



ZONING MAP AMENDMENT 18.693

ZONING MAP AMENDMENT 18.693

Public Hearing of the request of the City of Novi, for Planning Commission's recommendation to City Council for rezoning of property in Section 2 and Section 3, located north of Old Novi Road and Thirteen Mile Road, east of South Lake Drive and west and east of East Lake Drive, from B-3, General Business to R-4, One-Family Residential District. The subject property is approximately 13 acres.

Required Action

Recommend to City Council approval or denial of rezoning request from B-3, General Business District to R-4, One-Family Residential District.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12/11/09	Proposed rezoning is generally in compliance with the existing Future Land Use map
Engineering	Comments provided		Summary of findings provided
Traffic	Comments provided		Summary of findings provided

Motion sheet

Approval

In the matter of Zoning Map Amendment 18.693 for City of Novi, motion to **recommend approval** to the City Council to rezone the subject property from B-3, General Business District to R-4, One-Family Residential District *for the following reasons...(because it is generally in compliance with the Future Land Use map and the Master Plan for Land Use update and the proposed R-4 zoning is consistent with the residential zoning surrounding the subject property.)*

Denial

In the matter of Zoning Map Amendment 18.693 for City of Novi, motion to **recommend denial** to the City Council to rezone the subject property from B-3, General Business District to R-4, One-Family Residential District, *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 11, 2009

Planning Review

The Landings Property

Planning Review

Petitioner

City-initiated Rezoning of City-owned property

Review Type

Rezoning from B-3, General Business to R-4, One-Family Residential

Property Characteristics

- Site Location: Property commonly known as "The Landings" located mostly between Old Novi Road, South Lake Drive and East Lake Drive, with a small portion east of East Lake Drive
- Site Zoning: R-4, One-Family Residential and B-3, General Business
- Adjoining Zoning: North: Walled Lake; South: B-3 and R-4; East: R-4; West R-4
- Current Site Use: Vacant open space
- Adjoining Uses: North: Walled Lake; South: restaurant, vacant retail, vacant land, single-family homes ; East: single-family homes; West: single-family homes
- School District: Walled Lake Consolidated Schools
- Subject Property Size: Approx. 13 acres

Project Summary

Birchler Arroyo Associates, acting as a consultant of the City recently completed a Land Use Study for the Property commonly known as "The Landings" located on the south side of Walled Lake near the intersections of South Lake Drive and Old Novi Road and East Lake Drive and Old Novi Road. The property is outlined in black on Figure 1. This study was presented to the City Council at a meeting held on December 7, 2009, where staff was given direction to work with the Planning Commission to consider adjusting the zoning and master plan designations of the property in preparation for the potential creation of a public park on a large portion of the site. As indicated on Figure 2, the property is currently zoned B-3, General Business, and R-4, One-Family Residential. Staff is



Figure 1

recommending the existing B-3 property be rezoned to R-4, One-Family Residential for the City-owned property only.

