

**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
**November 5, 2009 at 7:00 p.m.**  
**Novi Civic Center – room to be advised**  
**45175 W. Ten Mile, Novi, MI 48375**  
**(248) 347-0475**

**Members:** Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer  
Alternate David Greco  
**Staff Support:** Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1

Master Plan for Land Use Review

- a) Open House October 14, 2009 Recap – Discuss Open House public input
- b) Survey Results – Discuss survey input
- c) Recommended Master Plan Amendments Review and discuss staff recommendations and possibly approve with or without modifications, for inclusion in final review and for recommendations to the Planning Commission.
  - 1) Discuss recent rezoning submittals in Study Areas
  - 2) Future Land Use designations and Future Land Use Map
    - i. Special Planning Project Area 1 Study Area
    - ii. Eleven Mile and Beck Roads Study Area
    - iii. Grand River Avenue and Beck Road Study Area
    - iv. Other Sections
  - 3) Residential Density Patterns Map
  - 4) Goals, Objectives and Implementation Strategies
  - 5) Reference Materials
    - i. New Oakland County Green Infrastructure (draft map depicting local vision of green infrastructure)
    - ii. New Intersection Traffic Counts
    - iii. Thoroughfare Plan update
    - iv. Speed Limits update
    - v. Road Jurisdiction update
    - vi. Traffic Signals update
    - vii. Zoning update
    - viii. Existing Pathways & Sidewalks update
    - ix. Pathway & Sidewalk Plan update
6. **Minutes**  
September 16, 2009
7. **Adjourn**

Future Meetings – 11/19, 12/3 & 12/17

## MEMORANDUM



cityofnovi.org

**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** 2009 MASTER PLAN REVIEW SURVEY RECAP  
**DATE:** NOVEMBER 2, 2009

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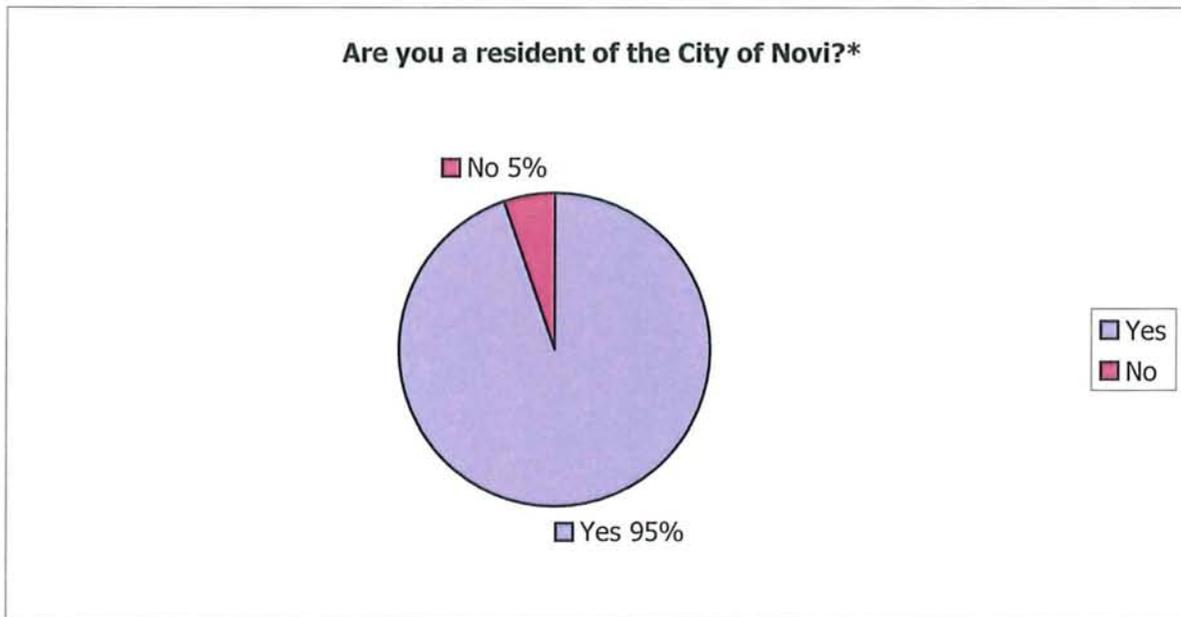
As part of the Master Plan Review process, the Planning Staff designed and distributed a survey to solicit public opinion and comments regarding the proposed Master Plan Review and land use alternatives. This non-scientific survey was made available on the City's web page, in the lobby, at Fall for Novi and at the Master Plan Review open house from September 26th to October 23rd. Fifty-eight completed surveys were received. Although this response rate was relatively small, the responses to some questions are worth noting.

On the attached survey recap the highest answer for each question is highlighted in yellow and the second highest in orange. Questions with significant responses were highlighted. These include responses of either strongly agreed and agreed or strongly disagreed and disagreed that were twice as high as the opposite answers are highlighted in pink.

### General Questions

Are you a resident of the City of Novi?

Answer Options	Response Percent	Response Count
Yes	94.8%	55
No	5.2%	3
	<i>answered question</i>	<b>58</b>
	<i>skipped question</i>	<b>0</b>



### General Questions

**Are you the owner or a manager of a business in the City of Novi?**

Answer Options	Response Percent	Response Count
Yes	12.5%	7
No	87.5%	49
	<b>answered question</b>	<b>56</b>
	<b>skipped question</b>	<b>2</b>



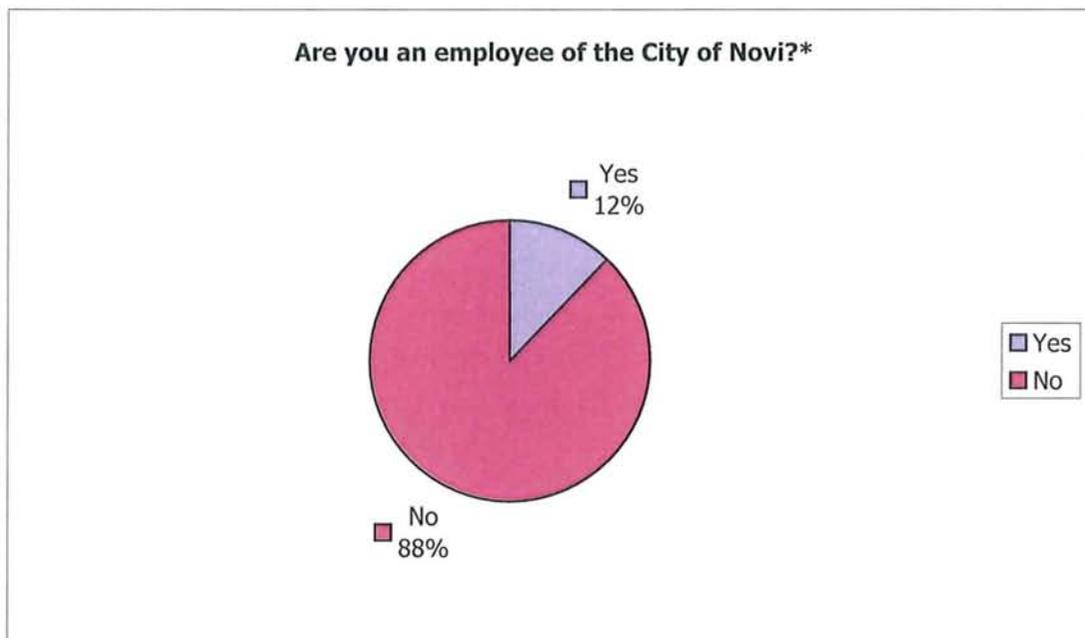
### General Questions

Are you an employee of the City of Novi?

