



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 1
February 6, 2012

SUBJECT: Approval of Zoning Ordinance Text Amendment 18.254, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance, as follows:

- Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
- Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced in Article 23;
- Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced in Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;
- Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
- Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts.

SECOND READING

SUBMITTING DEPARTMENT: Community Development - Planning *Baus*

CITY MANAGER APPROVAL: *✓*

BACKGROUND INFORMATION: The 2010 Master Plan for Land Use included a number of recommended implementation strategies related to the office zoning districts and to allow limited additional retail service uses (i.e. retail stores, restaurants and gas stations) near the intersection of Grand River Avenue and Beck Road. The attached text amendments, as proposed by staff and recommended by the Planning Commission, and as further modified following the City Council's first reading of the ordinance on January 23rd, would accomplish the related goals of the Master Plan. The amendments fall within three categories: Changes to the office zoning districts; addition of provisions to allow retail service uses for properties near the intersection of Grand River Avenue and Beck Road; and, update to the list of zoning districts.

Office Zoning Districts

The OS-2 Planned Office Service district is no longer represented on the Zoning Map, since the only remaining property with the OS-2 designation - the Knightsbridge Gate development near Napier and Twelve Mile Roads - was recently rezoned to a residential district consistent with the residential subdivision currently under development, the uses depicted on the Future Land Use Map, and the Consent Judgment that restricts the uses on the property to residential homes. The proposed ordinance amendments will eliminate the OS-2 District from the Zoning Ordinance, and add uses to the OSC and OST districts that had been referenced in the OS-2 District. Additionally, the Master Plan does not recommend any additional properties be designated for OS-2 uses at this time, so it is appropriate to eliminate the district.

Retail Service Overlay

The proposed amendments will permit a select set of retail service uses in the OST District as principal permitted uses subject to special conditions in areas designated in the adopted Master Plan's Future Land Use Map as *Office, Research, Development and Technology with Retail Service Overlay*. The area identified is approximately 18.2 acres of land located on the east side of Beck Road, for properties to the north and south of Grand River Avenue (please see attached location map).

Staff prepared a memo dated January 26th that addressed some of the issues that the City Council discussed at the first reading of the text amendment on January 23rd. Two issues discussed at first reading included whether other OST-zoned areas should also be considered for retail/restaurant uses, and the specific set of proposed uses that would be permitted in the Retail Service Overlay District, subject to special conditions.

Other OST-zoned Areas

It had been noted, that while other OST areas were considered, the Planning Commission's discussion and the adopted Master Plan allow for the additional retail service uses only for this OST zoned area, given its proximity to the Beck Road/I-96 interchange, and the number of pass-by travelers who may benefit from these types of retail service uses, many of whom are visitors to the nearby Providence Park Hospital and the Suburban Collection Showplace. In the January 26th memo, staff indicated that other OST zoned areas would be reviewed again for recommendation to the City Council in a separate communication.

Proposed Retail Service Overlay Uses

For the First Reading of the proposed ordinance amendments, the proposed permitted retail services uses for the Beck Road/Grand River Avenue properties identified on the Future Land Use Map included retail businesses; personal service establishments; restaurants (including sit-down, fast food carry out and fast food drive-through); gasoline service stations and accessory convenience stores; and, auto washes when completely enclosed in a building. These uses were recommended by the Planning Commission for the new Retail Service Overlay District and were included in the text of the Master Plan. The proposed language from the City Council's First Reading is attached for reference.

As provided in last week's off-week packet, the attached draft revisions to the proposed Retail Service Overlay ordinance for Second Reading now provide for retail and personal service uses consistent with Novi's least intense business zoning classification, the B-1, Local Business District. Staff is also proposing to include restaurants (excluding drive-in and drive-through restaurants), which are currently permitted in the B-2, Community Business District. Staff is proposing changes at this time to eliminate some of the more intense uses initially proposed (gas stations, car washes, fast-food drive through restaurants) but still meet the general intent and the desired character and purpose for the area as identified during the study and approval of the Master Plan for Land Use. The proposed uses would provide limited retail and service uses, as well as restaurant uses, primarily for the pass-by traffic on the way to or from the I-96/Beck Road interchange, and for visitors to and employees at the nearby Providence Park Hospital and the Suburban Collection Showplace.

The uses in Novi's B-1, Local Business District can be characterized by the Briarwood shopping center located at the northeast corner of Ten Mile and Beck Roads, which provides for a variety of day-to-day convenience shopping needs and personal service establishments, banks and medical offices, but does not allow any type of restaurant use. For the Retail Service Overlay District, staff is proposing to allow the B-1 type uses, as well as

restaurants, since these types of retail, service and restaurant uses would be complementary to, and less intense than the already developed gas station/convenience store and fast-food drive through restaurant developed close to the Beck Road interchange. The anticipated retail, service and restaurant uses proposed in the ordinance language, along with the office and bank uses currently permitted in the OST district, could provide a good transition between the more intense uses already developed near the Beck Road interchange and the expected high-tech research and office uses of the adjacent OST, Planned Office Service Technology District near the northeast corner of Grand River Avenue and Beck Road.

All of the other uses permitted as principal permitted uses in the OST District would continue to be allowed. The floor area of general retail service uses will be restricted to a maximum of 25 percent of the floor area in each of the two areas identified in the Master Plan (one north and one south of Grand River Avenue) to reduce the impact on nearby community-serving retail areas. As staff's January 26th memo points out, the potential amount of development at the northeast corner of Grand River and Beck would be between 40,000 to 50,000 square feet, allowing for a maximum of 10,000 to 12,500 square feet of retail and service uses, including the current 5,000 square foot USA2GO convenience store. Additional architectural quality standards were also added to the proposed ordinance language for Second Reading.

Access to any retail service overlay development will be from collector or local roads to reduce traffic conflicts on Grand River Avenue and Beck Road. Development of a portion of a new collector road has begun on the north overlay area as part of the "USA 2 Go" project and rezoning from FS, Freeway Service with a Planned Rezoning Overlay. In the future, this collector road is expected to connect Beck Road to Grand River Avenue.

Please note, the Recommended Action below refers to the proposed Retail Service Overlay uses, as suggested in the attached text provided for Second Reading, with an excerpt provided here:

1. Retail uses, and service uses, and restaurant uses, as follows:
 - a. Generally recognized retail businesses and personal service establishments, as permitted in the B-1, Local Business District, Section 1301.1 and 1301.2, and other uses similar to the identified uses, which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below;
 - b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below;
 - c. Restaurants, including sit down, banquet facilities, or other places serving food or beverage, except those having the character of a drive-in, or having a drive-through window, fast food carry out, and fast food drive through, but not including drive-in restaurants, subject to the requirements of Section 1502.9;
 - d. Gasoline service stations subject to the standards of Section 1402.1, and accessory convenience stores;
 - e. Auto wash when completely enclosed in a building;

Ordinance District Listing

Ordinance amendments are proposed to remove references to the OS-2 District in the Schedule of Regulations and to correct the list of districts in Article 2.

RECOMMENDED ACTION:

Approval of Zoning Ordinance Text Amendment 18.254, to amend Ordinance No. 97-18 as amended, the City of Novi Zoning Ordinance, as follows:

- Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
- Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced In Article 23;
- Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced In Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use (uses included for the Second Reading include retail and service uses consistent with the B-1, Local Business District, and restaurants – excluding drive-in and drive-through restaurants – but not including gas stations, car washes and fast food drive through restaurants, as identified as some of the more intense uses discussed at the time of the First Reading);
- Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
- Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts.

SECOND READING

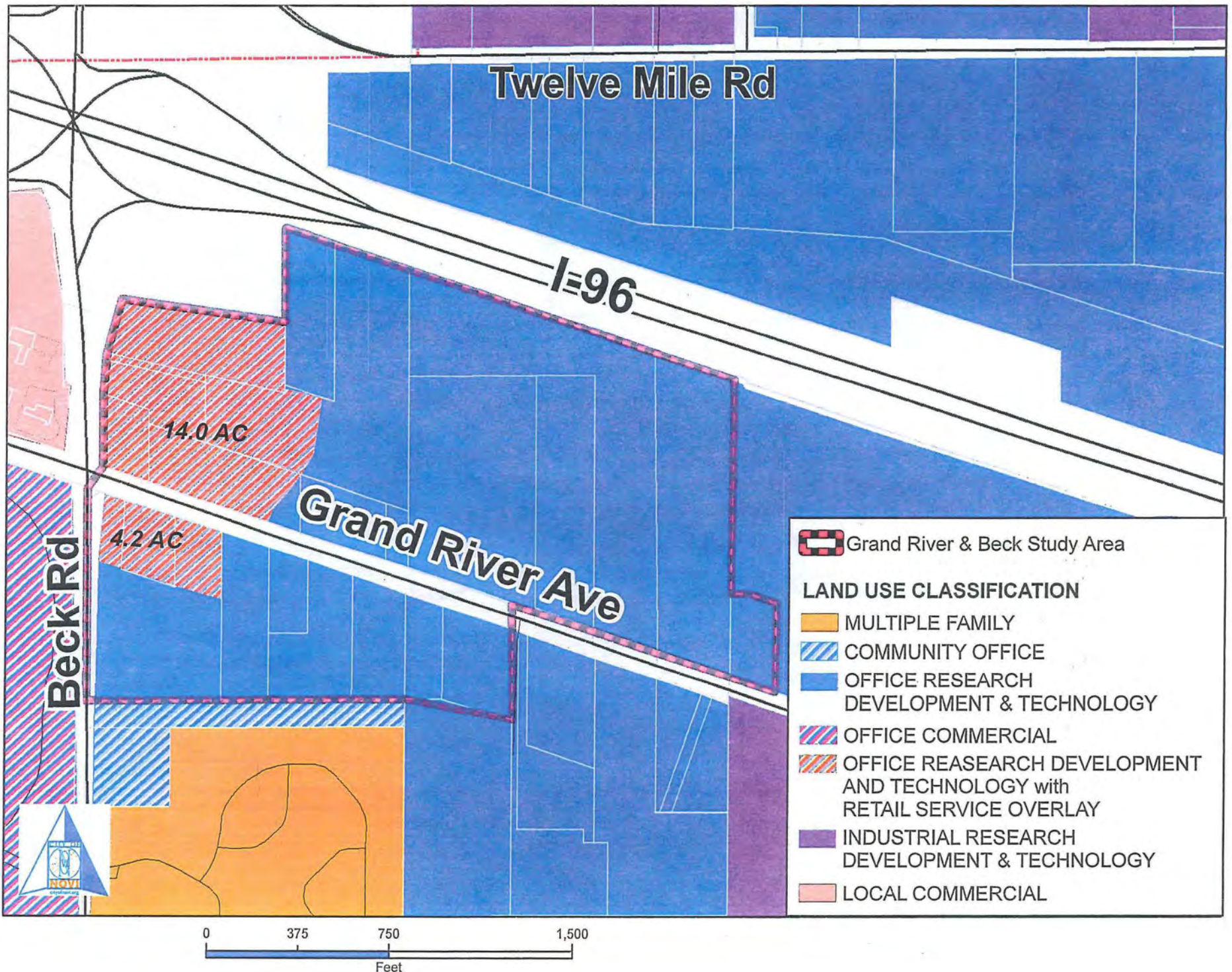
This motion is made for the following reasons:

- Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;
- The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
- Limiting the area for retail services to the area identified on the Future Land Use Map and limiting the amount of general retail space within the Retail Overlay area, as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
- Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
- Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

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

GRAND RIVER AVE. AND BECK RD. STUDY AREA RECOMMENDED FUTURE LAND USE



OST Retail Service Overlay Area

Location Map and Air Photograph



Map Legend

- Streets
- Major Streets
- Tax Parcels



City of Novi

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

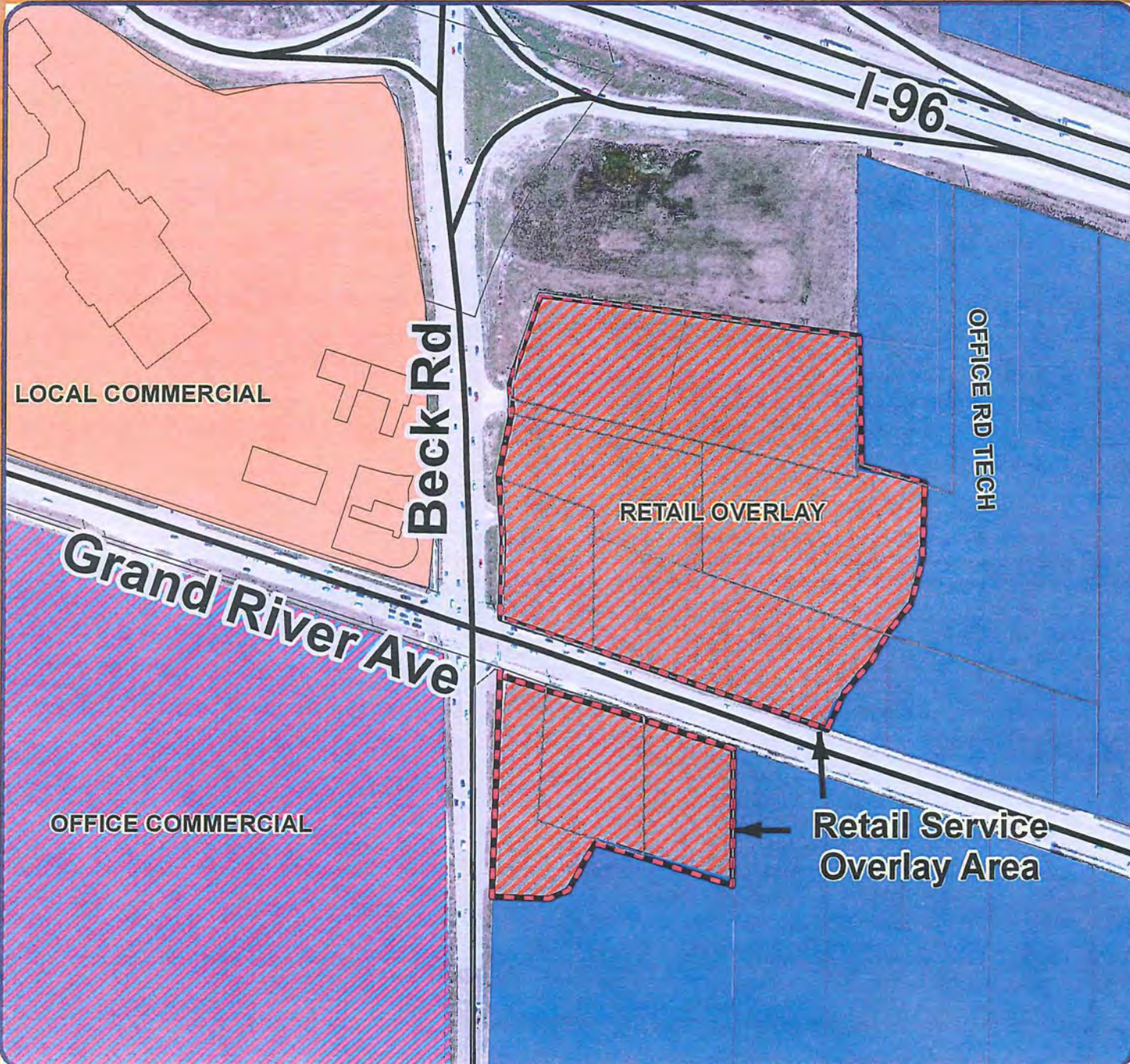
Map Author: Mark Spencer
Date: 9/29/11
Project: Retail Overlay Location
Version #: 1.2

