

MEMORANDUM



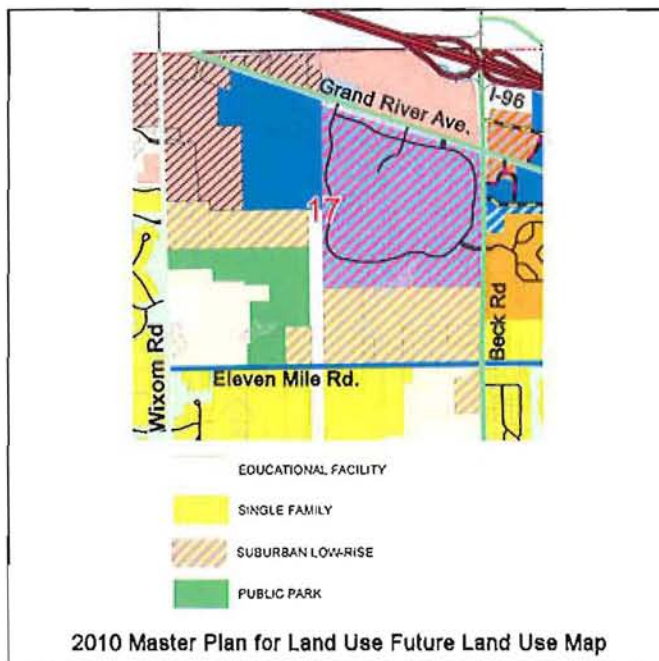
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT
SUBJECT: PROPOSED PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT
DATE: SEPTEMBER 28, 2011

Plan Review Center staff has been working to implement the recommendations of the 2010 Master Plan for Land Use for certain properties south and west of Providence Park Hospital to expand potential land uses and include a new zoning district: the Planned Suburban Low-Rise Overlay (PSLR) District.

At this time, Zoning Ordinance amendments have been prepared, properties to be included in the new district have been identified, and related sign ordinance amendments have been drafted. Public hearings for these items are scheduled for the Planning Commission's meeting next week. Notices were mailed to property owners, placed in the newspaper, and rezoning signs have been placed in and near the areas to be rezoned. Following the Planning Commission's public hearing, the Commission's recommendations on these City-initiated changes will be forwarded to the City Council for consideration.

Background Information

In 2009, the Planning Commission and its Master Plan and Zoning Committee conducted an extensive review of the Eleven Mile and Beck Roads area as part of a larger Master Plan for Land Use Review. This Master Plan Review concluded that the properties in the Study Area (located about one-half to three-quarters of a mile from Grand River Avenue) were a logical



location for medium-intensity uses that would provide a transition between the higher intensity land uses located near Grand River Avenue and neighboring one-family detached residential, if the form and scale of the transitional developments maintained a residential character.

The adopted 2010 City of Novi Master Plan for Land Use includes a new future land use category, Suburban Low-Rise. The area designated for planned suburban low-rise uses is located near Eleven Mile Road between Wixom and Beck Roads (see map to the left with areas striped in yellow/brown). These areas are generally separated from detached one-family uses

by section line roads and areas planned for public parks and educational uses.

The Master Plan describes the Suburban Low-Rise use area as maintaining a low-rise single-family residential character while providing a transition between adjacent one-family dwellings and higher intensity uses. The Master Plan includes a set of goals, objectives and implementation strategies that promote the creation of a "form-based" zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities and prohibits detached one-family residential, retail and personal service uses.

PSLR Uses

The proposed Planned Suburban Low-Rise Overlay District would permit a variety of moderate-intensity land uses. These uses include the following:

- Attached single-family dwellings (townhouses which are technically defined as multiple family dwellings in the Zoning Ordinance);
- Low-rise multiple family dwellings;
- Independent and congregate elderly living facilities;
- Assisted living, convalescent and hospice care facilities;
- Live/work mixed use buildings;
- Day care centers;
- General offices, medical offices, laboratories and clinics;
- Religious centers and customary accessory uses;
- Public and private schools;
- Publicly owned recreational facilities;
- Community buildings or cultural facilities; and
- Mixed use buildings with two or more of the permitted uses.

The District would not permit the following higher-intensity commercial uses:

- Personal services;
- Retail sales (except as an ancillary use to a photography, art or craft studio);
- Restaurants;
- Hotels/motels;
- Repair shops;
- Private recreation and fitness facilities;
- Theaters; drive through facilities;
- Financial institutions; and
- Private clubs.

Additionally, a PSLR Development Agreement could limit or eliminate any of the underlying district uses, including detached single-family residential.

Form-Based Standards

The proposed "form-based" standards would provide regulations to maintain the desired residential appearance of the area. When viewed from the section line roads (Wixom, Eleven Mile and Beck Roads), a person would see buildings similar in height and design to detached single-family dwellings in the area and a landscaped berm. An occasional emergency access driveway and parking lot lighting would be visible until the landscaping

matured. The ordinance also provides that driveway entrances to the developments would be from new local streets. Along the new local streets, a person would view sidewalks and bike paths, pedestrian amenities, pedestrian-scaled lighting, and moderately size buildings with architectural features as commonly seen on single-family homes. The buildings would be located close to the street and parking areas would be located behind the buildings and would be generally out of view. Limited size signage would identify the developments.

The scale and character of the permitted uses would be controlled with a set of "form based" provisions that include site layout, internal road and building façade requirements. These provisions include the following:

- A 50-foot wide buffer with a landscape berm along section line roads to soften the view from these roads and provide additional buffer from any nearby one-family residential developments;
- Buildings will front on and have access to local streets to help maintain a one-family residential look along the section line roads;
- Buildings will be setback a minimum of 30 feet from the road right-of-way or easement and a maximum of 75 feet to promote a one-family residential look and make the buildings more pedestrian- and bicycle-friendly.
- Buildings will have a maximum footprint of 25%, a maximum building length and width of 180 feet, and a maximum building height of 2½ stories and 35 feet. These restrictions will limit the scale of any development to help maintain a transitional scale of development between the neighboring one-family homes and the higher intensity developments to the north;
- Buildings will have façade shifts at least every 50 feet, doors placed at least every 60 feet, single family residential design features, gabled or hip roofs, single family residential siding materials, and truck unloading facilities will be in rear of the building and screened to promote a single family residential look along the local streets; and
- Streets will include pedestrian and bicycle facilities with pedestrian streetscape amenities and pedestrian scale lighting to encourage non-motorized travel.

Overlay District Review Process

The proposed zoning ordinance text amendment would create a PSLR Overlay district, and the zoning map amendment (being proposed simultaneously) would identify the properties being covered by the new district. If approved, the new ordinance would not create a non-conformity with the existing uses, but allow an applicant the opportunity to request one or more of the additional identified uses. This PSLR overlay ordinance—like the Planned Rezoning Overlay ordinance—contemplates a 2-step development process, involving the adoption of a concept plan and approval of a development agreement, followed by site plan review:

- **Concept Plan and Development Agreement:** The applicant would submit a concept plan allowing the City Council to exercise its discretion to approve the concept plan and grant ordinance deviations in the process, if requested. Approval of a concept plan would at a minimum, establish the location of utilities, drainage facilities, new streets, and pedestrian and bicycle facilities and amenities. The Plan could also propose the location of open space, parking, building and uses, and propose landscaping and façade elements. The Plan could depict proposed deviations (if

any) from ordinance regulations and it could depict development phases if a project is proposed for phased construction. The PSLR Agreement would set the uses and terms of the rezoning and incorporate the PSLR Concept Plan.

- Site Plan Review: The Concept Plan and Development Agreement step is followed by the typical site plan review procedure, in which the City verifies that the plans comply with the concept plan, the agreement, and the zoning ordinance.

Stakeholder Involvement

The proposed PSLR concepts and draft Zoning Ordinance language were reviewed with several stakeholders and property owners in the area. In addition, a letter has been sent to each property owner in the area to be rezoned explaining the benefits of the proposed overlay district. Recently, staff has received a number of phone calls from property owners and community members seeing the rezoning signs that have been installed along Eleven Mile Road, Beck Road and Wixom Road. Additional opportunities for public comment will be at the Planning Commission public hearings on October 5th.

Conclusion

The adoption of the proposed PLSR Overlay District text, the proposed Zoning Map and Sign Ordinance amendments are recommended by staff for a number of reasons:

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

Planning Commission Action

On October 5th, the Planning Commission is asked to hold the public hearing for the three separate agenda items: the zoning ordinance amendment, the zoning map amendment and the sign ordinance amendment, in order to gather any remaining public comment on these matters. The Planning Commission will be asked to review the matters and make recommendations to the City Council on these City-initiated requests.

**Proposed Planned Suburban Low-Rise Overlay District
Strike-Through Version**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 11- 18 – 253

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, ADDING ARTICLE 23B, PSLR, PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT; TO AMEND ARTICLE 24, SCHEDULE OF REGULATIONS, SECTION 2400 HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT, TO ADD REQUIREMENTS FOR THE PSLR OVERLAY DISTRICT AND TO AMEND ARTICLE 25 GENERAL PROVISIONS SECTION 2509 LANDSCAPING STANDARDS, SECTION 2519 PERFORMANCE STANDARDS AND SECTION 2520 EXTERIOR BUILDING WALL FAÇADE MATERIALS TO ADD REQUIREMENTS FOR THE PSLR OVERLAY DISTRICT.

THE CITY OF NOVI ORDAINS:

Part I. That Article 23B, PSLR, Planned Suburban Low-Rise Overlay District is added to read as follows:

ARTICLE 23B. PSLR, PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT

Section. 2300B. Intent

The intent of the PSLR, Planned Suburban Low-Rise Overlay District, is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape. Uses not contemplated in the district include personal services, retail sales (except as an ancillary use to a photography, art or craft studio located in a live-work unit), restaurants, hotels, motels, repair shops, private recreation and fitness facilities, theaters, drive-through facilities, financial institutions and private clubs.

Section. 2301B. Definitions

The following definitions shall apply in the interpretation of this Article.

PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DISTRICT CONCEPT PLAN

A plan prepared by a licensed professional, for development of the property that is described in the PSLR Overlay Development Agreement Application that shows the location of natural features, existing improvements and proposed infrastructure and may show the general location of buildings, structures, other improvements, phasing and ordinance deviations on, and in some cases adjacent to, the property in the Petition, to be used as the guiding or general plan for the development of the area described in the PSLR Overlay Development Agreement. The PSLR Concept Plan shall be made a part of the PSLR Overlay Development Agreement.

PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DISTRICT DEVELOPMENT AGREEMENT
An agreement between the City and the property owner(s) of the land depicted in the PSLR Overlay Development Agreement Application that incorporates the PSLR Overlay District Concept Plan and specifies the terms and provisions upon which City Council approval is based and the uses that will be contemplated.

Section 2302B. Principal Uses Permitted

In areas identified on the zoning map for PSLR, Planned Suburban Low-Rise Overlay, all Principal Uses Permitted and Principal Uses Permitted Subject to Special Conditions in the underlying zoning district shall continue to be permitted as regulated in the underlying zoning district.