**Answer Options**

Yes  
No

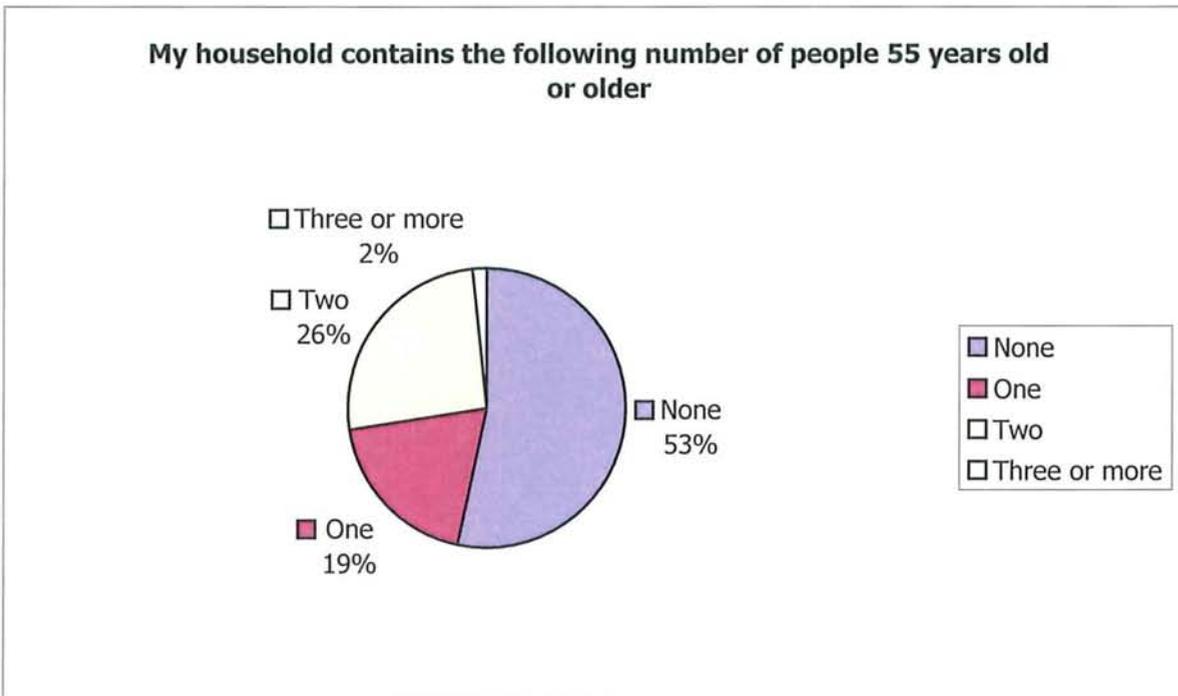
	<b>Response Percent</b>	<b>Response Count</b>	
Yes	12.3%	7	
No	87.7%	50	
		<b>57</b>	<b>answered question</b>
		<b>1</b>	<b>skipped question</b>



### General Questions

#### My household contains the following number of people 55 years old or older

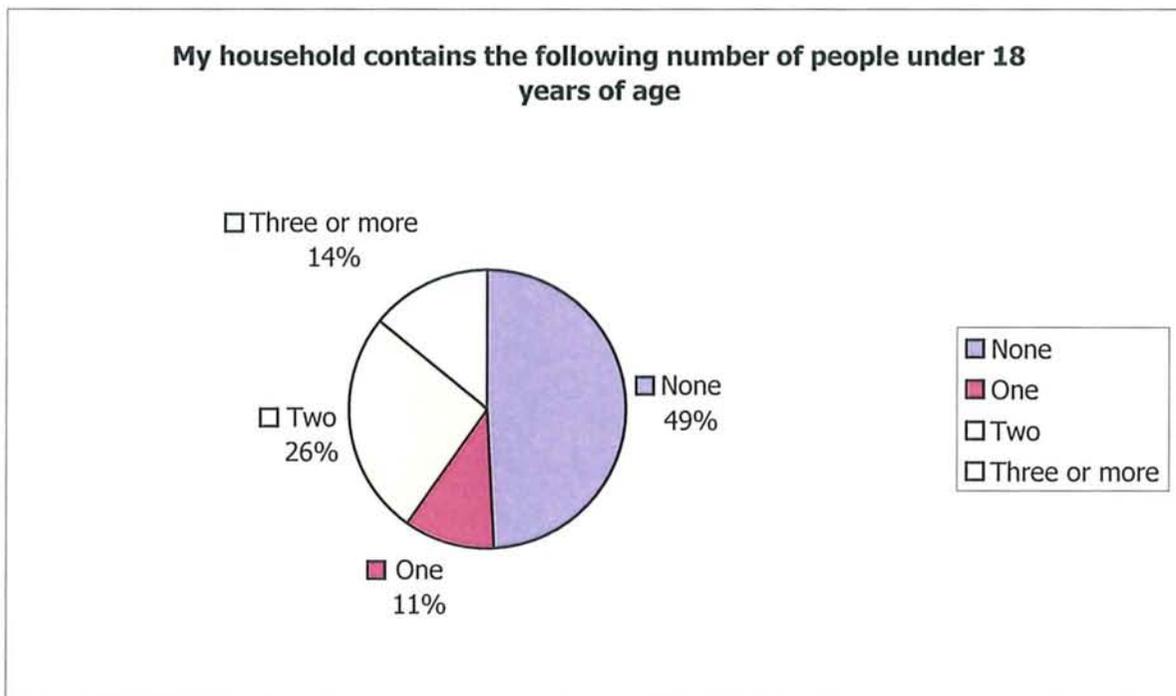
Answer Options	Response Percent	Response Count
None	53.4%	31
One	19.0%	11
Two	25.9%	15
Three or more	1.7%	1
<b>answered question</b>		<b>58</b>
<b>skipped question</b>		<b>0</b>



