



MEMORANDUM

TO: Clay Pearson
City Manager

FROM: ^{Barbara} Barbara McBeth, AICP
Deputy Director of Community Development

DATE: August 21, 2007

SUBJECT: Master Plan Three Focus Areas Update Summary

8-22-07
To: Mayor and City
Council Members

For discussion at joint mtg
with Planning Commission at 9pm
part of 8-27-07 City Council
Meeting. c: Planning Commission members

Clay Pearson

The Master Plan focus area update process came to the forefront back in April, 2007, when planner Mark Spencer met with the Master Plan and Zoning Committee and discussed as part of their agenda the possibility of opening the master plan to address some particular areas of interest or to complete open issues. After some discussion over the next couple of meetings, the Committee recommended to the Planning Commission that it formally start the process by reviewing identified, specific areas. The Committee prepared a resolution that was approved by the Planning Commission as a whole on June 13, 2007:

Whereas, the Master Plan and Zoning Committee of the City of Novi Planning Commission has reviewed the status of the City of Novi Master Plan for Land Use, 2004 regarding Special Planning Areas No. 1 and No. 2, the Downtown West Area, and the Southwest Quadrant of the City; and

Whereas, the Committee found that the Master Plan does not detail the general uses for the following areas: Special Planning Areas No. 1 and No. 2, and the Downtown West Area; and

Whereas, the Southwest Quadrant of the City is also being reviewed by the Committee and Commission for potential Plan amendments.

Now, therefore, the City of Novi Planning Commission hereby announces the start of the Master Plan amendment review process and it authorizes its Chairperson to notify the City Council and all entities that are required to receive notice by the State Municipal Planning Act.

Since that meeting, the Committee has been meeting on a bi-weekly basis, with an eye toward having the master plan review process for these first few areas completed by January, 2008. The program has been to do some initial data gathering from various sources as an in-house project, and then to use outside consultants to assist in the review

of that data and information and to possibly prepare amendments or updates to the plan. The use of outside expertise and resources is essential to meeting the expectations of the Planning Commission, the Mayor and City Council, and the public to complete these areas on a comprehensive and timely basis. A solicitation process has been completed and a recommendation appears to engage a firm as a separate item on the August 27, 2007 City Council agenda.

Throughout the process there have been and will be opportunities for public hearings to get comments from stakeholders and the community as to the information gathered and any changes that might be proposed. For that reason, and because it is primarily an opportunity to update the City Council, we do not intend to ask for substantial public input at this joint meeting and would not expect substantive comments from the public at this time.

So far, the Committee has reviewed the history and current uses of the property in the three areas of interest:

- Southwest residential corners
- Novi Road/I-96 interchange
- Southwest corner of 12 Mile and Wixom Road

Maps detailing the zoning, master planning, environmental features, utility infrastructure, and thoroughfare have been provided to the committee for the three areas. A sample of the committee's work for one study area is attached. Additional documentation over the next several meetings will likely include a complete commercial inventory of these areas, an analysis of vacancies, and a discussion (to the extent possible) of market needs. Residential densities and inventories will also be reviewed, as well as planned road and other infrastructure improvements. With regard to the special planning project area at 12 Mile and Wixom, this item will likely be on the August 29, 2007 Master Plan and Zoning Committee agenda to formalize the background information for that area.

The scope of such a project, while necessary in our view for the reasons previously discussed with the Committee and the Commission, is work that the in-house staff simply does not have the available resources given the high level of activity continuing and the City's commitment to timely site plan reviews as well as other designated priorities to **solely** complete given the day-to-day obligations of site plan review and the like and current staffing levels. The staff would obviously work with any outside consultants hired for this purpose and is, in fact, completing substantial background and base information towards completion of this project as previously outlined to you.

c: Steve Rumble, Community Development Director
Pam Antil, Assistant City Manager
Tom Schultz, City Attorney
Maryanne Cornelius, City Clerk
Mark Spencer, Planner

Draft Outline of Staff's Presentation
For Joint City Council and Planning Commission meeting
August 27, 2007

- I. Reason for review of the Master Plan for Land Use for three areas of study
 - a. On-going process
 - b. Dynamic document
 - c. Proactive (review more often than required by law)

- II. Overview of the Master Plan review process to date
 - a. Planning Commission resolution
 - b. Data gathering by staff
 - c. Master Plan subcommittee meetings
 - d. RFP for outside consultant: written, posted, responses received and evaluated for consideration by the City Council
 - e. Timeframe and expectations for review
 - f. Demonstration of work reviewed by Master Plan and Zoning Committee

- III. Overview of process from RFP going forward
 - a. Public input sessions
 - b. Further review of study areas
 - c. Needs analyses
 - d. Draft reports from consultants and staff
 - e. Public hearings on draft changes (if any)
 - f. Planning Commission recommendation and City Council approval to send out draft to surrounding communities and other agencies
 - g. Receive responses from County Planning and other agencies
 - h. Adoption of Master Plan

- IV. Planning Commission Chair Victor Cassis to provide information about Master Plan and Zoning Committee work

- V. Discussion of Consulting Services proposal

**Master Plan for Land Use Memo
From June 18, 2007
City Council Packet**

6-15-07

To: Mayor and City Council Members

Upcoming discussion item



MEMORANDUM

TO: Clay Pearson, City Manager

FROM: Barbara McBeth, Deputy Director of Community Development

DATE: June 14, 2007

SUBJECT: Master Plan for Land Use

Over the last few weeks, the Planning Commission's Master Plan and Zoning Committee has been reviewing the goals and recommendations of the 2004 Master Plan for Land Use, and has begun studying land uses for several areas of the city. Among the areas of particular interest were the following:

- Southwest residential corners
- Novi/I-96 Interchange
- Southwest corner of 12 Mile and Wixom

Last night, the Planning Commission adopted a resolution to announce the commencement of the Master Plan review process, following the recent recommendation of the Master Plan and Zoning Committee to take this action. The State Municipal Planning Act requires local communities to allow a 40 day comment period for input from neighboring communities, the County, utility companies and railroads before a draft is presented. The State law gives local Planning Commissions the authority to initiate and adopt or amend a Master Plan.

As we discussed previously, and as we did with the 2004 plan, the in-house Planning Staff will provide support and foundation material, professional expertise and draft documents for the Committee to review for the areas of interest. Certain aspects of the Master Plan review will require the expertise of outside consultants, such as traffic, utility and needs analyses, as well as facilitation for public input. Staff has been formulating a work plan that will include the support and work to be done by in-house staff and the areas of the Master Plan review that will benefit from the expertise of outside consultants. We hope to present information to the City Council regarding the budgetary aspects of this request at the next City Council meeting.

Attached are the resolution to open the master plan, which was approved by the Planning Commission last evening, and the letter to be sent to surrounding communities today. A map has also been prepared highlighting the primary areas intended for study. The initial work plan has been discussed with the Master Plan and Zoning Committee with a tentative timeline for the various steps for review of the Master Plan, and this has been attached, as well.

The Planning staff looks forward to the commencement of the Master Plan review process and working closely with the Planning Commission and any outside experts that can be used. While we are not making assumptions about any particular need to modify the Master Plan until the study is completed, we anticipate that a fresh look at this important policy document will be beneficial to the decision-makers in the City of Novi in the upcoming years.

Work Plan: Master Plan for Land Use 2007 Update

Work Progression (as required by State Law, logistics, precedent, etc.) for the following three areas under consideration:

1. Southwest Residential Corners
 2. Novi/I-96 Interchange
 3. Twelve Mile west of Wixom Road
- Planning Commission **authorizes start of process** and sends out a notice of intention of amending the Master Plan requesting comments and cooperation (statutory 40 day comment period). *[June 13th authorize –June 14th send out mailing. Comment period closes July 9th].*
 - Staff to **collect data for review** by Master Plan and Zoning Committee: *[June, July & August]*
 - Staff & City Council to **initiate outside studies** if any *[RFP draft underway now, City Council review and allocate funds July 2, BIDNET second week in July, responses from consultants by August 1, selection of consultants by middle of August, Reports by consultants by early October]*
 - **Public input/visioning** meetings lead by outside facilitator to hold stakeholder meetings and coordinate web comments *[August]*
 - Master Plan & Zoning Committee to **develop vision statements and goals.** *[October]*
 - Master Plan & Zoning Committee **discuss alternatives and draft amendments** to Master Plan *(November)*.
 - **Public hearing** (not required but recommended) & **PC approval of amendments.** *[November 28th]*
 - **City Council comment and approval of draft amendments for distribution** and action on City Council approval of Master Plan amendments if desired by Council. *[December 17th]*
 - Planning Commission to **send out draft for comments** (55 to 75 days). *[cut-off early March]*
 - Master Plan & Zoning Committee **review of public & other agency comments and possible modification of draft** to address concerns. *[as received]*
 - **Public hearing** (at least one) after expiration of comment period). *[March 17th]*
 - **Planning Commission approval of Master Plan.** *[March 17th]*

Drafting the Plan: Contents of the Plan Amendment(s)

Legend

S City Staff
C Consultants
PC Planning Commission
(Date) Draft Completion Goal Date

- I. **EXECUTIVE SUMMARY** (December 2007)
- II. **AMENDMENT STUDY AREAS AND INTRODUCTIONS** (On-going, but completed by December 2007)
 - a. I-96 Novi Road Intersection Area
 - b. Southwest Quadrant Residential Corners
 - c. Southwest Twelve Mile Wixom Road Area (Special Study Area 2)

These areas will need to be reviewed at a later time:
Special Study Area 1 & Twelve Mile West Park Triangle Area
- III. **EXISTING CONDITIONS** (Staff to do background information in July and August before consultants are on-board)
 - a. Land Use **S** (July 2007)
 - b. Zoning **S** (July 2007)
 - c. Demographics **S** (July 2007)
 - d. Public facilities & infrastructure **S** (August 2007)
 - e. Community Character **S** (August 2007)
 - f. Environment/Open space **S** (July 2007)
 - g. Fiscal/Economic **S** (completed in 2007) Comparative Analysis in Appendix D of City Budget
- IV. **Community Visioning Process S & C** (July through October 2007)
 - a. Stakeholder Meetings
 - b. Web page to solicit comments and survey responses
- V. **DATA ANALYSIS** (Consultants to do needs analyses, thoroughfares analysis by end of October)
 - a. Retail Needs Study (City wide) **C** (October 2007)
 - b. Industrial Needs Study (City wide) **C** (October 2007)
 - c. Office Needs Study (City wide) **C** (October 2007)
 - d. Residential Needs Study (City wide) **C** (October 2007)
 - e. Infrastructure
 - i. Thoroughfares **C** (October 2007)
 - ii. Sanitary Sewer **S** (July 2007)
 - iii. Water **S** (July 2007)
 - iv. Storm Water **S** (July 2007)

- f. Fiscal Analysis & Cost Benefit Analysis **S** (complete 2007)
- g. Growth Issues **S and PC** (October 2007)
- h. Community Character Analysis **S and PC** (October 2007)
- i. Environment/Open Space **S, on-staff C and PC** (September 2007)
 - i. Quality of woodland & wetland protection
 - ii. Park and Recreation Plan