Section 2303B. Additional Overlay Uses Permitted Subject to Required Conditions

The following additional uses shall be permitted in areas identified on the zoning map for PSLR, Planned Suburban Low-Rise Overlay, subject to the conditions, restrictions and requirements listed in Sections 2304B, 2305B, 2306B:

1. Low-rise multiple-family residential uses, up to a maximum of 7.3 dwelling units per gross acre, excluding existing road rights-of-way.
2. Independent and congregate elderly living facilities, as defined by Section 201.
3. Assisted living facilities, convalescent homes, and hospice care facilities.
4. Live/work units – Dwelling units providing for living and working areas, subject to the following restrictions:
 - a. Units must contain at least one bedroom, one bathroom, and kitchen facilities;
 - b. Minimum floor area per live/work unit shall be seven hundred fifty (750) square feet.
 - c. In addition to residential uses the following uses shall be permitted:
 - i. Photography, art, craft, music and similar studios.
 - ii. Professional offices of architects, engineers, lawyers, accountants of other similar professionals.
 - d. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
 - e. Maximum 7.3 dwelling units per gross acre excluding existing road rights-of-way.
5. Day care centers and adult day care centers, subject to the standards provided in Section 1102.4 except that the vehicle access, setback and façade requirements shall not apply.
6. General office uses for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, drafting or sales.
7. Medical offices, including laboratories and clinics.
8. Religious centers and other places of worship, along with rectories, parsonages, schools, recreation facilities and other uses customarily accessory to the place of worship.
9. Public, parochial and private elementary, intermediate or secondary schools, offering courses in general education, colleges, universities, business training schools, and trade schools
10. Publicly owned and operated parks, parkways and recreation facilities.

11. Non-profit community buildings and cultural facilities established primarily to provide services to the community, such as, but not limited to, museums, senior centers, performing arts centers, indoor recreation centers.
12. Mixed-use buildings with two (2) or more of the above permitted uses.
13. Uses similar to those listed above, as determined by the City Council.
14. Accessory buildings, structures and uses customarily incidental to the above uses, subject to the following:
 - a. Accessory buildings and structures shall be located in the rear yard or interior side yard.
 - b. Accessory buildings shall be constructed of the same materials as the principal building(s), and shall not exceed 25% of the floor space of the principal building.

Section 2304B. General Overlay Use Requirements

The Planned Suburban Low-Rise (PSLR) Overlay District uses listed in Section 2303B shall only be permitted on land subject to an approved PSLR Overlay Development Agreement between the City of Novi and the property owner(s). The City Council, following a public hearing held by the Planning Commission and in receipt of a recommendation from the Planning Commission, may approve a PSLR Overlay Development Agreement together with a PSLR Overlay Concept Plan setting forth the uses and improvements authorized and the terms and conditions upon which they are authorized.

An Applicant, in seeking approval of a PSLR Overlay Development Agreement, shall submit to the City an Application with a proposed PSLR Overlay Concept Plan. The following items shall be included with the Application.

1. A PSLR Overlay Concept Plan, prepared by a professional engineer, landscape architect or architect registered in the State of Michigan, that includes the following minimum components:
 - a. Legal description and a graphical depiction of the dimensions;
 - b. Existing zoning of the property and all adjacent properties;
 - c. Location of existing flood plains, lakes, waterways and wetlands and a conceptual plan depicting the proposed impact upon these features and any proposed mitigation of such impacts;
 - d. Location of City of Novi regulated woodlands as well as a conceptual plan depicting the proposed impact upon regulated woodlands and proposed mitigation (if any);
 - e. Existing and proposed rights-of-way and pavement width of all adjoining and internal roads, and a layout of all proposed roads and drives including acceleration, deceleration, and passing lanes;
 - f. Bicycle and pedestrian facilities plan;
 - g. Conceptual storm water management plan;
 - h. Conceptual utility plan;
 - i. Building, parking and wetland setback requirements;

and may contain the following optional components (when applicable):

 - j. Parking plan;

- k. Building size, use, type, footprint and location;
 - l. Residential density calculations, number and types of units;
 - m. Open space/recreation plan;
 - n. Conceptual streetscape and landscaping plan;
 - o. Graphic depiction of each deviation from the applicable ordinance regulations which will be sought to be approved; and
 - p. Phasing plan.
2. A Community Impact Statement when the petition area is ten (10) acres or larger.
 3. A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.
 4. Proposed ordinance deviations with supporting narrative(s).

As part of the approval of a PSLR Overlay Concept Plan and PSLR Overlay Development Agreement, departures from compliance with the standards in this Article and other articles of the Zoning Ordinance may be authorized on the condition that there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District. Any deviations from the requirements of Section 2305B shall require the Applicant to provide substitute safeguards for each regulation for which there is noncompliance, in whole or in part, in the PSLR Overlay Concept Plan.

Section. 2305B. Required PSLR Overlay Use Standards/Conditions for uses permitted subject to special conditions.

The following standards and requirements shall apply to all uses permitted in Section 2303B in the PSLR Overlay District and shall be incorporated into all PSLR Overlay Concept Plans and Site Plans:

1. Site Standards.
 - a. Buildings shall front either on a dedicated non-section line public street or an approved private drive. An approved private drive is defined as a non-dedicated street constructed in accordance with the City of Novi Design and Construction Standards for private roads or streets and in accordance with specifications for site plan approval as referred to in this Ordinance.
 - b. Buildings shall meet the following setback requirements:
 - Front yard or exterior side yard adjacent to roads and drives (other than planned or existing section line road rights-of-way)- minimum of thirty (30) feet and a maximum of seventy-five (75) feet.
 - Exterior side yard adjacent to planned or existing section line road right-of-way – minimum of 50 feet.
 - Other interior side and rear yards – minimum of 30 feet.
 - Other buildings – minimum of thirty (30) feet. Corner-to-corner relationships shall be a minimum of fifteen (15) feet.
 - c. All buildings, parking lots and loading areas shall be separated from all existing or planned section line road rights-of-way as defined in Chapter 11 - Design and Construction Standards by a fifty (50) foot wide

- landscape buffer containing an undulating, three (3) to five (5) foot tall landscaped berm. Such berm(s) and plantings shall be as provided in the landscaping standards of Section 2509.3.
- d. Parking spaces for all uses in the District, except for townhouse style multiple-family dwellings that provide private garages for each dwelling unit, shall meet the following requirements:
- Off-street parking shall be located only in the rear yard or interior side yard.
 - Off-street parking shall be screened from the view from adjacent streets by a three (3) to five (5) foot undulating landscape berm as provided in the landscaping standards of Section 2509.3.
 - Parking spaces and access aisles shall be a minimum of fifteen (15) feet from all buildings, except as provided in residential driveways.
 - Parking lots and access aisles shall meet the following setback requirements:
 - Front yard parking is not permitted, except that parking spaces for townhouse developments shall be permitted in the front yard setback when the parking area is also a driveway access to a parking garage contained within the unit.
 - Exterior side yard adjacent to a section line road – minimum of 50 feet.
 - Exterior side yard adjacent to a local street – minimum of 30 feet.
 - Interior side yards adjacent to single family residential districts – minimum of 30 feet.
 - Interior side yards not adjacent to a single family residential district – minimum of 15 feet.
- e. Multiple-family residential developments shall provide open space recreation areas that meet the following requirements:
- Each dwelling unit shall have a minimum of two-hundred (200) square feet of private open space adjacent to and accessible directly from the dwelling unit. This open space may include covered porches, patios and balconies.
 - All residential developments shall provide common open space areas, enhanced with play structures, furniture, and landscaping as central to the project as possible.
 - Active recreation areas shall be provided in all residential developments, with at least fifty percent of the open space area provided to be designed for active recreation.
 - Active recreation area shall consist of a minimum of ten percent (10%) of the site area.
- f. All uses involving the receipt and of goods or services shall have a truck loading and unloading area and comply with Section 2507.2.
- g. Off-street parking shall be provided as required in Section 2505 and Section 2506 of this Ordinance.
- h. The maximum overall horizontal length of any one building or group of buildings attached together over any portion of a common party wall, or other architectural feature which attaches buildings together, shall not exceed one hundred eighty (180) feet. The overall horizontal length

requirement may be modified by the City Council if the following conditions are met:

- The building includes common areas with a minimum capacity of fifty (50) persons for recreation, dining or social activities; and
- The building is setback an additional one (1) foot for every three (3) feet of building length in excess of 180 feet from all property lines abutting a residential district. In no case shall the building length exceed three hundred and sixty (360) feet.

i. Landscaping throughout the site shall be provided as set forth and regulated in Section 2509 of this Ordinance. All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.

j. Outdoor lighting of parking lots, access drives, and pedestrian and bicycle facilities, shall meet the requirements of Section 2511 and the following additional special conditions:

i. The height of light fixtures shall not exceed twenty (20) feet.

ii. All fixtures shall have a cut-off angle of ninety (90) degrees or less.

iii. No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level. iv. Maximum illumination at the property line shall not exceed one-half (½) foot-candle.

2. Circulation Standards.

All uses that include the construction of a new building shall be designed, to the extent possible, with full time access drives connected only to non-section line roads. Emergency access routes normally closed with an emergency access gate may be connected to section line roads when no other practical location is available:

a. New public or private local streets shall be designed to provide public access connections to neighboring properties at location(s) acceptable to the City and the neighboring property owners.

b. New streets shall include public pedestrian and bicycle facilities, as follows:

i. All new streets shall be designed as bicycle/pedestrian focused corridors as outlined in the City of Novi Non-Motorized Master Plan and include design features that will result in motorists driving at speeds typically found on non-arterial residential streets.

ii. All buildings and active recreation open space areas shall be connected to the City's existing or planned bicycle and pedestrian facilities.

iii. Where existing non-motorized facilities do not exist on adjacent neighboring properties, facilities shall be stubbed to the property line.

3. Building Design Standards

All buildings shall meet the following requirements:

a. Maximum building height shall be thirty-five feet or two and one-half (2 ½) stories.

b. All buildings shall be constructed with a "single-family residential character" and include the following design features, unless the Planning Commission, upon recommendation from the City's façade

review consultant, determines that the feature(s) does not add to the residential character of the building:

Building Footprint/Shape

Buildings shall include façade variations with shifts in the plane of walls, set backs, step-backs, reveals, overhangs, and details in order to create variations in a building's façade and shall include the following footprint features:

- Offsets in the façade plane shall be provided at least every fifty (50) feet, with a minimum offset of four (4) feet.
- All front and rear building elevations shall have ground floor pedestrian entrance doors spaced no more than every sixty (60) feet.
- All pedestrian entrance doors shall be recessed from the building plane by at least four (4) feet or shall be located under a covered porch that has a minimum width of at least six (6) feet and a depth of at least four (4) feet.

Roofs

All building roofs shall meet the following requirements:

- Roofs shall be designed with gable and/or hip roof lines. Attached accessory structures for utility boxes and HVAC or with a similar function may be of an alternative roof design provided it is less than ten percent (10%) of the total roof area as viewed in each elevation of the façade plan.
- Roof designs shall include multiple dormers and/or gable roof features to limit the amount of roofing material visible on any façade elevation to a maximum of seventy percent (70%) of any elevation above the eave or gutter line of the roof.
- Roof designs shall include a minimum of a one (1) foot roof overhang, be designed with gutters and downspouts to prevent sheet flow of water from the roof, and have a minimum roof pitch of 6:12.
- All roofs shall be of a shingle or tile design and of fiberglass, asphalt, wood, slate, ceramic tiles, or metal.
- Notwithstanding the above, solar collectors may replace any portion of a roof.

