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CITY of NOVI CITY COUNCIL

Agenda Item 1
February 25, 2008

SUBJECT Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use Amendments for distribution to neighboring communities, Oakland County, railroads and public utilities for a 40-day review and comment period.

SUBMITTING DEPARTMENT: Community Development, ^{Baugh} Planning Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

On February 13, 2008, the Planning Commission completed its review of the Master Plan for Land Use for three study areas: the Southwest Quadrant; the Twelve Mile, Napier and Wixom Roads area and the I-96/Novi Road area. Following the public hearing, the Planning Commission voted to approve the Master Plan Review and proposed Master Plan Amendments which had been prepared by the Community Development Planning Staff, City Planning Consultants and the Planning Commission's Master Plan and Zoning Committee.

The City Council is asked to consider approval of the attached resolution related to the distribution of the Master Plan for Land Use Amendments. As previously discussed, the statute authorizing and requiring adoption of amendments to the Master Plan for Land Use, [MCL 125.38(3) and MCL 125.38a(1)], states that final adoption of the proposed amendments to the plan is to be by the Planning Commission "unless the legislative body by resolution has asserted the right to approve or reject the plan". In 2004, the City Council made a determination that the Planning Commission was responsible for the final adoption of the proposed plan. If the City Council chooses to be the body responsible for formal approval of these proposed amendments to certain portions of the Master Plan for Land Use 2004 Plan, a separate resolution would need to be approved at this time.

The attached resolution provides City Council authorization to the Planning Commission to distribute the proposed Plan Amendments to adjacent communities and certain other governmental or public agencies for review and comment. These entities will have 40 days to provide comments. During this same time period additional comments can be received from the public. After receiving and reviewing these comments, the Planning Commission may revise the Amendments before adopting them.

RECOMMENDED ACTION: Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan for Land Use Amendments for distribution to neighboring communities, Oakland County, railroads and public utilities for a 40-day review and comment period.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**RESOLUTION AUTHORIZING DISTRIBUTION OF
PROPOSED CITY OF NOVI MASTER PLAN FOR LAND USE AMENDMENTS,
FEBRUARY 14, 2008**

City of Novi
County of Oakland, Michigan

Minutes of a regular Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on February 25, 2008, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____
_____ and supported by Councilmember _____.

WHEREAS, the City of Novi is engaged in the process of amending its Master Plan for Land Use regarding certain portions of the City; and

WHEREAS, the City of Novi Planning Commission has prepared a draft of proposed amendments to the "Master Plan for Future Land Use 2004" titled "Proposed City of Novi Master Plan for Land Use Amendments, February 14, 2008" in accordance with the requirements of MCL 125.31 *et seq*; and

WHEREAS, pursuant to MCL 125.37b(2), upon completion of the proposed amendments the Planning Commission is required to submit the same to the City Council for review and comment, and for approval of distribution of the proposed

amendments to adjacent communities and certain other governmental or public agencies for their review and comment, as described in MCL 125.37b(3); and

WHEREAS, the City Council has reviewed and approves the attached "Proposed City of Novi Master Plan for Land Use Amendments, February 14, 2008" for distribution as required;

NOW, THEREFORE, BE IT RESOLVED, pursuant to MCL 125.37b(3), that the Secretary of the City of Novi Planning Commission and all other necessary administrative personnel are hereby notified to cause a copy of the proposed plan to be submitted to those entities and agencies described in MCL 125.37b(3)(a)-(d), for review and comment within the time limits set forth in MCL 125.37b(4).

BE IT FURTHER RESOLVED, that pursuant to the foregoing authority, such review and comment is advisory only.

AYES: Councilmembers _____

NAYES: Councilmembers _____

RESOLUTION DECLARED ADOPTED.

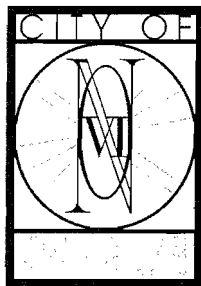
MARYANNE CORNELIUS, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at _____ meeting held this _____ day of _____, 2008.

