

**SPECIFIC STUDY AREAS**

**A. "TRINITY" PROPERTIES**

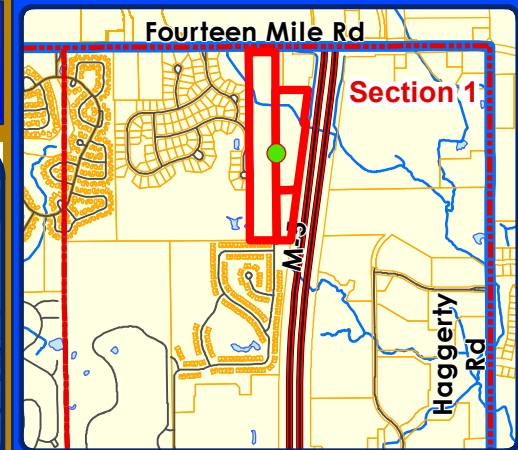
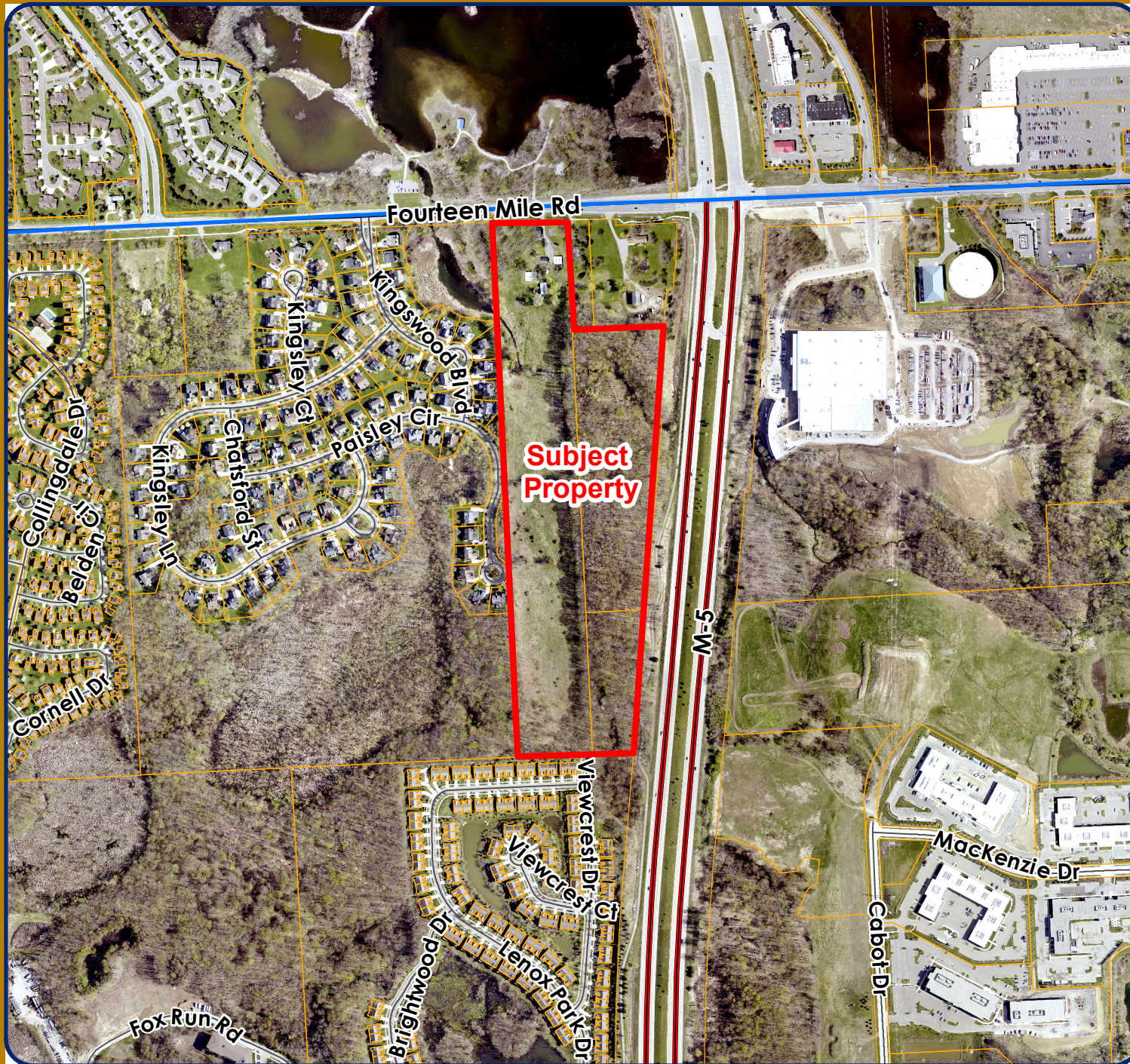
**B. "ORCHARD GROVE CHURCH" PROPERTIES**

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# "ORCHARD GROVE CHURCH" PROPERTIES

## LOCATION



### LEGEND

 Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Lindsay Bell  
Date: 1/23/23  
Project: MASTER PLAN UPDATE  
Version #: 1



