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CITY of NOVI CITY COUNCIL

Agenda Item 4
September 24, 2012

SUBJECT: Referral to the Planning Commission for Public Hearing and recommendation back to the City Council for consideration of a Zoning Map Amendment to rezone from RA, Residential Acreage to PSLR, Planned Suburban Low-Rise Overlay of the Bosco family property located at 25805 Beck Road, parcel 22-20-200-012, on the west side of Beck Road, south of Eleven Mile Road.

SUBMITTING DEPARTMENT: Community Development – Planning *Bark*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Staff prepared the attached memo to share information about recent interest in potential land development for properties located in and around the newly rezoned PSLR, Planned Suburban Low Rise District, near Eleven Mile and Beck Roads. The attached memo provides an overview of the expanded land uses permitted in the PSLR District for certain properties located south and west of Providence Park Hospital, and as recommended in the Master Plan for Land Use.

One property that had originally been contemplated for PSLR Overlay uses, but not included in the final rezoning of properties last Fall, is the Bosco family property located on the west side of Beck Road, south of Eleven Mile Road. That property was excluded from the Zoning Map amendment at the time that other properties were rezoned last October, due to various concerns about extending the Suburban Low Rise uses south of Eleven Mile Road. While the Bosco parcel was removed from the rezoning petition at the Second Reading, it was noted that further consideration of rezoning to allow Overlay uses on this property could be petitioned by the property owner in the future.

Staff's rezoning report from last Fall had indicated that allowing the Bosco property the opportunity to seek the overlay uses was appropriate for a number of reasons:

- The property is within the area identified on the 2010 Master Plan for Land Use Future Land Use Map for Suburban Low Rise Uses,
- The standards provided in the proposed overlay district would assist in insuring that future development would be compatible with neighboring single family uses because the District's "form-based" standards will require developments to be of a moderate scale and single-family residential in character;
- Adequate infrastructure exists or is planned to support the uses permitted in the PSLR District for this property, as well as the other properties under consideration; and

- This property is located adjacent to school property (anticipated to be developed for educational uses), and a section line road, which provides additional buffer and separation from one-family residential areas.

Recent developments in and around this area

Staff notes several activities in the area that may be of interest to the City Administration and the City Council:

- First, the Medilodge Convalescent Center, consisting of 120 beds in a 78,500 square foot building is now under construction on the north side of Eleven Mile, east of the ITC corridor.
- The planned regional trail associated with the Medilodge development in the adjacent ITC corridor is under final engineering review.
- Land on the south side of Eleven Mile Road was rezoned from R-A to R-4, consistent with the recommended densities in the Master Plan for Land Use.
- Staff recently held a Pre-application meeting with developers of the proposed Oberlin Site Condo development, one of the above rezoned properties, for review of a site condo on approximately 20 acres of land on the south side of Eleven Mile, west of Beck Road.

Informally, staff has had discussions with interested parties in developing individual parcels of land in this general area with a variety of land uses, including single family homes, medical office buildings and daycare facilities.

Staff understands that there is continued interest from the Bosco family to consider rezoning to allow the PSLR uses on the property. If the City Council chooses, action on this item will allow referral of the matter to the Planning Commission for further review, recommendation and public hearing before returning to the City Council for further discussion. If the city-initiated zoning request proceeds, staff will insure that property owners and neighborhood association leaders in the area receive timely notice of the public hearing through placement of signs on the referenced property and through mailing of the public hearing notice announcements.

RECOMMENDED ACTION: Referral to the Planning Commission for Public Hearing and recommendation back to the City Council for consideration of a Zoning Map Amendment to rezone from RA, Residential Acreage to PSLR, Planned Suburban Low-Rise Overlay of the Bosco family property located at 25805 Beck Road, parcel 22-20-200-012, on the west side of Beck Road, south of Eleven Mile Road.

