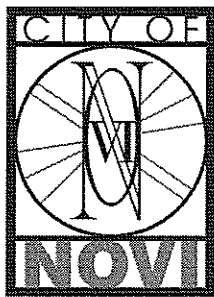


**Potential Rezoning Southwest Corner Eleven Mile and Beck Roads**

**(Bosco – 18.689)**



# PLAN REVIEW CENTER REPORT

April 13, 2009

## Master Plan & Zoning Committee Review

Bosco Property

### Zoning Map Amendment 18.689

#### Petitioner

Paul Bosco

#### Review Type

Rezoning Request from RA (Residential Acreage) to OS-2 (Planned Office Service)

#### Property Characteristics

- Site Location: Southwest corner of Eleven Mile Road and Beck Road
- Site Zoning: RA, Residential Acreage
- Adjoining Zoning: North: R-3 (One-Family Residential) South, East and West: RA
- Current Site Use: Single-Family Home
- Adjoining Uses: North: Single-Family Homes (across Eleven Mile Road); East: Single-Family Homes; West and South: Vacant Novi Schools Property
- School District: Novi Community School District
- Site Size: 7.4 acres

#### Project Summary

The petitioner is requesting the rezoning of a property at the southwest corner of Eleven Mile Road and Beck Road in Section 20 of the City of Novi. The 7.4 acres under review are currently zoned RA, Residential Acreage. The applicant has requested a rezoning of the parcel to OS-2, Planned Office Service. The site is currently developed with a single-family home and related accessory structures. The City is presently considering the development of a large public park on the parcel bordering the southern and western sides of the subject property.

#### Current Status

The applicant is proposing a Zoning Map Amendment, which would rezone the property from RA, Residential Acreage, to OS-2, Planned Office Service. As noted in this letter, the Master Plan for Land Use is currently under review by the Master Plan



and Zoning Committee. The rezoning request could be evaluated differently depending on whether the Master Plan changes, which in turn may depend on whether the City's plans for a signature park in the area come to fruition.

**Master Plan for Land Use**

The Master Plan for Land Use currently designates this property for single-family uses. A rezoning of the property to OS-2 would be inconsistent with the recommended actions of the Master Plan. The Master Plan recommends single-family uses not only for this parcel, but also for the parcels to the north and east. The parcel to the south and west of the subject property is master planned for educational facilities. In addition, the recommended density for the subject properties per the Master Plan residential density map recommends a density of 1.65 dwelling units per acre, which is consistent with the R-1, One-Family Residential District. Presently, the subject property is zoned RA, Residential Acreage.

The Master Plan for Land Use is currently under review by the Master Plan and Zoning Committee and the subject property is part of a larger study area to be examined as part of the Master Plan review. A variety of potential uses are being considered for the subject property and the surrounding area. The recommendations of the Master Plan and Zoning Committee for the subject property could be substantially different from the recommendations of the current Master Plan.

**Existing Zoning and Land Use**

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning  
 For Subject Property and Adjacent Properties**

|                  | <b>Existing Zoning</b>      | <b>Existing Land Use</b>                      | <b>Master Plan Land Use Designation</b> |
|------------------|-----------------------------|---|---|
| Subject Site     | RA, Residential Acreage     | Single-Family Home                            | Single-Family Residential               |
| Northern Parcels | R-3, One-Family Residential | Single-Family Homes (across Eleven Mile Road) | Single-Family Residential               |
| Southern Parcels | RA, Residential Acreage     | Vacant School-owned Property                  | Educational Facility                    |
| Eastern Parcels  | RA, Residential Acreage     | Single-Family Homes (across Beck Road)        | Single-Family Residential               |
| Western Parcels  | RA, Residential Acreage     | Vacant School-owned Property                  | Educational Facility                    |

**Compatibility with Surrounding Land Use**

The surrounding land uses are shown on the above chart. The compatibility of the requested OS-2 zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

Directly to the **north and east** of the subject property, across Eleven Mile Road and across Beck Road, are single-family homes, zoned R-3, One-Family Residential. In addition to residential uses, the R-3 Zoning District also allows farming operations, parks, churches, schools, day care facilities, private noncommercial recreational areas, golf courses, institutions of higher learning and cemeteries. This property is in the Master Plan for Land Use for Single-Family Residential. Changing the zoning of the subject property to OS-2 could have a negative impact on these properties. The owners would likely see an increase in traffic and a potential decrease in the re-sale value of their home if an office or commercial development is constructed.

