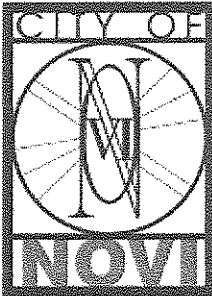


# MEMORANDUM



cityofnovi.org

**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark*  
**SUBJECT:** RECOMMENDED MASTER PLAN AMENDMENTS  
**DATE:** NOVEMBER 2, 2009

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The Master Plan and Zoning Committee has reviewed several proposed Master Plan for Land Use text and map amendments and amendment alternatives. Based on discussions with the Committee members, City Staff and comments from the public, the City's Planning Staff makes the following Master Plan for Land Use amendment recommendations for the Committee's consideration as recommended amendments to be forwarded to the Planning Commission for approval. Upon full Planning Commission approval of the recommended amendments, the Planning Staff will draft a Master Plan Review and finalize the amendments for approval by the Master Plan and Zoning Committee and the Planning Commission will then forward a copy to City Council to approve the distribution of the proposed amendments.

Staff's recommended amendments are listed below with a recap of findings for the three study areas to follow in another memo.

Amendment categories include the following:

1. Future Land Use Designations
2. Future Land Use Map Changes
3. Residential Density Patterns Map changes
4. Goals, Objectives and Implementation Strategies
5. Reference material updates

Items highlighted in grey will be discussed after presenting a recap of findings for each study area and after the Committee members decide whether or not to review the current rezoning petitions located in the Grand River Avenue and Beck Road Study Area and the Special Planning Project Area 1 Study Area.

# 1. FUTURE LAND USE DESIGNATIONS

## *Delete*

**OFFICE** - This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City.

**LIGHT INDUSTRIAL** - This land is designated for office, research and development, light industrial and warehousing uses.

**SPECIAL PLANNING PROJECT AREA 1** - This land is designated for areas that require further study to determine future land use.

## *Add*

**COMMUNITY OFFICE** - This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or outdoor recreation.

**INDUSTRIAL RESEARCH, DEVELOPMENT AND TECHNOLOGY** - This land is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation.

**OFFICE COMMERCIAL** - This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, transient residential, higher education and indoor or outdoor recreation.

**OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY** - This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, transient residential, higher education and indoor or outdoor recreation.

**OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY with RETAIL SERVICE OVERLAY** - This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas.

**SUBURBAN LOW RISE** - This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

## **2. FUTURE LAND USE MAP RECOMMENDATIONS** (see recommended Future Land Use Map)

### Section 1

- OFFICE areas east of M-5 to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- OFFICE areas west of M-5 to COMMUNITY OFFICE.
- Updated proposed non-residential collector road east of M-5 to reflect construction of Cabot and MacKenzie Drives.

### Sections 2 and 3

- No change.

### Section 4

- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

Sections 5-8 are not located in the City of Novi

### Section 9

- LIGHT INDUSTRIAL areas in Novi Corporate Campus and surrounding property on Twelve Mile Road to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Balance of LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

### Section 10

- All OFFICE areas to COMMUNITY OFFICE

### Section 11

- All OFFICE areas to COMMUNITY OFFICE
- About 10 acres adjacent to Oakland Hills Memorial Gardens from CEMETERY to COMMUNITY OFFICE
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

### Section 12

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 13**

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 14**

- OFFICE areas north of I-96 to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- OFFICE areas south of I-96 to OFFICE COMMERCIAL.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 15**

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Add proposed local streets near northwest corner of Grand River Avenue and Novi Road and south of West Oaks Shopping Center.

**Section 16 (includes the Grand River Avenue and Beck Road Study Area)**

- OFFICE to COMMUNITY OFFICE two parcels north of Central Park Apartments.
- OFFICE to OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY with RETAIL SERVICE OVERLAY 3.4 acres at southeast corner and 9.1 acres at the northeast corner of Beck Road and Grand River Avenue.
- Balance of OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Add proposed non-residential collectors linking Beck Road with the north and south side of Grand River Avenue.

**Section 17 (includes a portion of the Eleven Mile and Beck Roads Study Area)**

- OFFICE areas located in the Providence Park site to OFFICE COMMERCIAL,
- Balance of OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All SINGLE FAMILY [residential] to SUBURBAN LOW-RISE.

**Section 18**

- SINGLE FAMILY to PRIVATE PARK small areas in Island Lake.

