



CITY OF NOVI CITY COUNCIL JUNE 2, 2025

SUBJECT: Consideration for Approval of Zoning Map Amendment 18.751, a City-Initiated Rezoning of 45241 Grand River Avenue to rezone from I-2 General Industrial to I-1 Light industrial, since the Keford Collision and Towing PRO Plan and Agreement are now expired. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- Keford Collision and Towing's Planned Rezoning Overlay (PRO) Plan and Agreement have been abandoned, and a new owner has acquired the property with plans for uses of the front building that are consistent with I-1, Light Industrial District.
- The PRO ordinance states that if the planned development has not commenced within 2 years, the rezoning and concept plan becomes void. If this happens, the City shall initiate a rezoning of the property.
- The Planning Commission held a public hearing on the rezoning request at the March 12, 2025 meeting and forwarded a recommendation to City Council to rezone the subject property back to I-1, Light Industrial.

BACKGROUND INFORMATION:

City staff have initiated the rezoning of the previously approved Keford Collision and Towing Planned Rezoning Overlay (PRO) in order to return the subject property back to I-1 (Light Industrial) from I-2 (General Industrial) with a PRO Plan and Agreement.

In 2019, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for 7.61-acre property on the south side of Grand River Avenue between Taft Road and Novi Road (Section 15) from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property contains two existing buildings; Keford had proposed to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with an accessory use of car rental services. In addition to the indoor uses, the PRO plan allowed for up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

The PRO ordinance provides that if the development has not commenced within two years, the rezoning and the PRO concept plan expires and the agreement becomes

void. The ordinance goes on to state that if the PRO expires,

The City will initiate a new rezoning of the property to a reasonable district classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued.

Keford Collision and Towing's project never moved forward and the property was sold to new owners who have found a tenant that is compatible with the I-1, Light Industrial Zoning District, subject to Special Land Use consideration. City staff believe that the I-1 District is appropriate for this parcel, as noted in the attached rezoning review letter, and for the reasons provided in the recommended motion, below.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the City-initiated rezoning request on March 12, 2025 and recommended approval to the City Council. The Planning Commission meeting minutes are attached.

CITY COUNCIL

The City Council considered the City-initiated rezoning request on May 19, 2025 and approved the First Reading.

RECOMMENDED ACTION: Approval of Zoning Map Amendment 18.751, a City-Initiated rezoning of 45241 Grand River Avenue to rezone from I-2 General Industrial to I-1 Light Industrial. **SECOND READING**

This motion is made for the following reasons:

1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.
2. The rezoning is consistent with the recommendations of the Future Land Use Map.
3. The rezoning is consistent with zoning to the north, east, and west.
4. The rezoning is not expected to negatively impact public utilities or traffic in the area.
5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.