### General Questions

#### My household contains the following number of people under 18 years of age

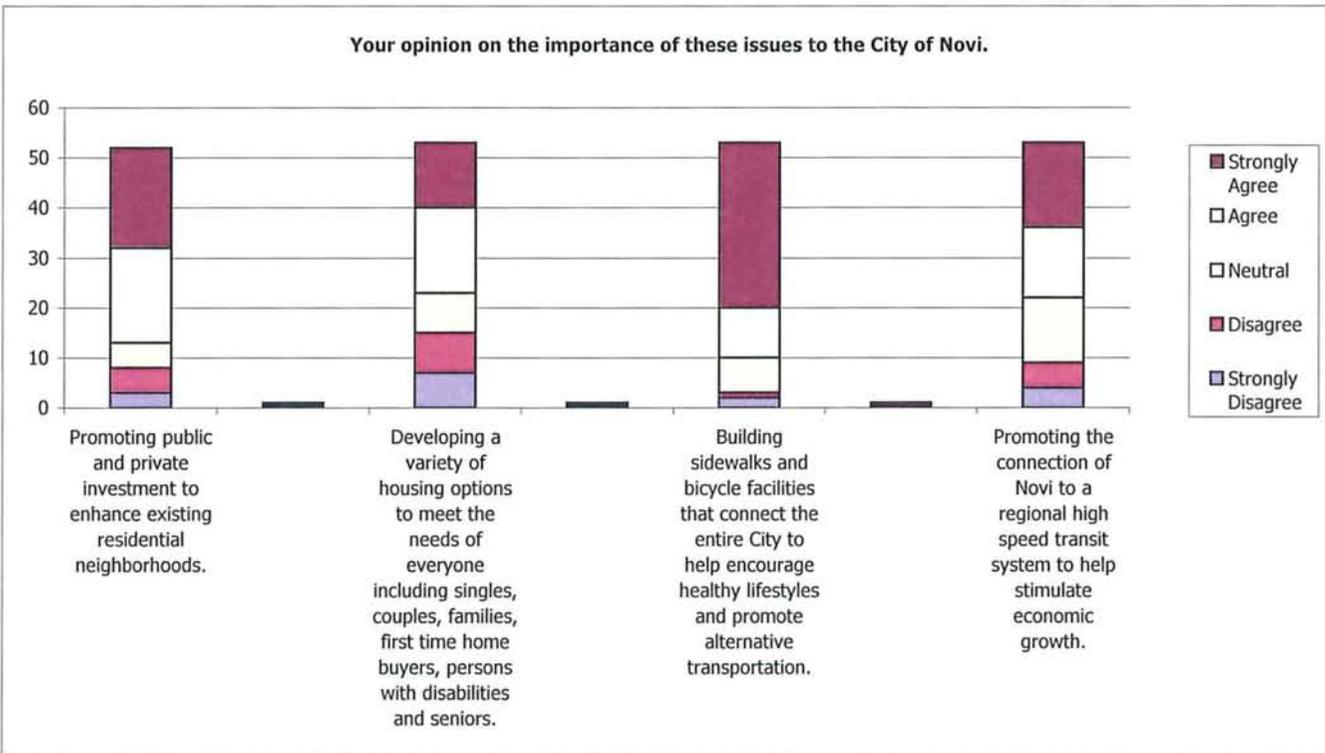
Answer Options	Response Percent	Response Count
None	49.1%	28
One	10.5%	6
Two	26.3%	15
Three or more	14.0%	8
<b>answered question</b>		<b>57</b>
<b>skipped question</b>		<b>1</b>



**General Land Use Questions - In order to help us formulate Master Plan goals and objectives for these subjects, please indicate your opinion on the importance of these issues to the City of Novi.**

For the following questions, please check the box that reflects your opinion.

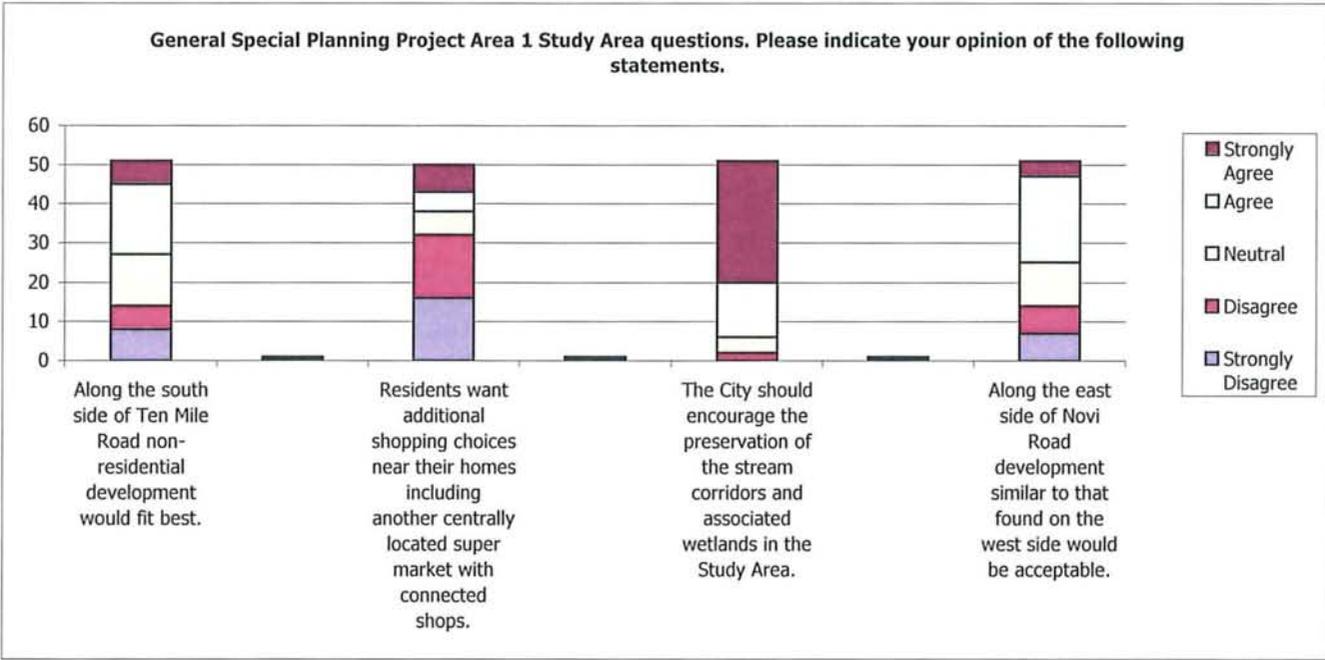
Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Response Count
Promoting public and private investment to enhance existing residential neighborhoods.	20	19	5	5	3	52
	38.5%	36.5%	9.6%	9.6%	5.8%	100.0%
Developing a variety of housing options to meet the needs of everyone including singles, couples, families, first time home buyers, persons with disabilities and seniors.	13	17	8	8	7	53
	24.5%	32.1%	15.1%	15.1%	13.2%	100.0%
Building sidewalks and bicycle facilities that connect the entire City to help encourage healthy lifestyles and promote alternative transportation.	33	10	7	1	2	53
	62.3%	18.9%	13.2%	1.9%	3.8%	100.0%
Promoting the connection of Novi to a regional high speed transit system to help stimulate economic growth.	17	14	13	5	4	53
	32.1%	26.4%	24.5%	9.4%	7.5%	100.0%
	<i>answered question</i>					<b>53</b>
	<i>skipped question</i>					<b>5</b>