MARYANNE CORNELIUS, City Clerk

**DRAFT
PLANNING COMMISSION MINUTES
FEBRUARY 13, 2008**



cityofnovi.org

PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Master Plan Excerpt

Wednesday, February 13, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

CALL TO ORDER

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

ROLL CALL

Present: Members, John Avdoulos, Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Mark Pehrson (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Tom Schultz, City Attorney

PUBLIC HEARINGS

1. MASTER PLAN FOR LAND USE

The Public Hearing was opened to present findings and receive comments on proposed amendments to the City of Novi Master Plan for Land Use, for Planning Commission's approval of the Master Plan Review and proposed amendments and recommendation to City Council to approve the proposed amendments for distribution.

Deputy Director of Community Development Barbara McBeth thanked Planner Mark Spencer, the Planning Commission and the public for their work on the Master Plan. Mr. Spencer was asked to provide a recapitulation of the Master Plan process.

Mr. Spencer began by explaining that the Master Plan for Land Use is a long range, broad based, policy document that is used by the City to guide decision making that is related to land use. Its purpose is to plan for balanced land uses that create a diversified tax base, plan for adequate infrastructure, plan to protect natural features, plan for open space, and plan in a manner that establishes and preserves community character.

The City's current Master Plan for Land Use was adopted in 2004. A review of this plan was initiated last year when the City of Novi Planning Commission's Master Plan and Zoning Committee discussed opening the Master Plan to address some particular areas of interest and to complete open issues. After some Committee and Planning Commission discussions, it was decided that the focus of the Master Plan review would be limited to three study areas:

- The Southwest Quadrant Area;
- The Twelve Mile, Napier and Wixom Roads Area; and
- The I-96/Novi Road Study Area.

Over several months, the Committee and the Planning Commission, with the assistance of the Community Development Department Planning Staff and the City's Planning Consultants, reviewed and evaluated in detail each area's planning history, natural features, existing land uses, economic conditions and infrastructure. Public comments regarding future land uses in the study areas were solicited and hundreds of people provided input.

Based on this work the Planning Staff and the Master Plan and Zoning Committee produced a Master Plan Review that recaps its research and they produced a set of proposed Amendments to the City's Master Plan. Tonight the Planning Commission has been asked to conduct a Public Hearing on the proposed Amendments. The Commission was also asked to review and approve the Master Plan Review and proposed Amendments and to forward them to the City Council for distribution approval.

The Southwest Quadrant: Based on the City's long term planning goals and infrastructure plans, the area's abundant natural features and rural character, and the large amount of public input requesting no changes to the area, no future land use map changes are proposed for the southwest quadrant. Residential densities are also proposed to remain the same, at .8 and 1.65 dwelling units per acre maximum. The Master Plan's current goal of protecting the character of the southwest quadrant could be strengthened by adding the following two proposed objectives:

- Continue to provide legally defensible development options through Novi's Code of Ordinances that maintain the semi-rural character of the southwestern portion of the City.
- Maintain the existing low density residential development and natural features preservation patterns.

The following proposed implementation strategies help guide the City toward obtaining these objectives:

- Reviewing residential development options and access requirements to possibly permit greater flexibility for the development of challenging properties;
- Rezoning properties in the Southwest Quadrant only to low density residential districts that match the Master Plan's Residential Density Patterns Map, or to parks, open space, educational facilities and public uses;
- Encourage preserving views from major roads;
- Using the City's residential development options to further preservation;
- Developing in a manner that is sensitive to wildlife habitat and movement corridors;
- Monitoring the retail needs of the area to ensure that adequate nearby retail areas are available.

