Slab Replacement	Troy					Spencer Drain
	Big Beaver Road	I-75 to Rochester	Slab Replacement	Troy					Sturgis/Roth Drains
	Cass Lake Road	Orchard Lake to Otter	3R	Keego Harbor					Schmid/Beechmont Drains
	Lahser Road	12 Mile to 13 Mile	3R	Southfield/BH		Directional Closure			Willcox Drain
	Silverbell/Gallagher Road	Abby to Gallagher to Orion	Pave Gravel	Oakland		Closure			Goodison Place/Goodison Glen
	Clintonville Road	at Mann Road	Intersection Imp.	Waterford/Ind		Closure			
55283	Lone Pine (2414B)	Over Walnut Lake Trib.	Culv. Replacement	West Bloomfield		Closure	E. of Middlebelt Road		-
	Gallagher (1413B)	over Paint Creek Tributary	Culv. Replacement	Oakland		Closure	W. of Orion Road		
	Rowland (0111B)	over Clark Drain	Culv. Replacement	Addison		Closure	W. of Rochester Road		Clark Drain
	Hummer Lake (0411B)	over Hummer Lake Tributary	Culv. Replacement	Brandon		Closure	E. of North Sashabaw Road		
	Granger (0414B)	over Kearsley Creek	Culv. Replacement	Brandon		Closure	W. of Kent Road		
	Kurtz (0901B)	over Swartz Creek	Culv. Replacement	Holly		Closure	E. of Grundyke Road		
	Addis (0911B)	over Swartz Creek Tributary	Culv. Liner	Holly			S. of Kurtz Road		
	Ray (0912B)	over Swartz Creek Tributary	Culv. Replacement	Holly		Closure	W. North Holly Road		

RCOC 2025/2026/2027/2028/2029

Jeff Obrien, RCOC Design Division Engineer

Tentative 2026/2027/2028 Project List
Road Commission for Oakland County

22-Sep-25

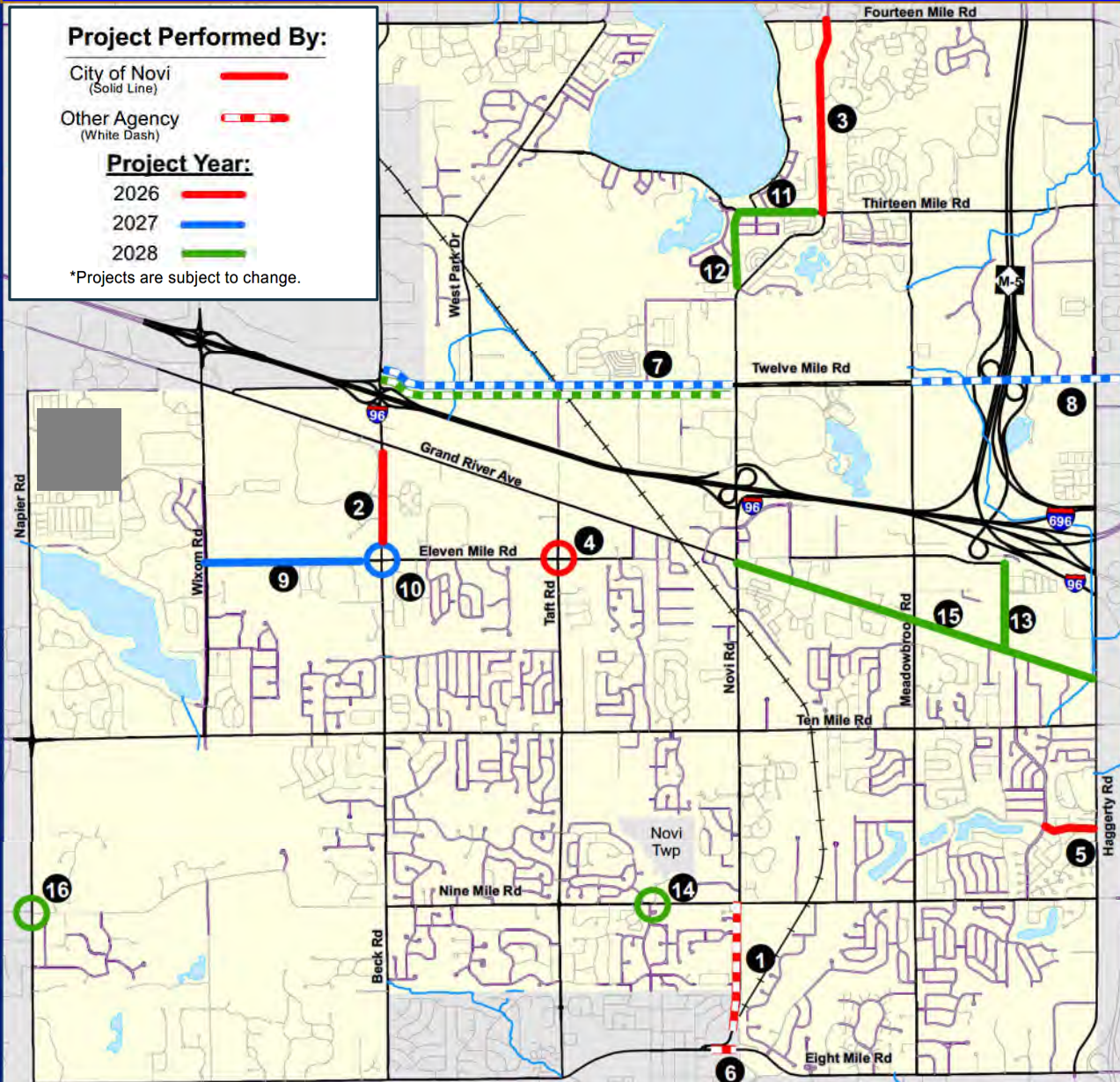
Project			Project	Community	Const	Detour	Location	MDOT Involvement	OCWRC Drain Involvement
Number	Project Name	Limits	Type		Start				

