

cityofnovi.org

## Adoption Master Plan for Land Use Amendments

### **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 a resolution adopting the proposed amendments as drafted or with amendment(s).

### **Required Action**

Approve/postpone a resolution adopting the proposed 2010 Master Plan for Land Use Amendments including the proposed Future Land Use Map with or without amendment.

July 14, 2010

## Motions

### Adopt-proposed Master Plan Amendments

Motion to approve a resolution adopting the proposed 2010 Master Plan for Land Use Amendments with the changes proposed by the Master Plan and Zoning Committee on July 7, 2010, including the proposed Future Land Use Map, subject to the following revisions:

- a. (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, reviewed the current Master Plan for Land Use's goals, objectives, and implementation strategies, and 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 answering 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 proposed 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



**TO:** PLANNING COMMISSION  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** MASTER PLAN FOR LAND USE AMENDMENT ADOPTION  
**DATE:** JULY 8, 2010

After many months of work, the Planning Commission is now in position to take the last steps in the Master Plan for Land Use review and amendment process, holding a final public hearing on the proposed Master Plan for Land Use amendments and adopting the amendments. Previously, the Planning Commission received and approved the Master Plan for Land Use Review dated February 26, 2010. The Review summarized the research and review of the Master Plan for Land Use by the City's Master Plan and Zoning Committee and the Planning staff. It included a set of Master Plan for Land Use amendments compiled on April 28, 2010 and recommended for distribution by the Planning Commission and City Council.

The Michigan Planning Enabling Act requires a public hearing to take place after the close of the required 42-day comment period allowed for neighboring communities, county, railroads and public utilities to review the document. During the comment period, the City received favorable comments from Oakland County, the Road Commission of Oakland County, West Bloomfield Township and Salem Township (attached) and no unfavorable comments.

The above comments and two new sets of public comments received on July 7th were distributed to the Master Plan and Zoning Committee for discussion at the Committee's July 7<sup>th</sup> meeting. Based on a discussion of the comments, the Committee recommended a set of minor changes to the proposed amendments (see attached draft July 7, 2010 Master Plan and Zoning Committee minutes). The Committee is recommending the Planning Commission include the following changes in the adopted Master Plan for Land Use:

1. Minor changes to the proposed Future Land Use Map use designations to better reflect current ownership and usage of the parcels (see attached map for locations):
  - a. Section 11 - Open space in Tollgate Woods south of Steinbeck Glen from "Single Family Residential" to "Private Park."
  - b. Section 22 - Open space in Taft Knolls I and II from "Single Family Residential" to "Private Park."
  - c. Section 23 - City owned properties in the Rouge River floodplain east of the CSX Railroad and north of Ten mile Road from "Private Park" to "Public."
  - d. Section 29 - Recently acquired by the City the "Heritage Shoppes" parcel from "Single Family Residential" to "Public Park."

2. Remove the words "... that can add to the City's tax base" on page 4 of the Executive Summary Chapter to eliminate the emphasis of this reason for creating the new "Suburban Low-Rise" land use designation.

A public hearing is scheduled for the Commission's July 14, 2010 meeting. After holding the hearing and evaluating public comments and the Master Plan and Zoning Committee comments, the Planning Commission may adopt by resolution the proposed Master Plan for Land Use amendments with or without any changes the Commission deems appropriate. A draft resolution is attached. Alternatively, the Commission may postpone action on the matter and seek additional information or review from staff or the Master Plan and Zoning Committee.

The State Planning Enabling Act requires an affirmative vote of not less than 2/3 of the members to approve a resolution to adopt a set of master plan amendments. After approval, the State Act also requires the Planning Commission Chair or Secretary to sign a copy of the resolution and that the resolution be placed inside the front or back cover of the master plan. Since the Future Land Use Map will be distributed separately, it also must be signed before distribution. Following approval, the Master Plan will be distributed to City Council and published for the public.

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

**Proposed Master Plan for Land Use Amendment Adoption Resolution**

**PLANNING COMMISSION RESOLUTION ADOPTING THE 2010  
AMENDMENTS TO THE CITY OF NOVI'S  
MASTER PLAN FOR LAND USE**

**City of Novi  
County of Oakland, Michigan**

WHEREAS, the City of Novi, through its Planning Commission, adopted a Master Plan for Land Use in 2004, which was amended in 2008; and

WHEREAS, the City determined in December 2008 to review the entire Master Plan for Land Use, undertake the study of certain areas, and also discuss some additional areas or aspects of the City land use plan; and

WHEREAS, the Planning Commission decided in particular to focus on the following study areas:

- Special Planning Project Area 1 (Ten Mile and Novi Roads);
- Grand River Avenue and Beck Road
- Eleven Mile and Beck Roads

WHEREAS, the Planning Commission notified each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss amendments to its Master Plan for Land Use; and

WHEREAS, relying upon public input, the City's Planning staff and the Planning Commission's Master Plan and Zoning Committee developed a set of proposed 2010 text and map amendments to the City's Master Plan for Land Use; and

WHEREAS, the proposed 2010 Amendments to the City's Master Plan for Land Use were submitted to City Council, which authorized distribution of the proposed amendments; and

WHEREAS, the proposed 2010 Amendments to the City's Master Plan for Land Use were distributed to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification, for review and comment; and

WHEREAS, the Planning Commission received comments in reference to the proposed Master Plan for Land Use from certain of these entities; and

WHEREAS, on June 29, 2010, the Oakland County Coordinating Zoning Committee voted to endorse the proposed 2010 Amendments to the City's Master Plan for Land Use, finding that the proposed amendments were not inconsistent with the Plan of any surrounding communities; and

WHEREAS, on July 7, 2010, the Master Plan and Zoning Committee of the Planning Commission reviewed additional public comments, commented on the proposed 2010 Amendments to the City's Master Plan for Land Use, and recommended a set of minor Future Land Use Map changes to reflect current ownership and usage of the parcels and a minor text change in the executive summary; and

WHEREAS, on July 14, 2010, after proper public notice, the Planning Commission held a public hearing on the proposed 2010 Amendments to the City's Master Plan for Land Use, during which members of the public were given the opportunity to comment on the proposed amendments; and

WHEREAS, the Planning Commission has determined that the proposed 2010 Amendments to the City's Master Plan for Land Use, with the accompanying maps, charts, and descriptive matter accurately reflects the Planning Commission's recommendations for the development of the areas of the City affected by the proposed amendments.

