



## CITY WEST REZONING

### **CITY WEST ZONING MAP AMENDMENT 18.741**

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

### **REQUIRED ACTION**

Recommendation to City Council regarding the rezoning to CW City West.

### **MOTION SHEET**

#### **Approval – Rezoning**

In the matter of Zoning Map Amendment 18.741, motion to **recommend approval** to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) *for the following reasons:*

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,*
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.*
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,*
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,*
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and*
- 6. It provides an opportunity for long-standing businesses to remain at their current location.*

**-OR-**

#### **Denial – Rezoning**

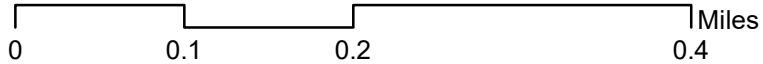
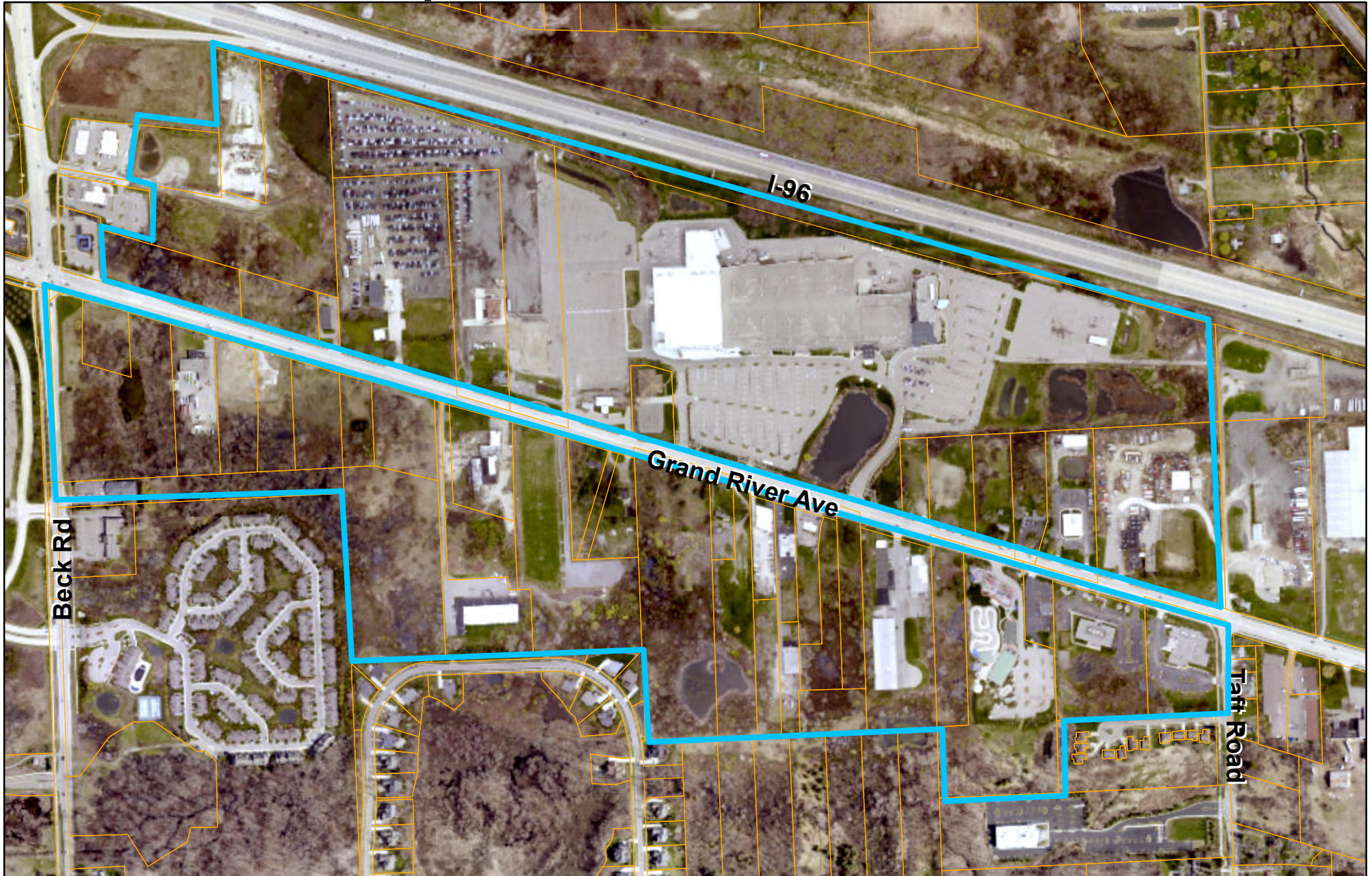
In the matter of Zoning Map Amendment 18.741, motion to **recommend denial** to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) *for the following reasons ...*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# City West District: 2020 Aerial



### MAP INTERPRETATION NOTICE

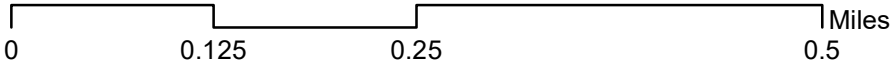
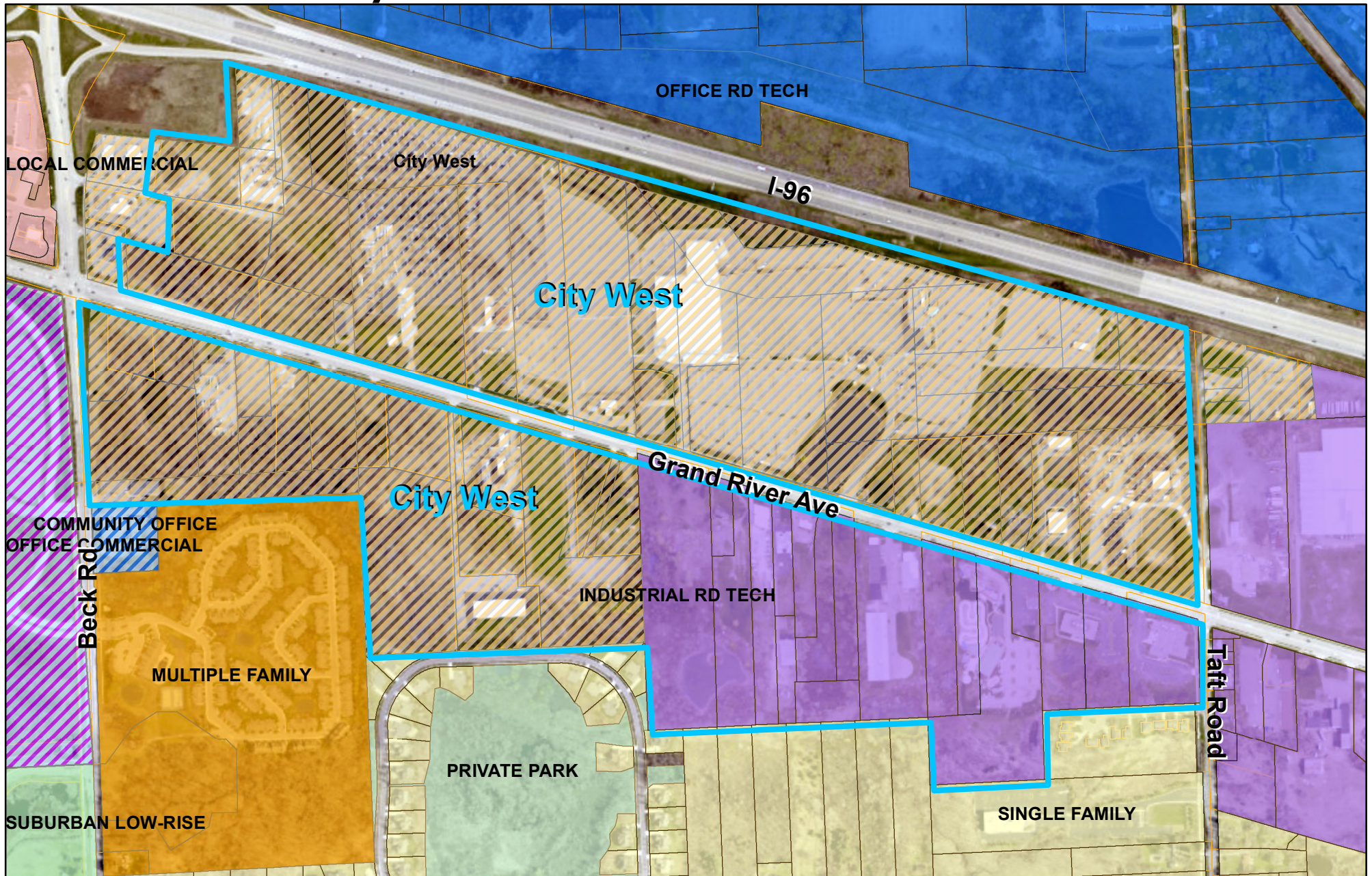
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Map Author: Lindsay Bell  
Date: 5/1/23  
Project: City West