2029 Construction Year

55531	Willow Road	at Kieth Road	Roundabout	W. Bloomfield		Closure			West Bloomfield Oaks
	Rochester Road	Gerst to Bordman	PM	Addison					Addison Dryden Drain
	Big Beaver Road	Rochester to Dequindre	Slab Replacement	Troy					Sturgis/Jackson Ph1&Ph2
	Grand River Avenue	Novi Road to Haggerty Road	3R	Novi					Francis Drain
	Middlebelt Road	NWH to 14 Mile Road	3R	Farmington Hills					Pebble Creek Drain
	Southfield Road	13 Mile to 14 Mile	3R	Beverly Hills					Acacia/Southfield Storm
	Willow Road	at Lochaven Road	Roundabout	W. Bloomfield		Closure			
	Townsend (01048)	over Stoney Creek	Culv. Replacement	Addison		Closure	S. of Brewer Road		
	Great Oaks (03148)	over Amy Drain	Culv. Replacement	Bloomfield		Closure	S. of Square Lake/W. of Eastways		Amy Drain
	Granger (04138)	over Kearsley Creek	Culv. Replacement	Brandon		Closure	S. of Kent Road		
	Rattalee Lake (18088)	over Shiawassee River	Culv. Replacement	Rose		Closure	E of Terrace Road		
	Cass Elizabeth (23078)	over Elizabeth Lake Canal	Culv. Replacement	Waterford		Closure	E. of Cooley Lake Road		
	Middlebelt (24078)	over Franklin Branch Rouge River	Culv. Replacement	West Bloomfield		Closure	S. of Walnut Lake Road		
	Wyndham (24338)	over Southwyck Drain	Culv. Replacement	West Bloomfield		Closure	N. of Maple Road/W. of Halstead		Southwyck Drain

Project schedules subject to change.