VI. GOALS & OBJECTIVES (develop with Community Visioning data) **S & PC** (October 2007)

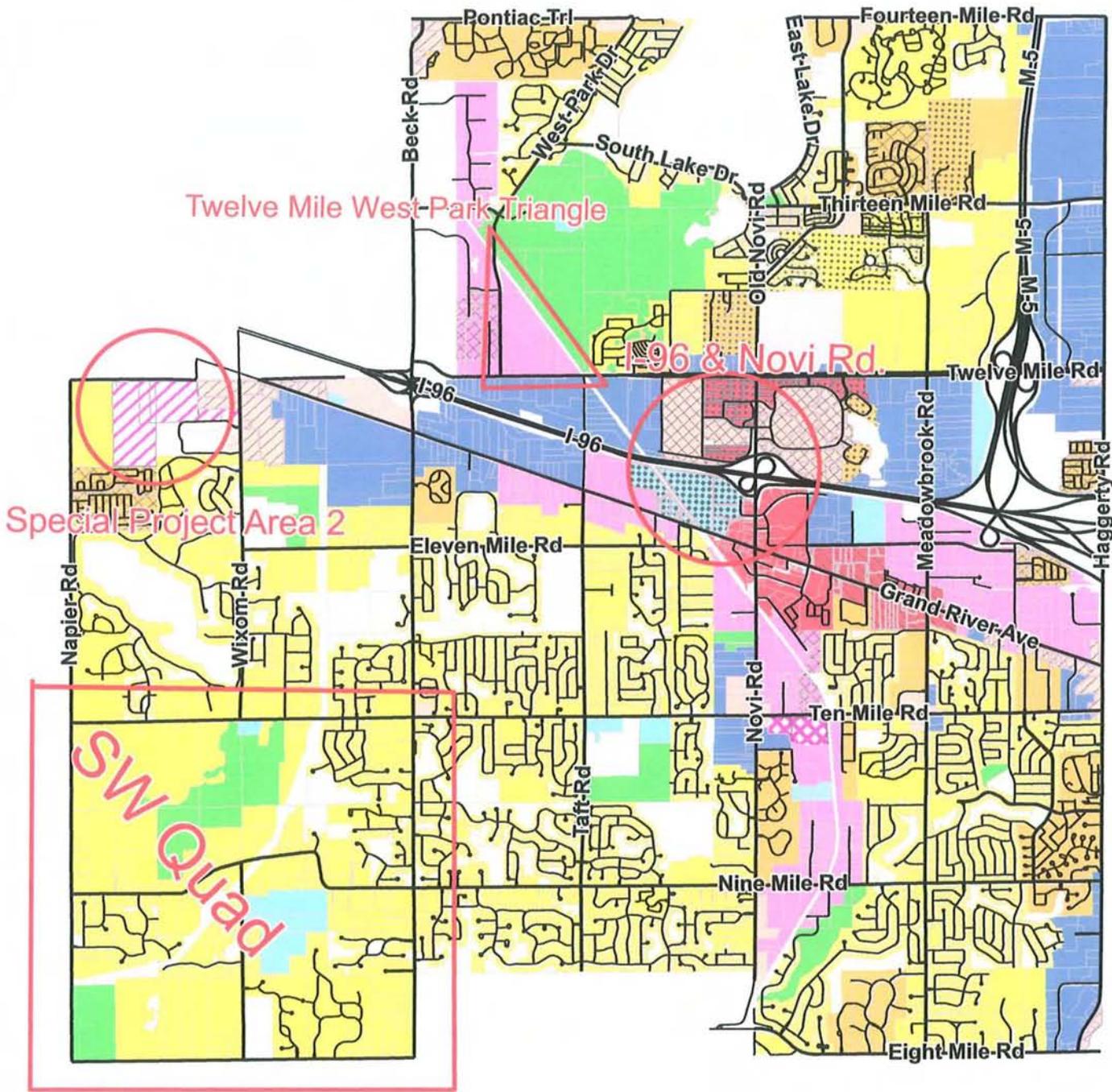
- a. Land Use
- b. Infrastructure
- c. Community Character
- d. Environment/Open Space

VII. IMPLEMENTATION S (November 2007)

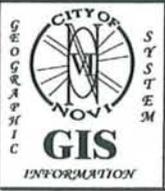
- a. Community Character
- b. Environment/Open Space
- c. Growth Management

Master Plan for Land Use, 2004

Future Land Use & Potential Amendment Areas



FUTURE LAND USE CLASSIFICATION		Legend			
SINGLE FAMILY	OFFICE	TC COMMERCIAL	HEAVY INDUSTRIAL	CEMETERY	
PUD	LOCAL COMMERCIAL	TC GATEWAY	PUBLIC	UTILITY	
MULTIPLE FAMILY	COMMUNITY COMMERCIAL	DOWNTOWN WEST	EDUCATIONAL FACILITY	SPECIAL AREA 1	
PD1	REGIONAL COMMERCIAL	PD2	PUBLIC PARK	SPECIAL AREA 2	
		LIGHT INDUSTRIAL	PRIVATE PARK		



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**EXAMPLE OF PACKET
REVIEWED BY
MASTER PLAN AND ZONING COMMITTEE**

Master Plan & Zoning Committee Packet 7/24/07

Agenda

Meeting Memo

**Special Project Area 2
Twelve Mile, Napier & Wixom Roads Area
With Background Information Maps**

**St. Catherine of Sienna Academy and Nicoleena Estates
Condominium PRO Concept Plan**

Minutes 7/10/07



MEMORANDUM

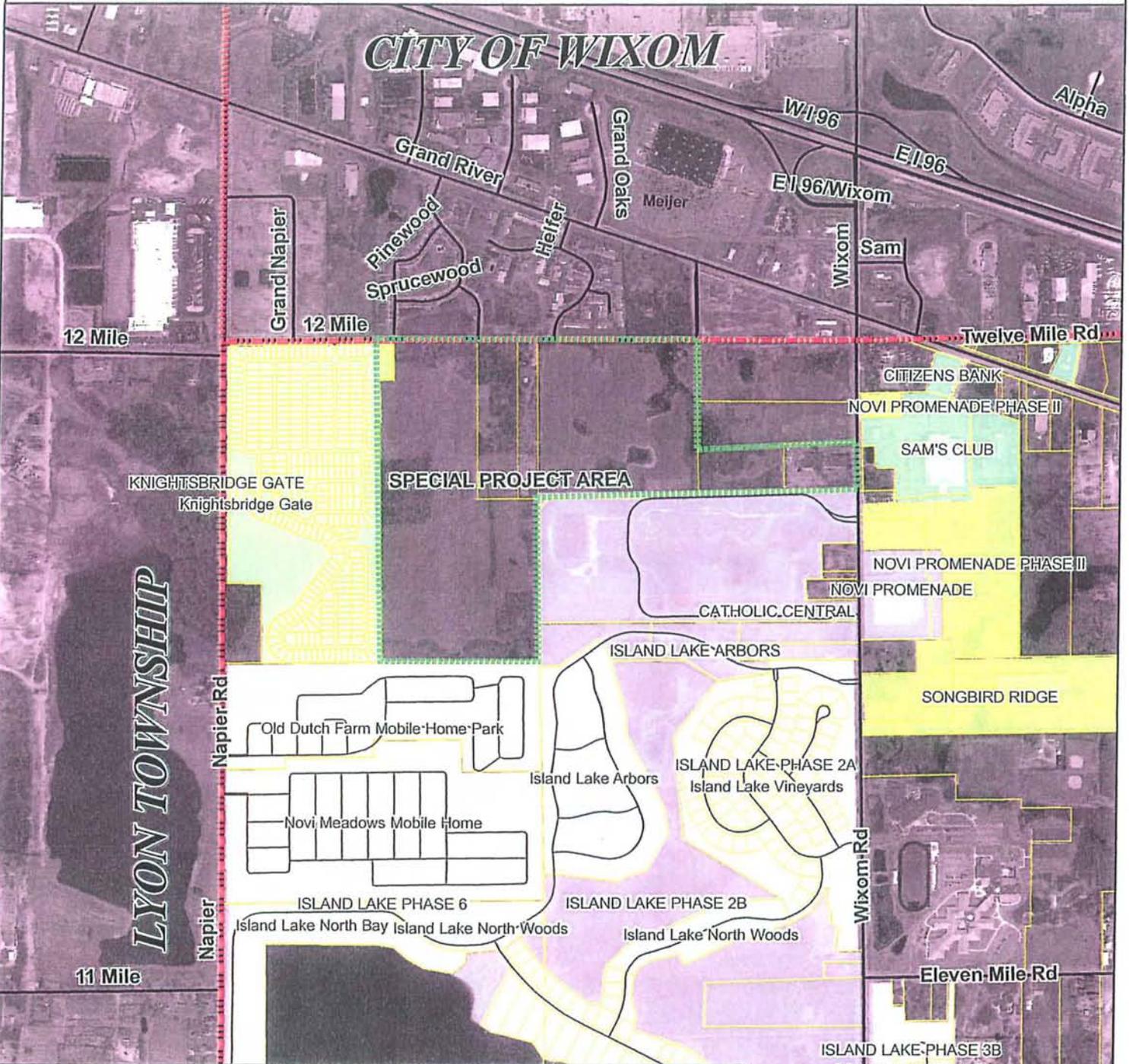
TO: Master Plan & Zoning Committee Members
FROM: Mark Spencer, AICP, Planner *Mark*
DATE: July 20, 2007
SUBJECT: July 24, 2007 Packet

A series of Special Project Area 2, Twelve Mile, Napier and Wixom Road Area, background information maps is included with your packet for your review. This information will be helpful during the review of this Study area. It includes maps depicting the project area's location, watershed/wetlands, woodlands & natural features, Master Plan for 1980, 1988, 1990, 1993, 1999 & 2004, zoning, speed limits, utilities, thoroughfares, road jurisdiction and right-of-ways, and pavement types.

At a subsequent meeting, the Committee will be asked to discuss a proposed rezoning with a planned rezoning overlay for the project area that includes a proposed private school and multi-family housing. A reduced copy of their proposed concept plan and an e-mail from Barb McBeth, that were transmitted to City Council, are also included with this packet. At this time, staff has not reviewed the proposal. The applicant for this project indicated they will attend your next meeting.

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Location Map



Legend	
<p>--- Subdivisions</p> <p>Project Status</p> <p> PLAN SUBMITTED</p> <p> PLAN APPROVED</p>	<p> UNDER CONSTRUCTION</p> <p> PROJECT BUILT</p>