	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				

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
FROM: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT
SUBJECT: PLANNED SUBURBAN LOW RISE DISTRICT
BOSCO PARCEL
DATE: AUGUST 22, 2012

8/23/12
To: Mayor & City
Council Members

We believe that revisiting
inclusion of the corner
property into Planned
Suburban Low-Rise Overlay
is appropriate.

Last October, the City Council approved the final reading of the Zoning Ordinance Text Amendment and Zoning Map Amendment creating new Zoning District, referred to as **PSLR, Planned Suburban Low-Rise Overlay District**. Certain properties were included in this new Overlay District in Section 17, north of Eleven Mile Road, between Wixom Road and Beck Road, as identified on the Master Plan for Land Use. Please see the attached maps for the location of the master planned and rezoned properties.

The new Overlay District allows for additional uses for the overlay properties in addition to the underlying residential and/or industrial uses. The Master Plan describes the Suburban Low-Rise use area as an area that will maintain the characteristics of a low-rise single-family residential area, while providing a transition between adjacent one-family dwellings and higher-intensity uses. The "overlay" aspect of the district allows currently permitted uses to continue, but will also permit an applicant to seek the following additional uses: attached single family and low density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. Multiple family residential uses are included in the district, since part of the intent of this area was to provide a vibrant mixed-use district that includes housing options for a seniors as well as young families who may want to live near schools, parks and other homes, as well as being close to the employment opportunities at Providence Park and other commercial establishments along Grand River Avenue

Boundaries of the PSLR Rezoning

One property that had originally been contemplated for PSLR Overlay uses, but not included in the final rezoning, is the Bosco family property located on the west side of Beck Road, south of Eleven Mile Road. That property was excluded from the Zoning Map amendment at the time that the other properties were rezoned last October, due to various concerns about extending the Suburban Low Rise uses south of Eleven Mile Road. While the Bosco parcel was removed from the rezoning petition at the Second Reading, it was noted that further consideration of rezoning to allow Overlay uses on this property could be petitioned by the property owner in the future.

Staff's rezoning report from last Fall had indicated that allowing the Bosco property the opportunity to seek the overlay uses was appropriate for a number of reasons:

- The property is within the area identified on the 2010 Master Plan for Land Use Future Land Use Map for Suburban Low Rise Uses,

- The standards provided in the proposed overlay district would assist in insuring that future development would be compatible with neighboring single family uses because the District's "form-based" standards will require developments to be of a moderate scale and single-family residential in character;
- Adequate infrastructure exists or is planned to support the uses permitted in the PSLR District for this property, as well as the other properties under consideration; and
- This property is located adjacent to school property (anticipated to be developed for educational uses), and a section line road, which provides additional buffer and separation from one-family residential areas.

Recent developments in and around this area *

Staff notes several activities in the area that may be of interest to the City Administration and the City Council:

- First, the Medilodge Convalescent Center, consisting of 120 beds in a 78,500 square foot building is now under construction on the north side of Eleven Mile, east of the ITC corridor.
- The planned regional trail associated with the Medilodge development in the adjacent ITC corridor is under final engineering review.
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- Staff recently held a Pre-application meeting with developers of the proposed Oberlin Site Condo development, one of the above rezoned properties, for review of a site condo on approximately 20 acres of land on the south side of Eleven Mile, west of Beck Road.

Informally, staff has had discussions with interested parties in developing individual parcels of land in this general area with a variety of land uses, including single family homes, medical office buildings and daycare facilities.

Potential Future Rezoning Requests

Staff understands that there is continued interest from the Bosco family to consider rezoning to allow the PSLR overlay uses on the property. If staff receives a request to initiate rezoning of the Bosco parcel in the near future -- either from the Bosco family, or as requested by the City Council for a City-initiated request -- the usual rezoning process would follow: Planning staff would arrange for the necessary public hearings notices in the newspaper, rezoning notification sign would be posted on the property, a public hearing announcement would be mailed to property owners and residents within 300 feet, and other interested property owners in the area would be notified as a courtesy. //