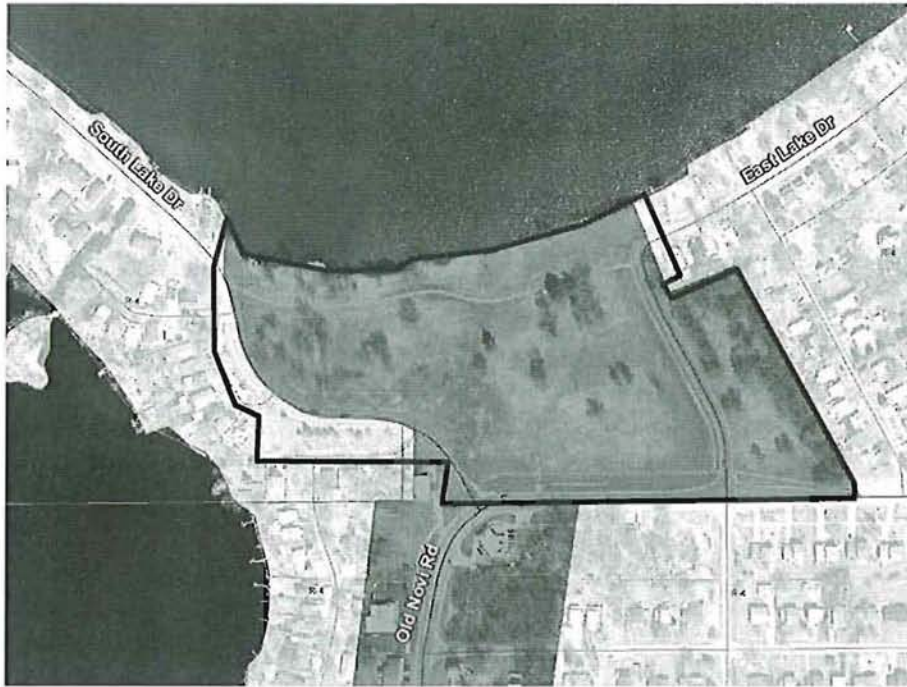


Figure 2

Current Status of the Master Plan

Presently, the Planning Commission has opened certain sections of the Master Plan for review and possible updates, including updates to the Future Land Use map. As part of those proposed updates, staff will be recommending adjusting the boundaries of the existing park designation for this property to reflect the recent direction from the City Council. The new recommended Future Land Use map will show most of the Landings property as a public park and the remainder for single-family uses.

Recommendation

Staff **recommends positive consideration** for the proposed Zoning Map Amendment, which would rezone the property from B-3, General Business to R-4, One-Family Residential. The rezoning request is consistent with the planned updates for the Master Plan for Land Use and recommendations of the current Master Plan, which recommends public park uses for the majority of the subject property.

The Community Development Department recommends approval of the request, for the following reasons:

- The requested zoning is generally in compliance with the existing Master Plan for Land Use.
- The requested zoning is in compliance with the planned Master Plan for Land Use update.
- Rezoning would be consistent with the existing residential zoning surrounding the subject property.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the property to R-4 (**STAFF RECOMMENDATION**).
2. Deny the request, with the zoning of the property remaining B-3, General Business.
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The existing Master Plan for Land Use currently designates the majority of the property for public park uses with some smaller parcels shown for single-family residential use. A rezoning of the property to R-4 would be consistent with the master plan designation as public parks are a principal permitted use in the R-4 District. Per the guidelines in the Master Plan, any property planned for a public park can revert back to single-family residential uses if public park uses are no longer anticipated. The Residential Density Map within the Master Plan shows a planned maximum density of 3.3 units/acre for the subject property, which is consistent with an R-4 zoning.

The Master Plan for Land Use is currently under review by the Master Plan and Zoning Committee. As part of the review, staff is proposing the remaining immediately adjacent City-owned parcels on the periphery of the Landings property be designated for public park uses rather than single-family residential uses with the property on the east side of East Lake Drive planned for single-family residential uses.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Site	B-3, General Business R-4, One-Family Residential	Vacant open space	Public Park, Single-Family Residential
Northern Parcels	Walled Lake		
Southern Parcels	B-3, General Business R-4, One-Family Residential	Restaurant, vacant land, vacant retail space, single-family homes	Local Commercial, Single-Family Residential
Eastern Parcels	R-4, One-Family Residential	Single-family homes	Single-family residential
Western Parcels	R-4, One-Family Residential	Single-family homes	Single-family residential

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the recommended R-4 zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning.

Directly to the **north** of the subject property is Walled Lake. There is likely to be little to no impact to the existing lake if the property is rezoned.

Vacant retail spaces, vacant land, an existing restaurant and single-family homes are located directly **south** of the subject property. The rezoning of the property to R-4 would eliminate the possibility that the property could be utilized for a commercial development eliminating possible competition for nearby commercially-zoned parcels.

Directly to the **east** of the subject property are single-family residential homes. The single-family homes are not expected to experience any negative impacts as a result of the proposed rezoning and may benefit in terms of property value since the rezoning would indicate to potential buyers that a large commercial development is not likely to be constructed in the area eliminating traffic and other concerns incidental to commercial development in a residential area.