Windows

- All windows shall be of a multiple pane or divided light design. The maximum pane or undivided light size shall not exceed six (6) square feet.
- Windows shall not exceed fifteen (15) feet in width and shall be separated from another window by at least two (2) feet.
- Windows shall be framed with window trim such as shutters or decorative moldings.

Façade Materials

All building façades shall be include a variety of siding textures and colors, and be of materials typically found on single-family residential

homes in Novi and shall not exceed the maximum allowable percentages as listed for Façade Region 1 in Section 2520, except that there shall be no use of flat metal panels, standing seam metal, spandrel glass, display glass, EIFS, granite, marble or 'C' brick.

The City Council may permit building designs that do not meet the above requirements if it makes a finding, following recommendation from the City's consulting architect, that the proposed façade meets the intent of this section and has a "single-family residential character" and is in general compliance with the approved PSLR Overlay Development Agreement and PSLR Overlay Concept Plan.

Section 2306B. PSLR Development Agreement Application Review and Approval.

PSLR Development Agreement Applications are subject to review and approval as provided in this Section.

1. Pre-Application Conference. Prior to submittal of a PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, the Applicant shall apply for and attend a Pre-Application Conference with the Planning Division, and other appropriate officials deemed necessary by the Planning Division. Prior to the meeting, the Applicant shall provide to the Planning Division a brief narrative of how the development meets or exceeds the standards of this ordinance.
2. Planning Commission Review. After the Pre-Application Conference and upon receipt of PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan submittal, the Application shall be referred to the Planning Commission. The Planning Commission shall hold a public hearing and provide its report and recommendation to the City Council with regard to the PSLR Overlay Development Agreement Application and the PSLR Overlay Concept Plan. In making its recommendation to the City Council, the Planning Commission shall evaluate the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan for eligibility and compliance with the above requirements, conditions and requirements and with the following:
 - a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community.
 - b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment.
 - c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties.

- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article.
- 3. City Council Review. The City Council, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, may take one of two actions:
 - a. Indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to cause to be prepared, for review and approval by the City Council, a PSLR Overlay Development Agreement; or
 - b. Deny the proposed PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan.

If the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan are denied, the City Council shall make findings with regard to the standards set forth in this Article.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council shall make a final determination with regard to the Application. The City Council may deny the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan or may approve the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan. The City Council shall make findings with regard to the criteria established in this Article.

- 4. PSLR Overlay Development Agreement. The approved PSLR Overlay Development Agreement, including the PSLR Overlay Concept Plan, shall be executed by the City and the Applicant and be recorded in the office of the Oakland County Register of Deeds. Final approval of the PSLR Overlay Development Agreement and PSLR Overlay Concept Plan shall be effective upon recording. Physical development of the site shall be in accordance with the approved PSLR Overlay Development Agreement and PSLR Overlay Concept Plan and shall not be commenced until after a Final Site Plan is approved for any site within the area depicted in the PSLR Overlay Development Agreement.
- 5. Amendments. Amendments to the approved PSLR Overlay Development Agreement Application and the PSLR Overlay Concept Plan shall follow the same procedure as would a new PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan.

Section 2307B. Review and Approval of Site Plans.

Submission of a site plan for a development permitted within the PSLR Overlay District may be made after City Council approval of the PSLR Overlay Development Agreement and PSLR Overlay Concept Plan.

- a. Preliminary site plans shall be reviewed and approved by the Planning Commission.
- b. Final Site Plans may be reviewed and approved administratively unless the Planning Commission directs otherwise at the time of Preliminary Site Plan approval.
- c. Site plans meeting the requirements for administrative review in Section 2516.1.c shall be reviewed and approved administratively.
- d. No building permit shall be issued for any building or structure within the petition area until a Final Site Plan for the project has been approved. Site plans shall be reviewed in accordance with the requirements of Section 2516 and Article 23B of this Ordinance and for general compliance with the approved PSLR Overlay Development Agreement and PSLR Overlay Concept Plan.

Part II. That Article 24 Schedule of Regulations is amended to read as follows:

ARTICLE 24 SCHEDULE OF REGULATIONS

Section 2400 Schedule limiting height, bulk, density and area by zoning district.

RA to GE requirements in table – [unchanged]

		Minimum Zoning Lot Size for Each Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Pkg. Setback*, ** (Per Lot in Feet)				
Zoning District		Area in Sq. Ft. or Ac.	Width in Feet	Stories	Feet	Front	Each Side	Rear	Front	Each Side	Rear	Open Space Area	Maximum % of Lot Area Covered (By All Buildings)
PSLR	<u>Planned Suburban Low-Rise Overlay Uses (Sec. 2303B)</u>	(g)	(g)	2 1/2	35	See Sec. 2305B							25%

Table footnotes – [unchanged]

Balance of Article – [unchanged]

PART III. That Article 25, General Provisions, is amended to read as follows:

Sections 2501.-2508. [no change]

Section 2509. Landscape Standards: Obscuring Earth Berms and Walls, Rights-of-Way Buffers, and Interior and Exterior Landscape Plantings.

1. to 2. [unchanged]

3. Landscape Requirements.

a. [unchanged]

b. Adjacent to Public Rights-Of-Way.

(1) [unchanged]

(2) Requirements. Landscape plantings shall be installed and maintained adjacent to existing or proposed public rights-of-way according to the standards set forth on the Right-of-Way Landscape Screening Requirements Chart, and as otherwise established in this ordinance, including the individual zoning district, and in the Landscape Design Manual.

(a) There shall be provided adjacent to the abutting right-of-way or private road a landscape area of sufficient width to accommodate a required berm as indicated in the Right-of-Way Landscape Screening Requirements Chart, except in those use districts or development options that require a greater greenbelt, or except as otherwise provided in the TC and TC-1 districts.

Right-of-Way Landscape Screening Requirements Chart

Use	Zoning	Berm Located	Requirements:			3' Wall	Canopy decid. or large evergreen trees 1 per: (1) (10)	Sub-canopy decid. Trees 1 per: (2) (10)	In area between sidewalk and curb, plant 1 canopy decid. tree per: (1) (6) (10)
			Green-belt width (2) (3) (5)	Min. berm crest width	Min. Berm Height (9)				
Single Family Residential	R-A, R-1, R-2, R-3, R-4		34 ft.	4 ft.	4 ft.	N/A	35 l.f.	20 l.f.	35 l.f.
Two Family Residential	RT	Adjacent to parking	20 ft.	2 ft.	3 ft.	(4) (7) (8)	35 l.f.	20 l.f.	35 l.f.
		No parking	30 ft.	4 ft.	4 ft.	(4) (7) (8)	35 l.f.	25 l.f.	45 l.f.

Multi Family Residential	RM-1, RM-2, MH	Adjacent to parking	20 ft.	2 ft.	3 ft.	(4) (7) (8)	35 l.f.	20 l.f.	35 l.f.
		No parking	34 ft.	4 ft.	4 ft.	(4) (7) (8)	35 l.f.	25 l.f.	45 l.f.
Commercial/Office	NCC, C, OS-1, OS-2, OSC, OST, B-1, B-2, B-3	Adjacent to Parking	20 ft.	2 ft.	3 ft.	(4) (7)	35 l.f.	20 l.f.	35 l.f.
		No parking	25 ft. except OS-1 & B-1 = 20 ft.	3 ft., except OS-1 & B-1 = 2 ft.	3 ft. except OS-1 & B-1 = 2½ ft.	(4) (7)	40 l.f.	25 l.f.	45 l.f.
Industrial	I-1, I-2	Adjacent to Parking	25 ft.	3 ft.	3 ft.	(4) (7)	40 l.f.	30 l.f.	45 l.f.
		No parking	25 ft.	—	—	(7)	40 l.f.	35 l.f.	55 l.f.
Downtown	TC, TC-1	Adjacent to Parking	20 ft.	—	—	(7) (8)	25 l.f.	15 l.f.	—
		No parking	—	—	—	(7) (8)	30 l.f.	20 l.f.	—
Misc. Large Use	P-1, Expo, EXO, RC, FS	Adjacent to Parking	20 ft.	2 ft.	3 ft.	(4) (7)	30 l.f.	20 l.f.	45 l.f.
		No parking	25 ft.	3 ft.	3 ft.	(4) (7)	35 l.f.	25 l.f.	55 l.f.
Planned Suburban Low Rise	PSLR	<u>Parking and buildings adjacent to a section line road right-of-way</u>	<u>50 ft.</u>	<u>4 ft.</u>	<u>3 ft.</u>	<u>Not permitted</u>	<u>35 l.f.</u>	<u>20 l.f.</u>	<u>35 l.f.</u>
		<u>Parking adjacent to other right-of-ways</u>	<u>Front of principal building</u>	<u>4 ft.</u>	<u>3 ft.</u>	<u>Not permitted</u>	<u>35 l.f.</u>	<u>20 l.f.</u>	<u>35 l.f.</u>

Footnotes (1) to (12) [unchanged]

(b) to (f) [unchanged]

3) [unchanged]

c. to f. [unchanged]

4. to 6. [unchanged]

Sections 2510.-2518. [no change]

Section 2519. Performance Standards.

No use otherwise allowed, shall be permitted within any district which does not conform to the following standards of use, occupancy, and operation, which standards are hereby established as the minimum requirements to be maintained within said area:

1. to 9. [unchanged]

10. Noise.

a. [unchanged]

b. Noise Disturbances.

(1) and (2) [unchanged]

(3) The measurement of sound level shall be made at a height of five (5) feet (+ or -), at a horizontal distance of five and one half (5.5) feet (+ or -) from a lot line or right-of-way line on any lot or right-of-way other than that on which the sound source or sources being measured is located.

The sound level meter shall be a Type I or Type II instrument, adjusted to measure dB(A) sound levels using fast meter response. The instrument calibration shall be verified before use. A wind screen shall be used and no measurement shall be made when the wind speed is in excess of 12 miles per hour.

TABLE A

A-WEIGHTED SOUND LEVEL

LIMITS DECIBELS

RECEIVING ZONING DISTRICTS			
R-1, R-2, R-3, R-4, RT, RA, RM-1, RM-2, MH		NCC, B-1, B-2, B-3, EXPO, EXO, OS-1, OS-2, OSC, TC, TC-1, RC, FS, C, I-1, I-2, P-1, PSLR	
Night Time Hours Decibels	Day Time Hours Decibels	Night Time Hours Decibels	Day Time Hours Decibels
55	60	70	75

(4) to (6) [unchanged]

C. [unchanged]

Section 2520. Exterior Building Wall Facade Materials.

The purpose of this section is to provide a consistent and equitable set of exterior building wall material standards, the intent of which is to create, enhance and promote the qualitative visual environment of the City of Novi. Also, the intent is to encourage developers and their architects to explore the design implications of their project to the context of the site, surrounding area and the City, and to provide the Planning Commission with a sense and appreciation for the design process. This Section is not intended to regulate the quality, workmanship and requirements for materials relative to strength, durability and endurance, maintenance, performance, load capacity, or fire resistance characteristics.

