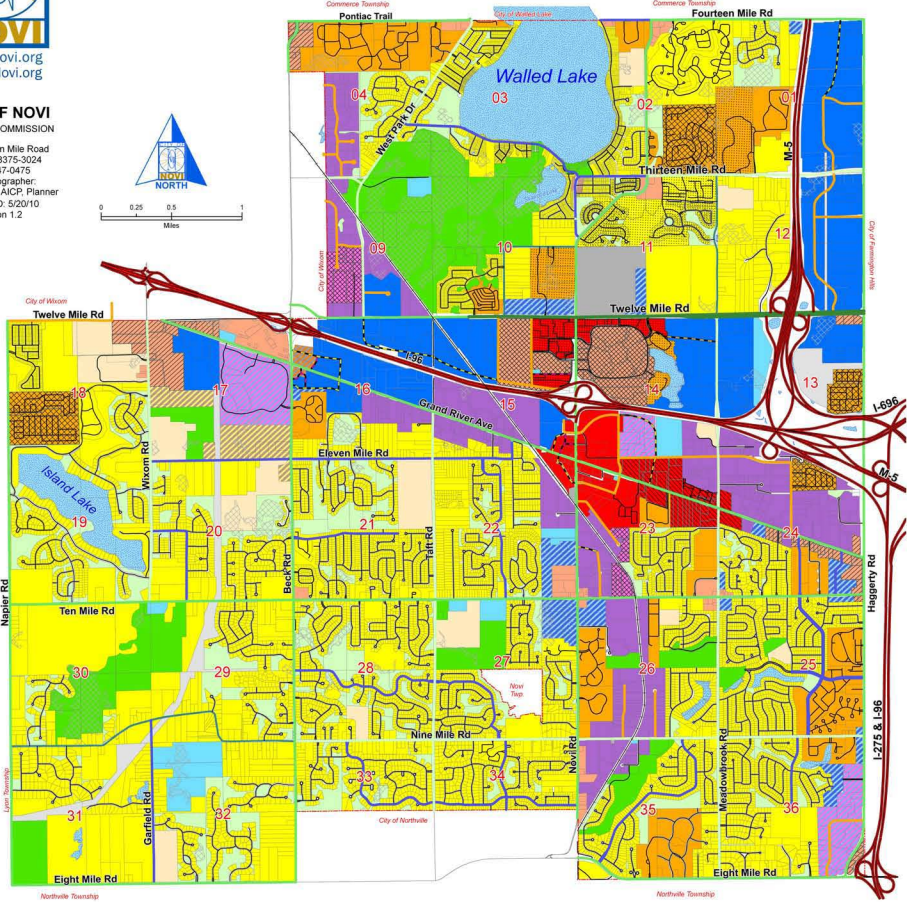




FUTURE LAND USE MAP

City of Novi, Michigan
Adopted July XX, 2010

CITY OF NOVI
PLANNING COMMISSION
45175 W. Ten Mile Road
Novi, MI 48275-3024
(248) 347-0475
Map Cartographer:
Mark Spenser, AICP, Planner
CREATED: 5/20/10
Version 1.2



LEGEND

LAND USE CLASSIFICATIONS

Residential

- SINGLE FAMILY
- FWD
- MULTIPLE FAMILY
- PDI
- MOBILE HOME PARK

Commercial

- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- TC COMMERCIAL
- TO INTERMED
- OFFICE RESEARCH DEVELOPMENT & TECHNOLOGY
- OFFICE RESEARCH DEVELOPMENT & TECH AREAS OVERLAY
- COMMUNITY OFFICE
- OFFICE COMMERCIAL
- SUBURBAN LOW DENSE

Other

- PUBLIC
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK
- CEMETERY
- UTILITY
- Tax Payers
- Environmental Areas
- LAWS

Thoroughfare Classification

- Priority
- Major Arterial
- Arterial
- Minor Arterial
- Non-Residential Collector
- Residential Collector
- Local Street
- Proposed Residential Collector
- Proposed Non-Residential Collector
- Proposed Local Street
- Staicus Onie Road
- Intersect

City of Novi Master Plan for Land Use, 2010

We hereby certify that on July XX, 2010 the City of Novi Planning Commission formally adopted this updated map and accompanying text, maps and charts, which are referred to in the document entitled "City of Novi Master Plan for Land Use, 2010" pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2006.