1 inch = 667 feet



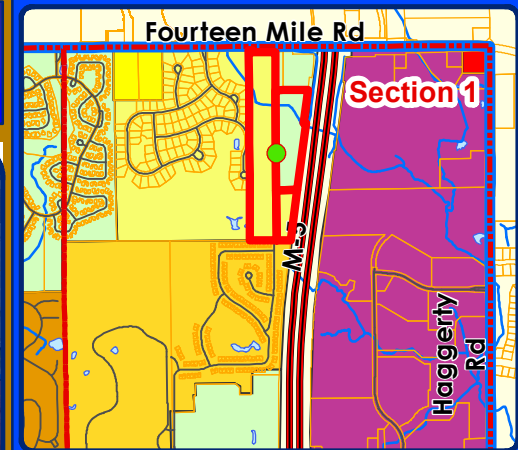
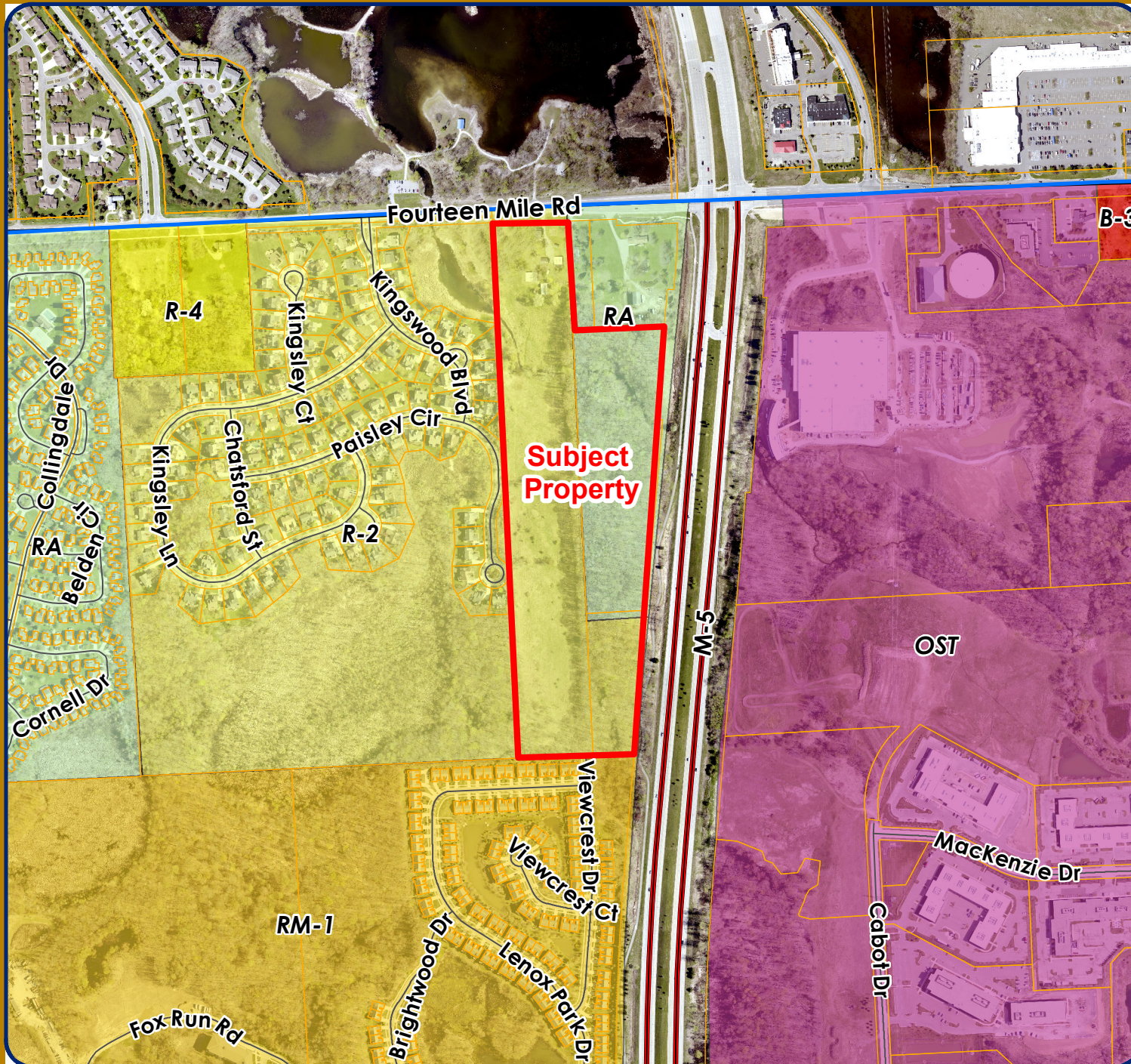
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# "ORCHARD GROVE CHURCH" PROPERTIES

## ZONING



### LEGEND

- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District
- OST: Office Service Technology
- Subject Property



