



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
October 28, 2015 at 6:00 p.m.
Novi Civic Center – City Council Chambers
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Giacobetti, Lynch, Pehrson

Staff Support: Barb McBeth, Sri Komaragiri, Christopher Gruba, Tom Schultz

1. Roll Call

2. Approval of Agenda

3. Audience Participation and Correspondence

4. Discussion Items

A. Master Plan for Land Use Review 2015

i. Summary of the Market Analysis

ii. Update on public input from Open House held on October 21, 2015

iii. Review Master Plan Goals and Objectives

iv. Update on possible requested amendments to the Future Land Use Map

B. Approval of the August 26, 2015 Master Planning and Zoning Committee meeting minutes.

5. Adjourn

Audience Participation and Correspondence

October 20, 2015

Narendra & Nishi Nagar
40760 Ladene Lane
Novi, Mi. 48375

RE: Property located at
49700 W. Ten Mile Road
Novi, Mi. 48374

Hello,

My name is Narendra (Ned) Nagar. Nishi Nagar (my wife) and I have been a Novi resident for the last 38 years. We have been operating a Child Day Care business (Blooming Day Child Care Center, a Montessori Preschool) in the City of Novi for the last 18 – 19 years. We presently own two separate lots at the north-east intersection of Ten Mile Road and Wixom Road.

Parcel No. 50-22-20-301-025:

This 2 acre parcel which faces the Ten Mile Road has been developed and currently has City of Novi limitation of 60 children capacity Child Care Center. The lot is currently zoned R-Agriculture. However, back in 1996 we went through the Planning Commission process and we were granted the Special Land Use permit. Under the original plan, a portion of the existing building structure located on the parcel was left intact for future development of the existing building structure to accommodate more children being permitted. During the

last 15-20 years, this part of Novi has seen a tremendous amount of growth and development (primarily residential with families with children requiring our services which must be permitted by the City of Novi approval for up to 120 children in order to compete with new Child Day Care applications (here in Novi). Such increase in City permitted number of children in our existing operation is essential to make equitable our competitive position with other and new applications for Day Care Centers here in the City of Novi.

Through information that we have received from a face to face meeting with the Novi Planning Staff, it is ESSENTIAL THAT THE FIRST STEP in making formal application for increase in City permitted children requires first being in compliance with the City Master Plan – for which we are hereby requesting such change in Master Plan. This communication is to have the Master Plan Committee consider our request for an appropriate Master Plan classification to enable us to continue the Child Care operations economically and grow to meet the ever-increasing community need and to be placed in position, after being a Novi Operating business for 20 years, in an equitable position to compete with other present and newly approved Child Day Care Operations. We have known for some time that we must determine an appropriate time and circumstance to request the City of Novi for approval of increase in the permitted number of children to 120. Now with invitation in hand to participate in Master Plan Study seems the logical time and event to make our request for change in our Master Plan Designations.

Thank you for this invitation and announcement that the Revised Master Plan is under study, we are accepting the City's invitation to

participate and requesting changes in the Master Plan designation of our existing Day Care Center site to increase of service to 120 children. Our conclusion and request is based on the experience and observations:

1. The area has seen a consistent growth in and within the service area of our facility. We are constantly receiving requests for opening of certain additional segments of our child care services (e.g. infant care as example).
2. Assuming the Master Plan classification is modified to enable us to pursue under an existing zoning, rezoning permitted process the classification is modified to enable us to expand to no more than 120 children, which would assist in meeting the City of Novi community's increased needs for such services.
3. Such expansion of our facility to accommodate up to 120 children will also increase the tax base of the City of Novi.
4. Such planned expansion would be limited to maintain the original footprint and existing fenced play area with minor modifications, as may be required under the future zoning and increased City of Novi permitted number of children, would not disturb the current layout but still improve the overall taxable value.
5. An observation was made that within the Novi City boundaries from Haggerty on the east side to Napier Road on the west side on Ten Mile Road, just about every major intersection has small and/or medium size business operations.
6. It is also a necessity for a small business, evidenced by our limited number of children at the Day Care Center, to find new and additional sources of revenue to meet increasing cost and stay economically viable. Limited expansion would provide such

opportunity. Lack of such option certainly creates uncertainty about the very survival and an inequitable competition could result in a property being neglected due to lack of resources.

Parcel No. 50-22-20-301-024:

This 3 acre parcel is just north of the above Parcel No. 50-22-20-301-025 and faces the Wixom Road. This lot is also currently zoned R-Agriculture. Based on conversation with city officials, we were informed that under the current plan and zoning, we can probably build only 2 or 3 single family residences.

Again, we would like you to consider appropriate zoning Master Plan reclassification to accommodate a higher yet reasonable number Master Plan Zoning classifications of R-3 – approximately 2 D.U.A. of residential units to be permitted under a revised Master Plan – minimum number of 2 dwelling units per acre. This request is based on the following facts and observations:

1. The Island Lake expansion on the parcel just east and north of our 3 vacant acres have been granted a higher density to build single-family residences to meet the overall layout of the entire project under the Island Lake P.R.D.
2. Building under the existing classification would require 1-1.2 acre parcels and potential a structure which will be bigger both in area and cost. A million to million and a half dollar housing just does not fit with the surrounding structures considerably less in value next door to the North and East.
3. A two or three unit development under the current zoning would provide a certain amount of tax revenue to the city whereas, allowing

construction of identical housing similar to the Island Lakes subdivision would be more practical and may support five or six single-family units. This will certainly result in higher tax revenue base for the city and more equitable treatment of our 3 acre vacant land parcel.

In summary, we as owners of the two properties that we have owned in Novi for a number of years are requesting the appropriate City of Novi Authorities, during this announced Master Plan Study Committee period, followed by the appropriate approvals of such requested modifications of the Master Plan covering the two Novi properties that we own, to be Re-Mastered planned to the following Master Plan, future Land uses as follows:

As related to: **Parcel Tax ID # 22-20-301-025 aka 49700 Ten Mile road** which is presently Zoned and Master Planned as residential and shown in the City of Novi Public Records as Biz, improved and which has been under the same ownership and operated as a Child Day Care Center for the past 17 years by the same owners under Special Land Use Approval Residential which City of Novi restricts number of children to 60 patrons. This is not practical in today's Economic market and extensive increase in Residential Family Development in today's expanding residential construction, the owners and operators of the existing Child Day Care Center are hereby requesting a revised Master Plan future use designation that will permit up to 120 children patrons.

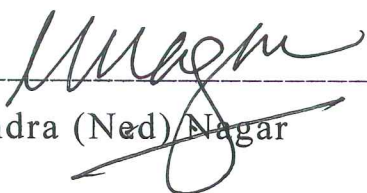
As related to: **Parcel Tax Id # 22-20-301-024** which is presently Zoned and Master Planned for single family residential. Because the

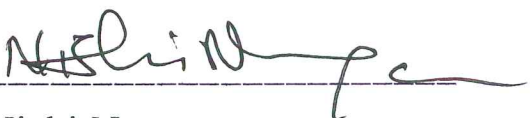
prior Disner property, lying to and abutting our 3 acre vacant parcel on both the North boundary and the East boundary of this subject 3 acre vacant parcel has been developed with actually smaller lot sizes (approximately 2 to 3 D.U.A.) and RA one acre large lot still being imposed on our subject 3 acre parcel, which limits the 3 acres under RA Zoning a maximum of 2 – possibly 3 large out of consistency with much smaller lots – on the North and East boundaries of the subject 3 acres.

We, as the owners of the subject vacant 3 acres are requesting a modification of the present RA (one acre minimum lot size) to a D.U.A. consistent with actual lot sizes now developed as consistent with R-3 or R-4 D.U.A. and for their vacant 3 acres to be re-Master Planned for R-3 or R-4 D.U.A. designations to be consistent in size of lots with those already developed abutting to the North and East boundaries of our vacant three (3) acre parcel.

Thank you for your cooperation and consideration and we as owners of these two parcels will look forward to participating and working with you in accomplishing the two Re-Master Plan requests as stated above.

Respectfully,


Narendra (Ned) Nagar


Nishi Nagar

49700 TEN MILE RD NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-025



Item 1 of 4 3 Images / 1 Sketch

Property Owner: NAGAR, NARENDRA L & NISHI

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1963
 - # of Buildings: 2
 - Total Sq.Ft.: 5,641
- > Assessed Value: \$163,150 | Taxable Value: \$152,300
- > Building Department Information found
- > Property Tax Information found
- > 1 Utility Billing Account found

Owner and Taxpayer Information

Owner NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION
 49700 TEN MILE
 NOVI, MI 48374

General Information for Tax Year 2015

Property Class	BUS IMP	Unit	50 CITY OF NOVI
School District	Novi	Assessed Value	\$163,150
MAP #	Not Available	Taxable Value	\$152,300
USE	0	State Equalized Value	\$163,150
PROP USE CODE	Not Available	Date of Last Name Change	05/07/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USE	Not Available		

Principal Residence Exemption Information

Homestead Date 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$154,200	\$154,200	\$149,910
2013	\$147,550	\$147,550	\$147,550
2012	\$155,450	\$155,450	\$155,450

Land Information

Zoning Code	R-A	Total Acres	2.261
Land Value	\$87,700	Land Improvements	\$12,688
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	GENERAL BUSINESS	Mortgage Code	00000
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s) Frontage Depth
 No lots found.

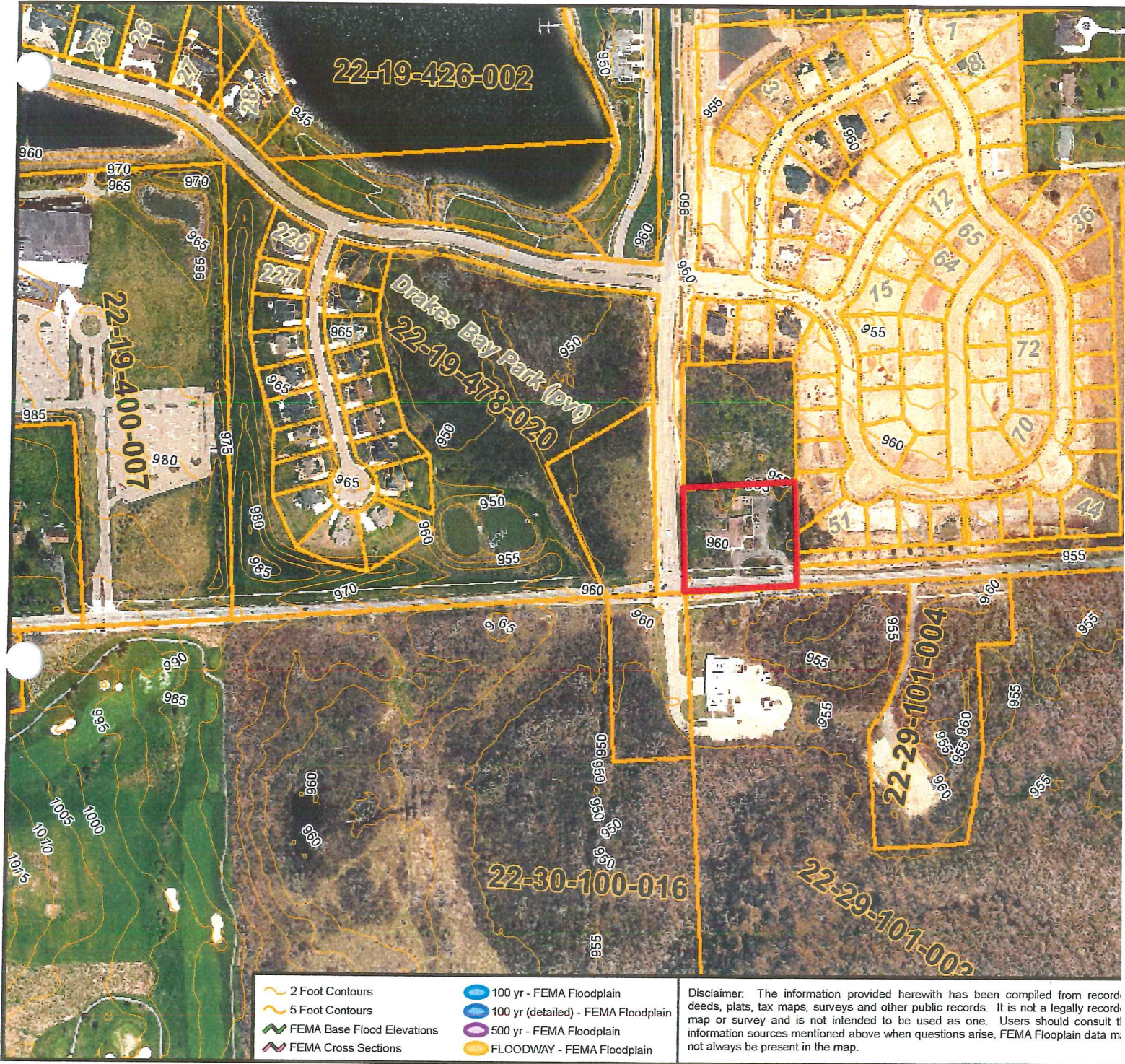
Total Frontage: 0.00 ft **Average Depth: 0.00 ft**

Legal Description

T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT SW SEC COR, TH N 01-40-45 W 300 FT, TH N 86-35-56 E 328 FT, TH S 01-40-45 E 300 FT, TH S 86-35-56 W 328 FT TO BEG 2.26 A2-3-98 FR 008

Land Division Act Information

49700 Ten Mile Road



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from records, deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

TEN MILE RD NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-024



Item 1 of 1 1 Image / 0 Sketches

Property Owner: NAGAR, NARENDRA L & NISHI

Summary Information

- > Assessed Value: \$35,250 | Taxable Value: \$32,340
- > Building Department Information found
- > Property Tax Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION
 49700 TEN MILE
 NOVI, MI 48374

General Information for Tax Year 2015

Property Class	RES VAC	Unit	50 CITY OF NOVI
School District	Novi	Assessed Value	\$35,250
MAP #	Not Available	Taxable Value	\$32,340
USE	0	State Equalized Value	\$35,250
PROP USE CODE	Not Available	Date of Last Name Change	05/07/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USE	Not Available		

Principal Residence Exemption Information

Homestead Date 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$35,250	\$35,250	\$31,840
2013	\$35,250	\$35,250	\$31,340
2012	\$35,250	\$35,250	\$30,610

Land Information

Zoning Code	R-A	Total Acres	2.700
Land Value	\$70,500	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	SEC 20 ACREAGE	Mortgage Code	00000
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

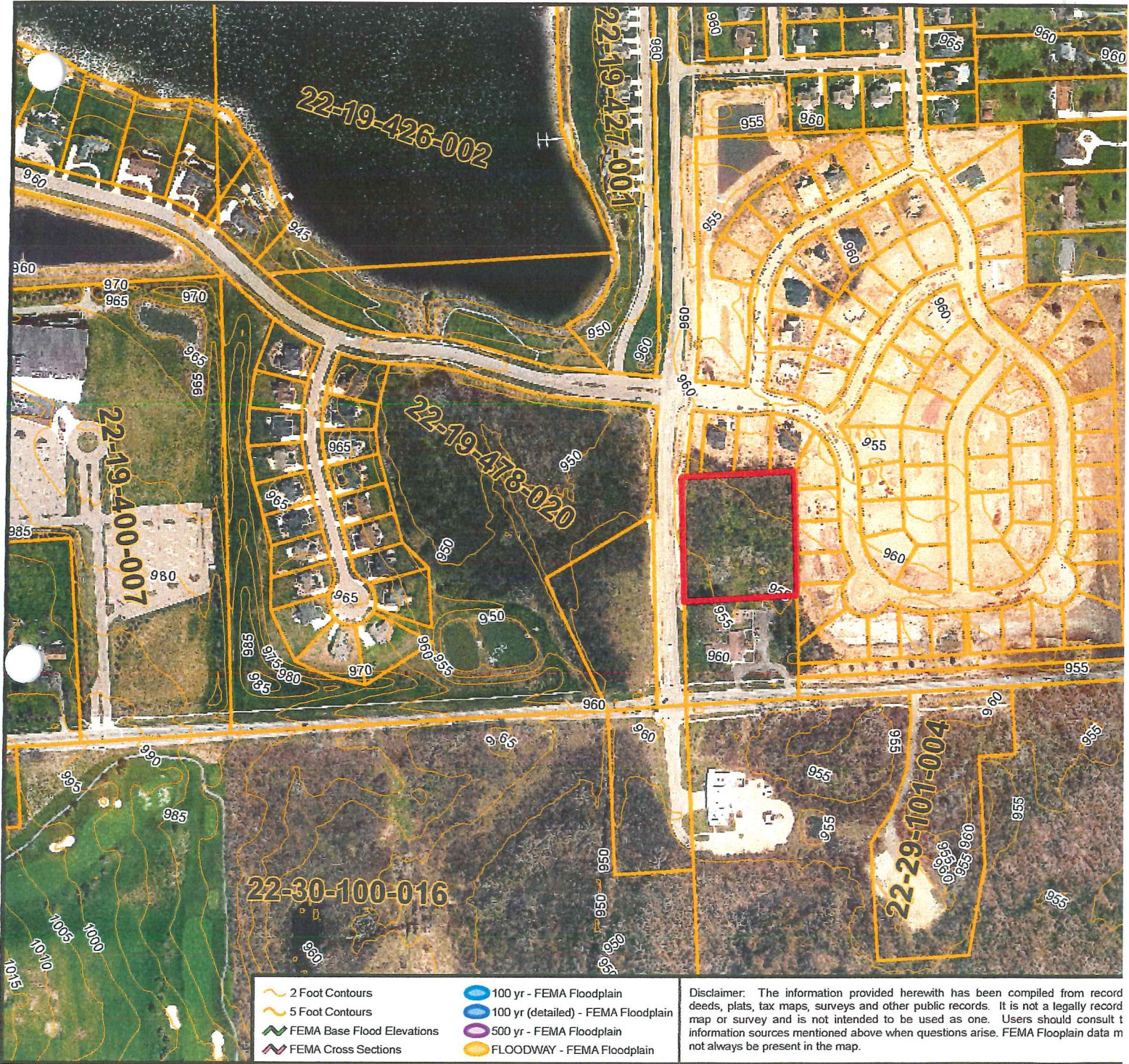
Lot(s) Frontage Depth
 No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT PT DIST N 01-40-45 W 300 FT FROM SW SEC COR, TH N 01-40-45 W 358.30 FT, TH N 86-33-50 E 328 FT, TH S 01-40-45 E 358.50 FT, TH S 86-35-56 W 328 FT TO BEG 2.70 A2-3-98 FR 008



Disclaimer: The information provided herewith has been compiled from record deeds, plats, tax maps, surveys and other public records. It is not a legally record map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

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Susan E. Morrison

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E-mail: smorrison@rentropmorrison.com

FACSIMILE (248) 644-7141

MEMORANDUM

To: **Sri Komaragiri, City of Novi Planning Department
Rod Arroyo, Clearzoning**

From: **Susan E. Morrison and Gary R. Rentrop on behalf of Americana Foundation**

Re: **Tollgate Farm and Education Center, Meadowbrook Road at 12 Mile Road, Novi, MI
Open House Comments for 2015 Novi Master Plan Update**

Date: **October 26, 2015**

It was a pleasure to speak with both of you at the Novi Open House on October 21, 2015. As I indicated to you, I am enclosing the Americana Foundation's comments regarding the Master Plan by email. The following are items we urge you to revise or retain, as noted below, in any update to the Master Plan. Page references below are to the 2010 Master Plan:

1. Page 6 of Master Plan:

Under the heading "Community Character" and the line stating "GOAL: Protect the City's historic buildings and sites" we urge you to include the following additional objective:

"Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with and do not detract from the historic building or site."