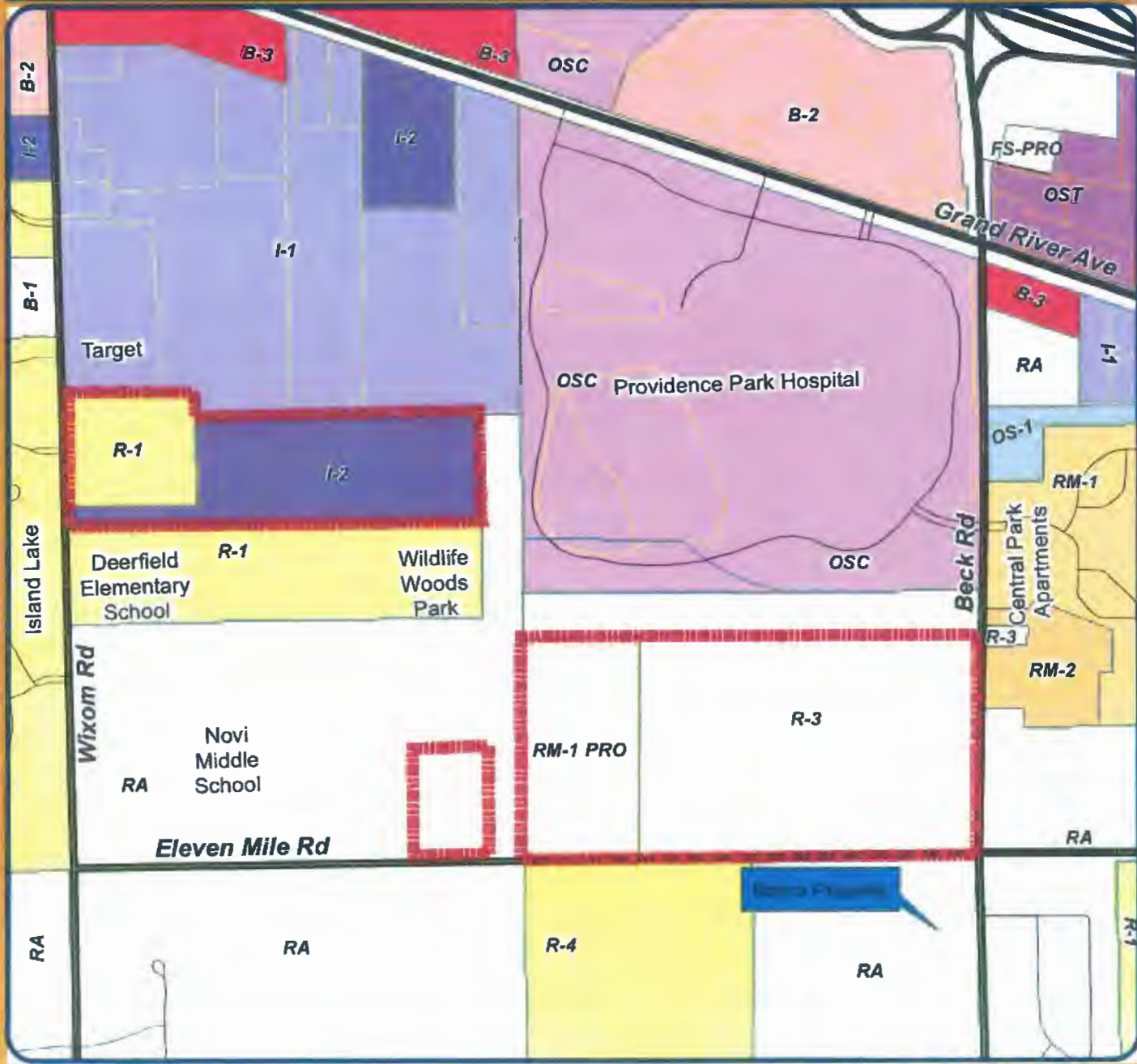
- C. Victor Cardenas, Assistant City Manager
Charles Boulard, Community Development Director
Thomas R. Schultz, City Attorney