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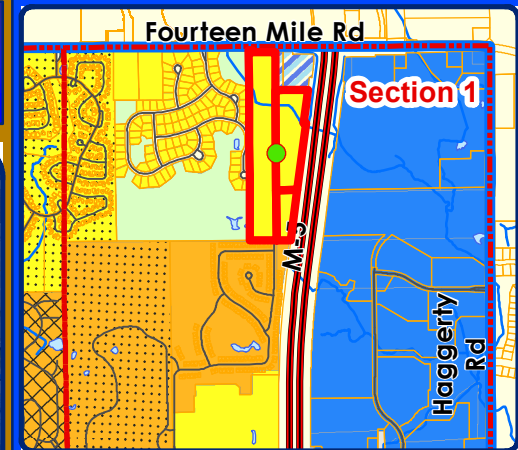
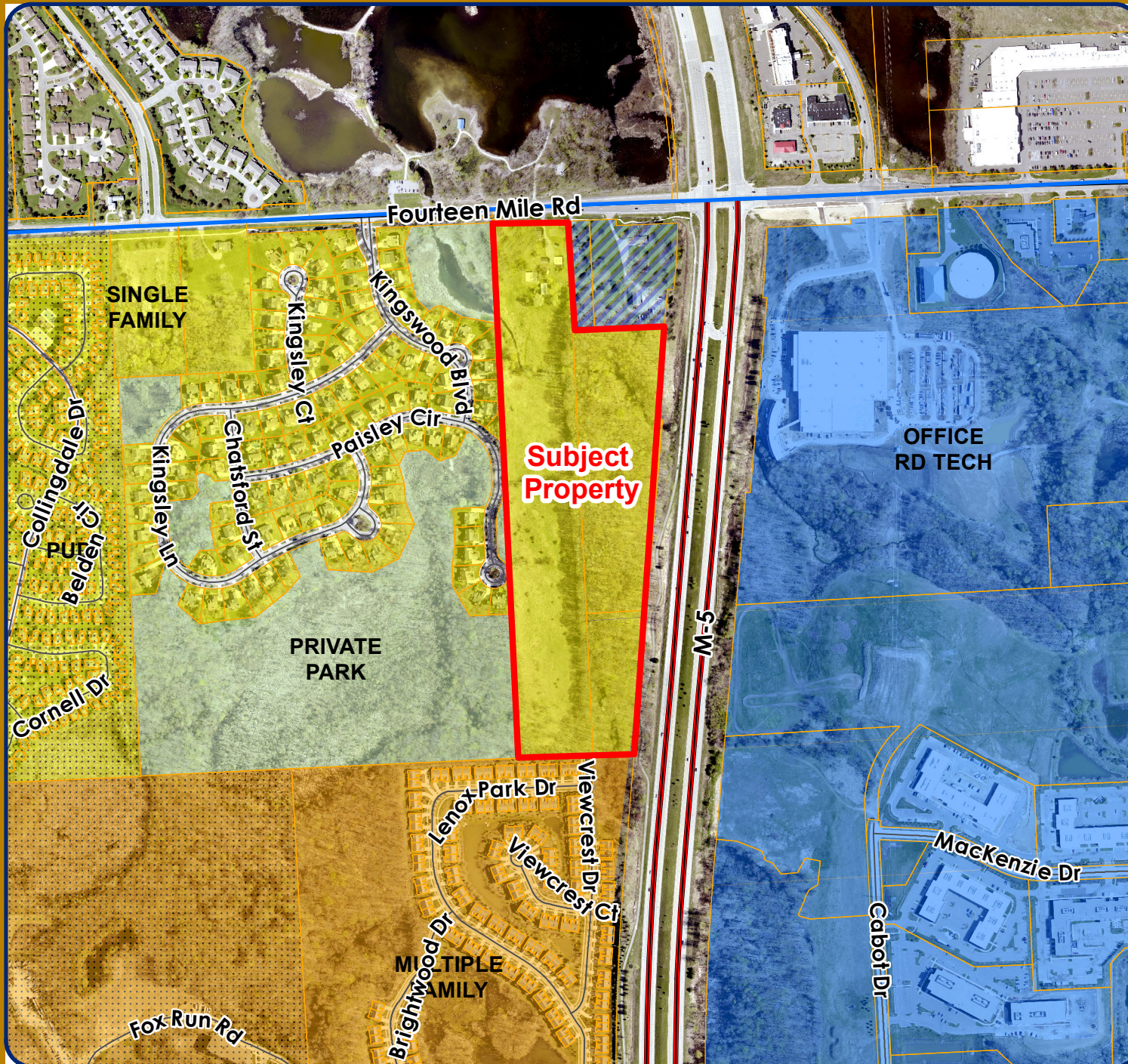
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# "ORCHARD GROVE CHURCH" PROPERTIES

## FUTURE LAND USE




**LEGEND**


- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Community Office
- Office Research Development Technology
- Private Park
- Utility
- Subject Property