Directly to the **west** of the subject property are single-family residential homes. Impacts will be similar to those noted above for single-family homes to the east.

Infrastructure Concerns

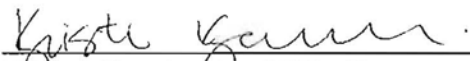
Per the Engineering Division, there are no utility concerns related to the proposed rezoning. Traffic impacts are likely to decrease as the number of trips associated with a retail-type development is substantially greater than the number of trips associated with any of the uses permitted in the R-4 District.

Natural Features

The regulated wetland and woodland maps indicate that there are no regulated woodlands or wetlands on the subject property in the City's inventory at this time. Any proposed development will be required to pay careful attention to the lake shoreline and minimize any negative impacts.

Submittal Requirements

- A survey and legal description of the property will be completed.
- The rezoning signs will be placed on the property a minimum of 15 days prior to the public hearing, in accordance with the public hearing requirements for the rezoning request.



Kristen Kapelanski, ACIP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

TRAFFIC REVIEW

February 3, 2010

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



BIRCHLER ARROYO
ASSOCIATES, INC.

SUBJECT: Traffic Impacts Associated with Proposed Rezoning at the Landings Property, near
13 Mile and Novi Road, ~13 acres, ZC#18.693

Dear Ms. McBeth:

Birchler Arroyo has reviewed the proposed City-initiated rezoning for the Landings property and offers the following:

Comments

1. Traffic volumes over the past 20 years have declined on both South Lake Drive and East Lake Drive due to the construction of alternative, more-desirable commuter routes in the area. Traffic volumes on Old Novi Road have decreased approximately 20 percent since 2004.

As of December 2008, it is estimated that Old Novi Road was carrying 2,200 vehicles per day. During the same period, South Lake Drive was carrying 4,000 vehicles per day, and Thirteen Mile Road was carrying 3,400 vehicles per day.
2. A rezoning traffic study is not required for this application because the proposed zoning classification, R-4, is substantially less intensive than the existing zoning classification, B-3.
3. As part of the Landings report we prepared for the City, some comparisons of potential trip generation total were provided. The following provides a general overview for residential, commercial, and park uses of the property:
 - For an R-4 zoned property, with approximately 11 acres available after taking away existing adjacent right-of-way, a site developed at 3.3 dwelling units per acre could yield 36 homes, if developed privately as residential, which would generate approximately 375 daily trips.
 - For existing B-3 zoning, assuming 20 percent lot coverage by buildings, approximately 96,000 square feet of commercial space could be built on the larger portion of the subject property, west of East Lake Drive, which would generate approximately 6,600 daily trips.
 - City and County parks have been documented to generate between 6 and 12 trips per acre on weekend days and 1.5 to 2.25 trips per acre on weekdays. Trip generation for parks is highly related to the intensity of activities—facilities and programming—on site, weather, and time of year.

If you have any questions or comments, do not hesitate to contact us.

Review of Landings Rezoning Traffic 18.693

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



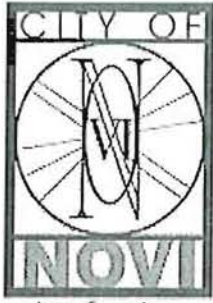
Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering

ENGINEERING REVIEW

MEMORANDUM



cityofnovi.org

TO: BRIAN COBURN, P.E.; SR. CIVIL ENGINEER
BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

FROM: LINDON K. IVEZAJ, STAFF ENGINEER LK
BEN CROY, P.E.; CIVIL ENGINEER

SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.693 LANDINGS PROPERTY

DATE: FEBRUARY 5, 2010

The Engineering Division has reviewed the rezoning request for the approximate 13 acre rezoning located at Thirteen Mile Road between South Lake and East Lake Drives, more commonly referred to as the Landings Property. The City is requesting to rezone all 13 acres from B-3 to R-4.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. The current zoning for this property would yield approximately 60 REUs based on the most likely use, which for B-3 zoning would be a mix of 30% restaurant and 70% retail. Based on R-4 zoning, we estimate the demand would go down to 43 REUs. This would decrease the total demand by 17 REUs over the current zoning.