**Special Planning Project Area 1 Study Area**

**General Special Planning Project Area 1 Study Area questions. Please indicate your opinion of the following statements.**

Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Response Count
Along the south side of Ten Mile Road non-residential development would fit best.	6 11.8%	18 35.3%	13 25.5%	6 11.8%	8 15.7%	51 100.0%
Residents want additional shopping choices near their homes including another centrally located super market with connected shops.	7 14.0%	5 10.0%	6 12.0%	16 32.0%	16 32.0%	50 100.0%
The City should encourage the preservation of the stream corridors and associated wetlands in the Study Area.	31 60.8%	14 27.5%	4 7.8%	2 3.9%	0 0.0%	51 100.0%
Along the east side of Novi Road development similar to that found on the west side would be acceptable.	4 7.8%	22 43.1%	11 21.6%	7 13.7%	7 13.7%	51 100.0%
				<i>answered question</i>		<b>51</b>
				<i>skipped question</i>		<b>7</b>

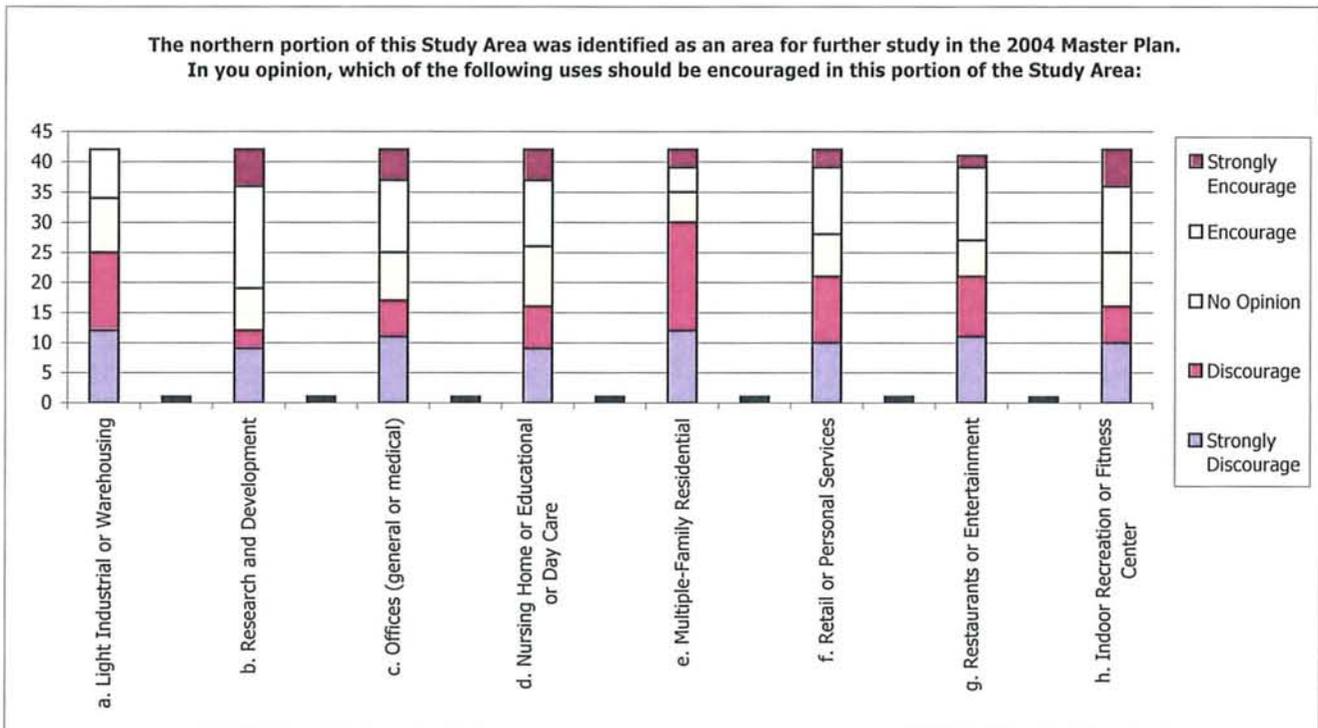


**Special Planning Project Area 1 Study Area**

The northern portion of this Study Area was identified as an area for further study in the 2004 Master Plan. In your opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Light Industrial or Warehousing	0 0.0%	8 19.0%	9 21.4%	13 31.0%	12 28.6%	42 100.0%
b. Research and Development	6 14.3%	17 40.5%	7 16.7%	3 7.1%	9 21.4%	42 100.0%
c. Offices (general or medical)	5 11.9%	12 28.6%	8 19.0%	6 14.3%	11 26.2%	42 100.0%
d. Nursing Home or Educational or Day Care	5 11.9%	11 26.2%	10 23.8%	7 16.7%	9 21.4%	42 100.0%
e. Multiple-Family Residential	3 7.1%	4 9.5%	5 11.9%	18 42.9%	12 28.6%	42 100.0%
f. Retail or Personal Services	3 7.1%	11 26.2%	7 16.7%	11 26.2%	10 23.8%	42 100.0%
g. Restaurants or Entertainment	2 4.8%	12 28.6%	6 14.3%	10 23.8%	11 26.2%	42 100.0%
h. Indoor Recreation or Fitness Center	6 14.3%	11 26.2%	9 21.4%	6 14.3%	10 23.8%	42 100.0%
Other (please specify)						5

answered question 42  
skipped question 16



**Other**

Competition compatible pool (25 yds or meters, or 50 meters)

Please leave the land alone, there is enough empty warehouse, retail, office space in Novi, we do not need any more. Our family would prefer that orchard area remain untouched. We could tolerate R&D as it would generate jobs.

It's also hard to hate a nursing home. Everything else - NO!NO!NO! as we have an overabundance of those options already.