Mr. Spencer continued that new and revised future land use definitions are also proposed. The definitions for Public, Educational, Park and Utility uses include language to recommend residential uses at a maximum density as proposed on the Residential Density Patterns map if the planned use is no longer appropriate at this location. For example, if the plan currently cites an Educational facility, but the use is no longer warranted, the land's density would be returned to an underlying Residential density.

Twelve Mile, Napier and Wixom Roads: This area is depicted in the current Master Plan as a Special Project Planning Area. The future land uses proposed for this area include Single Family Residential in the western portion, Educational Facility in the center portion and Community Commercial in the far eastern five acres adjacent to Wixom Road. The residential density proposed is a maximum of 3.3 dwelling units per acre, which is the same as that found in the R-4 Zoning District. This density applies to both the Single Family Residential and Educational Facility areas.

The proposed amendments for this area include a new goal, which is to develop this study area with a mix of Residential, Educational and Commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and complements the natural environment. To further that goal, three new objectives are proposed. These objectives encourage development to be of high quality and to provide safe and interconnected circulation systems.

To further these objectives several new implementation strategies are proposed:

- Considering Zoning Ordinance Amendments to require Single Family Residential developments to have generous lot widths and setbacks, and to meet high quality residential appearance requirements.
- Require non-residential developments to include high quality masonry façades, well-landscaped parking areas, shared access drives, interconnected parking areas and pedestrian connections.
- Require all developments to include pedestrian amenities.

The I-96/Novi Road Study Area: The Future Land Use map changes are also proposed for this study area. They include eliminating the Downtown West designation and splitting it into a Light Industrial on the western portion and Office on the eastern portion. To provide clarity to the proposed amendments, the study area was divided into three sub-areas: the Conference District north of I-96, the Ring Road Area and the Industrial District. A separate set of Amendments is proposed for each area. This map also includes the location of the proposed ring road extension that has been contemplated by the City's Master Plans for many years.

An additional goal proposed is to develop the area in manner that reflects the importance of this gateway to the City. Proposed objectives encourage future development to take advantage of the area's prominent location, improve traffic circulation, develop the Ring Road sub-area in a manner that adds value to the City's Town Center and Main Street areas, develop the Industrial District sub-area in a manner that facilitates the continuing reinvestment in the area and promotes high quality development. These new implementation strategies are proposed:

- Exploring underground stormwater detention in the Conference District area.
- Reviewing building heights for properties close to the freeway.
- Completing the proposed ring road.
- Developing a backage road when the Novi Road frontage is redeveloped.
- Adding a median to Novi Road at Crescent Boulevard.

- Installing canopy trees along both sides of Novi Road and the proposed ring road.

The strategies proposed also include exploring the possibility of developing a new road system within the Conference District that would improve circulation and help facilitate redevelopment. Other strategies proposed include encouraging development and redevelopment consistent with the proposed Ring Road Development Concept Plan, rezoning the former Novi Expo Center property and the northwest corner of Grand River and the future ring road to OST to encourage redevelopment of the site.

Additional implementation strategies include redeveloping the former Expo Center site with an iconic building that can be admired from I-96, encouraging the use of the Middle Branch of the Rouge River corridor as an amenity, and pursuing grant money for corridor preservation. Also, the Zoning Ordinance could be evaluated and updated to permit OST uses while allowing building form and placement to be consistent with the TC-1 District. An update could also include techniques to improve the appearance of the Industrial District from I-96 and along Grand River. The City could consider gradually phasing out outdoor storage uses as redevelopment occurs.

The proposed strategies also propose developing nodes or "pulses" of development along Novi Road that will draw travelers south from I-96 and enhance the area's pedestrian experience. Development at the corners should include buildings positioned close to the roadway with increased height at the corners. The intersections should also include terraces or public plazas to create spaces for pedestrians, which would enhance the intersections.

Mr. Spencer continued that the City could consider rezoning properties to facilitate the implementation of the Master Plan, encourage the development of flexible space buildings that can accommodate Office, Light industrial and Research uses, The City could also continue to encourage the use of green building techniques such as green roofs to reduce energy costs and enhance the view of buildings from I-96.