# City West District: Future Land Use



MAP INTERPRETATION NOTICE

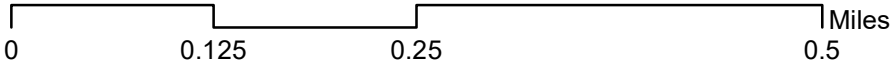
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Map Author: Lindsay Bell  
Date: 3/38/23  
Project: City West



# City West District: Natural Features



## Legend

-  Wetlands
-  Woodlands

## MAP INTERPRETATION NOTICE

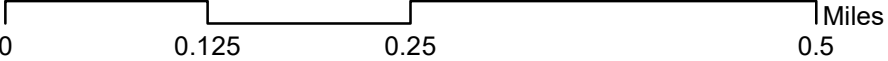
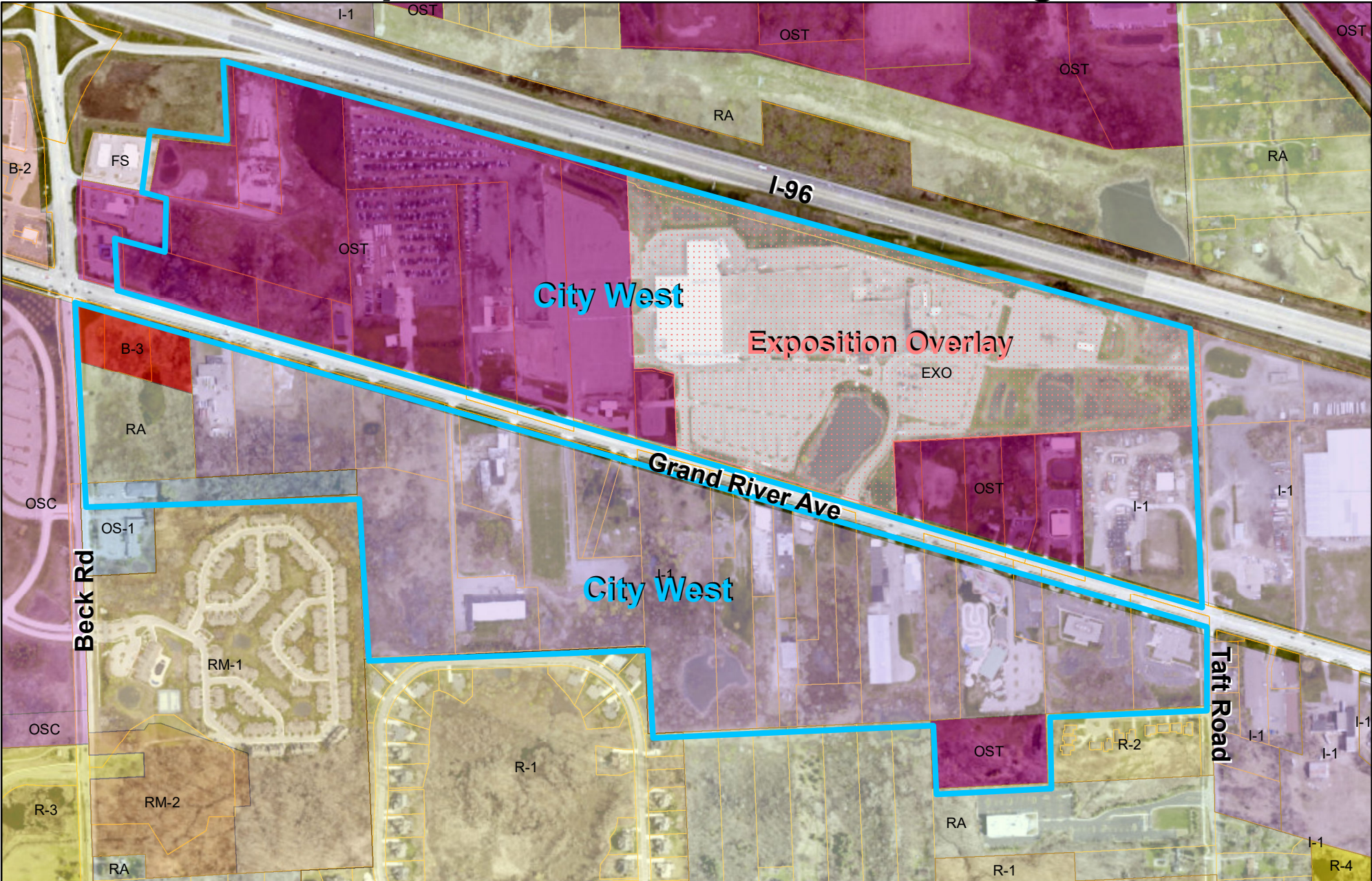
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Map Author: Lindsay Bell  
Date: 3/38/23  
Project: City West





# City West District: Current Zoning



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Map Author: Lindsay Bell  
Date: 3/38/23  
Project: City West



## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

May 5, 2023

## Planning Review

City West

### Zoning Map Amendment 18.741

#### Petitioner

City of Novi

#### Review Type

City-initiated Rezoning Request from B-3 General Business, RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial to the CW City West District

#### Property Characteristics

- Site Location: North and South sides of Grand River Avenue, east of Beck Road and West of Taft Road
- Site Zoning: B-3 General Business, RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial OSC, Office Service Commercial and OS-1, Office Service
- Adjoining Zoning: North: (Interstate-96); South; RM-1, R-1, RA, R-2; East: I-1; West: FS, OST, OSC
- Current Site Use: Suburban Collection Showplace, DeMaria, Sidock Group, Fairlane Motel, New Hudson Welding, Bell Fork Lift, Insurance office, Delphinus office building, Miracle Software Systems, Gatsby's restaurant, Paradise Park amusement center, Total Sports, Adams Sports Medicine, Raging Cycles, Szechuan Fan restaurant, Redford Lock, MotorCity Floors and Coatings, Grand River Fields, Carol's Upholstery, Harmon Sign Company, Screen Works print shop, Pet Suites, Amstee Airduct Cleaning, Various vacant buildings, vacant lots
- Adjoining Uses: North: Interstate-96, ITC utility corridor; South: Central Park Estates apartments, Asbury Park neighborhood, Andes Hills neighborhood, Sri Venkateswara Temple, Single family lots; East: Landscaping, Sand & Gravel business; West: Ascension Providence Hospital center, West Market Square retail center
- School District: Novi Community School District
- Area: Approximately 250 acres

#### Project Summary

City staff have initiated the rezoning of the 250-acre area between Beck Road and Taft Road, north and south of Grand River Avenue. The subject properties are currently zoned OS-1 Office Service, OST Office Service Technology, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage. The subject area is proposed to be zoned CW City West, a new proposed district that was recommended in the 2016 Master Plan Update. As indicated in the figure below, some of the parcels to be rezoned are currently developed consistent with Light Industrial uses and office buildings. A large area north of Grand River

contains the Suburban Collection Showplace. Staff is requesting the rezoning in order to bring all parcels within a single zoning district consistent with the Master Plan recommendation to create a cohesive, walkable, mixed-use district.