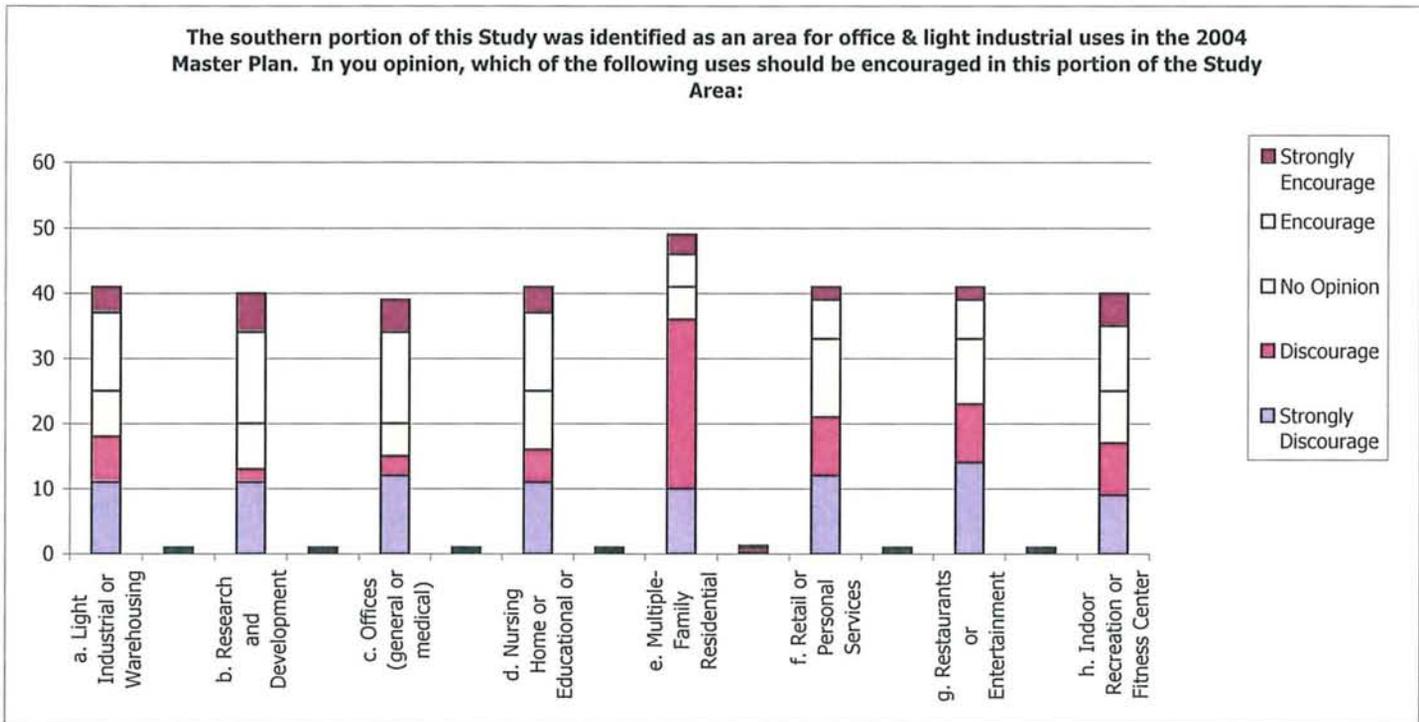
Super Market (Kroger?); farmers market in summer

Left natural

**Special Planning Project Area 1 Study Area**

The southern portion of this Study was identified as an area for office & light industrial uses in the 2004 Master Plan. In you opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Light Industrial or Warehousing	4 9.8%	12 29.3%	7 17.1%	7 17.1%	11 26.8%	41 100.0%
b. Research and Development	6 15.0%	14 35.0%	7 17.5%	2 5.0%	11 27.5%	40 100.0%
c. Offices (general or medical)	5 12.5%	14 35.0%	5 12.5%	3 7.5%	12 30.0%	40 100.0%
d. Nursing Home or Educational or Day Care	4 9.8%	12 29.3%	9 22.0%	5 12.2%	11 26.8%	41 100.0%
e. Multiple-Family Residential	3 7.7%	5 12.8%	5 12.8%	26 66.7%	10 25.6%	39 100.0%
f. Retail or Personal Services	2 4.9%	6 14.6%	12 29.3%	9 22.0%	12 29.3%	41 100.0%
g. Restaurants or Entertainment	2 4.9%	6 14.6%	10 24.4%	9 22.0%	14 34.1%	41 100.0%
h. Indoor Recreation or Fitness Center	5 12.5%	10 25.0%	8 20.0%	8 20.0%	9 22.5%	40 100.0%
Other (please specify)						5
						<b>answered question</b> 41
						<b>skipped question</b> 17



**Other**

Left natural

Please leave the land alone, there is enough empty warehouse, retail, office space in Novi, we do not need any more

Please leave the land alone, there is enough empty warehouse, retail, office space in Novi, we do not need any more

Pool - 25 yd/meter or 50 meter

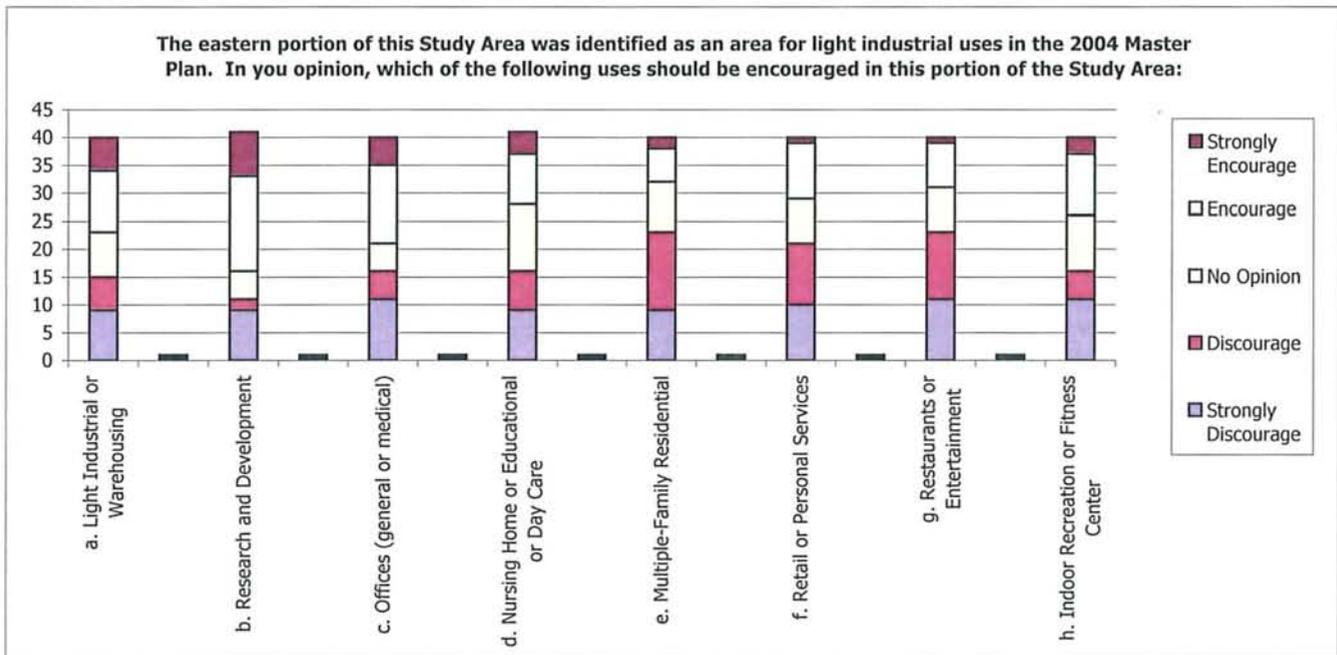
Our family would prefer that orchard and wooded area to remain untouched. Although that area already backs up to industrial, it also backs up to homes. there better be a huge buffer between any development and the homes.