**NOW, THEREFORE, IT IS RESOLVED** that the City of Novi Planning Commission hereby adopts the proposed 2010 Amendments to the City's Master Plan for Land Use, dated April 28, 2010 with the minor changes recommended by the Master Plan and Zoning Committee dated July 7, 2010.

**IT IS FURTHER RESOLVED** that the Secretary of the Planning Commission shall submit a copy of the 2010 Amendments to the City's Master Plan for Land Use to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

AYES: ( )  
NAYS: ( )  
ABSENT: ( )  
ABSTENTIONS: ( )



**RESOLUTION DECLARED ADOPTED.**

**CERTIFICATION**

I hereby certify that the foregoing Resolution constitutes a true and complete copy of the resolution duly adopted by the Planning Commission of the City of Novi, County of Oakland, Michigan, at a meeting of the City of Novi Planning Commission duly called and held on July 14, 2010, and that public notice of the meeting was given in full conformity with Act 267 of the Public Acts of 1976, and that the minutes of the meeting were kept and will be made available as required by law.

\_\_\_\_\_  
Maryanne Cornelius, City Clerk

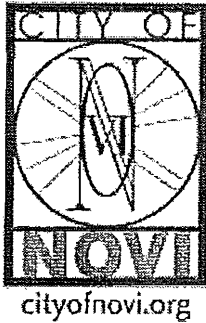
**CHAIRPERSON'S CERTIFICATION**

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on July 14, 2010.

\_\_\_\_\_  
Mark Pehrson, Chairperson

## Master Plan Review Comments

# MEMORANDUM



TO: Clay Pearson, City Manager  
FROM: Barbara <sup>Beth</sup> McBeth, AICP, Community Development  
SUBJECT: Master Plan for Land Use Update -  
Oakland County and Surrounding Reviews  
DATE: June 29, 2010

6/30/10  
To: Mayor of City  
Council  
FYI

This morning, Mark Spencer and I attended a meeting of the Oakland County Coordinating Zoning Committee for the review of the draft copy of Novi's Master Plan for Land Use. Oakland County Planner Charlotte Burckhardt presented a summary of the Plan to the Committee, highlighting a number of important aspects of the Plan. She noted the development of Novi's Plan included many hours of dedication by the Planning Commission's Master Plan and Zoning Committee, as well as by the City Staff.

Ms. Burckhardt complimented the work that went into preparing the in-depth studies during the development of the Plan, and the appearance and formatting of the plan itself. She noted Novi's commitment to continuing to look toward the long-range vision of the Community, even in this difficult economy, as a good use of available resources before the next round of development pressure takes place.

Following discussion and a question and answer period, the Committee voted unanimously to endorse the County planner's review of the Master Plan, and found that the Plan is **not inconsistent** with the Plan of any of the surrounding communities. A copy of correspondence received from the County is attached to this memo.

We will inform the Planning Commission of the outcome of the meeting with Oakland County. A public hearing is set for the Planning Commission to consider the Master Plan at the July 14 Commission meeting for further discussion and possible adoption.



## BOARD OF COMMISSIONERS

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1200 N. Telegraph Rd.  
Pontiac, MI 48341-0470  
Phone: (248) 858-0100  
Fax: (248) 858-1572

June 29, 2010

Ms. Maryanne Cornelius  
City of Novi Clerk  
45175 W Ten Mile Rd  
Novi, MI 48375-3024

Dear Ms. Cornelius:

On Tuesday, June 29, 2010, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan amendment:

**City of Novi Master Plan for Land Use Proposed Amendments 2010  
(County Code Master Plan No. 10-01)**

The Oakland County Coordinating Zoning Committee, by a 3 to 0 vote, endorses the County staff review of the draft Master Plan amendment. The staff review finds the Master Plan amendment **not inconsistent** with the plan of any of the surrounding communities and is enclosed. Comments were received from the Road Commission for Oakland County and West Bloomfield Township, and are attached to our review. Adjacent communities are receiving a copy of the review; others that were notified can access the review on our county web site at the following address:  
[http://www.oakgov.com/peds/assets/docs/luz\\_docs/mp\\_10\\_01.pdf](http://www.oakgov.com/peds/assets/docs/luz_docs/mp_10_01.pdf).

On behalf of the Committee, I would like to thank Barbara McBeth, Deputy Community Development Director, and Mark Spencer, City of Novi Planner, for attending the meeting and answering questions. If further documentation is necessary, the unofficial minutes of the June 29, 2010 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-5443 or email me at [burckhardt@oakgov.com](mailto:burckhardt@oakgov.com).

Sincerely,

Charlotte P. Burckhardt, AICP, PCP  
Principal Planner

enc.

cc: Mark Pehrson, City of Novi Planning Commission Chair

Charles Boulard, City of Novi Community Development Director  
Mark Spencer, City of Novi Planner  
Kim Capello, Oakland County Commissioner  
Sandra Abrams, Commerce Township Clerk  
Larry Haber, Commerce Township Planning Commission Chair  
Kathleen Jackson, Commerce Township Planner  
Christine Long, Oakland County Commissioner  
Kathryn Dorman, City of Farmington Hills Clerk  
Joe Mantey, City of Farmington Hills Planning Commission Chair  
Dale Countegan, City of Farmington Hills Planning and Development Director  
Rod Arroyo, Birchler Arroyo & Associates Planning Consultant  
Steven Schwartz, Oakland County Commissioner  
Linda Grimsby, City of Livonia Clerk  
John Walsh, City of Livonia Planning Commission Chair  
Mark Taormina, City of Livonia Planning Director  
Michele Cash, Lyon Township Clerk  
Mike Barber, Lyon Township Planning Commission Chair  
Chris Doozan, McKenna Associates Inc  
Dianne Massa, City of Northville Clerk  
Jay Wendt, City of Northville Chair  
Richard Starling, City of Northville Building Official  
Don Wortman, Carlisle Wortman & Associates  
Sue Hillebrand, Northville Township Clerk  
Richard Allen, Northville Township Planning Commission Chair  
Jennifer Frey, Northville Township Community Development Director  
Derwood Haines, Novi Township Clerk  
Novi Township Planning Commission Chair  
John Juntunen, Novi Township Supervisor  
Catherine Buck, City of Walled Lake Clerk  
Robert Robertson, City of Walled Lake Planning Commission Chair  
Loyd Cureton, City of Walled Lake DPW Director  
Marcia Gershenson, Oakland County Commissioner  
Cathy Shaughnessy, West Bloomfield Township Clerk  
Steven Budaj, West Bloomfield Township Planning Commission Chair  
Sara Roediger, West Bloomfield Township Senior Planner  
Shelley Taub, Oakland County Commissioner  
Linda Kirby, City of Wixom Clerk  
Bill Day, City of Wixom Planning Commission Chair  
John Lipchik, City of Wixom Building Official  
Carmine Avantini, LSL Planning Inc  
Dwight Shusda, Salem Township Chair  
Community & Economic Development SEMCOG  
Walled Lake Consolidated School District  
CSX Transportation Inc

