

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, *AICP*, PLANNER
SUBJECT: RECOMMENDED ELEVEN MILE AND BECK ROADS STUDY
AREA MASTER PLAN AMENDMENTS
DATE: DECEMBER 7, 2009

The Master Plan and Zoning Committee has reviewed several proposed Master Plan for Land Use text and map amendments and amendment alternatives for the Eleven Mile and Beck Roads Study Areas. 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 the study area.

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

1. FUTURE LAND USE DESIGNATIONS

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 17

- All SINGLE FAMILY [residential] to SUBURBAN LOW-RISE.
- Educational Facility no change
- Public Park no change
- Utility no change

Section 20

- SINGLE FAMILY [residential] to SUBURBAN LOW-RISE southwest corner of Eleven Mile and Beck Roads (Bosco property).
- Educational Facility no change

3. **RESIDENTIAL DENSITY PATTERNS MAP CHANGES** (see Recommended Residential Density Patterns Map)

Section 17 –Maximum residential density from:

- 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.

Section 20 - Maximum residential density from:

- 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.
- Remain 1.65 southern portion of the area recommended to keep the EDUCATIONAL FACILITY designation.

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.

STUDY AREA FINDINGS SUPPORTING STAFF'S RECOMMENDATIONS

1. Transition Area

- Currently, a corridor within about one-half mile of the south side of Grand River Avenue between Wixom and Beck Roads is developed with fairly high intensity commercial, industrial and office uses.
- A Suburban Low-Rise use area located about between one-half and three-quarters of a mile from Grand River Avenue would have an increased potential of developing because of an expanded basket of potential uses and at the same time keep the intensity of development to a level that steps down in intensity from the more intense development near Grand River Avenue.
- Increasing single-family residential densities in portions of the Study Area further than three-quarters of a mile from Grand River Avenue will promote a transitional development area that is less intense than the Suburban Low-Rise use area and more intense than the neighboring lower density single-family areas.

- The above two points are logical extensions of the “concentric ring” planning concept that placing less intense rings of development around nodes or lineal areas of more intense development.

2. Compatible with Neighboring Properties

- Keeping the Public Park, Educational Facility and Utility use designations on the properties so designated on the current Future Land Use Map is appropriate due to current ownership, current use of these properties and compatibility with neighboring properties.
- When designed properly, low-rise office, human care, educational, attached single-family and multiple family residential uses can act as transitional use areas between high intensity office, industrial or commercial uses and single family residential uses.
- Suburban Low-Rise use areas that permit office, institutional and residential uses, that include “form based” creative residential appearance design standards and that prohibit retail or commercial looking uses, would foster maintaining the residential character in the area.
- Natural and built environments including wetlands, parks, schools and electrical transmission line corridors separate the Study Area from existing single family residential developments and provide an adequate buffer between higher intensity uses and low intensity single family residential uses.

3. Increased Density Benefits

- Increasing residential densities could increase enrollment in Novi schools.
- Increasing residential densities could provide additional housing opportunities to more demographic groups including seniors and young families.
- Increasing residential densities could increase tax revenue.
- Increasing residential density could generate additional retail, office and industrial floor space demand.
- Increasing density and providing for a mix of uses are principals supported by the American Planning Association, the Smart Growth Network and the Governor’s Council on Physical Fitness.

4. Infrastructure

- Infrastructure is basically adequate with minor manageable utility and road improvements and increasing the City’s sewer plant capacity.