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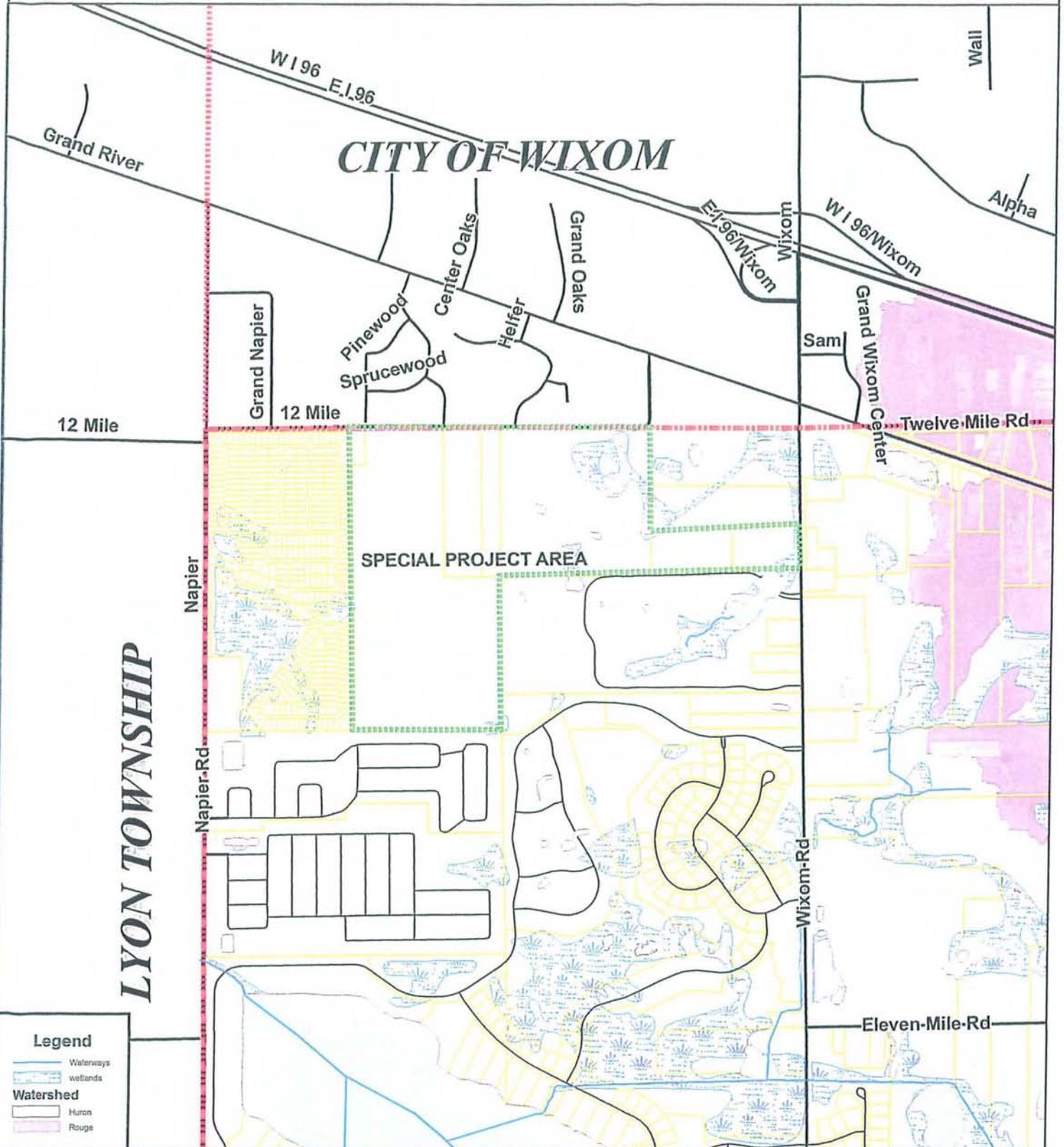
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SPA 1

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Watershed/Wetland Map



Legend

- Waterways
- ~ wetlands

Watershed

- Huron
- Rouge



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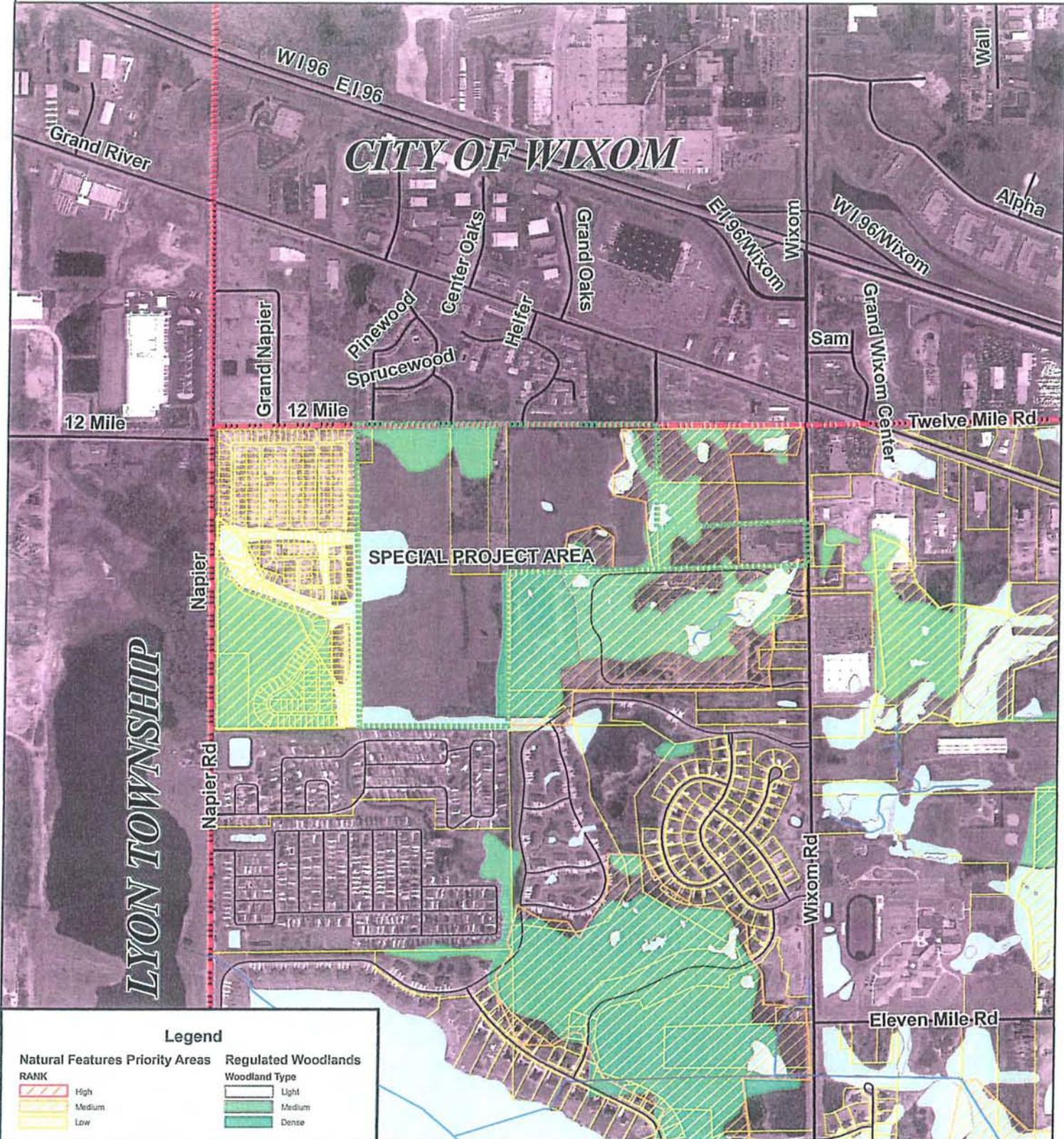
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SPA 2

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Woodlands & Natural Features Map

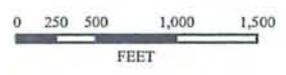


Legend

Natural Features Priority Areas	Regulated Woodlands
RANK	Woodland Type
High	Light
Medium	Medium
Low	Dense



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SPA 3

vilcan-jeman & associates inc.
community planning consultants

PLAN FOR LAND USE

1980
Master Plan



RESIDENTIAL

SINGLE - FAMILY

(REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

MULTIPLE - FAMILY (Pd. 1 Option)

MOBILE HOME PARK

COMMERCIAL

OFFICE (Pd. 2 Option)

CENTER COMMERCIAL

NON CENTER COMMERCIAL (Pd. 3 Option)

INDUSTRIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PUBLIC

CIVIC CENTER

WASTE WATER TREATMENT PLANT

WATER STORAGE FACILITY

FIRE STATION

QUASI PUBLIC

CEMETERY

GOLF COURSE

PARK

ICE RINK

SCHOOLS

ELEMENTARY

PROPOSED ELEMENTARY

SECONDARY

PARKS

NEIGHBORHOOD

PROJECTED

COMMUNITY

THOROFARES

EXISTING PROPOSED R.O.W. 250' FREEWAY

150' MAJOR THOROFARE (DIVIDED)

120' THOROFARE

70' INDUSTRIAL COLLECTOR

86' COLLECTOR

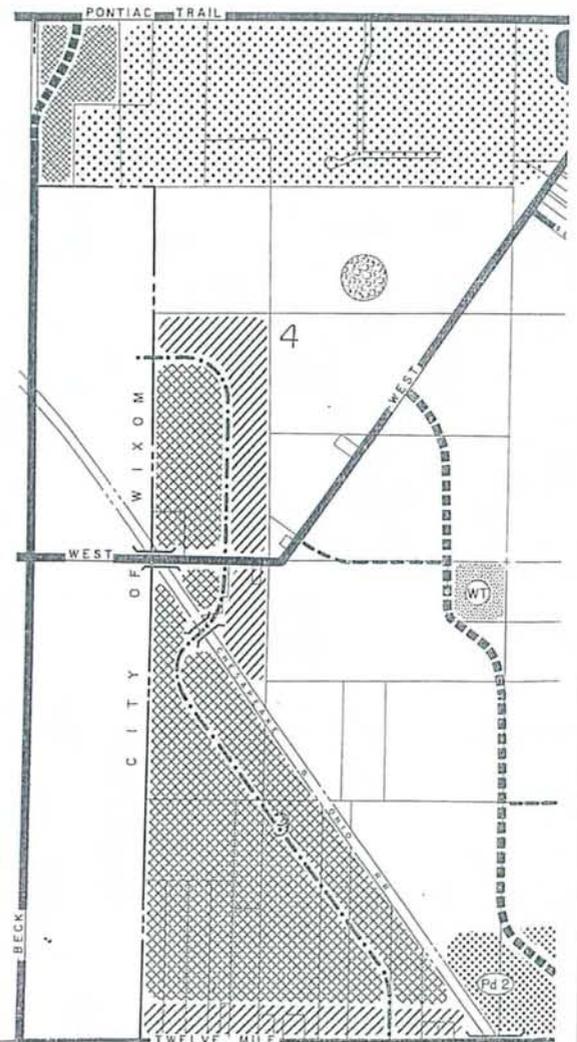
60' LOCAL RESIDENTIAL ST.

MARGINAL ACCESS SERVICE DRIVE

OVERPASS - UNDERPASS

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REZONING PROPOSALS.

COMMERCE TWP.



Special Project Area



1988
Master Plan

RESIDENTIAL

SINGLE - FAMILY

(REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

MULTIPLE - FAMILY (Pd.-1 Option)

MOBILE HOME PARK

COMMERCIAL

OFFICE (Pd. 2 Option)

CENTER COMMERCIAL

NON CENTER COMMERCIAL (Pd. 3 Option)

INDUSTRIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PUBLIC

CIVIC CENTER LIBRARY

WASTE WATER TREATMENT PLANT

WATER STORAGE FACILITY

FIRE STATION

QUASI PUBLIC

CEMETERY

GOLF COURSE

PARK

SCHOOLS

ELEMENTARY

PROPOSED ELEMENTARY

SECONDARY

PARKS

NEIGHBORHOOD

PROJECTED

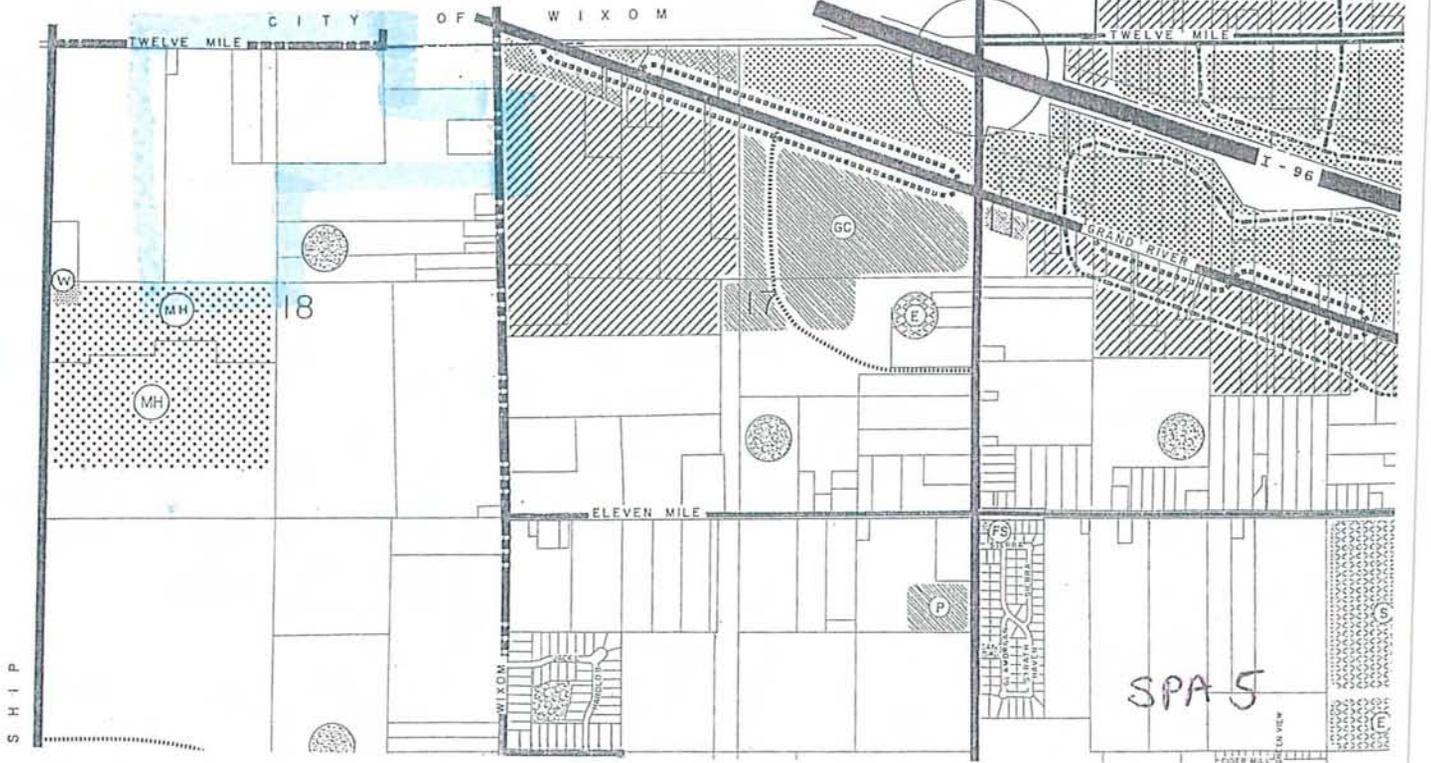
COMMUNITY

THOROFARES

EXISTING	PROPOSED	R.O.W.
		250' FREEWAY
		180' MAJOR ARTERIAL (DIVIDED)
		120' ARTERIAL
		120' MINOR ARTERIAL
		86' RESIDENTIAL COLLECTOR
		70' NON RESIDENTIAL COLLECTOR
		60' LOCAL RESIDENTIAL STREET
		66' SCENIC DRIVE ROAD
		MARGINAL ACCESS
		GRADE SEPARATION

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Special Project Area



1993 Master Plan

RESIDENTIAL

□ SINGLE - FAMILY

(REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

PLANNED UNIT DEVELOPMENT
 MULTIPLE - FAMILY *
 MOBILE HOME PARK

COMMERCIAL

OFFICE *
 CENTER COMMERCIAL
 NON CENTER COMMERCIAL * *
 EXPO CENTER

INDUSTRIAL

LIGHT INDUSTRIAL *
 HEAVY INDUSTRIAL

PUBLIC

CIVIC CENTER LIBRARY
 WASTE WATER TREATMENT PLANT
 WATER STORAGE FACILITY
 FIRE STATION

QUASI PUBLIC

CEMETERY
 GOLF COURSE
 PARK

*
FOR Pd 1, Pd 2, Pd 3, B Pd 4 OPTION DESIGNATIONS ON MAP REFER TO SECTION 2406 OF ZONING ORDINANCE FOR STANDARDS. FOR PCO OPTION REFER TO SECTION 2201.5.c.

Special Project Area

SCHOOLS

ELEMENTARY
 PROPOSED ELEMENTARY
 SECONDARY

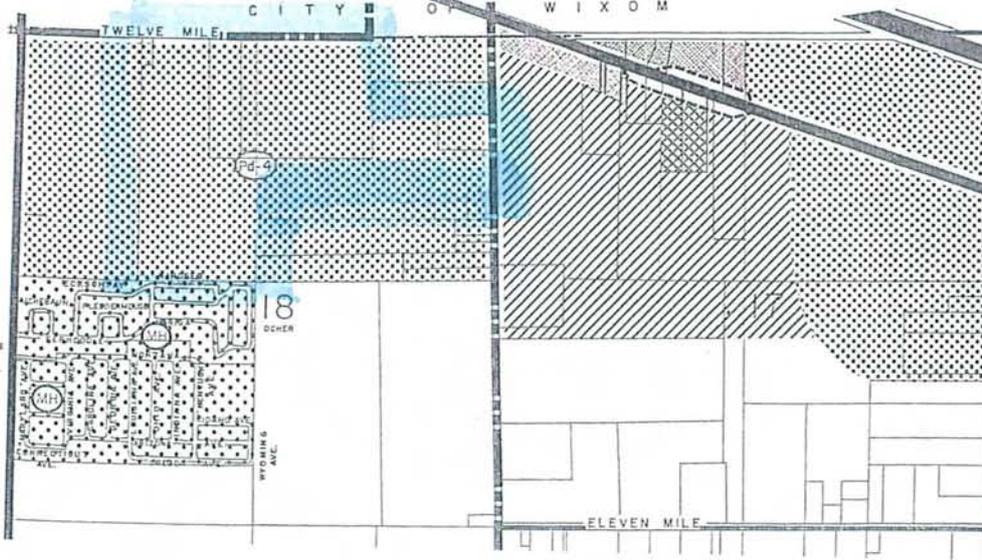
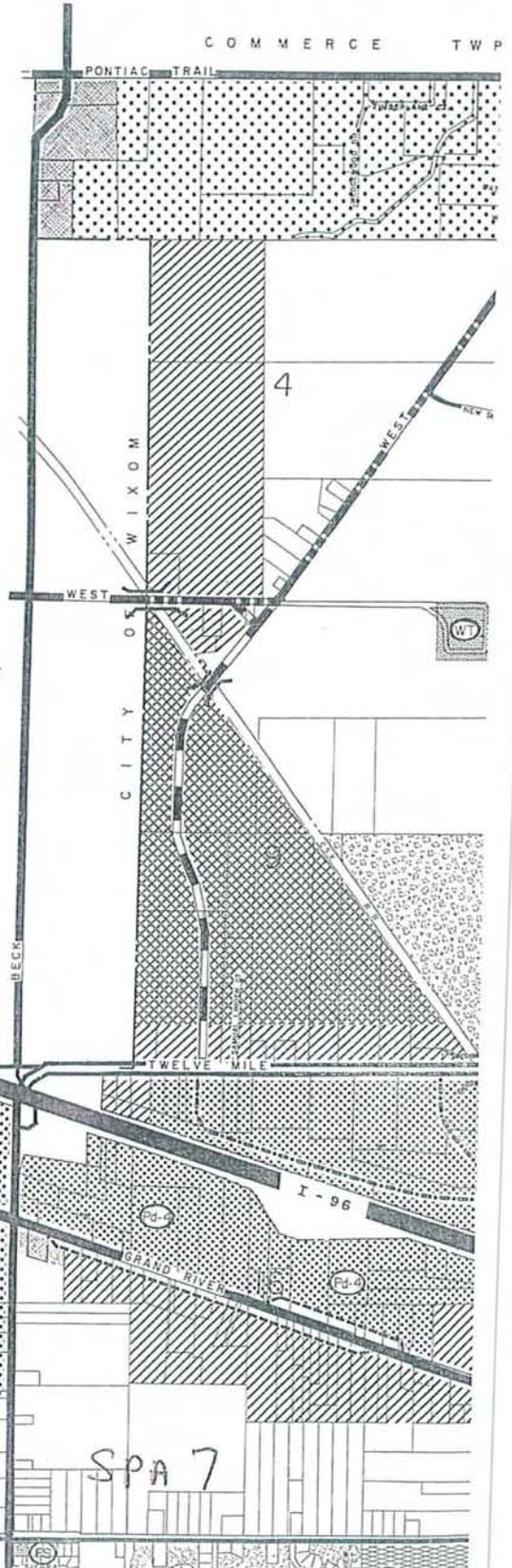
PARKS

NEIGHBORHOOD
 PROJECTED
 COMMUNITY

THOROFARES

EXISTING	PROPOSED	R.O.W.	
		250'	FREEWAY
		180'	MAJOR ARTERIAL (DIVIDED)
		120'	ARTERIAL
		120'	MINOR ARTERIAL
		86'	RESIDENTIAL COLLECTOR
		70'	NON RESIDENTIAL COLLECTOR
		60'	LOCAL RESIDENTIAL STREET
		66'	SCENIC DRIVE ROAD
		-	MARGINAL ACCESS
		-	GRADE SEPARATION

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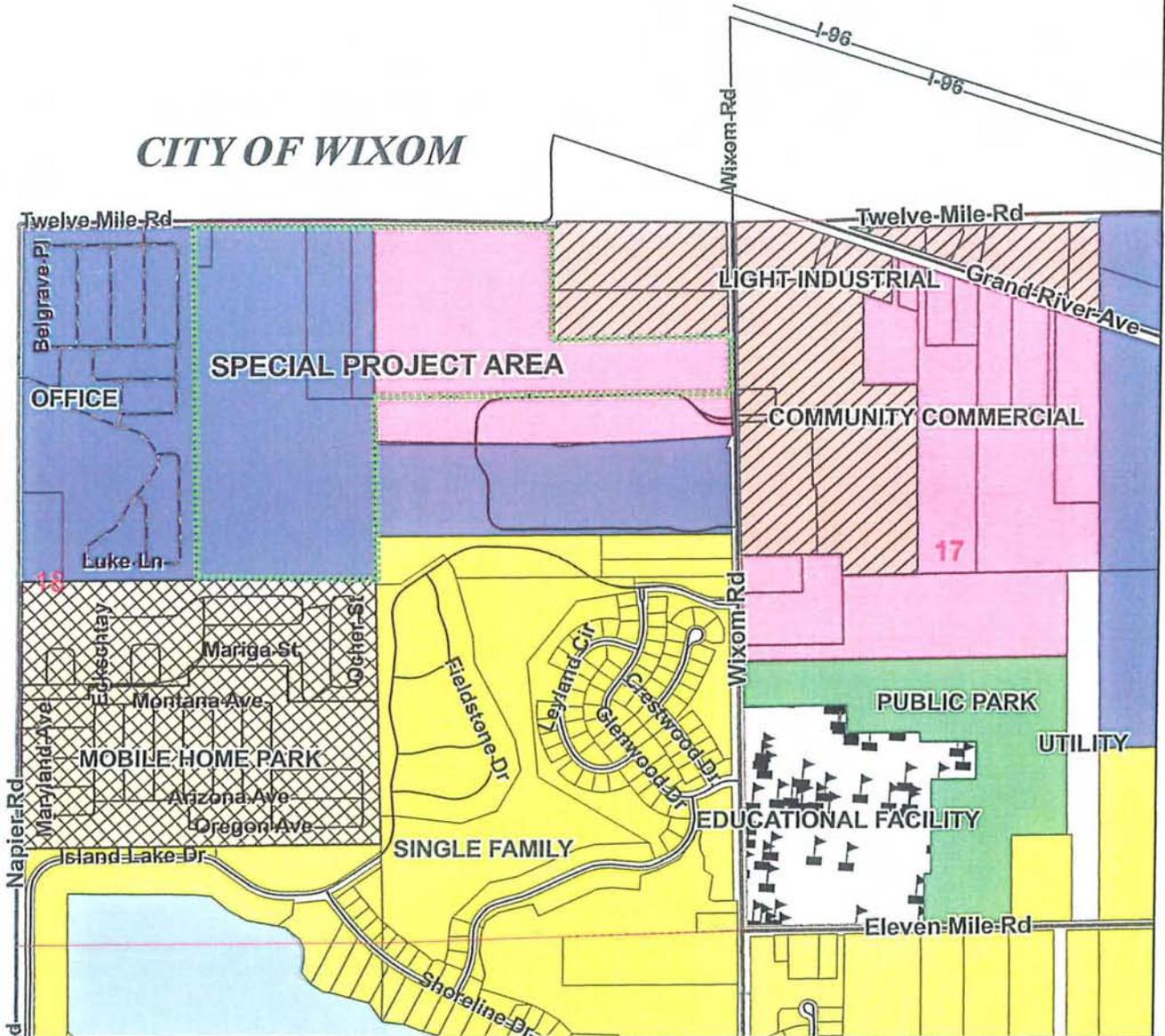
SPA 7

