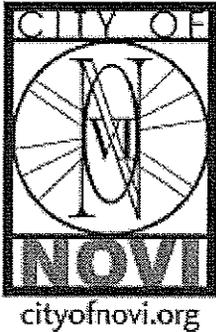


# MEMORANDUM



**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** GRAND RIVER AVENUE AND BECK ROAD STUDY AREA  
PROPERTY OWNER INPUT  
**DATE:** AUGUST 28, 2009

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On August 6<sup>th</sup>, the Planning Staff sent a letter to eleven property owners/managers in the Grand River Avenue and Beck Road Study Area inviting them to meet with the Planning Staff to discuss potential future land uses in the Study Area. Eight of the property owners or managers responded to the Planning Staff and one property representative has attended the last two Master Plan & Zoning Committee meetings.

The Planning Staff met with two of the property owners and had a phone interview with three of the owners. Three other property owners/managers indicated they would be attending an upcoming Master Plan & Zoning Committee meeting.

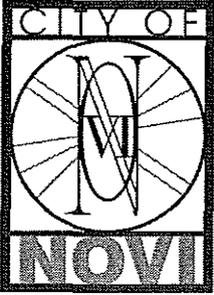
In general, the Planning Staff received positive comments regarding the process from the five participants. They were generally happy that the City was taking an interest in this study area. Part of our discussions centered around the history of their property and the current market conditions. The participants indicated they were hoping market conditions would soon change to help facilitate further development or redevelopment of their properties.

During the discussions, the Planning Staff reviewed the Master Plan's "Office" use designation assigned to all of the study area properties and Staff's proposed retail and mid-rise residential overlay ideas with the participants. The following is a list of specific comments we recorded:

- Would like to see a sit down restaurant along Beck Road north of the bank
- Do not want a gas station along Beck Road
- Agrees with idea of adding additional uses if none are removed
- Wants anything that will enhance the area
- Agrees with adding a [mid-rise] residential overlay
- Would like to see some mixed use with office and retail along Grand River
- OSC could work along Grand River
- Additional basket of uses good
- Time may have passed for mixed office/residential uses
- Uses need to complement Rock Financial Showplace
- Provide for expansion of Rock financial Showplace
- Don't go back to straight office, OST much better
- Would like the City to make the area more marketable
- Manufacturing with office is OK
- Medical acceptable

All of the people contacted were informed about upcoming public comment forums and they were encouraged to provide additional comments and ideas to the Committee.

If you have any questions regarding these interviews, please feel free to contact me.



**CITY COUNCIL**

**Mayor**  
David B. Landry

**Mayor Pro Tem**  
Bob Gatt

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Brian Burke

**City Manager**  
Clay J. Pearson

**City Clerk**  
Maryanne Cornelius

August 6, 2009

Owner  
Address  
City, State, Zip

Dear Property Owner(s):

The City of Novi is in the process of reviewing selected areas of the City for potential changes to the City of Novi Master Plan for Land Use and its Future Land Use Map including properties near Grand River Avenue east of Beck Road and west of the Rock Financial Showplace (see map on back of page). Public input is an important component of this review process. We are inviting several property owners to sit down with the City of Novi Community Development Department staff in the next couple of weeks to discuss potential future land uses in the area.

If you are interested in meeting with us, please respond by August 14<sup>th</sup> to me, Mark Spencer, Planner, at 248-735-5607 or [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org) or in person at the Community Development counter located in the Civic Center at 45175 W. Ten Mile Road. Please include several alternative dates and times that you could be available with your response.

Additional information pertaining to the Master Plan Review can be viewed on the City's web page at

<http://www.cityofnovi.org/Services/CommDev/MasterPlanForLandUseReview2009/OverviewMPReview.asp>

If you have any questions on this matter, please feel free to contact me.

Thank you.

Sincerely,

Mark Spencer, *AICP*  
Planner

C. Barbara McBeth, Deputy Director Community Development

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