**CITY OF**  
  
**NOVI**

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0 145 290 580 870 Feet  
  
 1 inch = 667 feet



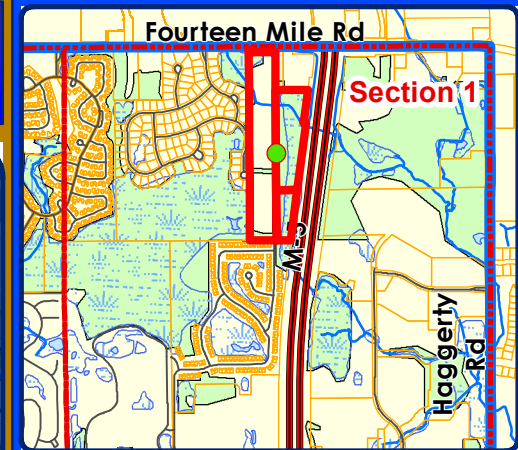
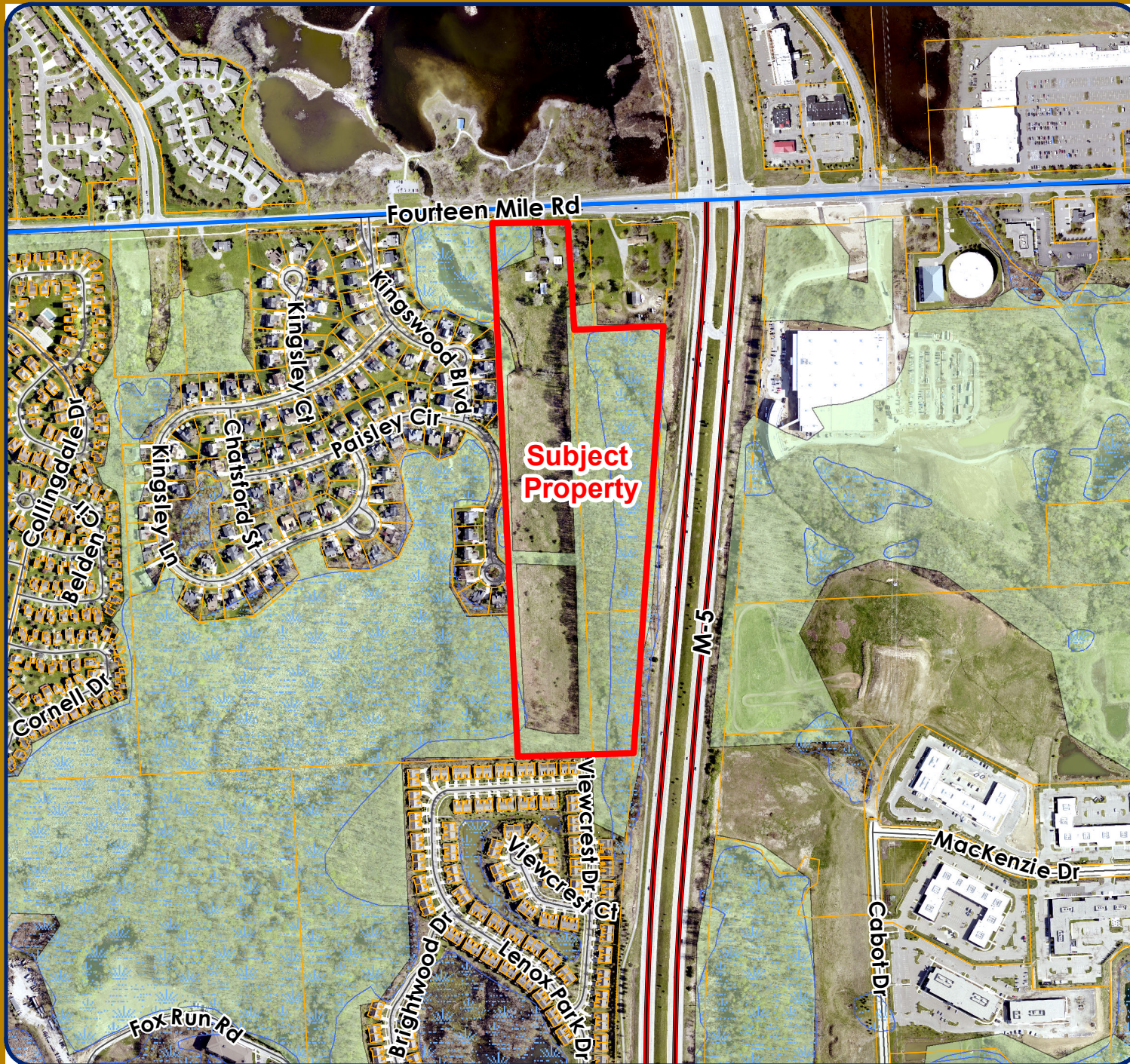
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# "ORCHARD GROVE CHURCH" PROPERTIES

## NATURAL FEATURES

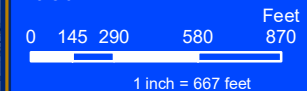


- LEGEND**
-  WETLANDS
  -  WOODLANDS
  -  Subject Property



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**MS NOVI LLC**  
**31550 Northwestern Highway, Suite 220,**  
**Farmington Hills, Michigan 48334**  
**248-865-0066**

January 17, 2023

Barbara McBeth, City Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375 - 3024

**SENT VIA EMAIL TO: [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)**

Dear Barbara,

We understand the City of Novi is currently working on a revision and update of the City's Master Plan. This letter is a request for the City of Novi to consider amending the Master Plan for the parcels listed below (a total of 33+/- acres) to the following:

<b>Parcel ID</b>	<b>Acreage</b>	<b>Current Zoning</b>	<b>Current Master Plan</b>	<b>Proposed Master Plan</b>
50-22-01-100-10	19.49	Single-Family Detached	R - 2	RM - 1
50-22-01-200-023	10.51	Residential Agriculture	R - A	RM - 1
50-22-01-200-043	3.44	Single-Family Detached	R - 2	RM - 1

These parcels are located at the SW corner of W 14 Mile Road and M-5 in Novi, Oakland County, MI as outlined within the attachment. Considering the existing adjacent land uses to the of M-5 to the East and the Single-Family to the West, we believe our request is appropriate. Furthermore, our request is consistent with the spirit and Development/Zoning of the adjacent parcel to the South known as Lenox Park. The three parcels we are proposing to be changed within the Master Planned to RM-1 will provide a proper buffering from the Residential adjacent use to the west and proper transitioning to the M-5 freeway that meets sound planning principles.

We appreciate the opportunity for the Master Plan Review Committee to discuss this property at their next meeting on Jan 26<sup>th</sup> 2023. I would have been in attendance for this meeting; however, I am out of town that



week. Certainly, if you have any questions or require any additional information, do not hesitate to call me at the number above.

Very truly yours,

MS NOVI, LLC

A handwritten signature in black ink, appearing to be 'MK' or similar initials, written in a cursive style.