### **Recommendation**

Staff **recommends approval** of the proposed Zoning Map Amendment. Approval is recommended for the following reasons:

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.
- ❑ The requested rezoning would help further the objective to provide a wide range of housing options.
- ❑ The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- ❑ The requested rezoning would further the objective to develop the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

### **Planning Commission Options**

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend approval of the rezoning of the parcel to CW, City West (*Staff Recommended*).
2. Deny the request, with the zoning of the property remaining as is.
3. Recommend rezoning of the parcels to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option would require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

### **Master Plan for Land Use**

The 2016 Master Plan Update recommended the creation of a cohesive district that supports long-term vitality and projects a sense of place. "A City West district should use form-based code elements to guide the development of a dense, walkable, unified district featuring a mix of arts, entertainment, retail, restaurant, hotel, convention/exposition, office and residential uses. Standards for streetscape design, sidewalks, public amenities, and structured parking should all be considered. A sub-district permitting different maximum building heights should be established, permitting lower heights south of Grand River, and higher maximums near I-96."

The vision described in the 2016 Master Plan recommended that the City West district north of Grand River would be the highest intensity district in the City of Novi, with buildings up to ten stories and residential density of 30 units per acre. Master Plan open house events garnered comments from both retirees and millennials wanting housing



opportunities that would allow them to walk or bike to activity and shopping destinations and within developments that increase the vitality of Novi.

**Implementation Committee**

This matter was discussed by the Implementation Committee in April 2021, March of 2022, and January of 2023. The proposed rezoning and text amendment was discussed with the Committee on each occasion as it was being developed. The Committee provided feedback and recommended changes to the boundaries of the district. Members of the Implementation Committee recommended the development of the Design Guide to provide visual guidance on the preferred style of developments and to illustrate requirements.

**Existing Zoning and Land Use**

The map below shows the zoning for the subject area and surrounding properties. The north side of the district abuts Interstate-96, and is primarily zoned for OST – Office Service Technology. The Suburban Center Showplace is covered by the Exposition Overlay district, but the underlying zoning is OST. The area to the south of Grand River is primarily zoned I-1

**City West District: Current Zoning**



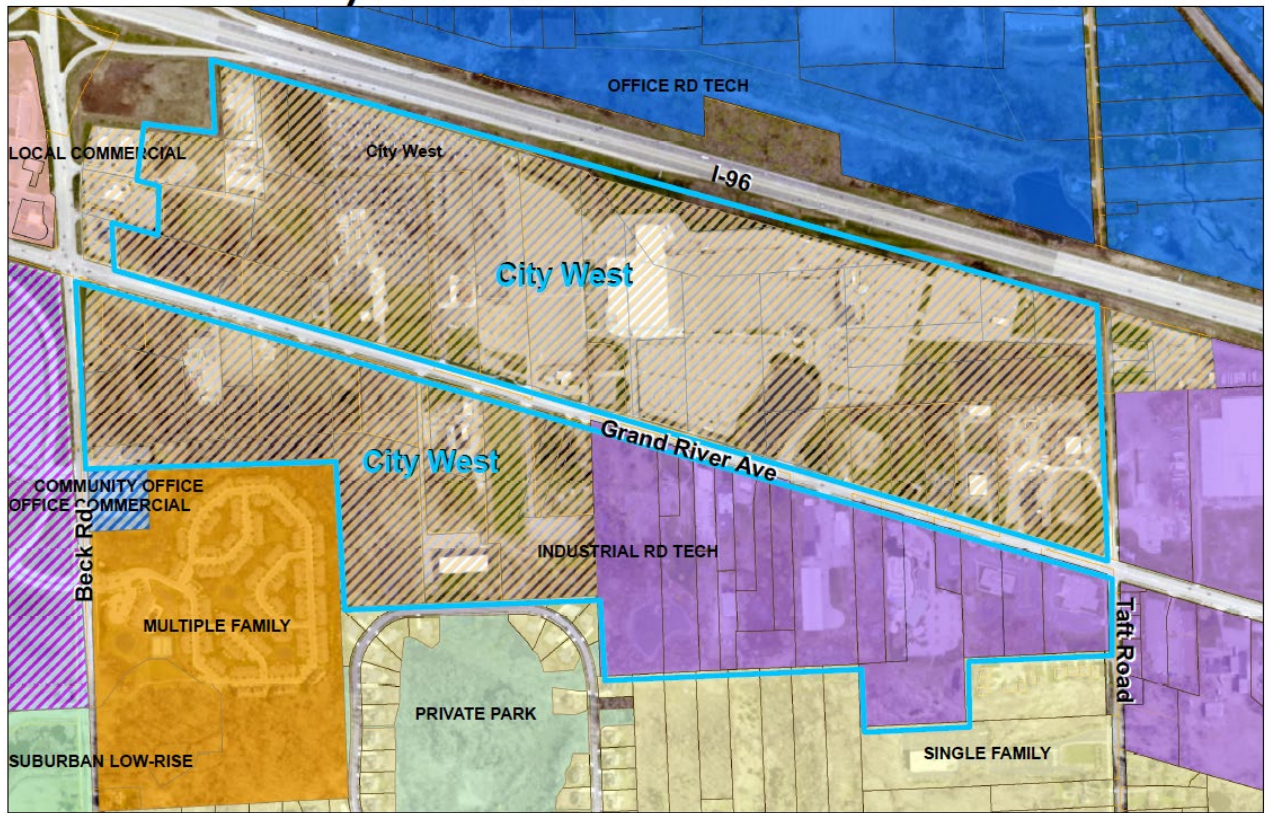
Light Industrial, except for the area that abuts Beck Road, which is zoned for B-3 General Business, RA Residential Acreage, and OS-1 Office Service. The area to the south is primarily One Family Residential districts, with Central Park Estates zoned RM-1 Low Rise Multiple Family, and a salon zoned OS-1. East of Taft Road is zoned I-1. West of Beck Road

is zoned B-2 Community Business (Westmarket Square retail center), and OSC Office Service Commercial (Ascension Providence hospital campus).

**Compatibility with Surrounding Land Use**

The compatibility of the requested CW zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

**City West District: Future Land Use**



Directly to the **north** of the City West area is Interstate 96. A rezoning of the subject property to CW will not adversely affect the properties north of the highway as the interstate forms a significant barrier.

Multifamily apartments and single-family residential uses are located **south** of the subject area. The proposed draft ordinance has been designed to limit the negative impacts on these adjacent uses through increased setbacks and buffering requirements, as well as height limits for the areas closest to the single family areas.

Directly to the **east** of the proposed City West area is a sand & gravel business and landscaping business. To the **west** of the subject area is the Ascension Providence hospital campus, and the Westmarket Square retail center. Positive impacts are anticipated as the subject property could provide places for hospital employees to live, shop and dine,



and additional hotels for people to stay in near the hospital. Residents in City West will also provide more customers to the Westmarket Square retail center.

**Comparison of Zoning Districts**

The following table provides a comparison of the two major current zoning classifications (OST and I-1) with the proposed City West.