**Section 19**

- SINGLE FAMILY to PRIVATE PARK small areas in Island Lake.

**Section 20 (includes a portion of the Eleven Mile and Beck Roads Study Area)**

- **SINGLE FAMILY [residential] to SUBURBAN LOW-RISE southwest corner of Eleven Mile and Beck Roads (Bosco property).**

**Section 21**

- **No change.**

**Section 22**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **All PUBLIC PARK to PUBLIC 13.8 acres west side Novi Road.**

**Section 23**

- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**

**Section 24**

- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**
- **All OFFICE areas to COMMUNITY OFFICE.**

**Section 25**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **SINGLE FAMILY to PUBLIC PARK for Village Wood Lake parcel.**

**Section 26**

- **SPECIAL PLANNING PROJECT AREA 1 to COMMUNITY OFFICE western portion.**
- **SPECIAL PLANNING PROJECT AREA 1 to INDUSTRIAL, RESEARCH, DEVELOPMENT AND TECHNOLOGY eastern portion.**
- **All OFFICE areas to COMMUNITY OFFICE.**
- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**
- **SINGLE FAMILY to PUBLIC PARK for Orchard Hills West (Mirage) parcel.**
- **PUBLIC to PUBLIC PARK for Novi Ice Arena parcel.**
- **PRIVATE PARK to SINGLE FAMILY parcel between Meadowbrook Lake and Nine Mile Road east of the Middle Branch of the Rouge River.**

**Section 27**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **PUBLIC AND EDUCATIONAL FACILITY to PUBLIC PARK for Fuerst Park.**

**Section 28**

- **No change.**

**Section 29**

- **SINGLE FAMILY to PUBLIC PARK for Heritage Shoppes property.**

Section 30

- SINGLE FAMILY to PUBLIC PARK for Provincial Glade property.
- SINGLE FAMILY to PRIVATE PARK small areas in Bella Terra (Provincial Glades).

Section 31

- No change.

Section 32

- SINGLE FAMILY to PRIVATE PARK small areas in Tuscany Reserve and Maybury Park Estates.

Sections 33 and 34

- No change.

Section 35

- SINGLE FAMILY to PUBLIC PARK for small parcel added to eastside of Rotary Park.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

Section 36

- OFFICE area currently in the OS-1 zoning district to COMMUNITY OFFICE.
- OFFICE areas currently in the OSC zoning district to OFFICE COMMERCIAL.

### **3. RESIDENTIAL DENSITY PATTERNS MAP CHANGES**

Sections 1 to 16 (except Sections 5 to 8 which are not located in the City)

- No change.

Section 17 - Maximum residential density of:

- 4.8 to 7.3 parcels north of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 7.3 for parcels north of Eleven Mile and east of the ITC transmission lines where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 7.3 for one parcel west of the ITC transmission lines and east of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 3.3 for Wildlife Woods Park parcel recommended to keep its PUBLIC PARK use designation and the ITC transmission line corridor recommended to keep its UTILITY designation.

Sections 18 and 19

- No change.

Section 20 - Maximum residential density of:

- 1.65 to 7.3 one parcel at southwest corner of Eleven Mile and Beck Roads (Bosco) recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 3.3 northern half of area recommended to keep its EDUCATIONAL FACILITY use designation and parcels recommended to keep the SINGLE FAMILY designation and located north and west of the areas recommended to keep the EDUCATIONAL FACILITY designation.
- Balance of areas no change.

Sections 21 to 36

- No change.

#### **4. GOALS, OBJECTIVES AND IMPLEMENTATION STRATEGIES RECOMMENDATIONS**

Add the following new **GOALS**, **Objectives** and **Implementation Strategies** under the listed general Goals, Objectives and Implementation categories. Existing goals, objectives, implementation strategies and general categories are highlighted in *yellow and in italics*.