MAP INTERPRETATION NOTICE

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OST Retail Service Overlay Area

Future Land Use Map



Map Legend

- Streets**
- Major Streets
 - Tax Parcels
- LAND USE CLASSIFICATION**
- OFFICE RESEARCH DEVELOPMENT TECHNOLOGY
 - OFFICE COMMERCIAL
 - OFFICE RD TECH w/RETAIL OVERLAY
 - LOCAL COMMERCIAL



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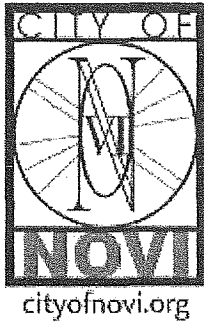
Map Author: Mark Spencer
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 Project: Retail Overlay FLU
 Version #: 1.2

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**RETAIL SERVICE OVERLAY TEXT OPTIONS
JANUARY 26, 2012
MEMO FROM STAFF FOLLOWING
APPROVAL OF FIRST READING**

MEMORANDUM



TO: CLAY J. PEARSON, CITY MANAGER
FROM: ^{Burb} BARBARA MCBETH, AICP, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT
SUBJECT: RETAIL SERVICE OVERLAY TEXT OPTIONS
DATE: JANUARY 26, 2012

1-26-12
To: Mayor & City
Council Members
FYI

At the January 23, 2012 City Council meeting, Planning staff presented Zoning Ordinance amendments proposing the elimination of the OS-2, Planned Office Service district, clean-up of ordinance references to the OS-2 District, and the creation of a set of Retail Service Overlay uses in a 14 acre area of the OST, Planned Office Service Technology zoning district located east of Beck Road at Grand River Avenue. Adding limited retail opportunity in to this particular area was contemplated in the Master Plan for Land Use as an appropriate change from allowance for only OST uses, given the area's proximity to the Beck Road/I-96 interchange, and the number of pass-by travelers who may benefit from these types of retail service uses, many of whom are visitors to the nearby Providence Park Hospital and the Suburban Collection Showplace

The City Council discussed the proposed text and expressed some concerns regarding the Retail Service Overlay uses before approving the first reading of the ordinance amendments. In particular, the type, appropriateness, highest long-term value and intensity of the certain proposed Retail Service Overlay uses was discussed. Among the more intense uses mentioned were car washes, laundromats, drive-through fast food restaurants and additional gas stations to this area.

Also at the January 23rd meeting, the City Council asked staff to review options for allowing a limited amount of restaurants and retail uses in the City's other OST areas. Please note, options for other areas of the City zoned OST will be addressed in a separate communication in the upcoming weeks, along with the recommended procedure for review and approval of any ordinance or master plan amendments.

The Planning Staff has reviewed Council's discussion of the Retail Service Overlay ordinance language and offers the following comments and the attached revised draft ordinance changes for consideration:

Discretionary Approval Standards

As proposed, the Retail Service Overlay land uses will require **Special Land Use approval** by the Planning Commission. As such, the Planning Commission, in exercising its authority under Section 2516 of the Zoning Ordinance, can use its discretionary decision-making authority to insure that any proposed use does not cause traffic congestion and insure that the use is compatible with the surrounding uses and zoning.

Limited area and amount of Retail Uses

The intensity of development in the Overlay area will be limited due to the size of the Overlay areas remaining to be developed (about 10 acres on the north side of Grand

River and 4 acres on the south side of Grand River). Additionally, the provisions limiting the development of retail and service uses to a maximum of 25 percent of the developed floor space will further limit the impact that new retail would have on nearby retail uses. Staff calculated that potential build-out of northeast corner of Grand River and Beck Road is between 40,000 to 50,000 square feet, allowing for a maximum of 10,000 to 12,500 square feet of retail and service uses, including the current 5,000 square foot USA2GO convenience store. For illustration purposes, existing development and a potential development scenario for this area is provided by staff on attached sheets. *

The City Attorney's Office has reviewed the section of the ordinance again related to the floor area calculations and further revisions are provided for clarity to the standard.

Architectoral Quality

The quality of development in the Overlay area is expected to be high since Novi has strong façade and landscaping standards. To further insure quality appearance of the developments in the Overlay area, staff is now proposing additional language to require new buildings in the Overlay area to be compatible with and complementary to the nearby existing buildings and to have equivalent façade design and materials on all sides of buildings that are visible from public or private public roads. Staff expects that the quality and appearance of any proposed buildings would be modeled after the USA2Go development as recently constructed. *

Proposed Uses

* The attached draft revisions to the proposed Retail Service Overlay ordinance now provide for retail and personal service uses consistent with Novi's least intense business zoning classification, the **B-1, Local Business District**. Staff is also proposing to include restaurants (excluding drive-in and drive-through restaurants), which are currently permitted in the B-2, Community Business District. Staff is proposing changes at this time to eliminate some of the more intense uses initially proposed (gas stations, car washes, fast-food drive through restaurants) but still meet the general intent and the desired character and purpose for the area as identified during the study and approval of the Master Plan for Land Use. The proposed uses would provide limited retail and service uses, as well as restaurant uses, primarily for the pass-by traffic on the way to or from the I-96/Beck Road interchange, and for visitors to and employees at the nearby Providence Park Hospital and the Suburban Collection Showplace.

* The uses in Novi's B-1, Local Business District can be characterized by the Briarwood shopping center located at the northeast corner of Ten Mile and Beck Roads, which provides for a variety of day-to-day convenience shopping needs and personal service establishments, banks and medical offices, but does not allow any type of restaurant use. For the Retail Service Overlay District, staff is proposing to allow the B-1 type uses, as well as restaurants, since these types of retail, service and restaurant uses would be complementary to, and less intense than the already developed gas station/ convenience store and fast-food drive through restaurant developed close to the Beck Road interchange. The anticipated retail, service and restaurant uses proposed in the ordinance language, along with the office and bank uses currently permitted in the OST

district, could provide a good transition between the more intense uses already developed near the Beck Road interchange and the expected high-tech research and office uses of the adjacent OST, Planned Office Service Technology District near the northeast corner of Grand River Avenue and Beck Road.

If we do not hear anything to the contrary, staff will be preparing the ordinance amendments as now revised for the Second Reading of the text amendment for the City Council meeting of February 6th.

Amendments for City Council Second Reading

Section 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions

In order to provide a limited amount of retail and personal service establishments to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District only when located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a Principal Use Permitted Subject to Special Conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in Section 3006 of this Ordinance:

1. Retail uses and service uses, as follows:
 - a. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below;
 - b.a. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below. General retail and personal service uses as permitted in the B-1 District, Section 1301.1 and 1301.2, and other uses similar to the identified uses.
 - c.b. Sit down Restaurants (sit down), banquet facilities or other places serving food or beverage, except those having the character of a drive-in or having a drive-through window. , including sit down, fast food carry out, and fast food drive-through, but not including and drive-in restaurants are not permitted, subject to the requirements of Section 1502.9;
 - d. Gasoline service stations subject to the standards of Section 1402.1, and accessory convenience stores;
 - e. Auto wash when completely enclosed in a building;
2. Required conditions for Retail Service Overlay uses:
 - a. Access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.
 - b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the

property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.

- c. A minimum of 15% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.
- d. Outdoor sales shall be prohibited.
- e. Generally recognized retail and personal service establishments—uses shall not to exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The Planning Commission shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement provided that the Planning Commission finds that the proposed deviation is in keeping with the intent of this Section to provide for a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas and not to create a community or regional serving retail area, is in the best interest of the City, the need for the requested deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.
- e.f. Architectural design and façade materials of buildings shall be designed to be compatible with and complementary to other developed buildings in the area. Building façades that are visible from a public or private road shall be composed of the same architectural building façade materials and design as provided on the building's front facade.

operation incident to the use shall in no way diminish or impair property values within the district.

2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited.
3. Site plans shall be prepared in accordance with the requirements of Section 2516 of this ordinance and shall be subject to approval by the Planning Commission prior to issuance of a building permit.
4. See Article 25, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements.
5. See Article 24, Schedule of Regulations, limiting the height and bulk of buildings and providing minimum yard setbacks.
6. See Section 2520 of this ordinance regulating exterior building wall facade treatments, where applicable.

(Ord. No. 18.229, Pt. I, 9-22-08)

ARTICLE 13. B-1 LOCAL BUSINESS DISTRICTS

Sec. 1300. Intent.

The B-1 Local Business Districts, as herein established, are designated to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

Sec. 1301. Principal Uses Permitted.

In a Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or

other specialty food products (excluding all restaurants), drugs, dry goods, clothing and notions or hardware.

2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundries and dry cleaners.
3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices and real estate offices.
5. Professional services including the following: offices of doctors, dentists and similar or allied professions.
6. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
7. Off-street parking lots.
8. Instructional centers for music, art, dance, crafts, martial arts, exam preparation and similar instruction.
9. Other uses similar to the above uses.
10. Accessory structures and uses customarily incident to the above permitted uses.

(Ord. No. 99-18.148, Pt. I, 4-5-99)

Sec. 1302. Principal Uses Permitted Subject to Special Conditions.

The following uses shall be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use and subject to the additional requirements of Section 2516.2(c) for special land uses. There shall be held a public

OST Retail Service Overlay Area NE Corner Grand River & Beck

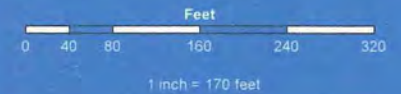
Current Buildings



Map Legend

- Parcels X Reference No.
- Retail Overlay Area
- Existing Buildings
- Potential Buildings

Parcel No.	Name	Use	Floor Area	Total Floor Area By Use	Percent By Use
1	Tim Hortons	Restaurant	1,780		
2	Vacant				
3	Palushaj	Office	3,900		
4	Vacant				
5	Chase Bank	Financial	4,200		
6	Vacant				
all uses but retail				9,880	66.2%
1	USA2GO	Retail	5,040		
total retail				5,040	33.8%
Total			14,920		100.0%



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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 Novi, MI 48375
 cityofnovi.org

Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay Location markup1
 Version #: 1.0

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OST Retail Service Overlay Area NE Corner Grand River & Beck

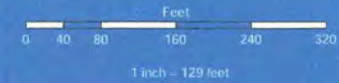
Potential Buildout



Map Legend

- Parcels
- X Reference No.
- Retail Overlay Area
- Existing Buildings
- Potential Buildings

Parcel No.	Name	Use	Floor Area	Total Floor Area By Use	Percent By Use
1	Tim Hortons	Restaurant	1,780		
2	New Office	Office	14,000		
3	Palushaj	Restaurant	6,000		
5	Chase Bank	Financial	4,200		
6	Two Restaurants	Restaurant	12,000	37,980	75.0%
1	USA2GO	Retail	5,040		
4	New Retail	Retail	7,600	12,640	25.0%
total retail					
Total			50,620		100.0%



City of Novi

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

Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay Location markup6
 Version #: 1.0

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**DRAFT EXCEPT
CITY COUNCIL MINUTES
JANUARY 23, 2012**

Excerpt Draft

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JANUARY 23, 2012 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Fischer, Margolis, Mutch, Wrobel

ALSO PRESENT: Clay Pearson, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney
Jason Mangum, Director of Parks, Recreation & Cultural Services
Barb McBeth, Deputy Community Development Director

2. Approval of Zoning Ordinance Text Amendment 18.254, to amend Ordinance No.97-18 as amended, the City of Novi Zoning Ordinance, as follows:
- Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
 - Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced in Article 23;
 - Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced in Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;
 - Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
 - Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts. **First Reading**

City Manager Pearson introduced Deputy Community Development Director McBeth to speak on this amendment. She began by saying that the amendments were the result of a lot of work done by the Planning Commission and the Department. They are moving toward implementation of some of the recommendations of 2010 Master Plan for Land Use. There are three main areas being addressed by the ordinance amendments. The first one she spoke about was the changes to OS-2

planned office services district. The second was the addition of provisions to allow retail service uses for properties near Grand River and Beck Road. The third was to update zoning district and related ordinance cleanups. She went over each in detail. The OS-2 district was no longer represented on the zoning map and no additional properties were recommended in the Master Plan for Land Use. The only remaining property with the OS-2 zoning was the Knightsbridge Gate development which is located near Napier and Twelve Mile Roads. That was recently rezoned from OS-2 to a residential zoning district to be consistent with the current development on the property and with the consent judgment. In addition to eliminating the OS-2 district from the zoning ordinance, amendments were also proposed to take all the other referenced uses that are in two other office zoning categories, OST & OSC districts. There would be no changes in those districts. We are only taking the uses that were referenced in the OS-2 and putting them in the appropriate districts. The second ordinance amendment relates to the properties identified on the Master Plan for Land Use map as Office Research Development and Technology with Retail Service Overlay. It was shown on the overhead projector. The location of the property is near the intersection of Grand River and Beck Road. It is on North and South side of Grand River. Future Land Use map of the area was shown. City Council was aware of the gas station and convenience store, which was just opened for business, was discussed when the Last Master Plan Study was under way. At that time a rezoning overlay was approved to allow that use. It was anticipated potential upcoming Master Plan amendments as well as future ordinance amendments for this area. The ordinance amendment proposed is to permit Retail Service uses for the Beck and Grand River Roads properties identified. Additional land uses would include retail businesses, personal service establishments, such as beauty salons and barber shops, repair shops, restaurants including sit down, fast food carry out and drive thru, gasoline service stations and accessory convenience stores and auto washes. All of the other uses permitted in the OST district would also be allowed to continue in the overlay area. There were a couple of limitations proposed in the ordinance language. The floor area of the general retail service uses would be restricted to a maximum 25% of the floor area within the two study areas. The remaining 75% land use of these two areas would be typical OST types of uses. Additionally access to any of those uses would be from the collector roads or the local roads, not from Beck or Grand River directly but from the expected loop road. The loop road was started by the USA to Go Gas Station development. In the future we are expecting the road will loop around. While other OST districts were considered for this retail service overlay, the Planning Commission's discussion of the adopted Master Plan allowed for the retail services for only this area given its proximity to the Beck Road and the I-96 interchange. The Planning department notified surrounding property owners in the area and they received no negative comments. The third change is cleaning up the references to OS-2 district and modification to the table that provides a list of all of the zoning districts. She noted a

public hearing was held December 14th by the Planning Commission and it was recommended a favorable consideration of this text amendment.