1. to 14. [unchanged]

SCHEDULE REGULATING FACADE MATERIALS

REGION 1	BUILDINGS LOCATED IN THE TC, TC-1 (NOTE 7), RC, RA, R, RM-1, RM-2 PSLR, AND GE DISTRICTS AND ALL BUILDINGS LOCATED WITHIN 500 FEET OF THE R.O.W. OF A FREEWAY OR MAJOR THOROUGHFARE, AS DEFINED IN THE CITY'S MASTER PLAN FOR LAND USE.
REGION 2	ALL BUILDINGS IN DISTRICTS OTHER THAN I-1 AND I-2, OTHER THAN THOSE IN REGION 1.
REGION 3	BUILDINGS IN I-1 AND I-2 DISTRICTS, OTHER THAN THOSE IN REGION 1.

FACADE REGIONS

MAXIMUM ALLOWABLE PERCENTAGES table [no change]

NOTES:

Notes 1. to 6. [unchanged]

- 7. Refer also to Sec. 1602.9 for additional TC and TC-1 districts facade requirements and Section 2305B.3 for additional PSLR overlay district facade requirements.

Notes 8. to 14. [no change]

GENERAL NOTES: [no change]

Sections 2521. and 2522. [no change]

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2011.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**2010 Master Plan for Land Use
Excerpts**

EXCERPTS from the City of Novi 2010 Master Plan for Land Use

Suburban Low Rise

This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

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.

Implementation Strategy: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

GOAL: Create, preserve and enhance quality residential areas in the City.

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.

Implementation Strategy: Continue to provide land area for new residential development

Implementation Strategy: Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.

Implementation Strategy: Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments.

Implementation Strategy: Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.

**2010 Master Plan for Land Use Review
Excerpts**

5. Eleven Mile and Beck Roads Study Area

Located between existing high intensity office, retail and industrial and low intensity single family home developments, the Eleven Mile and Beck Roads Study Area is a logical location for medium intensity transitional suburban low-rise land uses. To help maintain a residential character and reduce the impact of development on neighboring properties, a set of "form-based" development standards could be added to the Zoning Ordinance. With an expanded basket of permitted uses, the Study Area will likely produce more tax revenue than the current planned single family residential uses and at the same time provide space in the City for new office, community, human care and residential facilities. Increasing housing choices and density in the Study Area could bring more singles, elderly and families to the City of Novi which could increase demand for retail, office and industrial floor space outside of the Study Area.

Location/Study Area Description

The Eleven Mile and Beck Roads Study Area encompasses about 327 acres and contains 20 parcels (see Figure 13). The parcels are located on both sides of Eleven Mile Road, west of Beck Road and east of Wixom Road. The Study Area includes most of the southeast quarter and part of the southwest quarter of Section 17 and most of the northeast quarter of Section 20.

The Study Area is bounded by the following developments:

- North: Providence Park Hospital site, developed industrial sites, vacant lots and the Novi Promenade retail center (including Sam's Club and Target stores);
- West: Wixom Road with the Island Lake condominium development and two residential parcels adjacent to the west side of the road, the

Proposed Amendments

- Create new *Suburban Low Rise* future land use definition;
- Designate *Single Family* use areas north of Eleven Mile Road and at the southwest corner of Eleven Mile and Beck Roads for *Suburban Low Rise* uses;
- Designate current *Office* use areas for *Office Commercial* uses;
- *Public Park, Educational Facility and Utility* use areas remain the same with an increase in maximum underlying residential density;
- *Single Family* use areas south of Eleven Mile Road, except the southwest corner of Eleven Mile and Beck Roads, remain the same with an increase in maximum residential density; and
- Add new goals, objectives and implementation strategies in support of the new *Suburban Low Rise* future land use designation.



Figure 12 - Eleven Mile and Beck Roads Study Area oblique air photograph looking southwest (2009).

5. Eleven Mile and Beck Roads Study Area

Eleven Mile and Beck Roads Study Area and Sub-Study Areas

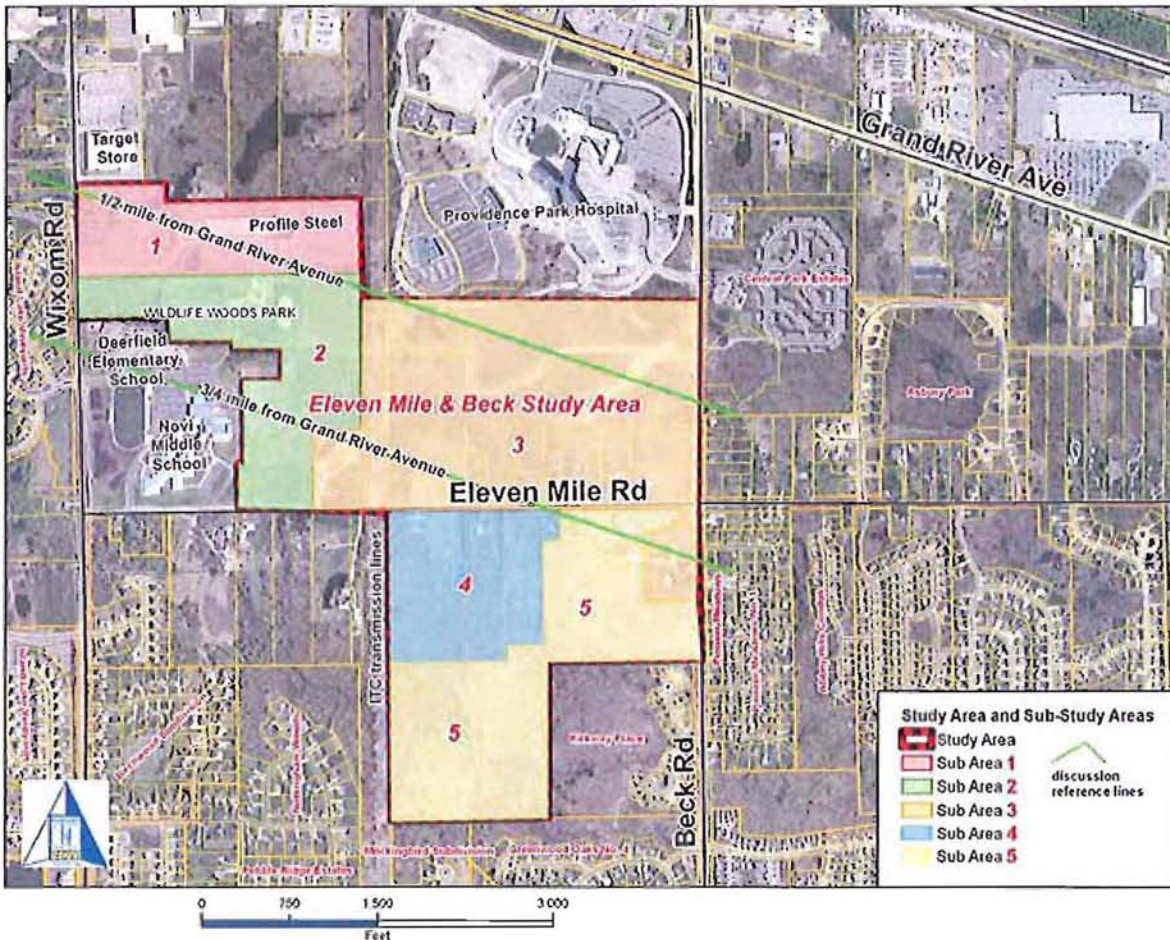


Figure 13 - Eleven Mile and Beck Roads Study Area and Sub-Study Areas with distance from Grand River reference lines.

City of Novi's Wildlife Woods Park, Novi Middle School, Deerfield Elementary School and the ITC electrical transmission line corridor parcel;

- South: Mockingbird and Greenwood Oaks subdivision open space, Kirkway Place condominium open space; and
- East: Beck Road with the Central Park Estates apartments, a vacant multiple family parcel; vacant and developed one-family quarter acre to one acre residential lots in the Summit and Pioneer Meadows subdivisions; and the vacant City of Novi fire station adjacent to the road.

Due to the Study Area's size, five sub-study areas were defined to simplify the discussion. The five sub-study areas are as follows (see Figure 13):

- 1 - Profile Steel and two parcels with an area of 37.6 acres located north of Wildlife Woods Park and west of the ITC corridor;



5. Eleven Mile and Beck Roads Study Area

- 2 - Wildlife Woods Park parcel with an area of 52.2 acres;
- 3 - Eleven parcels with an area of 124.7 acres located east of Wildlife Woods Park and north of Eleven Mile Road along with the parcel at the southwest corner of Eleven Mile and Beck Roads (Bosco property);
- 4 - Four parcels with an area of 38.9 acres located south of Eleven Mile Road and west of the Novi Community School District's parcel; and
- 5 - Novi Community School District parcel with an area of 72 acres located south of Eleven Mile Road and west of Beck Road.

Natural Features

The Study Area includes woodlands, wetlands, stream corridors, floodplains and priority natural features habitat areas. Most of the Study Area drains to the south and west into the Novi-Lyon Drain which flows into Island Lake and eventually into the Huron River. The balance of the Study Area near the east portion of the Profile Steel site, drains north into tributaries of the Rouge River. The Study Area is a headwater area for both the Rouge and Huron River watersheds and as such the City's wetland map indicates that about 21% of the Study Area is wetlands. The City's woodland map indicates that about 37% of the Study Area is regulated woodlands and the City's Natural Features map indicates that about 36% of the Study Area contains priority habitat areas. The wetlands, woodlands and priority habitat areas all overlap each other. As development is proposed, field delineation of these features will be required. As with other areas of the City, the preservation of natural features will be encouraged.

Planning History

In the 1967 Village of Novi Master Plan, the Eleven Mile and Beck Roads Study Area was depicted for a variety of uses. The former Bob O Link golf course property that is now the Providence Park hospital site and the stream corridors north and south of Eleven Mile Road were depicted for Community Recreation. The area north of the present Wildlife Woods Park was designated for single family residential use at a maximum density of 3.0 dwelling units per acre. The balance of the Eleven Mile and Beck Roads Study Area was depicted for single family residential uses at 1.6 dwellings per acre. This was the least dense designation in this Master Plan.

In the 1980 Master Plan, the north part of Wildlife Woods Park was designated for office uses and the properties north of it for light industrial uses. The balance of the Study Area was depicted for single family residential uses at a maximum density of 0.8 dwellings per acre. In the 1988 Master Plan, the land use designations remained the same except the office use area was changed to single family residential at a maximum 0.8 dwelling units per acre. Details of the 1993 through 2008 Master Plans are discussed in the Sub-Study Area discussions below.

Between 1993 and 1999, Sub-Study Area 1 was designated in the City of Novi Master Plan's Future Land use Map for light industrial uses. In 2004, the designation was changed to Single Family Residential with a maximum density of 4.8 dwelling units per acre and it was not changed in the 2008 update of the Plan. The existing zoning of the Sub-Study Area does not match the current Future Land Use Map designation. The two northwest parcels totaling 8.7 acres of the Sub-Study Area are in the R-1, One-Family Residential district which permits a maximum density of 1.65 dwelling units per acre and the balance of the Sub-Study Area is in the I-2, General Industrial district.

5. Eleven Mile and Beck Roads Study Area



Figure 14 – Sub-Study Area 1 frontage on Wixom Road looking north (source Microsoft Corp. 2009).