Maryanne Cornelius

MP 10-01

June 29, 2010

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South Lyon Community Schools

AT & T Michigan

Peter Dion, Novi Community School District Superintendent

Leonard Rezmierski, Northville Public Schools Superintendent

Bright House Network Oakland County Office

DTE - Planning Northwest Region Farmington Center

ITC Transmission

Consumers Energy

David Evancoe, Road Commission for Oakland County, Director of Planning

Jeff Edwards, MDOT Metro Region AICP, Transportation Planner



L. BROOKS PATTERSON,  
OAKLAND COUNTY EXECUTIVE

June 22, 2010

Commissioner Robert Gosselin, Chairperson  
Oakland County Coordinating Zoning Committee  
1200 North Telegraph Road  
Pontiac, MI 48341

SUBJECT: County Code No. MP 10-01, Planning & Economic  
Development Services' review of the City of Novi Master  
Plan for Land Use Proposed Amendments 2010 (Draft  
Dated April 28, 2010)

Dear Chairperson Gosselin and Committee Members:

The City of Novi Planning Commission has prepared amendments to be added to its master plan, which was originally adopted in 2004 and amended in 2008. The following is a review and analysis of the proposed amendments.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Novi is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 42 days to submit comments on amendments. The June 29, 2010 Oakland County Coordinating Zoning Committee (CZC) meeting falls within our 42-day comment period. Neighboring communities also have 42 days to submit comments directly to the City of Novi and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the City of Novi's Planning Commission, the Cities of Livonia, Wixom, Northville, Walled Lake, and Farmington Hills; the Townships of Lyon, Commerce, West Bloomfield, Novi, Northville, and Salem; the School Districts of Walled Lake, Novi, South Lyon, and Northville; CSX Transportation Inc; AT&T; SEMCOG; Bright House Network Oakland County Office; DTE; ITC Transmission; Consumers Energy; Road Commission for Oakland County; and MDOT Metro Region were sent a copy of the draft amendments. All of these communities and agencies have received notice of the CZC meeting. Comments were received from the Road Commission for Oakland County and West Bloomfield Township and are attached. A phone message was received from Northville Public Schools indicating that nothing objectionable to the Northville Public Schools was found in the plan.

PLANNING & ECONOMIC  
DEVELOPMENT SERVICES

DANIEL P. HUNTER, MANAGER  
BUILDING 41 WEST  
2100 PONTIAC LAKE ROAD  
WATERFORD, MI 48328-0412  
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## Public Participation Process

*"In December 2008, the Planning Commission formally opened the Master Plan review and amendment process. The Planning Commission requested that its Master Plan and Zoning Committee, with assistance from the City of Novi Planning staff, prepare a review of the City's Master Plan for Land Use."* (Page 1) During the review process, the Planning Commission provided several opportunities for citizen involvement. A community open house was held in September 2009, and a Master Plan Review Open House was held in October 2009. Comments also were solicited through the City's web site and at stakeholder meetings. City staff prepared extensive reports throughout the process on a variety of topics and presented this information at public meetings where residents were invited to comment as well. Before the Planning Commission submitted the amendment to the City Council for permission to distribute the draft to adjacent communities, a public hearing was held on the proposed amendments on April 28, 2010. During the County's and neighboring communities' 42-day comment period, the City is continuing to collect citizen input.

## Amendment Contents

This amendment replaces specific pages in the currently adopted City of Novi master plan. These replacements include a new Executive Summary, new or updated maps, new future land use classifications, and amended goals and objectives.

The last time the Novi Planning Commission reviewed its master plan was in 2007 and 2008. At that time, it focused on the following three geographic areas of the City: the Southwest Quadrant; Twelve Mile, Napier, and Wixom Roads; and I-96/Novi Road area. During this current amendment process, the City of Novi Planning Commission reviewed the whole master plan for needed changes and updates. The Planning Commission also studied in detail three additional geographic areas for possible future land use changes. The three areas studied are Eleven Mile and Beck Roads; Grand River Avenue and Beck Road; and Ten Mile and Novi Roads (see attached map for the extent of the study areas).

Based on the findings from these small area studies and the city-wide review, changes are proposed to the future land use classifications and the goals and objectives. The following chart highlights some of the changes proposed to the future land use classifications.

Proposed Classification	Current Classification	Description of Change
Suburban Low Rise		<b>New Classification</b> for transitional uses to buffer residential areas from higher intensity uses
	Office	<b>Classification Eliminated</b>
Community Office		<b>New Classification</b> to allow small and medium scaled offices
Office Commercial		<b>New Classification</b> to allow medium and large general and medical offices
Office, Research, Development and Technology		<b>New Classification</b> to allow medium and large general and medical offices and research, development, and technology uses



Office, Research, Development and Technology with Retail Service Overlay		<b>New Classification</b> as above with retail uses allowed to serve employees and visitors
	Light Industrial	<b>Classification Eliminated</b>
Industrial, Research, Development and Technology		<b>New Classification</b> to allow office, light industrial, research, development, technology, and warehouse uses
	Special Planning Project Area 1	<b>Classification Eliminated</b>

**Comparison of the draft 2010 Future Land Use map to the 2008 map as amended**

The master plan amendment includes a map showing all of the proposed changes to the 2008 Future Land Use map; forty-two (42) areas are shown to change. A copy of the map is attached. The majority of the changes are due to the elimination of the Office and Light Industrial future land use classifications. These two classifications are being replaced with new categories that provide more definition regarding desired uses. Therefore, parcels currently planned for either Office or Light Industrial must be reclassified.