MAPS

Location

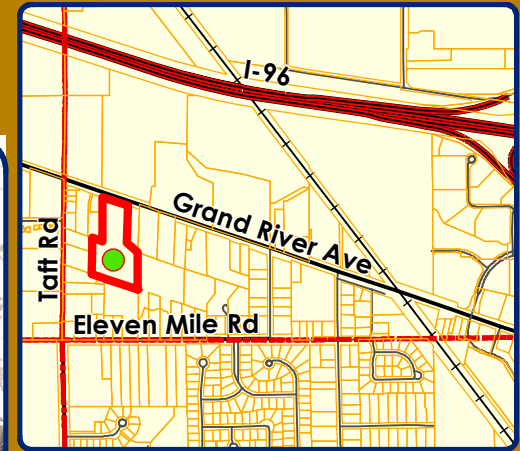
Zoning

Future Land Use

Natural Features

City-Initiated Rezoning of 45241 Grand River Avenue 18.751

LOCATION



Legend

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer

Date: 3/7/25

Project: 45241 Grand River Avenue

City-initiated Rezoning from I-2 to I-1

Version #: 1

0 40 80 160 240 Feet

1 inch = 200 feet

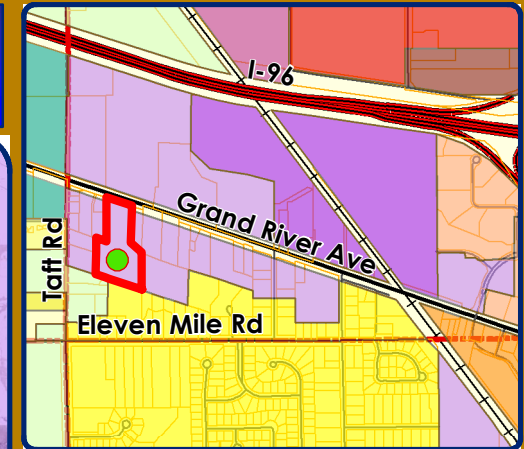
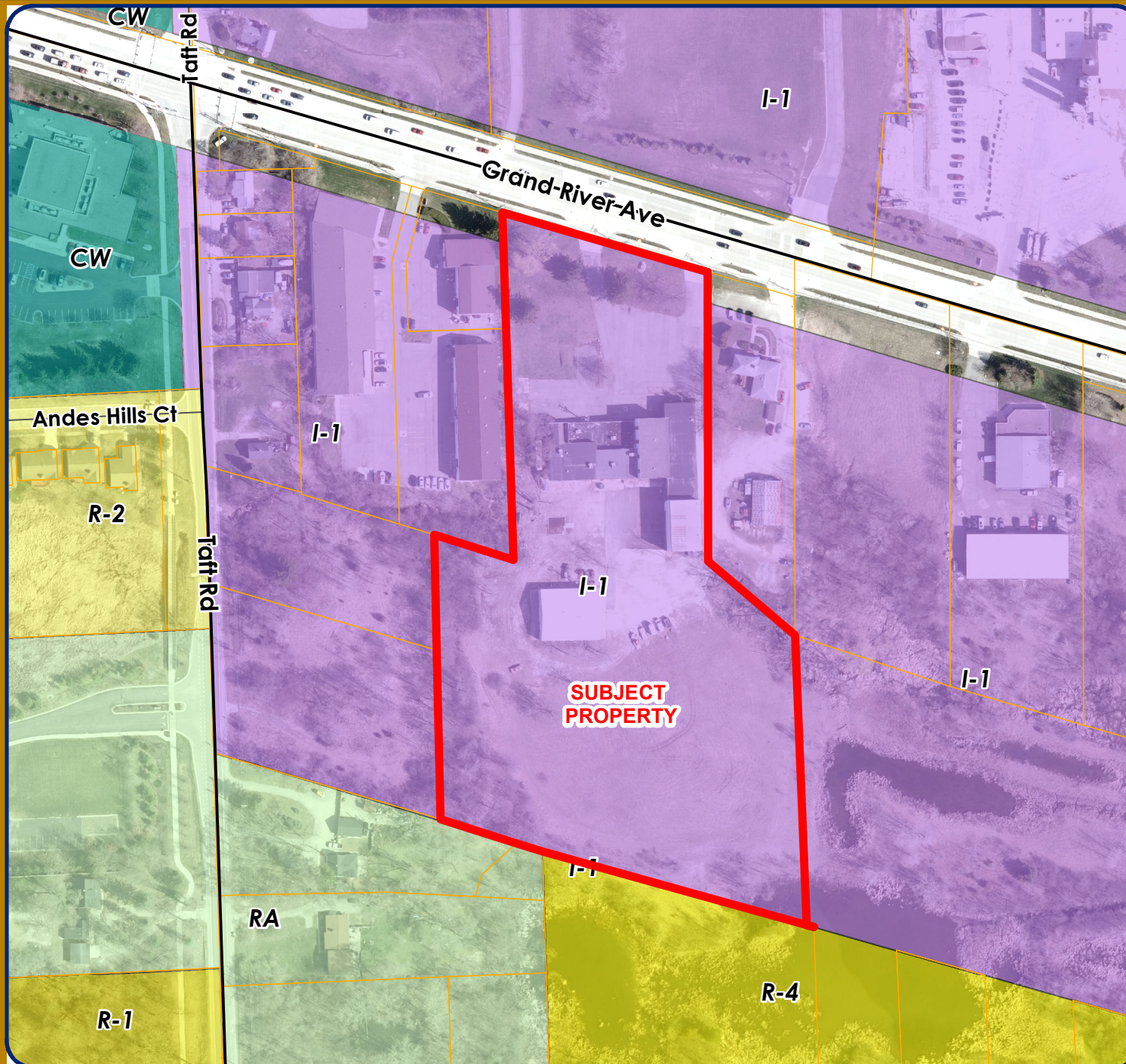