Major Road Construction Projects in Novi* 2026-2028



2026 PROJECTS

- (1) Novi Rd Rehabilitation, 8 Mile Rd to 9 Mile Rd - RCOC Project, Year 2
 - Allen Dr to 9 Mile Rd
- (2) Beck Road Widening, 11 Mile Rd to Grand River Ave
- (3) Novi Road Rehabilitation, 13 Mile Rd to 14 Mile Rd
- (4) 11 Mile Road and Taft Road Roundabout
- (5) Village Wood Reconstruction, Haggerty Road to Cranbrooke Drive
- (6) 8 Mile Rd/CSX Railroad Bridge Deck Replacement - Wayne County Project

2027 PROJECTS

- (7) 12 Mile Road Widening, Beck Rd to Novi Rd - RCOC Project, expected to continue into 2028
- (8) 12 Mile Road, Novi Rd to Farmington Rd - RCOC Project
- (9) 11 Mile Road Rehabilitation, Wixom Rd to Beck Rd
- (10) 11 Mile Road and Beck Road Roundabout

2028 PROJECTS

- (11) 13 Mile Road Rehabilitation, Old Novi Rd to Novi Rd
- (12) Old Novi Road Rehabilitation, Novi Rd to 13 Mile Rd
- (13) Seeley Road Rehabilitation
- (14) 9 Mile Road at Center Street Culvert Replacement
- (15) Grand River Avenue Rehabilitation, Novi Rd to Haggerty Rd - RCOC Project
- (16) 9 Mile Road and Napier Road Roundabout - RCOC Project



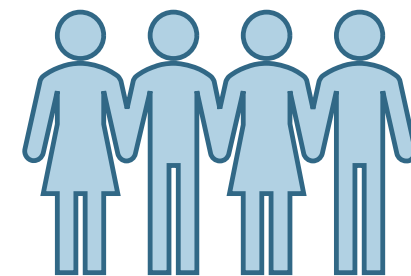
City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE

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

Map Author: Runkel
Date: 9/24/2025
Project: 2026-28 Novi Projects
Version #: 1.0



Around the Room...

Items Discussed at Meeting

Troy:

Rochester Road, from Wattles to north of Long Lake, will be widened from 5 lanes to a 6-lane boulevard, starting with underground work this November and road construction in 2026. There will be complete closures of Long Lake Road at Rochester Road several times during construction.

Contact: G. Scott Finlay, P.E.

City Engineer | Traffic Engineer

O: 248.524.3386

C: 586.838.6334

Farmington Hills:

1. Halsted 12-14 Mile Road Resurfacing - one lane most likely to remain open throughout construction
2. Folsom - W 9 Mile to Orchard Lake Resurfacing - one lane most likely to remain open throughout construction

Contact: Mirandi Alexander, P.E.

Civil Engineer II

T: 248.871.2564 C: 248.533.1817

malexander2@fhgov.com

WRC:

- WRC Upcoming 2026 Projects:

Luz Drain -SW of Maple and Lahser (Spring/Summer)- Storm drain project having Interaction with both major roads with lane closures required.

- Caddell Drain-9 Mile and Drake (Spring/Summer): Culvert Rehabilitation with lane closures on both major roads (Trying to avoid closure)

- Fairview Water Main (Late 2025/Early 2026-2027): North of Baldwin and I-75 Business. Water main replacement/rehabilitation that requires lane/temporary street closures.

- Woodward Loop: Coordinating with MDOT/Pontiac. (Will be work prior to, during, and after MDOT road work)

- Pontiac lining/dig-ups-throughout Pontiac (Fall 2026-2027) Will be short duration, manhole to manhole segments. Will coordinate with MDOT and Pontiac.

- Clinton Oakland Sewage Disposal System (COSDS) (Late 2025-2027): Multiple projects: Will have impacts to Baldwin and Dixie (lining/bypass) which will be coordinated with MDOT/Pontiac

- 8 Mile WB West of Southfield: Multiple WB lane closures to support 8 Mile PS Rehabilitation and Evergreen-Farmington Sanitary Drain hand-mining operation (three locations) between Southfield and Telegraph.

Contact: Joel Brown, P.E.