All currently planned Office areas except one are being reclassified to one of the new classifications of Community Office, Office Commercial, or Office, Research, Development and Technology. Geographically, these changes impact the office corridors along I-96 and along M-5 as well as smaller office concentrations along Novi Road, on Twelve Mile Road, and at Haggerty and Eight Mile Roads. The Planning Commission is using the current zoning of the property to determine in which of the new categories the planned Office property should be placed. Generally, parcels zoned for OS-1, Office Service are being reclassified as Community Office. These areas are intended for small or medium sized offices that serve Novi residents. Parcels zoned for OSC, Office Service Commercial are being reclassified as Office Commercial, a category intended for medium and larger general and medical office buildings. Additional uses allowed in this category are limited retail, hotels, higher education, and indoor or outdoor recreation. Parcels zoned for OST, Planned Office Service Technology are being reclassified as Office, Research, Development and Technology. This classification is intended for medium and large general and medical office buildings or complexes as well as research and development facilities and is concentrated along the I-96 and M-5 corridors. One current Office parcel (#16) is being reclassified as Town Center Commercial due to its location and use as a parking lot for Town Center retail uses.

Similarly, parcels currently planned for Light Industrial are being reclassified to Industrial, Research, Development and Technology. This new classification emphasizes the City’s desire to attract research and high technology companies in addition to traditional light industrial uses. This new classification is concentrated in three main areas of the City: north of Twelve Mile Road adjacent to the City of Wixom; along Grand River Avenue; and east of Novi Road along the CSX Railroad. One area currently planned for Light Industrial (#6) is being proposed for Office, Research, Development and Technology.

A few other miscellaneous changes also are shown on the map. These include parcels now planned for Public or Private Park. These park parcels are coming from a variety of previously planned classifications such as Single Family, Public, and Educational Facility.

In addition to reviewing the Future Land Use map city-wide for changes, the Planning Commission studied three small geographic areas in detail. The following highlights the changes proposed for these three areas.

### **Special Planning Project Area 1 Study Area**

**Location:** The study area is on the southeast corner of Ten Mile and Novi Roads and contains 87 acres. The CSX Railroad traverses the far eastern side of the study area. Most of the area is vacant having been an apple orchard that was sold over 30 years ago. A large industrial building occupies the parcel east of the railroad track.

**Current Master Plan Classification:** The study area goes beyond the site originally shown as Special Planning Project Area 1 on the 2004 Future Land Use map and includes areas planned for Office and Light Industrial too. The Office designation is adjacent to Novi Road while the Light Industrial is to the south and east.

**Proposed Master Plan Classifications:** Community Office is planned for the west side of the study area and Industrial, Research, Development and Technology is planned for the east side.

**Proposed Text Changes:** None of the proposed changes to the Goals, Objectives and Implementation section specifically reference this area.

**Boundary Coordination with Surrounding Communities:** The Study Area is internal to the City of Novi so there are no impacts to surrounding communities from this amendment.

**Analysis:** The Special Planning Project Area classification was intended as a holding category to depict areas that required further study. Back in 2004, the Planning Commission had questions about the need for more retail/commercial use in this area and the adequacy of the road infrastructure for more intense use. Therefore, the area was identified for a future study effort.

Through this amendment process, the Planning Commission reviewed the history of the area and current surrounding development patterns. After considering several alternatives including commercial and multiple family, the Planning Commission is recommending changes consistent with the current zoning of the property. In other parts of the City, the Planning Commission is changing areas zoned for OS-1, Office Service to Community Office. The west part of the site is zoned for OS-1 so this part of the site is being changed to Community Office. This classification will allow for small to medium sized office buildings that will be compatible with the existing apartment complex to the south. The west side of the study area is zoned for I-1, Light Industrial. The new classification of Industrial, Research, Development and Technology will allow for light industrial uses but also encompasses research and development uses. The proposed changes for this study area are compatible with the surrounding uses and allow for new areas of office, light industrial, and technology uses. In the last five years both Ten Mile and Novi Roads have been upgraded to five lanes at the intersection, so concerns about infrastructure adequacy have been addressed.

## **Eleven Mile and Beck Roads Study Area**

**Location:** The study area is between Beck and Wixom Roads on the north and south sides of Eleven Mile Road. The area contains almost 330 acres and includes the city owned Wildlife Woods Park, residential and vacant parcels, and a 72-acre vacant parcel owned by Novi Community Schools. An ITC Transmission corridor bisects the study area in a north-south direction. The study area is sandwiched between high intensity uses like Providence Park Hospital and big box retail uses (Sam's Club, Kroger, Home Depot, and Target) to the north and single family neighborhoods to the south.

**Current Master Plan Classification:** The study area contains a number of master plan classifications including Single Family Residential, Office, Utility, Public Park, and Educational Facility.

**Proposed Master Plan Classifications:** The new classification of Suburban Low Rise is applied to previous single family residential areas north of Eleven Mile Road and one area south of Eleven Mile Road. This classification was created to provide a transition between higher intensity uses and low intensity single family homes. A variety of uses like attached residential, multiple family, office, parks, schools, nursing homes, and senior housing are allowed. Residential densities of 7.3 dwelling units per acre are permitted; however, single family detached homes are not allowed within Suburban Low Rise. Within the study area, the other classifications of Utility, Public Park, and Educational Facility remain unchanged, although the remaining area of Single Family Residential on the south side of Eleven Mile Road has an increase in its maximum density to 4.8 dwelling units per acre. Providence Park Hospital, just to the north of the study area, is changed to Office Commercial.

**Proposed Text Changes:** Changes were made to the Goals, Objectives and Implementation section to provide for the Suburban Low Rise transition classification. In order to implement this new classification, a zoning district will need to be created that allows for the specified transition uses. In addition, the City wants to add design guidelines to ensure that these uses are developed with a residential character (peaked roofs, height restrictions, and parking requirements) so they are more compatible with the surrounding neighborhoods. A form based approach will be employed where more attention is given to the exterior of the buildings and their relationship to the street than to the uses themselves. Other goal changes emphasize the need for more housing choices within the City of Novi to attract first time home buyers, families, and the elderly. These new housing types might fit in well with the attached residential uses envisioned in the Suburban Low Rise category.

**Boundary Coordination with Surrounding Communities:** The Study Area is internal to the City of Novi so there are no impacts to surrounding communities from this amendment.

**Analysis:** Typically, office or multiple family residential are used as transitional uses. By creating a new classification, the Novi Planning Commission is creating more flexibility in the type of uses that can be used to buffer the surrounding neighborhoods from the higher intensity uses along Grand River Avenue. By using the form based approach, the Planning Commission can review access and design issues to ensure that the new development is compatible with the existing character of the area. Several goals and objectives further the intent of this new

classification to provide for a variety of housing choices to make the City more attractive to families and the elderly. Greater flexibility in allowed uses will make this area more attractive to developers when the economy improves.