See **Exhibit 1**.

2. Page 11 of Master Plan:

We noted on one of the displays at the Open House a graph showing the top three attributes that people surveyed nationwide indicated they wanted as a high or top priority for their community: "Quality of Environment" – 87%, "Healthy Food" -- 73%, and "Green Space" – 55%. **The Tollgate Farm and Education Center provides all three of these amenities for Novi residents and the wider region.** Given this trend, Novi should be justifiably proud of and should want to publicize that Novi is the site of the historic Tollgate Farm and Education Center with its beautifully restored farmhouse and barns from the early years of Novi's history, and with its setting and programs that showcase all of the amenities noted above.

We urge you to insert a sentence similar to the underlined language below, into the Brief History summary at **page 11**:

“ . . . Farming was the principal land use activity in the early days. One of the early farmsteads dating back to 1836 along scenic Meadowbrook Road still exists with a restored farmhouse and barns, and which has educational programs open to the public as the Tollgate Farm and Education Center. . . .”

See **Exhibit 2**.

3. Page 29 of Master Plan:

The “Existing Land Use Map” shows the portion of the historic Tollgate Farm and Education Center (“Tollgate Farm”) that is owned by the Americana Foundation (the westernmost 100 acres of the 160-acre farmstead) as “Vacant”. The designation should show the portion of Tollgate Farm owned by the nonprofit Americana Foundation as “Public/ Institutional” -- the same designation that is shown for the portion of Tollgate Farm that is owned by Michigan State University (MSU). If there was a designation added to the map for “Educational Facility” that would be even more accurate. Changing the “Vacant” designation here may require changing references to “vacant land” elsewhere in the Master Plan (e.g. on **page 33** there is a reference in line 7 to acres of “vacant land”).

See **Exhibit 3**.

4. Page 43 – 44, and page 57 of Master Plan:

Novi should proudly include the Tollgate Farm and Education Center in its list of “Land Use – Public Facilities” located at **pages 43 – 44** of the 2010 Master Plan.

Possible language to insert could be:

*“**Tollgate Farm and Education Center:** Tollgate Farm is located on an original 160-acre farmstead dating back to the first generation of European settlers in the area. First farmed in the late 1830’s, the farm originally included a log cabin constructed from logs cut from woods on the property. A large Greek revival farmhouse, built between 1840 and 1855, has been carefully restored and still stands on Meadowbrook Road. The original 160-acre tract was reassembled by Adolf and Ginger Meyer starting in 1951 and the Americana Foundation was created with a mission of preserving the farm in perpetuity to remind people of the beauty of a rural, agricultural landscape and to insure that people know where their food really comes from. In 1987 the Foundation donated 60 acres to MSU to help further this mission.”*

Tollgate Farm and Education Center serves the community in multiple ways. Thousands of adults and children each year learn from and enjoy the educational programs, local food and natural beauty through summer and year-round camps, school field trips, master gardener certification, community and regional festivals, 4H and CSA farm markets and as a meeting place for local organizations and passive recreation.”

Also, because the facilities listed at **pages 43 – 44** also appear on the map located at **page 57**, Tollgate Farm and Education Center should be included on this map with its acreage shown along with the schools and parks already shown on the map.

See **Exhibit 4**.

5. Page 73 of Master Plan:

Critical to maintaining the historic, aesthetic and rural experience of Tollgate Farm is maintaining the “scenic drive” character of Meadowbrook adjacent to Tollgate Farm. At **page 73**, lines 1 – 2, the Master Plan notes that four road segments “have been designated as scenic drives because of their proximity to **outstanding natural features.**” We urge Novi to strengthen the protection for the few remaining “scenic drives” in Novi and urge you to add language in the last sentence of paragraph 1 on **page 73** as shown in the following underlined text:

“ . . . Efforts should be made to preserve the natural vegetation along these roadways, to minimize roadway expansion, and to avoid increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.”

See **Exhibit 5**.

6. Page 88 of Master Plan:

Paragraph 2 on **page 88** (which references the build-out potential for the 160-acre Tollgate Farm) is inaccurate and should be eliminated. The Tollgate Farm and Education Center, owned in part by the Americana Foundation and in part by MSU, is required by restrictions from the original donor to remain as a farm and used for educational purposes in perpetuity.

See **Exhibit 6**.

7. Page 116 of Master Plan:

In the “Residential Density Patterns” Map it is extremely important that the area designated as 0.8 units per acre density along both sides of Meadowbrook Road north of 12 Mile Road be designated for no greater density than that. This designation matches the current zoning for that area. Maintaining the 0.8 units/acre density is critical for preserving as much as possible the rural character of the setting of Tollgate Farm and to prevent the scenic drive character of Meadowbrook Road from being destroyed by an influx of traffic from higher density development. It is not wise planning to have any density greater than 0.8 units per acre adjacent to the extremely low density farmstead consisting of 1 unit per 160 acres (and which will remain as a farm in perpetuity). The 0.8 unit density is already an insufficient transition or buffer between the farmstead and other higher density categories of use.

See **Exhibit 7**.

8. Page 117 of Master Plan:

In the “Future Land Use Map” the entire 160-acre Tollgate Farm and Education Center should be shown *not* as “Single Family Residential” but as “Educational Facility” for the reasons discussed above.

See **Exhibit 8**.

Executive Summary

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

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

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

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

Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.

Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

Objective: Encourage residential developments that promote healthy lifestyles.

COMMUNITY CHARACTER

GOAL: Create aesthetically pleasing developments, especially in residential areas

Objective: Set high standards and promote good examples for use of public property through the City's actions.

Objective: Maintain quality architecture throughout the City.

GOAL: Create a stronger cultural presence and identity for the City

Objective: Create gathering places for residents and community activity.

GOAL: Protect the City's historic buildings and sites

Objective: Establish a legally defensible process to protect historic buildings and sites.

ENVIRONMENTAL/OPEN SPACE

GOAL: Protect Novi's remaining woodlands and wetlands

Objective: Maintain an accurate inventory of natural areas.

Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties.

Objective: Protect and maintain open space throughout the community.

Objective: Protect and maintain water features throughout the City.

See insert at para. 1 of Memo:

Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with, and do not detract from the historic building or site.



Introduction

Brief History

See insert at para. 2 of Memo

Novi has matured from an early farming community to a prosperous community of more than 50,000 residents. The Erie Canal was opened in 1825 at the same time the City of Novi was settled, drawing settlers from the east coast to Michigan. Farming was the principal land use activity in the early days. But by 1830, there were enough families to support small businesses at the intersection of Novi Road and Grand River Avenue, known as Novi Corners. (fig. 4) As early as 1959, the Village of Novi was considering becoming a city, although Novi did not incorporate as a city until 1969.

Transportation plays an important role in the City of Novi's development. Three key transportation developments drove and continue to drive Novi's land use patterns:

- In the 1850's, Grand River Avenue provided a connection from Lansing to Detroit, passing through the heart of Novi.
- By 1876, the City of Novi became the No. VI stop on the CSX railroad, thus establishing folklore of the origin of the name Novi.
- In the 1950's, the Interstate Highway System divided Novi with the construction of I-96. This freeway allowed fast access to Detroit and took "through commuters" off the Grand River Avenue corridor.

Later, Novi developed commercial and industrial centers of its own, dramatically changing community patterns.



Figure 4. The photograph was taken in the early days of the city at Grand River Avenue and Novi Road.

Historical data sources:

- Louie, Barbara. No. VI on the Trail: A History of Novi. Novi, Michigan: Novi Historical Commission, 1991.
- Louie, Barbara and Samuel D. Popkin. Images of America: Novi. Charleston, South Carolina: Arcadia Publishing, 1998.
- Rowena Salow. "The Story of Novi's Development". M.A. Thesis. Detroit, Michigan: Wayne State University, 1961.



Existing Land Use Map

City of Novi, Michigan
Updated February 24, 2004

EXHIBIT 3

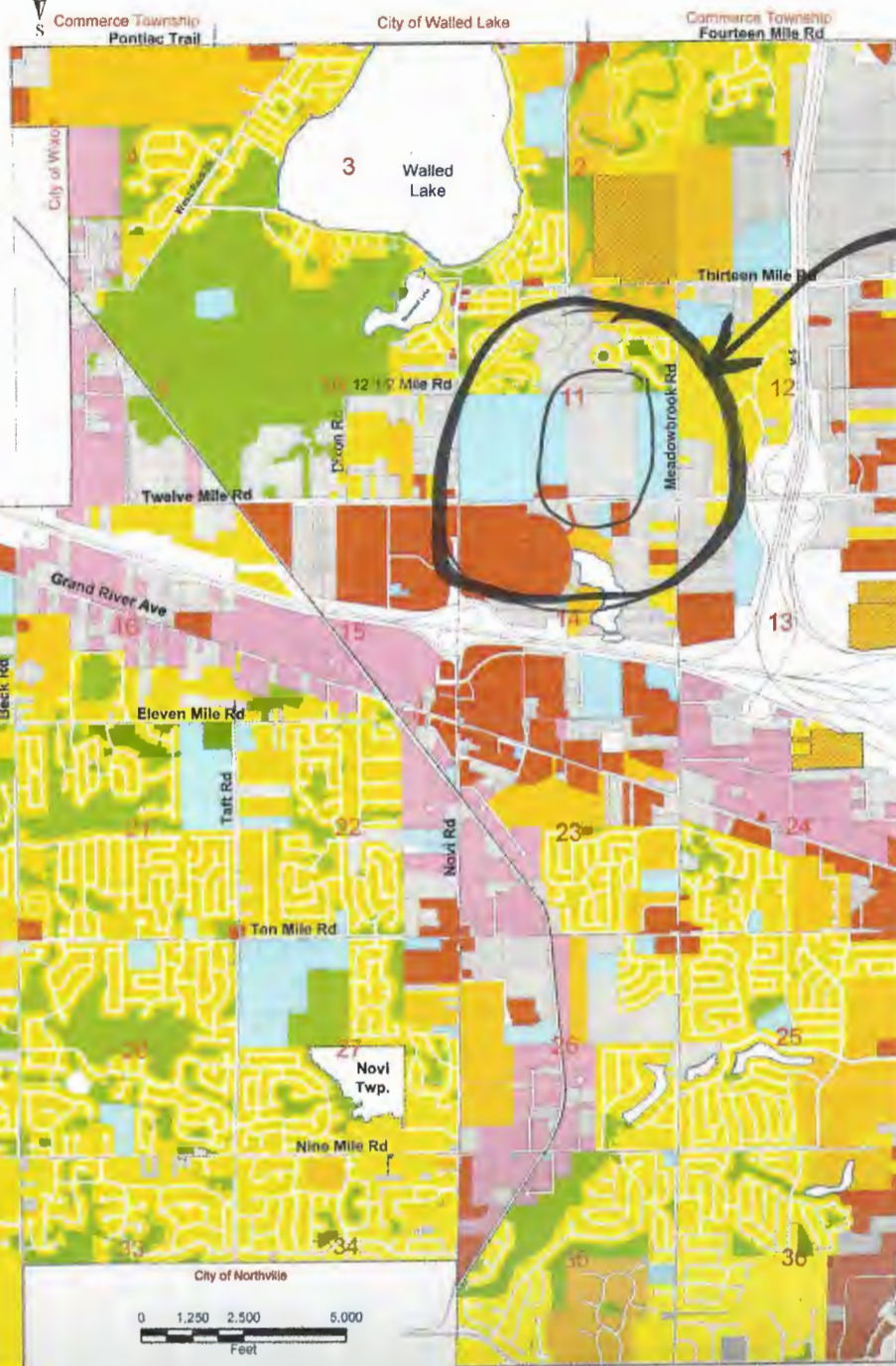


Legend

Land Use Districts

- Commercial/Office
- Industrial
- Multiple Family
- Mobile Home Park
- Recreation/Preservation
- Single Family
- Public/Institutional
- Public Utility
- Vacant

New Single Family subdivisions are considered Single Family Uses once roads are installed and plats/condominium documents are recorded



See comment at para.3 of Memo

Created using the (GIS) Geographic Information System of the City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Created by:
Bill Berdeiman
GIS Technician
Department of GIS/
Environmental Services

Date Initially Created:
February 10, 2004
Date of Last Revision:
February 24, 2004
Project Filename:
P:\Proj\2003\ExistingLandUse
Map Name: Existing Land Use

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Figure 13.a. Fountainwalk is a lifestyle mall built in 2002.



Figure 13.b. Main Street offers restaurants and specialty shops.

Figure 13. The Existing Land Use map identifies the land use patterns in the city.



Land Use - Residential

Fifty nine percent of Novi's housing was built before 1990, totaling 12,457 building permits. After 1990 there were 8,530 building permits issued through March of 2004. Between 2000 and 2004 there were 1,787 building permits issued. Multiplying these building permits by Novi's year (2000) by persons per household (2.52), projects a current population of 51,889. Residential land use in the City of Novi is nearing build-out status with a total of 20,987 building permits issued, over all, through March 2004. According to the city's assessing information, there are approximately 875 acres of vacant land available for residential development as of the end of 2003 and the majority of this land is located in the southwest portion of the city. Not all of these 875 acres can be developed due to the presence of regulated woodlands and wetlands. Several recent residential developments have either been proposed or approved for the southwest portion of the city. (fig. 15) The developments are included in the assessing records as vacant land until housing is built and occupied.

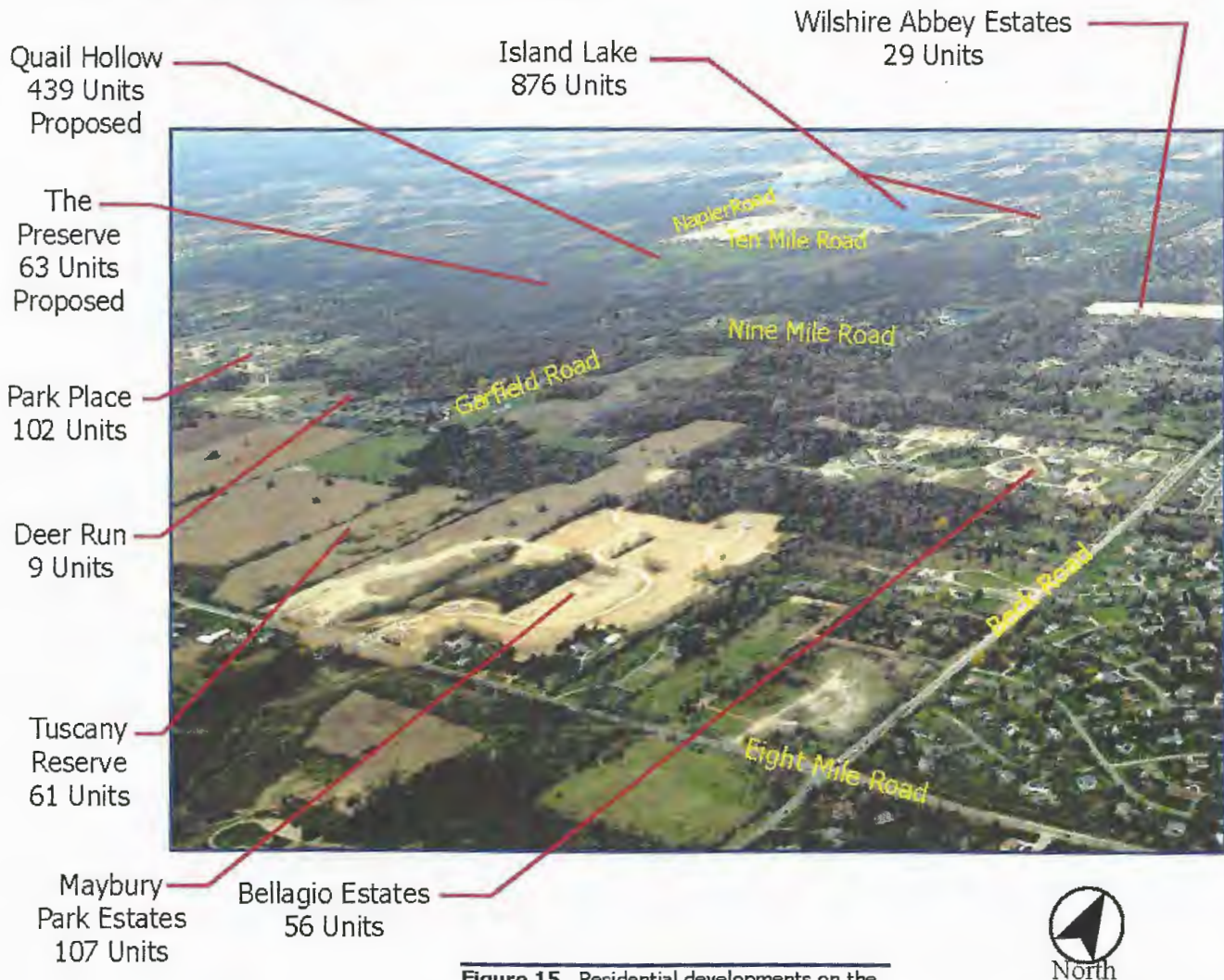


Figure 15. Residential developments on the southwest side of the city under development.