**Special Planning Project Area 1 Study Area**

The eastern portion of this Study Area was identified as an area for light industrial uses in the 2004 Master Plan. In you opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Light Industrial or Warehousing	6 15.0%	11 27.5%	8 20.0%	6 15.0%	9 22.5%	40 100.0%
b. Research and Development	8 19.5%	17 41.5%	5 12.2%	2 4.9%	9 22.0%	41 100.0%
c. Offices (general or medical)	5 12.5%	14 35.0%	5 12.5%	5 12.5%	11 27.5%	40 100.0%
d. Nursing Home or Educational or Day Care	4 9.8%	9 22.0%	12 29.3%	7 17.1%	9 22.0%	41 100.0%
e. Multiple-Family Residential	2 5.0%	6 15.0%	9 22.5%	14 35.0%	9 22.5%	40 100.0%
f. Retail or Personal Services	1 2.5%	10 25.0%	8 20.0%	11 27.5%	10 25.0%	40 100.0%
g. Restaurants or Entertainment	1 2.5%	8 20.0%	8 20.0%	12 30.0%	11 27.5%	40 100.0%
h. Indoor Recreation or Fitness Center	3 7.5%	11 27.5%	10 25.0%	5 12.5%	11 27.5%	40 100.0%
Other (please specify)						4

answered question 41  
skipped question 17



**Other**

Pool 25 yd/meter or 50 meter

Please leave the land alone, there is enough empty warehouse, retail, office space in Novi, we do not need any more Tue, Oct 13, 2009 6:26 AM Find...

The east area is adjacent to Novi Road which already has industrial to additional non-retail development would be tolerated,

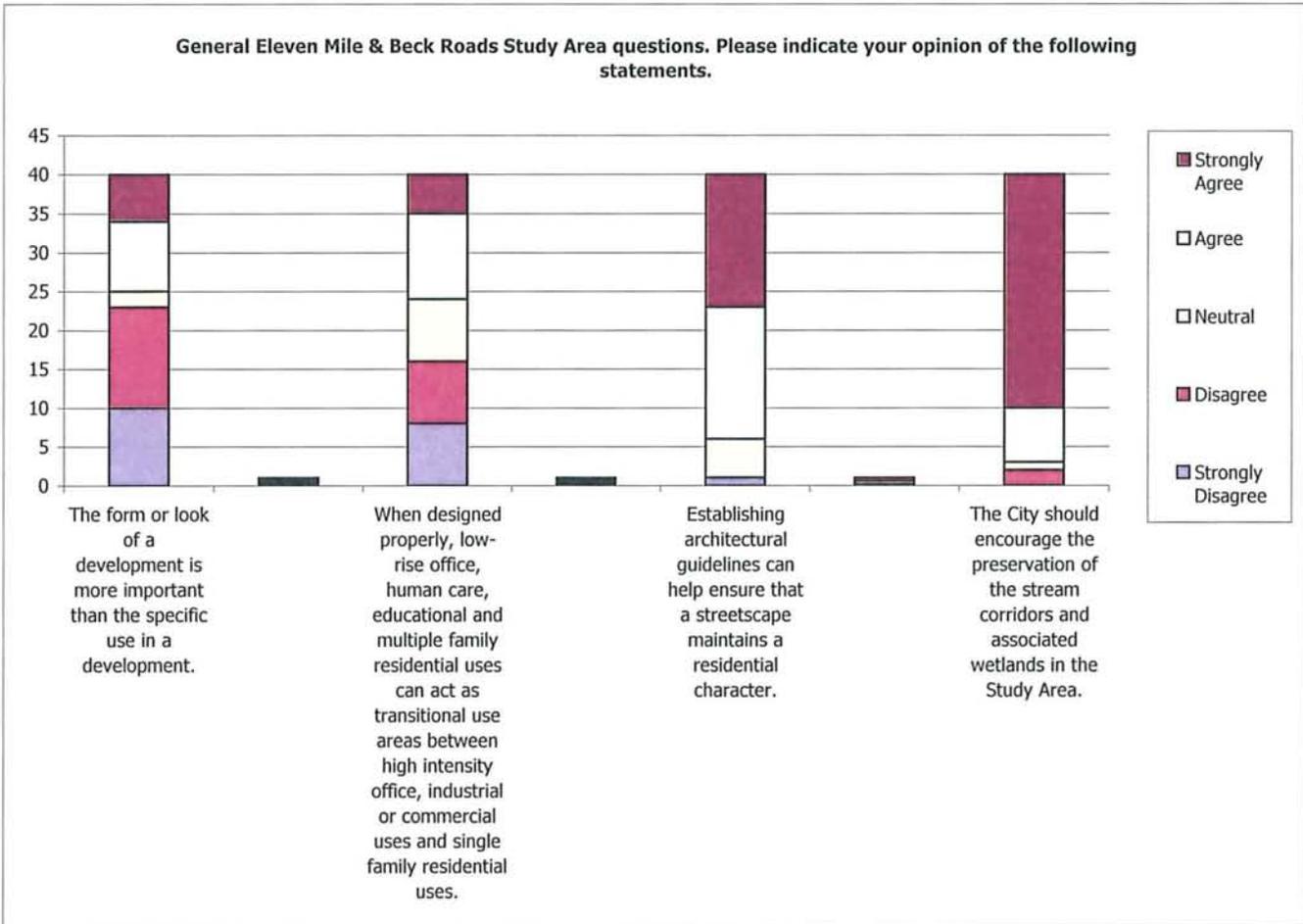
but we still would prefer the area to remain untouched.

Left natural

**Eleven Mile & Beck Roads Study Area**

General Eleven Mile & Beck Roads Study Area questions. Please indicate your opinion of the following statements.

Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Response Count
The form or look of a development is more important than the specific use in a development.	6 15.0%	9 22.5%	2 5.0%	13 32.5%	10 25.0%	40 100.0%
When designed properly, low-rise office, human care, educational and multiple family residential uses can act as transitional use areas between high intensity office, industrial or commercial uses and single family residential uses.	5 12.5%	11 27.5%	8 20.0%	8 20.0%	8 20.0%	40 100.0%
Establishing architectural guidelines can help ensure that a streetscape maintains a residential character.	17 42.5%	17 42.5%	5 12.5%	0 0.0%	1 2.5%	40 100.0%
The City should encourage the preservation of the stream corridors and associated wetlands in the Study Area.	30 75.0%	7 17.5%	1 2.5%	2 5.0%	0 0.0%	40 100.0%
<i>answered question</i>						<b>40</b>
<i>skipped question</i>						<b>18</b>