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - 1999 Master Plan

LYON TOWNSHIP

CITY OF WIXOM



Legend

Future Land Use 2020

- | | | | | | | | |
|--|----------------------|--|------------------|--|----------------|--|---------------|
| | COMMUNITY COMMERCIAL | | LIGHT INDUSTRIAL | | OFFICE | | QUASI PUBLIC |
| | MOBILE HOME PARK | | LOCAL COMMERCIAL | | COMMUNITY PARK | | SINGLE FAMILY |
| | EDUCATIONAL FACILITY | | | | | | |



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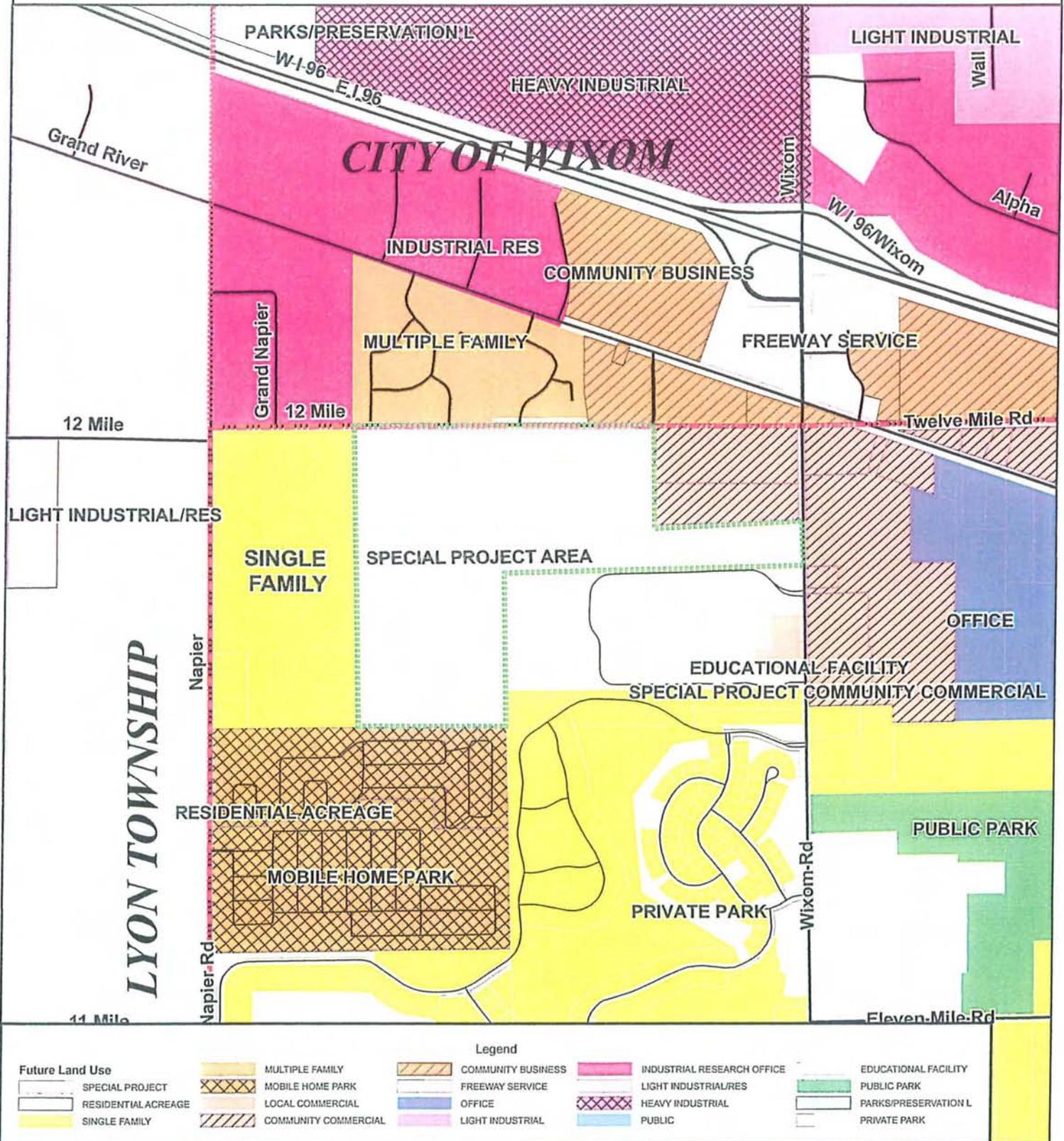


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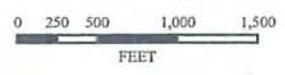
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Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Future Land Use Map



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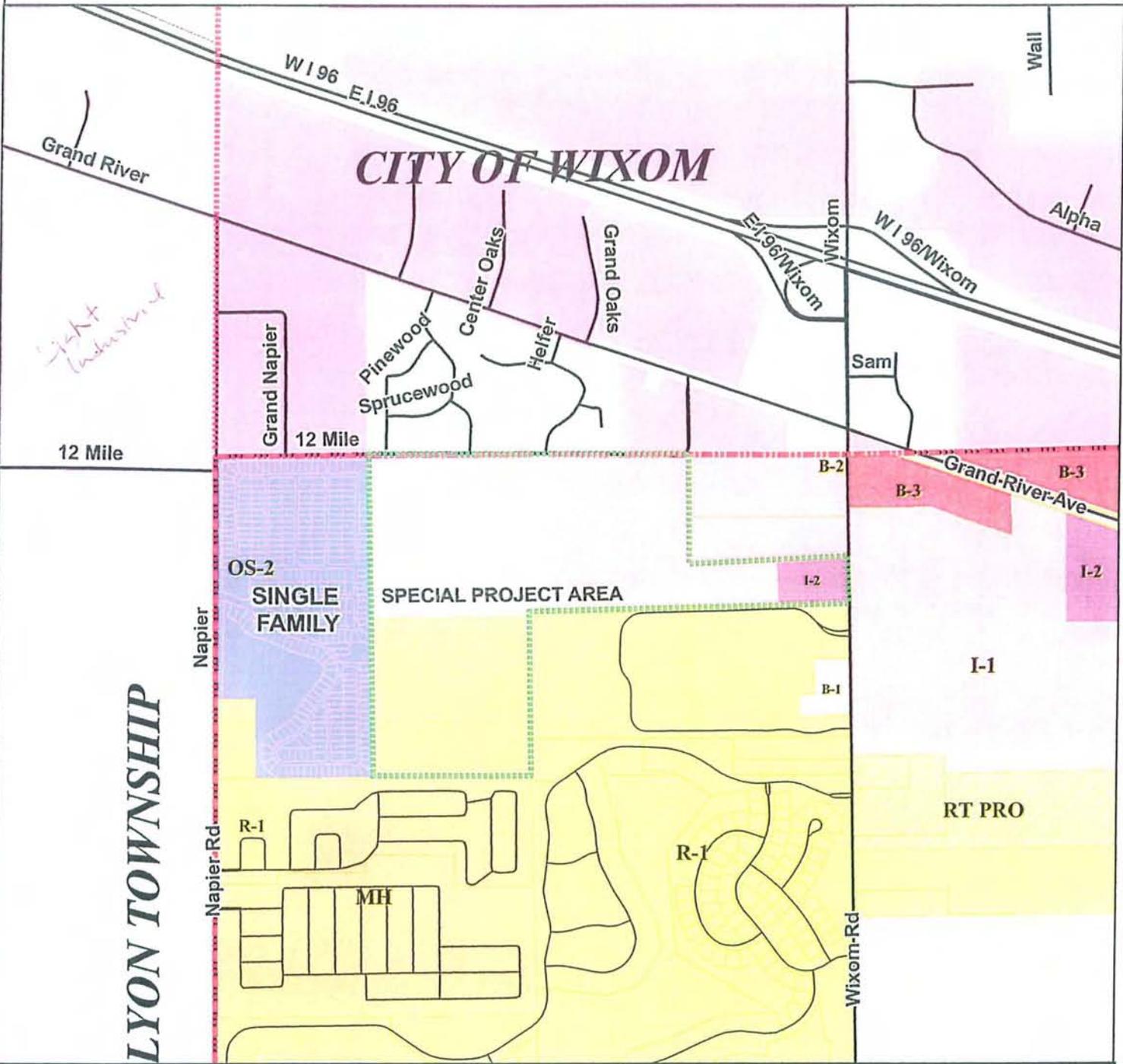
/mp amend flu special project area 2.mxd

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SPA 9

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Zoning Map



Wixom Zoning

- B-3: General Business
- FS: Freeway Service
- IRO: Industrial Research Office

- M-1: Light Industrial
- M-2: Heavy Industrial
- MHP: Mobile Home Park
- RC-1: Multiple-Family Residential

Lyon Twp Zoning

- I-1: Light Industrial District
- R-1.0: Residential-Agricultural District

Novi Zoning

- R-1: One-Family Residential District
- R-A: Residential Acreage
- RT PRO: Two-Family Residential District With PRO
- MH: Mobile Home District
- B-1: Local Business District

- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-2: Planned Office Service District

Legend



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 NOVI, MI 48375-3024
 (248) 347-0475
 WWW.CI.NOVI.MI.US