Planned Suburban Low-Rise Overlay District Zoning Map



Map Legend

- Tax Parcels
- Section Line/Major Roads
- Local Roads
- Zoning**
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-1 PRO
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS-PRO
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- PSLR: Planned Suburban Low-Rise Overlay



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

Map Scale: 1" = 1000'
 Date: 12/1/11
 Project: SLR - 12

Planned Suburban Low-Rise Use Area

Master Plan for Land Use 2010 - Future Land Use Map



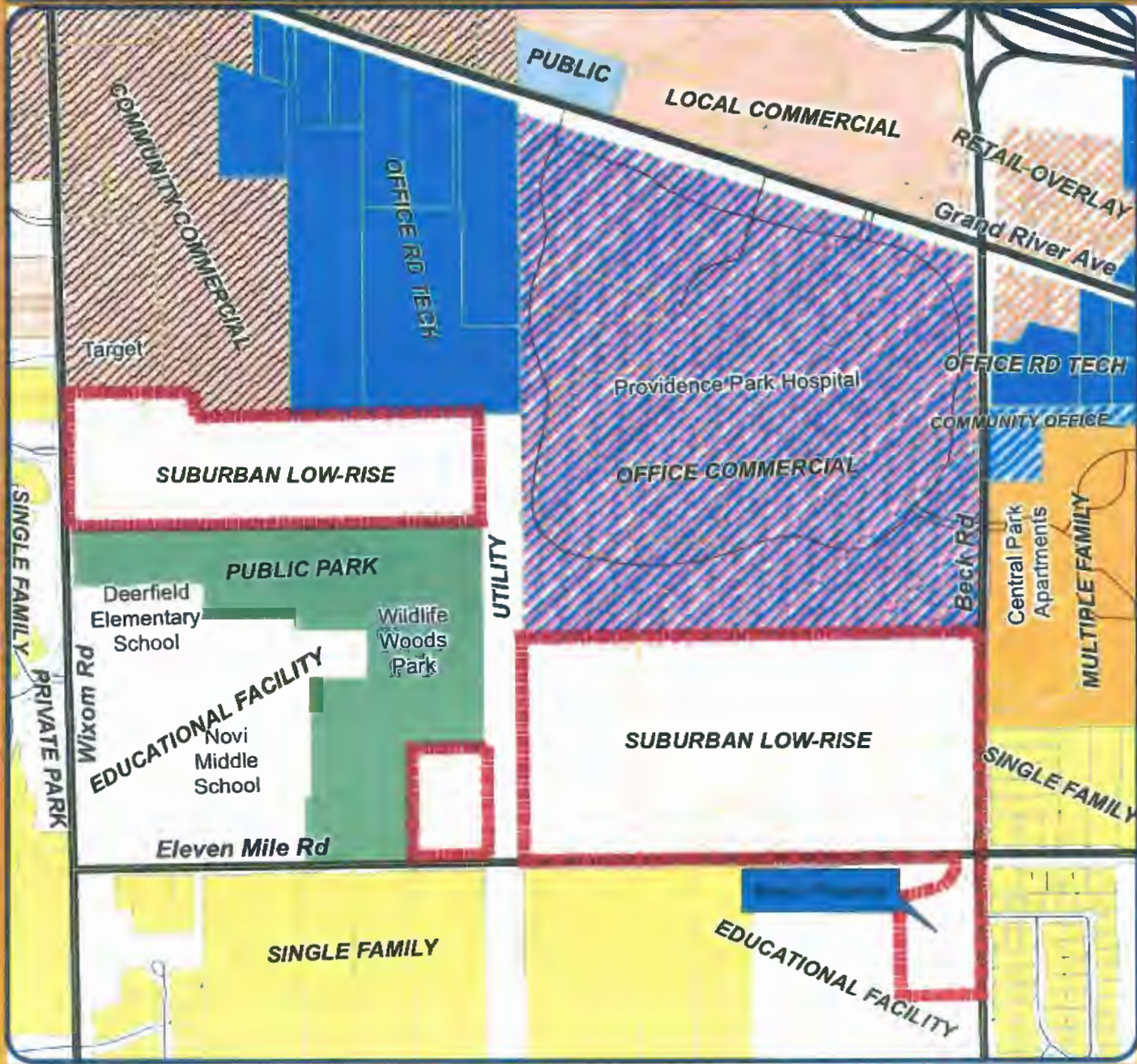
Map Legend

Tax Parcels

- Tax Parcels
- Section Line/Major Roads
- Local Roads

FUTURE LAND USE CLASSIFICATION

- SINGLE FAMILY
- MULTIPLE FAMILY
- COMMUNITY OFFICE
- OFFICE RESEARCH DEVELOPMENT TECHNOLOGY
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK
- UTILITY
- SUBURBAN LOW-RISE



City of Novi

Planning Division
 Community Development Dept
 4515 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

Map Author: [unclear]
 Date: 11/10
 Project: PSLR FL

Excerpt from

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, OCTOBER 24, 2011 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Landry, Mayor Pro Tem Gatt, Council Members Fischer, Margolis – absent/excused, Mutch, Staudt, Wrobel

2. Approval of the establishment of the Suburban Low Rise Overlay District and related regulations, including:

- a. Zoning Ordinance Text Amendment 18.253 to amend the City of Novi Zoning Ordinance to add Article 23B, PSLR, Planned Suburban Low-Rise Overlay District; to amend at Article 24, Schedule of Regulations, Section 2400 Height, Bulk, Density and Area by Zoning District; and to amend at Article 25, General Provisions, Section 2509 Landscape Standards: Obscuring earth berms and walls, right of way buffers, and interior and exterior landscape plantings; Section 2519 Performance Standards and Section 2520. Exterior Building Wall Façade Materials; and**
- b. Zoning Map Amendment 18.700, initiated by the City of Novi, for rezoning 131.7 acres of property in Section 17 and Section 20, located north and south of Eleven Mile Road, east of Wixom Road and west of Beck Road, by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on properties in the R-1, One-Family Residential; R-3, One-Family Residential; RA, Residential Acreage; RM-1, Low Density, Low-Rise Multiple-Family Residential; and I-2, General Industrial Districts. Second Reading**