Member Mutch has concerns with the retail overlay. He was in favor of most of the changes proposed but has a problem with the retail service overlay aspect of that change. He noted it was expected to be one of the premier gateways for Novi at this intersection. The biggest problem is with the allowable uses in the location. He was shocked that the drive-thru restaurants, laundromats, car washes, etc is allowed at this location. He felt that everything like this is already at the corner of Grand River and Wixom within a mile from this location. Everything we want to do already exists. He doesn't see the need for it. All the uses are in the immediate area. He couldn't believe we spent the amount of money for that kind of development. In another area in Novi, we actually have OST property being underserved by the kind of uses that would be similar to what is being proposed here. In the Haggerty Corridor development we have over a million and a half square feet of office space with over 1,000 people working in the buildings. We have ITC to the south of those developments. We have Ryder in the middle. This area is not served by the kind of uses that would be appropriate in an OST district. We have a request from the Northern Equities Group developers in that area requesting in 2009 for the option to put in quality restaurants and coffee shop type uses which would be appropriate in an OST district. We didn't allow it because it would be taking away what is an OST district. But are now saying it is okay to turn OST into gas stations, car washes, etc. in the most visible locations in the City. He felt it appropriate to discuss the request from Northern Equities in terms of what uses they are requesting in the Haggerty Corporate Park area. He liked what they have outlined in previous letters to the Council. He would like to discuss it now that we are opening this to businesses in the OST developments. He had a question for Mr. Schultz about the ring road concept in terms of the language integrated in the retail service overlay. His understanding of the PRO agreement with the gas station at Beck Road on the North side, we already have an agreement in place to be determined and who will pay for it. That was one of the selling points of the overlay but we have already accomplished that through the PRO agreement. He had commented on the language of the 25% of floor space limit to retail and personal service establishments. He wanted to confirm if it would also apply to the restaurants, gas station, auto washes or if they would be counted differently. Ms. McBeth clarified the language by saying the intent would be on the retail and service uses only. The gas stations would be considered a different use. The bank there would be a permitted use. Member Mutch questioned whether we could have multiple gas station, car wash, convenience store, fast food drive thru and those would not be covered under the 25% rule. Ms. McBeth said that was the intent. She mentioned that the convenience store within the gas station would be counted as retail space. What we have there now is setting the pattern for the 25% retail maximum. Each project would have to be evaluated.

We are looking for a mixture of uses. Member Mutch commented that he is not interested in seeing those retail uses. He felt the need for discussion about what should be included in OST and what is proposed for this area is not what we are looking for as a City. The language is too restrictive for other locations in the City. This is the first time Council has been permitted to weigh in on some of the policy issues. Member Wrobel agreed with Member Mutch. He could not support it with the retail service overlay in it at this time.

Member Margolis understood some of the concerns that have been expressed but the entire change request is in keeping with our Master Plan. We entrust the Planning Commission to do the studies to move forward on these things. We actually have moved forward with the implementation of the PRO agreement. She feels the services are offered up the road but said they are not as accessible. We have very little of these services available in Novi. The small amount of the overlay is acceptable to her. She did not have any trouble approving it. She questioned a collector road in the southeast corner that is also in the retail service overlay. Ms. McBeth said it is an idea of a collector road also. It is not currently zoned OST. It is zoned B-3. Member Margolis continued, in terms of Northern Equities and restaurants, she would have no trouble looking at that. She asked if the procedure was to ask the Planning Commission to look at that. City Manager Pearson said that asking them to look at that again would be appropriate. We could take it back and look at it closer. He thinks it is a different service area. This area is more of a magnet for people. Member Margolis said she wouldn't look at this broad of a retail overlay but the idea of some restaurants to serve the area would make sense. She could see a limited use of coffee shops, etc. would make sense. Mayor Pro Tem Staudt agreed we already made a commitment to the property. Also, he would look at Northern Equities area and encourage Planning Commission or staff to bring it forward to us soon to be considered.

Member Fischer said that this is the first reading and will come back to us in a future Council meeting. He said he could see both sides of the issue. He would like to have a discussion of Northern Equities in the Haggerty Corridor. Some retail use would be applicable there. He would like to see consistency in the two properties. We want to be very select what we put in Northern Equities area. We presently said no but they have proposed nice uses and restaurants. Mr. Schultz was asked if we could scratch some of the uses. What would be the next steps to achieve that goal? Mr. Schultz answered that the Council has the authority to do it, the Planning makes the recommendations on what the ordinance should say, but the Council has the authority to strike uses and what Council would like to see the retail overlay accomplish. You could do a final adoption. If it changes a lot, you may have to start over again. He would like to see consistency with this area and the Northern Equities Group area.

Mayor Gatt commented he could see both sides. He started with Haggerty Corridor first and thought it would get some support at the Council table. He urged Administration to help with it. In regards to the overlay, with Providence Hospital on the southwest corner and the shopping center on the northwest corner precludes any one from thinking or imagining the intersection is going to turn into something similar to that down the road a mile. He believed someone would not invest in something on the northeast corner that they don't believe will succeed. He said he thought it was zoned incorrectly before and it is his goal to bring businesses and tax revenue to the City as much as possible. He looks forward to the discussion when it comes back to Council.

Member Mutch commented he appreciated Member Fischer's suggestions of looking at some of the uses. He would be more comfortable if some of the uses were stricken. He would like to give City Administration direction to proceed with the Northern Equities discussion. He said he would make a motion on that point after this item.

CM-12-01-10 Moved by Margolis, seconded by Gatt; Motion Carried:

To approve the Zoning Ordinance Text Amendment 18.254, to amend Ordinance No.97-18 as amended, the City of Novi Zoning Ordinance, as follows:

- **Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;**
- **Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced In Article 23;**
- **Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced In Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;**
- **Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and**
- **Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts. First Reading**

This motion is made for the following reasons:

- **Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;**

- The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
- Limiting the area for retail services to the area identified on the Future Land Use Map and limiting the amount of general retail space within the Retail Overlay area, as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
- Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
- Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.

Roll call vote on CM-12-01-10
Fischer,

Yeas: Mutch, Gatt, Staudt, Casey,
Margolis
Nays: Wrobel

CM-12-01-11 Moved by Mutch, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve directing City Administration to review the discussion of possible other uses in the OST district, particularly in the Haggerty Corridor and to report back to City Council with direction on it.

Roll call vote on CM-12-01-11
Fisher,

Yeas: Wrobel, Gatt, Staudt, Casey,
Margolis, Mutch
Nays: None

**OFFICE AND RETAIL SERVICE OVERLAY
ZONING ORDINANCE TEXT AMENDMENT 18.254
STRIKE-THROUGH VERSION**

SECOND READING

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 11- 18 – 254

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, DELETE AT ARTICLE 23, OS-2, PLANNED OFFICE SERVICE DISTRICT TO ELIMINATE AN UNUSED DISTRICT, AMEND AT ARTICLE 12, OSC, OFFICE SERVICE COMMERCIAL DISTRICT TO ADD PERMITTED USES PREVIOUSLY REFERENCED IN ARTICLE 23, AMEND AT ARTICLE 23A, OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO ADD USES AND CONDITIONS PREVIOUSLY REFERENCED IN ARTICLE 23, ADD MINOR CHANGES TO PROVIDE CLARITY, AND ADD PRINCIPAL PERMITTED USES SUBJECT TO SPECIAL CONDITIONS TO PROVIDE FOR A SET OF RETAIL SERVICE OVERLAY PROVISIONS FOR THOSE AREAS IDENTIFIED IN THE MASTER PLAN FOR LAND USE; AMEND AT ARTICLE 24 SCHEDULE OF REGULATIONS TO REMOVE REFERENCES TO THE OS-2 DISTRICT; AND AMEND AT ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS, TO CORRECT LISTED DISTRICTS.

THE CITY OF NOVI ORDAINS:

Part I. That Article 23, OS-2, Planned Office Service District is deleted from the Ordinance.

ARTICLE 23. ~~OS-2 PLANNED OFFICE SERVICE DISTRICTS~~ Reserved

~~Section 2300. Intent.~~ Reserved

~~The OS-2 Planned Office Service District is designed to provide for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. These districts are intended to be located and planned so as to provide convenient customer parking and pedestrian movement within the District and a minimum of conflict with traffic on abutting major thoroughfares. To assure optimum site planning relationships with minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting properties.~~

~~Section 2301. Principal Uses Permitted.~~ Reserved

~~In an OS-2 Planned Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:~~

- ~~1. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.~~
- ~~2. Medical offices, including laboratories and clinics.~~
- ~~3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.~~
- ~~4. Off-street parking lots.~~
- ~~5. Accessory structures and uses customarily incident to the above permitted uses.~~
- ~~6. Publicly owned and operated parks, parkways and outdoor recreational facilities.~~
- ~~7. Public or private health and fitness facilities and clubs, provided that such facilities or clubs do not exceed two thousand (2,000) square feet in size. All fitness activities shall be contained within a completely enclosed building.~~

Section 2302. Principal Uses Permitted Subject to Special Conditions. Reserved

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to approval by the Planning Commission in accordance with the additional requirements of Section 2516.2(c) for special land uses, and with the public hearing requirements set forth and regulated in Section 3006 of this Ordinance:

- ~~1. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees of offices, subject to the following conditions:

 - ~~a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.~~
 - ~~b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.~~
 - ~~c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.~~
 - ~~d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.~~~~

- e. ~~Appropriate floor plans shall be submitted at time of site plan review.~~
- 2. ~~Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:

 - a. ~~All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.~~
 - b. ~~All such uses shall be located within a principal office building or as an attachment to such principal office building by means of a common party wall with access from the principal office building to such use.~~
 - c. ~~Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.~~
 - d. ~~Such uses shall be at least five hundred (500) feet from any residentially zoned district.~~
 - e. ~~Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions shall not be subject to the requirements of subparts 2302.2a through d.~~~~
- 3. ~~Public owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.~~
- 4. ~~Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.~~
- 5. ~~Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two thousand (2,000) square feet in size, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject o the standards of Section 2519.10(c).~~
- 6. ~~Day Care Centers, and Adult Day Care Centers provided that all of the conditions contained within subsection 1102.4 are met.~~

Section 2303. Required Conditions. Reserved

- 1. ~~No interior display shall be visible from the exterior of the building.~~
- 2. ~~The outdoor storage of goods or materials shall be prohibited.~~

- ~~3. Warehouses or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.~~
- ~~4. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.~~
- ~~5. Signs advertising off-premise businesses are prohibited.~~
- ~~6. Accessory buildings, when such are required for the function of the principal use(s), are permitted provided that all such accessory buildings comply with all setbacks, screening and facade design as are required for principal buildings.~~
- ~~7. The grade level of all proposed structures, including parking structures, shall be oriented for safe pedestrian access. Mounding of earth or berming shall not be permitted which will artificially raise the ground elevation established for the purpose of regulating the number of stories and the height of buildings. Refer to definition of "GRADE" at Section 201. Definitions: G-K.~~
- ~~8. Access to a site shall be in accordance with Section 2518.~~
- ~~9. Site plans shall be prepared in accordance with the requirements of Section 2516 of this Ordinance and shall be subject to approval by the Planning Commission prior to issuance of a building permit.~~
- ~~10. See Article 25, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.~~
- ~~11. See Article 24, Schedule of Regulations limiting the height and bulk of buildings, providing minimum yard setbacks and development options. Standards at Section 2406.8.B shall also be met.~~

Part II. That Article 12, OSC, Office Service Commercial District is amended to add principal permitted uses previously permitted as a reference to Article 23.

ARTICLE 12. – OSC, OFFICE SERVICE COMMERCIAL DISTRICT

Section 1200 [unchanged]

Section 1201. - Principal Uses Permitted.

In the OSC District, no building, structure or land shall be used and no building or structure shall be erected except for one more of the following specified uses unless otherwise provided in this Ordinance:

1. All principal uses permitted in OS-1, Office Service District, and the OS-2, Planned Office Service District.

2. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [renumbered 3. to 8. only]

Section 1202. to 1203. [unchanged]

PART III. That Article 23A OST, Planned Office Service Technology District, is amended to add principal permitted uses previously permitted with conditions as a reference to Article 23, conditions referenced in Article 23, minor changes to add clarity and to add a set of principal uses permitted subject to conditions and the related set of conditions.

ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT

Section 2300A. Intent. [unchanged]

Section 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. ~~All uses permitted and as otherwise regulated in the OS-2 District at Section 2301, Section 2302 and Section 2303.~~
Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [unchanged]

8. ~~Accessory buildings and uses customarily and incidental to any of the above permitted uses provided they are integral to and necessary to such permitted uses.~~

Medical offices, including laboratories and clinics.

9. Other uses similar to the above uses and subject to the same conditions noted.

Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.

10. Off-street parking lots.
11. Publicly owned and operated parks, parkways and outdoor recreational facilities.
12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
13. Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.
14. Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c). for all facilities over 2,000 square feet and all outdoor facilities.
15. Day Care Centers, and Adult Day Care Centers provided that all of the conditions in Section 1102.4 are met.
16. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301.1, 2301.8 or 2301.9: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees and customers of offices, subject to the following conditions:
- a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.

- d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.
- e. Appropriate floor plans shall be submitted at the time of site plan review.
- 17. Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:
 - a. All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.
 - b. All such uses shall be located within a principal office building, college, university, or hotel, or as an attachment to such principal office building, college, university or hotel by means of a common party wall with access from the principal office building to such use.
 - c. Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.
 - d. Such uses shall be at least five hundred (500) feet from any residentially zoned district.
 - e. Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions and shall not be subject to the requirements of subparts 2301.17 a through d.
- 18. Other uses similar to the above uses and subject to the same conditions noted.
- 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses.

Section 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions

In order to provide a limited amount of retail and personal service establishments to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District only when located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a Principal Use Permitted Subject to Special Conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in Section 3006 of this Ordinance:

- 1. Retail uses, and-service uses and restaurant uses, as follows:
 - b. a. Generally recognized retail businesses and personal service establishments, as permitted in the B-1, Local Business District, Section 1301.1 and 1301.2, and other uses similar to the

identified uses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below;

e. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below;

d.b. Restaurants, including sit down, banquet facilities or other places serving food or beverage, except those having the character of a drive-in or having a drive-through window. fast food carry out, and fast food drive through, but not including drive-in restaurants, subject to the requirements of Section 1502.9 ;

e. Gasoline service stations subject to the standards of Section 1402.1, and accessory convenience stores;

f. Auto wash when completely enclosed in a building;

2. Required conditions for Retail Service Overlay uses:

a. Access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.

b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.

c. A minimum of 15% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.

d. Outdoor sales shall be prohibited.

e. Generally recognized retail and personal service establishments uses shall not to exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The Planning Commission shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement provided that the Planning Commission finds that the proposed deviation is in keeping with the intent

of this Section to provide for a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas and not to create a community or regional serving retail area, is in the best interest of the City, the need for the requested deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.

- e-f. Architectural design and façade materials of building shall be designed to be compatible with and complementary to other developed buildings in the area. Building facades that are visible from a public or private road shall be composed of the same architectural building façade materials and design as provided on the building's front façade.