Directly to the **south and west** of the subject property is vacant land currently owned by the Novi Community School District, zoned RA. In addition to residential uses, the RA Zoning District also allows farming operations, churches, parks, schools, day care facilities, private noncommercial recreational areas, golf courses, institutions of higher learning, bed and breakfasts and cemeteries. The proposed rezoning would have little to no effect on the vacant land if used for school uses. The proposed rezoning could have some negative impact on the property if it was used for single family residential uses. The property could be less attractive for residential development and potentially decrease in value if office or commercial development is constructed. However, the signature park proposal noted above could affect the subject property, depending on its final approval and/or configuration.

**Comparison of Zoning Districts**

The following table provides a comparison of the current and proposed zoning classifications. One alternative has been provided at this time, the OS-1, Office Service District. This district allows uses similar to those in the OS-2 District. However, the OS-1 District would also be in conflict with the Master Plan for Land Use and provides for reduced setbacks, which could further impact the nearby residential uses.

|                          | <b>RA<br/>(Existing)</b>  | <b>R-1 Zoning<br/>(Master Plan<br/>Designation)</b>  | <b>OS-2 Zoning<br/>(Proposed)</b>   | <b>OS-1 Zoning<br/>(Alternate)</b>   |
|--------------------------|---|--|---|--|
| Principal Permitted Uses | 1. One-family dwellings<br>2. Farms and greenhouses (subject to specific conditions).<br>3. Publicly owned and operated parks.<br>4. Cemeteries.<br>5. Public, parochial and other private elementary schools.<br>6. Home | 1. One-Family detached dwellings.<br>2. Farms and greenhouses (subject to specific conditions).<br>3. Publicly owned and operated parks, parkways and outdoor recreational facilities.<br>4. Cemeteries.<br>5. Home occupations. | 1. Office buildings, offices and office sales and service activities for any of the following occupations:<br>executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters | 1. Office buildings for any of the following occupations:<br>executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained in Section 1103, Required Conditions. |

| <b>RA<br/>(Existing)</b>   | <b>R-1 Zoning<br/>(Master Plan<br/>Designation)</b>  | <b>OS-2 Zoning<br/>(Proposed)</b>   | <b>OS-1 Zoning<br/>(Alternate)</b>   |
|--|--|---|--|
| <p>occupations.<br/>           7. Accessory buildings and uses.<br/>           8. Family Day Care homes.</p> | <p>6. Accessory buildings and uses.<br/>           7. The keeping of horses and ponies.<br/>           8. Family Day Care Homes.</p> | <p>and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.<br/>           2. Medical offices, including laboratories and clinics.<br/>           3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.<br/>           4. Off-street parking lots.<br/>           5. Accessory structures and uses customarily incident to the above permitted uses.<br/>           6. Publicly owned and operated parks, parkways and outdoor recreation facilities.</p> | <p>2. Medical office, including laboratories and clinics.<br/>           3. Facilities for human care such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities (subject to specific conditions).<br/>           4. Banks, credit unions, savings and loan associations, and similar uses with drive-in facilities as an accessory use only.<br/>           5. Personal service establishments including barbershops, beauty shops, and health salons.<br/>           6. Off-street parking lots.<br/>           7. Churches.<br/>           8. Other uses similar to the above uses.<br/>           9. Accessory structures and uses customarily incident to the above permitted uses.<br/>           10. Publicly owned</p> |

|                   | <b>RA<br/>(Existing)</b>   | <b>R-1 Zoning<br/>(Master Plan<br/>Designation)</b>  | <b>OS-2 Zoning<br/>(Proposed)</b>   | <b>OS-1 Zoning<br/>(Alternate)</b>   |
|-------------------|--|--|---|--|
|                   |  |  |   | and operated parks, parkways and outdoor recreational facilities.  |
| Special Land Uses | <ol style="list-style-type: none"> <li>1. Plant nursery (subject to specific conditions).</li> <li>2. Dairies (subject to specific conditions).</li> <li>3. Keeping and raising of livestock (subject to specific conditions).</li> <li>4. All principal uses permitted subject to special conditions and regulated in Section 402 (R-1 through R-4 Districts).</li> <li>5. Historical buildings in residential districts maybe occupied by limited nonresidential uses to encourage preservation (subject to specific conditions).</li> <li>6. Bed and breakfasts.</li> </ol> | <ol style="list-style-type: none"> <li>1. Churches.</li> <li>2. Public, parochial and private elementary intermediate or secondary schools.</li> <li>3. Utility and public service buildings and.</li> <li>4. Group day care homes, day care centers and adult day care centers.</li> <li>5. Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs, not including indoor ice skating rinks and indoor tennis courts.</li> <li>6. Golf courses.</li> <li>7. Colleges, universities.</li> <li>8. Private pools as an accessory use.</li> <li>9. Cemeteries.</li> <li>10. Railroad right-of-way but not including</li> </ol> | <ol style="list-style-type: none"> <li>1. One or more of the following uses which is accessory to and located in the same building as a principal use authorized by Section 2301: a pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees or offices (subject to specific conditions).</li> <li>2. Sit down restaurants (subject to specific conditions).</li> </ol> | <ol style="list-style-type: none"> <li>1. An accessory use customarily related to a principal use authorized by this Section, such as but not limited to: a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical service may be permitted.</li> <li>2. Mortuary establishments (subject to specific conditions).</li> <li>3. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformers stations, or gas regulator stations.</li> <li>4. Day care centers and adult day car centers (subject to specific</li> </ol> |