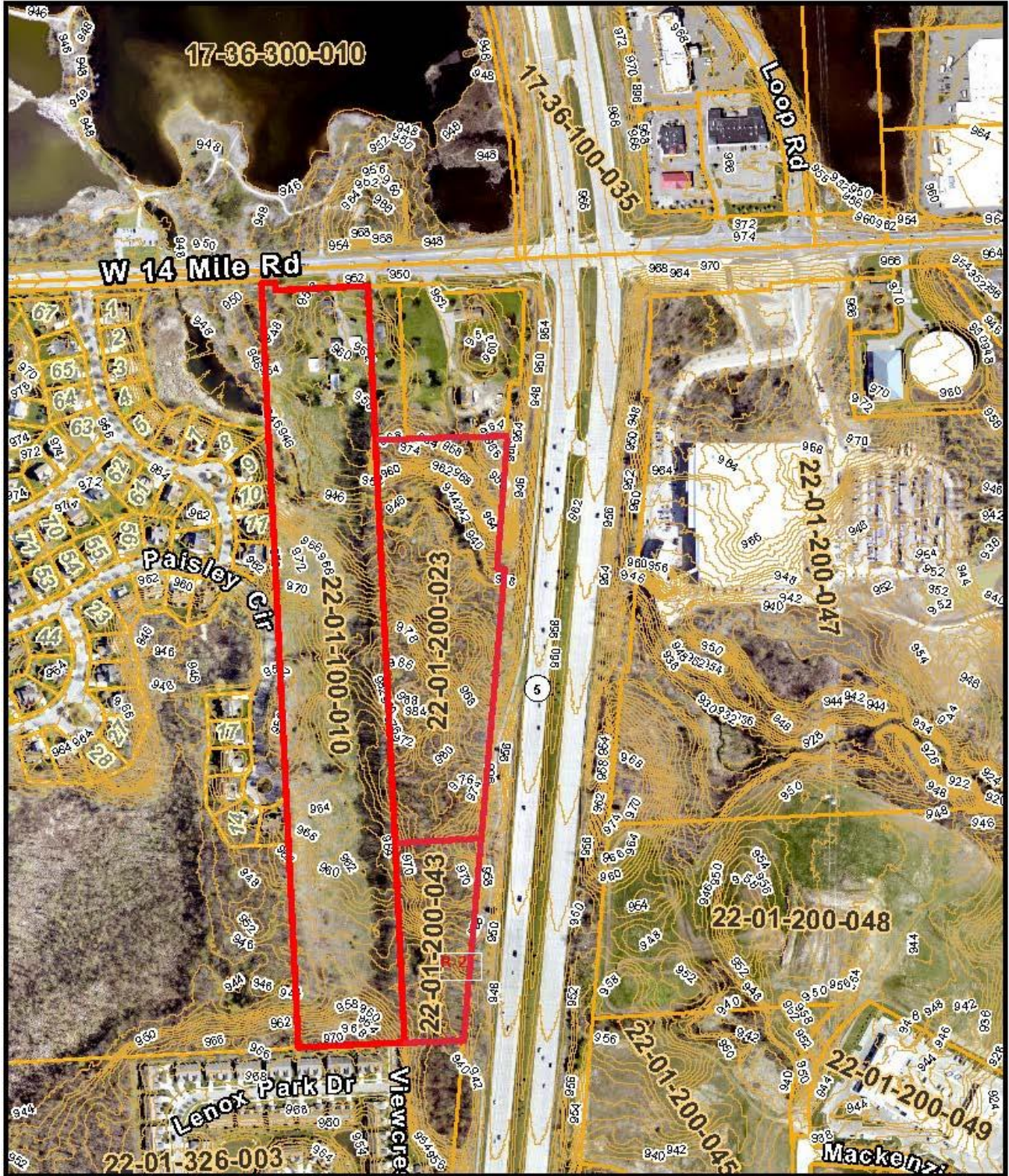
Mark S. Kassab  
Authorized Agent

Attachment

Cc: Lindsay Bell, AICP, Senior Planner  
[lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)



# 33 Acres Novi



- 2 Foot Contours
- 100 yr - FEMA Floodplain
- 100 yr (unshaded) - FEMA Floodplain
- FEMA Base Flood Elevation
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided here with has been compiled from recorded 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 on the map.

Date Created: 11/18/2022

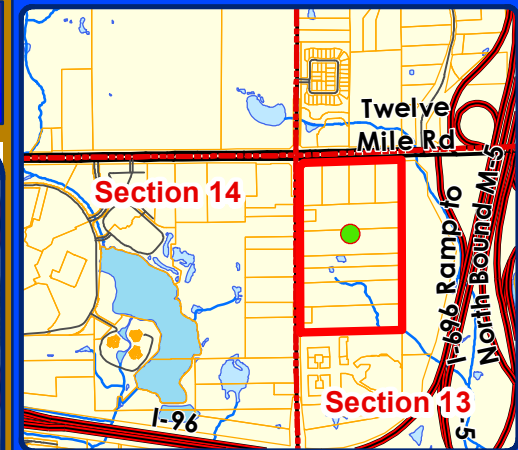
David Coulter  
 Oakland County Executive