/mp amend zone special project area 2.mxd

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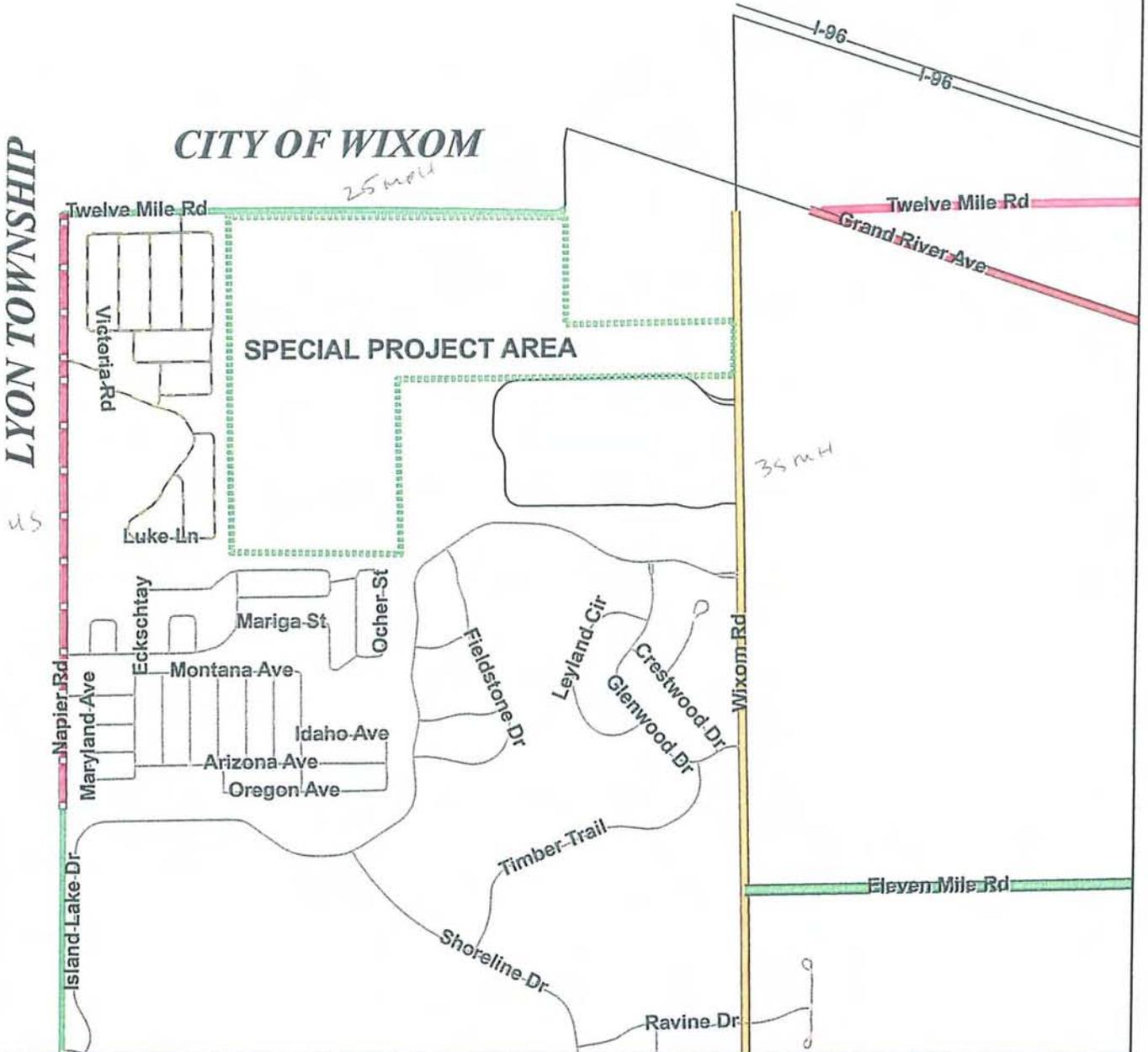
SPA 10

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Speed Limits

LYON TOWNSHIP

CITY OF WIXOM

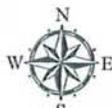


Legend

	Unposted (55 MPH if Conditions Permit)		45		35		25
	50		40		30		Minor Street
	Expressway/Ramp						



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/amend speed special project area 2.mxd

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SPA 11

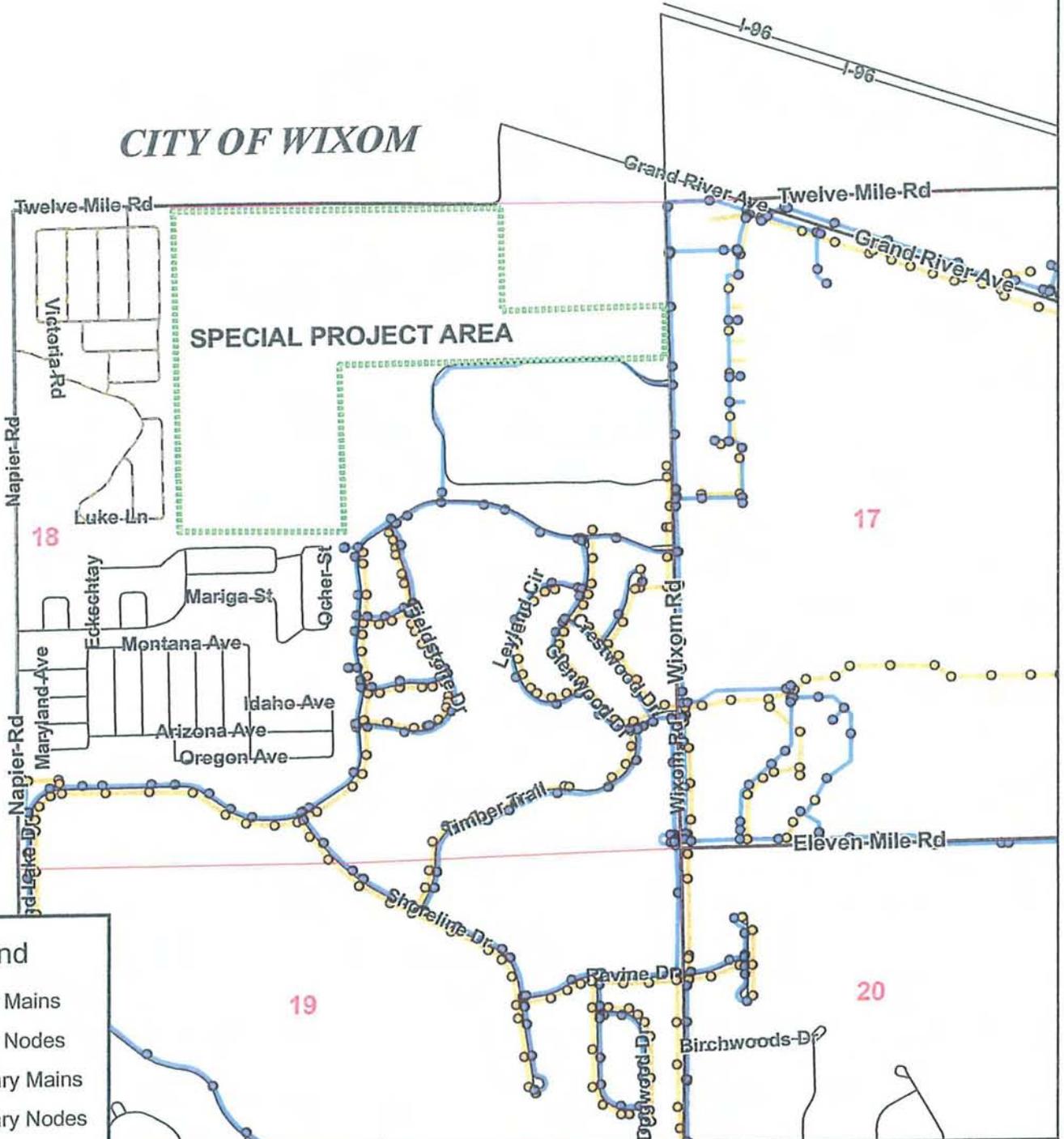
Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Utilities Map

LYON TOWNSHIP

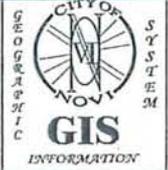
CITY OF WIXOM

SPECIAL PROJECT AREA



Legend

- Water Mains
- Water Nodes
- Sanitary Mains
- Sanitary Nodes



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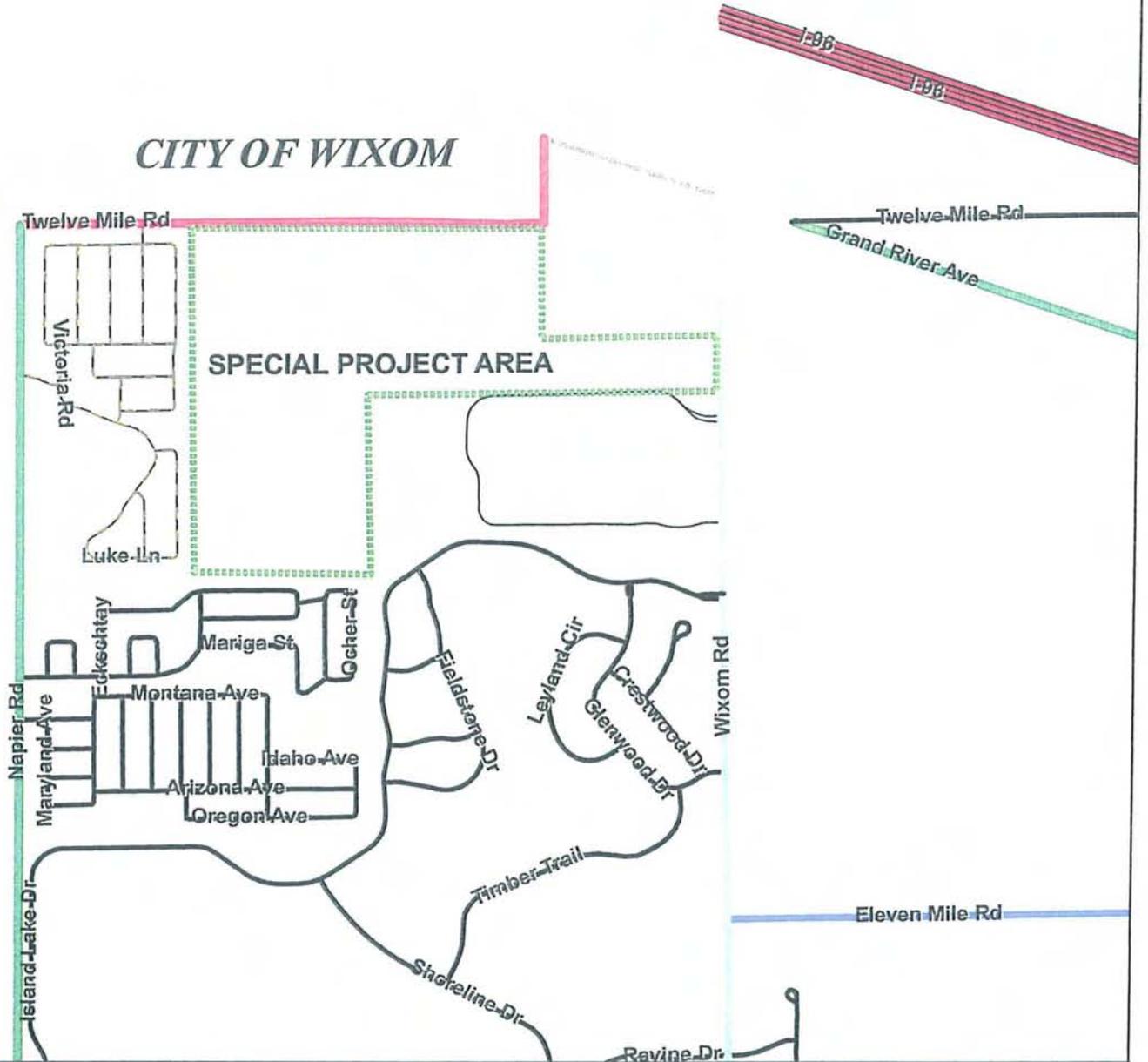
SPA12

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Thoroughfare Map

LYON TOWNSHIP

CITY OF WIXOM

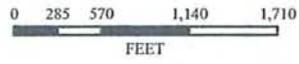


Legend

Thoroughfare Classification	Arterial	Residential Collector	Proposed
Freeway	Minor Arterial	Local Residential Street	Scenic Drive Road
Major Arterial	Non-Residential Collector	Proposed Residential Collector	NA