### **Grand River Avenue and Beck Road Study Area**

**Location:** This small 94-acre study area is along Grand River Avenue, south of I-96 and east of Beck Road. The area contains a mixture of vacant parcels, older buildings that may be obsolete, some underused properties, and a few newer developments. What makes this area unique is that it is in between the Rock Financial Showplace to the east and Providence Park Hospital to the west.

**Current Master Plan Classification:** Office

**Proposed Master Plan Classifications:** Office, Research, Development and Technology with Retail Service Overlay is planned at the intersection of Grand River and Beck. The remainder of the study area is shown for Office, Research, Development and Technology.

**Proposed Text Changes:** A new Goal is to “Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.” The intent is to foster reinvestment in this area. One of the Implementation Strategies is to phase out outdoor storage uses as the area redevelops. Another identified strategy is to improve the landscaping and buffering in this area to improve its visual appearance as this is an important gateway to both the Rock Financial Showplace and Providence Park Hospital.

**Boundary Coordination with Surrounding Communities:** The Study Area is internal to the City of Novi so there are no impacts to surrounding communities from this amendment.

**Analysis:** The Retail Service Overlay will allow for limited retail uses to serve employees and visitors to the area. These uses are intended to be complementary to the office and research/development uses planned for the area. Restaurants, gas stations, car washes, and convenience stores are examples of the types of uses envisioned here. The overlay portion is confined to the intersection parcels at Beck and Grand River. This change should provide for some service uses to travelers along Grand River as well as hospital visitors and patrons of Rock Financial Showplace. Before this overlay can be implemented, the Planning Commission will need to amend the zoning ordinance to allow for this.

### **Coordination with Surrounding Community Boundaries**

Under the new state law, the County’s review is required to include a statement indicating whether the proposed amendment is “inconsistent with the plan of any city, village, or township” that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide the City of Novi with comments if they have any concerns. The following analysis addresses only proposed map changes adjacent to neighboring communities. Please use the attached Future Land Use Map Description of Changes for the numbers (#) cited in the analysis.

**North Boundary – Commerce Township:** The Commerce Charter Township Master Plan 2011 was adopted in June 2004 and amended in November 2006. Two changes are proposed along

Fourteen Mile Road, both east and west of M-5. These areas are currently planned for Office but are being reclassified because the Office classification is being eliminated. The small area west of M-5 will become Community Office (#2) while the larger area east of M-5 will be reclassified to Office, Research, Development and Technology (#1). The Community Office is adjacent to Township Park in Commerce Township. This new classification will allow for smaller and medium sized office buildings. The Office, Research, Development and Technology is adjacent to Community Commercial in Commerce Township. This classification will permit medium to larger sized office buildings and complexes engaged in general and medical office uses as well as research and high technology uses. These map changes will not have a negative impact on Commerce Township. Actually, the new classifications better define the scope and scale of the office buildings and uses allowed, and are reflective of the existing zoning.

**East Boundary – City of Farmington Hills:** The City of Farmington Hills Master Plan for Future Land Use 2009 was adopted in January 2009. Four changes are proposed along Haggerty; all are office areas being reclassified since the Office classification is being eliminated. Novi is changing its office corridor along M-5 to Office, Research, Development and Technology from Fourteen Mile Road to south of Twelve Mile Road (#1). This classification will permit medium to larger sized office buildings and complexes engaged in general and medical office uses as well as research and high technology uses. Farmington Hills has planned primarily for Single Family Residential along this same area. Exceptions to this are an area of Shopping Center Type Business and Multiple Family Residential south of Fourteen Mile Road and an area of Small Office just north of Twelve Mile Road. The residential subdivisions are existing but some of the planned office land remains vacant. Therefore, attention to site details, such as buffering, landscaping, and access should be considered by the City of Novi Planning Commission to minimize any impacts on the adjacent residential when office developments are proposed.

The next area of change in the City of Novi is between Grand River and Ten Mile Road (#12). Here, the Office classification is being changed to Community Office, allowing for small and medium sized offices. The area being changed is actually west of Haggerty. The Haggerty frontage remains Local Commercial, which is compatible with the Non-Center Type Business planned east of Haggerty in Farmington Hills.

The last two areas are between Nine and Eight Mile Roads. Close to Nine Mile Road, a small area of Office is going to Community Office (#42) while the bulk of the remaining frontage is going to Office Commercial (#41). Office Commercial allows for medium and larger general and medical office buildings with limited retail. Hotels, higher education, and indoor or outdoor recreation also are permitted uses. In Farmington Hills, the area between Nine and Eight Mile Roads is planned for Large Office, Quasi-Public, and Expressway Service. These new classifications are compatible with uses allowed in Farmington Hills and are appropriate for this I-275 interchange area with Eight Mile Road.

**South Boundary – Northville Township:** The Northville Township Land Use Master Plan was adopted in August 2007. Two areas along the Novi/Northville border are proposed for change; one is east of the City of Northville and one is west of the City of Northville, both along Eight Mile Road. The change east of the City of Northville is at the corner of Eight Mile Road and

Haggerty (#41). This Office area is being changed to Office Commercial, which allows for medium and larger general and medical office buildings with limited retail. Hotels, higher education, and indoor or outdoor recreation also are permitted uses. Northville Township has the area on the south side of Eight Mile Road planned for General Commercial. These are compatible uses. West of the City of Northville, several areas on Eight Mile Road are being changed from Single Family Residential to Private Park (#37). These changes are across from areas planned for Rural Single Family Residential and Public Park. Again, the change is compatible with what is planned in Northville Township.

**West Boundary – Lyon Township:** The Charter Township of Lyon Master Plan was adopted in March 2006. There are two areas of change in the Novi/Lyon Township border. One area is on the border on Napier Road (#33) and one area is near the border off Nine Mile Road (#34). Both changes are parcels currently planned for Single Family Residential being changed to Private Park. The border areas in Lyon Township are planned for Rural Residential (1 acre lots). These changes represent land set aside in subdivisions or condominium developments for open space and are very compatible with the residential planned in Lyon Township.

**West Boundary – City of Wixom:** The City of Wixom Master Plan was adopted in August 2005. The area of change in the City of Novi, adjacent to the City of Wixom, is east of Beck Road (#5). This area is currently planned for Light Industrial but since the Light Industrial classification is being eliminated, it is being reclassified to the Industrial, Research, Development and Technology. In Wixom, the border area is planned for Light Industrial for about a mile with the southern most half mile of the border planned for Industrial Research Office. This new classification is compatible with the planned uses in the City of Wixom.