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

City-Initiated Rezoning of 45241 Grand River Avenue 18.751

ZONING



Legend

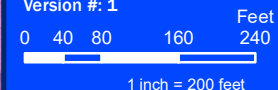
- R-A: Residential Acreage
- CW: City West
- R-1: One-Family Residential District
- R-2: One-Family Residential District
- R-4: One-Family Residential District
- I-1: Light Industrial District
- Subject Area



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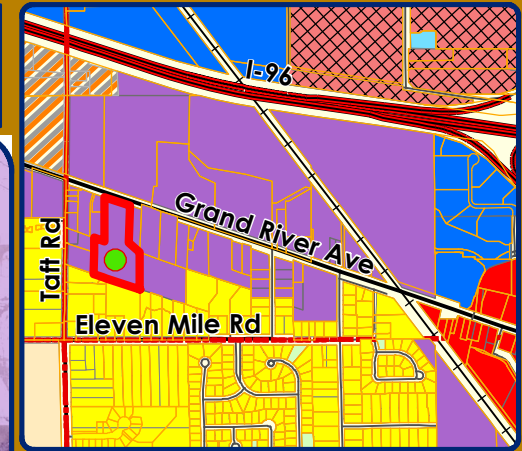
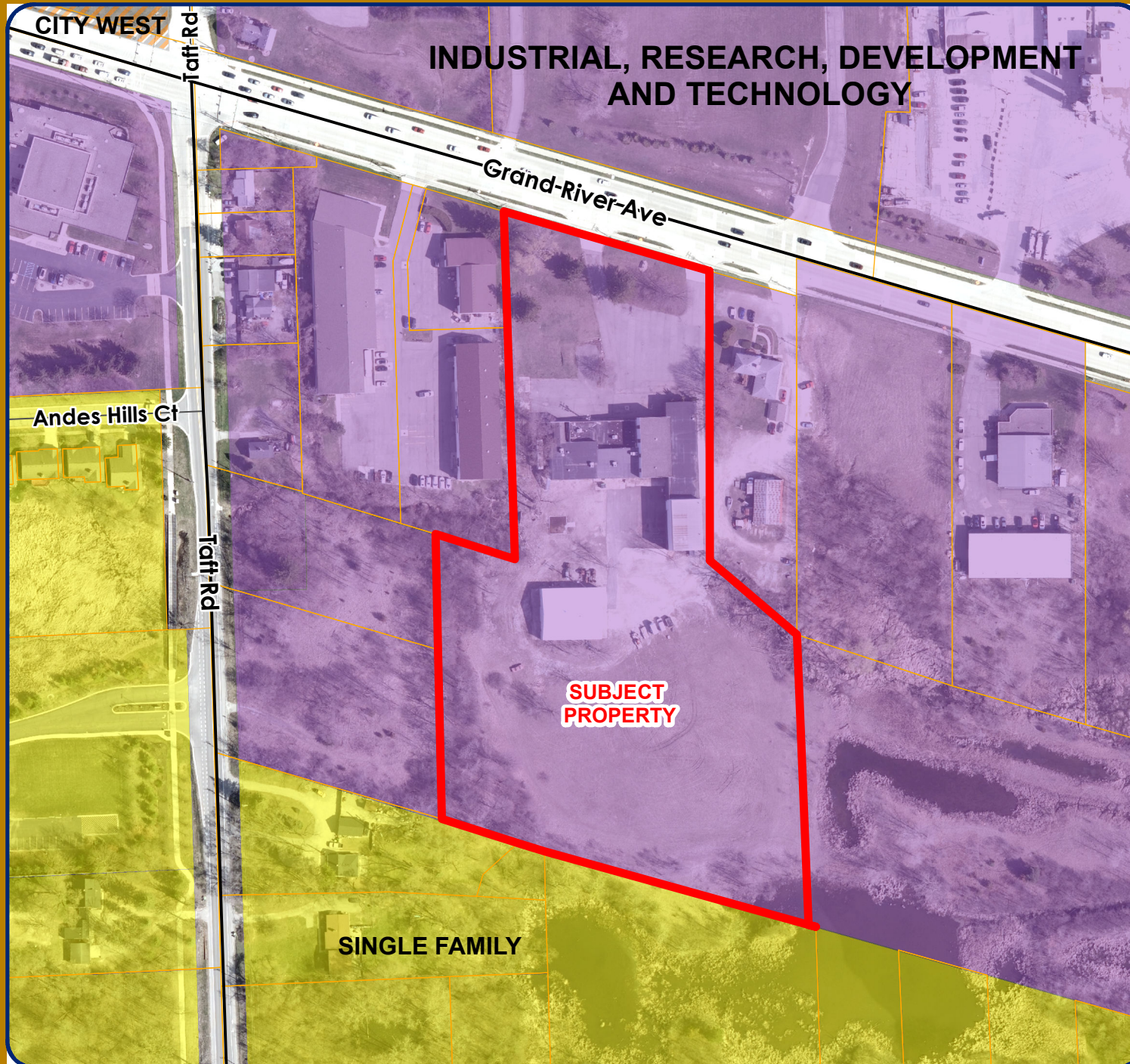