	<b>OST (Existing – North of Grand River)</b>	<b>I-1 (Existing – Mostly South of Grand River)</b>	<b>CW (Proposed)</b>
<b>Principal Permitted Uses &amp; Special Land Uses</b>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Professional office buildings, offices and office sales and service activities</li> <li>Data processing and computer centers</li> <li>Laboratories</li> <li>Research, testing, design and development, technical training, and design of pilot or experimental products</li> <li>Hotels and business motels</li> <li>Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education</li> <li>Motion picture, television, radio and photographic production facilities</li> <li>Medical offices, including laboratories and clinics</li> <li>Facilities for human care</li> <li>Off-street parking lots</li> <li>Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations</li> <li>Financial institution uses with drive-in facilities as an accessory use only</li> <li>Public or private indoor and private outdoor recreational facilities</li> <li>Day care centers and adult day care centers</li> </ol>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Professional office buildings, offices and office sales and service activities</li> <li>Accessory buildings, structures and uses customarily incident to the above permitted uses</li> <li>Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>Public or private health and fitness facilities and clubs</li> <li>Medical offices, including laboratories and clinics</li> </ol> <p>The following uses are subject to Section 4.45:</p> <ol style="list-style-type: none"> <li>Research and development, technical training and design of pilot or experimental products</li> <li>Data processing and computer centers</li> <li>Warehousing and wholesale establishments</li> <li>Manufacturing</li> <li>Industrial office sales, service and industrial office related uses</li> <li>Trade or industrial schools</li> <li>Laboratories experimental, film or testing</li> <li>Greenhouses</li> <li>Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards</li> <li>Public or private indoor recreation facilities</li> <li>Private outdoor recreation facilities</li> <li>Pet boarding facilities</li> </ol>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Offices, including professional, medical (including labs and clinics)</li> <li>Municipal uses, such as post offices and similar governmental office buildings</li> <li>Day care centers (4.12.2)</li> <li>Financial institutions (4.81)</li> <li>Retail business or service establishments, including restaurants (4.27)</li> <li>Business schools and colleges or private schools operated for profit (4.27)</li> <li>Instructional Centers (4.62)</li> <li>Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities</li> <li>Art galleries, museums, and non-profit community centers</li> <li>Personal service establishments</li> <li>Private recreational facilities, indoor or outdoor</li> <li>Publicly owned and operated parks, pathways, and recreational facilities</li> <li>Transit station</li> <li>Brewpubs and Microbreweries (4.35)</li> <li>Outdoor restaurants</li> </ol>

	<p>16. Secondary uses 17. Sit down restaurants 18. Other uses similar to the above uses and subject to the same conditions noted 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses</p> <p><b>Special Land Uses (Retail Service Overlay)</b> The following uses are permitted subject to Section 3.19:</p> <ol style="list-style-type: none"> <li>1. Retail business use</li> <li>2. Retail business service uses</li> <li>3. Restaurants, including sit-down</li> <li>4. Fast food drive-through restaurants</li> </ol>	<p>18. Veterinary hospitals or clinics 19. Motion picture, television, radio and photographic production facilities 20. Other uses of a similar and no more objectionable character to the above uses 21. Accessory buildings, structures and uses customarily incident to any of the above permitted uses</p> <p><b>Special Land Uses</b> The following uses shall be permitted where the proposed site does not abut a residentially zoned district:</p> <ol style="list-style-type: none"> <li>1. Metal plating, buffing, polishing and molded rubber products</li> <li>2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows:             <ol style="list-style-type: none"> <li>a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics</li> <li>b. Industrial tool and equipment sales, service, storage, and distribution</li> <li>c. Eating and drinking establishments and motels</li> </ol> </li> <li>3. Automobile service establishment</li> <li>4. Self-storage facilities</li> <li>5. Retail sales activities</li> <li>6. Central dry cleaning plants or laundries</li> <li>7. Railroad transfer, classification and storage yards</li> <li>8. Tool, die, gauge and machine shops</li> <li>9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies</li> <li>10. Municipal uses</li> <li>11. Motion picture, television, radio and photographic production facilities</li> <li>12. Outdoor space for parking of licensed rental motor vehicles</li> <li>13. Accessory buildings,</li> </ol>	<p>(4.84) 16. Principal uses similar to those listed above, as determined by the Planning Commission 17. Off-street parking lots and structures (not to include vehicle storage) 18. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19)</p> <p><b>Mixed-Use Development Option Permitted Uses –</b></p> <ol style="list-style-type: none"> <li>1. Any of the Principal Permitted Uses above</li> <li>2. Multiple-family residential</li> <li>3. Live/work units</li> <li>4. Hotels (4.28.1)</li> <li>5. Business establishments which perform services on the premises</li> <li>6. Health and fitness clubs, public or private</li> <li>7. Dry Cleaning Establishments or Pick Up Stations (4.24)</li> <li>8. Other uses similar to the above uses subject to conditions noted</li> <li>9. Accessory structures and uses customarily incidental to the above permitted uses (4.19)</li> </ol> <p><b>Special Land Uses</b></p> <ol style="list-style-type: none"> <li>1. Amusement and entertainment uses, including theaters, athletic and performing arts venues</li> <li>2. Private clubs, organizations, cultural facilities, and lodge halls</li> <li>3. Places of worship</li> <li>4. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)</li> </ol>
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		structures and uses customarily incident to any of the above permitted uses	
<b>Minimum Lot Size</b>	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
<b>Minimum Lot Width</b>	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
<b>Maximum Building Height</b>	46 feet or 3 stories, whichever is less	40 feet; 25 feet when abutting residential (Section 3.14.5.C)	35 feet within 100 feet of SFR 40 feet between 100-200 feet of SFR North of Grand River: 8 stories with bonus height South of Grand River: 5 stories with bonus height
<b>Building Setbacks</b>	Front Yard: 50 feet Rear Yard: 50 feet Side Yard: 50 feet	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)	Front yard: 20 feet (Major arterials) Rear yard Non-Res: 100 feet for buildings if adjacent to residential Rear yard Residential: 2 feet each foot of building height if adjacent to residential
<b>Parking Setbacks</b>	Front Yard: 20 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)	Front yard: 20 feet (Major arterials) Rear yard: 50 feet if adjacent to residential See proposed Ordinance for other yard requirements

**Infrastructure Concerns**

See the Engineering review letter for specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be an impact on utility demands as a result of the proposed rezoning. The attached review letter assumes the “worst-case scenario” in terms of required utility capacity. Depending on how the proposed City West District is developed, it will likely result in the need for infrastructure improvements, based on assumptions and a limited study. The Engineering Division plans to continue discussions with Community Development to better understand the demands of the district and to better understand the impact on the City’s infrastructure.

Traffic analysis and the requirements and potential road improvements for any new development will be determined on a site-by-site basis for any property proposed to be developed or redeveloped in the new district. Applicants proposing a new development will need to prepare either a Traffic Impact Statement or Traffic Impact Study as a result of an anticipated number of trips as defined by the Site Plan and Development Manual. Pedestrian improvement opportunities are being considered along the Grand River Avenue Corridor as a part of a larger study that is being contemplated.

**Natural Features**

The attached maps from the City's mapping portal show that there are regulated wetland and woodland at various locations throughout the subject area. The City's maps provide the best approximation of the location of the woodlands and wetlands without specific surveying of those areas. The actual location of any woodlands and wetlands will need to be field verified by applicants with the submittal of any site plan for the parcels, and verified by the City's consultants. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property, and follow the typical standards for review and approval according to the City's ordinances.

**Submittal Requirements**

The City's Department of Public Works staff has placed the rezoning signs on properties along the Grand River Avenue corridor and at Beck Road and Taft Road, in accordance with the public hearing requirements for the proposed rezoning. Staff has verified the locations and language provide on the signs that meet the standards of the City's Site Plan and Development Manual.

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Lindsay Bell, *AICP*, Senior Planner  
Barbara McBeth, *AICP*, City Planner



**ENGINEERING MEMO**

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# MEMORANDUM



**TO:** BARB MCBETH, CITY PLANNER  
**FROM:** BEN CROY, CITY ENGINEER  
**SUBJECT:** REVIEW OF PROPOSED CITY WEST DISTRICT UTILITY DEMANDS  
**DATE:** MAY 1, 2023

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The Engineering Division initiated a review of the proposed City West District located along Grand River Avenue between Beck and Taft Roads. The vision for the district is a pedestrian-oriented development, resulting in a higher density use of the area compared to the current and proposed uses. Although the specific details of the development are not yet known, a limited analysis was conducted using information provided by the Community Development Department based on assumptions regarding the anticipated uses within the district. The preliminary findings are summarized below:

## **Utility Demands**

A residential equivalency unit (REU) equates to the utility demand from one single-family home. Based on an assumption that the proposed development will be at maximum build-out, the City West district could result in a utility demand of approximately 6,400 REUs. However, following Community Development Department discussions with land owners, it may be more realistic to expect a demand of approximately 1,550 REUs. The revised 1,550 REUs was used for the analysis discussed in this memo, since it is likely a more accurate estimate for the future demand.