Summary

Since the total number of REUs would decrease with the proposed rezoning, there would be no negative impact on either water or sanitary sewer caused by the proposed zoning.

**PLANNING COMMISSION ACTION SUMMARY
JANUARY 13, 2010**



cityofnovi.org

PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Wednesday, January 13, 2010 | 7 PM

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

(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Baratta, Member Cassis, Member Gutman, Member Larson, Member Meyer, Member Prince

Absent: Member Greco (excused), Member Lynch (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Mark Spencer, Planner; Lindon Ivezaj, City Engineer; Deputy Chief Lindberg, Police Department; Kristin Kolb, City Attorney

APPROVAL OF AGENDA

A motion to approve the January 13, 2010 Agenda. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR A ZONING ORDINANCE TEXT AMENDMENT RELATED TO THE WIND TURBINE ORDINANCE

A motion to set a Public Hearing for February 10, 2010 for the Text Amendment related to the Wind Turbine Ordinance. *Motion carried 6-0.*

2. SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR A ZONING ORDINANCE TEXT AMENDMENT RELATED TO THE SOLAR COLLECTOR ORDINANCE

A motion to set a Public Hearing for February 10, 2010 for the Text Amendment related to Solar Collector Ordinance. *Motion carried 6-0.*

3. SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR ZONING MAP AMENDMENT 18.693 A CITY-INITIATED REZONING FOR THE LANDINGS PROPERTY NEAR THE INTERSECTIONS OF 13 MILE ROAD AND EAST LAKE DRIVE AND 13 MILE ROAD, OLD NOVI ROAD AND SOUTH LAKE DRIVE.

A motion to set a Public Hearing for February 10, 2010 for Zoning Map Amendment 18.693, a City initiated rezoning for the Landings Property. *Motion carried 6-0.*

ADJOURNMENT

The meeting adjourned at 8:55 PM.