Land Use - Public Facilities

Parks



The City of Novi has eight existing parks and one newly proposed park to service the community.

Brookfarm Park

Size: 7 acres
Underdeveloped

Amenities:
Practice Soccer Field

Spirit of '76 Park

Size: 3 acres
Underdeveloped

Amenities:
Picnic Tables
Barbecue Grills

Power Park

Size: 70 acres

Amenities:
4 Softball Fields-skinned infields and lighting
2 Baseball Fields- skinned infields

Community Sports Park

Size: 73 acres

Amenities:
8 Soccer Fields-irrigated
9 Baseball Fields-skinned infields
Sand Volleyball Courts
2 Tennis Courts
2 Basketball Courts
2 Playground Areas
Picnic Shelter
Picnic Tables
Barbecue grills
2 Concession Stands
3 Restrooms

Rotary Park

Size: 55 acres

Amenities:
Nature Trails
Barbecue Grills
Playground
Picnic Shelter
Tennis Courts
Restroom

Lakeshore Park

Size: 383 acres

Amenities:
Barbecue Grills
Beach/Swimming
Youth Softball
Mountain Bike Trails
2 Playgrounds
Sand Volleyball
Picnic Shelter
Soccer Fields
Restrooms

Wildlife Woods Park

Size: 53 acres

Amenities:
2 Youth Sports Fields- skinned infields
Restroom
Picnic Shelter
Soccer Field

Newly Proposed Park (currently no name)

Size: 253 Acres

Amenities:
Trail



Land Use - Public Facilities

Library

The Novi Public Library is located at 45245 W. Ten Mile Road. It provides a wide variety of books, magazines, audio cassettes and compact disc books, videos and DVDs for all ages. Internet access is also available to the public.

Post Office

The City of Novi has five post office facilities to service the community. The main office is located off Novi Road between Ten Mile Road and Grand River Avenue.

Recreation Centers

Novi Ice Arena opened in September 1998. This multi-surface facility offers two NHL-regulation sized ice sheets, seating capacities of 750 and 200, heated viewing areas, pro shop, concessions, skate rental and meeting space. The arena offers eight large locker rooms, an officials room and a large figure skating dressing room. The facility is host to a variety of programs, including the Novi Youth Hockey Association, Figure Skating Club of Novi, Novi High School, Northville High School and the City of Novi after-school program

Meadowbrook Commons provides ongoing activities for senior citizens.

Township Hall Museum facilitates Novi's After School Recreation Program and is located on Ten Mile Road, just west of the Novi Library.

Schools

Novi has an award winning school district with seven elementary schools, a middle school, and high school. (table 19) Novi is also served by Northville school district, South Lyon school district, and Walled Lake school district. Private education is provided by Novi Christian School, Franklin Road Christian School, Brightmore Christian School, and Catholic Central High School (currently under construction).

Other Facilities of Note

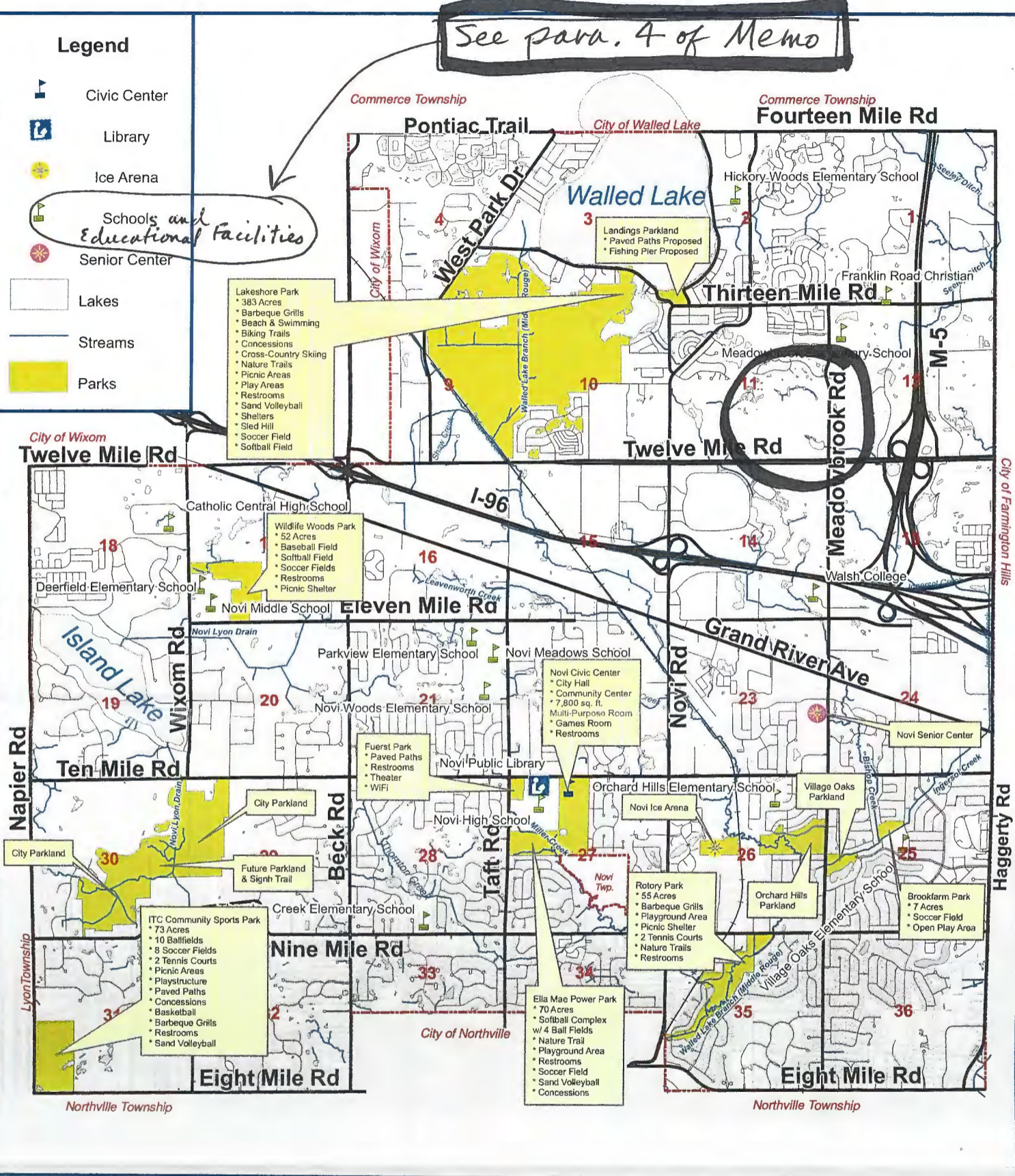
The Novi Expo Center offers extensive facilities for trade shows as well as meeting space. The Expo Center plans to move their operations to a new state-of-the-art facility on Grand River Avenue between Taft Road and Beck Road.

Providence Medical Park offers 24 hour emergency care as well as comprehensive diagnostic and testing facilities. Providence hopes to expand their presence at the corner of Grand River Avenue and Beck Road by adding an in-patient hospital.

See insert at para. 4 of Memo

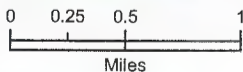


Parks and Recreation Area Map and Site Location and Listings



MAP INTERPRETATION NOTICE

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



**CITY OF NOVI
PLANNING COMMISSION**

45175 W. Ten Mile Road
Novi, MI 48375-3024
(248) 347-0475
Map Cartographer:
Mark Spencer, AICP, Planner
CREATED: 3/30/10
Version 1.0

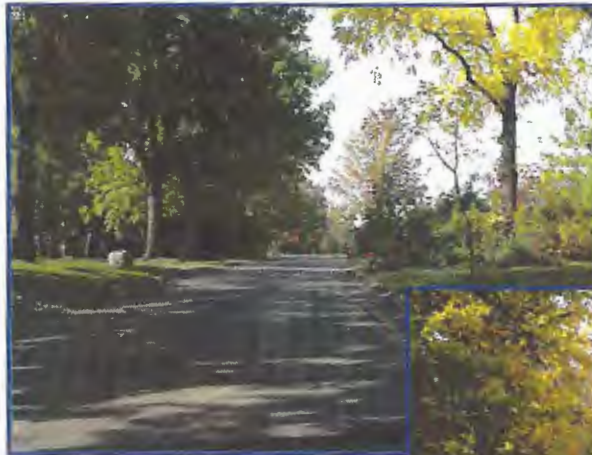


Figure 32

Infrastructure - Roads/Non-Motorized Paths

Scenic Drives

Four (4) road segments have been designated as scenic drives because of their proximity to outstanding natural features. These include Meadowbrook Road, from Twelve Mile Road to Thirteen Mile Road, Nine Mile Road, from Beck Road to Napier Road, Dixon Road, north of Twelve Mile Road, and Twelve and One-Half Mile Road, west of Novi Road. Efforts should be made to preserve the natural vegetation along these roadways and minimize roadway expansion, and to avoid



increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.

See insert at para. 5 of Memo.



Figure 43. Scenic drives on Nine Mile Road and Meadowbrook Road.

Other Improvements

The Thoroughfare Plan includes six (6) bridges. All of the bridges are over the CSX Railroad tracks. The rail crossings are ranked in the following order of priority: Novi Road (programmed as part of road widening), Twelve Mile Road, Ten Mile Road, and Nine Mile Road. West Park Drive and Grand River Avenue are completed.



Community Plan and Projections - Build-Out

This build out scenario, including mixed use estimates and applying the vacancy rates and persons per household factors discussed in Step Two, is the most complete of the three options and most accurate in attempting to account for all possible development in the future. Ultimately, Novi's population could be higher or lower than this, due to the following unknown variables.

1. As housing prices continue to increase and the stock of affordable housing is reduced, more people will look to apartment living for some period of time as a moderately priced way to live in Novi. This will likely include those who would like their children to attend the Novi school districts, but cannot afford a house in the community. This will stem the decrease in persons per household for rental units and may ultimately keep the figure closer to the 2000 estimate of 1.60 persons per household in apartments. **Applying the estimate of 1.60 persons per household to the build out amount of apartments would add approximately 2,300 persons to the population estimate.** The likely persons per household in apartments will be somewhere in the middle of the estimate at build-out and the current figure.

2.

See
comment
at
para. 6
of
Memo

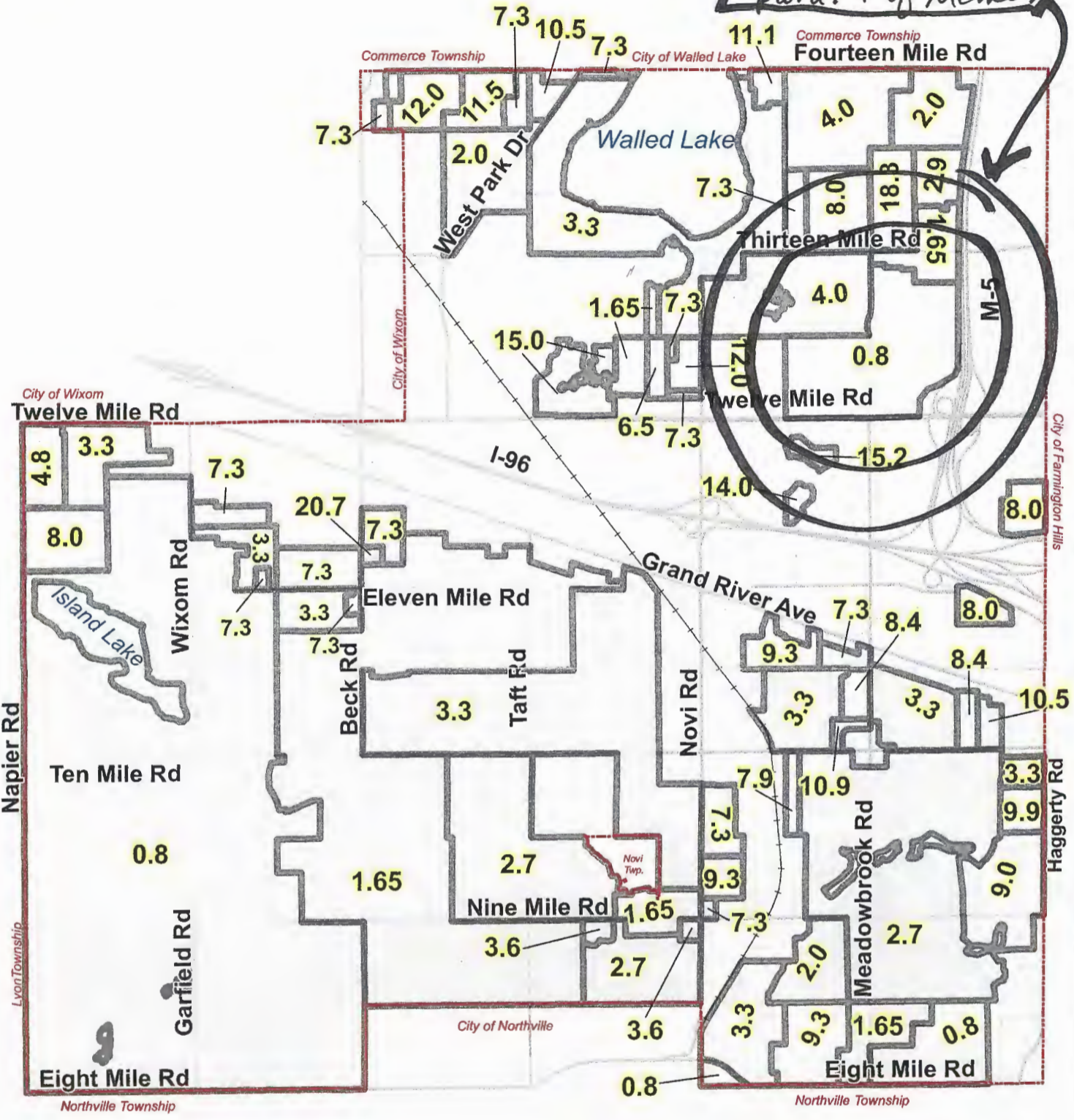
~~Currently there are two large undeveloped parcels in Novi. The Michigan State University Americana Foundation parcels located on the north side of Twelve Mile Road, west of Meadowbrook Road, are currently used as a nature preserve/Michigan State outreach facility. In the current estimates, these properties are estimated to be developed at the RA, Residential Acreage, density. The properties warrant further study by the Planning Department for an ultimate concept as to the future of the site. **Development on these parcels could add any number of persons to the population estimate, depending solely on the ultimate proposals by the building community. If developed under the current master plan designation, the 155.3 acres of land could yield up to 12 dwelling units, adding 406 persons to Novi's population.**~~

3. The Holloway mine site on Eight Mile Road, just east of Napier Road. As such, the parcel is largely considered to be open water and therefore unbuildable. Eventually this parcel could be reclaimed, much like the Island Lake of Novi site, and used for residential development. **The site is 88 acres of land and at a RA density, the site could yield up to 70 dwelling units, adding 229 persons to the city's population.**
4. The largest unknown variable is the ultimate site design of vacant parcels throughout the city. Many of the parcels that were assigned values in the analysis of future potential units will be unable to reach their maximum potential due to configuration of the parent parcel or existing development on the parcel. This category of variables cannot be predicted and will instead rely on market conditions and site design to determine whether or not Novi reaches its maximum residential potential.
5. Reaching maximum theoretical density in the mixed use districts is infeasible, given site constraints, various ordinance requirements, and limited redevelopment opportunities. The actual yield in these districts will be lower than the projected maximum, depending on site design and the mix of uses proposed. The actual site plans proposed for the properties will ultimately drive the build-out numbers for the district.

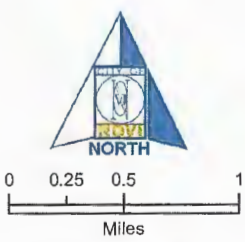
EXHIBIT 7 RESIDENTIAL DENSITY PATTERNS

0.0 = maximum dwelling units per acre

See comment at para. 7 of Memo.