Section 23023A Required Conditions.

1. and 2. [no change].
3. Off-street parking and loading/unloading space shall be provided as required in Section 2505, Section 2506 and Section 2507 of this Ordinance. Required parking ~~for uses specified under Section 2301A, 2-4 inclusive~~ shall be computed based upon amount of floor area utilized for various purposes in accordance with the standards of Section 2505, provided that a floor plan indicating such uses, and ~~usable~~ gross leaseable floor space, as defined, is graphically and statistically shown on site plan.
4. [no change]
5. Uses permitted under subsections 2301A.2 – 5 shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless one of the following conditions is satisfied: (1) the respective properties are separated by a public right-of-way; (2) a landscaped berm of six (6) to ten (10) feet in height satisfying the standards of Section 2509 is constructed and maintained on the OST property between the use and the adjacent residential land; (3) the owner of the adjacent residential property waives the requirement for such a berm in writing; (4) the abutting or adjacent property is recommended in the Master Plan for uses other than residential; or (5) the abutting residentially zoned property is being used for industrial, commercial or office type use.
6. The outdoor storage of goods or materials shall be prohibited.

7. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.

PART IV. That Article 24, Schedule of Regulations is amended to remove all references to the OS-2 District.

ARTICLE 24 SCHEDULE OF REGULATIONS

Section 2400. Schedule limiting height, bulk, density and area by zoning district.

RA to OS-1 requirements in table – [unchanged]

		Minimum Zoning Lot Size for Each Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Pkg. Setback*, ** (Per Lot in Feet)				
Zoning District		Area in Sq. Ft. or Ac.	Width in Feet	Stories	Feet	Front	Each Side	Rear	Front	Each Side	Rear	Open Space Area	Maximum % of Lot Area Covered (By All Buildings)
OS-2	Planned Office Service	(g)	(g)	(j)	(j)	50 (h, †)	50 (e, m, †)	50 †, m, †)	20	20	20	==	(g)

OST to GE requirements in table [unchanged]

Table footnotes (a) to (g) [unchanged]

(h) Off-street parking shall be permitted in the front yard of the OS-1, OS-2, OST, EXPO, EXO, B-1, B-2, B-3, NCC, RC, TC and FS Districts, except that said parking shall observe the minimum off-street parking setback requirements of Section 2400 and 2509.7(c) of this ordinance and, with respect to the TC District, Section 1605.3.

No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building façade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 Districts unless:

- (1) The parking area serves a development of at least two (2) acres in size;
- (2) The parking area does not extend into the minimum required front yard setback of the district, unless the site is located in the OSC District, located only on a private road, and located at least 100 feet from any public road,

then the minimum parking area front yard requirement may be reduced to 25 feet;

- (3) The parking area does not occupy more than fifty (50) percent of area between the minimum front yard setback line and the building façade setback line. This provision is not applicable if the site is located in the OSC District, on a private road and more than 100 feet from any public road;
- (4) The parking area is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2 ½) feet in height (as measure from the parking lot surface) and which is designed in accordance with Sections 2514 and 2509-8; and
- (5) The Planning Commission finds that the parking area and lighting is compatible with surrounding development.

Table footnotes (i) to (l) [unchanged]

- (m) (1) Where a use abuts any residential district and is not separated therefrom by a thoroughfare as designated in the City's Master Plan for Land Use, or a railroad right-of-way, the minimum distance a building shall set back from a residential district shall be as follows:
 - a. OSC, ~~OS-2~~, RC, TC Districts, three (3) feet of horizontal setback for each foot of building height.
 - b. I-1 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - c. I-2 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - d. Except when a site or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.
- (2) In the ~~OS-2~~, OSC, OST and RC Districts, the distance between buildings shall be governed by the requirements of footnote (e) or by the minimum setback requirements of the district, whichever is greater, except in the case of a planned development of retail commercial outlets, no yards shall be required along interior lot lines when such lines are composed of common party walls, unless otherwise specified in the Building Code.

- (3) In the I, Industrial Districts where more than one principal freestanding industrial building is to be erected on one parcel of land, all applicable requirements of the respective district shall apply to each building as though each were on a separate parcel of land.

Table footnotes (n) to (v) [unchanged]

Balance of Article – [unchanged]

Part V That Article 2, Construction of Language and definitions, zoning districts and maps is amended to delete OS-2, Planned Office Service and add previously omitted added PSLR, GE and EXO Districts.

ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS

Sections 200 and 201 [unchanged]

Section 202. - Districts Established.

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

<i>Residential Districts:</i>	
RA	— Residential Acreage District
R-1	— One-Family Residential District
R-2	— One-Family Residential District
R-3	— One-Family Residential District
R-4	— One-Family Residential District
RT	— Two-Family Residential District
RM-1	— Low-Density, Low-Rise Multiple-Family Residential District
RM-2	— High-Density, Mid-Rise Multiple-Family Residential District

MH	— Mobile Home District
<i>Nonresidential Districts:</i>	
<u>PSLR</u>	— <u>Planned Suburban Low-Rise Overlay District</u>
OS-1	— Office Service District
OS-2	— Planned Office Service District
OSC	— Office-Service Commercial District
OST	— Planned Office Service Technology
NCC	— Non-Center Commercial District
B-1	— Local Business District
B-2	— Community Business District
B-3	— General Business District
TC	— Town Center District
TC-1	— Town Center District
<u>GE</u>	— Gateway East District
RC	— Regional Center District
FS	— Freeway Service District
I-1	— Light Industrial District
I-2	— General Industrial District
P-1	— Vehicular Parking District
C	— Conference District
EXPO	— Exposition District

EXO	— Exposition Overlay District
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Sections 203 through 207 [unchanged]

Part VI

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VI.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VII.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VIII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2012.

Bob Gatt, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**OFFICE AND RETAIL SERVICE OVERLAY
ZONING ORDINANCE TEXT AMENDMENT 18.254
STRIKE-THROUGH VERSION**

FIRST READING

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 11- 18 – 254

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, DELETE AT ARTICLE 23, OS-2, PLANNED OFFICE SERVICE DISTRICT TO ELIMINATE AN UNUSED DISTRICT, AMEND AT ARTICLE 12, OSC, OFFICE SERVICE COMMERCIAL DISTRICT TO ADD PERMITTED USES PREVIOUSLY REFERENCED IN ARTICLE 23, AMEND AT ARTICLE 23A, OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO ADD USES AND CONDITIONS PREVIOUSLY REFERENCED IN ARTICLE 23, ADD MINOR CHANGES TO PROVIDE CLARITY, AND ADD PRINCIPAL PERMITTED USES SUBJECT TO SPECIAL CONDITIONS TO PROVIDE FOR A SET OF RETAIL SERVICE OVERLAY PROVISIONS FOR THOSE AREAS IDENTIFIED IN THE MASTER PLAN FOR LAND USE; AMEND AT ARTICLE 24 SCHEDULE OF REGULATIONS TO REMOVE REFERENCES TO THE OS-2 DISTRICT; AND AMEND AT ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS, TO CORRECT LISTED DISTRICTS.

THE CITY OF NOVI ORDAINS:

Part I. That Article 23, OS-2, Planned Office Service District is deleted from the Ordinance.

ARTICLE 23. ~~OS-2 PLANNED OFFICE SERVICE DISTRICTS~~ Reserved

~~Section 2300. Intent.~~ Reserved

~~The OS-2 Planned Office Service District is designed to provide for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. These districts are intended to be located and planned so as to provide convenient customer parking and pedestrian movement within the District and a minimum of conflict with traffic on abutting major thoroughfares. To assure optimum site planning relationships with minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting properties.~~

~~Section 2301. Principal Uses Permitted.~~ Reserved

~~In an OS-2 Planned Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:~~

- ~~1. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.~~
- ~~2. Medical offices, including laboratories and clinics.~~
- ~~3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.~~
- ~~4. Off-street parking lots.~~
- ~~5. Accessory structures and uses customarily incident to the above permitted uses.~~
- ~~6. Publicly owned and operated parks, parkways and outdoor recreational facilities.~~
- ~~7. Public or private health and fitness facilities and clubs, provided that such facilities or clubs do not exceed two thousand (2,000) square feet in size. All fitness activities shall be contained within a completely enclosed building.~~

Section 2302. Principal Uses Permitted Subject to Special Conditions. Reserved

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to approval by the Planning Commission in accordance with the additional requirements of Section 2516.2(c) for special land uses, and with the public hearing requirements set forth and regulated in Section 3006 of this Ordinance:

- ~~1. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees of offices, subject to the following conditions:
 - ~~a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.~~
 - ~~b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.~~
 - ~~c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.~~
 - ~~d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.~~~~

- e. ~~Appropriate floor plans shall be submitted at time of site plan review.~~
2. ~~Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:~~
 - a. ~~All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.~~
 - b. ~~All such uses shall be located within a principal office building or as an attachment to such principal office building by means of a common party wall with access from the principal office building to such use.~~
 - c. ~~Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.~~
 - d. ~~Such uses shall be at least five hundred (500) feet from any residentially zoned district.~~
 - e. ~~Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions shall not be subject to the requirements of subparts 2302.2a through d.~~
3. ~~Public owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.~~
4. ~~Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.~~
5. ~~Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two thousand (2,000) square feet in size, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c).~~
6. ~~Day Care Centers, and Adult Day Care Centers provided that all of the conditions contained within subsection 1102.4 are met.~~

Section 2303. Required Conditions. Reserved

1. ~~No interior display shall be visible from the exterior of the building.~~
2. ~~The outdoor storage of goods or materials shall be prohibited.~~

3. ~~Warehouses or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.~~
4. ~~There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.~~
5. ~~Signs advertising off-premise businesses are prohibited.~~
6. ~~Accessory buildings, when such are required for the function of the principal use(s), are permitted provided that all such accessory buildings comply with all setbacks, screening and facade design as are required for principal buildings.~~
7. ~~The grade level of all proposed structures, including parking structures, shall be oriented for safe pedestrian access. Mounding of earth or berming shall not be permitted which will artificially raise the ground elevation established for the purpose of regulating the number of stories and the height of buildings. Refer to definition of "GRADE" at Section 201. Definitions: G-K.~~
8. ~~Access to a site shall be in accordance with Section 2518.~~
9. ~~Site plans shall be prepared in accordance with the requirements of Section 2516 of this Ordinance and shall be subject to approval by the Planning Commission prior to issuance of a building permit.~~
10. ~~See Article 25, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.~~
11. ~~See Article 24, Schedule of Regulations limiting the height and bulk of buildings, providing minimum yard setbacks and development options. Standards at Section 2406.8.B shall also be met.~~

Part II. That Article 12, OSC, Office Service Commercial District is amended to add principal permitted uses previously permitted as a reference to Article 23.

ARTICLE 12. – OSC, OFFICE SERVICE COMMERCIAL DISTRICT

Section 1200 [unchanged]

Section 1201. - Principal Uses Permitted.

In the OSC District, no building, structure or land shall be used and no building or structure shall be erected except for one more of the following specified uses unless otherwise provided in this Ordinance:

1. All principal uses permitted in OS-1, Office Service District, and the OS-2, Planned Office Service District.

2. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [renumbered 3. to 8. only]

Section 1202. to 1203. [unchanged]

PART III. That Article 23A OST, Planned Office Service Technology District, is amended to add principal permitted uses previously permitted with conditions as a reference to Article 23, conditions referenced in Article 23, minor changes to add clarity and to add a set of principal uses permitted subject to conditions and the related set of conditions.

ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT

Section 2300A. Intent. [unchanged]

Section 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. ~~All uses permitted and as otherwise regulated in the OS-2 District at Section 2301, Section 2302 and Section 2303.~~
Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [unchanged]

8. ~~Accessory buildings and uses customarily and incidental to any of the above permitted uses provided they are integral to and necessary to such permitted uses.~~

Medical offices, including laboratories and clinics.

9. Other uses similar to the above uses and subject to the same conditions noted.

Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.

10. Off-street parking lots.
11. Publicly owned and operated parks, parkways and outdoor recreational facilities.
12. Publicly—owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
13. Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.
14. Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject o the standards of Section 2519.10(c). for all facilities over 2,000 square feet and all outdoor facilities.
15. Day Care Centers, and Adult Day Care Centers provided that all of the conditions in Section 1102.4 are met.
16. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301.1, 2301.8 or 2301.9: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees and customers of offices, subject to the following conditions:
- a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.

- d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.
- e. Appropriate floor plans shall be submitted at the time of site plan review.
- 17. Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:
 - a. All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.
 - b. All such uses shall be located within a principal office building, college, or university, or hotel, or motel or as an attachment to such principal office building, college, university or hotel by means of a common party wall with access from the principal office building to such use.
 - c. Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.
 - d. Such uses shall be at least five hundred (500) feet from any residentially zoned district.
 - e. Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions and shall not be subject to the requirements of subparts 2301.17 a through d.
- 18. Other uses similar to the above uses and subject to the same conditions noted.
- 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses.

Section 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions

In order to provide a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District only when located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a Principal Use Permitted Subject to Special Conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in Section 3006 of this Ordinance:

- 1. Retail uses and service uses, as follows:
 - a. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other

- specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below;
- b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below.
 - c. Restaurants, including sit down, fast food carry out, and fast food drive-through, but not including drive-in restaurants, subject to the requirements of Section 1502.9;
 - d. Gasoline service stations subject to the standards of Section 1402.1, and accessory convenience stores;
 - e. Auto wash when completely enclosed in a building.
2. Required conditions for Retail Service Overlay uses:
- a. Access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.
 - b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.
 - c. A minimum of 2515% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.
 - d. Outdoor sales shall be prohibited.
 - e. Generally recognized retail and personal service establishments shall not to exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The Planning Commission shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement provided that the Planning Commission finds that the proposed deviation is in keeping with the intent of this Section to provide for a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas and not to create a

community or regional serving retail area, is in the best interest of the City, the need for the requested deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.

Section 23023A Required Conditions.

1. and 2. [no change].
3. Off-street parking and loading/unloading space shall be provided as required in Section 2505, Section 2506 and Section 2507 of this Ordinance. Required parking for uses specified under Section 2301A, 2-4 inclusive shall be computed based upon amount of floor area utilized for various purposes in accordance with the standards of Section 2505, provided that a floor plan indicating such uses, and ~~usable~~ gross leaseable floor space, as defined, is graphically and statistically shown on site plan.
4. [no change]
5. Uses permitted under subsections 2301A.2 – 5 shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless one of the following conditions is satisfied: (1) the respective properties are separated by a public right-of-way; (2) a landscaped berm of six (6) to ten (10) feet in height satisfying the standards of Section 2509 is constructed and maintained on the OST property between the use and the adjacent residential land; (3) the owner of the adjacent residential property waives the requirement for such a berm in writing; (4) the abutting or adjacent property is recommended in the Master Plan for uses other than residential; or (5) the abutting residentially zoned property is being used for industrial, commercial or office type use.
- ~~6. The outdoor storage of goods or materials shall be prohibited.~~
- ~~7. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.~~
- ~~8. Signs advertising off-premise businesses are prohibited.~~

PART IV. That Article 24, Schedule of Regulations is amended to remove all references to the OS-2 District.