##### LAND USE

**GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.**

**Objective:** Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

**Implementation Strategy:** Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

**GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.**

**Objective:** Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

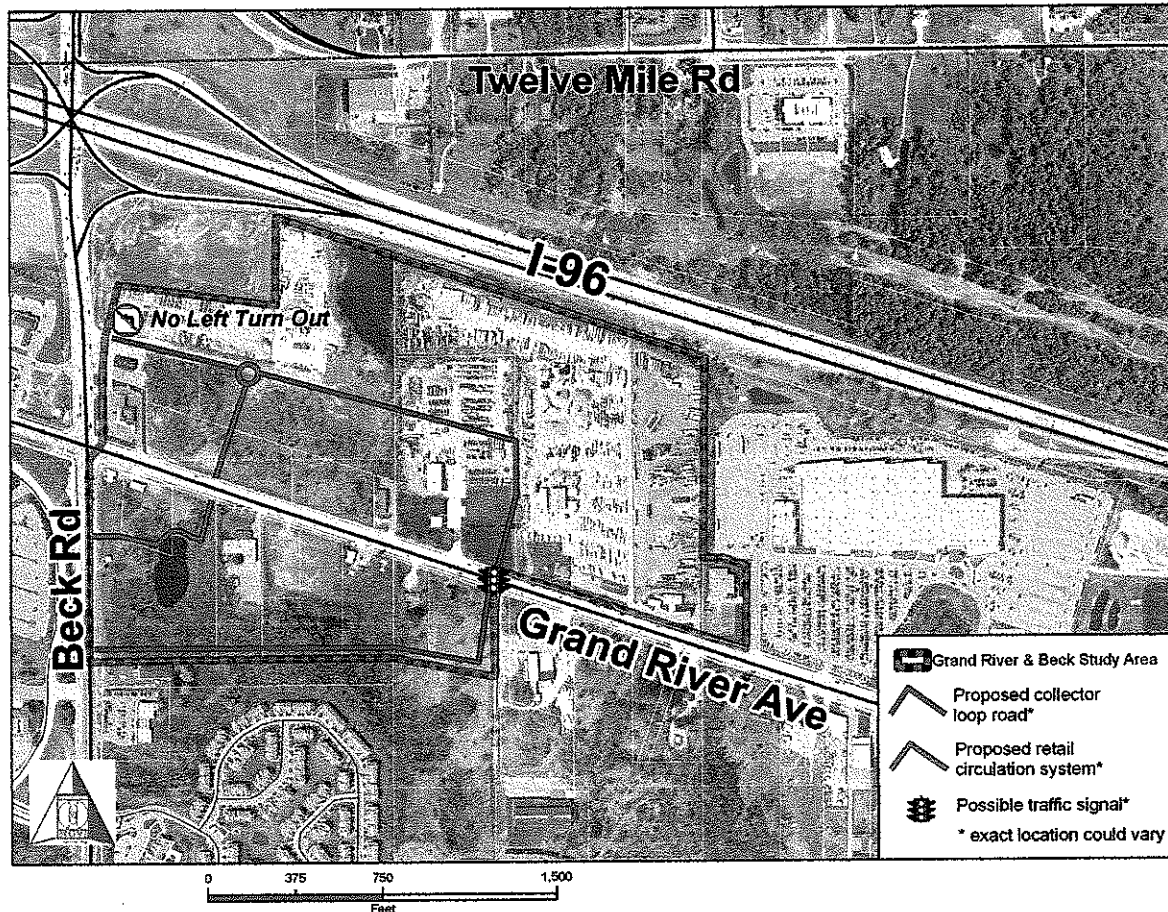
**Implementation Strategy:** Gradually phase out outdoor storage uses over time as redevelopment occurs within the Study Area.

**Implementation Strategy:** Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

**Objective:** Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

**Implementation Strategy:** Explore developing a new circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

### GRAND RIVER AVE. BECK RD. STUDY AREA TRANSPORTATION PLAN





## INFRASTRUCTURE

**GOAL: Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan’s “Promoting Active Communities Program.”**

**Objective:** Continue to strive toward making the City of Novi a more “Bikeable” and a more “Walkable” community.

**Implementation Strategy:** Work with neighboring communities, other agencies, and organizations to plan and build bicycle and pedestrian facilities that connect residential areas with civic, school, worship, park and retail destinations throughout the City including one or more connections across I-96 and with regional destinations in neighboring communities.

**Implementation Strategy:** Plan and build recreational trail facilities that can accommodate bicycles and pedestrians.

**Implementation Strategy:** Provide recreation trails within all new parks and connect all new parks with recreation trails to the City’s pathway and sidewalk system.

**Implementation Strategy:** Plan and build way-finding signage for bicycle and pedestrian routes.

**Implementation Strategy:** Establish ordinance requirements to require bicycle and pedestrian connectivity and bicycle parking facilities for new developments.

**Implementation Strategy:** Establish design standards for bicycle lanes for various road designs and recreation bicycle trails that meet national safety standards.

**Implementation Strategy:** Review and update if necessary, City design standards for pedestrian facilities to meet national safety and Americans with Disabilities Act (ADA) accessibility standards.