### **Analysis**

The current City of Novi Master Plan was adopted in 2004, replacing the 1999 plan. In 2007, the Novi Planning Commission undertook an update that was adopted in April 2008. Then in late 2008, the Planning Commission started this current amendment. This tradition of continuously updating the master plan demonstrates the Planning Commission's and the Planning Staff's commitment to planning for the future of the City of Novi. By analyzing trends and current conditions, refinements can be made that keep the City moving in the right direction. Taking stock of the City's current condition is especially critical in these challenging economic times. The Planning Staff prepared extensive reports on a variety of topics including commercial land use, retail demand forecast, retail vacancy rates, demographic changes, and industrial/office demand. These background reports were included on the CD Novi sent to the County and neighboring communities with the draft amendment. This analysis helped the Planning Commission create the new future land use classifications. As the economy improves, these changes will help position the City for new development since the new classifications provide more flexibility by allowing additional permitted uses.

Changes were made to the Goals, Objectives and Implementation chapter too. Novi's plan contains an extensive listing of goals, objectives, and implementation strategies. These statements are the heart of the master plan since they, along with the Future Land Use map, identify the direction the City wants to take and lay the groundwork for future initiatives. In addition to the new goals and policies already mentioned in this review, some new topics are

addressed. The plan includes a new goal on promoting “Green” building techniques, sustainable design, and energy conservation. Not only does the City intend to promote these practices for private development but intends to use the Leadership in Energy and Environmental Design (LEED) guidelines as a checklist when City buildings are being built or remodeled. Leading by example will be the best way for the City to encourage sustainable design.

Another timely topic being addressed with a new policy is non-motorized transportation—sidewalks, pathways, and bicycle facilities. Creating a more walkable and bikeable community will broaden the appeal of the City to new residents. The City of Novi wants to attract new residents of varying ages such as singles, families, and the elderly. Different housing products like lofts and mixed use areas are part of their strategy; this type of housing may be allowed in the new Suburban Low Rise classification. But adding walkway systems and recreational trails will enhance existing and new neighborhoods. By putting an emphasis on non-motorized forms of transportation, Novi can set itself apart as a city that promotes an active and healthy lifestyle. With the increasing “Obesity Epidemic”, this is an important addition to the master plan.

This master plan amendment includes a few other new objectives like developing a rapid transit hub in Novi and protecting and maintaining water features in the City. A number of updated or new maps are added as well. The maps cover a variety of subjects such as regulated woodlands, regulated wetlands and watercourses, green infrastructure, intersection traffic volumes, speed limits, and non-motorized facilities. It is evident that the Novi Planning Commission and especially the Planning Staff invested much time, effort, and thought in this update.

### **Conclusion**

Oakland County Planning and Economic Development Services Staff commends the City of Novi for preparing this Master Plan Amendment. Changes to the plan are clearly marked in red making it easy for those reviewing the plan to see what changes are proposed. This is appreciated by me as a reviewer but more importantly allows residents to understand the changes as well.

Based on the review of the surrounding communities’ master plans, the City of Novi Master Plan for Land Use Proposed Amendments 2010 are **not** inconsistent with the plan of any city, village, or township that received notice of the draft plan. Comments were received from the Road Commission for Oakland County and West Bloomfield Township and are attached.

Oakland County has not prepared a countywide development plan, so there is no countywide plan to which to compare the plan.

Sincerely,



Charlotte P. Burckhardt, AICP, PCP  
Principal Planner

Enclosures



June 1, 2010

City of Novi Planning Commission  
45175 West Ten Mile Road  
Novi, MI 48375

**Re: City of Novi's Proposed Master Plan for Land Use Amendments**

Dear Sir:

Thank you for submitting copies of the City of Novi's proposed Master Plan for Land Use Amendments, the City's complete Master Plan for Land Use Review and the proposed Future Land Use Map to the Road Commission for Oakland County (RCOC). RCOC would like to thank you for the opportunity to review these amendments. We have reviewed the proposed amendments as they relate to transportation, and have no concerns or comments with regard to the proposed changes.

We believe that it is in the best interest for public agencies and communities to cooperate and work together toward a shared goal and look forward to working with the city to create a vibrant community with a safe and efficient transportation network.

Sincerely,

David A. Evancoe, AICP/ASLA  
Director  
Planning & Development

C: Charlotte Burckhardt, AICP, PCP, Oakland County ✓

*Board of Road Commissioners:*

*Gregory C. Jamian  
Commissioner*

*Richard E. Starritt  
Commissioner*

*Art S. Wilson  
Commissioner*

---

*Grant D. Dair  
Managing Director*

*Denise G. Koler, P.E.  
Deputy Managing Director  
County Highway Engineer*

Planning &  
Development Department

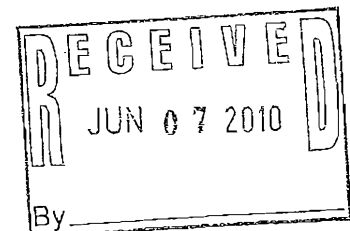
31001 Lahser Road  
Beverly Hills, MI  
48025

248-645-2000

FAX  
248-645-1349

TDD  
248-645-9923

www.rcocweb.org





Michele Economou Ureste  
*Supervisor*  
Catherine Shaughnessy  
*Township Clerk*  
Teri Weingarden  
*Treasurer*

*Charter Township of*  
*West Bloomfield*

Lawrence Brown  
*Township Trustee*  
Gene Farber  
*Township Trustee*  
Steven Kaplan  
*Township Trustee*  
Howard Rosenberg  
*Township Trustee*

June 9, 2010

City of Novi  
Planning Commission  
45175 W. Ten Mile Road  
Novi, MI 48375

**Re: City of Novi Master Plan Amendments**

Dear Commissioners:

Thank you for providing West Bloomfield an opportunity to comment on the draft Novi Master Plan for Land Use amendments. The proposed Master Plan amendments reinforce the current and planned use pattern along our shared community boundary of Haggerty and Fourteen Mile Road consisting primarily of larger scale retail and office southwest of the Township. We find that the proposed amendments are consistent with both the current zoning and future desired land uses for West Bloomfield Township and support the adoption of the amendments.

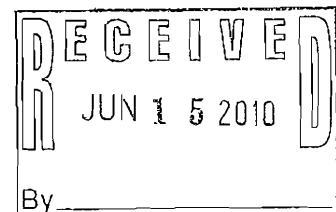
Once again, thank you for providing West Bloomfield an opportunity to comment. Feel free to contact me at [s\\_roediger@wbtp.com](mailto:s_roediger@wbtp.com) or 248-451-4828 if you have any questions or would like additional information.