Chairperson _____
Secretary _____

PURPOSE OF THE MASTER PLAN FOR LAND USE

The purpose of this document is to articulate a shared vision of where Novi wants to go in the future and how to ensure that the community remains a highly desirable destination of residents and businesses. The plan is divided into six primary categories: demographics, land use, community character, environmental/open space, infrastructure, and fiscal/economic. All of the categories are interrelated, but analyzed as individual units. More specifically, the purpose of the Master Plan for Land Use is as follows:

- Balance land uses to establish a diversified tax base to adequately support public facilities and services
- Ensure that the City's infrastructure is capable of handling future development
- Protect natural features and provide adequate open space
- Establish and preserve community character

COMMUNITY GOALS AND OBJECTIVES Adopted July 14, 2010 City of Novi Planning Commission

INFRASTRUCTURE

GOAL: Maintain adequate infrastructure in an environment of limited federal and state funding
Objective: Determine the future infrastructure needs of the community, physical, social, and complete master plans for City utilities - water, sanitary sewer and storm water.
Objective: Identify forms of funding opportunities for community infrastructure.

GOAL: Make certain that various land uses have no negative impact, physical or fiscal, on community infrastructure
Objective: Encourage developers to upgrade infrastructure impacted by their developments.
Objective: Encourage developments that reduce the number of vehicle trips on local thoroughfares.

GOAL: Promote interconnectivity between neighborhoods to reduce vehicle trips on main roads
Objective: Educate developers and residents on the benefits of interconnectors.

GOAL: Interconnect the City's pedestrian and bicycle paths
Objective: Expedite completion of path connections in a prioritized and timely manner.

GOAL: 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"
Objective: Continue to strive toward making the City of Novi a more "Bikeable" and a more "Walkable" community.
Objective: Continue to develop public awareness of the City's existing and planned bicycle and pedestrian facilities and their benefits to the citizens of Novi.

LAND USE

GOAL: Continue to protect the character of the southwest quadrant of the City as this area is home to the majority of vacant land in Novi
Objective: Provide legally defensible development options through Novis Code of Ordinances that maintain the semi-rural character of the southwestern portion of the City.
Objective: Maintain existing residential development and natural features preservation patterns.

GOAL: Develop the Twelve Mile, Napier and Wixom Road Study Area with a mix of residential, educational and commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and complements the natural environment
Objective: Encourage all non-residential development in the Twelve Mile, Napier and Wixom Road Study Area to be of high quality.
Objective: Encourage all development to provide safe and interconnected motorized and non-motorized circulation systems.
Objective: Provide residential developments with adequate provisions for neighborhood open space.

GOAL: Enhance Novi's reputation as an attractive community in which to live
Objective: Maintain structurally safe, attractive housing.
Objective: Maintain well-kept neighborhoods.

GOAL: Develop the I-96/Novi Road Study Area in a manner that reflects the importance of this important gateway to the City
Objective: Encourage development within the I-96/Novi Road Study Area to take advantage of the area's prominent location and prime 500' roadway and visibility.
Objective: Improve traffic circulation in the I-96/Novi Road Study Area.
Objective: Encourage development of the Ring Road sub-area of the I-96/Novi Road Study Area in a manner that adds value to the City's Town Center and Main Street areas.
Objective: Develop the Industrial District sub-area of the I-96/Novi Road Study Area in a manner that facilitates the continuing investment in the area and high quality development.

GOAL: Make sure that light industrial and residential developments are compatible when located adjacent to each other
Objective: Promote light industrial development, which provides economic value to the community and properly safeguards neighboring homeowners.

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

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas
Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing investment in the area and high quality development.
Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

GOAL: Create, preserve and enhance quality residential areas in the City
Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.
Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.
Objective: Encourage residential developments that promote healthy lifestyles.

COMMUNITY CHARACTER

GOAL: Create aesthetically pleasing developments, especially in residential areas
Objective: Set high standards and promote good examples for use of public space through the City's actions.
Objective: Maintain quality architecture throughout the City.

GOAL: Create a stronger cultural presence and identity for the City of Novi
Objective: Create gathering places for residents and community activity.
Objective: Establish legally defensible process to protect historic buildings and sites.