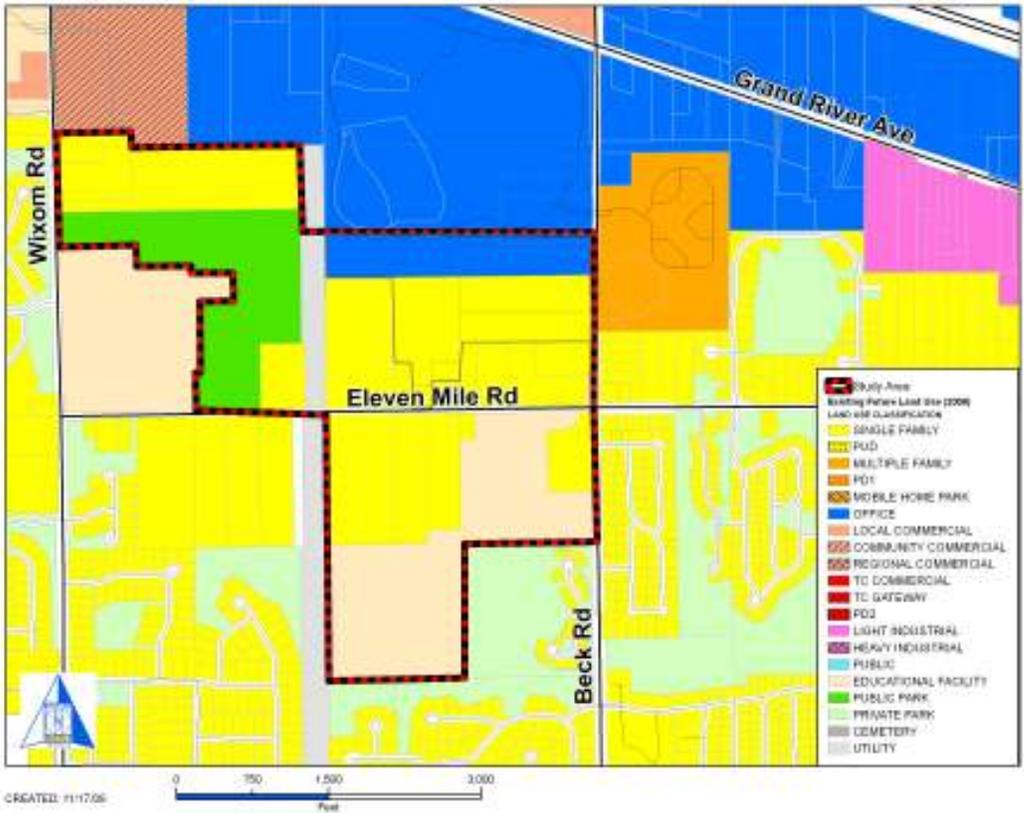
5. Other Reasons

- Suburban low-rise use areas that permit office, institutional and attached single family and multiple family residential uses, would generate more tax revenue than the development of the land with detached single family residential.
- Placing the Bosco property, which is located at the southwest corner of Beck and Eleven Mile Roads, in the Suburban Low-Rise use area is appropriate since the parcel is a small corner parcel that would be difficult to develop as single family and it is within the one-half to three-quarters of a mile from Grand River Avenue corridor.

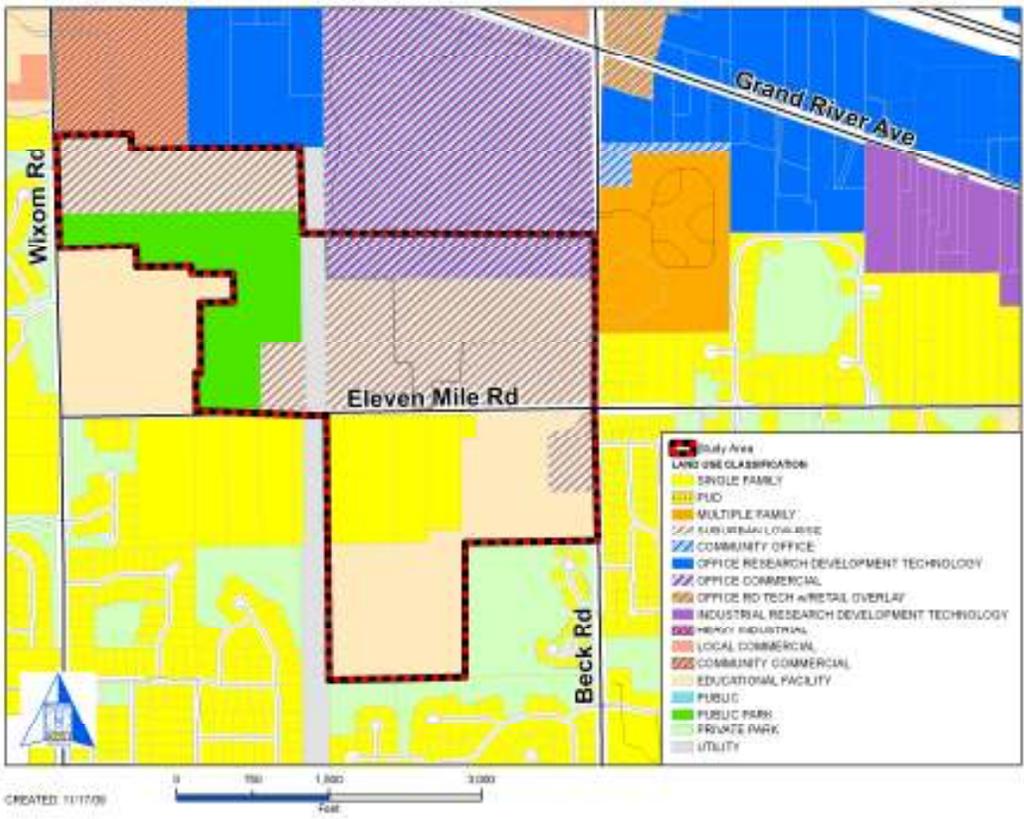
If you have any questions on this material or these findings, please feel free to contact me.