On the 1993 Future Land Use Map, Sub-Study Area 2 was designated for single family residential uses at a maximum of 0.8 dwelling units per acre. In the 1999 Master Plan, the designation was changed to Community Park. In 2004, the designation was changed to Public Park and included an underlying single family residential component with a maximum density of 0.8 dwelling units per acre should the property no longer be appropriate for a public park and it was not changed in the 2008 update of the Plan. The northern portion of Sub-Study Area 2 is not consistent with the current Master Plan. It is in the R-1 zoning district which permits a maximum residential density of approximately 1.65 dwelling units per acre. The RA, Residential Acreage zoning district of the southern portion of the Sub-Study Area is consistent with the existing Master Plan.

In 1993, all but a small strip approximately 150 feet wide along the north boundary of Sub-Study Area 3 was designated in the Master Plan for single family residential uses with a maximum density of 0.8 dwelling units per acre. The small strip was planned for office uses. In the 1999 Master Plan, the Future Land Map designated the Sub-Study Area the same except that the maximum residential density for the parcels east of the ITC corridor was increased to 1.65 dwelling units per acre. In 2004, the Future Land Use Map expanded the office use designation to include the north 25 acres of the Sub-Study Area and it designated the ITC corridor for utility use. A maximum underlying residential density of 0.8 dwelling units per acre was added to the utility use area in 2008.

Sub-Study Area 3 includes several zoning districts and portions of the Sub-Study Area are located in zoning districts that matches the Master Plan's future land use designation. The ITC corridor parcel and the parcel immediately to the west of it are both in the RA district which permits a maximum of 0.8

5. Eleven Mile and Beck Roads Study Area



Figure 15 – North portion of Sub-Study Area 2 with oil facility looking west toward Wixom Road (source Microsoft Corp. 2009).



Figure 16 - North side of Eleven Mile Road from ITC power lines to Beck Road (Sub-Study Area 3)(source Microsoft Corp. 2009).



Figure 17 – West side of Beck Road from Kirkway Place to Providence Parkway (Sub-Study Area 3) (source Microsoft Corp. 2009).



Figure 18 – South side of Eleven Mile Rd. from ITC power lines to Beck Road (Sub-Study Areas 3, 4 & 5)(source Microsoft Corp. 2009).

Note: The above photographs are composite photographs and may show some distortion.

5. Eleven Mile and Beck Roads Study Area

dwelling units per acre, which matches the density in the current Master Plan. One half of the north 25 acres master planned for office are in the OSC district. The lower half of the master planned office area and the balance of the parcels north of Eleven Mile Road are in the R-3 zoning district that permits a maximum of 2.7 dwelling units per acre versus 1.65 recommended by the Master Plan. The 7 acre Bosco property on the southwest corner of Eleven Mile and Beck Roads is in the RA district that permits up to 0.8 dwelling units per acre and the Master Plan for this property recommends up to 1.65 dwelling units per acre.

Sub-Study Area 4 has been designated for single family residential uses in the City's master plans from 1993 to 2008. In 1993 the maximum residential density was 0.8 dwelling units per acre and in 1999, this was changed to the current maximum of 1.65 dwelling units per acre. All but the east one acre parcel, which is in the RA zoning district, is zoned R-1 with a PRO (Planned Rezoning Overlay) for 58 single family dwellings. Originally approved in 2006 as the Oberlin Condominiums, the Novi City Council granted the property owners a one year extension in 2008 and another one year extension in 2009.

Sub-Study Area 5 was Master Planned for single family residential in the 1993 and the 1999 plans. In 1993, the maximum residential density was shown as 0.8 dwelling units per acre. In 1999, this was changed to a maximum of 1.65 dwelling units per acre. In the 2004 the future land use designation was changed to Educational Facility. This remained the same in 2008 update of the Plan except that provided for an underlying maximum residential density of 1.65 dwelling units per acre should the property ceases to be viable for educational facility use. The current zoning of Sub-Study Area 5 is RA. Educational facilities are permitted in this district. The current zoning is generally compliant with the current future land use designation in the Master Plan, although it could be rezoned to R-1 for a higher residential density.

Existing Development

The sub-study areas contain a variety of development types as listed below:

- Sub-Study Area 1 is occupied by the former Profile Steel building site, a single family home with accessory buildings and a vacant parcel.
- Sub-Study Area 2 is owned by the City of Novi and is partially developed as Wildlife Woods Park. The Area also includes a 2 acre oil well site. The property was recently considered to be



Figure 19- Example attached single-family dwellings at 7.3 dwelling units per acre (*The Springs 2009*).

exchanged with the Novi Community School District for potential parkland in Sub-Study Area 5 but this exchange did not take place.

- Sub-Study Area 3 is the largest of the sub-study areas in the Eleven Mile and Beck Roads Study Area and it comprises 11 parcels that cover 124.7 acres. It includes the ITC electrical transmission lines parcel north of Eleven Mile Road, one parcel to the west of the power lines developed with a single-family home and the Westside Forestry and Signature Lawn Care business facilities. The balance of Sub-Study



5. Eleven Mile and Beck Roads Study Area

Area 3 includes vacant land and single family homes.

- Sub-Study Area 4 contains single family homes and vacant land.
- Sub-Study Area 5 is vacant land except for a few agricultural buildings located on the eastern edge of the Sub-Study Area.

Utilities and Infrastructure

All of the parcels in the study area could be served by an existing 16-inch water main along the Wixom Road, Eleven Mile Road and Beck Road frontages.

The properties fronting on Wixom Road can be served by a 12-inch sewer on the west side of Wixom Road. The properties fronting on Beck Road can be served by the 18-inch sewer on the west side of Beck Road. The remaining parcels fronting only on Eleven Mile could be served by a sewer extension along Eleven Mile from Beck Road, or by connecting to the 21-inch sewer along the northern limits of some of the parcels.

The existing road system in the Study Area consists of Eleven Mile Road, a paved two-lane residential collector road; Wixom Road a paved two-lane minor arterial road; and Beck Road a paved two-lane arterial road. The three-way stop signed intersection of Wixom and Eleven Mile Roads and the signalized intersection of Beck and Eleven Mile roads are both improved with turn lanes.

Study Area Review

Since the Eleven and Beck Study Area is sandwiched between residential open space, low density single family residential dwellings and public schools, industrial, retail, office and multiple family dwellings, it is appropriate to consider land uses for this study area that provide a transition between the lower and higher intensity uses rather than the currently planned low density single family residential uses. By placing moderately intense development between high and low intensity development, traffic, noise and bulk impacts would more gradually decrease.



Figure 20 - Example multiple-family dwellings (senior housing) with a single family residential character at 15 dwelling units per acre (Walton Woods 2009).

Historically, the City's Master Plans have placed multiple family residential and office use areas to buffer more intense retail and industrial uses from single family residential uses. Existing retail (Target and Sam's Club), office (Providence Park), industrial (Profile Steel) and multiple family residential (Central Park Apartments) uses extend south from Grand River Avenue about one-half miles. In addition, a parcel zoned RM-2, High Density Multiple Family, is located along the east side of Beck Road about one-half mile south of Grand River. Creating a less intensive transitional use area of about one-half of this width, with a nominal distance from Grand River Avenue from about one-half to three-quarters of a mile from Grand River Avenue and increasing single family

5. Eleven Mile and Beck Roads Study Area

Key Information

- Medium intensity Low-rise office, human care, educational, attached single family and multiple family residential developments could provide an attractive transition between the higher intensity developments along Grand River Avenue and low intensity single family residential developments;
- Existing parks, preserved open space, schools, utility corridors and major roads separate the Study Area from neighboring single family residential developments;
- Increasing the planned intensity of development in the Study Area could increase City tax revenues;
- Increasing residential density could increase demand for retail, office and industrial floor space in the City;
- Increasing residential density could increase housing options and attract more young families and seniors to the City;
- A "form based" zoning district creates a predictable streetscape through a set of ordinance standards; and
- A set of suburban low-rise design and use standards would help protect the residential character of the neighborhood.

residential densities in the portions of the study area that are further from Grand River Avenue, are logical extensions of the "concentric ring" planning concept that placing less intense rings of development around nodes or lineal areas of more intense development.

Increasing the planned intensity of development could increase tax revenues and it may increase the ultimate number of dwelling units that could be built in the City. A larger number of dwelling units in the City would increase the size of the available workforce and potentially increase demand for retail, office and industrial floor space which could spur additional development outside of the study area. Increasing the permitted residential density could increase the range of housing choices which could attract more singles, elderly and families to Novi. Providing for a mix of uses will increase available services in the area and could provide more opportunities for social interaction. Increasing the permitted basket of uses could increase the potential of these properties developing in the near future. Increasing density and providing for a mix of uses are principals supported by the American Planning Association, the Smart Growth Network and the Governor's Council on Physical Fitness.

On the negative side, increasing the intensity of development in this transitional area by replacing the planned single family dwellings with senior housing, condominiums, apartments, attached single family units or offices would increase traffic on Beck, Wixom and Eleven Mile Roads and increase demand on utilities and public services.

Suburban Low Rise

Two amendment concepts are recommended to further the concept to plan for the Eleven Mile and Beck Road Study Area to act as a transition area between high intensity land use and low intensity single family land uses. The first, is to add a new Suburban Low Rise use definition and assign the use to an area about one-half to three quarters mile from Grand River Avenue. The second, is to increase single family residential density south of the new land use designation.

The Suburban Low Rise land use designation would permit attached single family residential, multiple family residential, community service, human care, civic, educational, public recreation and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties. Permitting these uses could produce higher per acre value taxable value than would be achieved with the current planned low density single-family uses. Allowing medium intensity development could encourage the development of housing that could be more attractive to seniors and young families.



5. Eleven Mile and Beck Roads Study Area

The recommended Master Plan amendments promote the creation of a "form-based" Suburban Low Rise zoning district to implement the Plan. Until such time as an ordinance change goes into effect, it may be appropriate for an applicant to petition to rezone using the City's current Planned Rezoning Overlay (PRO) option and incorporate the design guidelines listed in the Master Plan and suggested in this Master Plan Review.

A "form based" zoning district typically allows a variety of uses and includes design standards to give the uses in the district a similar appearance. A "form based" district creates a predictable streetscape and public realm primarily by controlling the physical form of a development with a lesser focus on land uses through a set of enforceable regulations. When designed properly, low-rise office, human care, educational, attached single family and multiple family residential uses could provide an attractive transitional between the high intensity office, industrial or commercial uses and single-family residential uses while respecting the residential character of the neighborhood. The existing natural and built environments including wetlands, parks, schools and electrical transmission line corridors that separate the Study Area from existing single family residential developments will also help buffer the proposed medium density development from the lower intensity single family residential uses.

The recommended design and use guidelines for the Suburban Low Rise use area would minimize the impact upon nearby neighborhoods and permit while promoting medium intensity uses. The "form based" design guidelines could include the following provisions:

- No detached single family dwellings, personal services, fitness centers, private recreation facilities, retail, restaurants or drive through facilities;
- Require buildings to be a minimum of 20 feet in height and a maximum of 3.5 stories and 40 feet in height;
- Require buildings to be designed with a single family residential character and include peaked roofs with shingles or tiles, dormers and gables to limit the expanse of roofing, roof overhangs, covered porches, shutters, residential size windows, limited building lengths, etc.;
- Provide access only from local or collector streets with no direct access from arterial streets;
- Place all parking behind the building fronts and hide (screen) the parking with a landscape berm or a building so they are not visible from any street;
- Provide connecting pedestrian and bicycle facilities;
- Design sites to preserve natural features; and



Figure 21 - Example office with single family residential character (ADCO Office Building 2009).

