

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE
FROM: MARK SPENCER, A/CP, PLANNER
SUBJECT: PROPOSED GRAND RIVER AND BECK ROAD FUTURE
LAND USE RECOMMENDATIONS AND TRAFFIC PLAN
CHANGES
DATE: MARCH 1, 2010

After further review of the previously proposed collector and local streets locations on the proposed Grand River Avenue and Beck Road Study Area Transportation Plan with one property owner adjacent to the proposed northern collector and local roads, the Community Development Department and the City's Traffic Consultant, Birchler Arroyo Associates, Inc., recommend modifying the location of the proposed northern local road to a location about 200 feet east of the last proposed location and to expand the area of the proposed Retail Service Overlay future land use designation from 12 to 14 acres, to align with the new location of the proposed local road.

The proposed Traffic Plan changes match the proposed road locations recommended for approval by the City's Traffic Consultant as part of rezoning petition 18.694. The applicant is now considering a PRO application at the suggestion of City Council. Included as part of the PRO application, the property owner proposes to build a portion of the proposed collector road to City of Novi three lane commercial collector road standards with the proposed gas station, convenience store and fast food drive through restaurant project (SP10-11) and build the local road connecting the proposed north collector road to Grand River Avenue with the future development of other adjacent parcels.

If the northern local road is moved to the east on the Transportation Plan, then the City's Traffic Consultant recommends moving the location of the proposed intersection of the southern local street and Grand River Avenue about 200 feet to the west so it will be half way between Beck Road and the intersection of the northern local road to provide ample opposite side driveway spacing.

See attached letter from Birchler Arroyo Associates, Inc. dated February 26, 2010 for additional information. See attached "Old" and "New" Grand River Avenue and Beck Road Study Area Recommended Future Land Use map and Transportation Plans for location comparisons.

C: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development