## **Water System**

The City West District is located within the Intermediate Pressure District. Water service is currently available from a water main along Grand River varying in size between 24-inch and 16-inch. This area of the city's water distribution system is somewhat limited in terms of looping (redundancy) due to the I-96 corridor to the north which limits the availability for connections. Therefore, the proposed City West District may have a significant impact on the operation of the water system in this area. Although there may be sufficient capacity, pressure and flows available to serve the proposed City West District itself, the demand the district will have results in reduced pressure and flow in the western portions of the City (Sections 17-18 and 29-32).

An expansion of the Island Lake Pressure District, as shown in the attached figure, would likely be required to properly serve the areas to the west impacted by the increased demand. The expansion of the Island Lake Pressure District has been evaluated in prior Master Plans. The improvement would consist of pump and equipment upgrades at the Island Lake Booster Station, additional water main segments and two new pressure reducing valves, with an estimated cost ranging between \$3-6M (pending deemed further analysis). In either scenario of development (maximum density or lesser extent), system improvements will likely be required.



## **Sanitary Sewer**

The site is located within the Lanny's Road Sewer District. Sanitary service for the majority of the area would be provided by the existing 21-inch sewer to the south, midway between Grand River and Eleven Mile. The proposed City West District could potentially have a significant impact on the available capacity of the downstream sanitary sewer.

If the City West District develops at a density less than the potential maximum, as discussed above, it is expected the existing sanitary sewer infrastructure will be adequate. Recent analysis shows the breakpoint would be the addition of 3,000 REUs, where anything beyond that may result in capacities being exceeded. Given the large area the district covers, the locations of the connections to the existing sewer are a variable that can have a significant impact on capacities in the existing system. Continued analysis will be required as the district develops to determine how it will impact the system.

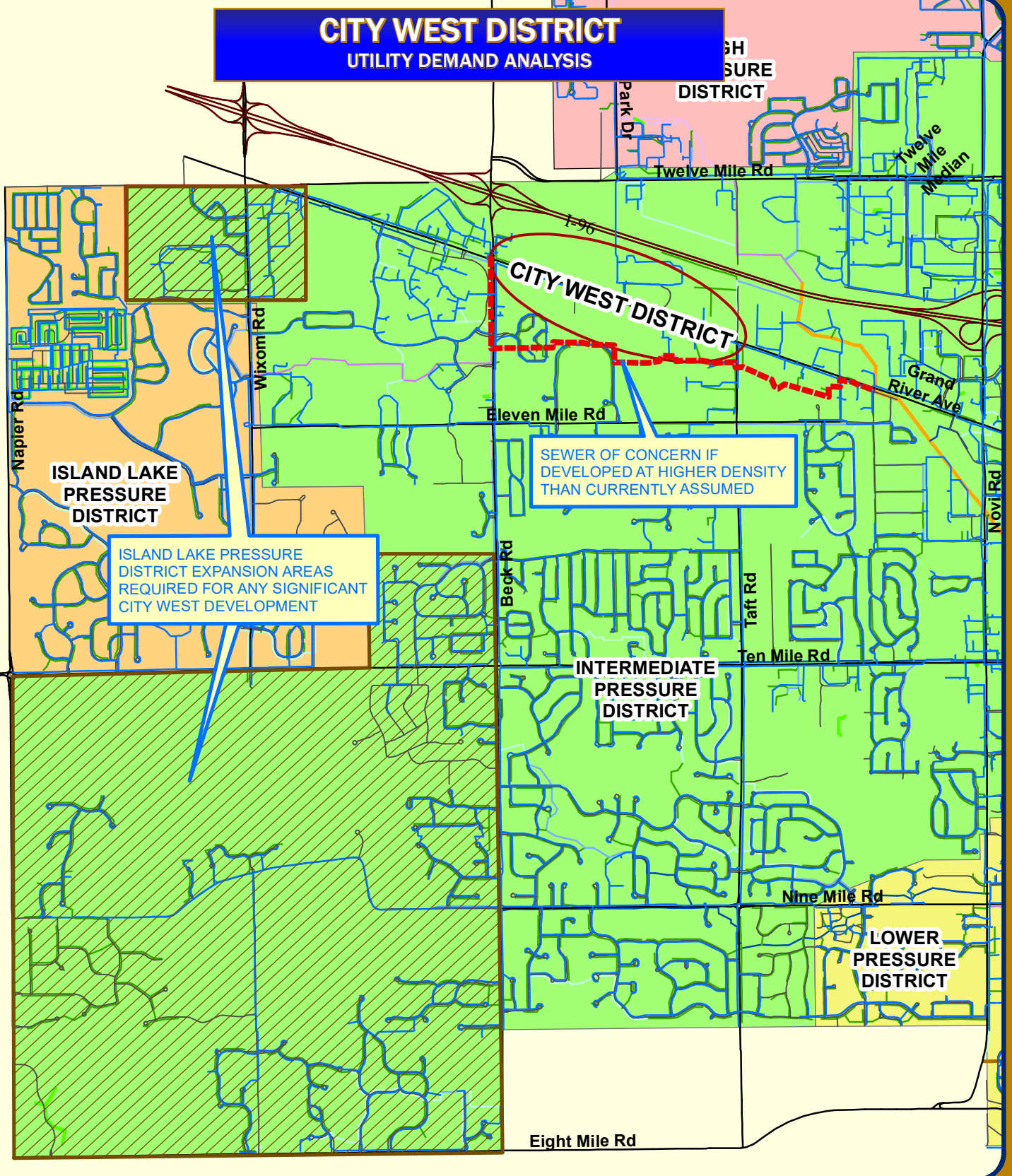
If built out to the maximum potential density, the existing sanitary sewer would not have sufficient capacity to serve the City West District. Additional sanitary sewer infrastructure improvements involving the replacement of existing sewer mains and/or the addition of new sewer mains would be required. The worst-case scenario involves the replacement of approximately 10,000 feet of sewer, as shown in the attached figure, at an estimated cost of \$14.3 million. However, the need for this is not anticipated based on the current information indicating the likely built-out scenario.

## **Summary**

Depending on how the proposed City West District is developed, it will likely result in the need for infrastructure improvements, based on assumptions and a limited study. The Engineering Division plans to continue discussions with Community Development to better understand the demands of the district and to better understand the impact on the City's infrastructure.

cc: Jeff Herczeg; Director of Public Works  
Scott Roselle; Water & Sewer Manager

# CITY WEST DISTRICT UTILITY DEMAND ANALYSIS



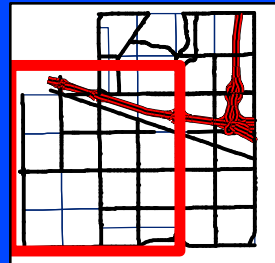
Map Author: Croy  
Date: 4/20/23  
Project: City West  
Version #: v1.0

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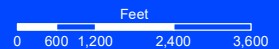
**Map Legend**

 Island Lake District Expansion



**City of Novi**

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org



1 inch = 2,958 feet



**2016 MASTER PLAN FOR LAND USE**

**EXCERPT**

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## Redevelopment Site 2: City West

Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on-street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories.

## Components of the District

### Residential Uses

The residential components of City West should provide unique housing types, with an emphasis on types currently undersupplied in the City. In general, residential uses will be located above commercial uses, and all residential north of Grand River should be on the second floor or higher. Some ground floor residential uses such as row houses may be appropriate south of Grand River on the edge of the district as a transition to nearby neighborhoods. Live-work units may be an appropriate use as well, particularly if City West develops as an arts and entertainment district. Microapartments (small efficiency units) and small one-bedroom units may be an appropriate and viable development model for this area, especially given the needs of frequent business travelers and temporary residents at nearby Providence Park Hospital.