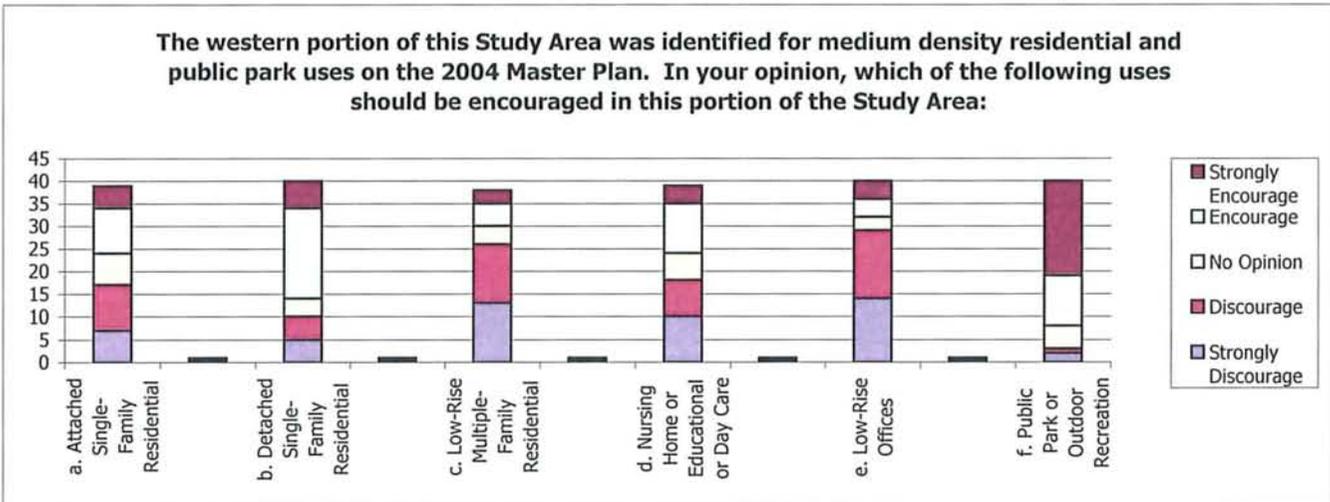


**Eleven Mile & Beck Roads Study Area**

The western portion of this Study Area was identified as an area for medium density single family residential and public park uses on the 2004 Master Plan. In your opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Attached Single-Family Residential	5 12.8%	10 25.6%	7 17.9%	10 25.6%	7 17.9%	39 100.0%
b. Detached Single-Family Residential	6 15.0%	20 50.0%	4 10.0%	5 12.5%	5 12.5%	40 100.0%
c. Low-Rise Multiple-Family Residential	3 7.9%	5 13.2%	4 10.5%	13 34.2%	13 34.2%	38 100.0%
d. Nursing Home or Educational or Day Care	4 10.3%	11 28.2%	6 15.4%	8 20.5%	10 25.6%	39 100.0%
e. Low-Rise Offices	4 10.0%	4 10.0%	3 7.5%	15 37.5%	14 35.0%	40 100.0%
f. Public Park or Outdoor Recreation	21 52.5%	11 27.5%	5 12.5%	1 2.5%	2 5.0%	40 100.0%
Other (please specify)						4

answered question 40  
skipped question 18



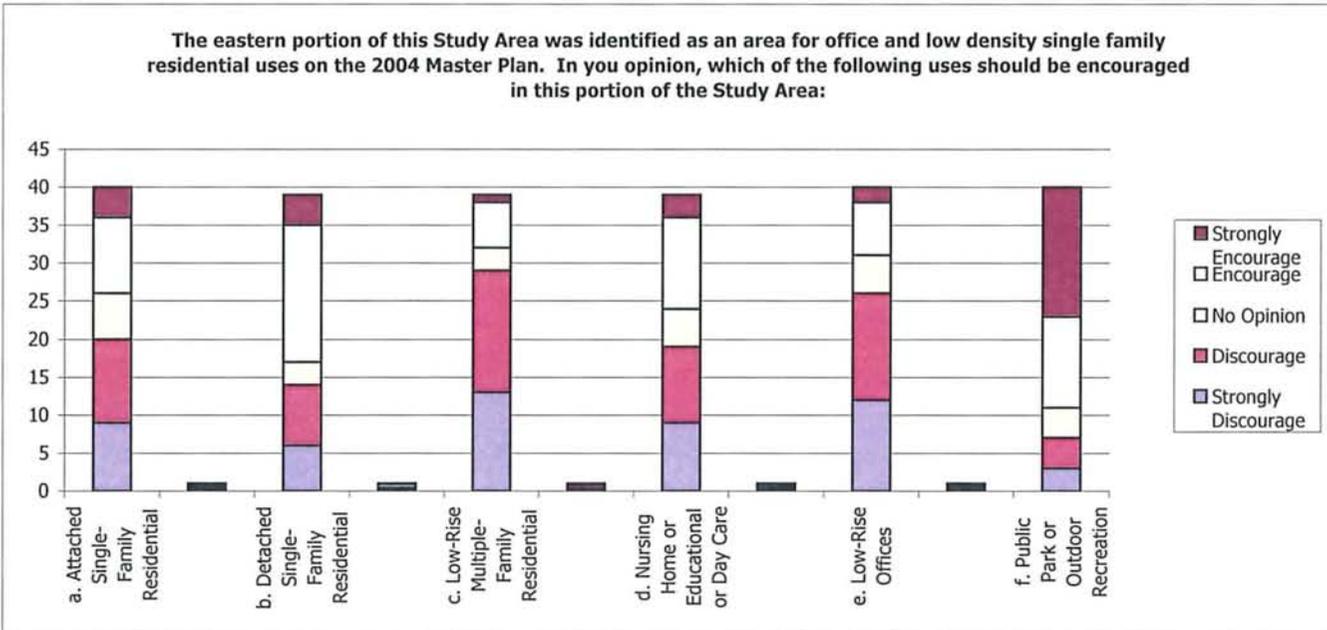
**Other**

outdoor natural area, paths minimal development  
 We'd rather see the focus on R&D businesses. Too many houses already!  
 public pool with competition use capability  
 churches

**Eleven Mile & Beck Roads Study Area**

The eastern portion of this Study Area was identified as an area for office and low density single family residential uses on the 2004 Master Plan. In your opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Attached Single-Family Residential	4 10.0%	10 25.0%	6 15.0%	11 27.5%	9 22.5%	40 100.0%
b. Detached Single-Family Residential	4 10.3%	18 46.2%	3 7.7%	8 20.5%	6 15.4%	39 100.0%
c. Low-Rise Multiple-Family Residential	1 2.6%	6 15.4%	3 7.7%	16 41.0%	13 33.3%	39 100.0%
d. Nursing Home or Educational or Day Care	3 7.7%	12 30.8%	5 12.8%	10 25.6%	9 23.1%	39 100.0%
e. Low-Rise Offices	2 5.0%	7 17.5%	5 12.5%	14 35.0%	12 30.0%	40 100.0%
f. Public Park or Outdoor Recreation	17 42.5%	12 30.0%	4 10.0%	4 10.0%	3 7.5%	40 100.0%
Other (please specify)						3
						<b>answered question 40</b>
						<b>skipped question 18</b>