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City-Initiated Rezoning of 45241 Grand River Avenue 18.751

FUTURE LAND USE



Legend

- Single Family
- Industrial, Research, Development and Technology
- City West
- Subject Area



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City-initiated Rezoning from I-2 to I-1

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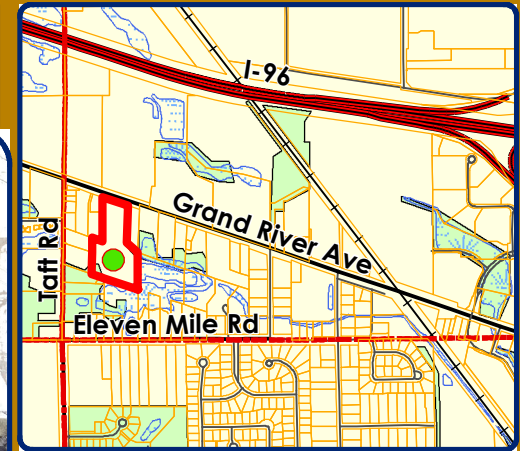
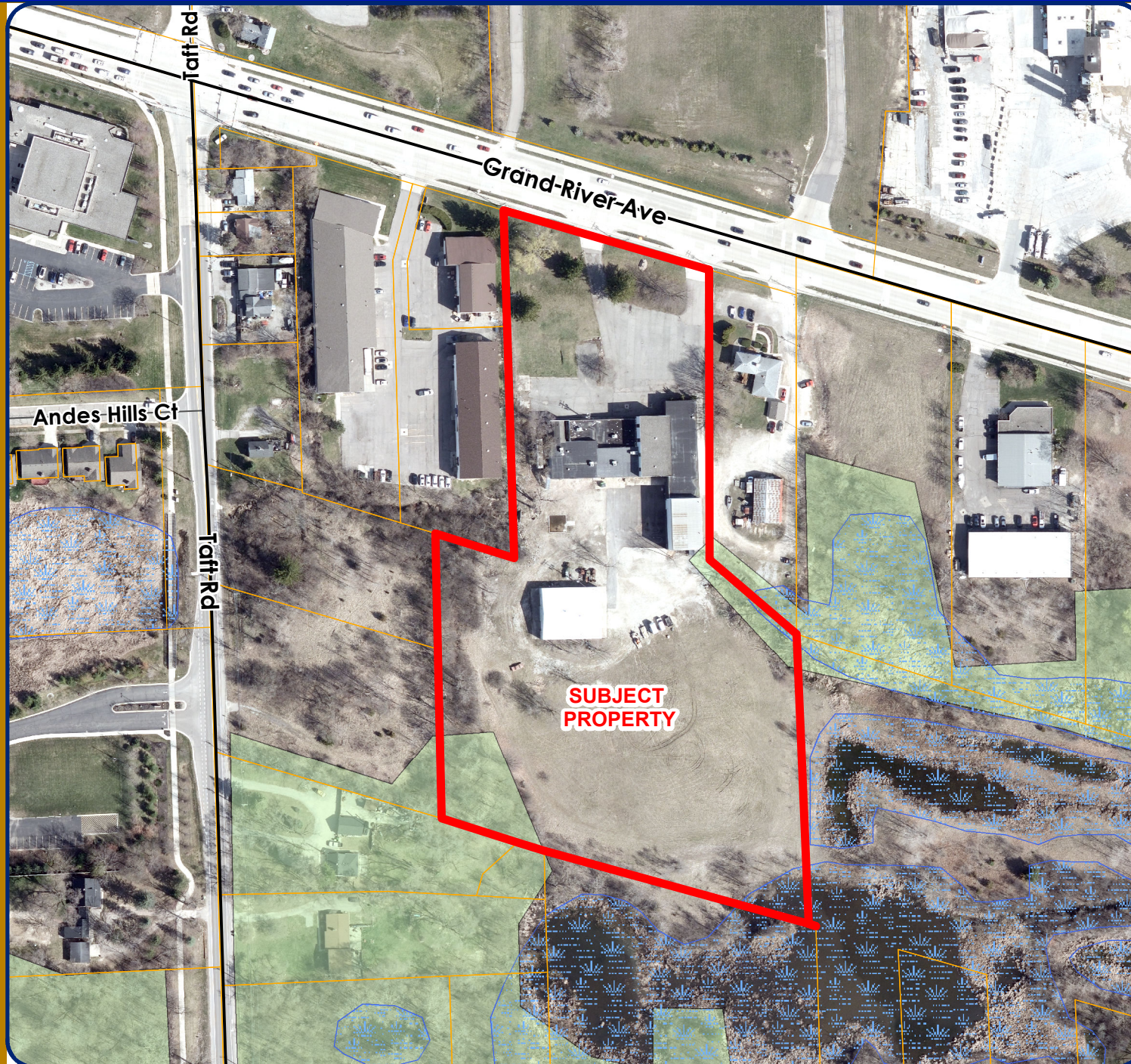