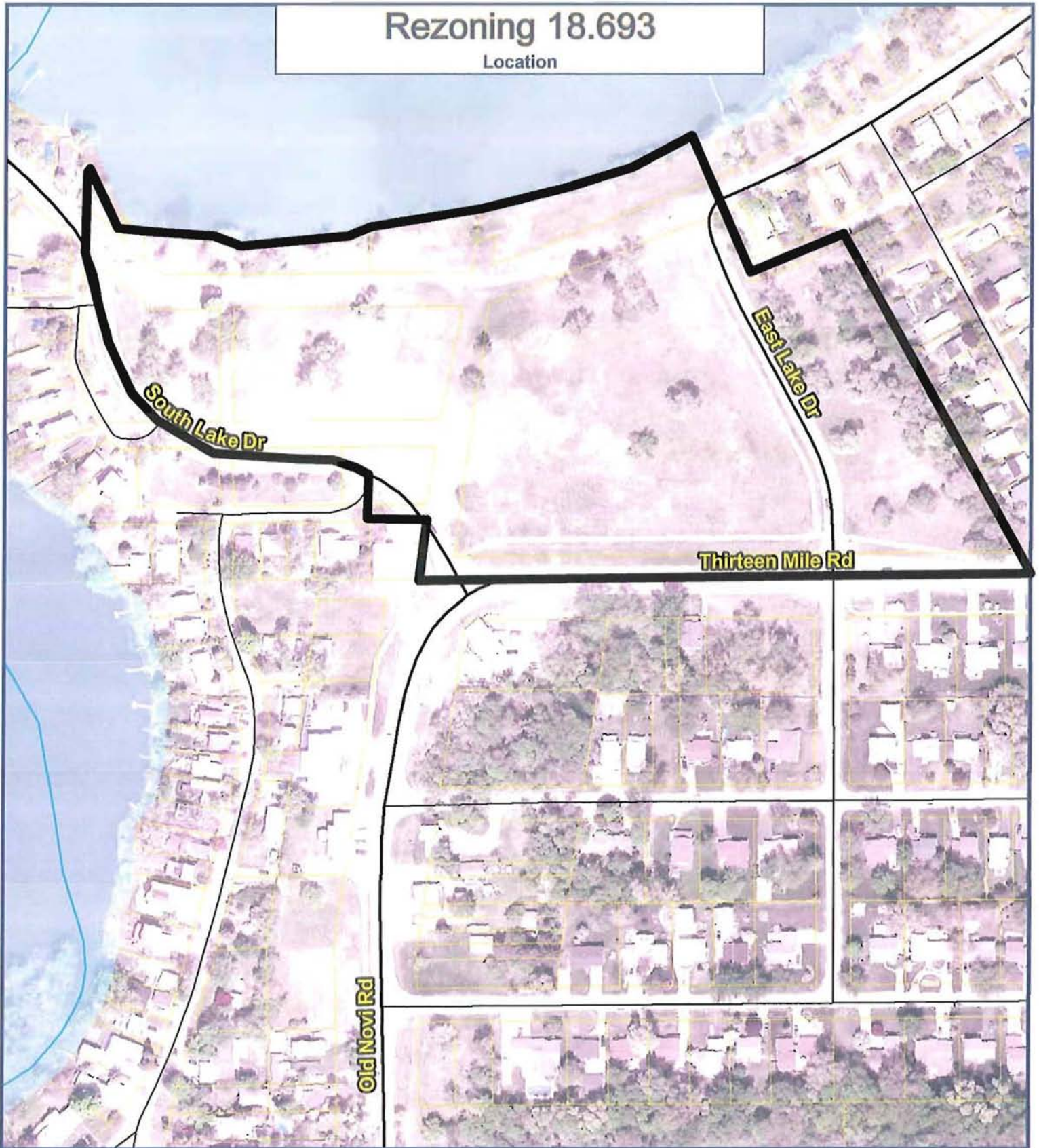
MON	01/18/10	CITY OFFICES CLOSED	
MON	01/25/10	CITY COUNCIL MEETING	7:00 PM
WED	01/27/10	PLANNING COMMISSION MEETING	7:00 PM
MON	02/08/10	CITY COUNCIL MEETING	7:00 PM
TUE	02/09/10	ZONING BOARD OF APPEALS MEETING	7:00 PM
WED	02/10/10	PLANNING COMMISSION MEETING	7:00 PM
MON	02/15/10	CITY OFFICES CLOSED	
MON	02/22/10	CITY COUNCIL MEETING	7:00 PM
WED	02/24/10	PLANNING COMMISSION MEETING	7:00 PM

* Actual Language of motions subject to review.

MAPS
Location
Zoning
Future Land Use
Natural Features

Rezoning 18.693

Location



Map Author: Kristen Kapelanski
Date: February 1, 2010
Project: Rezoning 18.693
Version #: 1.0