NORTH  
 1 inch = 400 feet




# "TRINITY" PROPERTIES

## LOCATION



**LEGEND**


-  Subject Property



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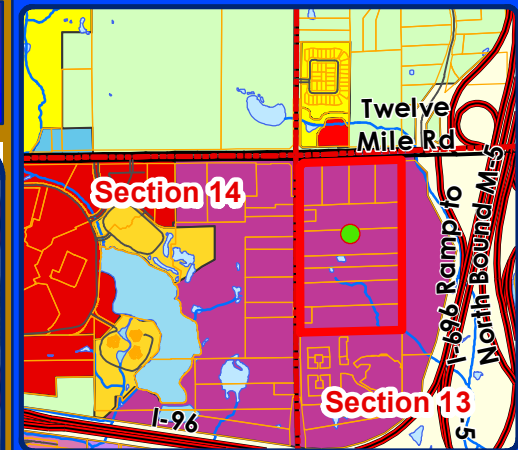
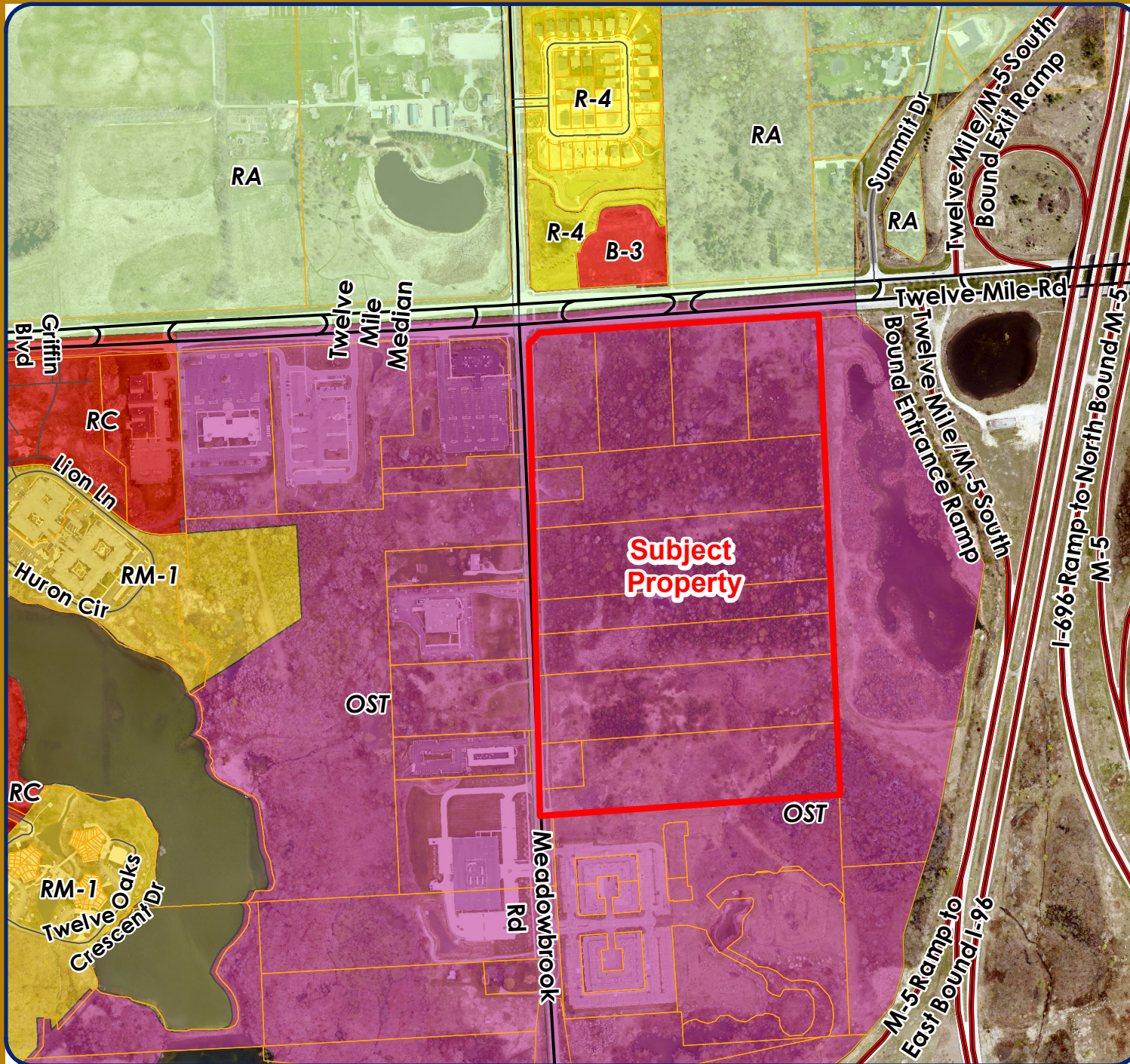


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# "TRINITY" PROPERTIES ZONING



**LEGEND**

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- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property