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City-Initiated Rezoning of 45241 Grand River Avenue 18.751

NATURAL FEATURES



Legend

- Wetlands
- Woodlands
- Subject Area



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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 5, 2025

Planning Review

45241 Grand River Avenue

Rezoning 18.751

PETITIONER

City of Novi

REVIEW TYPE

Rezoning Request from I-2 (General Industrial) to I-1 (Light Industrial)

PROPERTY CHARACTERISTICS

Section	15	
Site Location	45241 Grand River Avenue (22-15-351-012)	
Site School District	Novi School District	
Current Site Zoning	I-2 General Industrial	
Proposed Site Zoning	I-1 Light Industrial	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	R-4 and RA: One Family Residential
Current Site Use	Vacant manufacturing facility	
Adjoining Uses	North	Premier Relocations
	East	Maywood Estates Corporate Office
	West	Sherwin-Williams Commercial Paint Store
	South	City Regional Detention Pond and Single-Family Homes
Site Size	7.61 Acres	

PROJECT SUMMARY

City staff have initiated the rezoning of the previously approved Keford Collision and Towing Planned Rezoning Overlay (PRO) in order to return the subject property back to I-1 (Light Industrial) from I-2 (General Industrial) with a PRO Plan and Agreement.

In 2019, the petitioner, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for 7.61 acre property on the south side of Grand River Avenue between Taft Road and Novi Road (Section 15) from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property contains two existing buildings which are currently unoccupied. The applicant had proposed to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with an accessory use of car rental services. The potential use for the out-building (5,703 square feet) was a small tool and die shop. In addition to the indoor uses, the applicant proposed to use up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

Keford Collision and Towing's project never moved forward, the property was sold to another owner, the approved PRO has now expired, and with advice from the City Attorney, staff is now in the process of formally rezoning the property back to I-1, Light Industrial, as it was zoned prior to the approval of the PRO request.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the applicant submits a conceptual plan for development of the site. The City Council reviews the Concept Plan, and if the plan may be acceptable, it directs for preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi.

However, the PRO ordinance provides that if the development has not commenced within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void. The ordinance then goes on to state that of the PRO expires, "The City will initiate a new rezoning of the property to a reasonable district classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued."