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



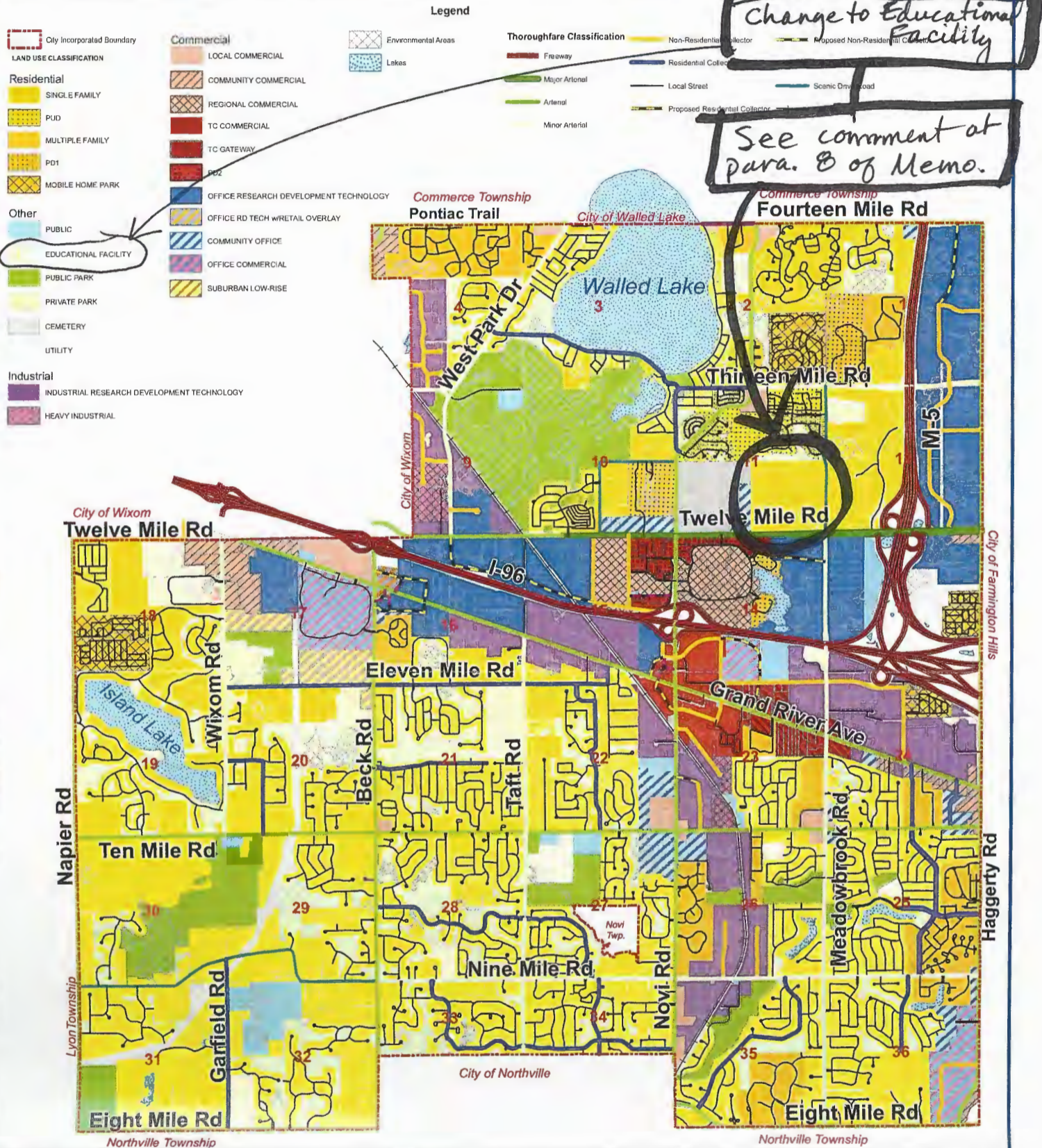
CITY OF NOVI
PLANNING COMMISSION
45175 W. Ten Mile Road
Novi, MI 48375-3024
(248) 347-0475
Map Cartographer:
Mark Spencer, AICP, Planner
CREATED: 3/31/10
Version 1.0



Figure 63

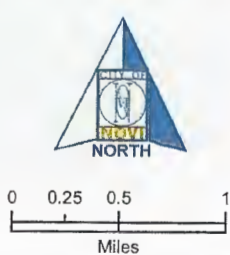
FUTURE LAND USE MAP

City of Novi, Michigan
Adopted August 25, 2010



Notes:

- This map is intended to show generalized land use and is not intended to indicate parcel size shape or dimension. These uses reflect future land use recommendations and do not imply that short range zoning is appropriate.
- See future land use categories section in the text of the Master Plan for a definition of each future land use category.
- The "Environmental Areas" category includes regulated wetlands of 5 acres or more. Smaller regulated wetlands were not shown due to the scale of the map. Other natural resources are more fully described in the Master Plan text.



City of Novi Master Plan for Land Use, 2010

We hereby certify that on August 25, 2010 the City of Novi Planning Commission formally adopted this updated map and accompanying text, maps and charts, which are referred to in the document entitled "City of Novi Master Plan for Land Use, 2010" pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008.

Mark Spencer Chairperson
Mark Spencer Secretary

CITY OF NOVI
PLANNING COMMISSION

45175 W. Ten Mile Road
Novi, MI 48375-3024
(248) 347-0475
Map Cartographer:
Mark Spencer, AICP, Planner



Figure 64

Master Plan for Land Use Review 2015

Public Input

October 21, 2015 Master Plan Update Open House Comments

Existing Conditions

Comment sheets

- Economic development group statement that current unemployment rate is great news ignores the fact that per capita income dropped 6.8% and household income dropped 11.9% from 2000-2010
- Am in support of rezoning 42400 12 Mile; corner of 12 Mile and Novi Road. I am the court-appointed receiver over this property. We propose a use by Community Choice Credit Union. Please provide notice of any meetings involving the property.
 - Anthony Guerriero, 6828 Park Avenue Allen Park MI 48101
313.388.0500. guerriero.law@sbcglobal.net
- 52%....do no need to use a car very often. This is counter to trend in Novi development.
- The age range of 35-64 includes two generations challenging to accurately picture needs and interests.
- Millennial group under-represented in Novi because there is nothing here for them. Live in Novi, Ann Arbor, Grand Rapids, or even Detroit and they will not choose Novi. How do you attract the generation that makes cities vibrant?
- When I retire, where can I move to in Novi that allows me to walk or ride a bike a mile or two and access activities and shopping as Ann Arbor or Northville or Plymouth offers?
- Healthy food and green space are listed as top priorities yet no agricultural zoning or interest mentioned.
- Suggest the northeast corner of 9 Mile and Novi Road be zoned RM-2 instead of RM-1 – Irwin Arkin
- Midrange housing stock for Millennials and young families. The more they can be mixed into existing developments, the better. Let's think about near senior centers, walkable destinations. Should our subdivision ordinances reflect a component of a duplex or other small attached units within single family plans?

Future Land Use

Comment sheets

- Novi Road at 13 Mile development should consider mixed housing styles. It also should include a park of fairly good size, as was anticipated when the original Vistas/Sandstone developments were designed. That density of people in that area deserve a walkable gathering space with some level of public amenities.
- Novi needs a community recreation center.
- I am the court-appointed receiver of the property at the northeast corner of Novi Road and 12 Mile Road. The other three corners are commercial, while this corner is residential zoning. We believe the property should be zoned commercial and would propose a use by Community Choice Credit Union. **See above contact information for Anthony Guerriero.**

From Post-its on board:

1. *Not used*
2. (dot at Tollgate) Michigan State University facility will remain & should be designated as educational use./Michigan State University Tollgate should appear in land use documents as an educational facility.
3. (dot at Novi & 12 Mile) Interested in NE corner of 12 Mile & Novi Rd for credit union.
4. (dot on large area of public land marked “vacant” near Garfield & 9 Mile) What is this all about?
5. (dot just south of 96/696/275 interchange) This site should remain I-1. Potential uses: Office research, corporate HQ, Office/warehouse, Hi tech
6. (dot at 10 Mile & railroad tracks) East-west pathway along 10 Mile Rd like Indy’s Cultural Trail—a “destination” pathway to tie the city together.

Grand River Corridor

Comment sheets

- Would like to see bike lanes in corridor or something that helps separate walking traffic a little better from possible future cycling use.
- Possible to connect up to lanes on Town Center Drive and build a biking corridor for future development.
- Ferndale is a great model for this.

From Post-its on board:

1. *Not used*

2. (dot located on south side of GRA, halfway between Beck & Wixom, partly vacant land alongside high line corridor) We would like it to remain I-1. Potential uses: Medical office, corporate HQ, Office/warehouse, Hi tech
3. (dot located in Town Center) More lighting in business areas (Novi Town Center and Grand River corridor) to encourage walking between businesses. Also, it's more friendly.
4. (dot located in Town Center) Cleaning up and maintaining weed control and other cleanups within the sidewalks. This would also include Novi Rd & 10 Mile Rd intersection.
5. (dot located at Novi & Grand River) Add NB & SB dedicated turn lanes on Novi Rd.
6. (dot located in Town Center) With a ring road in place in NE quadrant, this stretch of Grand River could be made more ped-friendly w/ complimentary businesses.
7. (dot located near NE Town Center future ring road) Ring Road to GR to divert traffic from area between Main Street & Novi Rd.

Vision Station: What three things do you value about Novi?

Comment sheets

- Keep up the good work developing bike paths and sidewalks.
- 1. Develop affordable housing 2000-2500 sq ft. or 2 attached condo complex. Sdickow10@gmail.com for 1-8.
- 2. Bring gourmet stores/market like Papa Joe's or Whole Foods or similar stores.
- 3. Visit other communities in the US to gather ideas and suggestions and learn from them. See what's popular out there.
- 4. Bring unique shopping experience like small clothing boutiques or wine tasting place or specialty foods or unique restaurants.
- 5. Do similar things like outdoor open shopping experience like Partridge Creek in the east side or in Rochester Hills.
- 6. City of Novi lost a big opportunity to have a fantastic attraction at Fountain Walk. "A premier Novi location." Now it's just restaurants and bars.
- 7. Housing: Houses should be by more popular areas. I think that younger generations want to live near the city or in the city with the most big, modern houses. Also, they want to live with people their age. 13 years old, grade 9.
- 8. They should build more places that go with each other, like: Novi high and Novi Public Library, so we can act as a community. Joining together is being a community and we need to do that. 13 years old, 9th grade ☺
- A recreation center similar to Livonia's (multi-level).
- Parks, green spaces add to the community.
- Grand River corridor- could offer opportunity to an aging population, younger folks just out of college and be suitable living for people with special needs. Exciting idea.

- The north end of town needs a more permanent facility for city services. We should hold public meetings and festivals north of I-96.
- 1. Preserving natural area. 2. Parks. 3. Bike Paths.
- What are plans for Beck Rd from 8 to Grand River? Widen, boulevard, repair?
- We need an artistic district, possibly near Main Street, to include performing arts, galleries, studios, potentially small, unique jewelry & art stores. Give residents a place to gather organically. No art, no heart!
- Maintain green space and open feeling along Meadowbrook Rd between 12 Mile & 13 Mile. Use existing MSU property as an anchor for this idea. Once development comes in and Natural Beauty Rd feel is lost it cannot be recovered.

Vision Station: What would make Novi better ten years from now?

Comment sheets

- A community recreation center.
- A central shopping entertainment place where people gather.
- An area to live in Novi where I can walk or ride a bike a mile or two and access entertainment and shopping while still living in a home.
- This is on Meadowbrook: what can you do about stronger enforcement for enforcing the city by-laws of Novi? Example- many large logs laying on the ground instead of on a pallet, 2. Also tree branches in back yard laying on the ground with no pallets under them. The pile is as large as a length/width a large car.
- 1. Natural area preservation 2. Walkability/bikeability 3. Find a way to attract millennials.
- We need an artistic center for people to gather for concerts, etc.
- Cottage style homes, bungalow/courtyard style housing. 1. Affordable housing to keep students in Novi 2. Accessible housing for seniors. 3. More green space in the industrial parks. 4. More green space in restaurant areas.

Additional Thoughts

Comment sheets

- Give the residents in Novi a place to gather with their friends during the day. To do a puzzle, talk, and play a pick-up game (ex: board games, Mexican Train or a game of Rummy). The Senior Center does not accommodate anyone who just wants to get together and talk.
- We need more semi-detached condos in the are that has a first floor bedroom (ex: Briarwood Condos on Beck Road). Also the “cottages” on Meadowbrook Road are quite nice for seniors that want to downsize. These are the ones on the grounds of the Senior Center. Can’t you get someone to build these with a garage? They would be perfect for people who would like to live in a ranch

style home. People age 60 or 70 would like to move out of their 2 story home and buy something in Novi. My friends and I do not want to move into an apartment, we would rather purchase a home.

- When will the bridge over the stream on Chattman be repaired? The south side of the bridge is pulling away from the base.
- When are you going to redo the roads in Meadowbrook Lake subdivision?
- What about the traffic on 10 Mile from City of South Lyon to Beck every morning and night? More subdivisions are being built – how are you going to accommodate all those people driving on 10 Mile every day?
- Expected to see the Mayor and city manager. So instead I will send an email:
 - My sub – Whispering Meadows roads are terrible. Some areas got fixed four times but still falling apart.
 - Why is city putting new sidewalks on 11 Mile when our sub needs more sidewalks?
 - Why is city messing up the trash business putting out an RFP before a public hearing; when I go to Arizona for 2 months, I still pay for garbage service that I am not using.
 - I am retired on a fixed income
 - John Popovczak: 248.568.4143 adrijopo@gmail.com

Via email:

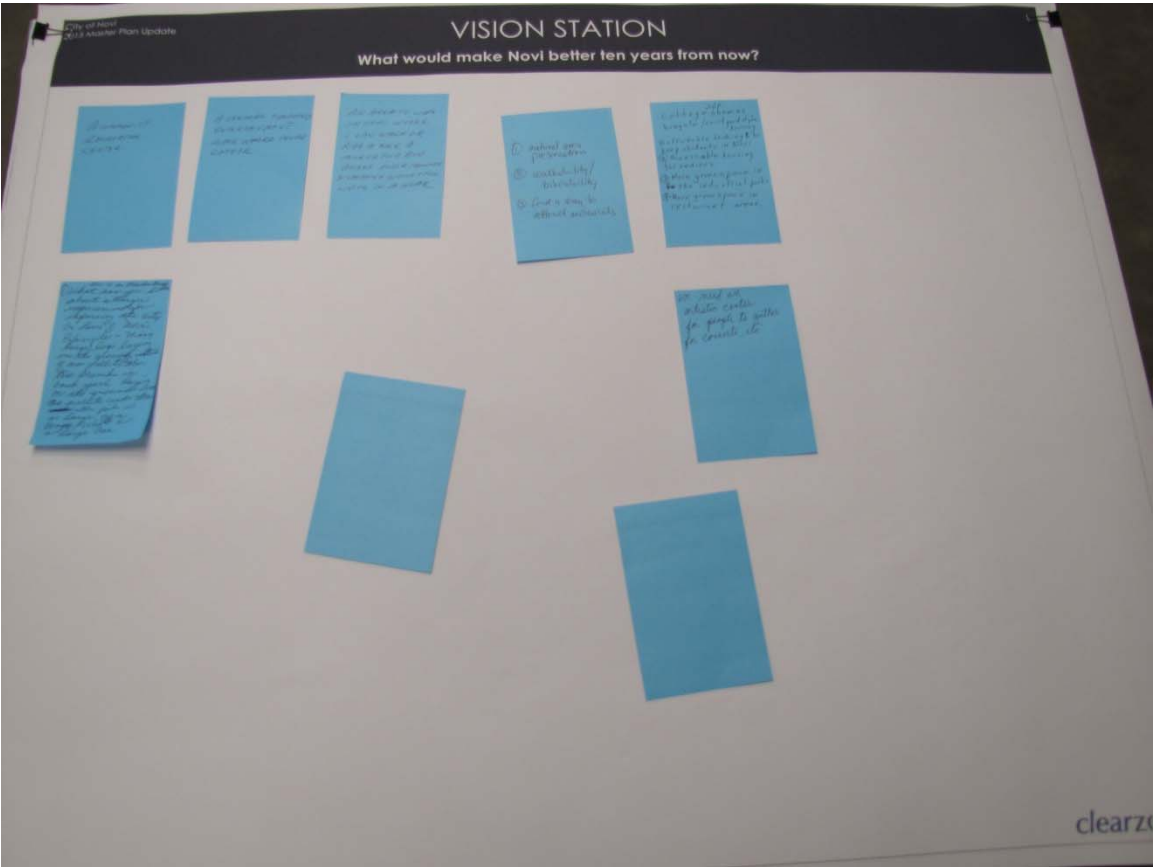
This is regarding our city future and growth. There needs to be something done about the 2 lane rural highway structure we currently have (ie Beck, 8 mile, etc). These roads are constantly full and traffic is backed up far beyond usual peak time travel congestion. The wait time to drive from 6 mile to 11 mile is absurd. For me just leaving our subdivision in Maybury- to the corner of 8 mile and Beck (less than 1/2 a mile) may take up to 25 minutes some mornings. The smallest commute will take triple what a reasonable estimate would be due to the traffic. Clearly the cities out here are allowing new subs to pop up without keeping up our roads and controlling traffic to reflect the population growth. The roads need to have more lanes and be expanded. One lane of traffic is just not enough.

Not to mention there are still "end speed zone" signs up right past 8 mile and Beck (and possibly other places). This is clearly no longer a rural area.

I'm willing to bet I speak for almost every person who drives a car and lives in my subdivision- or one nearby.

Thanks.
Melissa Khalil

Photos of Boards with Comments



2015 Master Plan Update

GRAND RIVER CORRIDOR

Help discover its potential

The Grand River corridor features a wide variety of uses and destinations, including the Town Center, auto-oriented commercial development, the Suburban Showplace Collection, St. John's Providence Park Hospital, industrial uses on both small and large scales, vacant land, and a handful of residential developments.

Use the post-its and dots provided to highlight problem areas, things you'd like to see more of, your ideas for improving the corridor, and your questions regarding the future of Grand River. For the purposes of this Master Plan, please be aware that we are primarily focusing on the corridor outside of the Town Center area.

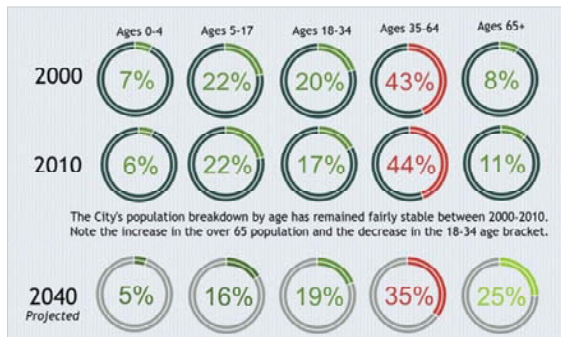
- ① ...
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- ⑥ ...

clearz

Master Plan for Land Use Review 2015

Open House Exhibits

NOVI POPULATION BY AGE GROUP 2000-2040



In Novi, as in most places in the United States, the overall age of the population is expected to shift upward over the next 25 years. By 2040, SEMCOG projects that fully a quarter of the City's residents will be over the age of 65. Aging populations pose a challenge to communities, as the housing and transportation needs and preferences of older populations differ from those of the population as currently constituted. Thankfully, making a community more accessible for seniors tends to improve access for everyone.