5. Eleven Mile and Beck Roads Study Area

- Limit signs to one monument per development except for small directional signage and small business identification wall signs.

Suggested permitted uses for the proposed Suburban Low Rise district include only the following uses to help maintain a residential appearance and reduce the impact upon neighboring properties:

- General and medical offices;
- Low rise multiple family or attached single family dwellings with a maximum of 7.3 dwelling units per acre;
- Public and private community serving uses;
- Parks and public recreation facilities;
- Mortuaries;
- Places of worship;
- Public or private elementary and secondary schools;
- Day care facilities (adult or children);
- Nursing homes;
- Assisted living facilities; and
- Senior housing.

Additional requirements and details could be resolved during the drafting of a Suburban Low Rise zoning district amendment.

Master Plan Amendment Recommendations

Based on the above discussion, Master Plan for Land Use amendments are recommended to the Future Land Use Definitions, the Future Land Use Map, the Residential Density Patterns Map and the Goals, Objectives and Implementation Strategies to support the proposed Suburban Low Rise future land use designation and an increase in maximum residential density in the Study Area. The proposed amendments reflect recommendations to provide a transitional use area and higher intensity development in the Study Area that could increase development opportunities, provide additional housing choices and increase the City's tax base while protecting the residential character of the area.

Recommended Master Plan For Land Use amendments pertaining to the Eleven Mile and Beck Road Study Area Future Land Uses

REMOVE the following EXISTING Future Land Use definitions:

Office

This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City (see Chapter 3 for discussion).



5. Eleven Mile and Beck Roads Study Area

ADD the following NEW Future Land Use definitions:

Office Commercial

This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, transient residential, higher education and indoor or outdoor recreation (see Chapter 3 for discussion).

Suburban Low Rise

This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

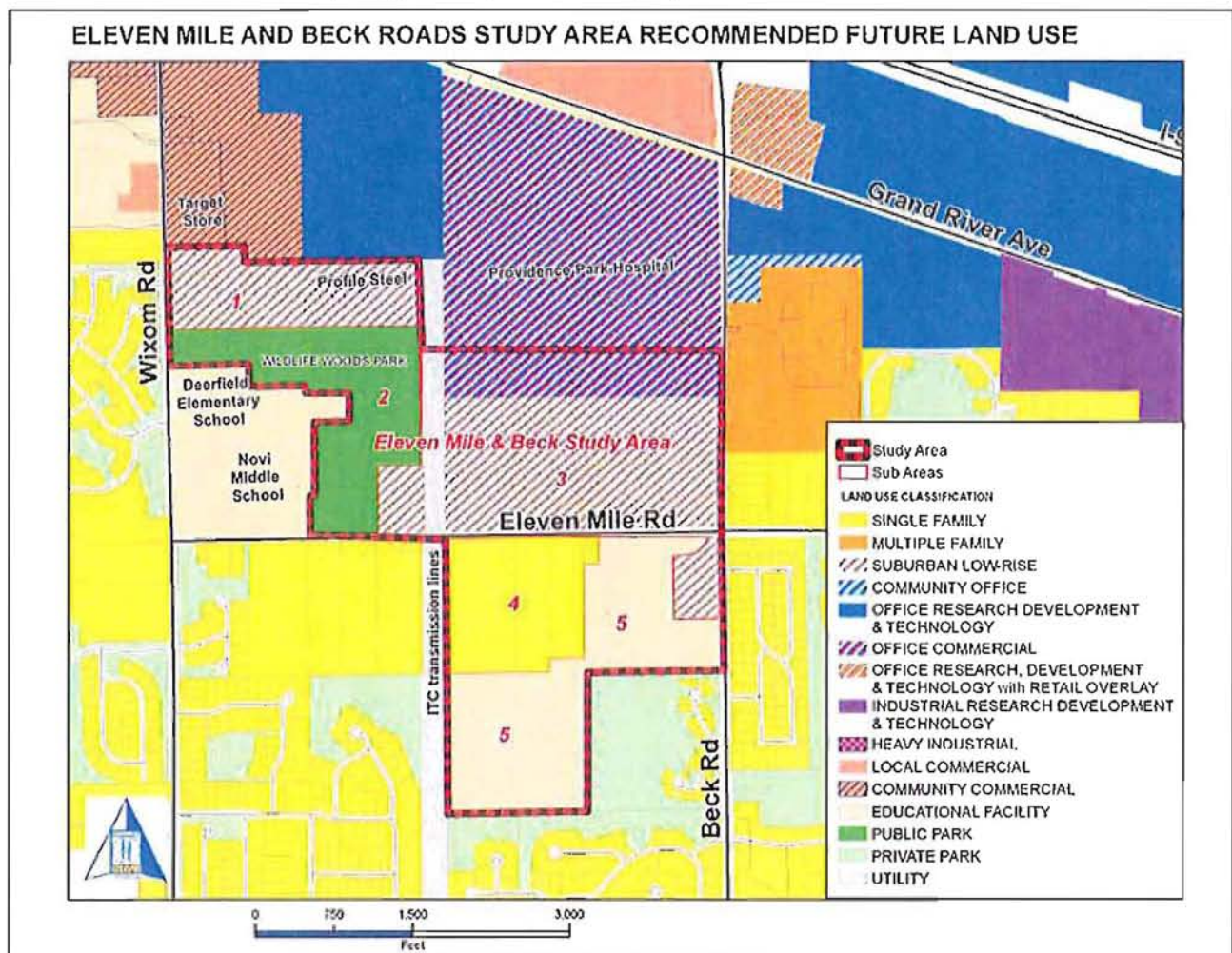


Figure 22 - Eleven Mile and Beck Roads Study Area Recommended Future Land Use Map.

5. Eleven Mile and Beck Roads Study Area

Future Land Use Map amendment recommendations:

This Review recommends the following Future Land Use Map amendments (see Figure 22):

Sub-Study Area 1

- All Single Family [residential] to Suburban Low Rise.

Sub-Study Area 2

- No changes proposed (remains Public Park and Open Space)

Sub-Study Area 3

- All Single Family [residential] to Suburban Low Rise including southwest corner of Eleven Mile and Beck Roads (Bosco property).
- All Office areas to Office Commercial as discussed in Chapter 2.
- All Utility areas to remain with no changes proposed.

Sub-Study Area 4

- No changes proposed (Single Family [Residential])

Sub-Study Area 5

- No changes proposed (Educational Facility)

Residential Density Patterns Map amendment recommendations:

This review recommends making the following changes to the maximum residential density depicted on the Residential Density Patterns Map (see Figure 23):

Sub-Study Area 1

- From 4.8 to 7.3 dwelling units per acre.

Sub-Study Area 2

- From 0.8 to 3.3 dwelling units per acre.

Sub-Study Area 3

- Areas recommended for Suburban Low Rise land uses from 0.8 and 1.65 to 7.3 dwelling units per acre.
- Areas recommended for Utility land uses from 0.8 to 3.3 dwelling units per acre.
- Areas recommended for Office Commercial land uses no changes proposed (0.0 dwelling units per acre).

Sub-Study Area 4

- From 1.65 to 3.3 dwelling units per acre.



5. Eleven Mile and Beck Roads Study Area

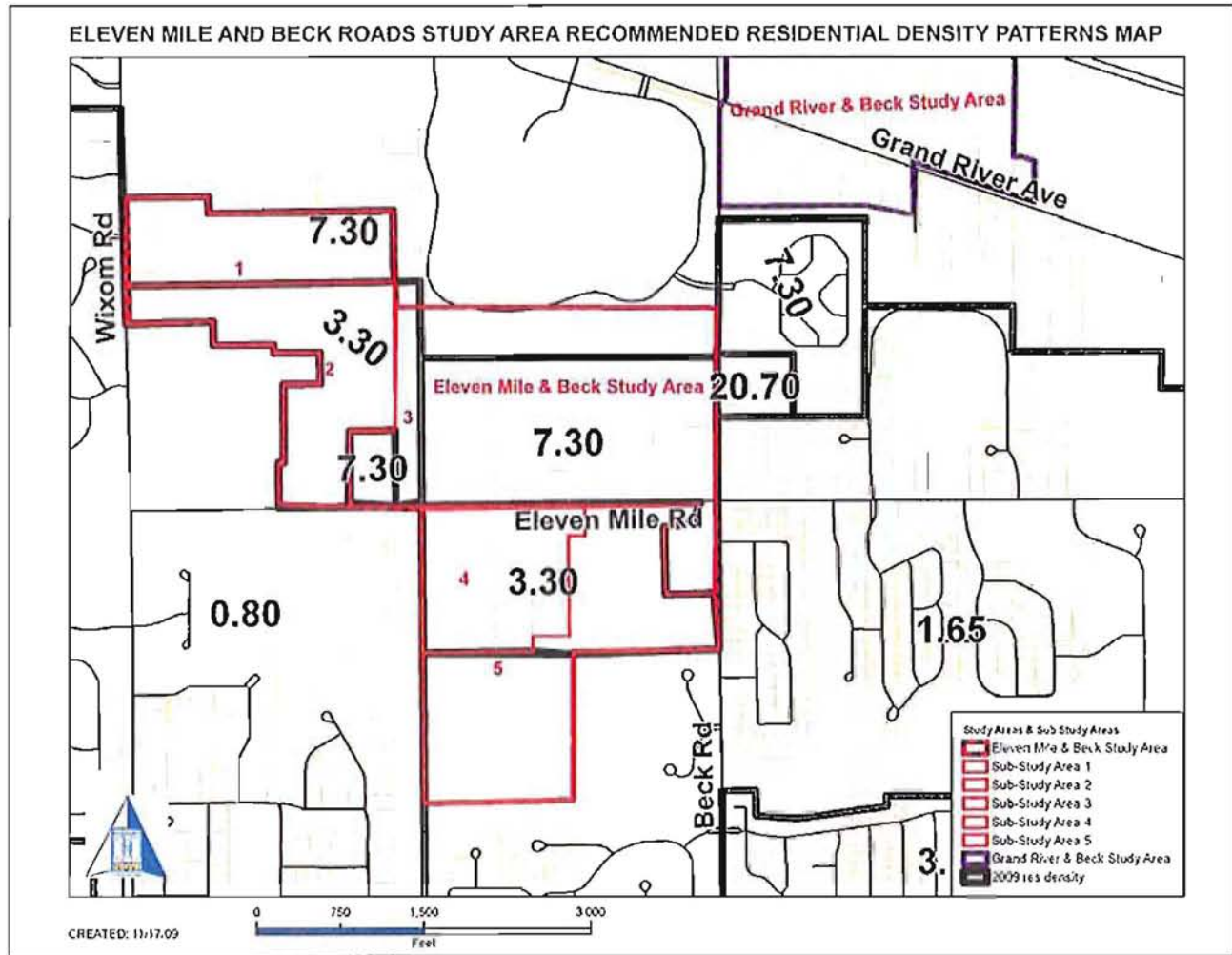


Figure 23 - Eleven Mile and Beck Roads Study Area recommended Residential Density Patterns Map.

Sub-Study Area 5 (Section 20)

- Northern portion from 1.65 to 3.3 dwelling units per acre.
- Southern portion no changes proposed (1.65 dwelling units per acre).

