



13 Mile/Novi Road Area Plan Study

Frequently Asked Questions

1. Who currently owns the property?

The property is currently owned by Manchester 13 Mile Road LLC who is interested in developing the property for multiple-family use.

2. What is currently approved for development of this property?

A Consent Judgment placed on the property as a result of litigation from the early 2000's specifies the land will be used for a commercial development up to 170,000 square feet.

3. Why is public input being collected at this time?

The owner of the property has proposed a multiple-family development which would require City approval of modifications to the existing Consent Judgment. In order to make an informed decision on the proposed modifications, the City has undertaken a land use study to determine whether the Consent Judgment should be amended. Public input is an important component of that land use study.

4. What does Consent Judgment mean?

In this case, the Consent Judgment is the legal agreement governing the use and development of the property and is the result of a settlement to litigation from the early 2000's.

5. Who will make the final determination about the use of the property?

After considering the proposal of the developer and the recommendations of the land use study, the City Council will determine whether or not to agree to an amendment of the Consent Judgment in order to allow land uses other than commercial on the property.

6. What are the next steps in the Land Use Study Process?

The City's consultant along with staff will continue to examine and analyze the market assessment, surrounding land uses and the information received as part of the public input process to develop a recommended land use for the property. This recommendation will be presented to the Planning Commission, who will hold a public hearing on the recommendation and land use study. This is expected to take place at the May 27, 2015 Planning Commission meeting.

7. When will Novi Road be repaired/resurfaced (between 12 Mile and 13 Mile Road)?

The rehabilitation of Novi Road from 12 Mile Road to 13 Mile Road (6,700 feet) to provide a smooth asphalt surface and extend the life of the road is planned for 2016. Novi Rd. is the main thoroughfare linking the north and south ends of Novi. This project was awarded federal funding for construction in 2016.

8. When will 13 Mile Road be repaired/resurfaced (east of Novi Road)?

The repair and repaving of 13 Mile Road from Novi Road to Meadowbrook Road to extend the useful life of the roadway is planned for 2019. The project includes reconstruction of a failed section of 13 Mile Road near Meadowbrook Road adjacent to a wetland and the repair of a failed section of Meadowbrook Road near Burroughs Avenue. The project would also add bike lanes and other non-motorized improvements as recommended by the master plan to improve non-motorized connectivity.

9. What will happen with the existing ponds/wetlands if the property is developed?

Impacts to the existing ponds and wetlands are not anticipated or proposed as part of the development of the property.

10. How will stormwater be handled?

Stormwater would be collected in an on-site detention basin, the details of which would be reviewed as part of the site plan approval process.

11. Which route will construction traffic take if the property is developed?

Construction traffic routes are examined and approved as part of the site plan approval process after careful consideration by the Engineering Division and Community Development Department.

12. The developer/landowner presented two plans for development of the property at the open house- one residential and one commercial. Which one does he want to develop?

The developer would like to construct 189 multiple-family units in a stacked-ranch style. These units would be for rent. The commercial plan is meant to demonstrate what could developed under the current approvals for the property.

13. Can this property be developed as a City park?

The City does not own the property in question and would need to purchase the property to develop a park in this location. The City has no intention of purchasing the property at this time.