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Master Plan for Land Use

Master Plan for Land Use

Public Hearing to present findings and receive comments on proposed amendments to the City of Novi Master Plan for Land Use. The Planning Commission is asked to approve the proposed amendments and forward a recommendation to City Council to approve the proposed amendments for distribution.

Required Action

Approve/postpone the Master Plan for Land Use Amendments and forward them to the City Council for distribution approval.

Motions

Approval – proposed Master Plan Amendments

Motion to **approve** the proposed Master Plan for Land Use Amendments and forward them to the City Council for distribution approval, subject to the following:

- a. (conditions here if any)

for the following reasons:

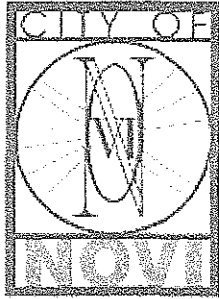
1. The Master Plan & Zoning Committee and the Planning Commission with the assistance of the Community Development Department Planning Staff and the City's Traffic Consultants, reviewed the current Master Plan for Land Use's goals, objectives and implementation strategies, the Future Land Use Map use designations for the entire City and evaluated each of the three Master Plan Study Areas in detail;
2. Public comments regarding the future land uses in the study areas and City at large were solicited and people provided input through questionnaires, written comments and in person at City Hall, public meetings and public open houses;
3. The proposed Master Plan for Land Use amendments reflect the desires of the City's citizens, promote natural feature protection, foster quality development, encourage investment in the City and provide design guidance for future transportation improvements; and
4. The propose amendments foster sound land use planning by including the following new land use goals:
 - Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.
 - Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.
 - Create, preserve and enhance quality residential areas in the City.
 - Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan's "Promoting Active Communities Program."

Postpone – proposed Master Plan Amendments

Motion to **postpone** action on the proposed Master Plan for Land Use Amendments and request the Master Plan and Zoning Committee to review the Planning Commission's concerns and present a revised set of proposed Master Plan Amendments that address these concerns.

Planning Introduction Memo

MEMORANDUM



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TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR *Barb*
OF COMMUNITY DEVELOPMENT
SUBJECT: MASTER PLAN FOR LAND USE AMENDMENTS
DATE: APRIL 21, 2010

At its March 24, 2010 meeting, the Planning Commission approved the February 26, 2010 Master Plan for Land Use Review drafted by the Master Plan and Zoning Committee and the City's planning staff as its review of the Master Plan for Land Use and set a public hearing for April 28, 2010 to take action on a set of Master Plan amendments proposed in the review.

At the April 28th meeting the Planning Commission will receive additional public comments on the proposed amendments. If the amendments are found acceptable, the Planning Commission could take action to send the proposed amendments to the City Council for approval to distribute the proposed amendments and the 2010 Master Plan for Land Use Review to the entities required by the State Planning Act for comments. After the close of this 42 day comment period by reviewing entities, the Planning Commission can adopt the Master Plan amendments.

A set of proposed Master Plan for Land Use amendments is attached for your review. This set contains all of the proposed amendment pages. The details of the proposed Future Land Use Map changes can be reviewed on page iv and highlights of the proposed text and map changes can be found in the Executive Summary contained on pages 1-8.

If you have any questions on this material, please feel free to contact me.