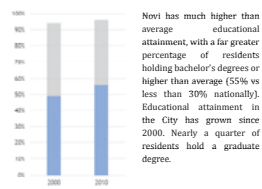
	Novi Population, 1970-2010									
	1970	1980 % Change	1990 % Change	2000 % Change	2010 % Change	2014 (est.)				
Novi	9,668	22,525	133%	32,998	46.5%	47,386	43.6%	55,224	16.5%	58,416
Michigan	8,875,083	9,262,078	4.4%	9,295,297	0.4%	9,938,444	6.9%	9,883,640	-0.6%	9,909,877

Income, 2000-2010			
	2000	2010	% Change
Per Capita	\$45,576	\$42,456	-6.8%
Median Household	\$91,069	\$80,151	-11.9%

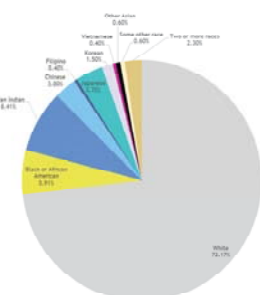
*All numbers in 2010 dollars

As occurred across the U.S., the 2008 economic crisis lowered Novi residents' inflation adjusted incomes from 2000 to 2010. The City, however, still has extraordinarily high incomes relative to the rest of the country.

Rising Educational Attainment



Racial & Ethnic Composition

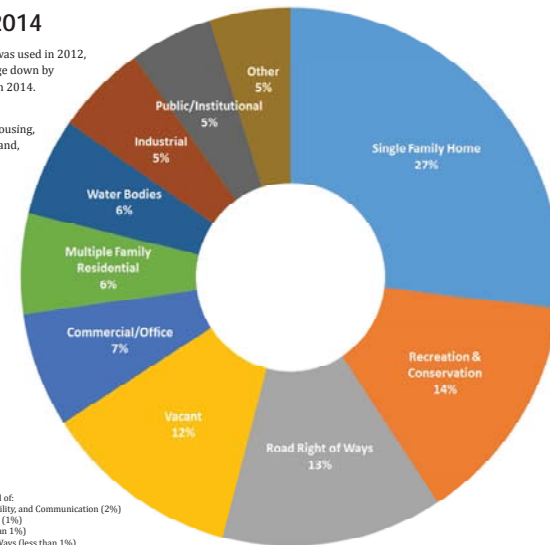


Existing Land Use, 2014

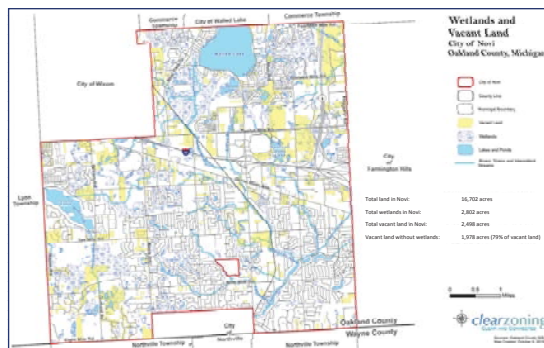
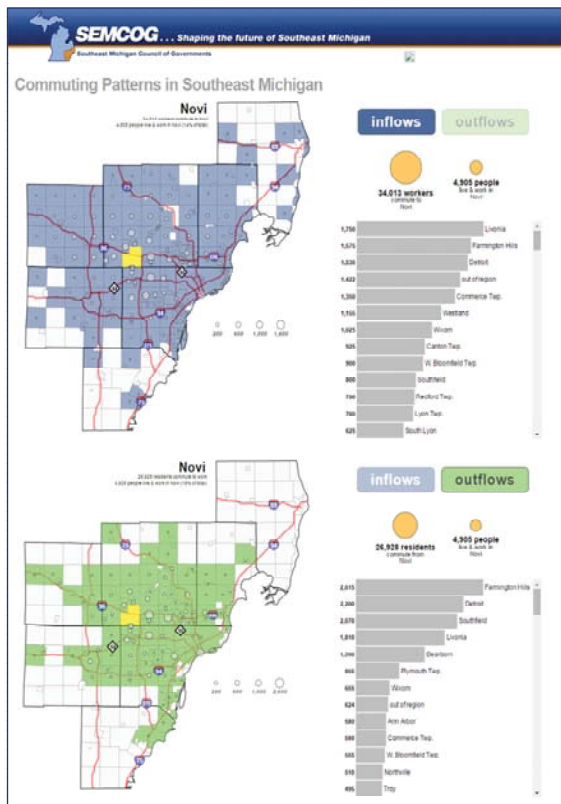
The map below shows how the City's land was used in 2012, while the chart to the right breaks that usage down by percentage of overall land two years later, in 2014.

33 percent of the City's land is devoted to housing, and there remains a fair amount of vacant land, meaning land available for development.

How this vacant land is developed is an important consideration, especially as preferences in the office and residential real estate markets continue to shift away from autocratic development patterns.

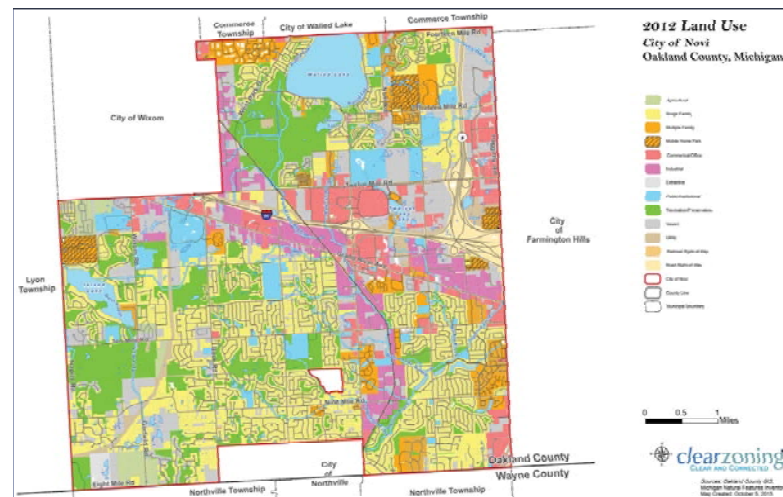


"Other" is comprised of:
 • Transportation, Utility, and Communication (2%)
 • Mobile Home Park (1%)
 • Extractive (less than 1%)
 • Railroad Right of Ways (less than 1%)



Development Potential

Not all vacant land in Novi is developable; substantial portions are occupied by regulated wetlands. However, the amount of developable vacant land in the City does not constitute a cap on future development. There are many potential redevelopment sites, and the City must consider how the use of these sites might change in the future to accommodate changing demand, such as the growing need for more alternative housing types.



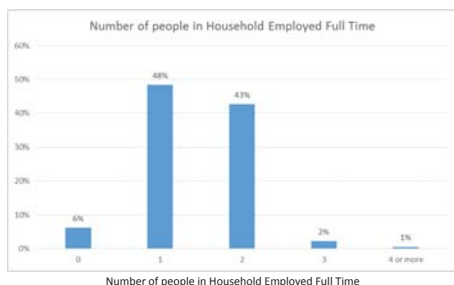
RETAIL MARKET ANALYSIS

Focus on: Retail for Novi Residents

What does the local market for the City of Novi look like?



2010 Population: 55,224
2010 Households: 22,258 (avg: 2.48 people/hh)
Median household income: \$80,108



50
Average Age of Primary Income Earner

76%
Households with No Children Under Age 6



9% of Novi residents have no rent or mortgage payments. Taking those residents out of the calculation, the average monthly payment for rent or mortgage is

\$1,689



\$1,703

Includes average monthly cost of transportation, including automobile payments, insurance, gas, and repairs

income

Novi residents spend half (51%) of their household income on housing and transportation expenses.

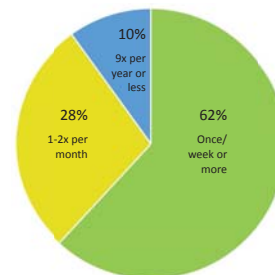
How does the local market spend locally and how much additional space is needed to serve local needs?

Eating Out:
Average Household spending per month

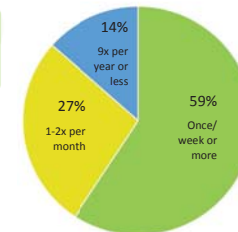
\$768



Dinner



Lunch

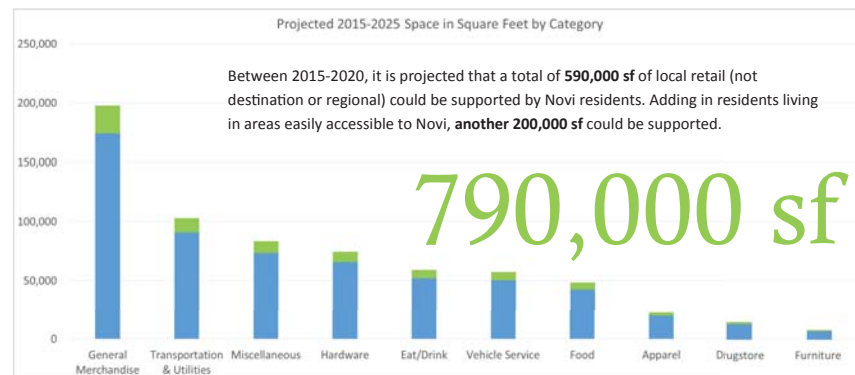


Average Household spending per month
Grocery Spending:

\$940

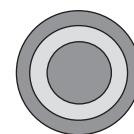


Based on number of households existing and projected, median household income, and current spending patterns, the following additional square footage of retail uses is projected:



790,000 sf

For size comparisons:



General Merchandise
Average store (e.g. Target) is 80,000-100,000 sf



Hardware
Average hardware store (e.g. Ace) is 8,000 sf
Home center (e.g. Home Depot) is 100,000 sf



Restaurants
Average restaurant (e.g. Applebee's) is 5,000 sf



Food
Average supermarket (e.g. Kroger) is 61,000 sf



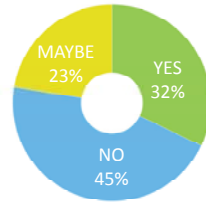
Drugstore
Average store (e.g. Walgreens) is 14,500 sf

HOUSING

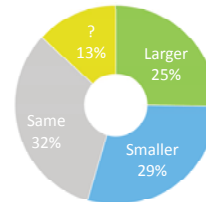
Housing choices in Novi



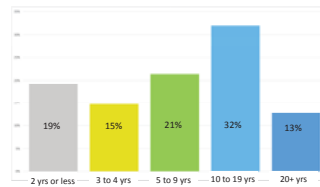
Current & Future Housing



Moving within Five Years?
When asked, Novi residents are mixed on whether they will be staying put.



If moving, what size home is next?
When asked, nearly 2/3 of Novi residents will look for the same size home or smaller.

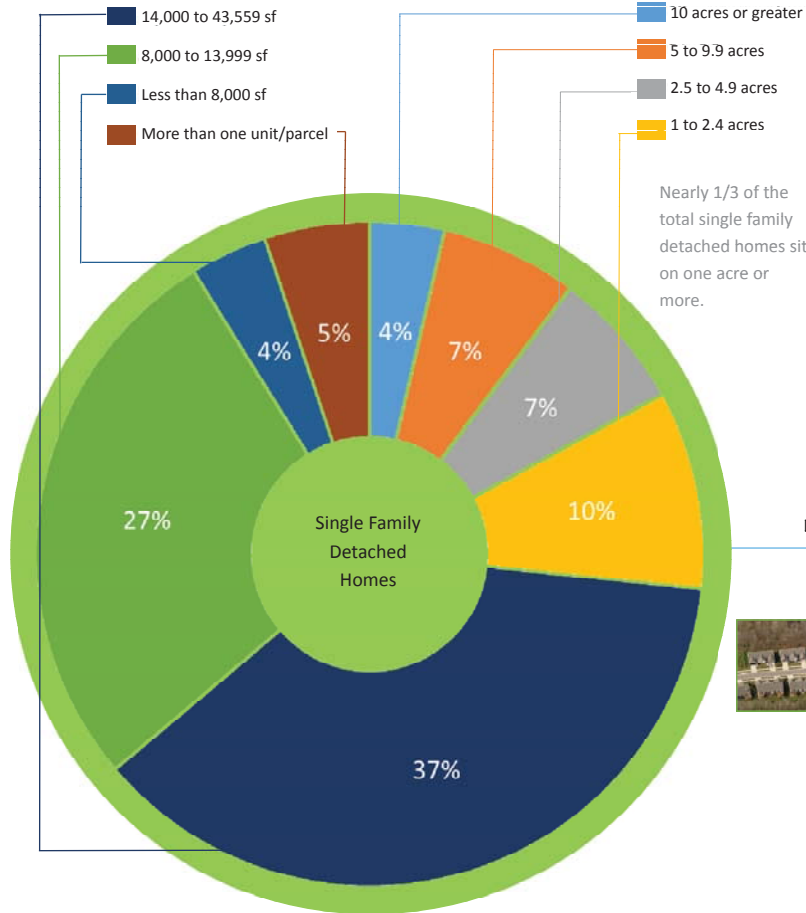
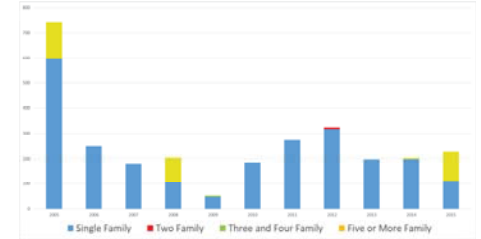


How long in the same home?
Nearly 1/2 of Novi residents have lived in the same home over ten years. About 1/3 have lived in their homes less than four years.

Change in Per Square Foot Price of Novi Home Sales Since 2010



Types of Housing Built Since 2005



51% of all the housing choices in Novi are single family detached homes

Duplex

Less than 1% of all the housing choices in Novi are duplexes

Mobile home

Less than 5% of all the housing choices in Novi are mobile homes

Townhomes

13% of all the housing choices in Novi are townhomes

Apartments

31% of all the housing choices in Novi are apartments

HOUSING

Emerging trends across the country



Housing Choices by Generation

Millennials: Ages 18-36

Also known as Generation Y, this is the most diverse generation and most likely to live in cities, and also the most likely to be expecting to move in the next five years.

Generation Xrs: Ages 37-49

Predominantly owners of single-family homes and are the least likely to desire urban amenities, and may be expecting to move to larger quarters within five years.

Baby Boomers: Ages 50-68

The most likely to live in the suburbs and unlike generations X they are more likely to be moving to smaller homes than larger ones in the next five years.

Silent Generation and War Babies: Ages 69+

These generations are most likely to already live in rural areas and small towns. If they move, it will be to a more convenient and accessible area.

Information from the Urban Land Institute (2015)

When Americans were asked where they would like to live, **42%** say a rural/small town area, **29%** say cities, and **27%** say the suburbs.

52% of Americans would like to live in a place where they do not need to use a car very often

WHAT WE WANT

Car Use, Diversity, and Location

When it comes to where they live, Americans are looking for a mix of things. More than half of Americans would like to live in a place where they do not need to use a car very often, and a majority of Americans prefer communities that are diverse.

- ⇒ Just over half of all Americans (52 percent) and 63 percent of millennials would like to live in a place where they do not need to use a car very often.
- ⇒ If they could live anywhere, 42 percent of Americans would choose to live in a rural/small-town area, while 37 percent say they live in such a place currently.
- ⇒ A large majority (78 percent) would rather live in a community where the residents are a mix of ages, and 66 percent would prefer a mix of cultures and backgrounds.

WHERE WE LIVE

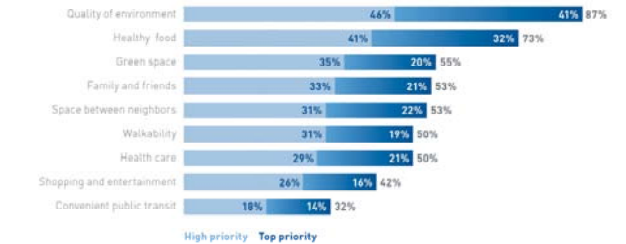
Housing Choices and Outlook

- ⇒ Almost half of adults—and three-quarters of millennials—report being somewhat or very likely to move in the next five years. Many millennials report a desire to move out of apartments and into larger spaces and to transition into homeownership while older Americans prefer to stay in their current homes or downsize.
- ⇒ Forty-eight percent of all Americans and 73 percent of millennials report that they are very or somewhat likely to move in the next five years.
- ⇒ Seventy-three percent of Americans say that homeownership is a good investment for them, and 72 percent of movers expect to be owners within five years.
- ⇒ Members of the war-baby/silent generations are more likely than other generations to lack confidence in their ability to afford the home they want in the future, and many expect to downsize their homes or remain in place.