ARTICLE 24 SCHEDULE OF REGULATIONS

Section 2400. Schedule limiting height, bulk, density and area by zoning district.

RA to OS-1 requirements in table – [unchanged]

Zoning District	Minimum Zoning Lot Size for Each Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Pkg. Setback*, ** (Per Lot in Feet)			Open Space Area	Maximum % of Lot Area Covered (By All Buildings)	
	Area in Sq. Ft. or Ac.	Width in Feet	Stories	Feet	Front	Each Side	Rear	Front	Each Side	Rear			
OS-2	Planned Office Service	(g)	(g)	(j)	(j)	50 (h, t)	50 (e, m, t)	50 (l, m, t)	20	20	20	—	(g)

OST to GE requirements in table [unchanged]

Table footnotes (a) to (g) [unchanged]

(h) Off-street parking shall be permitted in the front yard of the OS-1, OS-2, OST, EXPO, EXO, B-1, B-2, B-3, NCC, RC, TC and FS Districts, except that said parking shall observe the minimum off-street parking setback requirements of Section 2400 and 2509.7(c) of this ordinance and, with respect to the TC District, Section 1605.3.

No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building façade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 Districts unless:

- (1) The parking area serves a development of at least two (2) acres in size;
- (2) The parking area does not extend into the minimum required front yard setback of the district, unless the site is located in the OSC District, located only on a private road, and located at least 100 feet from any public road, then the minimum parking area front yard requirement may be reduced to 25 feet;
- (3) The parking area does not occupy more than fifty (50) percent of area between the minimum front yard setback line and the building façade setback line. This provision is not applicable if the site is located in the OSC District, on a private road and more than 100 feet from any public road;
- (4) The parking area is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2 ½) feet in height (as measure from the parking lot surface) and which is

designed in accordance with Sections 2514 and 2509-8;
and

- (5) The Planning Commission finds that the parking area and lighting is compatible with surrounding development.

Table footnotes (i) to (l) [unchanged]

- (m) (1) Where a use abuts any residential district and is not separated therefrom by a thoroughfare as designated in the City's Master Plan for Land Use, or a railroad right-of-way, the minimum distance a building shall set back from a residential district shall be as follows:
- a. OSC, ~~OS-2~~, RC, TC Districts, three (3) feet of horizontal setback for each foot of building height.
 - b. I-1 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - c. I-2 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - d. Except when a site or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.
- (2) In the ~~OS-2~~, OSC, OST and RC Districts, the distance between buildings shall be governed by the requirements of footnote (e) or by the minimum setback requirements of the district, whichever is greater, except in the case of a planned development of retail commercial outlets, no yards shall be required along interior lot lines when such lines are composed of common party walls, unless otherwise specified in the Building Code.
- (3) In the I, Industrial Districts where more than one principal freestanding industrial building is to be erected on one parcel of land, all applicable requirements of the respective district shall apply to each building as though each were on a separate parcel of land.

Table footnotes (n) to (v) [unchanged]

Balance of Article – [unchanged]

Part V That Article 2, Construction of Language and definitions, zoning districts and maps is amended to delete OS-2, Planned Office Service and add previously omitted added PSLR, GE and EXO Districts.

ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS

Sections 200 and 201 [unchanged]

Section 202. - Districts Established.

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

<i>Residential Districts:</i>	
RA	— Residential Acreage District
R-1	— One-Family Residential District
R-2	— One-Family Residential District
R-3	— One-Family Residential District
R-4	— One-Family Residential District
RT	— Two-Family Residential District
RM-1	— Low-Density, Low-Rise Multiple-Family Residential District
RM-2	— High-Density, Mid-Rise Multiple-Family Residential District
MH	— Mobile Home District
<i>Nonresidential Districts:</i>	
<u>PSLR</u>	— <u>Planned Suburban Low-Rise Overlay District</u>
OS-1	— Office Service District
OS-2	— Planned Office Service District

OSC	— Office-Service Commercial District
OST	— Planned Office Service Technology
NCC	— Non-Center Commercial District
B-1	— Local Business District
B-2	— Community Business District
B-3	— General Business District
TC	— Town Center District
TC-1	— Town Center District
<u>GE</u>	<u>— Gateway East District</u>
RC	— Regional Center District
FS	— Freeway Service District
I-1	— Light Industrial District
I-2	— General Industrial District
P-1	— Vehicular Parking District
C	— Conference District
EXPO	— Exposition District
<u>EXO</u>	<u>— Exposition Overlay District</u>

Sections 203 through 207 [unchanged]

Part VI

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the

Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VI.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VII.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VIII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2011.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**JANUARY 12, 2012
MEMO FROM STAFF
RETAIL SERVICE OVERLAY**



MEMORANDUM

TO: CLAY PEARSON, CITY MANAGER
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR DEVELOPMENT *Burb*
FROM: MARK SPENCER, AICP, PLANNER *Mark*
SUBJECT: PROPOSED RETAIL SERVICE OVERLAY & OFFICE DISTRICT ZONING ORDINANCE AMENDMENTS
DATE: JANUARY 12, 2012

1/12/2012
To: Mayor and City Council members
For future consideration.
Clay

The City of Novi 2010 Master Plan for Land Use included a new future Land use category, *Office, Research, Development and Technology with Retail Service Overlay* and contemplated the elimination of the OS-2, Planned Office Service District. To further the implementation of the OS-2 element and the Retail Service Overlay element of the 2010 Master Plan, the Planning Commission held a public hearing on December 14, 2011 on a proposed set of Zoning Ordinance amendments. The amendments presented to the public and the Planning Commission do the following:

- Eliminate the OS-2, Planned Office Service District;
- Amend the OSC, Office Service Commercial District to add uses currently permitted by reference in the OS-2 District;
- Amend the OST, Planned Office Service Technology District to add uses currently permitted by reference in the OS-2 District;
- Amend the OST District to add, subject to special conditions and geographic areas, a set of retail uses only for those areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's most recently adopted Master Plan for Land Use; and
- Amend the Schedule of Regulations to eliminate reference to the OS-2 District; and
- Amend Article 2 to correct the listed zoning districts.

The Planning Commission received comments from the public, reviewed the proposed ordinance amendments and is forwarding a favorable recommendation on the amendments to the City Council. No further changes to the Master Plan were identified by the Planning Commission during review of the ordinance amendments.

Master Plan Recommended Adjustments to the Office Zoning Districts

During the 2009/2010 Master Plan Review process, the previously designated "Office" future land use definition was evaluated. The Review recommended creating a new set of office land use categories generally coinciding with the current zoning districts. This was proposed in order to establish a stronger vision for future uses of these areas and potentially make the areas more appealing to investors.

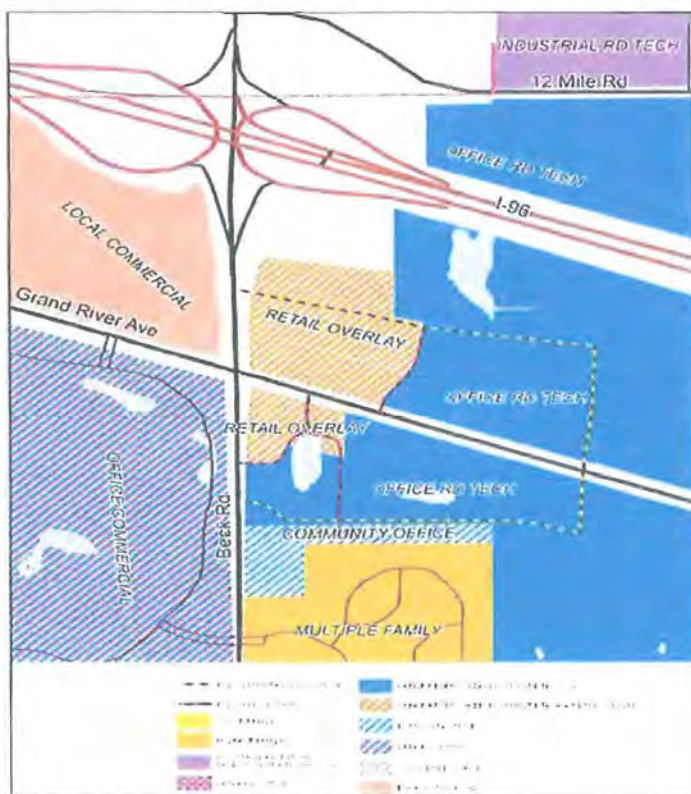
While each existing Office District Category was reviewed, the Planning Commission determined that the OS-2, Planned Office Service district was not proposed to continue since the only area zoned OS-2 was the Knightsbridge Gate residential development.

and no further OS-2 areas were planned. The Knightsbridge Gate property is depicted for single-family residential use on the Future Land Use Map and a Consent Judgment between the City and property owner(s) restrict the use to single-family homes.

In May 2011, the City took the first step toward implementing the "Office" recommendations in the Master Plan by rezoning the Knightsbridge Gate property from OS-2 to R-4, One-Family Residential. With the OS-2 District no longer depicted on the Zoning Map, it is now appropriate to eliminate the District from the Zoning Ordinance. Zoning Ordinance amendments were prepared to eliminate the OS-2 District and add the OS-2 uses referenced as permitted uses to the OSC and OST Districts.

Retail Service Overlay over a Section of the OST District

The Master Plan Review provided a detailed study of properties located both north and south of Grand River Avenue, just east of Beck Road. The review concluded that a limited amount of retail uses designed to serve the visitors and employees of the nearby office and conference areas could be located near the intersection of Grand River Avenue and Beck Road in a manner that would be compatible with the nearby office, commercial and light industrial land uses. A limited retail area may make the prospect of developing new businesses in the area more attractive and thus increase the potential for additional development and redevelopment in the nearby OST District.



Future Land Use Map
2010 Master Plan for Land Use

The adopted Master Plan incorporated a set of objectives and implementation strategies and the creation of a retail service overlay area near the intersection of Grand River Avenue and Beck Road. Approximately 18.2 acres was identified for overlay uses for this OST area only. Other OST areas were considered but dismissed for the expanded overlay uses during the Master Plan Review Process. The Planning Commission's discussion indicated that this study area was the only OST area appropriate for retail service uses given its proximity to the Beck Road/I-96 interchange, and the number of limited pass-by travelers who may benefit from these types of retail service uses, many of whom are visitors to the nearby Providence Park Hospital and the Suburban Collection Showplace.

The plan recommended limiting

the types of retail uses to keep the area focused on serving the nearby workforce and travelers to the area rather than being a community-serving retail area. While general retail uses are provided in the proximity of the study area, convenience retail service uses, such as gas stations and fast food restaurants are not currently provided to a large extent. The plan recommended limiting access to the properties in the study area from the main roads to reduce traffic conflicts on Beck Road and Grand River Avenue.

In order to implement these Master Plan recommendations, Zoning Ordinance text amendments were prepared to permit a select set of retail service uses in the OST District as principal permitted uses subject to special conditions in specific geographic areas designated in the adopted Master Plan's Future Land Use Map as *Office, Research, Development and Technology with Retail Service Overlay*.

The proposed permitted retail services uses include:

- Retail businesses,
- Personal service establishments,
- Restaurants (including sit-down, fast food carry out and fast food drive-through),
- Gasoline service stations and accessory convenience stores,
- Auto washes, when completely enclosed in a building

All of the other uses permitted as principal permitted uses in the OST District would continue to be allowed. As the text is proposed, following a public hearing, the Planning Commission could approve any of the above noted proposed additional uses, if the uses meet the conditions listed in the Ordinance. One limitation for general retail service uses is to limit the floor area allocated to these uses to a maximum of 25 percent of the floor area in each of the two areas identified (one north and one south of Grand River Avenue).

These conditions will reduce the impact on nearby community-serving retail areas by limiting the scale of any development and keeping the focus of the retail service overlay area on serving the visitors and employees of the nearby office buildings.

In addition, access to any retail service overlay development will be permitted only from collector or local roads. No additional vehicular access is expected to be provided to Grand River or Beck Road. Development of a portion of a new collector road has begun on the north overlay area as part of the USA2Go project and rezoning 18.694 (FS-PRO, Freeway Service with a Planned Rezoning Overlay). Curb cuts already exist onto Beck Road and Grand River Avenue in this area: Chase Bank on the northeast corner of Grand River and Beck, and as part of the USA2Go PRO Agreement, the City allowed one additional curb cut on Grand River Avenue, west of the new proposed road.

City Staff has prepared two maps illustrating existing restaurants and gas stations within about 2 miles of the proposed Retail Overlay area, based on Google Map information. This map is similar to the recent graphic prepared by staff to show restaurants in a two-mile radius of 12 Mile Road and Cabot Drive, where a coffee shop/restaurant was proposed. This map is for informational purposes only.

Recommendation

The Planning Commission held a public hearing on December 14, 2011 and recommended favorable consideration to the City Council for adoption of the proposed Zoning Ordinance text amendment, 18.254 for the following reasons:

- Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;
- The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
- Limiting the area for retail services to the area identified on the Future Land Use Map and limiting the amount of general retail space within the Retail Overlay area, as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
- Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
- Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.

Planning Staff will be recommending this matter be placed on an upcoming City Council agenda for consideration.