Goals, Objectives and Implementation Strategies amendment recommendations:

This review recommends the following **GOALS**, **Objectives** and **Implementation Strategies** amendments as listed under the existing Land Use category to further the intent of the Suburban Low Rise future land use.

5. Eleven Mile and Beck Roads Study Area

LAND USE (existing)

GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.

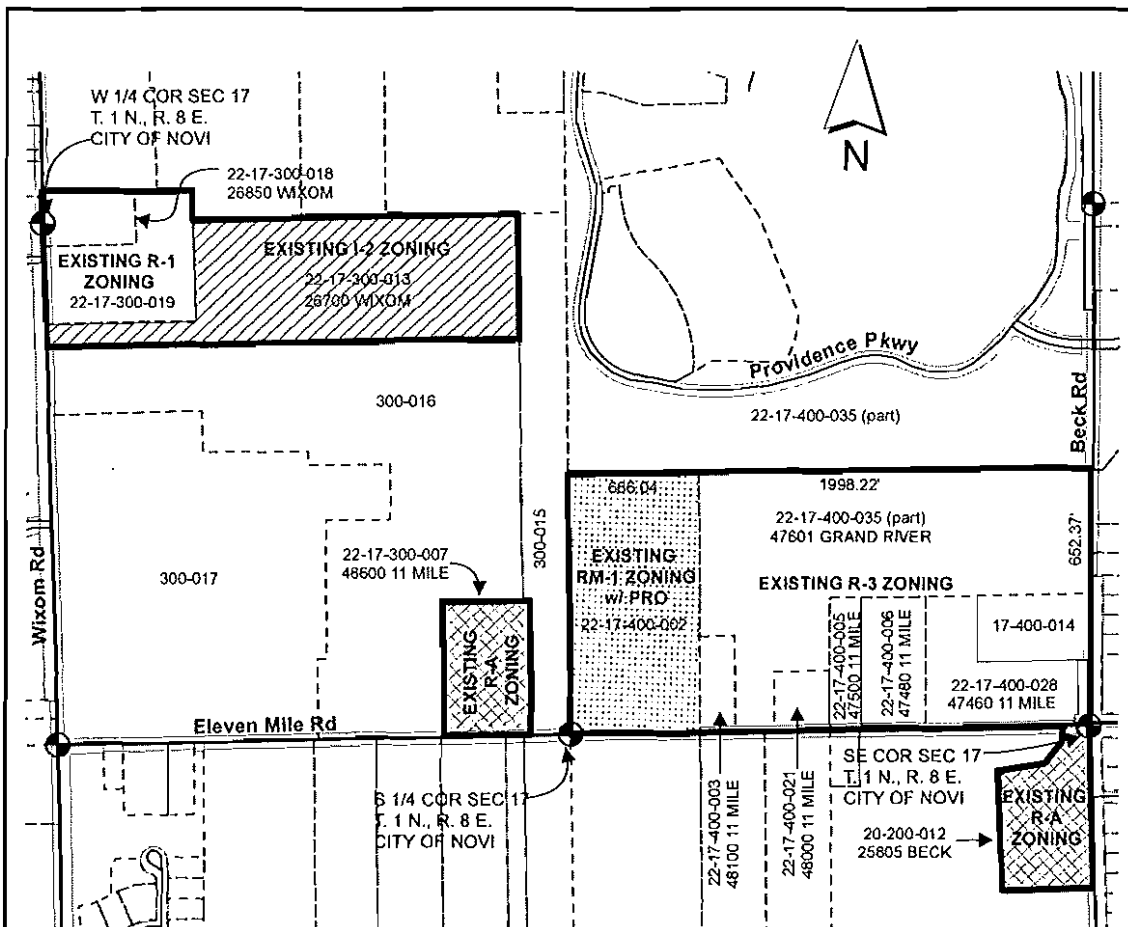
Objective: Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential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

Implementation Strategy: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.



Figure 24 - Example of multiple-family residential at 4 dwelling units per acre (*Brownstone Apartments 2009*).

**Rezoning 18.700
Suburban Low-Rise Overlay District
Location Map**



To rezone a part of the South 1/2 of Section 17 and the Northeast 1/4 of Section 20, T.1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-17-300-007, 22-17-300-013, 22-17-300-018, 22-17-300-019, 22-17-400-002, 22-17-400-003, 22-17-400-005, 22-17-400-006, 22-17-400-014, 22-17-400-021, 22-17-400-028, 22-20-200-012 and the portion of 22-17-400-035 described as follows:

Commencing at the southeast corner of Section 17, thence N. 01°21'47"W. 667.12 feet along the east line of section 17 to the point of beginning; thence S. 87°20'58" W. 1326.12 feet; thence S. 01°53'29" E. 368.99 feet; thence S. 87°21'00"W. 280.07 feet; thence S. 01°53'15" E. 298.00 feet; thence S. 87°21'00" W. 199.89 feet; thence N. 02°09'22" W. 484.00 feet; thence S. 87°21'00" W. 180.00 feet; thence N. 02°09'22" W. 834.05 feet; thence N. 87°19'01" E. 1998.22 feet; thence S. 01°21'47" E. 652.37 feet to the point of beginning, containing 36.03 acres more or less.

FROM: RA RESIDENTIAL ACREAGE DISTRICT
 R-1 ONE-FAMILY RESIDENTIAL DISTRICT
 R-3 ONE-FAMILY RESIDENTIAL DISTRICT
 RM-1 LOW DENSITY, LOW-RISE MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
 I-2 GENERAL INDUSTRIAL DISTRICT

TO: SUBURBAN LOW-RISE OVERLAY DISTRICT

ORDINANCE NO. 18.700
ZONING MAP AMENDMENT NO. 700
CITY OF NOVI, MICHIGAN

ADOPTED BY THE CITY COUNCIL _____

 DAVID LANDRY MAYOR

 MARYANNE CORNELIUS CLERK

**MEMO TO CITY MANAGER
WITH SUPPORTING INFORMATION**

MEMORANDUM



TO: CLAY PEARSON, CITY MANAGER
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT
SUBJECT: PROPOSED PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT
DATE: SEPTEMBER 28, 2011

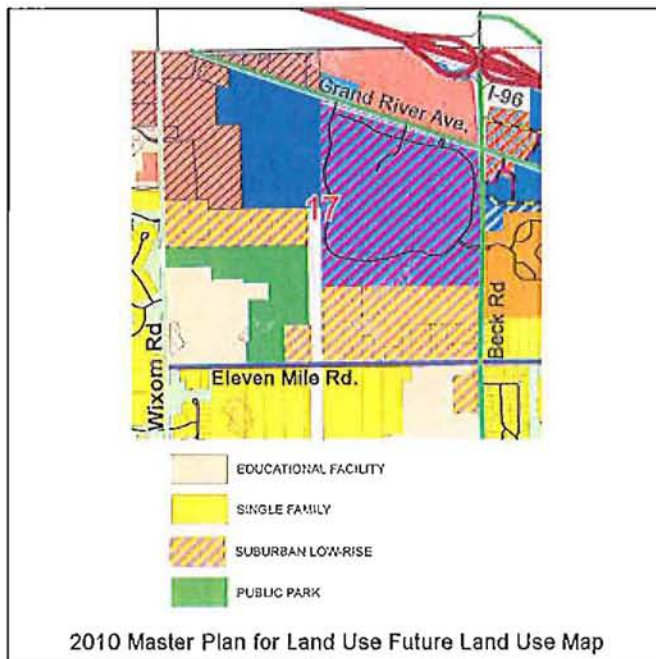
Plan Review Center staff has been working to implement the recommendations of the 2010 Master Plan for Land Use for certain properties south and west of Providence Park Hospital to expand potential land uses and include a new zoning district: the Planned Suburban Low-Rise Overlay (PSLR) District. This memo provides a short summary of the work done so far and the status of the proposed changes.

At this time, Zoning Ordinance amendments have been prepared, properties to be included in the new district have been identified, and related sign ordinance amendments have been drafted. Public hearings for these items are scheduled for the Planning Commission's meeting next week. Notices were mailed to property owners, placed in the newspaper, and rezoning signs have been placed in and near the areas to be rezoned. Following the Planning Commission's public hearing, the Commission's recommendations on these City-initiated changes will be forwarded to the City Council for consideration.

Background Information

The 2010 City of Novi Master Plan for Land Use includes a new future land use category, Suburban Low-Rise. The area designated for planned suburban low-rise uses is located near

Eleven Mile Road between Wixom and Beck Roads (see map to the left with areas striped in yellow/brown). These areas are generally separated from detached one-family uses by section line roads and areas planned for public parks and educational uses.



The Master Plan describes the Suburban Low-Rise use area as maintaining a low-rise single-family residential character while providing a transition between adjacent one-family dwellings and higher intensity uses. The Master Plan includes a set of goals, objectives and implementation strategies that promote the creation of a "form-based" zoning district that permits attached single family and low-density multiple family residential, community service, human care,

civic, educational, public recreation and office facilities and prohibits detached one-family residential, retail and personal service uses.

PSLR Uses

The proposed Planned Suburban Low-Rise Overlay District would permit a variety of moderate-intensity land uses. These uses include the following:

- Attached single-family dwellings (townhouses which are technically defined as multiple family dwellings in the Zoning Ordinance);
- Low-rise multiple family dwellings;
- Independent and congregate elderly living facilities;
- Assisted living, convalescent and hospice care facilities;
- Live/work mixed use buildings;
- Day care centers;
- General offices, medical offices, laboratories and clinics;
- Religious centers and customary accessory uses;
- Public and private schools;
- Publicly owned recreational facilities;
- Community buildings or cultural facilities; and
- Mixed use buildings with two or more of the permitted uses.

The District would not permit the following higher-intensity commercial uses:

- Personal services;
- Retail sales (except as an ancillary use to a photography, art or craft studio);
- Restaurants;
- Hotels/motels;
- Repair shops;
- Private recreation and fitness facilities;
- Theaters; drive through facilities;
- Financial institutions; and
- Private clubs.

Additionally, a PSLR Development Agreement could limit or eliminate any of the underlying district uses, including detached single-family residential.

Form-Based Standards

The proposed "form-based" standards would provide regulations to maintain the desired residential appearance of the area. When viewed from the section line roads (Wixom, Eleven Mile and Beck Roads), a person would see buildings similar in height and design to detached single-family dwellings in the area and a landscaped berm. An occasional emergency access driveway and parking lot lighting would be visible until the landscaping matured. The ordinance also provides that driveway entrances to the developments would be from new local streets. Along the new local streets, a person would view sidewalks and bike paths, pedestrian amenities, pedestrian-scaled lighting, and moderately size buildings with architectural features as commonly seen on single-family homes. The buildings would be located close to the street and parking areas would be located behind the buildings and would be generally out of view. Limited size signage would identify the developments.