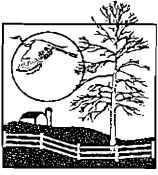
Respectfully,



Sara Roediger, AICP  
Senior Planner

cc: Cathy Shaughnessy, West Bloomfield Township Clerk  
Charlotte Burckhardt, Oakland County Principal Planner





# SALEM TOWNSHIP

Robert Heyl, *Supervisor*  
Paul J. Uherek, *Treasurer*  
David Trent, *Clerk*  
Susan Bejin, *Trustee*  
Marcia Van Fossen, *Trustee*  
Wayne W. Wallazy, *Trustee*  
Brien Witkowski, *Trustee*

P.O. Box 75002, Salem, Michigan 48175

Phone: 248.349.1690 • Fax: 248.349.9350

June 23, 2010

Mr. David Greco, Secretary  
City of Novi Planning Commission  
45175 W. Ten Mile Road  
Novi, MI 48375

Subject: City of Novi Land Use Master Plan Update

Dear Ms. Cornelius:

The Salem Township Planning Commission received the letter dated May 18, 2010, announcing the City of Novi Planning Commission's intention to amend the City's Master Plan for Land Use and the associated materials on the CD that accompanied the letter. In appreciation for the opportunity to review and comment on the proposed draft, the Commission has reviewed the suggested changes and supports the amendments.

The impacts to Salem Township will be minimal and according to the draft there are no suggested changes, in land use, to the border between Salem Township and the City. As the pressures for development strengthens in this area we look forward to continued communications between our Planning Departments.

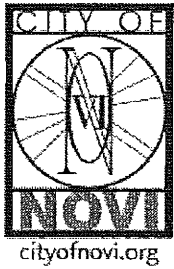
Thank you for the opportunity to comment, but if you have any further questions regarding the items expressed in this letter, please call me at (248) 349-1690 ext.10.

Sincerely,

Dwight Shusda  
Planning Commission Chairperson  
Salem Township

Cc: Salem Township Planning Commission  
Don Pennington, Planning Consultant

**Draft Master Plan and Zoning Committee Minutes**  
**July 7, 2010**



**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
**July 7, 2010 at 7:00 p.m.**  
**Novi Civic Center – Conference Room A**  
**45175 W. Ten Mile, Novi, MI 48375**  
**(248) 347-0475**

**CALL TO ORDER:**

The meeting was called to order at 7:07 PM.

**ROLL CALL**

**Present:** Members Victor Cassis, Andy Gutman and Michael Lynch

**Absent:** Member Michael Meyer

**Staff Present:** Mark Spencer, Planner and Barbara McBeth, Deputy Director  
Community Development

**APPROVAL OF AGENDA**

Moved by Member Lynch, seconded by Member Cassis.

**VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND  
SECONDED BY MEMBER CASSIS:**

**A motion to approve the Agenda. Motion carried 3-0.**

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

Planner Spencer read two sets of comments received from Council Member Andrew Mutch regarding the proposed Master Plan amendments. He explained that the minor mapping changes suggested to reflect current use and ownership could easily be incorporated since the Plan already proposes similar changes. He stated that new concepts need to be researched, reviewed and presented to the public and the Master Plan and Zoning Committee for comments.

The Committee members discussed Council Member Mutch's comments and thanked him for his valuable comments.

The Members agreed that the minor map changes would be appropriate at this time.

Staff and the Committee discussed keeping a portion of the Singh Links of Novi parcels designated for "Public Parks." Planner Spencer stated he confirmed with the City Attorney that since the City has an approved RUD plan for the site that it would be acceptable. The Committee agreed with this determination.

Planner Spencer said two large parcels in the Island Lake development that were designated open space in the RUD plan for Island Lake were not incorporated as general common element into any of the Island Lake condominiums. He stated that the City Attorney advises that the parcels keep their "Single Family Residential" designation at this time. The Committee members agreed with this recommendation.

Moved by Member Lynch, seconded by Member Cassis to recommend the Planning Commission incorporate the following minor map changes into the proposed Master Plan for Land Use amendments:

1. Designate the "Heritage Shoppes" parcel in Section 29, that the City recently acquired, "Public Park;"
2. Designate the subdivision open space on the south side of Steinbeck Glen Dr. in Tollgate Woods in Section 11, "Private Park;"
3. Designate the condominium open space in Taff Knolls I and II, in Section 22, "Private Park;" and
4. Designate the City owned parcels east of the CSX Railroad and north of Ten Mile in Section 23, as "Public."

**VOICE VOTE ON MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

**A motion to recommend the Planning Commission incorporate the following minor map changes into the proposed Master Plan for Land Use amendments:**

1. **Designate the "Heritage Shoppes" parcel in Section 29, that the City recently acquired, "Public Park;"**
2. **Designate the subdivision open space on the south side of Steinbeck Glen Dr. in Tollgate Woods in Section 11, "Private Park;"**
3. **Designate the condominium open space in Taff Knolls I and II, in Section 22, "Private Park;" and**
4. **Designate the City owned parcels east of the CSX Railroad and north of Ten Mile in Section 23, as "Public."**

***Motion carried 3-0.***

The Members discussed the idea of creating a new land use category for conservation areas and reached a consensus that the concept sounded good but that it should be further evaluated during the next Master Plan review.

The Committee discussed Council Member Mutch's suggestion that the parcel east of the CSX Railroad on the south side of Ten Mile Road be designated for "Multiple Family Residential." The members recalled their previous discussion that noise and vibration from the railroad would be issues for residential uses and agreed that the proposed "Industrial, Research, Development and Technology" designation is appropriate.

The Members and Staff discussed Council Member Mutch's concern with the reference to reasons supporting the proposed "Suburban Low-Rise" designation where it is stated "...could produce higher per acre taxable value..." Planner Spencer stated that this reference was one of several factors for promoting the new the proposed amendments. He said the proposed executive summary states:"...for Suburban Low-Rise uses that will provide a transition in intensity, protect the residential character of the area and provide additional development opportunities that can add to the City's tax base" on page 4. The consensus of the Committee was that since this was one of several reasons supporting the designation it was not an issue but that it was OK to remove this one reference.

Moved by Member Lynch, seconded by Member Cassis to recommend the Planning Commission remove "... that can add to the City's tax base" on page 4 of the proposed Master Plan for Land Use amendments.