Mr. Pearson said this had been worked on for a long time. It was a transitional area between commercial and residential developments. He said it went through a number of Public Hearings and Planning Commission made a positive recommendation. He said Council had three general areas that they had questions on. One related to the infrastructure, to make sure what was proposed could be handled by staff which he believed could. Second was the density of the residential developments. He said they looked at other examples such as Carlton Forest and Central Park Estates, they believed there was an option to look at 6.5 units per net acre. The third category was boundaries of the area. He said this had positive recommendations from staff and was important for this transitional area.

Member Mutch said he was overall satisfied with the Suburban Low-Rise Overlay District as it was presented. The changes that Mr. Pearson outlined in terms of reducing the density and restricting it to net acreage so wetlands weren't included brought it closer to what he was looking for. He said the one area of concern that he expressed was dealing with the Bosco property south of 11 Mile Road.

CM-11-10-156 Moved by Mutch, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the second reading of the Zoning Ordinance Text Amendment 18.235 to amend the City of Novi Zoning Ordinance to add Article 23B, PSLR, Planned Suburban Low-Rise Overlay District, and other sections as noted, as amended and recommended by staff based on City Council's comments from the first reading:

1. Multiple family residential will be allowed only to the maximum actual density of 6.5 units/net acre.
2. The applicant will be required to submit information sufficient for Engineering review of utility capacity of the request at the time of Concept Plan review. This information would include uses anticipated, number of residential units, total square footage, and storm water features.
3. This excludes any properties south of 11 Mile Road.