Information from the Urban Land Institute (2015)

Community Attribute Priorities

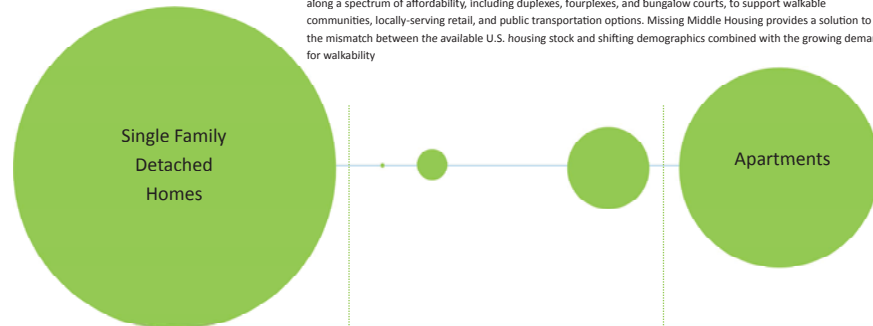
Percentage of respondents indicating "top" or "high" priority



"Missing Middle Housing"

Information on the "Missing Middle" by Opticos Design

Missing Middle Housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability

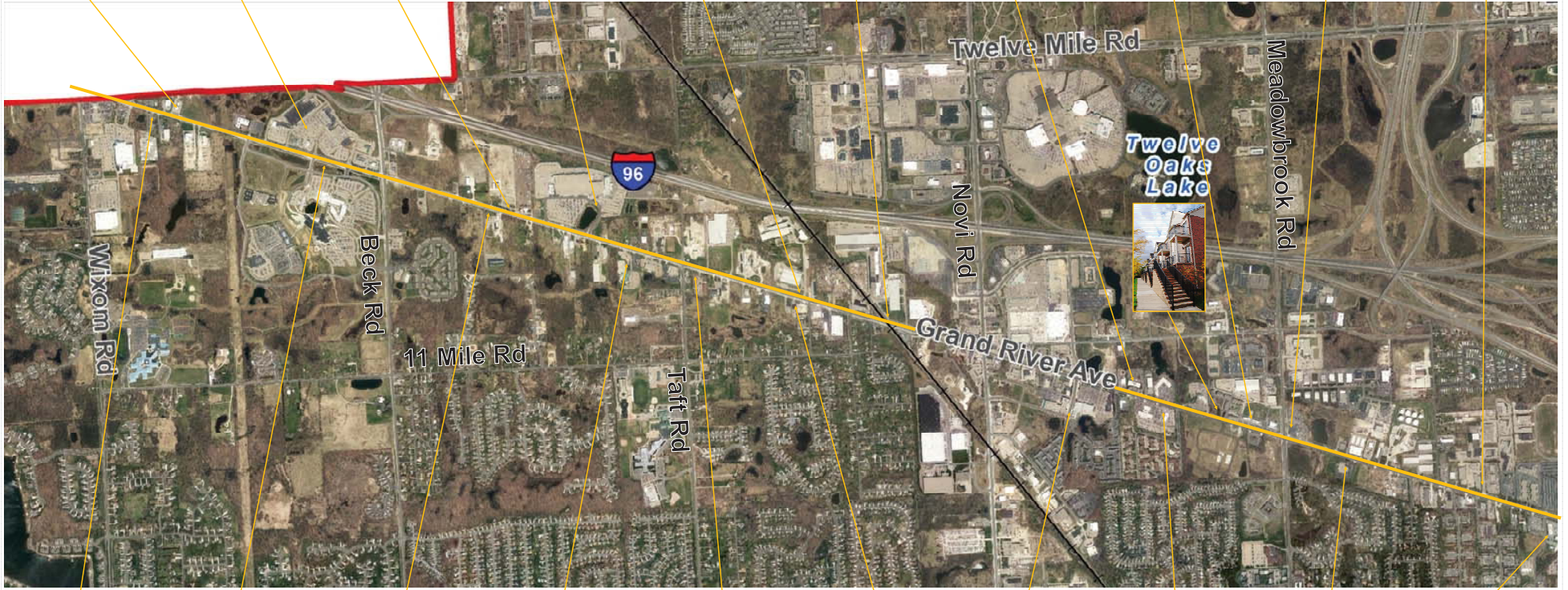
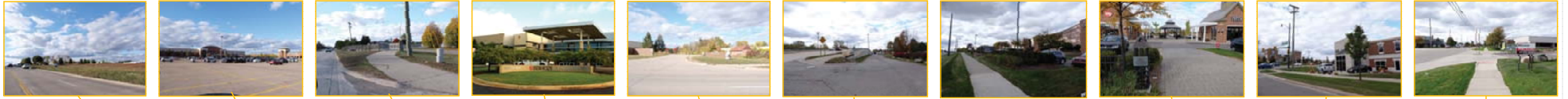


- 1. Walkable Context.** Missing Middle housing types are best located in a walkable context. Buyers and renters of these housing types are often trading square footage for proximity to services and amenities.
- 2. Small-Footprint Buildings.** These housing types typically have small- to medium-sized footprints, with a body width, depth, and height no larger than a single-family home. This allows a range of Missing Middle types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill.
- 3. Lower Perceived Density.** One of the benefits of Missing Middle is that the neighborhood densities are often higher than 16 dwelling units per acre—the threshold needed to create a supportive environment for transit and neighborhood-serving main streets. Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.
- 4. Smaller, Well-Designed Units.** Most Missing Middle housing types have smaller unit sizes. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context, but smaller-sized units can help developers keep their costs down and attract a larger group of buyers and renters.
- 5. Fewer Off-street Parking Spaces.** Because they are built in proximity to walkable amenities, Missing Middle housing types should not provide more than one parking space per unit. If more off-street parking is provided, buildings typically become very inefficient from the perspective of development potential or yield standpoint, and the additional space needed on the lot drops neighborhoods below the 16 units per acre density threshold.
- 6. Simple Construction.** Missing Middle Housing is simply constructed (Type V), which makes them a very attractive alternative for developers to achieve good densities without the added financing challenges and risk of more complex construction types. This aspect can also increase affordability when units are sold or rented.
- 7. Creates Community.** Missing Middle Housing creates community through the integration of shared community spaces within the building type (e.g. bungalow court), or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households (nearly 30% of all households) that want to be part of a community.
- 8. Marketable.** Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live. These Missing Middle housing types respond directly to this demand. In addition, the scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood, but may not want to live in a large condominium or apartment building.

GRAND RIVER CORRIDOR

Help discover its potential

The Grand River corridor features a wide variety of uses and destinations, including the Town Center, auto-oriented commercial development, the Suburban Showplace Collection, St. John's Providence Park Hospital, industrial uses on both small and large scales, vacant land, and a handful of residential developments.



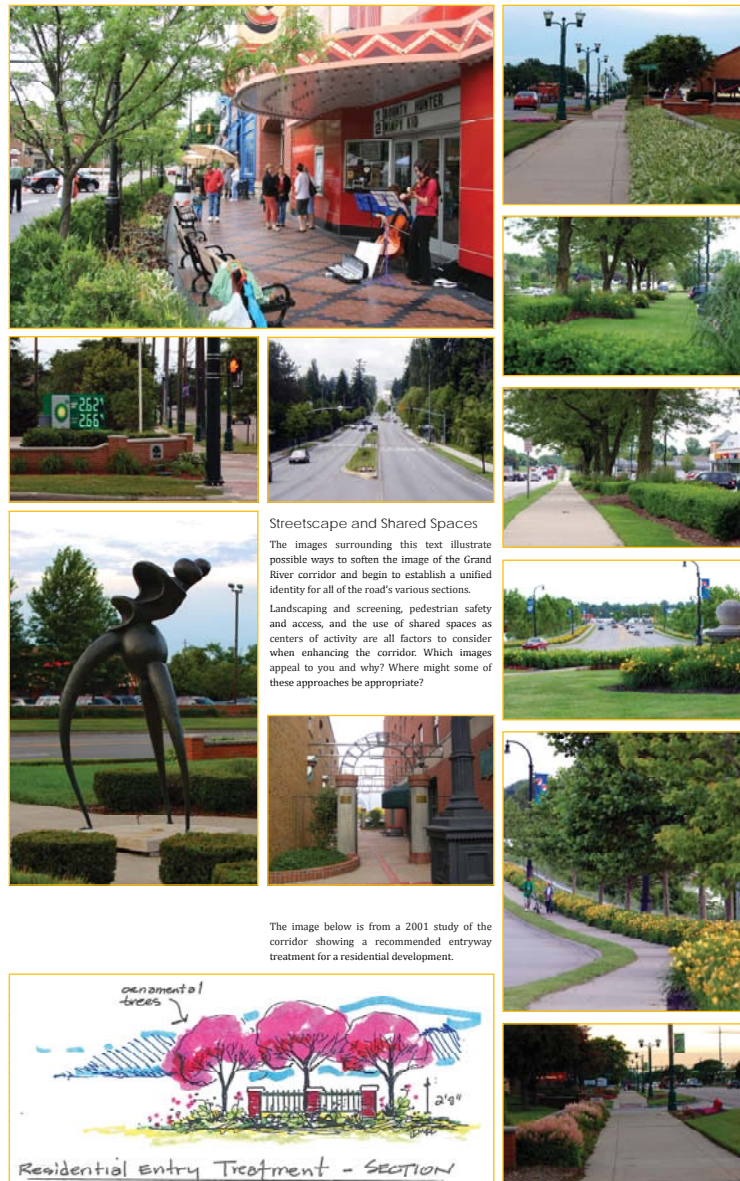
Use the post-its and dots provided to highlight problem areas, things you'd like to see more of, your ideas for improving the corridor, and your questions regarding the future of Grand River. For the purposes of this Master Plan, please be aware that we are primarily focusing on the corridor outside of the Town Center area.

GRAND RIVER CORRIDOR

How do we enhance Grand River Avenue?

This board shows a range of potential enhancements for Grand River Avenue, addressing streetscape, pedestrian connectivity, non-motorized access, screening, transportation, and ideas for infill development. Which images appeal to you and why? Which portion of the corridor do you think they might be right for?

It's helpful to think of the corridor in terms of focal points and distinct sections. Consider the existing character and occupancy level of each section, what it's used for today, and what it could potentially be used for tomorrow.



Diversifying Housing Types

Grand River Avenue is a major center of activity with a mix of uses. The development environment in the corridor is generally not appropriate for detached single family homes. The corridor does, however, offer opportunities for the development of housing types that the City currently does not offer to prospective residents or offers only in limited quantities, including lofts (left), townhomes and row houses (right), and duplexes (below).



Commercial Uses

The character of commercial uses in the corridor varies widely. Establishing minimum design standards, including screening of unpleasant but necessary items such as dumpsters, can help elevate the overall quality of the area.

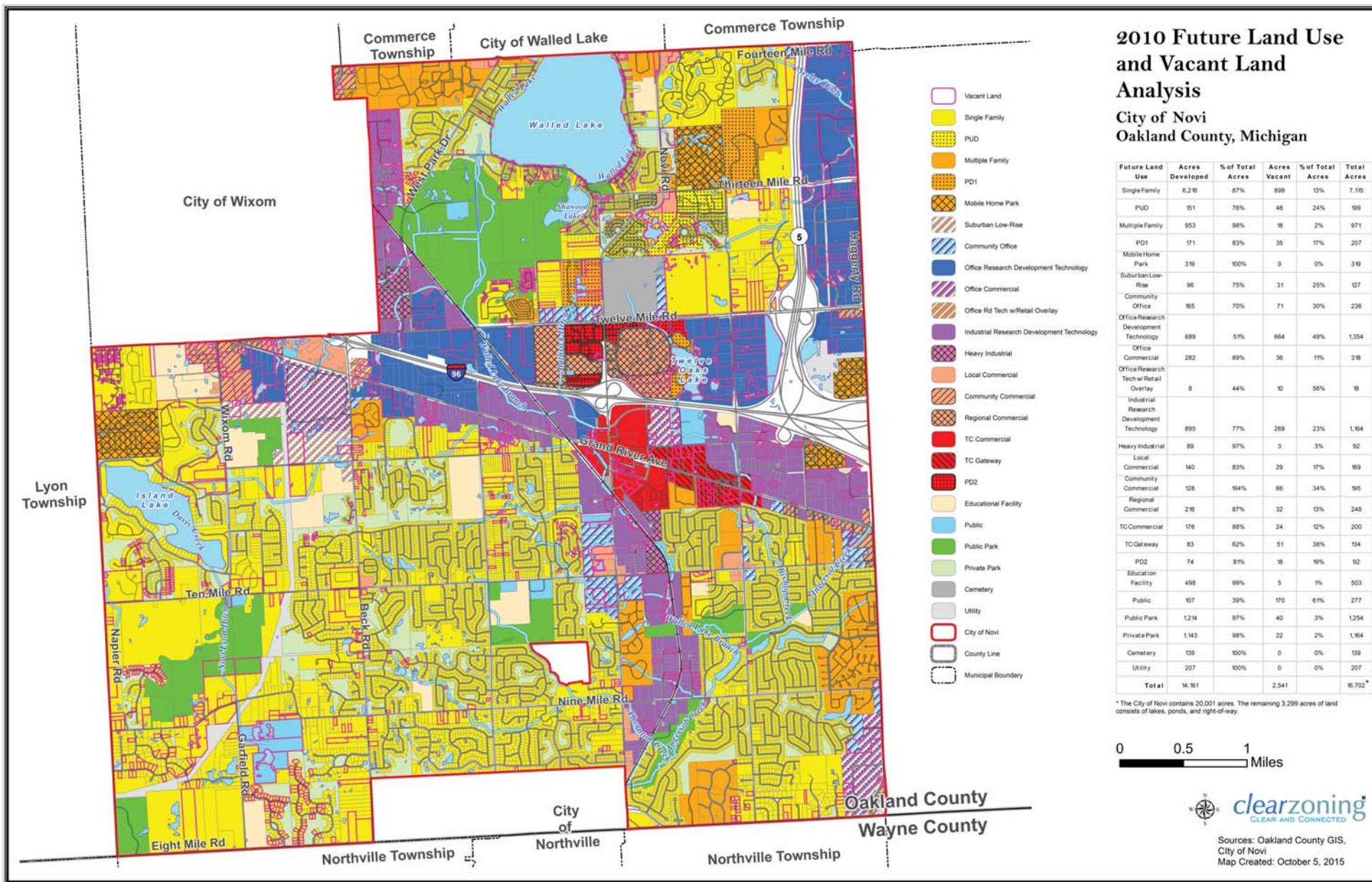
Transportation

Traffic is commonly cited as a problem by Novi residents. What transportation enhancement might benefit residents and visitors? Right: Bus Rapid Transit in Los Angeles, and a bus stop with integrated bike parking.



FUTURE LAND USE

Comment on the City's 2010 Master Plan for Land Use



VISION STATION

What would make Novi better ten years from now?

VISION STATION

What three things do you value about Novi?

Master Plan for Land Use Review 2015

Open House Photos





Master Plan for Land Use Review 2015

Review Master Plan Goals and Objectives

2015 Master Plan Update

What are goals, objectives, and strategies?

- **Goals** are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as “protect the City’s natural resources.” Goals define the “what” but not the “how.”
- **Objectives** identify the milestones that mark progress in achieving goals – more of the “how.” For example, the goal of “protect the City’s natural resources” could be measured in terms of “Maintain the City’s tree cover.”
- **Action items** are more specific and define the steps to accomplish objectives and attain the identified goals – these could be considered the “who” and “when.” An example of an action strategy could be “review woodland’s ordinance to ensure new development mitigates the removal of significant tree cover.” The most effective action strategies will include who will tackle that task and when it should be accomplished (in this case, the Planning Commission might address this as a “short-term” item.).

Given the length and format of the existing goals, objectives, and implementation strategies, we suggest creating consolidated goal statements along with a reformat of objectives to better illustrate action items that need to be addressed. We suggest the Planning Department review the list of strategies that follow to identify those that have been completed. From our review of the current Master Plan, we offer the following goal statements for consideration:

1. **Quality and Variety of Housing.** The City of Novi is known for its high-quality residential neighborhoods and should strive to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.
2. **Community identity.** The City’s identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of the City’s historic resources and expansion of its cultural opportunities. New development of land should continue to be of high-quality design and materials.
3. **Environmental stewardship.** The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment through the preservation of open space, protection of woodlands and wetlands, and utilization of low-impact development techniques.
4. **Infrastructure.** Invest wisely into the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development minimizes the demands placed on the City’s existing infrastructure. Support the City’s entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.
5. **Economic development.** The City’s developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City’s residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring the needs of future generations can be met.

2010 Goals and Objectives. Below we separate out the existing goals for easier reading and review. In the pages that follow, we reformat the objectives to allow the Planning Commission and staff to check off completed implementation items from the current plan. The remaining strategies will be reorganized into a manner that is supported by the modified goals and objectives. We highlight objectives that should be rewritten into more of a “milestone” format – See last page for example of how we suggest the new format will look and function.

Land Use (these goals and objectives will appear in the green tables)

1. Continue to protect the character of the southwest quadrant of the City as this area is home to the majority of vacant land in Novi.
2. Develop the Twelve Mile, Napier and Wixom Roads Study Area with a mix of residential, educational and commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and complements the natural environment
3. Provide residential developments with adequate provisions for neighborhood open space
4. Make sure that light industrial and residential developments are compatible when located adjacent to each other
5. Enhance Novi’s reputation as an attractive community in which to live
6. Develop the I-96/Novi Road Study Area in manner that reflects the importance of this important gateway to the City
7. Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses
8. Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas
9. Investigate possibility of grants and/or historic designations for landmarks under programs through such groups as the National Trust for Historic Preservation.

Community Character (these goals and objectives will appear in the blue tables)

1. Create aesthetically pleasing developments, especially in residential areas
2. Create a stronger cultural presence and identity for the City
3. Protect the City’s historic buildings and sites

Environmental/Open space (these goals and objectives will appear in the yellow tables)

1. Protect Novi’s remaining woodlands and wetlands
2. Increase recreation opportunities in the City in the face of diminished open space and funding
3. Continue to promote and implement “Green” building techniques, sustainable design best management practices and energy conservation in the City of Novi

Infrastructure (these goals and objectives will appear in the gray tables)

1. Maintain adequate infrastructure in an environment of limited federal and state funding
2. Make certain that various land uses have no negative impact, physical or fiscal, on community infrastructure
3. Promote interconnectivity between neighborhoods to reduce vehicle trips on main roads
4. Interconnect the City’s pedestrian and bicycle paths
5. Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan’s “Promoting Active Communities Program.”