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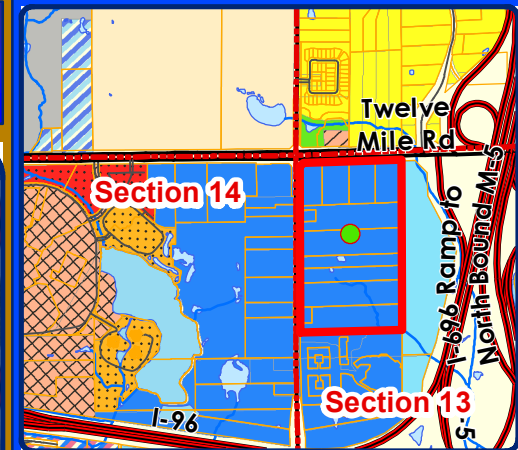
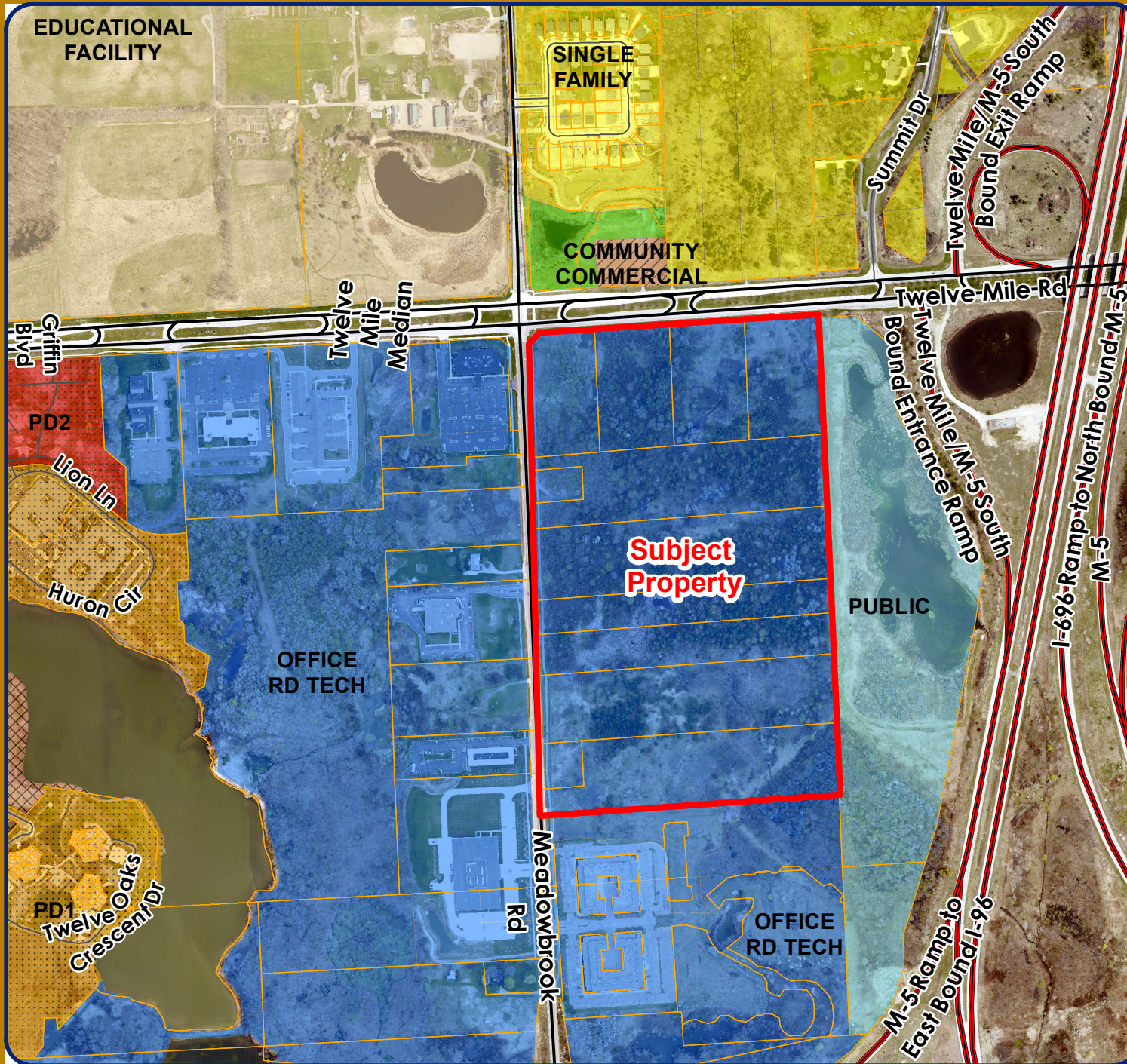
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# "TRINITY" PROPERTIES

## FUTURE LAND USE



**LEGEND**

- Single Family
- PD1
- Community Office
- Office Research Development Technology
- Office Commercial
- Community Commercial
- Regional Commercial
- TC Commercial
- PD2
- Educational Facility
- Public
- Public Park
- Cemetery
- Utility


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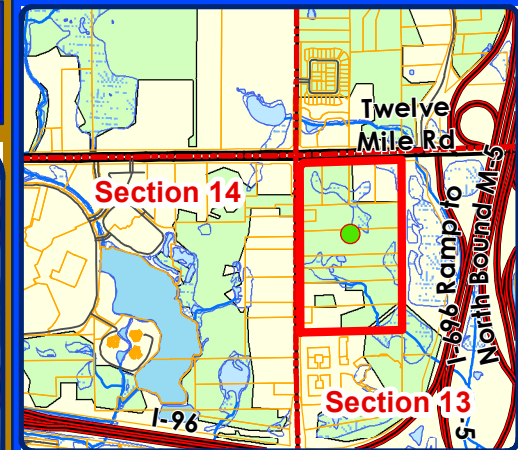
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# "TRINITY" PROPERTIES

## NATURAL FEATURES




**LEGEND**


-  WETLANDS
-  WOODLANDS
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**McBeth, Barb**

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**From:** Gary Shapiro <gshapiro@ivanhoecompanies.com>  
**Sent:** Monday, January 23, 2023 2:17 PM  
**To:** Bell, Lindsay; McBeth, Barb; jri  
**Subject:** New Novi Master Plan  
**Attachments:** 4895-0737-3384.1 - General Mixed Use Language.docx; 4857-3833-6842.1 - 4875-2121-1722.1 - 4876-0998-9704.1 - Trinity Property--Novi Master Plan insert revised.docx