c: Barb McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development

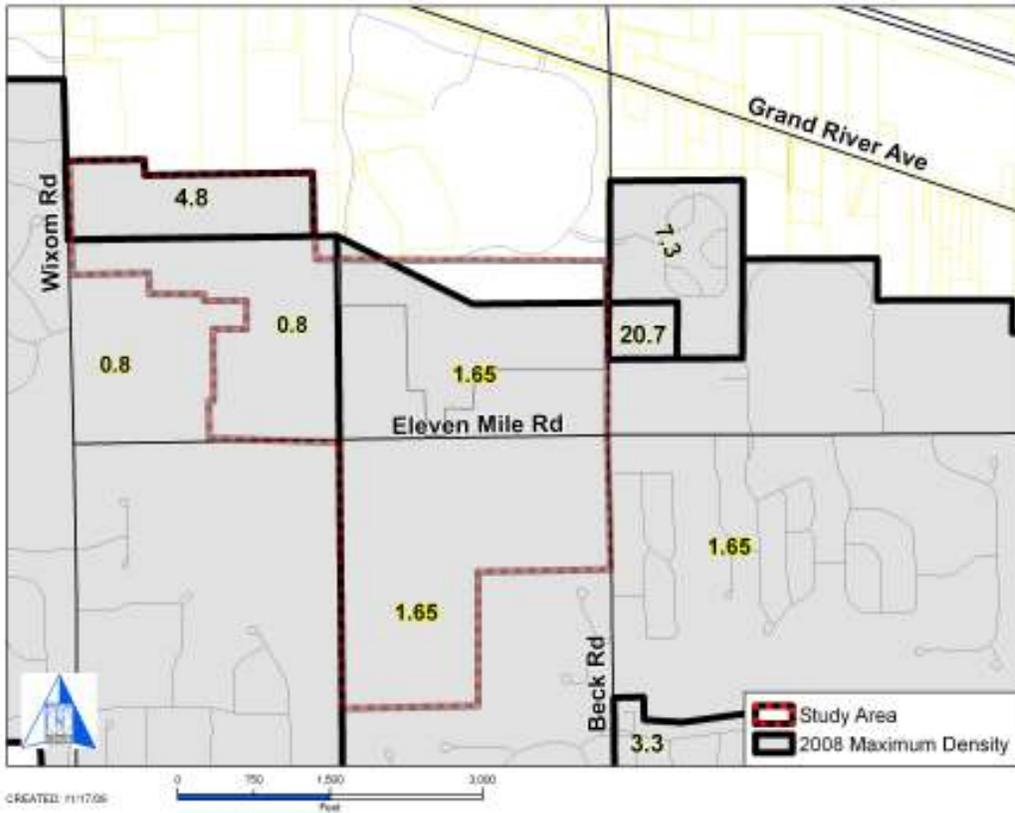
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