The proposed Amendments also include two changes to the future land use definitions. First, Downtown West has been removed since it is not on the proposed Future Land use Map. Second, a definition for PD2 was added. This land use was depicted on the 2004 Master Plan but it was not defined. This definition gives guidance to use the Zoning Ordinances Planned Development Option to provide greater development flexibility on key properties.

After the Planning Commission approves the review and proposed Amendments it will be sent to City Council. They will review the Master Plan Review and proposed Amendments and approve the Amendments for distribution. This meeting is tentatively scheduled for February 25, 2008. The City will then send the final review and proposed Amendments to a list of previously notified municipalities (including the Oakland County), railroads and utilities for comments as required by the State Planning Act. This is a forty-day comment period.

Next the Planning Commission, with assistance from Master Plan and Zoning Committee, will review the comments and if desired, modify the proposed Master Plan Amendments. It then will hold a Public Hearing and adopt the Amendments as modified. The meeting is tentatively scheduled for April 16, 2008. Then the Master Plan Amendments will be published. Public comments will be welcomed during this entire process.

Mr. Spencer closed by thanking the Master Plan and Zoning Committee members, the City's Planning Staff, the City's planning consultants and especially the citizens of Novi.

Chair Cassis thanked Mr. Spencer for his marvelous job on the Master Plan review. Chair Cassis opened the floor for public comment:

- Greg Obloy, representing the western corners of Beck Road and Ten Mile: stated that the Master Plan continues to shows these corners planned for residential, and he wished to state their displeasure and objection to this Master Plan designation. He has met with the Master Plan and Zoning Committee and indicated to them that they wish to rezone the property to commercial. He felt this plan is ill-conceived, and the facts upon which Mr. Arroyo's plan is based are flawed. They disagree with the 1.65 density. The reality of the intensity of this area is that traffic is intense, so much so that the City took on a traffic study last year, which recommended some intermediate traffic improvements at the intersection. The long-term forecast by the traffic study includes significant improvements. His point was the intensity of the area makes it infeasible to consider this property being developed for Single Family Residential at 1.65 units per acre, especially the four-acre parcel on the corner of the intersection. The Master Plan does, in its text, catch some language that says the City wants to monitor the retail needs of the community in this area. Mr. Obloy pointed out that one of the original plans proposed by Mr. Arroyo included Senior Housing on both sites, suggesting that these properties are never going

to be developed as Single Family Residential. There is a commercial corner on the easterly side of Beck Road. Mr. Obloy's land has lain fallow and has become the park and recreational area for the area's residents.

- John Kuenzel, Echo Valley Homeowners Association President: Thanked the Planning Commission for the plan as it relates to the southwest quadrant of the City. Hundreds of residents indicated that they want the area to remain as zoned. He said that the previous speaker represented a group of investors who purchased land zoned Residential. They knew what they were buying when they bought it. The residents in the area bought their homes knowing the land was zoned Residential. Mr. Kuenzel said that, in all fairness, it is good that the City is keeping the area as zoned.
- Carol Crawford, Beck Road: Commended the Planning Commission for the southwest quadrant. She agreed with the previous speaker. It is a residential area. It is crowded. Adding Commercial on the corner would be another nightmare. The developers knew what they were buying when they bought it.

There was no written correspondence. Mr. Kuenzel said he turned a letter in to the Master Plan and Zoning Committee that was addressed to the entire Planning Commission. Chair Cassis and Ms. McBeth said that the letter is in the record – it was acknowledged at the Master Plan and Zoning Committee. Chair Cassis closed the Public Hearing.

Member Lynch thanked Mr. Spencer and the Planning Staff. [end of tape]. He thought the analysis was thorough and complete.