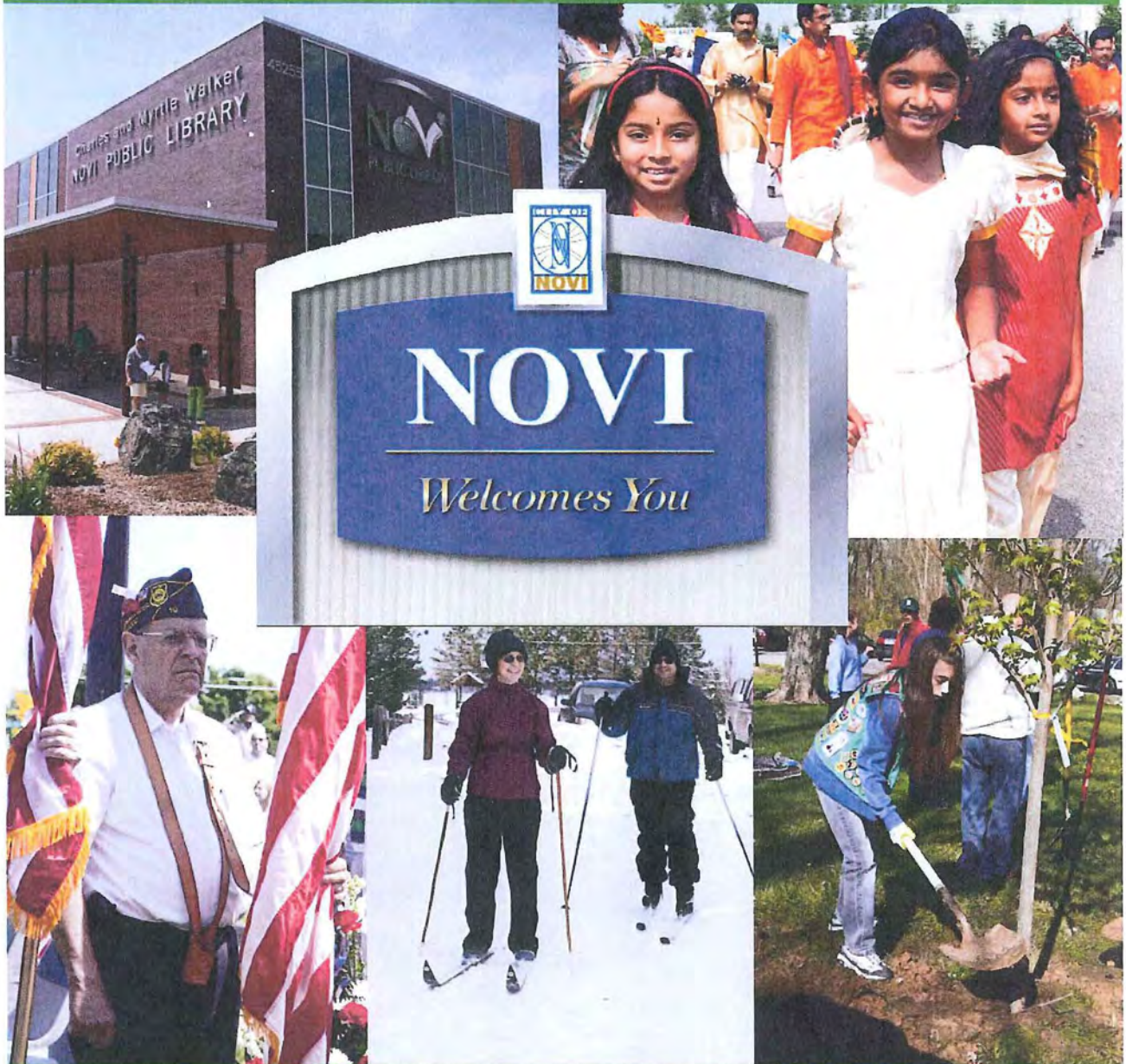
Gas Stations about 2 miles from Retail Overlay Area 12/22/11 Google Maps



**2010 Master Plan for Land Use
Excerpts**

City of Novi Master Plan for Land Use 2010

Adopted August 25, 2010



Where quality of life is the way of life

Community Plan and Projections

Future Land Use

Future Land Use

The Future Land Use Map divides the City into categories of land use based on various studies, demographics information, and community input. The following describes the land use categories designated on the Future Land Use Map (see Figure 64).

Single-Family Residential

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the City. Higher density residential land use is designated in areas that transition to commercial or light industrial developments. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

Mobile Home Residential

This land use is designated for housing within a manufactured housing community, created according to the regulations in the Mobile Home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.

Multiple-Family Residential

This land use is designated for multiple-family residential dwellings in a variety of settings, ranging from two-family dwellings to low-rise and high-rise apartment complexes. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

Suburban Low Rise

This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.



Community Office

This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or out door recreation.



Office Commercial

This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, hotels, motels, higher education and indoor or outdoor recreation.

Community Plan and Projections

Future Land Use



Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, hotels, motels, higher education and indoor or outdoor recreation.



Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Local Commercial

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

Community Commercial

This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.

Town Center Commercial

This land use is designated for pedestrian oriented, community focal point area with a variety of uses including retail, commercial, office, residential, civic uses, and open spaces with an urban character.

Town Center Gateway

This land use is designated for mixed-use development that provides an appropriate transition and a sense of arrival into the Town Center Commercial land use. These uses include a mixture of moderate density residential, commercial, and office. A detailed description of development criteria can be found in the Gateway Ordinance.

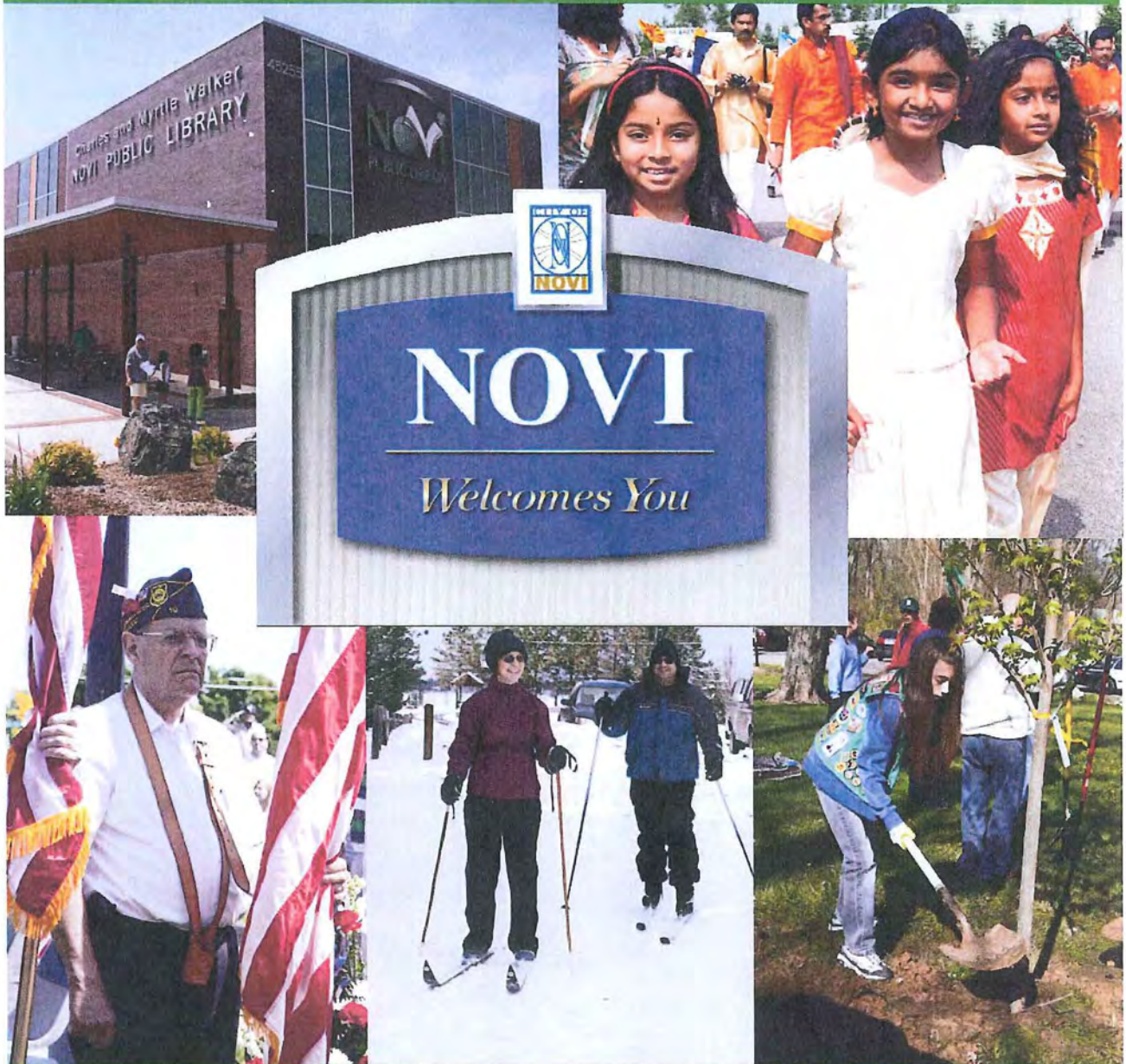


**2010 Master Plan for Land Use Review
Excerpts**

**2010 Master Plan for Land Use
Excerpts**

City of Novi Master Plan for Land Use 2010

Adopted August 25, 2010



Where quality of life is the way of life

Community Plan and Projections

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This land use is designated for multiple-family residential dwellings in a variety of settings, ranging from two-family dwellings to low-rise and high-rise apartment complexes. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

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This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.



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Community Plan and Projections

Future Land Use



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This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, hotels, motels, higher education and indoor or outdoor recreation.



Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Local Commercial

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

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This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.

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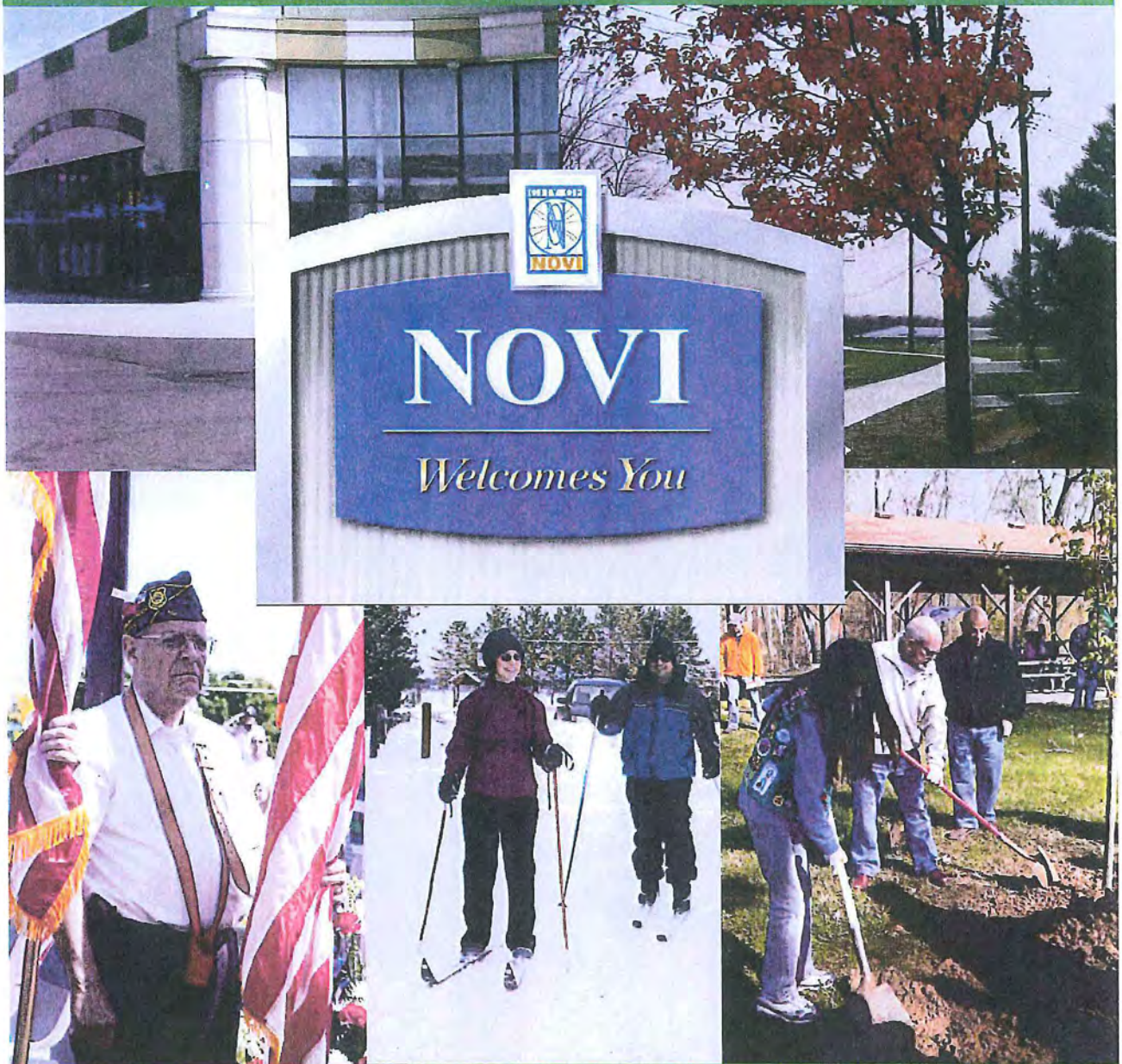


**2010 Master Plan for Land Use Review
Excerpts**

City of Novi Master Plan for Land Use Review

February 26, 2010

*A comprehensive review of planned future land uses in the City of Novi
with an emphasis on three identified study areas*



Where quality of life is the way of life

Goals, Objectives and Implementation

2010 Master Plan Amendments Study Areas

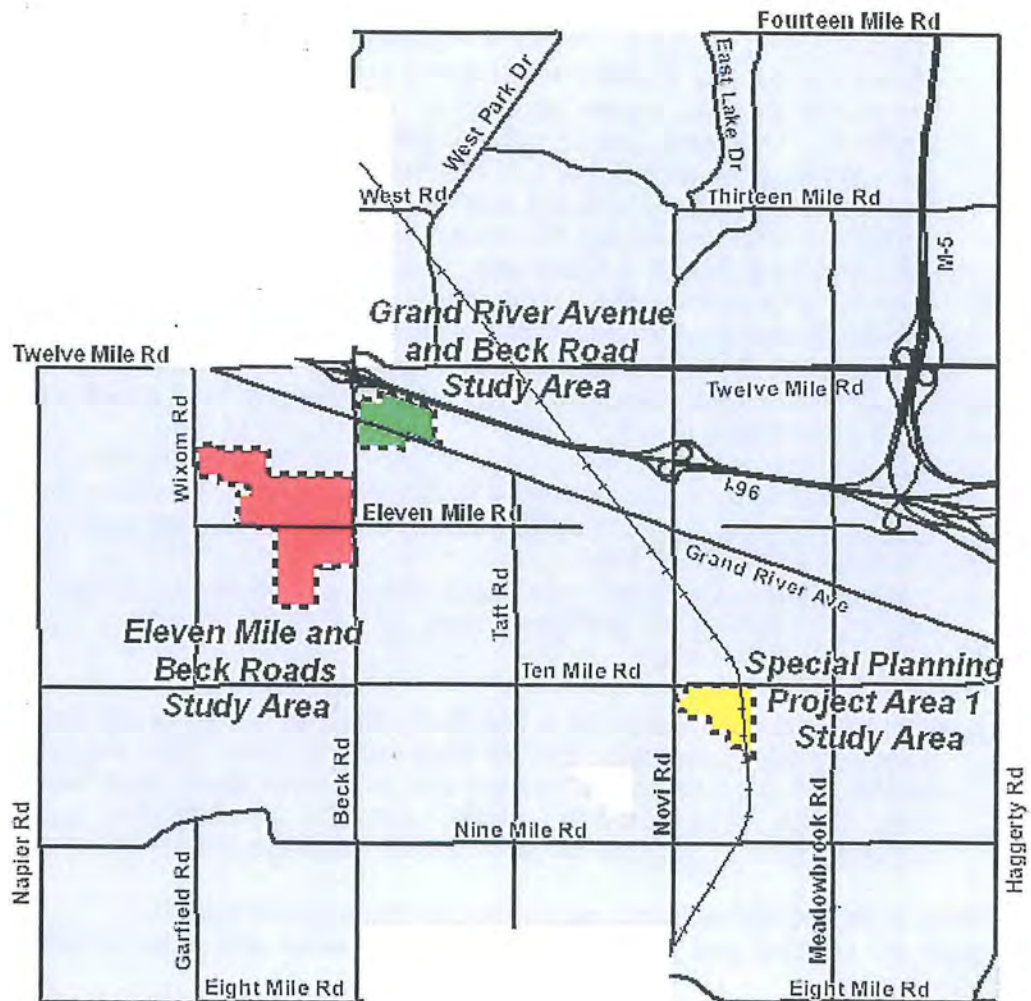


Figure 66. 2010 Master Plan Amendments Study Areas



Goals, Objectives and Implementation

GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.