This motion is made for the reasons provided in the report and as provided below:

- These amendments will fulfill the Master Plan for Land Use's implementation strategy to create a Planned Suburban Low-Rise form-based zoning district.
- The new Overlay District would permit an expanded set of moderate-intensity development opportunities that could benefit the City as a whole while protecting the property values of the neighboring detached single-family home neighborhoods by limiting the scale and maintaining a residential character to any new development.
- Moderate-scale and intensity development could increase City tax revenues beyond that which would occur if the properties were developed as currently zoned for detached single-family and general industrial uses.
- Moderate-density residential development could also increase the demand for retail, office and industrial floor space in the City and increase housing options that could help attract more young families and senior to the City.

Member Mutch said he wanted to address excluding the Bosco property. He said it wouldn't be rezoned at this time but did not preclude the Bosco family from initiating rezoning to this district or another district in the future. At that time City Council could consider the property. He realized they couldn't predict what

would happen with the school district property surrounding the Bosco property. He thought it needed to be addressed by itself because it was separated by the rest of the Suburban Low-Rise District.

Member Wrobel supported the motion and agreed with Member Mutch. He said everything north of 11 Mile Road served as a good transitional area. He said the property south of 11 Mile Road didn't fit with the rest of the overlay. He said 11 Mile Road and Beck Road were natural barriers and this would push the barrier south.

Mayor Pro Tem Gatt addressed the 300 feet rule. He would like to see the City forego the letter of the law going forward. He said there was a subdivision of people that weren't notified. He hoped going forward that the people in Pioneer Meadows would be properly notified.

Mayor Landry said he would support the motion. He said he didn't see the Bosco property being developed as residential property in the future. He saw a low intensity office type use.

Roll call vote on CM-11-10-156 Yeas: Staudt, Wrobel, Landry, Gatt, Fischer, Mutch

Nays: None

Absent: Margolis

CM-11-10-157 Moved by Mutch, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the second reading of Zoning Map Amendment 18.700, initiated by the City of Novi, for rezoning property in Section 17 and Section 20, located north and south of Eleven Mile Road, east of Wixom Road and west of Beck Road, by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on properties in the R-1, One-Family Residential; R-3, One-Family Residential; RA, Residential Acreage; RM-1, Low Density, Low-Rise Multiple-Family Residential; and I-2, General Industrial Districts. Rezoning is recommended for the following reasons:

- **The proposal is consistent with the 2010 Master Plan for Land Use Future Land Use Map and land use goals;**
- **The PSLR Overlay District's set of moderate-intensity permitted uses will be compatible with neighboring single family uses because the District's "form-based" standards will require developments be of a moderate scale and single family residential character;**
- **Adequate infrastructure exists or is planned to support the uses permitted in the PSLR Overlay district;**
- **The permitted moderate-density residential development could increase the demand for retail, office and industrial floor space in the City and provide additional housing options that could help attract more young families and seniors to the City; and**

- This proposed district is located where the natural and built environment provides defined borders to provide additional buffer and separation from one-family residential area.

The Bosco property south of 11 Mile Road is excluded from the Zoning Map Amendment.



Roll call vote on CM-11-10-157 Yeas: Staudt, Wrobel, Landry, Gatt, Fischer, Mutch

Nays: None

Absent: Margolis

3. Approval of Sign Ordinance Text Amendment 11.100.41 to amend the City of Novi Code of Ordinances at Chapter 28, to add regulations concerning the placing of signs in the PSLR, Planned Suburban Low-Rise Overlay Zoning District.
Second Reading

CM-11-10-158 Moved by Mutch, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the Sign Ordinance Text Amendment 11.100.41 to amend the City of Novi Code of Ordinances at Chapter 28, to add regulations concerning the placing of signs in the PSLR, Planned Suburban Low-Rise Overlay Zoning District.
Second Reading

Roll call vote on CM-11-10-158 Yeas: Wrobel, Landry, Gatt, Fischer, Mutch, Staudt

Nays: None

Absent: Margolis