Map Legend

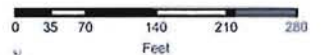
— Subject Property

MAP INTERPRETATION NOTICE

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



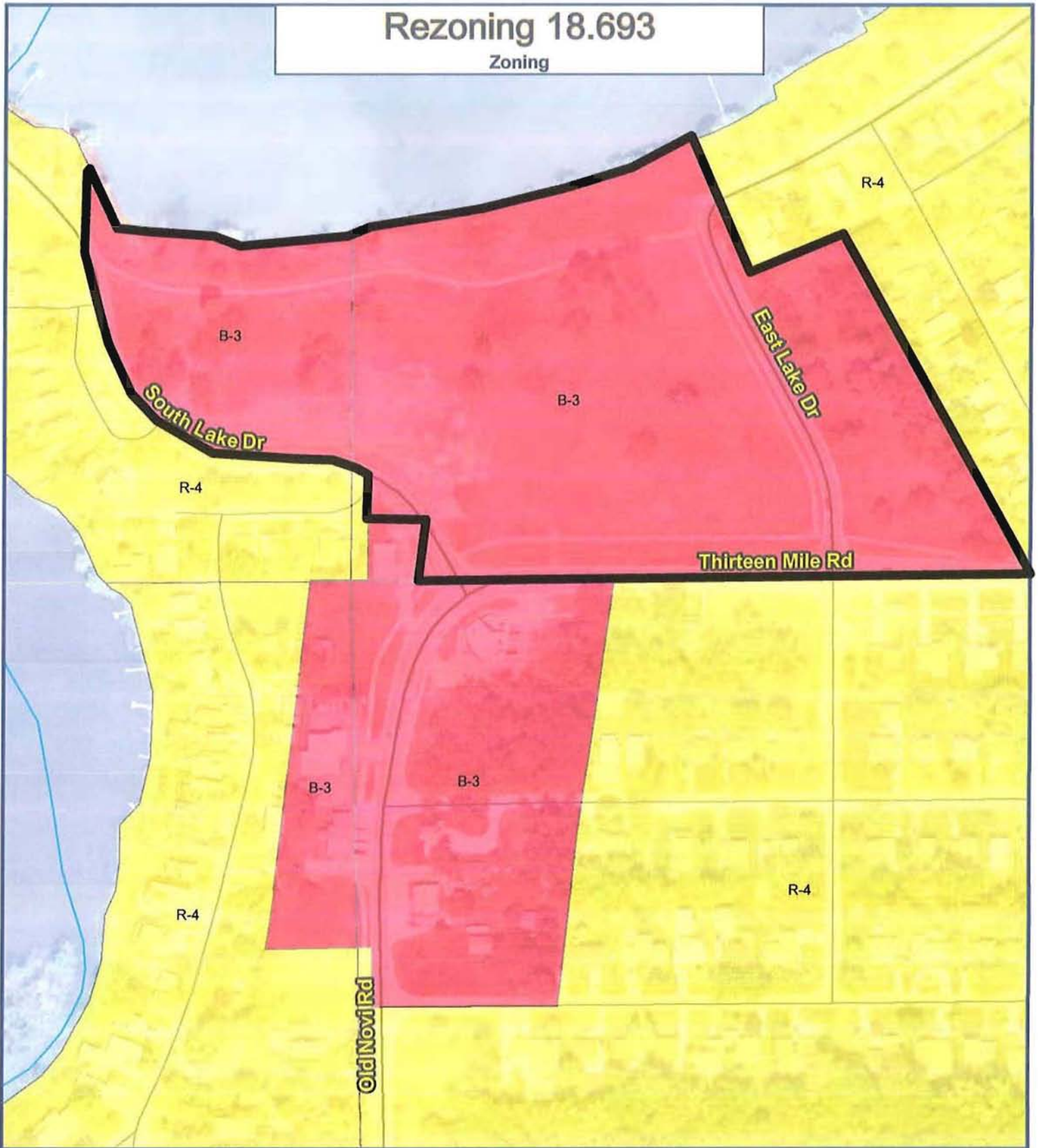
City of Novi
Department Division
Department Name
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 191 feet

Rezoning 18.693

Zoning






Map Author: Kristen Kapelanski
Date: February 1, 2010
Project: Rezoning 18.693
Version #: 1.0

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Map Legend

-  Subject Property
-  R-4: One-Family Residential District
-  B-3: General Business District