Lindsey, Barb, and John:

Thank you for the opportunity to weigh in on the new Master Plan and potential changes to the Zoning Ordinance. We want to commend you for addressing the need and opportunity for encouraging flexibility and creativity for the use and development of the few remaining large parcels in Novi due to, among other things, the changing demographics, market demand for housing alternatives, changes in shopping patterns and the challenges faced for brick-and-mortar businesses. We reviewed the materials prepared by the City's planning consultants for consideration by the City's Master Plan Steering Committee, focusing on the planning consideration for the Trinity/Ivanhoe and other nearby properties at the M-5/12 Mile Road eastern gateway to the City which are being considered for the new flexible, general mixed-use (GMX) district. We agree with and support the simplification of the zoning districts and the placement of the Trinity/Ivanhoe and nearby vacant parcels in the proposed new, flexible GMX district. I am including some thoughts to supplement and further support the City's Master Plan analysis for the GMX district and a few suggested tweaks to the proposed GMX district plan draft that we received. Your staff and outside planning consultants are very experienced and adept at preparing master plans, but maybe there are ideas here to consider as the City continues to prepare drafts of the new master plan. We would like to compliment your team as you have done an excellent job on proposing a template for the new Master Plan that appears to include streamlining districts and zoning. Thank you for allowing us to be a part of the process.

**Gary Shapiro**  
**Ivanhoe Companies**

**Office:** [\(248\) 626-6114](tel:2486266114)  
**Cell:** [\(248\) 520-6980](tel:2485206980)  
**Fax:** [\(248\) 626-6102](tel:2486266102)  
**Email:** [gshapiro@ivanhoecompanies.com](mailto:gshapiro@ivanhoecompanies.com)  
**Website:** [www.ivanhoecompanies.com](http://www.ivanhoecompanies.com)



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## **INSERT FOR PROPOSED NOVI NEW MASTER PLAN**

### **Eastern Gateway— M-5 and 12 Mile**

The largest block of undeveloped properties remaining in the City is located east of the M-5 and Twelve Mile Road Interchange. The largest piece contains approximately 69 acres and is owned by Trinity Healthcare. An additional 35.44 acres of land abutting M-5 is owned by MDOT. These M-5/12 Mile Road interchange properties (“Eastern Gateway Properties”) present opportunities and challenges for development and redevelopment. They are surrounded by a variety of land uses, including residential, commercial, light industrial and research and office. These properties present an entry point to the City off of M-5 and have excellent accessibility to major traffic corridors. As a result, these properties are suitable for a variety of land uses and land use densities that may not fall within a specific zoning district category. Development of these properties should be driven by prevailing market trends and allowed flexibility to address the unique and isolated locations and features of each of the properties. As such these properties are designated in the future land use map as General Mixed Use (GMX), the most flexible development category. Development may include a variety of business, commercial, retail, research, office, light-industrial, medical and multifamily residential, either individually or in combination as set forth in the GMX proposed zoning category. Within this GMX land-use category, the Planning Commission and City Council should be given discretion and flexibility to establish setbacks, building heights, densities, land uses and other criteria specific to each property and proposed development or redevelopment. Any such proposed development should be evaluated considering, among other things, presenting an attractive and inviting gateway from the eastern border of the City, encouraging land use and design creativity to accommodate changing economic and development patterns and uses, incorporating into the development plan and enhancing natural features, providing interconnectivity and opportunities for future interconnectivity through non-motorized pathways and providing opportunities to support and enhance the key commercial centers of the City, such as the Twelve Oaks Mall/Novi Town Center Area.

**Implementation.** The current Zoning Ordinance does not include the tools necessary to implement development within the GMX zoning district. The Zoning Ordinance does not contain a planned unit development option (PUD). It does contain a planned rezoning overlay (PRO) option. But that option does not presently provide the City with sufficient discretionary authority to implement the flexibility envisioned for the GMX zoning district. While this Master Plan recommends substantial revisions to the Zoning Ordinance, these revisions, to the extent considered and adopted by the City, in whole or in part, would likely take a significant time. In order to not delay and permit development and/or re-development opportunities of the GMX properties in the Eastern Gateway during this period, it is recommended that the City adopt a simple amendment to the PRO provisions to provide specific flexible development parameters and discretion to the Planning Commission and City Council for development submitted of the Eastern Gateway Properties.



Condensed  
Districts  
Purpose

City West, Community Commercial and Office, Research & Development.

The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on prevailing market trends utilizing a site-specific master plan to guide development potentially reserving certain portions of the subject property for different land use typologies. Depending on size, location and natural features, the following uses either individually or in combination would be appropriate:

Regulated  
Uses

Non-Residential

- Retail and Commercial; General
- Exhibition, Education and Conference Facilities
- Research and Development; Light Assembly and Related Distribution; Other Mixed Business Uses
- Healthcare Facilities
- Professional and General Offices
- Restaurants; Dine-in with or without Outdoor Seating
- Open Space and Plazas

Residential

- Single Family Attached
- Multiple Family (Low to Medium Rise up to 5-Stories)
- Upper Story Apartments and Lofts
- Senior Housing, Assisted Living, Nursing Care

Distinguishing  
Characteristics

Unique properties that may have environmental limitations (wetlands, brownfields, etc.). Development is focused on maximizing ~~the~~ site development potential while creating a unique and integrated development. Pedestrian walkability and non-motorized connectivity would be desirable and encouraged components.