Economic/fiscal (these goals and objectives will appear in the orange tables)

1. Ensure that Novi continues to be a desirable place for business investment
2. Determine the effect of non-residential development on the City as a whole

Land Use

GOAL 1: Continue to protect the character of the southwest quadrant of the City as this area is home to the majority of vacant land in Novi.			
Objective 1.1	Implementation strategies	Completed?	Priority/ Timeframe
Provide legally defensible development options through Novi's Code of Ordinances that maintain the semi-rural character of the southwestern portion of the City.	Review residential Zoning Ordinance development options, such as the One Family Cluster Option, to permit greater flexibility for development of challenging properties, such as the southeast corner of Ten Mile and Beck Roads, within the density recommendations of the Master Plan.		
	Review Ordinance requirements to develop alternative forms of access (e.g., shared driveways and "T" turnarounds) to permit greater flexibility for development on challenging properties.		
	Seek out additional development options that would optimize development without destroying natural features.		
Objective 1.2	Implementation strategies	Completed?	Priority/ Timeframe
Maintain the existing low density residential development and natural features preservation patterns.	Continue to rezone properties in the Southwest Quadrant to zoning districts that limit uses to low density residential uses that match the densities depicted in the Master Plan's Residential Density Patterns Map.		
	Continue to monitor the retail needs of the Southwest Quadrant to ensure that adequate nearby retail areas are available to serve the Quadrant.		
	Encourage future development within the southwest quadrant that preserves the view of natural features and open space from major roadways.		
	Continue to encourage the use of residential development options to further the preservation of open space and natural features within the southwest quadrant of the City.		
	Encourage future development to be sensitive to the Core Reserve wildlife habitat and wildlife movement corridors within the Southwest Quadrant.		
	Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road, explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area and explore grant funding to further the preservation of the character of the corridor		

GOAL 2: Develop the Twelve Mile, Napier and Wixom Roads Study Area with a mix of residential, educational and commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and complements the natural environment

Objective 2.1	Implementation strategies	Completed?	Priority/ Timeframe
Encourage all residential development in the Twelve Mile, Napier and Wixom Road Study Area to be of high quality	<p>Future single family residential should be developed with generous lot widths and setbacks including the following minimum standards:</p> <ul style="list-style-type: none"> • 80-foot lot widths • 30-foot front setbacks • 10-foot side setbacks • 35-foot rear setbacks 		
	<p>Consider zoning ordinance amendments to establish residential appearance standards, such as:</p> <ul style="list-style-type: none"> • Where possible, require a high percentage of single family homes to have side entry garages; • Require front facing garages to contain design features that soften their appearance from the street, such as special trim packages, textured garage doors, brackets, and garage door windows; and • Require housing styles that include masonry materials on the front façade and windows on all four sides. 		
	<p>Consider zoning ordinance amendments to require non- residential development within the study area to include high quality masonry facades, well landscaped parking areas, and pedestrian connections to neighboring uses.</p>		

GOAL 3: Provide residential developments with adequate provisions for neighborhood open space

Objective 3.1	Implementation strategies	Completed?	Priority/ Timeframe
Encourage the use of functional open space in new residential developments	Educate developers on the benefits of using the City’s existing and any future residential development options that use alternative designs in place of standard subdivision design		

GOAL 4: Make sure that light industrial and residential developments are compatible when located adjacent to each other

Objective 4.1	Implementation strategies	Completed?	Priority/ Timeframe
Promote light industrial development, which provides economic value to the community, that properly safeguards neighboring homeowners	Enforce existing screening and setback requirements for all light industrial developments where it abuts residential neighborhoods.		
	Attract and promote “clean” developments where light industrial property abuts residential neighborhoods.		

GOAL 5: Enhance Novi's reputation as an attractive community in which to live			
Objective 5.1	Implementation strategies	Completed?	Priority/ Timeframe
Maintain structurally safe, attractive housing	Continue to invest federal Community Development Block Grant (CDBG) funds in target neighborhoods for housing rehabilitation.		
	Support and expand the outreach efforts of the City's Neighborhood Services Department in communicating with neighborhoods and creating networking opportunities		
Maintain safe neighborhoods.	Support and expand existing Police Department programs such as Neighborhood Watch and Crime-Free Multi-Housing.		

GOAL 6: Develop the I-96/Novi Road Study Area in manner that reflects the importance of this important gateway to the City			
Objective 6.1	Implementation strategies	Completed?	Priority/ Timeframe
Encourage development within the I-96/Novi Road Area to take advantage of the area's prominent location and prime I-96 exposure and visibility.	The City should explore the possibility of underground stormwater detention in the Conference District area to encourage better utilization of the District.		
	The City should review the Zoning Ordinance to see if it would be appropriate to increase permitted building heights for properties close to the freeway in all non-residential districts.		

GOAL 6: Develop the I-96/Novi Road Study Area in manner that reflects the importance of this important gateway to the City			
Objective 6.2	Implementation strategies	Completed?	Priority/ Timeframe
Improve traffic circulation in the I-96/Novi Road Study Area	The City should explore developing a new circulation system within the Conference District as depicted in the Conference District Circulation Plan to improve access to existing uses, create greater potential for additional development and redevelopment, and reduce conflicts near Novi Road Key components of the Circulation Plan are: <ul style="list-style-type: none"> • A new street south of West Oaks connecting Donelson Drive with Sheraton Drive. • A redesigned entrance drive into the Conference District through West Oaks. • A new westbound left turn lane on West Oaks Drive to access the redesigned entrance drive and eliminate conflicts near Novi Road. • Narrowing of the northern portion of Sheraton Drive to one lane and restricting to northbound traffic and right turns only onto West Oaks Drive (The City could evaluate the future elimination of Sheraton Drive) 		
	Complete the proposed Town Center ring road from Fonda Drive to Grand River Avenue.		
	The City should pursue available grant money to assist in the completion of the planned Town Center area ring road.		

	Redevelopment of the Novi Road frontage should include a backage road between the ring road and Grand River, interconnected parking areas, and shared access points onto Novi Road to eliminate individual driveways and minimize traffic conflicts on Novi Road.		
	Investigate adding a median to Novi Road at the southern approach to Crescent Boulevard to provide a refuge for pedestrians and enhance the northern entrance into the City's Town Center.		
	Explore private and public funding opportunities to install canopy deciduous trees along both sides of Novi Road and the future ring road to create attractive avenues through the ring road area and to create a buffer between the sidewalk and the roadway.		

GOAL 6: Develop the I-96/Novi Road Study Area in manner that reflects the importance of this important gateway to the City			
Objective 6.3	Implementation strategies	Completed?	Priority/Timeframe
Encourage development of the Ring Road sub area of the I-96/Novi Road Study Area in a manner that adds value to the City's Town Center and Main Street areas	<ul style="list-style-type: none"> • Develop nodes or "pulses" of development along Novi Road south of I-96 that will draw travelers south from I-96 to Main Street and enhance the pedestrian experience. • Development at the corners of Crescent Boulevard/Fonda Drive, Grand River Avenue, and Main Street should include buildings set close to the roadway with increased height at the corners. • Provide terraces or public plazas at road intersections to create spaces for pedestrians and enhance these important intersections at the heart of the Town Center area. • Line Novi Road with a soldier course of large canopy deciduous trees that will give significance to this segment of Novi Road. • Feature the Middle Rouge River corridor as an attractive natural amenity and focal point for the public to enjoy. • Pursue available grant money to assist in the preservation of the river corridor. • Extend the ring road from Fonda Drive to Grand River to complete the northwest quadrant segment. • Rezone the former Novi Expo Center property from EXPO to OST to encourage redevelopment of the site for office use. Office development on this site will benefit from the prime location as well as help support the adjacent retail and restaurant uses. • Future office development within the planning area should be encouraged to take advantage of the increased height limit permitted in the OST District. • Redevelopment of the former Expo Center site should take advantage of its prime location and visibility and become an icon for the City from I-96. Future development of this site should include: <ul style="list-style-type: none"> ○ Additional building height permitted within the OST District. ○ Benchmark architecture and quality building materials. ○ Enhancement of the river corridor as a site amenity. ○ Pedestrian connections to the Town Center area • Consider OST zoning for the property at the northwest corner of Grand River Avenue and the future ring road. In addition, the zoning ordinance should be evaluated as it applies to this site in order to permit OST uses while allowing building form and placement consistent with the TC-1 District 		
Objective 6.4	Implementation strategies	Completed?	Priority/Timeframe

Develop the Industrial District sub-area of the I-96/Novi Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.	Encourage the use of landscaping and other buffering techniques to improve the appearance of the Industrial District from I-96.		
	Encourage the use of right-of-way plantings, site landscaping, and building facades should be enhanced with high quality materials to improve the appearance of the Industrial District along Grand River Avenue and to provide a better transition into the Town Center from the west.		
	Evaluate rezoning of properties within the planning area in order to facilitate implementation of the Master Plan.		
	Gradually phase out outdoor storage uses over time as redevelopment occurs within the planning area		
	Encourage the development of flexible space buildings that can accommodate office, light industrial, and research uses to respond to the growing trend for this type of space.		
	As redevelopment and development occurs, green building techniques, such as green roofs, should be encouraged to reduce energy costs. In addition to energy savings, green roofs could also enhance the view of buildings within the Industrial District from the I-96 freeway.		

GOAL 7: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.			
Objective 7.1	Implementation strategies	Completed?	Priority/Timeframe
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.	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 8: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas			
Objective 8.1	Implementation strategies	Completed?	Priority/ Timeframe
Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development	Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.		
	Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road		
Objective 8.2	Implementation strategies	Completed?	Priority/ Timeframe
Improve traffic circulation in the Grand River Avenue and Beck Road Study Area	Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue		

GOAL 9: Create, preserve and enhance quality residential areas in the City			
Objective 9.1	Implementation strategies	Completed?	Priority/ Timeframe
Develop and improve strategies to preserve and enhance existing residential neighborhoods.	Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.		
	Continue to provide top quality maintenance of public streets and utilities.		
	Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods		
	Investigate and develop programs to encourage private investment in new and existing private neighborhood recreation facilities		
	Review, make recommendations and take action toward simplifying and streamlining the permitting process for home improvements.		
	Continue to support strong neighborhood associations		

GOAL 9: Create, preserve and enhance quality residential areas in the City			
Objective 9.2	Implementation strategies	Completed?	Priority/ Timeframe
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	Consider policies and programs to make housing more accessible to the elderly and mobility challenged individuals accessible to the elderly and mobility challenged individuals.		
	Continue to provide land area for new residential development		
	Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.		
	Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments		
	Continue to provide and improve alternative methods of transportation to serve residential areas		
	Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.		
	Develop policies and programs to facilitate the development of new public and private senior housing facilities to meet the needs of the City's expanding elderly population		

GOAL 9: Create, preserve and enhance quality residential areas in the City			
Objective 9.3	Implementation strategies	Completed?	Priority/ Timeframe
Encourage residential developments that promote healthy lifestyles	Educate the public and developers on the benefits of making residential developments more walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible		
	Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.		

Community Character

GOAL 1: Create aesthetically pleasing developments, especially in residential areas			
Objective 1.1	Implementation strategies	Completed?	Priority/ Timeframe
Set high standards and promote good examples for use of public property through the City's actions	Commit to high standards when maintaining public areas and facilities.		
	Establish architectural design, signage, and landscaping of key entryway features at the City's borders to convey Novi's quality image to visitors		
Objective 1.2	Implementation strategies	Completed?	Priority/ Timeframe
Maintain quality architecture throughout the City	Enforce current ordinances that ensure high quality development.		
	Establish architectural design, signage, and landscaping to convey Novi's quality image to visitors.		
GOAL 2: Create a stronger cultural presence and identity for the City			
Objective 2.1	Implementation strategies	Completed?	Priority/ Timeframe
Create gathering places for residents and community activity.	Initiate a community character study.		
	Establish guidelines for the development of gathering places that clearly define Novi's community character.		
GOAL 3: Protect the City's historic buildings and sites.			
Objective 3.1	Implementation strategies	Completed?	Priority/ Timeframe
Establish a legally defensible process to protect historic buildings and sites	Maintain an accurate inventory of historic buildings and sites.		
	Investigate possibility of grants and/or historic designations for landmarks under programs through such groups as the National Trust for Historic Preservation.		

Environmental/Open Space

GOAL 1: Protect Novi's remaining woodlands and wetlands			
Objective 1.1	Implementation strategies	Completed?	Priority/ Timeframe
Maintain an accurate inventory of natural areas	Update City Woodlands and Wetlands Maps periodically as boundaries shift due to ongoing land development.		
Objective 1.2	Implementation strategies	Completed?	Priority/ Timeframe
Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties	Develop fact sheets or brochures highlighting the development options and their benefits to developers and residents		
	Consider incentives for office and industrial developments that preserve natural features		
Objective 1.3	Implementation strategies	Completed?	Priority/ Timeframe
Protect and maintain open space throughout the community	Assist homeowners associations with technical advice on maintaining open space and natural features.		
	Acquire high-priority sensitive lands and open space to prevent the loss of Novi's valuable natural features.		
	Support the efforts of private entities such as conservancies to acquire sensitive lands through conservation easements.		
Objective 1.4	Implementation strategies	Completed?	Priority/ Timeframe
Protect and maintain water features throughout the City.	Continue to review and update storm water management standards and ordinances to reduce the impact of development on the hydrologic environment.		
	Consider ordinance changes to reduce parking requirements to reduce amount of impervious surfaces in new developments and thus reduce runoff from the site		

GOAL 2: Increase recreation opportunities in the City in the face of diminished open space and funding			
Objective 2.1	Implementation strategies	Completed?	Priority/ Timeframe
Increase Novi's probability of receiving state and federal grants to fund recreation opportunities	Partner with surrounding communities to purchase land and develop recreational opportunities.		
	Create a comprehensive greenway and trails action plan to serve as a guide for trail planning		

GOAL 3: Continue to promote and implement “Green” building techniques, sustainable design best management practices and energy conservation in the City of Novi			
Objective 3.1	Implementation strategies	Completed?	Priority/ Timeframe
Encourage energy efficient and environmentally sustainable development through the use of the standards established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist	Review and consider regulatory incentives to encourage environmentally friendly, energy conservation, the use of green technology or LEED certification as part of development or redevelopment projects.		
	Establish ordinance provisions to reduce the number of required parking spaces when bicycle access and bicycle racks are provided and when the applicant can demonstrate, and provide facilities for, access by other alter- native methods of transportation, i.e. walking or mass transit.		
	Review and develop ordinance provisions to permit the installation of renewable energy systems for residential, industrial and commercial uses.		
	Work with neighboring communities to encourage energy efficient and environmentally sustainable development		
Objective 3.2	Implementation strategies	Completed?	Priority/ Timeframe
Educate residents and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.	Develop educational material to promote the most desirable green practices the City seeks in development and redevelopment projects.		
	Develop educational materials to encourage reducing waste that end up in landfills, reuse, recycling and energy conservation practices. Materials could include the benefits of such practices and highlight recycling services available, energy conservation techniques and resources for including renewable energy sources in homes and businesses		
Objective 3.3	Implementation strategies	Completed?	Priority/ Timeframe
Strive to use sustainable design, best management practices and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities	Maintain membership in the United States Green Building Council and other organizations to have continued access to the resources and information leveraged by these organizations.		
	Review and consult the LEED checklist for each City-initiated project and ensure consultants are familiar with LEED certification criteria and sustainable design.		
	Consider the addition of renewable energy generators to the City’s current and future buildings.		

Infrastructure

GOAL 1: Maintain adequate infrastructure in an environment of limited federal and state funding			
Objective 1.1	Implementation strategies	Completed?	Priority/ Timeframe
Determine the future infrastructure needs of the community, particularly roads, and complete master plans for City utilities – water, sanitary sewer, and storm water.	Complete and continually update master plans.		
	Limit the extension of water and sewer service to those areas that can support the long-term costs of providing those services		
Objective 1.2	Implementation strategies	Completed?	Priority/ Timeframe
Identify long-term funding sources for community infrastructure	Work with area legislators and other communities to generate support for legislation that would allow communities to use tools such as impact fees, recapture agreements, and adequate public facilities ordinances		

GOAL 2: Make certain that various land uses have no negative impact, physical or fiscal, on community infrastructure			
Objective 2.1	Implementation strategies	Completed?	Priority/ Timeframe
Encourage developers to upgrade infrastructure impacted by their developments.	Offer incentives such as density bonuses, streamlined review procedures, or setback allowances, in exchange for needed infrastructure improvements		
Objective 2.2	Implementation strategies	Completed?	Priority/ Timeframe
Encourage developments that reduce the number of vehicle trips on local thoroughfares	Adopt regulations and incentives to promote mixed-use developments.		
	Utilize access management techniques (e.g. marginal access or frontage roads, rear access roads, shared driveways, etc.) to minimize traffic conflicts and maintain road capacity.		

GOAL 3: Promote interconnectivity between neighborhoods to reduce vehicle trips on main roads			
Objective 3.1	Implementation strategies	Completed?	Priority/ Timeframe
Educate developers and residents on the benefits of interconnections.	Take advantage of opportunities that are available for interconnecting existing and future residential neighborhoods.		
	Utilize pre-application meetings to inform the developer on the benefits of interconnection		

GOAL 4: Interconnect the City's pedestrian and bicycle paths			
Objective 4.1	Implementation strategies	Completed?	Priority/ Timeframe
Expedite completion of path connections in a prioritized and timely manner	Adopt the Pedestrian & Bicycle Pathway Phasing Plan. Implementation Strategy: Seek grant money whenever possible to complete pathways.		
	Continue to enforce the Pathway Master Plan with new developments.		
	Incorporate pathways into plans for road improvements		

GOAL 5: Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan's "Promoting Active Communities Program."			
Objective 5.1	Implementation strategies	Completed?	Priority/ Timeframe
Continue to strive toward making the City of Novi a more "Bikeable" and a more "Walkable" community.	Work with neighboring communities, other agencies, and organizations to plan and build bicycle and pedestrian facilities that connect residential areas with civic, school, worship, park and retail destinations throughout the City including one or more connections across I-96 and with regional destinations in neighboring communities		
	Plan and build recreational trail facilities that can accommodate bicycles and pedestrians.		
	Provide recreation trails within all new parks and connect all new parks with recreation trails to the City's pathway and sidewalk system.		
	Plan and build way-finding signage for bicycle and pedestrian routes		
	Establish ordinance requirements to require bicycle and pedestrian connectivity and bicycle parking facilities for new developments.		
	Establish design standards for bicycle lanes for various road designs and recreation bicycle trails that meet national safety standards.		
	Review and update if necessary, City design standards for pedestrian facilities to meet national safety and Americans with Disabilities Act (ADA) accessibility standards.		
	Retrofit existing bicycle and pedestrian facilities to current national safety standards when feasible.		
	Encourage the retrofitting of existing developments and destinations to provide bicycle and pedestrian access and bicycle parking.		
	Review, update and develop maintenance requirements for public and private bicycle and pedestrian facilities through the use of maintenance standards and ordinances.		
	Implement and adopt a trail type program to help maintain City bicycle and pedestrian facilities.		
Actively pursue public and private grants to plan, build and/or rebuild bicycle and pedestrian facilities.			