### Commercial, Restaurant and Entertainment Uses

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital. Commercial uses in this area could include specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries, in addition to uses that serve nearby residents. Personal service uses would likely constitute a portion of the overall commercial picture in City West. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces, is a major goal of this redevelopment strategy.

### Office Uses

Office uses in City West should be mostly limited to upper floors and, in vertically mixed buildings, may serve as a transition from retail and restaurant uses on lower levels to residential uses above.



Above, left: Map of City West land use planning area, including footprints of existing buildings. The largest building, at center, is the Suburban Collection Showplace, which is planning to expand. Above, right (clockwise from upper left): public art and gathering space amid high density mixed development in Asheville, NC; high quality building materials and ornamental landscaping in West Bloomfield, MI; finished alley with small retail use in Fort Collins, CO; public plaza and dense, mixed development in Princeton, NJ



## Character of Development & Placemaking

For City West to become a true district, development must follow a unified approach. This could be achieved through the development of design standards or a form-based code to establish district-wide standards for building massing and location, streetscape, and public spaces. Building materials, landscaping, lighting, public furniture, and signage can all be addressed in standards for City West. These standards could also establish sub-districts (for instance, north of Grand River versus south of Grand River). To the extent possible, utilities should be buried.

The planned development of the City West district should include a mix of public plazas and parks that provide gathering places, as well as wide sidewalks that can accommodate outdoor dining. Programming of public spaces is encouraged to promote placemaking and strengthen the identity of the district.

## Transportation

City West should be a walkable district that accommodates all road users and provides connections to Novi's existing and planned non-motorized pathways. Parking should be a mix of on-street spaces, small surface lots in side and rear yards, and, where density supports the investment, structures. Parking structures may stand alone or be integrated into other buildings, but in all cases, they should be designed to the same standards as other buildings in the district. Ground floor liner uses should be incorporated where possible. Parking plans should consider emerging trends in the automotive market such as the rapidly growing number of plug-in vehicles on the road, as well as the growth of car-sharing.

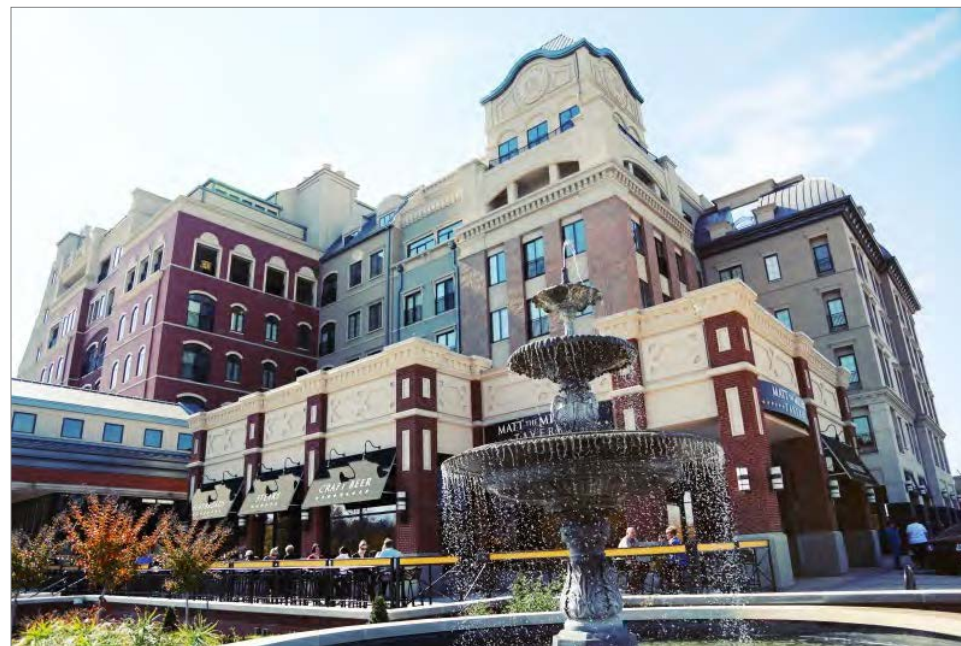
Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City West, with support from the hospital, could play a powerful role in the future development of mass transit on Grand River Avenue, serving as the westernmost destination point for bus rapid transit (BRT). The City should work with its neighbors to determine the feasibility of mass transit to serve the greater corridor and provide expanded mobility options for residents. The cities of Farmington and Farmington Hills have incorporated the potential for BRT along Grand River into their long-range plans.



Source: Roark Premier Team



Source: Elvert Barnes, Wikimedia Commons



Source: Carmel City Center



Source: Central Coast Low Impact Development Initiative

Clockwise from top left: Event in public space, North Hills development, Raleigh, NC, which includes a mix of low-profile buildings and taller structures, including a ten-story hotel; Main North in downtown Royal Oak, MI, is a ten-story mixed-use development with associated structured parking next to two movie theaters; Bioretention swale in Paso Robles, CA, which accomplishes some filtering of runoff before it enters the stormwater system; Carmel City Center in Carmel, IN, is a mixed use development located near the city's downtown Arts & Design District and was developed as part of Carmel's Range Line Road Corridor Plan; Arlington, VA's Pentagon Row project mixes commercial and residential uses around planned, multi-use public spaces.



### Sustainability

The development of a new district presents a prime opportunity to consider development from a holistic standpoint. Development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Should

development proceed in a coordinated fashion, the City and its partners may consider pursuing LEED-ND certification through the United States Green Building Council; this certification not only provides confirmation that developers have adhered to sustainable development practices, but also serves as a marketing tool for the district. Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or

geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.



Above: Conceptual rendering of potential development of City West. This image is intended to show building massing, including one ten-story building, and provide an example of how buildings might interact with sidewalks and other public spaces. On-street parking spaces line every block, and most parking is concentrated in structures to the right of the image. Frequent programming of public spaces is encouraged



### Development of the District

To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as a stand-alone district rather than as an overlay to existing zoning.



Above: Image, based on development in St. Charles, Missouri, showing the type of streetscape that might characterize City West, along with the three-to-five story buildings envisioned for most of the area north of Grand River. Ground floor retail, space-efficient diagonal parking spaces, and upper floors devoted to office and residential uses combine with an aesthetically pleasing public realm to create a vibrant, pedestrian-friendly district that feels like a cohesive neighborhood.



**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Sunday, April 23, 2023 3:49 AM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** Khurram Abbas

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Your property address(es) that you own or rent**

26508 Mandalay Cir, Novi

**What are your initial thoughts on the City West ordinance text?**

Not supportive of what I see in the text for adequate consideration to nearby sub division's residents (Asbury Park) despite the building setbacks, heights and density mentioned. Based on what I see, the woodlands on the North West side of Asbury Parks would be removed to make way for a parking lot. I am not in favor of removing anymore trees in the city, especially to support what I would refer to as commercial over development of the city. We in our sub get way too much noise coming in from events up there anyways, most notably Monster Jam events (trucks and announcements over loud speakers).

**What are your thoughts on the City West design guide?**

Moot point for me since I am not in favor of any rezoning done here.

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

I would like to see some consideration to not removing the trees on north west side of our sub division (adjacent to screen works) which I thought were protected wetlands. Would like to understand how the city will ensure the residents in Asbury Park, which is a premier residential sub division is not adversely impacted by City West.

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

Yes

**Form inserted**

4/23/2023 3:48:20 AM

**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Sunday, April 23, 2023 8:07 PM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** swanand dhayagude

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Your property address(es) that you own or rent**

26348 Mandalay Cir. Novi, MI 48374

**What are your initial thoughts on the City West ordinance text?**

We do not like it and do not approve of it..

**What are your thoughts on the City West design guide?**

We do not like it and do not approve of it..

