Tentative Master Plan Work Schedule

Master Plan Review and Possible Amendment Process

Tentative Work Schedule

TO BE COMPLETED BY

- Master Plan & Zoning Committee
- Planning Commission
- ECT
- City Council
- Planning Staff
- Engineering Staff
- Traffic Consultant
- Planning Staff if needed
- Completed

Task No.	Description	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		Date	12/2	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
1	Master Plan and Zoning Committee discusses need to review the Master Plan																																									
2	Master Plan and Zoning Committee passes resolution asking the Planning Commission to initiate the Master Plan review and/or amendment process																																									
3	Planning Commission authorizes start of process																																									
4	Send out a notice of intention of reviewing and potentially amending the Master Plan and requesting comments and cooperation from municipalities, agencies and companies																																									
5	*Produce General Reviews*																																									
5A	Kick-Off																																									
5B	Update housing, retail, office and industrial space forecasts from Chesapeake Group based on projected housing growth																																									
5C	Inventory available land for each use based on 2008 potential development parcels inventory, existing zoning and Master Plan.																																									
5D	Update OST Study																																									
5E	Update Retail Study																																									
5F	Conduct Vacancy Rate Study																																									
6	*Review of Special Planning Project Area 1*																																									
6A	Modify previous rezoning reviews for Special Planning Project Area 1.																																									
6B	Incorporate updated space forecasts.																																									
6C	Update maps - produce at larger scale and include more neighboring properties.																																									
6D	Review options – current zoning, proposed zoning, multiple family and mix of office and multiple family possible senior housing.																																									
6E	Update traffic review to cover each option (Birchler).																																									
6F	Update utility review to cover each option (Engineering).																																									

Master Plan Review and Possible Amendment Process

Tentative Work Schedule

TO BE COMPLETED BY

- ECT
- Master Plan & Zoning Committee
- Planning Commission
- City Council
- Planning Staff
- Engineering Staff
- Traffic Consultant
- Planning Staff if needed
- Completed

Task No.	Description	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		Date	12/2	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
6G	Include potential plans for Ten Mile and Novi Road improvements.																																									
6H	Update Novi Road Corridor Study																																									
6I	Review impact upon community character.																																									
6J	Review with Master Plan and Zoning Committee																																									
7	*Review of Beck & Eleven Mile Road Area*																																									
7A	Produce base information.																																									
7B	Incorporate updated space forecasts.																																									
7C	Produce maps - include neighboring properties.																																									
7D	Review options – new designation (form based) current zoning, OS1, RM-1, single family, etc.																																									
7E	Natural Features review at a rezoning level review (ECT)																																									
7F	Traffic review to cover each option (Birchler).																																									
7G	Utility review to cover each option (Engineering).																																									
7H	Update Grand River Avenue Corridor Study.																																									
7I	Review impact upon community character.																																									
7J	Review with Master Plan and Zoning Committee																																									
8	*Proposed park changes.*																																									
8A	Produce base information.																																									
8B	Review with Master Plan and Zoning Committee																																									
9	*Review of Grand River Beck Road area.*																																									
9A	Produce base information.																																									
9B	Incorporate updated space forecasts.																																									
9C	Produce maps - include neighboring properties.																																									

Master Plan Review and Possible Amendment Process

Tentative Work Schedule

TO BE COMPLETED BY

- Master Plan & Zoning Committee
- Planning Commission
- ECT
- City Council
- Planning Staff
- Engineering Staff
- Traffic Consultant
- Planning Staff if needed
- Completed

Task No.	Description	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		Date	12/2	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
9D	Review options – current zoning, proposed zoning, OSC, OSC with a freeway overlay to permit gas stations within 500 feet of limited access exits/entrances, mix of office and multiple family including senior housing.																																									
9E	Natural Features review at a rezoning level review (ECT)																																									
9F	Traffic review to cover each option (Birchler).																																									
9G	Utility review to cover each option (Engineering).																																									
9H	Update Grand River Avenue Corridor Study.																																									
9I	Review impact upon community character.																																									
9J	Review with Master Plan and Zoning Committee																																									
10	*Additional Study Areas*																																									
10A	Review existing plan for 4 or 7 Sections of City and current goals and objectives at each Master Plan and Zoning Committee meeting. Committee to reaffirm proposed uses and goals, recommend use and goal changes or request additional areas for study.																																									
10B	Produce detail reviews of areas identified for additional study.(if needed)																																									
10C	Review with Master Plan and Zoning Committee																																									
11	*Public imput*																																									
11A	Web page																																									
11B	Stakeholders meetings																																									
11C	Public visioning meetings																																									
12	Staff to draft proposed vision statements and goals and Master Plan and Zoning committee to discuss and adopt																																									
Note: The following steps apply only if after review the Committee recommends amendments																																										
13	Staff & Master Plan and Zoning Committee discuss alternatives and draft amendments to Master Plan																																									

Master Plan Review and Possible Amendment Process

Tentative Work Schedule

TO BE COMPLETED BY

- ECT
- Master Plan & Zoning Committee
- Planning Commission
- City Council
- Planning Staff
- Engineering Staff
- Traffic Consultant
- Planning Staff if needed
- Completed

Task No.	Description	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
		Date	12/2	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
14	Public hearing (not required but recommended) and Planning Commission approval of amendments																							15 notice																		
15	City Council comment and approval of draft amendments for distribution and if requested by City Council, action to require City Council approval of Master Plan amendments																																									
16	Planning Commission to send out draft for comments(40 days for comments) staff to compile comments																																									
17	Master Plan and Zoning Committee review of public and other agency comments and possible modification of draft to address concerns																																									
18	Public hearing (at least one) after expiration of comment period)																																	15 notice								
19	Planning Commission approval of Master Plan amendments																																									
20	City Council approval if required																																									
21	Publish amended Master Plan amendments																																									