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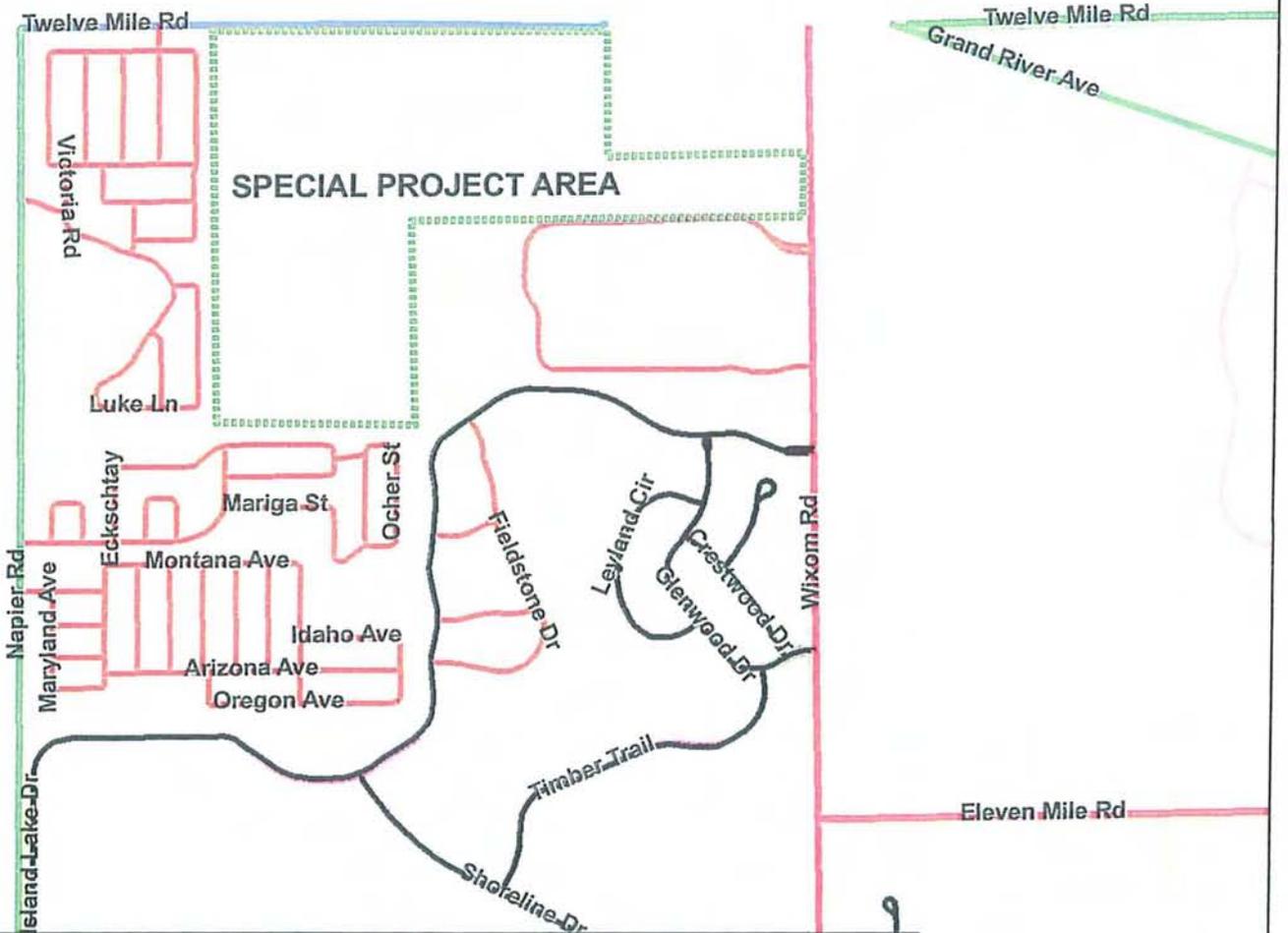
SPA 13

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Road Jurisdiction & R.O.W.

LYON TOWNSHIP

CITY OF WIXOM



Legend

RightofWay

- Dedicated
- Prescriptive
- Private

Road Jurisdiction

- State
- County

- City-Major
- City-Shared
- City-Local
- Private
- Under Construction
- NA



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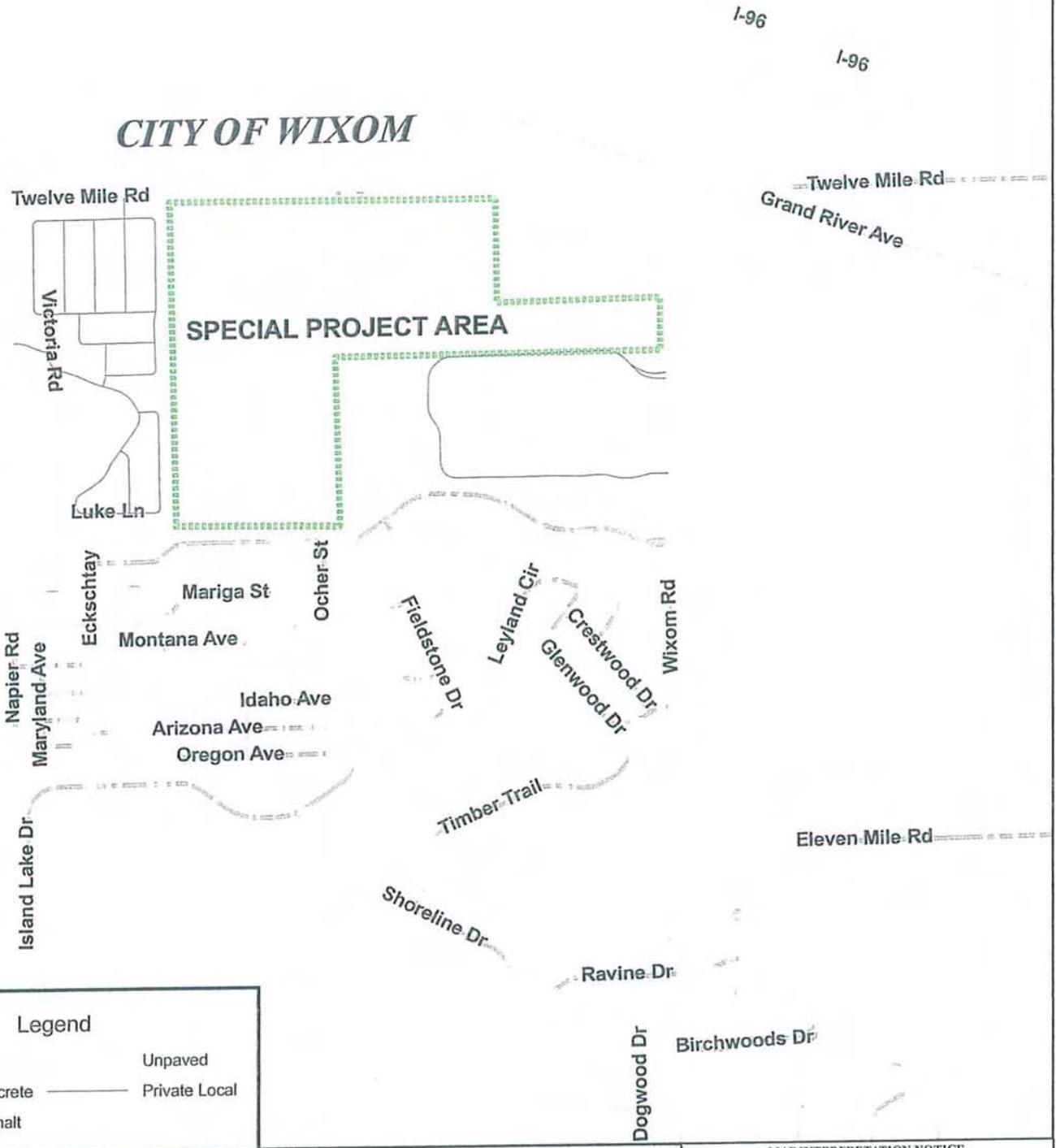
SPA 14

Special Project Area 2

Twelve Mile, Napier & Wixom Roads Area - Pavement Type Map

LYON TOWNSHIP

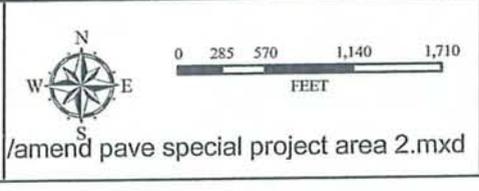
CITY OF WIXOM



Legend	
SURFACE	Unpaved
Concrete	Private Local
Asphalt	



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SPA 15

Pearson, Clay

7-11-07

From: McBeth, Barb
Sent: Wednesday, July 11, 2007 10:57 AM
To: Pearson, Clay
Cc: Schultz, Thomas; Rumble, Steve; Antil, Pam
Subject: Saint Catherine of Siena Academy and Nicoleena Estates Condominium

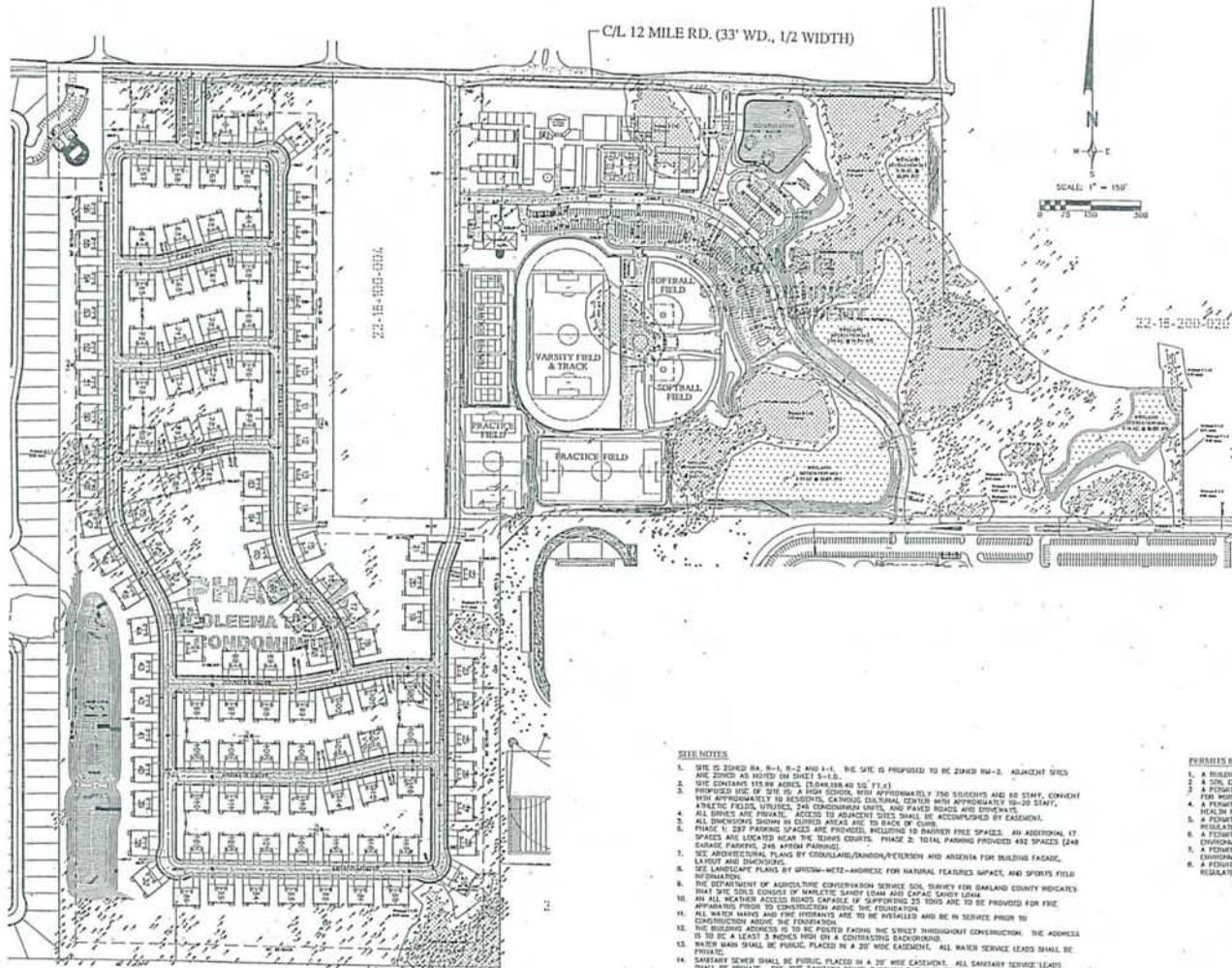
*To: Mayor and City Council/Barb
File on forthcoming development*