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

No

**Form inserted**

4/23/2023 8:06:24 PM



**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Wednesday, April 26, 2023 9:00 PM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** Lauren Santeiu

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Your property address(es) that you own or rent**

26349 Mandalay Circle Novi, MI 48374

**What are your initial thoughts on the City West ordinance text?**

I am absolutely opposed to any development that demolishes the wetlands behind the homes in our subdivision (Mandalay circle). The reason we were drawn to Asbury park is the abundance of trees and wetlands. Novi is becoming way too commercialized. We don't need any more homes, subdivisions or light industrial developments taking over our beautiful trees areas and wetlands.

**What are your thoughts on the City West design guide?**

See my answer to the above. Quit cutting down all the trees in Novi to build it up more.

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

Yes

**Form inserted**

4/26/2023 9:00:08 PM

**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Wednesday, May 3, 2023 4:17 PM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** Clare Smith

**Email:** [REDACTED]

**Phone:**

**Your property address(es) that you own or rent**

26271 Mandalay Circle

**What are your initial thoughts on the City West ordinance text?**

This ordinance will impact the wetland natural resources (one thing that makes Novi so special) that surround the community I live in south of Grand River. The ordinance will also negatively impact home values and quality of life of residents in the Novi community south of Grand River. The negative impacts I mentioned here are not outweighed by the positive impact of this ordinance. I hope you take these negative impacts to heart.

**What are your thoughts on the City West design guide?**

This ordinance will impact the wetland natural resources (one thing that makes Novi so special) that surround the community I live in south of Grand River. The ordinance will also negatively impact home values and quality of life of residents in the Novi community south of Grand River. The negative impacts I mentioned here are not outweighed by the positive impact of this ordinance. I hope you take these negative impacts to heart.

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

No

**Form inserted**

5/3/2023 4:15:44 PM

**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Wednesday, May 3, 2023 2:44 PM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** Charles Smith

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Your property address(es) that you own or rent**

26271 Mandalay Cir, Novi, MI 48374

**What are your initial thoughts on the City West ordinance text?**

I am strongly opposed to this ordinance as it has a significant and negative impact to my residential neighborhood, Asbury Park. I decided to live in this neighborhood in large part because of the natural resources, including the wetlands. I am concerned the wetlands will be disturbed, and this is a critical natural habitat that should remain protected. Additionally, there is already a significant amount of noise due to Grand River traffic and I-96. I am concerned this the development will negatively impact quality of life and home values in my neighborhood.

**What are your thoughts on the City West design guide?**

The design guide does not take into account the impact to the residential and wetland areas south of Grand River.

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

No

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

No

**Form inserted**

5/3/2023 2:42:45 PM



**Hill, James**

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**From:** postmaster@muniweb.com  
**Sent:** Sunday, April 23, 2023 6:40 PM  
**To:** Hill, James  
**Subject:** City West Ordinance and Design Guide Feedback Form

**Name:** Surabhi Sardesai

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Your property address(es) that you own or rent**

26348 Mandalay Cir Novi MI 48374

**What are your initial thoughts on the City West ordinance text?**

Absolutely not ok with the rezoning because this directly impacts our property line, privacy and the trees and view from our backyard.

**What are your thoughts on the City West design guide?**

**Are you in favor of the change in zoning proposed by the City West ordinance?**

No

**Are there any questions you have about the City West ordinance and Design Guide?**

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?**

No

**Form inserted**

4/23/2023 6:38:31 PM

LAW OFFICES  
**LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.**

37000 GRAND RIVER AVENUE, SUITE 200  
FARMINGTON HILLS, MICHIGAN 48335  
[www.lmdlaw.com](http://www.lmdlaw.com)

Office: (248) 476-6900

Direct: (248) 919-3783

Fax: (248) 476-6564

D. B. LANDRY  
dlandry@lmdlaw.com

May 5, 2023.

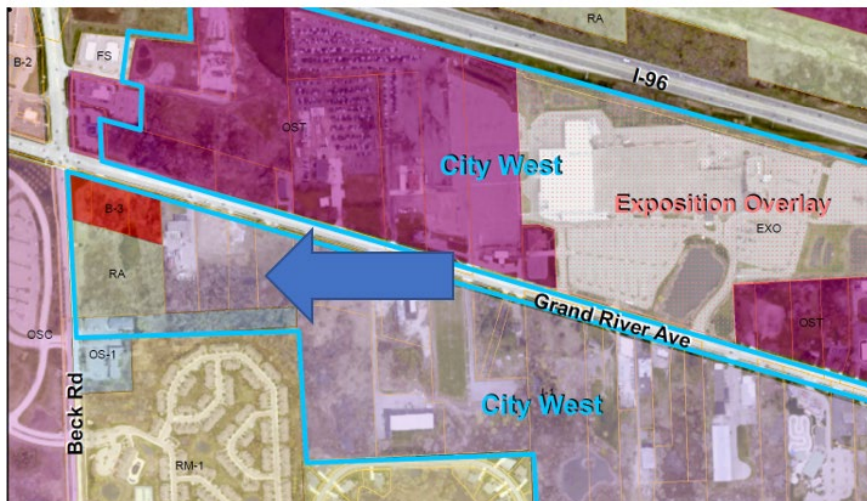
*via email to [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)*

City of Novi Planning Department  
and Planning Commission  
c/o Ms. Barbara McBeth  
45175 West Ten Mile Rd  
Novi, MI 48375-3024

RE: Proposed City West Ordinance  
Property at South East corner of Grand River Avenue and Beck Road (Owner:  
Joanne Ward Revocable Trust).

Dear Ms. McBeth and Planning Commission:

I represent the Joanne M. Ward Revocable Trust, the owner of two parcels located at the South East corner of Grand River Avenue and Beck Road. The parcel on the corner, parcel number 22-16-151-010, consists of approximately three acres and is currently zoned B-3. The parcel immediately to the South, parcel number 22-16-151-012, consists of approximately seven acres and is currently zoned RA. Please accept this letter as the property owner's comment and objection to a small part of the Proposed City West Ordinance.



The concern is with respect to a potential prohibition of drive-through use associated with a retail business use, in particular a drugstore, and a restaurant use. The current Zoning, B-3, would allow a drugstore as a Principal Permitted Use, i.e., a retail business use, under Zoning Ordinance Section 3.1.12.B.i. A drive-through window for such a drugstore would be potentially allowed as a Special Land Use under Section 3.1.12.C.iii. Thus, any potential drugstore with a drive-through window would be required to satisfy the Special Land Use Ordinance provisions and approval by the Planning Commission. The same is true for a restaurant. The provisions of the Proposed City West Ordinance are not so clear and in fact, are ambiguous. It is the request of the property owner that such drive-through use associated with a retail drugstore or a restaurant would be permitted under the City West Ordinance subject to review and approval of the Planning Commission and City Council, similar to the approval of such use under the existing B-3 Ordinance and the current Gateway East Ordinance.

The City staff memorandum to the Planning Commission dated March 28, 2023, recognizes that: “More recent development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. (Memorandum Page 2).” The economic and public benefit of Ascension Providence Hospital to the City of Novi is beyond question. As the Planning Department and Planning Commission will recall, when Providence Hospital was approved several years ago it was anticipated that the completed hospital would require surroundings land uses necessary to complement the hospital use. Such uses included residential housing for hospital workers, and commercial and retail uses that provide products and services the demand for which is created by the hospital. One such demanded use is a retail drugstore. The obvious potential location for such a drugstore is the parcel on the South East corner of Grand River Avenue and Beck Road, directly across Grand River Ave from the Hospital, which parcel is currently zoned B-3 and allows a drugstore with a drive-through.

The property has been owned by the Joanne M. Ward Trust for many years. With the recent passing of Ms. Ward, the Trust is now in a position to sell the property. Since the hospital has been completed the demand for drugstore use at this location has been very high.

No drugstore will build without a drive-through window amenity. The Planning Department and Planning Commission is no doubt aware that many businesses in general in 2023 conducting business and provide goods and services via a drive-through window including restaurants. For a drugstore such drive-through pharmacy services are essential. Such use would allow for 24-hour pharmacy services. Therefore, the demand for such an amenity clearly exists.