Member Burke acknowledged the open manner in which the Master Plan was reviewed. Member Burke asked whether there was any grant money that might be available for the Nine Mile natural beauty designation. Mr. Spencer was not aware of anything, but the designation would give the City some leverage in future designs. If there are enhancement grants, the City might be able to tap into them. It is a good designation for planning the corridor. Member Burke suggested that this be added as a bullet point for the southwest quadrant. Then the idea would be in writing, and if any money does become available, the recommendation is listed in the City's Master Plan as reinforcement of the City's vision.

Chair Cassis noted that City Council Member Mutch was encouraging the City to look into the grant opportunities such as this. Ms. McBeth said that this would be highlighted during the City Council review of the Master Plan.

Member Burke asked whether this would help in the grant procurement process. Mr. Spencer responded that it would. Mr. Spencer said that he would add the words in to the implementation strategy for the Planning Commission to consider as part of their motion.

Member Greco thanked the staff, consultants and Mr. Spencer for the appropriateness of the recommendations for each area.

Member Avdoulos thought that the City has been fortunate with the two most recent reviews of the Master Plan. This information was broken down and greatly detailed each of the three areas. Each was reviewed for a similar amount of time. There were different venues for input. The compilation of the information provided the percentages of responses for each of the answers. Member Avdoulos said the venues attracted both new and old residents. The southwest quadrant is the last jewel in Novi with the open space and natural features. It has a lot of potential for interesting things. He thought that there were issues with Nine Mile surface that causes drivers to cut through subdivisions. The area is still rural, and he did not know whether the natural beauty designation would provide for additional upkeep, but the chip seal lasted only six months and the surface needs to be kept up. There was no particular reason to change the southwest quadrant Master Plan designations.

Member Avdoulos was concerned about the R-4 density for the Twelve Mile and Wixom area. However, when the overlay is taken into consideration, the density becomes reasonable. This is only the Master Plan, and the zoning remains as is if the overlay and rezoning do not take effect. If new plans come forward, they will have to build according to the existing zoning or perhaps seek a rezoning in conjunction with the Master Plan.

Member Avdoulos thought the most exciting area was the I-96/Novi Road area. For years the City has tried different solutions. He felt that the Consultants' breaking this land into three areas made the design more palatable, creates interesting things that benefit the area, and demarcates the main crossroads of Novi. Novi's design is broken up, making it somewhat of a strange city to develop. This Master Plan works well for the interchange, and works well going south toward Main Street. A bridge over the railroad tracks is proposed. This whole process solidified where

the City is, and soon the City will have to look at whole plan again. These three areas may have been suspect and needed to be reviewed now. The input from everyone produced a nice document.

Member Wrobel thanked Mr. Spencer and the rest of the City for the hard work. This was the first Master Plan Member Wrobel has been a part of; it was a very detailed process and he was impressed with the procedure that the City followed. The opportunity was available for both businesses and citizens to participate in the process. This was the most open process he has ever been involved with, and that bodes well for the City.

Member Wrobel said the decisions were based on the best decisions for the City, not just a particular group. They had no pre-conceived ideas before they began the review. The betterment of Novi was their final goal. The I-96/Novi Road study was fascinating. If even half of what is recommended is achieved, the City will be in great shape. He hoped it would happen in the near future. The Master Plan provides a direction for the Planning and Economic Development Staff. Novi Road from Ten Mile to Twelve Mile is the City's center. To provide something as dynamic as what the Master Plan suggests would be a feather in the City's cap.

Member Gutman thanked everyone who participated.

Moved by Member Gutman, seconded by Member Burke:

Motion to approve the Master Plan Review and proposed Master Plan for Land Use Amendments and forward them to the City Council for distribution approval.

DISCUSSION

Member Meyer added his gratitude. This was a demonstration of democracy at its best. Over 278 surveys were collected and detailed. Even new families to the area took part in the process. This speaks well of the City. It reflects the comments made by the Mayor in the recent State of the City Address, wherein the strength of Novi in Michigan's economy was highlighted. The Mayor pointed out the material accomplishments; the heart of the City however, is its citizens. Those who took the time to offer the City their thoughts really showed their passion for the different areas of the City.