The scale and character of the permitted uses would be controlled with a set of “form based” provisions that include site layout, internal road and building façade requirements. These provisions include the following:

- A 50-foot wide buffer with a landscape berm along section line roads to soften the view from these roads and provide additional buffer from any nearby one-family residential developments;
- Buildings will front on and have access to local streets to help maintain a one-family residential look along the section line roads;
- Buildings will be setback a minimum of 30 feet from the road right-of-way or easement and a maximum of 75 feet to promote a one-family residential look and make the buildings more pedestrian- and bicycle-friendly.
- Buildings will have a maximum footprint of 25%, a maximum building length and width of 180 feet, and a maximum building height of 2½ stories and 35 feet. These restrictions will limit the scale of any development to help maintain a transitional scale of development between the neighboring one-family homes and the higher intensity developments to the north;
- Buildings will have façade shifts at least every 50 feet, doors placed at least every 60 feet, single family residential design features, gabled or hip roofs, single family residential siding materials, and truck unloading facilities will be in rear of the building and screened to promote a single family residential look along the local streets; and
- Streets will include pedestrian and bicycle facilities with pedestrian streetscape amenities and pedestrian scale lighting to encourage non-motorized travel.

Overlay District Review Process

The proposed zoning ordinance text amendment would create a PSLR Overlay district, and the zoning map amendment (being proposed simultaneously) would identify the properties being covered by the new district. If approved, the new ordinance would not create a non-conformity with the existing uses, but allow an applicant the opportunity to request one or more of the additional identified uses. This PSLR overlay ordinance—like the Planned Rezoning Overlay ordinance—contemplates a 2-step development process, involving the adoption of a concept plan and approval of a development agreement, followed by site plan review:

- Concept Plan and Development Agreement: The applicant would submit a concept plan allowing the City Council to exercise its discretion to approve the concept plan and grant ordinance deviations in the process, if requested. Approval of a concept plan would at a minimum, establish the location of utilities, drainage facilities, new streets, and pedestrian and bicycle facilities and amenities. The Plan could also propose the location of open space, parking, building and uses, and propose landscaping and façade elements. The Plan could depict proposed deviations (if any) from ordinance regulations and it could depict development phases if a project is proposed for phased construction. The PSLR Agreement would set the uses and terms of the rezoning and incorporate the PSLR Concept Plan.
- Site Plan Review: The Concept Plan and Development Agreement step is followed by the typical site plan review procedure, in which the City verifies that the plans comply with the concept plan, the agreement, and the zoning ordinance.

Stakeholder Involvement

The proposed PSLR concepts and draft Zoning Ordinance language were reviewed with several stakeholders and property owners in the area. In addition, a letter has been sent to each property owner in the area to be rezoned explaining the benefits of the proposed overlay district. Recently, staff has received a number of phone calls from property owners and community members seeing the rezoning signs that have been installed along Eleven Mile Road, Beck Road and Wixom Road. Additional opportunities for public comment will be at the Planning Commission public hearings on October 5th.

Conclusion

The adoption of the proposed PLSR Overlay District text, the proposed Zoning Map and Sign Ordinance amendments are recommended by staff for a number of reasons:

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

EXCERPTS from the City of Novi 2010 Master Plan for Land Use

Suburban Low Rise

This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

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.

Implementation Strategy: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

GOAL: Create, preserve and enhance quality residential areas in the City.

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.

Implementation Strategy: Continue to provide land area for new residential development

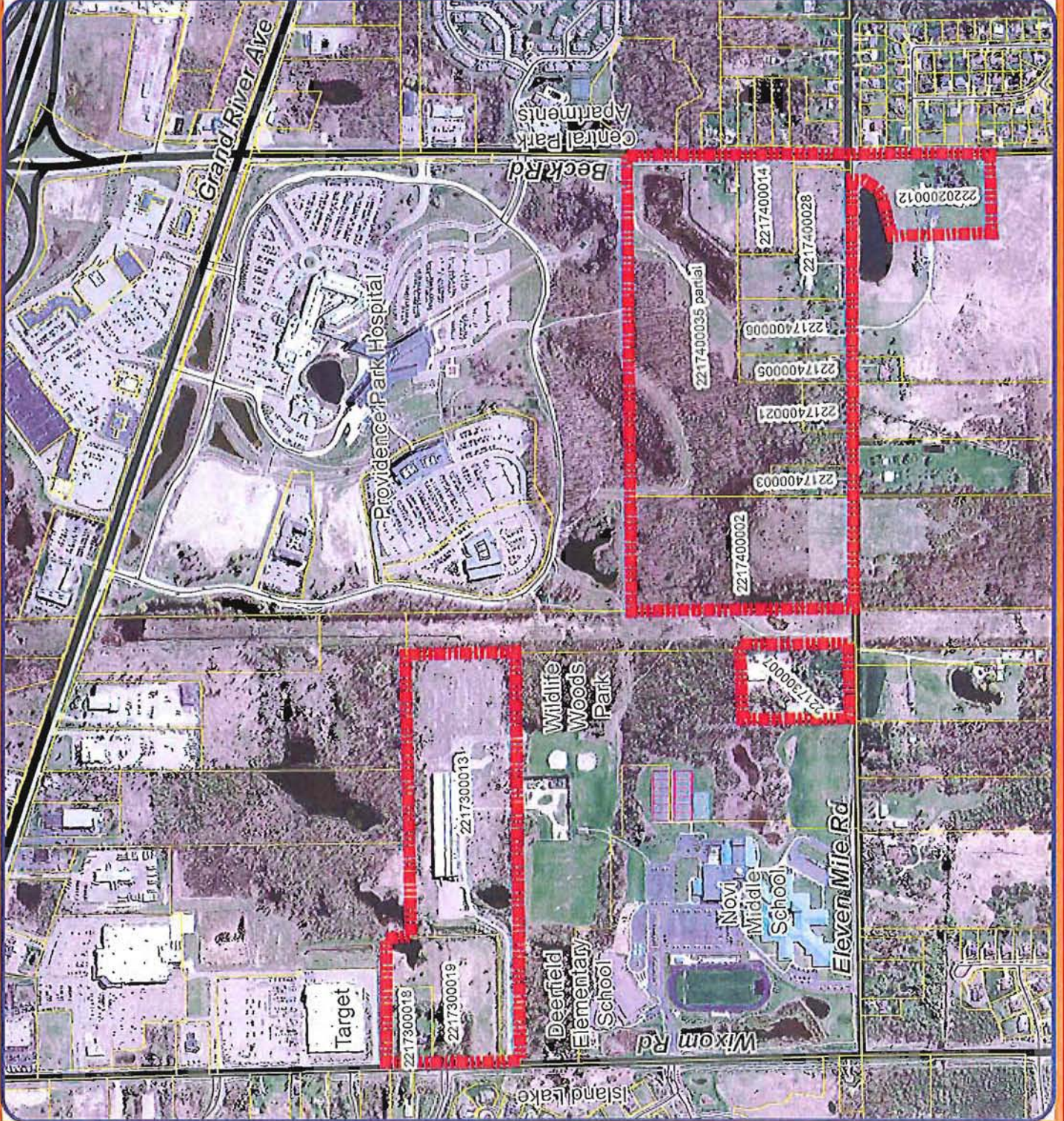
Implementation Strategy: Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.

Implementation Strategy: Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments.

Implementation Strategy: Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.

Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Location Map and Air Photography



Map Legend

Tax Parcels

Proposed PSLR Overlay

Section Line/Major Roads

Local Roads



City of Novi

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

Map Author: Mark Spencer

Date: 8/31/11

Project: Rezoning 18.700 PSLR Overlay location

Version #: 1.0

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.

**LETTER SENT TO PROPERTY OWNERS
SUBJECT TO REZONING
(IN ADDITION TO
PUBLIC HEARING NOTICE)**



September 14, 2011

Mr. Paul Bosco
25805 Beck Road
Novi, MI 48374

SAMPLE LETTER

Re: Proposed Planned Suburban Low-Rise Overlay Zoning District

CITY COUNCIL.

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne M. Wrobel

City Manager
Clay J. Pearson

Community Development
Director
Charles Boufard

Deputy Director of
Community Development
Barbara E. McBeth

Building Official
Andy Gerecke

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735.5633 fax

Ordinance Enforcement
Division
248.735.5678
248.735.5600 fax

Dear Mr. Bosco:

This letter is being sent to inform and update you regarding the City's efforts to develop standards for a new overlay zoning district for properties in your area. During the recent Master Plan for Land Use review and update, a new land use designation was contemplated to expand the potential land uses in certain areas south and west of Providence Park Hospital. This new land use designation has been referred to as "Planned Suburban Low-Rise" and was adopted in the 2010 Master Plan update. Please refer to the yellow/brown diagonally-striped properties in the map below, which were identified for this new land use designation:



We are sending this letter to affected property owners to provide additional background information prior to the public hearing of the proposed Zoning Ordinance text and Zoning Map amendments for these areas. Public hearings on the ordinance and map amendments are scheduled for 7 p.m. on Wednesday, October 5th for Planning Commission's consideration and recommendation to the City Council.

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

Notice of the public hearing will be sent separately. There will be an opportunity to comment prior to, or at the public hearing.

As a brief summary, the Planned Suburban Low Rise (PSLR) Zoning District is proposed to be an "Overlay District" that will preserve and allow all of the existing underlying and permitted land uses in the existing zoning district, but will also add a number of uses as an "optional" form of development. City staff has suggested this overlay approach for several reasons, all with the intent to benefit the owners of the properties affected.

First, the City can accomplish its main goal of adding the available uses it wants to foster by adding the overlay to the zoning map as part of adopting the text amendments. This takes away the need for any individual property owner to have to initiate a rezoning of its property to a separate stand-alone district. Instead, the City has initiated the rezoning for all of the properties identified on the Master Plan for the new district. You may notice rezoning signs installed in the area; notices of the public hearing will also be provided in the newspaper and mailed to area property owners.

Second, the overlay approach avoids making any existing uses non-conforming. There are currently several existing single-family residential homes in the affected areas. These homes would be permitted to remain until redevelopment is contemplated.

Finally, the overlay concept allows the City to authorize the significant added uses while retaining some needed control as to the ultimate development—and in fact provides one of the most flexible approaches for doing so allowed under Michigan zoning law. The primary benefit to the land owners of the overlay process that's proposed, is the availability of additional and more-intense land uses than are permitted with proposed overlay. But with those more intense uses comes concerns as to how to make sure these continue to fit into the surrounding area, and how the City accomplishes its aesthetic and planning goals while still allowing the added uses. The suggested standards for insuring that these goals will be addressed are contained in the draft ordinance language, which is enclosed with this letter.

Among the additional uses that are allowed under the proposed PSLR ordinance are *attached* single family dwellings, low-rise multiple family dwellings, independent and congregate elderly living facilities, assisted living facilities, live/work mixed use buildings, day care centers, general and medical offices, funeral homes, community buildings and cultural facilities, and other similar uses.

As part of the process for consideration for these additional uses, a conceptual plan showing the general site layout, and a development agreement must be submitted by the applicant prior to the City Council granting approval of the additional PSLR uses. The conceptual plan is critical because the layout of roads, pathways, utilities, drainage facilities and setback details are integral to the district functioning as a whole and as a transition zone between the existing and future single-family areas and the more intensely developed areas to the north.

We understand that the affected property owners may have questions regarding this proposal and invite you to contact the Community Development Department if you have any questions about this matter. Please feel free to contact me or Planner Mark Spencer at 248-347-0475 during regular business hours if you have any questions.

Sincerely,



Barbara McBeth
Community Development Deputy Director

**EXAMPLE FOR ILLUSTRATION
OF A CONCEPT PLAN
REQUIRED AND OPTIONAL INFORMATION**