Any potential negative aspects of a drive-through amenity, i.e., vehicle stacking, noise, adjacency issues, etc., can be quickly dealt with via the Special Land Use process. Indeed, the current B-3 Ordinance provisions include these protections. Therefore, it is our request that the City provide in any ultimate City West Ordinance a provision that would allow for a drive-through amenity as part of a retail drugstore use or restaurant use within the City West District with the protection of Special Land Use or similar provisions.



## **City West Ordinance as Proposed**

The language of the Proposed City West Ordinance is ambiguous. Under Section 3.1.30.B.v the Principal Permitted Uses would include “retail business or service establishments (4.27).” Under the definitional section of the City of Novi Zoning Ordinance, Section 2.2, “retail business uses” include “drugstores”. The Principal Permitted Use of “retail business or service establishments” in the City West Ordinance refers specifically to Section 4.27 of the City Zoning Ordinance. Section 4.27 provides that “all retail business or service establishments are permitted as follows...” The Subsection which follows only prohibits a drive-through amenity for restaurants “or other places serving food or beverage...” Section 4.27 does not prohibit drive-throughs for drugstores.

Section 3.33.B of the Proposed City West Ordinance provides: “Uses with a drive-through window are not permitted in the district.” However, under the following Section 3.34, the Mixed Use Development Option for City West, Section 3.34.2.A, provides that “the uses listed under Section 3.1.30.B and C will be permitted”. As stated above, Section 3.1.30.B allows for retail uses, and Section 4.27 does not prohibit drive-through drugstores. Moreover, Section 3.34.6 provides that “the required conditions listed in Section 3.33 must to be met except as otherwise permitted within this Section 3.34.” Therefore, a reading of the Proposed City West Ordinance can be made that a drugstore with a drive-through is a Permitted Use. Restaurants are also a principle Permitted Use in the proposed City West Ordinance.

## **Recommended additional language to the Proposed City West Ordinance.**

It is respectfully suggested that a drugstore with a drive-through should be allowed on the corner of Grand River Avenue and Beck Road as the need for such amenity clearly exists. The same is true for a restaurant. It is suggested that such use can be accommodated within the overall intent of the Proposed City West Ordinance. All that would be needed to resolve the ambiguity is to utilize language which currently exists in the Gateway East District provisions of the Zoning Ordinance. Such language would be entirely appropriate as the Gateway East Ordinance provisions apply to the very same Grand River Avenue corridor, to the East of Taft Road. The Gateway East Ordinance includes a Special Development Option, Section 3.12. This Ordinance Section provides:

“Section 3.12.2 Uses permitted subject to approval of a Special Development Option.

- ii. ... a non-residential use permitted elsewhere in this Zoning Ordinance but not otherwise permitted in the GE District, on the condition that such use meets all of the following criteria, as determined by the City Council...”

“3.12.3.A. Uses proposed within an SDO Project shall be situated within a GE District and shall require the applicant to demonstrate to the City Council, and the City Council finding, in its discretion, that each particular use, as well as the quantity and location of such use, would result in a

reasonable and mutually supportive mix of the uses on the site, and the compatibility of uses in harmony with the surrounding area and other downtown areas of the city, as intended in this Article. Such discretionary decision making by the City Council should be based upon relevant planning and/or zoning principals...”

“Section 3.12.6 Review and approval process for Special Development Option concept plan.

3.12.6.A.i ... departures from compliance with the standards provided for an SDO Project, may be granted in the discretion of the City Council as part of the approval of an SDO Project in a GE District.”

We would suggest that a City West Ordinance contain similar language within the Mixed Use Development Section. We would suggest that the following language be added as Section 3.34.2.C:

“C. A non-residential use permitted elsewhere in this Zoning Ordinance but not otherwise permitted in the City West District, on condition that such use meets all of the following criteria, as determined by the City Council...”

We believe that such a process, which currently exists within the Gateway East Ordinance, could equally apply to the City West District. This would allow all the protections to assuage any concerns with respect to a drugstore with a drive-through amenity or a restaurant. Such an additional Section could apply strictly to the parcel on the South East corner of Grand River and Beck Road or it could apply to all of the parcels within the City West District.

It appears that the intent of the City West Ordinance is to encourage development as stated within the general intent Section but also to allow the City the option to approve other compatible uses. With a drug store and restaurant already listed as a Principal Permitted Use simply adding the potential for approval of a drive-through amenity, with appropriate approval conditions, would be consistent with the overall intent of the City West District.

We thank you for your consideration of our comments and we are more than happy to discuss this matter further at any time.

Very truly yours,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

*David B. Landry*

David B. Landry

DBL/cw



**CITY OF NOVI**

**RESPONSE FORM**

**RECEIVED**

**MAY 03 2023**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**ZONING ORDINANCE TEXT AMENDMENT 18.296 AND ZONING MAP AMENDMENT 18.741, FOR A RECOMMENDATION TO CITY COUNCIL TO ESTABLISH A NEW ZONING DISTRICT, CITY WEST DISTRICT, INCLUDING A MIXED-USE DEVELOPMENT OPTION, AND TO ADOPT BY REFERENCE THE CITY WEST DESIGN GUIDE. VARIOUS ADDITIONAL SECTIONS OF THE ORDINANCE WOULD ALSO BE AMENDED TO CREATE AND ADD REQUIREMENTS FOR THE PROPOSED CW - CITY WEST DISTRICT. PROPERTIES TO BE REZONED TO THE CW DISTRICT ARE LOCATED NORTH AND SOUTH OF GRAND RIVER, EAST OF BECK ROAD AND WEST OF TAFT ROAD IN SECTION 16 FROM B-3 GENERAL BUSINESS, RA RESIDENTIAL ACREAGE, OS-1 OFFICE SERVICE, OST OFFICE SERVICE TECHNOLOGY, AND I-1 LIGHT INDUSTRIAL.**

You are invited to attend the public hearing on May 10, 2023 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 W. Ten Mile, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Draft ordinance language and the Design Guide are available for review at the following web address: [www.cityofnovi.org/services/community-development/codes,-ordinances-and-master-plan](http://www.cityofnovi.org/services/community-development/codes,-ordinances-and-master-plan) and scrolling down to "Ordinances Under Development," or by contacting the Community Development Department at the following email address: [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)

I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

- REDUCTION OF GREENSPACE AND TREES
- REDUCTION IN WETLANDS BEHIND OUR HOUSE
- NOISE POLLUTION
- UNSIGHTLY BUILDINGS IN OUR VIEW
- TRESSPASSING
- WILDLIFE IMPACTS.

SIGNATURE: 

PRINT NAME: SWANAND DHAYAGUDE

ADDRESS: 26348 MANDALAY CIR. NOVI MI 48374

\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\*





**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**MAY 01 2023**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**ZONING ORDINANCE TEXT AMENDMENT 18.296 AND ZONING MAP AMENDMENT 18.741 FOR A RECOMMENDATION TO CITY COUNCIL TO ESTABLISH A NEW ZONING DISTRICT, CITY WEST DISTRICT, INCLUDING A MIXED-USE DEVELOPMENT OPTION, AND TO ADOPT BY REFERENCE THE CITY WEST DESIGN GUIDE. VARIOUS ADDITIONAL SECTIONS OF THE ORDINANCE WOULD ALSO BE AMENDED TO CREATE AND ADD REQUIREMENTS FOR THE PROPOSED CW - CITY WEST DISTRICT. PROPERTIES TO BE REZONED TO THE CW DISTRICT ARE LOCATED NORTH AND SOUTH OF GRAND RIVER, EAST OF BECK ROAD AND WEST OF TAFT ROAD IN SECTION 16 FROM B-3 GENERAL BUSINESS, RA RESIDENTIAL ACREAGE, OS-1 OFFICE SERVICE, OST OFFICE SERVICE TECHNOLOGY, AND I-1 LIGHT INDUSTRIAL.**

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Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Mary N. Frankfort James M. Frankfort  
PRINT NAME: Mary N. Frankfort James M. Frankfort  
ADDRESS: 2160 Pearson Rd, Milford 48380

\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\*