**Implementation Strategy:** Retrofit existing bicycle and pedestrian facilities to current national safety standards when feasible.

**Implementation Strategy:** Encourage the retrofitting of existing developments and destinations to provide bicycle and pedestrian access and bicycle parking.

**Implementation Strategy:** Review, update and develop maintenance requirements for public and private bicycle and pedestrian facilities through the use of maintenance standards and ordinances.

**Implementation Strategy:** Implement an adopt a trail type program to help maintain City bicycle and pedestrian facilities.

Implementation Strategy: Actively pursue public and private grants to plan, build and/or rebuild bicycle and pedestrian facilities.

Implementation Strategy: Where practical, encourage the Road Commission of Oakland County and the Michigan Department of Transportation to incorporate bicycle and pedestrian facilities with all major road projects.

Implementation Strategy: Implement a trail or route naming program to help obtain funds for the construction and maintenance of bicycle and pedestrian facilities.

Implementation Strategy: Continue to complete sidewalk and pathway gaps throughout the City and accelerate the rate of completion if funding permits.

**Objective:** Continue to develop public awareness of the City's existing and planned bicycle and pedestrian facilities and their benefits to the citizens of Novi.

Implementation Strategy: Produce maps of pedestrian and bicycle facilities for public distribution.

Implementation Strategy: Promote and organize various types of bicycle and pedestrian events.

Implementation Strategy: Produce a Bicycle and Pedestrian Master Plan with non-motorized transportation and recreation components.

Implementation Strategy: Develop a program to educate residents and businesses of their responsibilities for sidewalk and pathway maintenance and snow and ice removal.

## *ECONOMIC/FISCAL*

**GOAL:** *Ensure that Novi continues to be a desirable place to do business.*

**Objective:** Consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and development to the City.

Implementation Strategy: Work with regional governments and entities to develop regional transportation plans that include a rapid transit connection in or near Novi, particularly along the I-275 corridor to Detroit Metropolitan Airport.

Implementation Strategy: Outreach with local businesses to develop strategies to maximize the potential benefits of a regional rapid transit hub.

**Objective:** Continue to promote and support development in Novi's Office Service Technology (OST) District.

**Implementation Strategy:** Investigate amending the Zoning Ordinance to permit retail services within "Office" use areas designated on the Future Land Use Map for "Retail Services Overlay" as a special development option conditioned on restricting access to streets other than arterial or section line streets.

## HOUSING

**GOAL: Create, preserve and enhance quality residential areas in the City.**

**Objective:** Develop and improve strategies to preserve and enhance existing residential neighborhoods.

**Implementation Strategy:** Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.

**Implementation Strategy:** Continue to provide top quality maintenance of public streets and utilities.

**Implementation Strategy:** Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

**Implementation Strategy:** Investigate and develop programs to encourage private investment in new and existing private neighborhood recreation facilities.

**Implementation Strategy:** Review, make recommendations and take action toward simplifying and streamlining the permitting process for home improvements.

**Implementation Strategy:** Continue to support strong neighborhood associations.

**Objective:** Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

**Implementation Strategy:** Continue to provide land area for new residential development.

**Implementation Strategy:** Consider policies and programs to make housing more accessible to the elderly and mobility challenged individuals.

**Implementation Strategy:** Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.

**Implementation Strategy:** Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments.

Implementation Strategy: Continue to provide and improve alternative methods of transportation to serve residential areas.

Implementation Strategy: Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.

Implementation Strategy: Develop policies and programs to facilitate the development of new public and private senior housing facilities to meet the needs of the City's expanding elderly population.

**Objective:** Encourage residential developments that promote healthy lifestyles.

Implementation Strategy: Educate the public and developers on the benefits of making residential developments more walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible.

Implementation Strategy: Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.

## **5. REFERENCE MATERIAL UPDATES**

### **MAPS**

- a) New Oakland County Green Infrastructure (see attached)
- b) New Intersection Traffic Counts (see attached)
- c) Thoroughfare Plan (see attached)
- d) Speed Limits (see attached)
- e) Road Jurisdiction (see attached)
- f) Traffic Signals (see attached)
- g) Zoning (to be provided later)
- h) Existing Pathways & Sidewalks (see attached)
- i) Pathway & Sidewalk Plan (see attached)
- j) Woodlands (with minor text changes)
- k) Wetlands (see attached)
- l) Floodplain (see attached)