Member Meyer said that Novi has never had a downtown, only a business district. His hope was that in the future an area will emerge where people will come together to celebrate life in a variety of ways. This will be done in a quality, meaningful way, so that people can truly say that they are blessed to be able to live in such a wonderful community.

Chair Cassis said the Planning Commission members contributed their professional talents to the Master Plan review. He complimented Mr. Spencer for his expertise. Chair Cassis believes that the presentation should be submitted for consideration of an award. He commended the process and gave credit to the Mayor and City Council for insisting that a real study be conducted that could withstand scrutiny. This vision gave the Planning Commission direction. Professionals were brought into the picture to help. They supplied a great wealth of input from around Michigan and the country. Demographics were studied and the information is contained in the body of the Master Plan.

Chair Cassis said the City fathers said that a city must be built that will stand the test of time. They proceeded to put the commercial in the middle of the City around the freeway and Novi Road. No matter who came afterward, trying to expand it into the southwest quadrant or elsewhere, it just never worked. The vision continues. Chair Cassis said that Ten Mile is packed in the morning and the evening. It is hardly a sustaining road. The southwest quadrant can hardly take in commercial. This came from the input from the consultants and residents. It was an open process.

Chair Cassis said the I-96/Novi Road area is great for development. The new road design can really lure a very good development.

The Master Plan is dependable. It is based on everyone's input. The Planning Commission has reviewed the information and put forth a Master Plan review that will indeed, stand the test of time. He thanked his colleagues for their time and input. He thanked Ms. McBeth and City Attorney Tom Schultz.

Member Avdoulos asked if City Council would get a similar packet. Mr. Spencer said it would, but it would likely be an electronic version. Member Avdoulos thought there was a lot of good information, and much of the commentary

is verbatim. He said some of the information can be a real eye-opener. He thought the Chesapeake Group was surprised at some of the information they received. All of the information is good. He wished that the City Council would receive all of the background information.

Mr. Spencer recommended this change (in bold) to the strategy (in italics): *Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road, explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area, and explore grant funding to further the preservation of the character of the corridor.*

Member Gutman and Member Burke agreed to the change and to provide all of the reasons into the motion as well.

ROLL CALL VOTE ON MASTER PLAN MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BURKE:

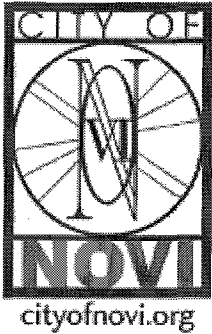
Motion to approve the Master Plan Review and proposed Master Plan for Land Use Amendments as amended* [see below] and forward them to the City Council for distribution approval for the following reasons: 1) The Master Plan and Zoning Committee and the Planning Commission, with the assistance of the Community Development Department Planning Staff and the City's Planning Consultants, reviewed and evaluated each of the three Master Plan Study Areas in detail; 2) Public comments regarding the future land uses in the study areas were solicited and hundreds of people provided input through surveys, written comments and in person at City Hall and public open houses; 3) The proposed Amendments reflect the desires of the City's citizens, promote natural feature protection and quality development, encourage investment in the City; and provide design guidance for future transportation improvements; and 4) the proposed Amendments foster sound land use planning by including the following land use goals:

- **Protecting the character of the Southwest Quadrant Study Area;**
- **Developing the Twelve Mile, Napier and Wixom Roads Study Area in a manner that is aesthetically pleasing, compatible with neighboring land uses and complements the natural environment; and**
- **Developing the I-96/Novi Road Study Area in a manner that reflects the importance of this gateway to the City. *Motion carried 8-0.***

