



CITY OF NOVI CITY COUNCIL
AUGUST 31, 2020

SUBJECT: Adoption of an amended resolution to change the street name from Flint Street to Bond Street.

SUBMITTING DEPARTMENT: Community Development Department, Planning

BACKGROUND INFORMATION: On July 23, 2018, the City Council approved a Preliminary Site Plan for The Bond development proposed to be located on the southwest side of Flint Street, west of Novi Road and south of Grand River. The site plan proposes two, four-story multiple-family residential buildings and a 5,578 square foot single-story commercial building on approximately 7.74 acres. At the time of the Preliminary Site Plan approval, the City Council approved a resolution to rename a portion of Flint Street to Bond Street at the request of the developer in order to reflect the name of the development that is to occur on that street. The resolution indicated that the official street name change was to become effective 30 days after the approval of the Final Site Plan for the development.

During the course of the construction associated with the road realignment work, the Road Commission for Oakland County installed a new illuminated sign on the mast arm indicating the name "Bond Street", and removing the Flint Street sign. Staff noted that this is contrary to the Resolution approved by the City Council, and if left as is, it may cause confusion with mapping concerns and public safety responses in this area.

At this time, the applicant is finalizing the Final Site Plan submittal. In July 2020, the City Council granted an extension of the Preliminary Site Plan approval for one additional year. At that time, the applicant explained that the intent is still to move the project forward, but that the project was delayed for a number of reasons:

- The delay in utility relocations by DTE, preparation of revised utility easements, and the need for formal approval from the railroad;
- The unexpected increase in expenses while developing the final plans that the applicant intends to address with the City at the time of Final Site Plan submittal;

- The lengthy process in working thorough the funding application with HUD; and
- The Corona Virus which has caused the applicant to slow the work on the project for three months.

Earlier this month, the applicant indicated that the Final Site Plan is still anticipated to be submitted this fall for possible start of construction in the Spring of 2021.

Staff is suggesting that the Resolution for the Street renaming be modified to allow the Bond Street sign to remain in place at this time, even though the Final Site Plan has not yet been submitted, since the sign has already been installed by the RCOC, and because the Final Site Plan is anticipated to be submitted before the end of the year.

RECOMMENDED ACTION: Adoption of an amended resolution to change the street name from Flint Street to Bond Street.

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

AMENDED
RESOLUTION TO CHANGE STREET NAME
FROM FLINT STREET
TO BOND STREET
IN THE CITY OF NOVI

Minutes of a Regular Meeting of the City Council of the City of Novi, Oakland County, Michigan, held at 7 p.m. on the Thirty-first day of August, 2020, at a meeting held electronically, as authorized by Executive Order 2020-154 Signed by Governor Whitmer on July 17, 2020.

Present:

Absent:

The following resolution was offered by _____ and supported by _____.

WHEREAS, Flint Street currently extends from Novi Road to Grand River Avenue in the southwest quadrant of the Grand River and Novi Road intersection; and

WHEREAS, the City of Novi intends to reconstruct and realign Flint Street from its current intersection with Novi Road, to a point approximately 350 feet west of the existing Flint Street intersection with Grand River Avenue; and

WHEREAS, the existing section of Flint Street south of Grand River, west of the existing gas station will remain in its current location; and

WHEREAS, the applicants for “The Bond” development have made a request to rename the section of Flint Street to Bond Street, from Novi Road to where its projected new connection will be made at Grand River Avenue, as a part of the likely road reconstruction and realignment project, in order for the new road name to be consistent with the proposed name of the development; and

WHEREAS, the existing section of Flint Street south of Grand River, adjacent to the Sunoco Station will remain named Flint Street; and

WHEREAS, the only property that currently has an address on Flint Street, is the property that is currently subject to site plan review for “The Bond” development; and

WHEREAS, if the development is approved, new addresses will be assigned based on the name of the street; and

WHEREAS, the City of Novi Street Naming Committee reviewed the request and found that there are no street names similar to the requested name Bond Street, and renaming the street would not cause any concerns from a public safety standpoint; and

WHEREAS, Chapter 31, Article V of the City Code allows public and private street names to be changed by resolution of the City Council following review and approval by the City’s Street Naming Committee; and

WHEREAS, on August 23, 2018, the City Council approved a resolution to rename the section of Flint Street, as noted above, and now seeks to modify that resolution solely to state that the renaming of the street shall become effective immediately, instead of effective 30 days after the approval of the Final Site Plan for the development.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Novi City Council that the section of Flint Street from Novi Road to its proposed new terminus at Grand River, be renamed Bond Street, as requested by the applicant.

AYES:
NAYS:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, CORTNEY HANSON, the duly-qualified Clerk of the City of Novi, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a duly-called meeting held on the 31st day of August, 2020, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of _____, 2020.

CORTNEY HANSON
Clerk, City of Novi

Proposed Renaming of Flint Street to Bond Street

Location Map




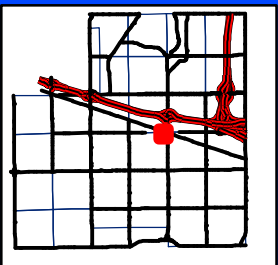
Map Author: Joseph Akers
 Date: July 9, 2018
 Project: Bond Street Renaming
 Version #: 1.2

Amended By:
 Date:
 Department:

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.

Legend

 Proposed Road Renaming



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Scale: 0 30 60 120 180 Feet
 1 inch = 167 feet