	Where practical, encourage the Road Commission of Oakland County and the Michigan Department of Transportation to incorporate bicycle and pedestrian facilities with all major road projects.		
	Implement a trail or route naming program to help obtain funds for the construction and maintenance of bicycle and pedestrian facilities.		
	Continue to complete sidewalk and pathway gaps throughout the City and accelerate the rate of completion if funding permits.		
Objective 5.2	Implementation strategies	Completed?	Priority/ Timeframe
Continue to develop public awareness of the City's existing and planned bicycle and pedestrian facilities and their benefits to the citizens of Novi.	Produce maps of pedestrian and bicycle facilities for public distribution.		
	Promote and organize various types of bicycle and pedestrian events.		
	Produce a Bicycle and Pedestrian Master Plan with non- motorized transportation and recreation components.		
	Develop a program to educate residents and businesses of their responsibilities for sidewalk and pathway maintenance and snow and ice removal.		

Economic/Fiscal

GOAL 1: Ensure that Novi continues to be a desirable place for business investment			
Objective 1.1	Implementation strategies	Completed?	Priority/ Timeframe
The City, working with the development community and partners, should continue to foster a favorable business climate	Seek opportunities to enhance and maintain open communication between Novi's business community and residents by maintaining a relationship with the Novi Chamber of Commerce and individual businesses.		
	Investigate streamlined development and permitting processes while maintaining quality reviews.		
Objective 1.2	Implementation strategies	Completed?	Priority/ Timeframe
Continue to promote and support development in Novi's Office Service Technology (OST) District.	Initiate economic development programs in the OST District.		
	Make available and maintain high quality infrastructure -- roads, water, and sanitary sewer -- to ensure the attractiveness and functionality of the OST District.		
	Consider administrative approval of OST development as an incentive to provide certainty and timeliness for desirable projects that meet ordinance requirements		
	Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets		
Objective 1.3	Implementation strategies	Completed?	Priority/ Timeframe
Attract and maintain quality businesses in a regionally competitive marketplace.	Use the Internet, an economical and flexible tool, to market Novi and its assets as a profitable place to conduct business.		
	Consider amending portions of the sign ordinance to provide businesses with better visibility.		

Objective 1.4	Implementation strategies	Completed?	Priority/ Timeframe
Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility.	Work with Oakland County officials to review Brownfield developments, considering the possibility of County Brownfield Authority incentives to secure investment		
	Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement out of proportion with the proposed reinvestment.		
Objective 1.5	Implementation strategies	Completed?	Priority/ Timeframe
Permit existing shopping, office and industrial centers to reinvest without facing all the requirements that could be a disincentive to begin work, and potentially cause zero reinvestment	Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement. Variances and substantial compliance tests should be used to guide decision-making process		
Objective 1.6	Implementation strategies	Completed?	Priority/ Timeframe
Consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and development to the City	Work with regional governments and entities to develop regional transportation plans that include a rapid transit connection in or near Novi, particularly along the I-275 corridor to Detroit Metropolitan Airport		
	Outreach with local businesses to develop strategies to maximize the potential benefits of a regional rapid transit hub.		

GOAL 2: Determine the effect of non-residential development on the City as a whole			
Objective 2.1	Implementation strategies	Completed?	Priority/ Timeframe
Determine the balance between costs and benefits of commercial and industrial development and plan accordingly.	Initiate a fiscal analysis that evaluates the costs and benefits of various developments and continually evaluate and update as circumstances change.		
Objective 2.2	Implementation strategies	Completed?	Priority/ Timeframe
Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue, to preclude future traffic congestion	Limit commercial uses to current locations, current zoning, or areas identified for commercial zoning in the Master Plan for Land Use.		
	Support the Main Street development as a special community opportunity		
	Allow new residential and retail uses to compete and come to Novi, but without incentives or generally without special consideration.		

Proposed Reformat: Some action items contribute to more than one goal. To avoid repetition and confusion, we provide the corresponding goal in the column at left. The “lead” is the board, committee, or staff who would take the lead and initiate an action item. The “Priority/Timeframe” should indicate when actions should be accomplished. This is really useful for annual budgeting, should additional resources be needed to accomplish specific action items.

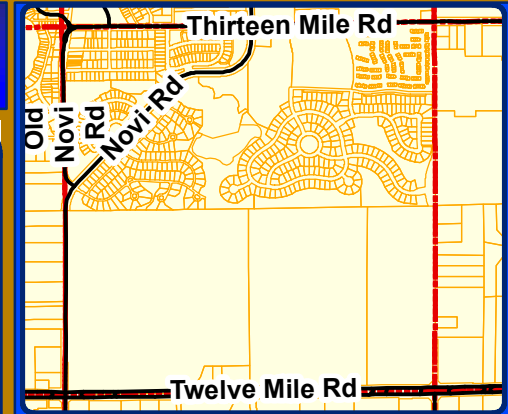
Objective 1			
Maintain the semi-rural character of the southwest quadrant of the City by continuing low density residential development and the appearance of open space along road corridors.			
Goal (s)	Action Items	Lead	Priority/ Timeframe
Zoning Action Items			
1	Review residential Zoning Ordinance development options, such as the One Family Cluster Option, to permit greater flexibility for development of challenging properties, such as the southeast corner of Ten Mile and Beck Roads, within the density recommendations of the Master Plan.		
1	Review Zoning Ordinance requirements to develop alternative forms of access (e.g., shared driveways and “T” turnarounds) to permit greater flexibility for development on challenging properties.		
1, 3	Identify additional development options that would optimize development without destroying natural features.		
1, 3	Continue to rezone properties in the southwest quadrant to zoning districts that limit uses to low density residential uses that match the densities depicted in the Master Plan’s Residential Density Patterns Map.		
1,2,3	Encourage future development within the southwest quadrant that preserves the view of natural features and open space from major roadways.		
Advocacy			
1,3	Continue to encourage the use of residential development options to further the preservation of open space and natural features within the southwest quadrant of the City.		
3	Encourage future development to be sensitive to the Core Reserve wildlife habitat and wildlife movement corridors within the Southwest Quadrant.		
Other Action Items			
1,4,5	Continue to monitor the retail needs of the southwest quadrant to ensure that adequate nearby retail areas are available to serve nearby residents.		
2, 3	Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road; explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area and explore grant funding to further the preservation of the character of the corridor		

Master Plan for Land Use Review 2015

Update on possible requested amendments to the Future Land Use Map

Proposed Credit Union

Location



Legend

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 09/22/15
Project: JSP14-18 Novi Ten Townhomes
Version #: 1



1 inch = 165 feet

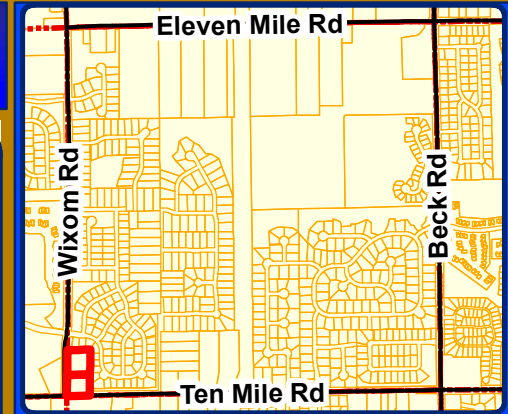


MAP INTERPRETATION NOTICE

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.

Proposed Daycare Center Expansion

Location



Legend

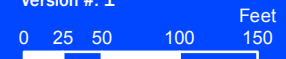
 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 10/26/15
Project: 10-28-15 MPZ Committee Meeting
Version #: 1



1 inch = 123 feet

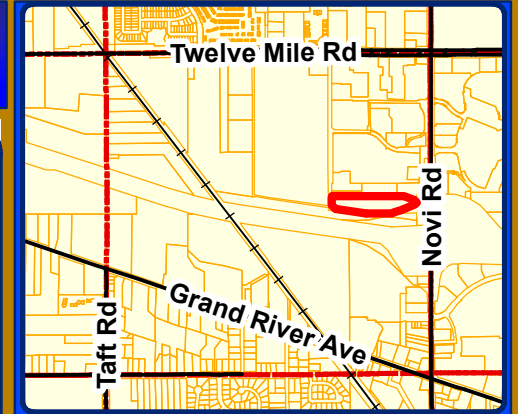
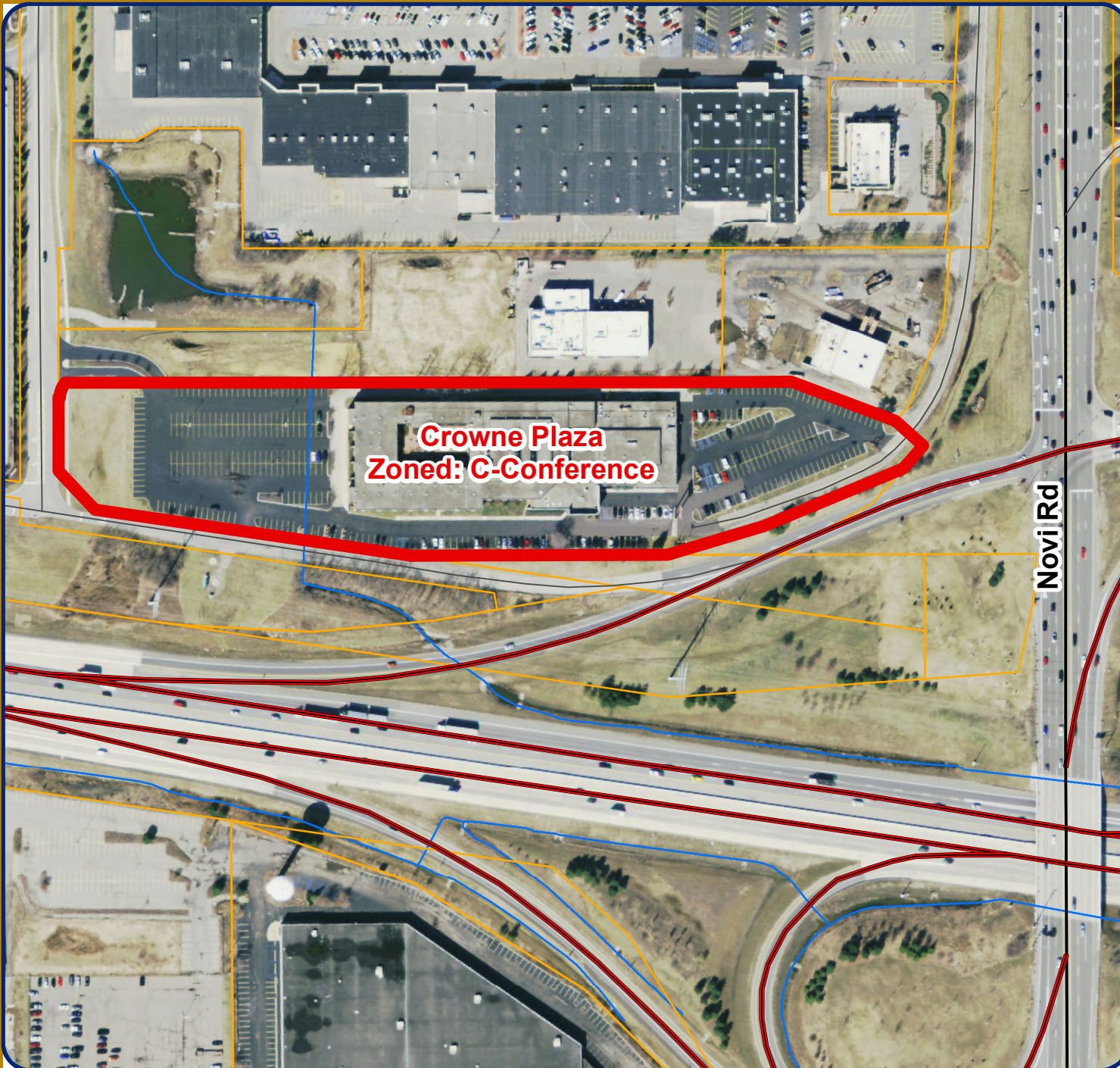


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Proposed Hotel Expansion

Location



Legend

 Sections



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Map Author: Sri Komaragiri
Date: 10/26/15
Project: 10-28-15 MPZ Committee Meeting
Version #: 1



1 inch = 235 feet

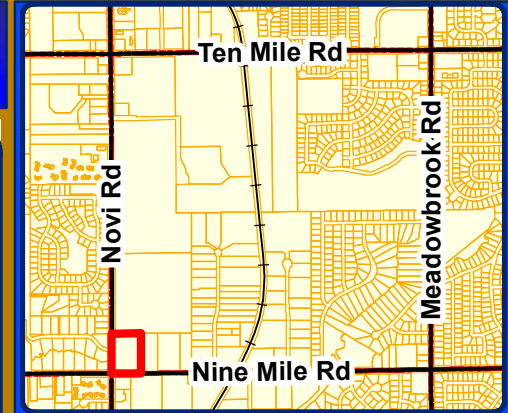


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Proposed Multiple Family Development

Location



Legend

 Sections



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City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri

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Project: 10-28-15 MPZ Committee Meeting

Version #: 1



1 inch = 118 feet



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August 26, 2015 Master Planning and Zoning Committee meeting
minutes.



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
August 26 2015 at 6:00 p.m.
Novi Civic Center – Activities Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Present: Members Michael Lynch, Mark Pehrson, and Robert Giacometti

Absent: None

Staff Present: Barbara McBeth, Deputy Director Community Development; Sri Ravali Komaragiri, Planner;

Consultants Present: Rod Arroyo, Jill Bahm and Joe Tangari, Clearzoning for 2015 Master Plan Update

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Giacometti.

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY CHAIR LYNCH:

A motion to approve the May 20, 2015 Master Plan and Zoning Committee agenda. *Motion carried 2-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

No audience were present.

DISCUSSION ITEMS

A. Master Plan for Land Use Review 2015

Mr. Arroyo from Clearzoning talked briefly about out the residential survey, market analysis and the corridors that were shortlisted for further study during Master Plan for Land use Review.

Member Lynch asked whether they are looking at the owner versus rental occupancy as part of the survey. Mr. Arroyo replied the survey primarily concentrates on retail and commercial.

Ms. Bahm from Clearzoning mentioned that the statistics about home owner versus rental occupancy as part of the existing conditions chapter.

Mr. Arroyo went over the schedule for Master plan for land use and shared the news about launching the new online discussion platform "mySidewalk:.". They have started working on market analysis and environmental studies. They will be working on the rest of the planning chapters will be in October and work in November and December. A draft will be available to discuss in January.

Member Pherson asked if the schedule is aggressive. Mr. Arroyo responded that it is and it keep the momentum.

Member Giacometti was curious about the frequency of meeting with the Master Planning and Zoning Committee and Mr. Arroyo mentioned they will be scheduled as needed to keep the committee updated and get their input.

Ms. McBeth mentioned that staff will continue to refer applicants that may propose rezoning which is not supported by the Master Plan to the Committee as part of the update process.

Member Giacometti inquired about the expectations from the committee.

Ms. McBeth mentioned that the Committee is expected to review all the information that is being provided such as maps, drafts and strategies, use the information to review any proposed planned rezoning overlays and recommend any changes that are appropriate. She mentioned that the committee has met fairly frequently in the past to guide the staff if there any modifications that may be required.

Member Giacometti inquired about area studies. Ms. McBeth mentioned that the consultants are looking at the Grand River corridor with couple of focus points. It will not be a intense study throughout the corridor.

Member Giacometti asked about the previous focus points during the last update.

Ms. Mcbeth mentioned they looked at Suburban low-rise district, southwest quadrants study, study on Wixom road land uses, Novi Road and Grand River. This time it will be a comprehensive review on all whole city and focusing on individual sections

Mr. Arroyo then talked about ways to get public input, residential survey targeting market analysis and mentioned that an effective way to attract young people would be using online resource. This would be a good venue for those who may not be interested in coming to a open house.

Member Lynch suggested targeting Home Owners associations in order to get a better and wider response.

Ms. Bahm made a brief presentation on how to register, navigate the mySidewalk website, how to sign up, post comments, like, and upload photos, start a new discussion and share the discussion on FB, or other online social media. If this works out, she mentioned that the City can use this as a tool for future studies and community engagement. She explained the intent and shared examples of online discussion from other communities.

Committee then briefly discussed about possible issues that may come up as part of the process.

Mr. Arroyo talked about the future Open house that is tentatively schedule in October in the atrium. He mentioned that the aspects of presentation, discussion booths and process is still evolving and will mostly depend on responses from mysidewalk. One of the sections may have a booth asking general questions and a booth focusing on Grand River corridor.

B. Approval of the May 20, 2015 Master Planning and Zoning Committee meeting minutes.

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY GIACOPETTI:

A motion to approve the May 20, 2015 Master Planning and Zoning Committee meeting minutes.
Motion carried 2-0.

ADJOURN

The meeting adjourned at 6:52 p.m.