

Review Type

Concept plan review in conjunction with rezoning request from OST (Office Service Technology) to FS (Freeway Service)

History

The proposed rezoning (Rezoning 18.694) is reviewed in the accompanying review letter. Rezoning 18.694 appeared before the Planning Commission on January 27, 2010 where the Planning Commission made a positive recommendation for the straight rezoning with the following motion:

"In the matter of Zoning Map Amendment 18.694 for Novi Mile, LLC, motion to recommend approval to the City Council to rezone the subject property from OST, Office Service Technology District to FS, Freeway Service District for the following reasons: a) Because of the uncertain economic times; b) Because the Master Plan process is incomplete at this time and; c) For the other reasons stated during the discussion."

The proposed rezoning appeared before the City Council on February 8, 2010. At the meeting the applicant indicated he would be willing to submit a concept plan and enter into a Planned Rezoning Overlay Agreement with the City. The Council then directed the applicant to work with staff to meet the requirements of the PRO Ordinance with the following motion:

"To postpone action on the rezoning request to allow time to submit a revised application with a PRO primarily because it was contrary to the recommendations of the current Master Plan; because of the size and influence of the freeway they needed to provide access to and from the parcel in an appropriate location; look at mutually beneficial conditions that could be included in the PRO; and in light of the application that had already been made, there would be no other fee, unless to pay consultants, and it would be considered that they were converting to a PRO process."

Public Benefit Under PRO Ordinance

At this time, the applicant has identified items of public benefit in the Project Description/PRO Review letter submitted as part of their application materials. These items should be weighed against the proposal to determine if the proposed PRO benefits **clearly outweigh** the detriments of the proposal. The benefits proposed include:

- Master planned ring road with 220 linear feet to be constructed with this development.
- Access easement to City sanitary force main and MDOT pond.
- Storm water improvements to treat public ROW drainage as well as provide treatment via sedimentation basin.
- Public utility improvements including a water main loop for flow and redundancy.
- Future Beck Road access improvements. (The applicant should provide clarification and further information about improvements planned for Beck Road. Staff did not identify any proposed Beck Road improvements as part of the concept plan or conceptual road layout.)