**VOICE VOTE ON MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

**A motion recommend the Planning Commission remove "... that can add to the City's tax base" on page 4 of the proposed Master Plan for Land Use amendments.**

***Motion carried 3-0.***

Staff and the Committee discussed Council Member Mutch's suggestion to provide additional information on the Oakland County Green Infrastructure and add related goals and implementation strategies. The Committee reached a consensus that the concept sounded good but that it should be further evaluated during the next Master Plan review.

**STAFF REPORT**

Planner Spencer reported that the first reading of the proposed Residential Options Zoning Ordinance text amendments were on the City Council's agenda for July 12<sup>th</sup> and that these amendments further the 2008 Master Plan goals and objectives to encourage open space preservation. He also said that Council is being asked to consider letting a contract to Greenway Collaborative to complete a non-motorized master

plan, which furthers the goals and objectives in the proposed master plan amendments.

## **MATTERS FOR DISCUSSION**

### Item 1

#### Master Plan for Land Use Amendments

Planner Spencer review the comments received during the required Master Plan comment period and stated the city received positive comments from Oakland County, Wet Bloomfield and Salem Townships, and the Road Commission. The Committee thanked everyone for their review and comments and stated the proposed amendments were ready for the public hearing and action before the Planning commission on July 14<sup>th</sup>.

## **MINUTES**

Moved by Member Lynch, seconded by Member Cassis to approve the minutes of March 3, 2010.

### **VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

A motion to approve the March 3, 2010 minutes.

***Motion carried 3-0.***

Moved by Member Lynch, seconded by Member Cassis to approve the minutes of March 17, 2010.

### **VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

A motion to approve the March 17, 2010 minutes.

***Motion carried 3-0.***

Moved by Member Lynch, seconded by Member Cassis to approve the minutes of April 14, 2010.

### **VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

A motion to approve the April 14, 2010 minutes.

***Motion carried 3-0.***

Moved by Member Lynch, seconded by Member Cassis to adjourn

**VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

A motion to adjourn.

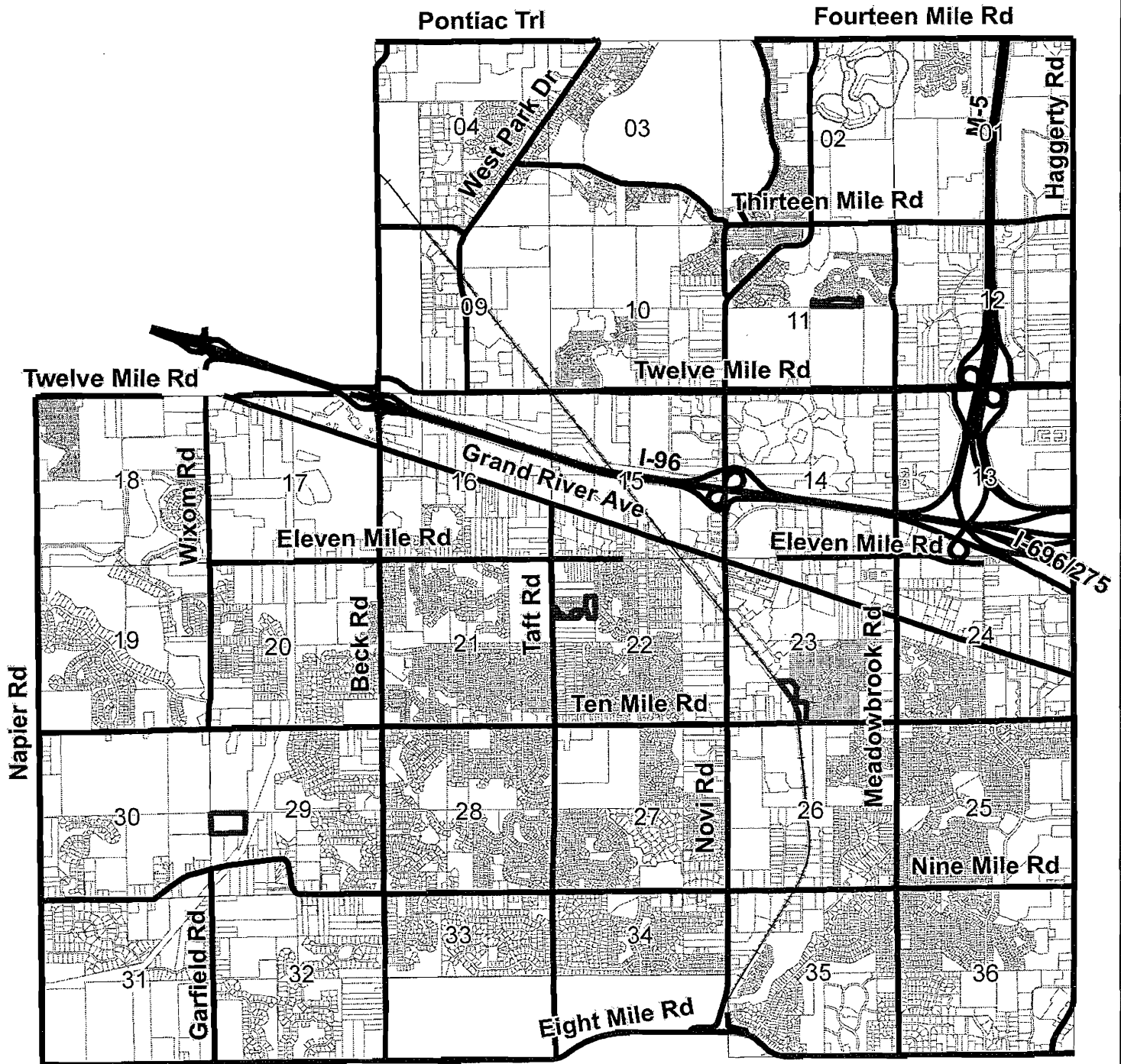
***Motion carried 3-0.***

The meeting adjourned at 7:40 PM.



**Location Map Proposed Minor Map Changes**

# Location of Proposed Minor Map Change Parcels



Map Author: Mark Spencer  
 Date: 7/8/10  
 Project: proposed map changes  
 Version #: 1.0

### Map Legend

proposed map change parcels

#### 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

Planning Division  
 Community Development  
 Department  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

0 550 100 2,200 3,300 4,400  
 Feet



**Proposed Master Plan for Land Use Amendments**

**Proposed Future Land Use Map**