The rezoning and PRO are now void and the current property owner wishes to use the property for light industrial uses that are consistent with the I-1 zoning district, subject to Special Land Use consideration; City staff also believes that the I-1 District is the appropriate one for this parcel.

MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and properties adjacent to north, east, and west as Light Industrial. Properties to the south are identified as single-family residential.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

General Goal: Economic Development

Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi. **The rezoning will to I-1, Light Industrial will allow the new owner to seek approval of new uses for the property, as a Special Land Use.**

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

Zoning		Existing Land Use	Master Plan Land Use Designation
Subject Property	Proposed: I-1 Light Industrial	Vacant manufacturing facility	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Northern Parcels (across Grand River Ave.)	I-1 Light Industrial	Premier Relocations	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)

Eastern Parcels	I-1 Light Industrial	Maywood Estates Corporate Office	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Western Parcels	I-1 Light Industrial	Sherwin-Williams Commercial Paint Store	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Southern Parcels	R-4 and RA: One Family Residential	City Regional Detention Pond and Single-Family Homes	Single Family Residential with a density of 1.6 Dwelling Units per Acre

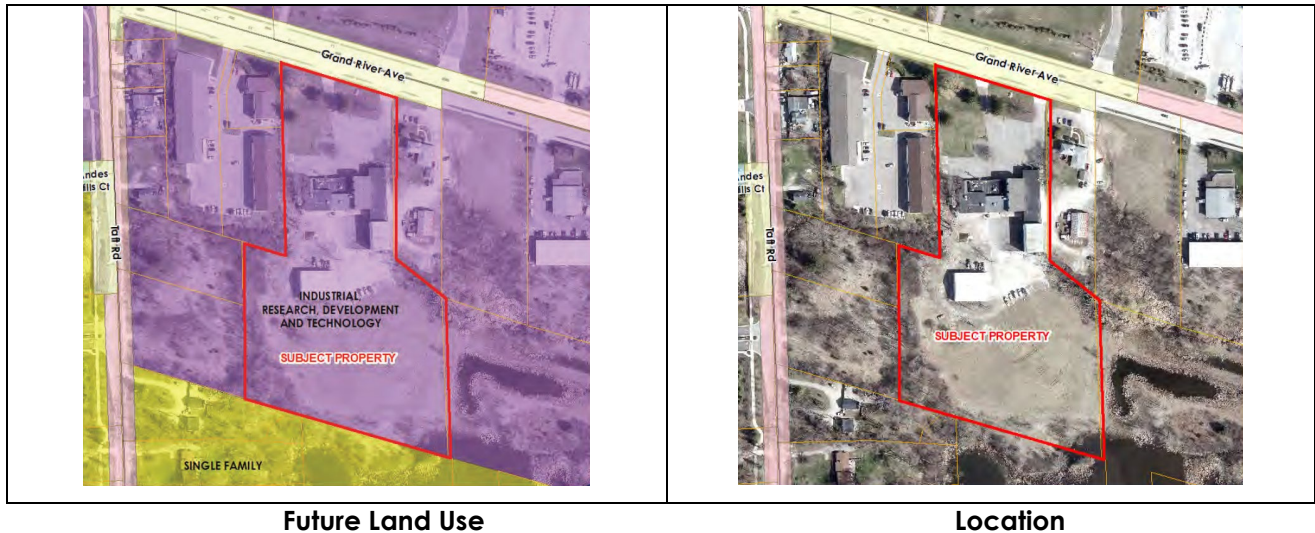
Compatibility with Surrounding Land Use

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making its recommendation to City Council on the rezoning request.

The subject property is surrounded by similar intensity uses to the north, east and northwest as noted in the table above. The southern property line is approximately 525 feet long. Of which, about 377 feet property abuts residential zoned area, but is being used for citywide regional detention. The rest of the property, about 148 feet, abuts single family lots.



Natural Features Map



RECOMMENDATION

Approval of the **Rezoning is recommended** for the following reasons:

- The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and growth of an existing business and is consistent with the recommendations of the Future Land Use Map.
- The rezoning will be consistent with zoning to the north, east, and west.
- The rezoning provides an opportunity to utilize a vacant parcel.
- The rezoning is not expected to negatively impact public utilities or traffic in the area.