Good morning,
Mr. Greg Kreutzer just dropped off the rezoning and PRO requests for the property on the south side of Twelve Mile, east of Napier Road, with the fees and supporting documents. The request is to rezone the properties to RM-2, from the current designations of I-1, R-1 and RA. A girls' high school for 700-750 students is proposed, along with a convent for housing 10 sisters who will be teachers at the high school. The plans also show construction of a Catholic Educational Research Center, along with athletic fields associated with the school, on a total of approximately 52 acres. Also proposed are 246 homes proposed as duplex units on 64 acres adjacent to Knightsbridge Gate. The Plan Review Center will begin the review of this rezoning and PRO application.

* At last evening's Master Plan and Zoning Committee, we discussed the fact that this request was anticipated to come in today. The Committee requested that this be the next area for study at the meeting of Master Plan and Zoning Committee on July 24th, with further discussion at subsequent meetings. This morning, I informed the applicant of that discussion, and suggested that a representative be prepared to attend the meeting and discuss these issues on the 24th. We again discussed the need for the Master Plan to provide better direction for the Planning Commission and City Council in these areas. I also offered to write a tentative timeline for review of these requests for consideration by Mr. Kreutzer's group. He told me that his committee is next scheduled to meet on July 18th, and would appreciate that timeline.

On another project, Mr. Kreutzer said that he would complete the pre-application form and drop off plans for Father Elmer's request for housing for priests for property near the northwest corner of Eleven Mile and Tait.

Please let me know if you need any further information.
Thanks,
Barb



SITE DATA - PHASE 1:
ZONED RM-2 - ST. CATHERINE OF SIENA ACADEMY

BUILDING	SQUARE FEET	ACRES
SCHOOL BUILDING FOOTPRINT	18,874 SQ.FT.	2.309 AC.
CATHOLIC EDUCATION CENTER	18,234 SQ.FT.	2.239 AC.
CONCRETE	18,229 SQ.FT.	2.143 AC.
CONCRETE STAIR	1,769 SQ.FT.	0.046 AC.
MASS STONE	103,862 SQ.FT.	2.365 AC.
PARKING & DRIVES	118,567 SQ.FT.	2.722 AC.
TRACK/SOCCER FIELDS	190,279 SQ.FT.	2.879 AC.
SOFTBALL FIELDS	87,202 SQ.FT.	2.002 AC.
TERMS COURTS	48,434 SQ.FT.	1.112 AC.
SIDEWALKS	82,567 SQ.FT.	1.435 AC.
LANDSCAPE	993,344 SQ.FT.	22.482 AC.
SEDIMENT BASIN	31,533 SQ.FT.	0.724 AC.
WETLANDS/MIGRATION	568,208 SQ.FT.	12.948 AC.
ROAD R.I.B.M.	51,863 SQ.FT.	1.191 AC.
TOTAL SITE AREA	2,209,205 SQ.FT.	50.887 AC.

	FEET	INCHES	FOOTNOTES
FRONT YARD SETBACK	25'	25"	
SIDE YARD SETBACK	30'	20' MINIMUM	
REAR YARD SETBACK	35'	N/A	
OPEN SPACE AREA	N/A	805,033 SQ.FT./20.718 AC.	

SITE DATA - PHASE 2:
ZONED R-2 (FOLLOWING RT REQUIREMENTS)
NICOLEENA ESTATES CONDOMINIUM

BUILDING	SQUARE FEET	ACRES
CONDOMINIUM	333,343 SQ.FT.	12.258 AC.
PAVEMENT	271,289 SQ.FT.	6.229 AC.
LANDSCAPE	1,748,208 SQ.FT.	40.087 AC.
SIDEWALKS	87,202 SQ.FT.	2.003 AC.
SEDIMENT BASIN	122,879 SQ.FT.	2.844 AC.
WETLANDS	44,876 SQ.FT.	1.033 AC.
ROAD R.I.B.M.	23,889 SQ.FT.	0.548 AC.
TOTAL SITE AREA	2,798,810 SQ.FT.	64.001 AC.

	FEET	INCHES	FOOTNOTES
FRONT YARD SETBACK	25'	25"	
SIDE YARD SETBACK	30'	42.5'	
REAR YARD SETBACK	35'	20'	
OPEN SPACE AREA	N/A	786,299 SQ.FT./18.051 AC.	

- SITE NOTES**
1. SITE IS ZONED RM-2, R-1, R-2 AND R-1. THE SITE IS PROPOSED TO BE ZONED RM-2. ADJACENT SITES ARE ZONED AS NOTED ON SHEET S-1.1.
 2. SITE CONTAINS 1978 ACRES (284,888 SQ. FT.).
 3. PROPOSED SIZE OF SITE IS A HIGH SCHOOL WITH APPROXIMATELY 750 STUDENTS AND 80 STAFF, CONCRETE ATHLETIC FIELDS, UTILITIES, 248 CONDOMINIUM UNITS, AND PAVED ROADS AND SIDEWALKS.
 4. ALL SERVICES ARE PRIVATE. ACCESS TO ADJACENT SITES SHALL BE ACCOMPANIED BY EASEMENT.
 5. ALL DIMENSIONS SHOWN IN CURBED AREAS ARE TO BACK OF CURB.
 6. PHASE 1: SEE PARKING SPACES AND DRIVEWAYS, INCLUDING 10 BASKETBALL COURT SPACES, AN ADDITIONAL 17 GARAGE PARKING, 248 APARTMENT PARKING.
 7. SEE ARCHITECTURAL PLANS BY GRISSEM-METZ-ANDRIESE FOR MATERIAL FEATURES IMPACT AND SPORTS FIELD REPAIRATION.
 8. THE DEPARTMENT OF AGRICULTURE CONSERVATION SERVICE SOIL SURVEY FOR OAKLAND COUNTY INDICATES THAT THE SOILS CLASSIFIED AS HARETIC SANDS (SAND AND CLAY) ARE CAPABLE OF SUPPORTING 25 TONS ARE TO BE PROVIDED FOR FREE APPROPRIATE PRIOR TO CONSTRUCTION AND/OR THE FOUNDATION.
 9. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION AND/OR THE FOUNDATION.
 10. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
 11. WATER MAIN SHALL BE PUBLIC. PLACED IN A 20" WIDE EASEMENT. ALL WATER SERVICE LEADS SHALL BE PRIVATE.
 12. SANITARY SEWER SHALL BE PUBLIC. PLACED IN A 20" WIDE EASEMENT. ALL SANITARY SERVICE LEADS SHALL BE PRIVATE TO PUBLIC.
 13. ALL STORM SEWER SHALL BE PRIVATE.
 14. SEE SHEETS C-1.1 & C-1.2 FOR DIMENSIONS.

- PERMITS REQUIRED**
1. A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF HOUS.
 2. A SOIL EROSION PERMIT MUST BE OBTAINED FROM THE CITY OF HOUS.
 3. A PERMIT MUST BE OBTAINED FROM THE CITY OF HOUS AND CITY OF WOOD FOR HOUS WISCONSIN THE 12 MILE FROM HOUS-OF-NEW.
 4. A PERMIT MUST BE OBTAINED FROM THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH FOR THE WATER MAIN EXTENSION.
 5. A PERMIT MUST BE OBTAINED FROM THE CITY OF HOUS FOR WOOD WISCONSIN CITY REGULATIONS WETLANDS.
 6. A PERMIT MUST BE OBTAINED FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR WOOD WISCONSIN REGULATIONS WETLANDS.
 7. A PERMIT MUST BE OBTAINED FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR SANITARY SEWER EXTENSION.
 8. A PERMIT MUST BE OBTAINED FROM THE CITY OF HOUS FOR REMOVAL OF CITY REGULATED TREES.

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CDPA ARCHITECTS, P.C.
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FAX: (248) 254-4214
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Email: info@grm.com

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30000 Telegraph Rd.
Suite 410
Southfield, Michigan 48033
Tel: (248) 254-2441
Fax: (248) 254-4214
E-mail: info@king-macgregor.com

Project Name:
ST. CATHERINE OF SIENA ACADEMY AND NICOLEENA ESTATES CONDOMINIUM

NOVEMBER 2007

Client:
LARSENIE OAKLAND DEVELOPMENT, LLC
30255 COMASSY DRIVE
BEVERLY HILLS, MI 48025
248-648-5002

Drawn: []
Checked: []
Approved: []

Scale: 1" = 150'

Overall Site Layout Plan

Project Number: CDPA 05103
SVA 05103
SMA C05-071

Sheet Number: C-1.0

EARLY PUBLIC INPUT

Echo Valley Civic Association

Board of Directors: Melissa Agosta, John Kuenzel, Ed Papciak, Stacey Rose, Margo Smith, Gina Van Horn, Suzanne Weaver

August 16, 2007

City of Novi Planning Commission
45175 W. Ten Mile Road
Novi, Michigan 48375

Dear Planning Commission Members,

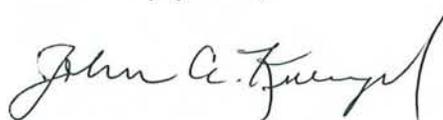
It is my understanding that a review of the Master Zoning Plan for the City of Novi is being undertaken at this time. In seeking information at City Hall, I learned that this review is occurring before the usual five year time frame because there have been many new recent requests for changes of the residential zoning to commercial or office or business zoning in the Southwest quadrant of the city. Specifically mentioned to me were the Singh proposal for commercial zoning near Ten Mile and Wixom, two new requests for commercial zoning at the Ten Mile and Beck corner, and others near Napier Road.

I have been reading the minutes of the recent meetings of the Master Plan and Zoning Committee. I recognize that the scope of the review encompasses more than just the Southwest quadrant of the city. Previous actions by the Novi City Council with regard to Singh Development along with comments by Council Members and others regarding new commercial zoning raise our level of concern however.

The Echo Valley Civic Association Board of Directors represents 101 families who reside in the Southwest quadrant of the City of Novi. At our January 2007 meeting we voted unanimously to oppose any changes in zoning from residential to commercial zoning from Beck Road to Napier Road South of Eleven Mile. We strongly feel that our property values and quiet peaceful area should not be degraded just so land speculators can make money. Those speculators bought their land when it was zoned single family residential. It is not fair for citizens of this city to suffer just so speculators can get rich.

We strongly urge you not to change the Master Zoning Plan and Map for the Southwest quadrant of the City of Novi.

Sincerely yours,



John A. Kuenzel
President
For the Board of Directors