ENVIRONMENTAL/OPEN SPACE

GOAL: Protect Novi's remaining woodlands and wetlands
Objective: Maintain an accurate inventory of natural areas.
Objective: Encourage developers to utilize development options currently available through the Novis Zoning Ordinance that preserve natural features on properties.
Objective: Protect and maintain open space throughout the community.
Objective: Protect and maintain water features throughout the City.

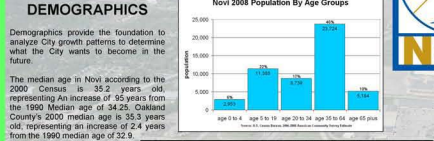
GOAL: Increase recreation opportunities in the City in the face of diminished open space and funding
Objective: Increase Novi's probability of receiving state and federal grants to fund recreation opportunities.
Objective: Continue to promote and implement "Greener" building techniques, sustainable design best management practices and energy conservation in the City of Novi.

GOAL: Encourage energy efficient and environmentally sustainable development through the use of the best practices established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist
Objective: Encourage architects and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.
Objective: Strive to use sustainable design, best management practices and LEED certification criteria to the extent such criteria and certification are financially and operationally feasible, thereby ensuring that those buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities.

ECONOMIC/FISCAL

GOAL: Determine the effect of non-residential development on the City as a whole
Objective: Determine the balance between costs and benefits of commercial and industrial development and gain accuracy.
Objective: Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue, to reduce future traffic congestion.

GOAL: Ensure that Novi continues to be a desirable place for business investment
Objective: The City, working with the development community and partners, should continue to foster a favorable business environment.
Objective: Continue to promote and support development in Novi's Office Service Technology (OST) District.
Objective: Attract and maintain quality businesses in a competitive marketplace.
Objective: Support and encourage existing businesses, as it is easier to keep a business in the City than attract a new one to a vacant facility.
Objective: Permit and encourage office and industrial centers to reinvest without facing all the requirements that could be a disincentive to begin work and potentially cause zero investment.
Objective: Consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and development to the City.



According to the U.S. Census Bureau persons per household has decreased from 2.52 in 1990 to 2.52 in 2000. SEMCOG estimates that this has decreased further to 2.42 in 2006.

	1990	2000	2006	% change 1990 - 2006	% change 2000 - 2006
Novi	32,989	47,380	52,231	56.3%	10.2%
Oakland County	1,033,552	1,194,156	1,217,493	12.4%	2.0%

Source: U.S. Census Bureau

	Michigan	Oakland County	Novi
Per Capita Income in 2007	\$24,966	\$36,777	\$41,136

Source: U.S. Census Bureau, 2005-2007 American Community Survey 3 Year Estimate.

	1990*	2000*	2009**
Novi	\$47,518	\$71,918	\$81,282

Source: * U.S. Census Bureau, ** Chartle - Oakland County Planning & Economic Development

	1990*	2000*	2009**
Novi	\$127,900	\$462	\$278,308
Median Rent			\$416
Median Housing Value			\$188,157
Novi			Not Available

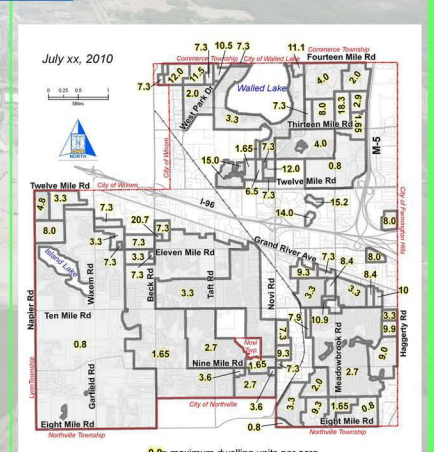
Source: * U.S. Census Bureau, ** Oakland County Planning & Economic Development



	1990*	2000*	Feb. 2010**
Novi	2.9%	1.7%	8.9%
Oakland County	6.7%	2.2%	13.6%
Michigan	7.6%	3.8%	14.6%

Source: * U.S. Census Bureau, ** State of Michigan Department of Labor & Economic Growth

RESIDENTIAL DENSITY PATTERNS



0.0 = maximum dwelling units per acre

Note: The actual maximum number of dwelling units permitted per acre may be less due to site conditions and City of Novi Ordinance requirements.