Objective: Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

Implementation Strategy: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.



GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Implementation Strategy: Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.

Implementation Strategy: Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.



Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

Implementation Strategy: Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan (see Figure 74) to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

GOAL: Create, preserve and enhance quality residential areas in the City.

Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.

Implementation Strategy: Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.

Implementation Strategy: Continue to provide top quality maintenance of public streets and utilities.

Implementation Strategy: Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

Goals, Objectives and Implementation

ECONOMIC/FISCAL

GOAL: Ensure that Novi continues to be a desirable place for business investment

Objective: The City, working with the development community and partners, should continue to foster a favorable business climate.

Implementation Strategy: Seek opportunities to enhance and maintain open communication between Novi's business community and residents by maintaining a relationship with the Novi Chamber of Commerce and individual businesses.

Implementation Strategy: Investigate streamlined development and permitting processes while maintaining quality reviews.

Objective: Continue to promote and support development in Novi's Office Service Technology (OST) District.

Implementation Strategy: Initiate economic development programs in the OST District.

Implementation Strategy: Make available and maintain high quality infrastructure — roads, water, and sanitary sewer — to ensure the attractiveness and functionality of the OST District.

Implementation Strategy: Consider administrative approval of OST development as an incentive to provide certainty and timeliness for desirable projects that meet ordinance requirements.



Implementation Strategy: Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets.

Objective: Attract and maintain quality businesses in a regionally competitive marketplace.

Implementation Strategy: Use the Internet, an economical and flexible tool, to market Novi and its assets as a profitable place to conduct business.

Implementation Strategy: Consider amending portions of the sign ordinance to provide businesses with better visibility.

Objective: Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility.

Implementation Strategy: Work with Oakland County officials to review Brownfield developments, considering the possibility of County Brownfield Authority incentives to secure investment.

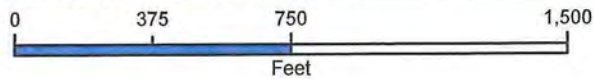
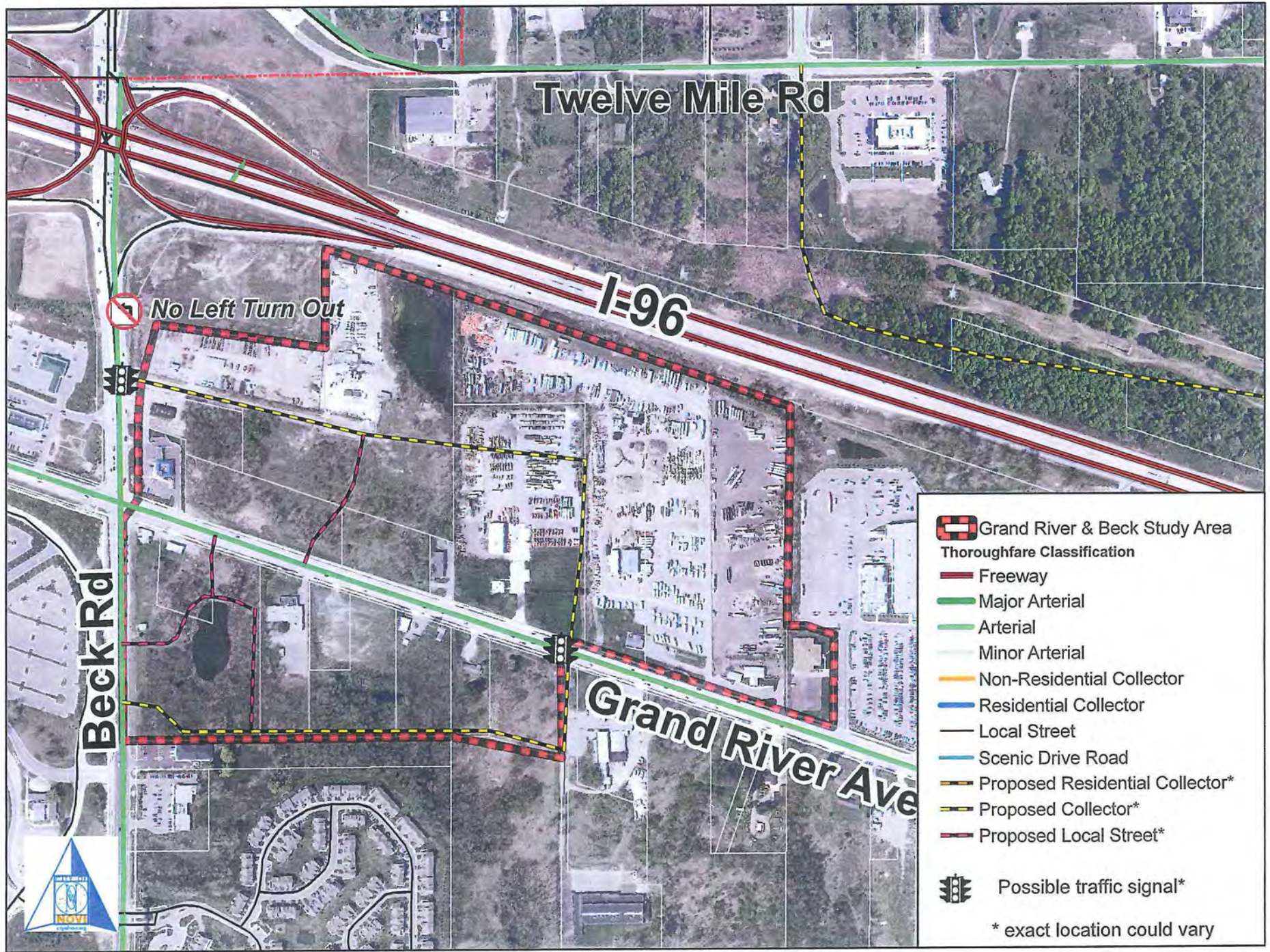
Implementation Strategy: Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement out of proportion with the proposed reinvestment.

Objective: Permit existing shopping, office and industrial centers to reinvest without facing all the requirements that could be a disincentive to begin work, and potentially cause zero reinvestment.

Implementation Strategy: Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement. Variances and substantial compliance tests should be used to guide decision-making process.



GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN



6. Grand River Avenue and Beck Road Study Area

The Grand River Avenue and Beck Road Study Area is positioned between the recently constructed Rock Financial Showplace (2004) and the Providence Park Hospital complex (2005) (see Figure 25). These developments and other neighboring developments could benefit from nearby retail services that serve the traveling public. Providing retail services focused on serving the employees and visitors to the Study Area and nearby businesses could make the area more attractive to new office, research, development and technology businesses which could increase the City's tax base and provide additional employment in the City. To help maintain the character of the office area, reduce the impact on existing retail areas and reduce the impact of retail development on the road system, a set of "Retail Overlay" development standards could be added to the Zoning Ordinance.

Location/Study Area Description The Grand River Avenue and Beck Road Study Area is uniquely situated for new development. The Study Area is located along both sides of Grand River Avenue, east of Beck Road and south of the I-96 freeway in Section 16. The 94 acre (gross) Study Area contains vacant parcels, under-developed parcels and some potentially obsolete buildings in addition to recently constructed and remodeled buildings. Since the completion of Rock Financial Showplace and Providence Park Hospital, property owners in the Study Area and developers have expressed an increased interest in providing supporting retail services within the Study Area and on nearby properties. For these reasons, this area was selected for study to see if the Office use designations for the entire Study Area were still appropriate and to review and make recommendations on adding support retail service uses in the Study Area.

Proposed Amendments

- Create new *Office, Research, Development and Technology with Retail Service Overlay* future land use definition;
- Designate current *Office* use areas near intersection of Grand River Avenue and Beck Road for *Office, Research, Development and Technology with Retail Service Overlay*;
- Designate balance of current *Office* use areas for *Office, Research, Development and Technology* uses;
- Create new Grand River Avenue and Beck Road Study Area Transportation Plan; and
- Add new goals, objectives and implementation strategies in support of the new *Office, Research, Development and Technology* future land use designation.

The Study Area is located in a major transportation corridor that connects the City of Novi with the City of Detroit to the east and the Cities of Lansing and Grand Rapids to the west. Grand River Avenue, which began as a Native American trail, was improved as a plank toll road in 1853. A toll gate for this road was within the Study Area. The Detroit-Howell Plank Road operated into the 1880s when the road evolved into an extension of the City of Detroit's Grand River Avenue. By 1926 when the route became part of the federal highway system, it was paved and named U.S. 16. The federal highway designation was removed with the opening of the I-96 freeway in the 1950s. I-96 has replaced Grand River Avenue as the main inter-city highway, but Grand River Avenue remains an important Oakland County road with the portion of the road within the Study Area was recently improved to a five lane road.

The Study Area also includes an important north south transportation route, Beck Road, which connects the City of Novi with the City of Wixom and other locations in Oakland County to the north and the Cities of Northville and Plymouth and other locations in Wayne County to the south. The recently improved Beck Road and I-96 freeway interchange has improved regional access to the Study Area.

6. Grand River Avenue and Beck Road Study Area



Figure 25 - Grand River Avenue and Beck Road Study Area location.

By the late 1940s commercial uses were constructed including a gasoline filling station located near the southeast corner of Beck Road and Grand River Avenue. These commercial ventures ceased operating several years ago. Commercial activity resumed in the area with the opening of the West Market Square retail center in the last ten years.

Over the last 5 years, City staff has had discussions with individuals about developing property in the Study Area. On about 10 acres of the southeast corner of the Study Area, the City approved a Final Site Plan for the "Olde Town Office" condominiums that have not been constructed. In 2008, a branch bank was built at the northeast corner of Grand River Avenue and Beck Road. City staff has discussed with an interested party the potential development of the parcel immediately north of the bank as a restaurant. City staff also has received a rezoning petition and reviewed a pre-application

6. Grand River Avenue and Beck Road Study Area

site plan for a party interested in rezoning and developing the parcel at the southeast corner of Beck Road and I-96 with a combined gasoline filling station, convenience store and fast food restaurant. On the adjacent Providence Park property west of the Study Area, City staff has had preliminary discussions about developing 30,000 to 50,000 square feet of new retail and restaurant floor space.

Natural Features

The Grand River and Beck Study Area is located in both the Rouge River and Huron River watershed. Properties north of Grand River Avenue generally slope to the north and drain into Davis Drain or Shaw Creek, both tributaries of the Rouge River. Properties south of Grand River Avenue generally slope to the south and drain into the Novi-Lyon Drain, a tributary of the Huron River. The Study Area is a headwater area for both stream systems, and the City's Wetland and Watercourse Map indicates that the Study includes about 11 acres of wetlands and water bodies. City regulated woodlands span across the southern portion of the Study Area. The Study Area does not contain any regulated 100 year floodplains or priority habitat areas.

Planning History

A look at the Study Area's past Master Plan land use designations is helpful for understanding the existing patterns of land uses and zoning districts. The Master Plan history of the Grand River Avenue and Beck Road Study Area is as follows:

- The 1967 Master Plan depicted the entire Study Area for industrial land uses;
- The 1980 Master Plan for Land Use depicted the entire Study Area for Light Industrial land uses;
- The 1988 Master Plan for Land Use changed the properties north of Grand River to Office land uses, the southeast corner of Grand River Avenue (about 550 feet of frontage) and Beck Road (about 350 feet of frontage) was changed to Non-Center Commercial land uses and the area due south of the Non-Center Commercial (about 550 feet of frontage on Beck Road) became designated for Single Family Residential land uses with a maximum density of 0.8 dwelling units per acre. The balance of the Study Area located on the south side of Grand River Avenue remained designated for Light Industrial land uses;
- The 1993 Master Plan for Land Use depicted the Study Area the same as in 1988 except that the Office use areas included an additional designation of PD-4, noting that these properties should be developed using the Zoning Ordinance's Planned Development Options;
- The 2020 Master Plan for Land Use (1999) changed the Non-Center Commercial and Single Family Residential land uses areas to Office land uses and the PD-4 note was removed from the Office use areas on the north side of Grand River Avenue; and
- The Master Plan for Land Use 2004 changed the Light industrial land use areas to Office uses making the entire Study Area planned for Office land uses. This designation is the



Figure 26 - Grand River Avenue and Beck Road Study Area oblique air photograph (2009).

6. Grand River Avenue and Beck Road Study Area

current designation since this area did not change when the Master Plan was amended in 2008.

“The Grand River Avenue Geographic Area Plan” was produced by the Planning Commission in 2001. This Plan included the following recommendations that pertain to the Grand River and Beck Study Area:

- Designating the entire Study Area for Office uses (included in the 2004 Master Plan for Land Use);
- Constructing road improvements to Grand River Avenue (completed in 2004);
- Encouraging the consolidation of driveways and the use of shared driveways;
- Enhancing the landscaping and streetscape along Grand River Avenue, including the use of vertical plantings to calm traffic;
- Maintaining the existing woodlands along the south border of the Study Area to buffer adjacent residential properties; and
- Permitting a limited amount of commercial uses including a limited amount of restaurant and transient residential uses to support the nearby office and Expo uses near Grand River Avenue and Beck Road when designed to meet the convenience needs of the office users but limited so as to not compete with established and planned retail centers.

Existing Zoning

All of the properties north of Grand River Avenue are located in the Office Service Technology, OST, zoning district. Properties south of Grand River are located in other zoning districts. Along the eastern 1,250 feet of the Study Area, the properties on the south of Grand River Avenue are in the I-1, Light Industrial zoning district. The two parcels located at the southeast corner of Grand River Avenue and Beck Road are in the B-3, General Business (north 250 feet) and RA, Residential Acreage, districts (south 550 feet).

Existing Development

The Grand River Avenue and Beck Road Study Area includes twenty-two parcels which are developed as follows :

- Three parcels are developed with light industrial/warehouse buildings (Aladdin Heating & Cooling, Michigan Laser and Bell Forklift);
- Five parcels are developed with open yard industrial type uses (Wixom Redi Mix, Precision Demolition, Tony Angelo Cement Products and Jack Anglin Co. (two parcels);
- Five parcels contain small commercial/industrial buildings or older residential dwellings;
- One parcel contains a new bank (Chase Bank);
- One parcel contains a plant nursery business (Shemins Nurseries); and
- Seven parcels are vacant.