*** The final Implementation Strategy listed on Page Three in the Proposed Master Plan for Land Use Amendments was clarified (in bold) to read:**

Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road, explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area, and explore grant funding to further the preservation of the character of the corridor

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
THROUGH: BARBARA MCBETH, *Barb* AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: MASTER PLAN REVIEW AND AMENDMENTS
DATE: FEBRUARY 14, 2008

In Spring 2007, the opportunity to review the City of Novi's 2004 Master Plan for Land Use was initiated when the City of Novi Planning Commission's Master Plan and Zoning Committee discussed opening the Master Plan to address some particular areas of interest and to complete open issues. After some discussion over several meetings, the Committee recommended to the Planning Commission that it formally start the process by reviewing identified, specific areas. The Committee prepared a resolution that was approved by the Planning Commission as a whole on June 13, 2007.

Since that time, the Committee and Planning Commission decided to focus the review of the Master Plan to the following three study areas:

- Southwest Quadrant Study Area;
- Twelve Mile, Napier and Wixom Roads Study Area; and
- I-96/Novi Road Study Area.

Over several months, the Committee and the Planning Commission with the assistance of the Community Development Department Planning Staff and the City's Planning Consultants, reviewed and evaluated in detail each Study Area. Public comments regarding the future land uses in the study areas were solicited and hundreds of people provided input through surveys, written comments and in person at City Hall and public open houses.

Based on the above work, the Planning Staff and the Master Plan and Zoning Committee produced a recap of its research and findings with proposed Amendments to the City's Master Plan for Land Use. This "Master Plan Review" includes proposed Master Plan for Land Use Map and Text Amendments to the adopted 2004 Master Plan. On February 5, 2008, the Committee approved the Review and proposed Amendments and forwarded them to the Planning Commission. On February 13, 2008, the Planning Commission held a public hearing on the Master Plan Amendments. At this meeting the Planning Commission approved the Review and proposed Amendments.

The City Council is asked to consider the Master Plan Review and the proposed Master Plan Amendments and approve the Amendments for distribution. If the Council decides not to approve the Amendments for distribution, the City Council will be asked to provide comments and return the Amendments to the Planning Commission for modification. After revising the Amendments, the Planning Commission would then

return the document to City Council for distribution approval. The City Council may also elect to take action to require that the completed Master Plan amendments be approved by City Council before adoption.

After the Amendments are approved for distribution, the Master Plan amendment process proceeds as follows:

- The Master Plan Review and proposed Master Plan Amendments are sent to the previously notified municipalities (including the Oakland County Coordinating Zoning Committee) and utilities for comments as required by the State Planning Act (40 day comment period);
- The Planning Commission, with assistance from Master Plan & Zoning Committee, reviews comments and if desired modifies the proposed Master Plan Amendments, and holds a public hearing and adopts the amendments as modified (meeting tentatively scheduled for April 16, 2008);
- The Master Plan Amendments are published.

Public comments will be welcomed during this entire process.

The proposed amendments included updating the Master Plan's Future Land Use Map to include the following:

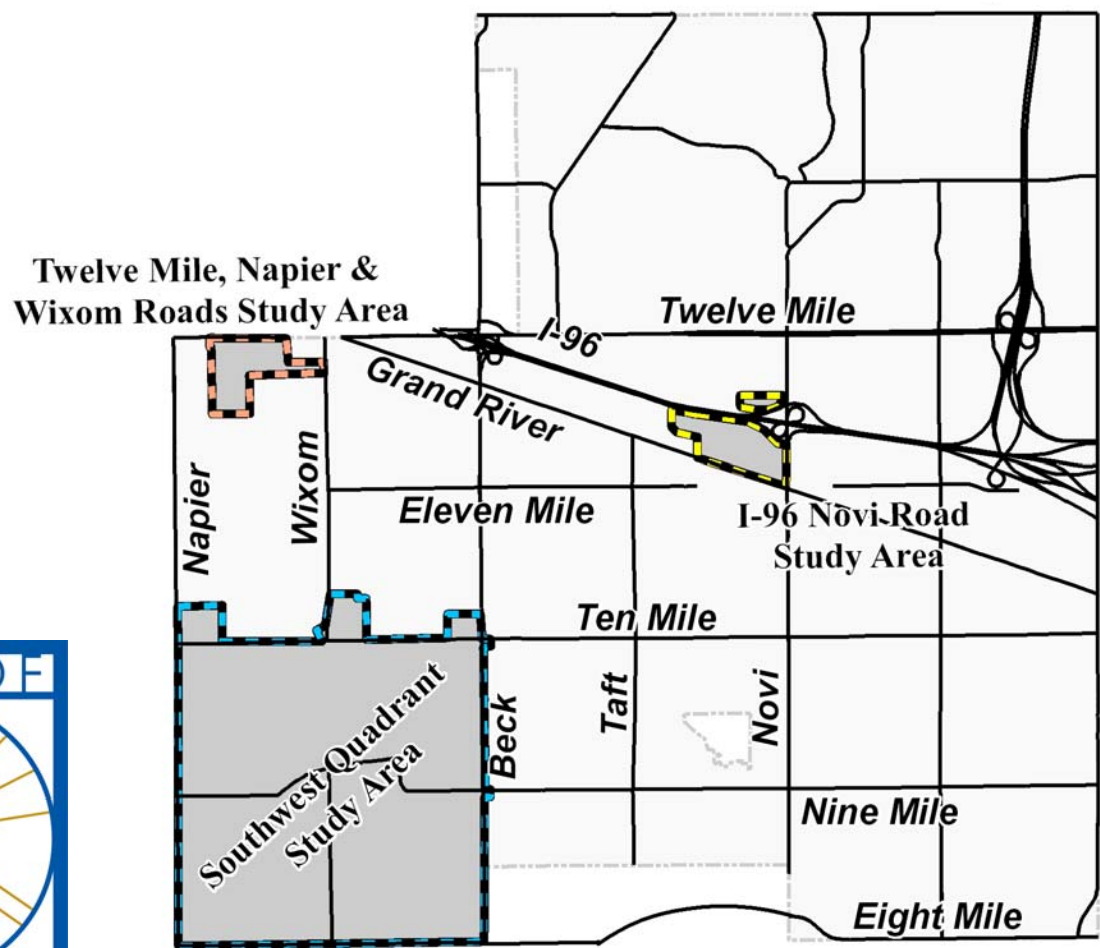
- Southwest Quadrant Study Area - no use changes;
- I-96 and Novi Road Study Area – retain the PD-2 (regional commercial uses with the sites developed using the Zoning Ordinance's Planned Development Option) designation for the area north of I-96 and in the area south of I-96 retain the Town Center [commercial] use in the far eastern area and remove the Downtown West designation and replace it with Office uses in the eastern portion and Light Industrial uses in the western portion; and
- Twelve Mile, Napier and Wixom Roads Study Area - remove Special Planning Project Area 2 and replace it with Single Family Residential uses at no more than 3.3 dwelling units per acre in the western portion, Educational Facility uses with an underlying residential density of no more than 3.3 dwelling units per acre in the central portion and Community Commercial uses in the far eastern portion fronting on Wixom Road.

The proposed text amendments include language to define land use categories and add new land use goals, objectives and implementation strategies to support the following land use goals:

- Protecting the character of the Southwest Quadrant Study Area;
- Developing the Twelve Mile, Napier and Wixom Roads Study Area in a manner that is aesthetically pleasing, compatible with neighboring land uses and complements the natural environment; and
- Developing the I-96/Novi Road Study Area in a manner that reflects the importance of this important gateway to the City.

Proposed City of Novi Master Plan for Land Use Amendments

February 14, 2008



cityofnovi.org

Where quality of life is the way of life