Chief Engineer-Construction Projects Unit

brownjt@oakgov.com

M: 248-410-4908

Items Discussed at Meeting (continued)

Southfield:

2026

- 13 Mile – Southfield to Greenfield
- Mt Vernon – Southfield to Greenfield
- 9 Mile – Evergreen to Greenfield
 - o 2 signal upgrades
 - o 2 miles of new pathway on south side of road

2027

- Lincoln – Southfield to Greenfield

2028

- Civic Center Dr – Telegraph to Lahser
- Inkster Bridge Replacement – north of 9 Mile Rd

Contact: Leigh Schultz, P.E.

City Engineer

City of Southfield

(248) 796-4812

LSchultz@cityofsouthfield.com

Pontiac Projects

Project Name	Construction Years	Scope
MLK Bridge (demo/reconstruction)	2026-2027	The project includes the complete demolition and reconstruction of the MLK Bridge over the GTW RR. The project also includes complete roadway reconstruction from Woodward Ave. to South Blvd.
Pike Street (2027-2028 construction)	2027-2028	Work includes full roadway reconstruction and road diet, from its current four-lane cross section into a three-lane cross section with one travel lane in each direction and a continuous center left-turn lane.
Giddings Road (2026-2027 construction)	2026-2027	Work includes the reconstruction of Giddings Rd and replacement of the existing 66" culvert with an 11'-8' box culvert.
Auburn Road Closure for Oakland County Project	2025-2027	Roadway is currently closed during demolition and construction of the Oakland County project. Roadway is anticipated for full reconstruction
Auburn Road resurfacing (East of the Woodward loop)	2025-2026	The project involves the rehabilitation of Auburn Road, from Woodward Avenue (M-1) to Opdyke Road.
MLK Jr Bridge over the Clinton River (MDOT 218176)	2026-2027	Preventative maintenance work
Paddock St Bridge Over the Clinton River (MDOT 218175)	2026-2027	

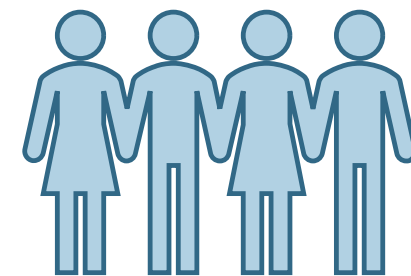
Contact: Leigh C Merrill, PE

Acting City Engineer – City of Pontiac

248.681.7800 (office) | 248.836.4060 (direct) |

231.740.3976 (cell)

lmerrill@dlz.com



Thank You!
Keep Safe!

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: SHERYL WALSH-MOLLOY, DIRECTOR OF COMMUNICATIONS
SUBJECT: COUNCIL RECOGNITION AND UPCOMING CITY EVENTS
DATE: OCTOBER 16, 2025

With the upcoming local election on the horizon, this memo serves as a reminder of important dates, procedures, and expectations to assist with scheduling and planning.

To bring consistency and celebration to how we honor those who have served our community, we will be standardizing the recognition of outgoing City Council members. In the past, acknowledgments have taken place at varying times—during their final meeting, following the election, or informally thereafter. Moving forward, this recognition will take place annually during the City's **Board, Commission, and Committee Appreciation Event – Toast to Service**. This year's event, scheduled for **December 4**, will include a special moment to recognize outgoing elected officials alongside our dedicated board and commission members, celebrating their commitment and contributions to Novi. Council members **not seeking re-election will also be afforded the opportunity to share sentiments at their last regular City Council meeting**.

For planning purposes, I am also sharing key events for the next several months:

Tuesday, November 4	Election Day
Thursday, November 6	Veteran's Day Celebration, 11:30a, Novi Civic Center
Monday, November 17	Welcome Reception/Swearing-In Ceremony, 6-7p, Novi Civic Center prior to the Council Meeting
Friday, November 21	Light the Lights, 6-9p, Twelve Mile Crossing at Fountain Walk
Monday, December 1	City Council Meeting, 7p, Novi Civic Center
Thursday, December 4	Toast to Service, 6-9p, The Hub Stadium Novi
Monday, December 15	City Council Meeting, 7p, Novi Civic Center
Saturday, January 10	City Council Meeting/Goal Setting, 9:30a, Novi Civic Center

If you have any questions, please let me know.