|                   | <b>RA<br/>(Existing)</b>  | <b>R-1 Zoning<br/>(Master Plan<br/>Designation)</b>   | <b>OS-2 Zoning<br/>(Proposed)</b>   | <b>OS-1 Zoning<br/>(Alternate)</b>  |
|-------------------|---|---|---|---|
|                   |   | terminal freight facilities, transfer and storage tracks.<br>11. Mortuary establishments.<br>12. Bed and breakfasts.<br>13. Accessory buildings and uses. |   | conditions).<br>5. Public or private recreational facilities.                 |
| Minimum Lot Size  | 1 acre  | ½ acre  | Based on the amount of off-street parking, landscaping, and setbacks required | Based on the amount of off-street parking, landscaping, and setbacks required |
| Building Height   | 2.5 stories –or- 35 feet  | 2.5 stories –or- 35 feet  | 3 stories –or- 42 feet  | 30 feet   |
| Building Setbacks | Front: 45 feet*<br>Sides: 20 feet*<br>50 feet total<br>Rear: 50 feet*<br><br>* Non-single family residential uses 75 feet | Front: 30 feet*<br>Sides: 15 feet*<br>40 feet total<br>Rear: 35 feet*<br><br>* Non-single family residential uses 75 feet                                 | Front: 50 feet<br>Sides: 50 feet*<br>Rear: 50 feet                            | Front: 20 feet<br>Sides: 15 feet<br>Rear: 20 feet                             |
| Parking Setbacks  | Single Family N/A<br><br>Non-Single Family<br>Front: 75 feet<br>Sides: 20 feet<br>Rear: 20 feet                           | Single Family N/A<br><br>Non-Single Family<br>Front: 75 feet<br>Sides: 20 feet<br>Rear: 20 feet   | Front: 20 feet<br>Sides: 20 feet<br>Rear: 20 feet                             | Front: 20 feet<br>Sides: 10 feet<br>Rear: 10 feet                             |

\*Three feet of horizontal setback for each foot of building height required.

**Infrastructure Concerns**

See the Engineering review letter for specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review generally indicates they do not have any significant concerns with the proposed rezoning with regards to available utilities. Per the Site Plan Manual, a Rezoning Traffic Study is required for any proposed rezoning from residential to non-residential. The applicant has requested a waiver of the required traffic study. The City’s Traffic Consultant is not recommending a waiver of the traffic study at this time. See the traffic review letter for additional information. The requirement for a traffic study can be waived by the City Council with a recommendation from Planning Commission if the following factors are met:

- A. The existing level of service along the roadway is not expected to drop below LOS "C" due to the proposed project.
- B. The existing level of service is not expected to be significantly impacted by the proposed project due to specific conditions at this location.
- C. A similar traffic study was previously prepared for the site and is still considered applicable.

### **Natural Features**

The regulated wetland and woodland maps indicate that there are no natural features on the subject property in the City's inventory at this time. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property.

### **Development Potential**

Development under the current RA zoning could result in a residential development of approximately six single-family homes and if rezoned to R-1, as contemplated in the Master Plan, 12 homes could be built. Other uses permitted in the RA District include plant nurseries, churches and day care facilities. The subject property would be large enough to accommodate a non-residential use permitted in the RA District. The development of the parcel under the proposed OS-2 zoning could result in an office establishment of approximately 40,000 sq. ft. The ultimate size of the facility would depend on the parking requirements associated with its specific use. A general office building on this site would increase this yield, due to the slightly lower parking demand when compared to a medical office. The applicant has not proposed a specific development, use or building size.

### **Submittal Requirements**

- The applicant has provided a survey and legal description of the property in accordance with submittal requirements.
- The applicant should place the rezoning signs on the property, in accordance with submittal requirements and in accordance with the public hearing requirements for the rezoning request. Staff has reviewed the proposed sign location submitted by the applicant. In addition to the sign indicated, the applicant should also place a rezoning sign along the Eleven Mile Road frontage and notify the City once both signs have been erected. The applicant should refer to the Site Plan Manual for appropriate wording for the proposed sign.
- The applicant has not submitted the required Rezoning Traffic Study.