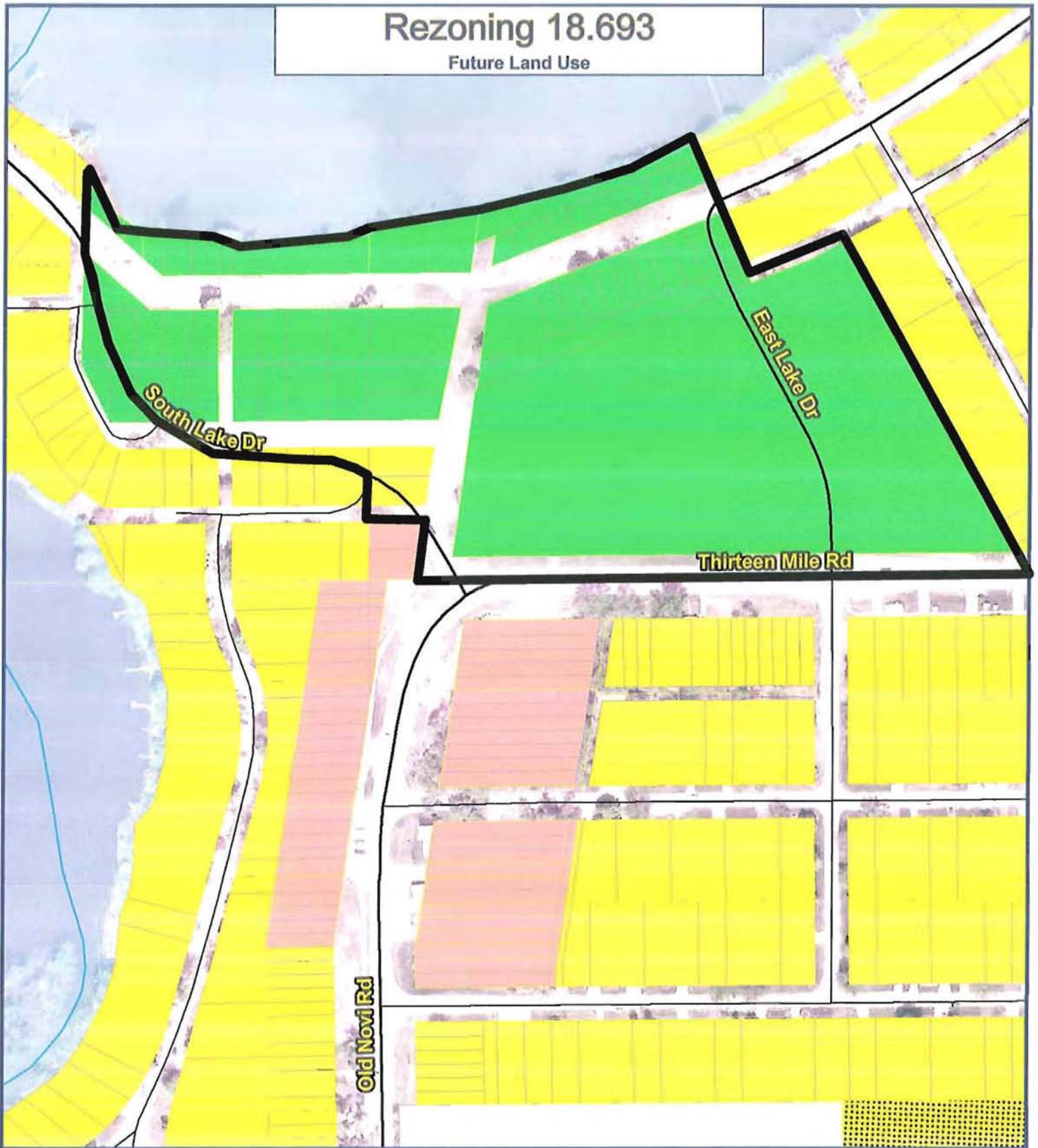
City of Novi
Department Division
Department Name
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 191 feet

Rezoning 18.693

Future Land Use









Map Author: Kristen Kapelanski
 Date: February 1, 2010
 Project: Rezoning 18.693
 Version #: 1.0

MAP INTERPRETATION NOTICE

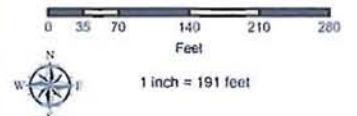
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Map Legend