The Study Area is served by a 24-inch water main along Grand River Avenue and a 16-inch water main along Beck Road south of Grand



Figure 27 - Existing open yard uses on north side of Grand River Avenue (source: Microsoft 2009).

6. Grand River Avenue and Beck Road Study Area

River Avenue. The Study Area is within the Lanny's Road Sanitary Sewer District and served by an 8-inch sanitary sewer along Grand River Avenue and the northern Beck Road frontage and a 15-inch sanitary sewer along the southern Beck Road frontage. Additional flow into this system may require line improvements and if the flow increases substantially, the City may need to increase its peak discharge capacity. The Study Area is not served by any regional detention basins and because of this, all new developments will be required to meet the detention requirements as outlined in City Ordinances. Both Grand River Avenue and Beck Road are five lane arterial roads with ample capacity to handle most development options, but improvements may be required with the submittal specific site plans or rezoning proposals.

Study Area Review

Properties in the Study Area are influenced by neighboring uses. Adjacent development consists of the I-96 freeway to the north, Rock Financial Showplace to the east, light industrial uses to the southeast, community office facilities to the south, the Providence Park hospital site to the southwest and the West Market Square retail center to the west. Further south, is the Central Park Estates apartment complex and the land north of I-96 includes office uses, vacant property and single-family homes on large lots.

The Grand River Avenue and Beck Road Study Area contains 87 net acres (after subtracting road rights-of-way) from the 94 acre gross area. About 82 acres of the Study Area is considered susceptible to development or redevelopment. These parcels are undeveloped or developed with open yard or older industrial buildings that may lend themselves to redevelopment. Five acres of the Study Area is developed with buildings that are less susceptible to redevelopment. If all 82 acres of land considered susceptible to development was redeveloped or developed as master planned for Office uses, with an estimated 8,000 square feet of office space per acre, a total of 650,000 square feet of office space could be developed which could bring about 2,600 additional office workers to the area. Existing regulated wetlands or other water features on the parcels could reduce the amount of floor space developed.

In addition, properties within the Study Area that are in the OST Zoning District could be developed with hotels, personal services, banks, day care centers and indoor recreation facilities. The OST District also permits the development of restaurants as part of an office building.

The I-96, Grand River Avenue and Beck Road vicinity has a limited amount of retail services to serve visitors and employees that travel through the area. Currently, retail services for the properties in the Study Area are provided in several locations. The West Market Square development just west of the Study Area includes several restaurants, a supermarket, several personal service businesses and several banks. As an intermediate shopping center, West Market Square also provides community shopping services. A small restaurant is located just east of the Study Area south of the Rock Financial Showplace. Many automobile travel related businesses are located about one mile west of the Study Area near the intersection of Grand River Avenue and Wixom Roads. Four fuel stations with convenience stores, three car washes and six fast food drive through restaurants can be found near the intersection. An additional 30,000 to 50,000 square feet of retail with restaurants, including a drive through restaurant, is planned for ten acres of the Providence Park site. Additional local commercial exists further east along Grand River Avenue near Novi Road. Community serving

6. Grand River Avenue and Beck Road Study Area

Key Information

- The development of office, research, development and technology uses are desirable in the Study Area;
- Study Area visitors and employees must go outside of the Study Area to access retail services that cater to the travelers;
- Providing retail services to serve the traveling public could stimulate additional office, research, development or technology development in the Study Area;
- A limited amount of retail uses could be placed in the Study Area in a manner that is compatible with the neighboring office and light industrial land uses;
- Limiting the amount of land available for retail uses, would reduce the impact that new retail areas would have on the neighboring retail areas; and
- Providing a road network that links Grand River Avenue with Beck Road will reduce the impact of retail development on both roads.

shopping opportunities exist near Grand River Avenue and Wixom Road (Meijer, Target and Sam's Club).

The potential of including a limited amount of retail services in the Study Area was explored during the Master Plan review for several reasons:

- The properties at the southeast corner of Beck Road and Grand River Avenue are in the B-3, General Business, zoning district;
- Some property owners in the Study Area have expressed an interest in providing limited retail services in the Study Area; and
- The Master Plan and Zoning Committee expressed an interest in developing a broader mixed use designation for areas of the City in the OST zoning district.

Industrial uses were not considered, since the City has many areas planned for industrial use and many types of industrial uses can locate within the OST zoning district. Transient residential uses (hotels) were not reviewed since all of the office zoning districts permit this use.

Public input during the Master Plan review indicated a desire for some new retail services in the City. The majority of the 2009 Master Plan Review informal survey respondents strongly agreed or agreed that it is important to provide retail services to serve the motoring public in areas of the City that have a high volume of visitors and employees that travel through the area.

Since properties in the Study Area have had a long history of being planned for uses permitted in the OST zoning district and given that the entire Study Area is currently planned for Office land uses appears to be appropriate to continue to plan the majority of the area for Office uses.

The Planning staff's "Office Industrial Floor Space Update" of March 2009 indicates that based on current trends the City has a 20-40 year supply of property available for office and industrial activities. Therefore,

if part of the inventory of land available for office uses was converted to another use, ample supply would still exist.

Although the Planning staff's "Retail Space Demand Forecast" of March 2009, indicates that sufficient area for retail development exists in the City through 2018, based on the report's housing forecast the additional residential growth, as planned through the time of residential build-out, could generate the demand for an additional 67 acres of land to be used for retail activities. Providing a limited amount of retail in the Study Area would reduce this long term demand. Locating additional retail areas along Grand River Avenue is consistent with the current Master Plan objective of locating retail uses along established transportation corridors such as Grand River Avenue.



6. Grand River Avenue and Beck Road Study Area

Both the northeast corner and the southeast corner of Grand River Avenue and Beck Road are well located to serve the visitors and employees of the Study Area. Generally, people prefer to shop where it is convenient to access retail services. Travelers like to have these services locate close to their route to or from work or close to their regional destination so they can quickly get fuel, a snack, lunch, a hair cut or other retail service. Motorists prefer to access services on the right hand side of their route to avoid the difficulty of making a left turn. Corner properties have an advantage that two directions of travel can access the site via right turns. Ring roads and internal service drives can be designed to serve the same function.

The City's Traffic Consultant, Birchler Arroyo prepared a "Transportation Analysis of Beck/Grand River Study Area" in May 2009, indicates that the Beck Road and Grand River Avenue intersection has an average of about 30,000 vehicles a day entering the intersection about a third of all these vehicles could access the properties on the northeast or southeast corner via right turns, if the properties are developed with driveway or road connections to both Grand River Avenue and Beck Road. In addition, their report indicates that left turns onto Beck Road could be problematic due to the proximity of the I-96 interchange and Grand River Avenue. The report also indicates that retail and restaurant uses would generate more than 5 times the number of daily driveway trips than office uses. Their report recommends constructing two new collector roads connecting Grand River Avenue and Beck Roads and driveway systems that link Beck Road and Grand River Avenue to help reduce new traffic impacts.

Proposing to increase the intensity of development in an area almost always generates traffic concerns. The 2009 Master Plan Review Citizen Input Survey indicated that the vast majority of survey respondents strongly agreed or agreed that it is important for new developments to have a good internal road systems to reduce the development's impact upon the existing road system.

A limited amount of retail uses could be placed in the Study Area in a manner that is compatible with the office and light industrial land uses to the north, east, south and west. Additional retail uses could affect the existing and planned retail uses to the west by increasing the potential of higher vacancy rates in the area. Limiting the amount of land available for retail and the types of retail uses would reduce the impact that new retail areas within the Study Area would have on the neighboring retail areas.

A new land use designation could promote an additional limited basket of retail uses while still permitting office, research and development uses. A new land use definition could focus the intent of any retail use to be focused on serving the employees and visitors to the Study Area and nearby businesses.

To accomplish the intent of a new land use designation, a set of permitted uses and conditions could be added to the use and conditions sections of the OST District in the Zoning Ordinance. In addition, limiting the size of any retail areas will limit the amount of competing retail floor space.

6. Grand River Avenue and Beck Road Study Area

To further the above concepts, specific Zoning Ordinance amendments to the OST District could be adopted. These amendments could permit a set of retail services such as:

- Fuel stations;
- Convenience stores associated with fuel stations;
- Restaurants including drive-through; and
- General retail and personal services not to exceed 25% of the total floor space in the specific overlay area boundary area designated on the Future Land Use Map in the Master Plan for Land Use as a retail overlay area.

These uses could be subject a set of conditions which could include the following:

- Access must be provided from an access road that loops between two arterial or collector roads as proposed in the Master Plan for Land Use;
- Access drives or roads and access easements must be provided to and for neighboring properties;
- A minimum of 25% of the site excluding any drainage facilities, must be landscaped; and
- Must meet all other general requirements including woodland, wetland, landscaping, façade, parking, and loading requirements.

Master Plan Amendment Recommendations

Based on the items discussed above, Master Plan for Land Use amendments are recommended for the Future Land Use Definitions, the Future Land Use Map and Goals, Objectives and Implementation Strategies to support the need for improved access requirements to minimize the traffic impacts from adding retail services to the Study Area. The proposed amendments reflect recommendations to continue to encourage office, research, development and technology development in the Study Area and to encourage the development of a small area with businesses that serve the motoring public, which could make the area more attractive for other types of development. The recommended amendments promote increasing the City's tax base and protecting the character of the area and the nearby retail developments.

Recommended Master Plan For Land Use amendments pertaining to the Grand River Avenue and Beck Road Study Area Future Land Uses

REMOVE the following EXISTING Future Land Use definition:

Office

This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City (see Chapter 3 for discussion).



6. Grand River Avenue and Beck Road Study Area

ADD the following NEW Future Land Use definitions:

Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, transient hotels, motels, higher education and indoor or outdoor recreation (see Chapter 3 for discussion).

Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Future Land Use Map amendment recommendations:

This review recommends the following Future Land Use Map amendments (see Figure 28):

- Replacing about 18 acres of the Study Area designated Office to Office, Research, Development and Technology with Retail Service Overlay; and
- Replacing all remaining areas designated Office areas with the Office, Research, Development and Technology (see Chapter 3 for discussion).

Goals, Objectives and Implementation Strategies amendment recommendations:

This review recommends the following **GOALS**, **Objectives** and **Implementation Strategies** amendments as listed under the existing Land Use and Economic/Fiscal categories to further the Intent the Office, Research, Development and Technology with a Retail Service Overlay land use designation:

LAND USE (existing category balance of this section to remain the same)

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

6. Grand River Avenue and Beck Road Study Area

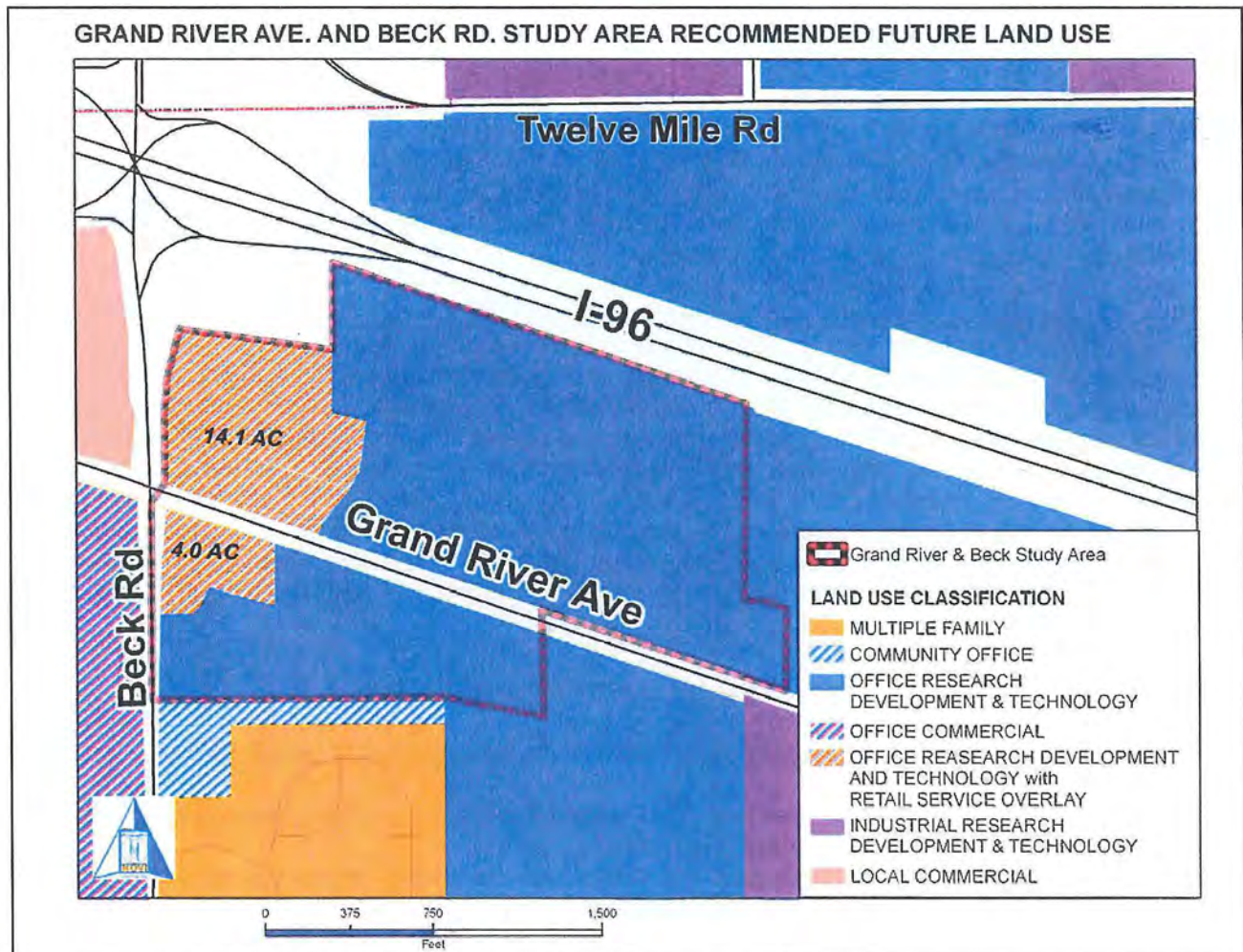


Figure 28 - Grand River Ave. and Beck Rd. Study Area recommended Future Land Use Map changes.

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Implementation Strategy: Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.

Implementation Strategy: Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

6. Grand River Avenue and Beck Road Study Area



Figure 29 Grand River Avenue and Beck Road Study Area Transportation Plan.

Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

Implementation Strategy: Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan (see Figure 29) to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

— 6. Grand River Avenue and Beck Road Study Area —

ECONOMIC/FISCAL (existing category balance of this section to remain the same)

GOAL: Ensure that Novi continues to be a desirable place to do business. (existing goal, other objectives and implementation strategies remain the same)

Objective: Continue to promote and support development in Novi's Office Service Technology (OST) District (existing Objective balance of the implementation Strategies remain the same).

Implementation Strategy: Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets.



OFFICE USE AREA CHANGES - RECOMMENDED FUTURE LAND USE MAP