NEXT STEP: PLANNING COMMISSION MEETING

This City-initiated rezoning request is scheduled to go before the **Planning Commission at a public hearing on March 12, 2025** for consideration and recommendation to the City Council.

Questions concerning the above review or the process in general may be directed to 248.735.5607 or dcommer@cityofnovi.com

Dan Commer

Dan Commer, AICP – Planner

3-12-2025 PLANNING COMMISSION MEETING MINUTES

- d. Landscape waiver for deficiency in interior parking lot landscape areas and trees, and is supported by staff, which is hereby granted;
- e. Landscape waiver for lack of accessway perimeter trees along east side of building, and is supported by staff, which is hereby granted;
- f. Landscape waiver for deficiency in building foundation landscaping, and is supported by staff, which is hereby granted;
- g. Contingent on the applicant correcting the plans to remove the unsupported waiver for deficiency in parking lot perimeter trees by planting two canopy trees on the south side of the building, outside of the sanitary easement;
- h. Planning Commission waiver for the lack of curbed and landscaped end islands at the back of the building, with the applicant proposing painted end islands only, *due to projected low traffic circulation in this area*;
- i. Contingent on the applicant obtaining a woodland fence guarantee prior to Final Site Plan review and adding the cost to stake, install, and remove the tree protection fencing to the Woodland Plan;
- j. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Electronic Stamping Set.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE JSP24-05 WADE ONE – HELIOS PRELIMINARY SITE PLAN MOVED BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

4. CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751

Public hearing for Planning Commission's recommendation to City Council regarding the City-initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taft Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject property is approximately 7.61 acres.

Staff Planner Commer stated City staff have initiated the rezoning of the property at 45241 Grand River Avenue that had previously been approved for the Keford Collision and Towing Planned Rezoning Overlay. This is being done in order to officially return the subject property back to the I-1 (Light Industrial) zoning district. The property is located on the south side of Grand River, east of Taft Road.

Mr. Commer stated in 2019, the previous petitioner, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for this 7.61 acre property on the south side of Grand River Avenue between Taft Road and Novi Road from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay. The subject property contains two existing buildings. The applicant at that time, Keford Towing had proposed to use the larger building for an auto body collision repair shop and related offices, along with an accessory use of car rental services. The potential use for the second building was a small tool and die shop. In addition to the indoor uses, Keford proposed to use up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

The PRO ordinance provides that if the development has not commenced within two years, the rezoning and PRO concept plan expires and the agreement becomes void. The ordinance then goes on to state that if the PRO expires, "The City will initiate a new rezoning of the property to a reasonable district

classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued."

Keford Collision and Towing's project never moved forward. The property was sold to another owner, and the approved rezoning and PRO Concept plan has now expired. With advice from the City Attorney, staff is now in the process of formally rezoning the property back to I-1, Light Industrial, that will be consistent with the zoning prior to the approval of the PRO request.

As you know from the earlier agenda item, the current property owner wishes to use the property for light industrial uses that are consistent with the I-1 zoning district, subject to Special Land Use consideration. City staff also believe that the I-1 District is the appropriate one for this parcel.

Staff recommends approval of the City-initiated rezoning to allow the property to revert to the Light Industrial district for the reasons listed in the suggested motion. Staff is available for any questions.

Acting Chair Avdoulos opened the Public Hearing and invited members of the audience who wished to participate to approach the podium. Seeing no one, Acting Chair Avdoulos closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Becker thanked Planner Commer for the explanation of the City Initiated Rezoning of 45241 Grand River Avenue.

Member Dismondy stated he was in support.

Member Verma stated he had no comment.

Member Roney stated he has no comment.

Acting Chair Avdoulos stated he was in agreement and had no further comment.

Motion to recommend approval to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) made by Member Becker and seconded by Member Roney.

In the matter of Zoning Map Amendment 18.751, motion to recommend approval to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) for the following reasons:

- 1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.**
- 2. The rezoning is consistent with the recommendations of the Future Land Use Map.**
- 3. The rezoning is consistent with zoning to the north, east, and west.**
- 4. The rezoning is not expected to negatively impact public utilities or traffic in the area.**
- 5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.**

VOICE VOTE ON MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL) MADE BY MEMBER BECKER AND SECONDED BY MEMBER RONEY. Motion carried 5-0.