-  Subject Property
-  SINGLE FAMILY
-  PUD
-  LOCAL COMMERCIAL
-  PUBLIC PARK
-  PRIVATE PARK

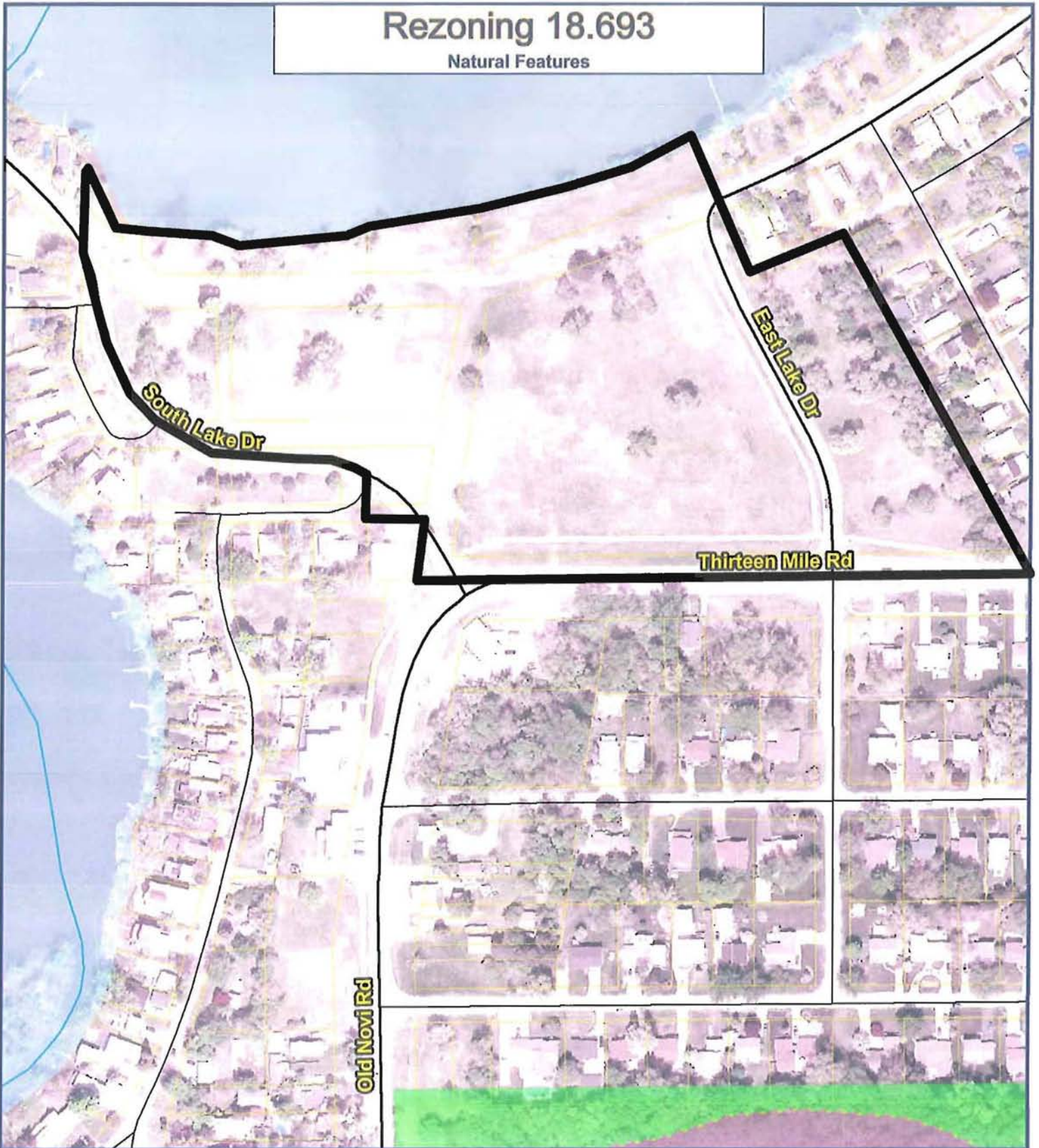


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 Department Division
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Rezoning 18.693

Natural Features



Map Author: Kristen Kapelanski
Date: February 1, 2010
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Map Legend

- Subject Property
- Wetland Areas
- Woodlands



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