**Other**

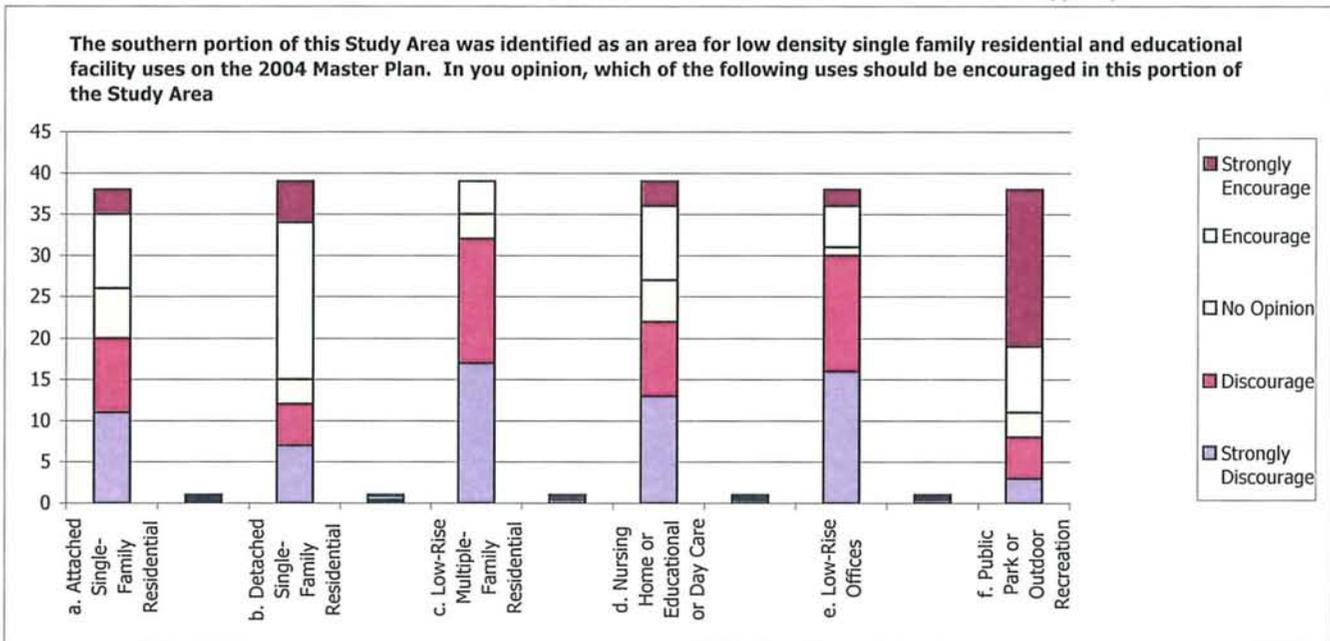
outdoor natural area, paths minimal development  
 We'd rather see the focus on R&D businesses  
 public pool with competition use capability

**Eleven Mile & Beck Roads Study Area**

The southern portion of this Study Area was identified as an area for low density single family residential and educational facility uses on the 2004 Master Plan. In your opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Attached Single-Family Residential	3 7.9%	9 23.7%	6 15.8%	9 23.7%	11 28.9%	38 100.0%
b. Detached Single-Family Residential	5 12.8%	19 48.7%	3 7.7%	5 12.8%	7 17.9%	39 100.0%
c. Low-Rise Multiple-Family Residential	0 0.0%	4 10.3%	3 7.7%	15 38.5%	17 43.6%	39 100.0%
d. Nursing Home or Educational or Day Care	3 7.7%	9 23.1%	5 12.8%	9 23.1%	13 33.3%	39 100.0%
e. Low-Rise Offices	2 5.3%	5 13.2%	1 2.6%	14 36.8%	16 42.1%	38 100.0%
f. Public Park or Outdoor Recreation	19 50.0%	8 21.1%	3 7.9%	5 13.2%	3 7.9%	38 100.0%
Other (please specify)						3

answered question **39**  
skipped question **19**



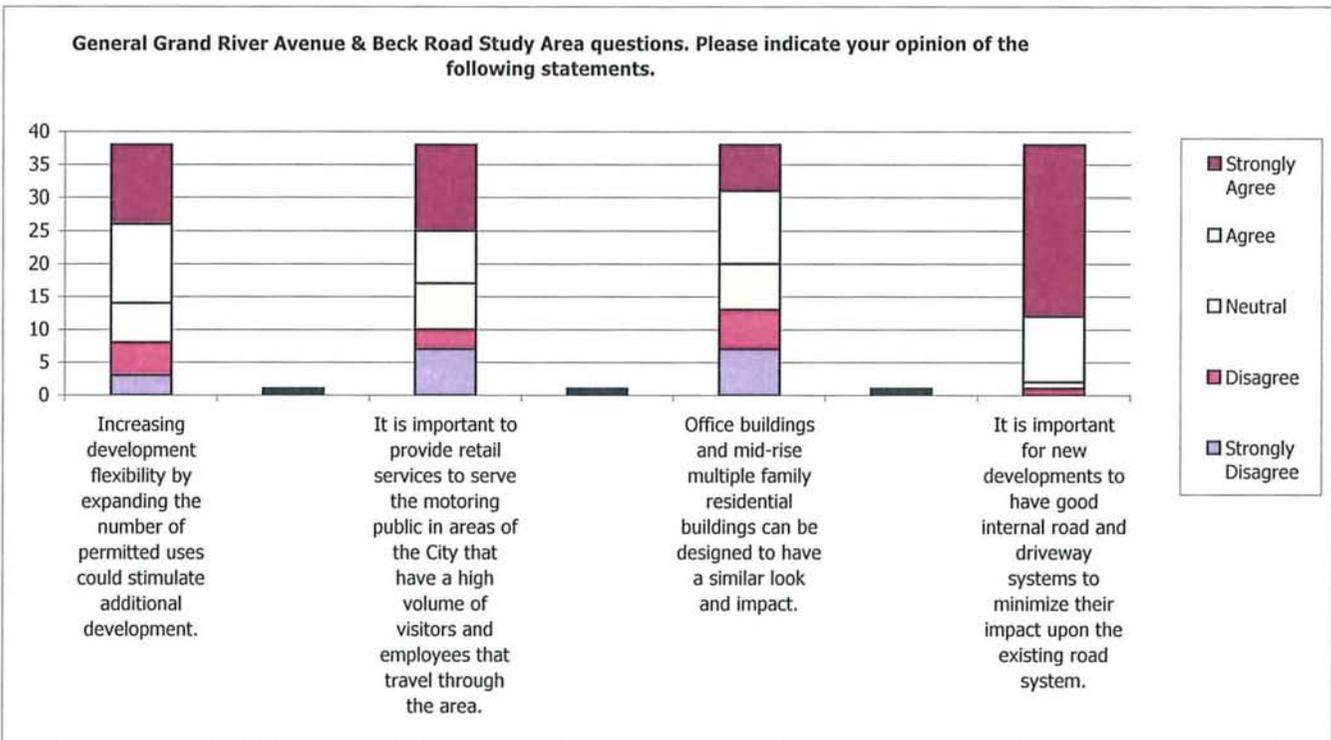
**Other**

outdoor natural area, paths minimal development  
Open space clustering should be an option  
public pool with competition use capability

**Grand River Avenue & Beck Road Study Area**

General Grand River Avenue & Beck Road Study Area questions. Please indicate your opinion of the following statements.

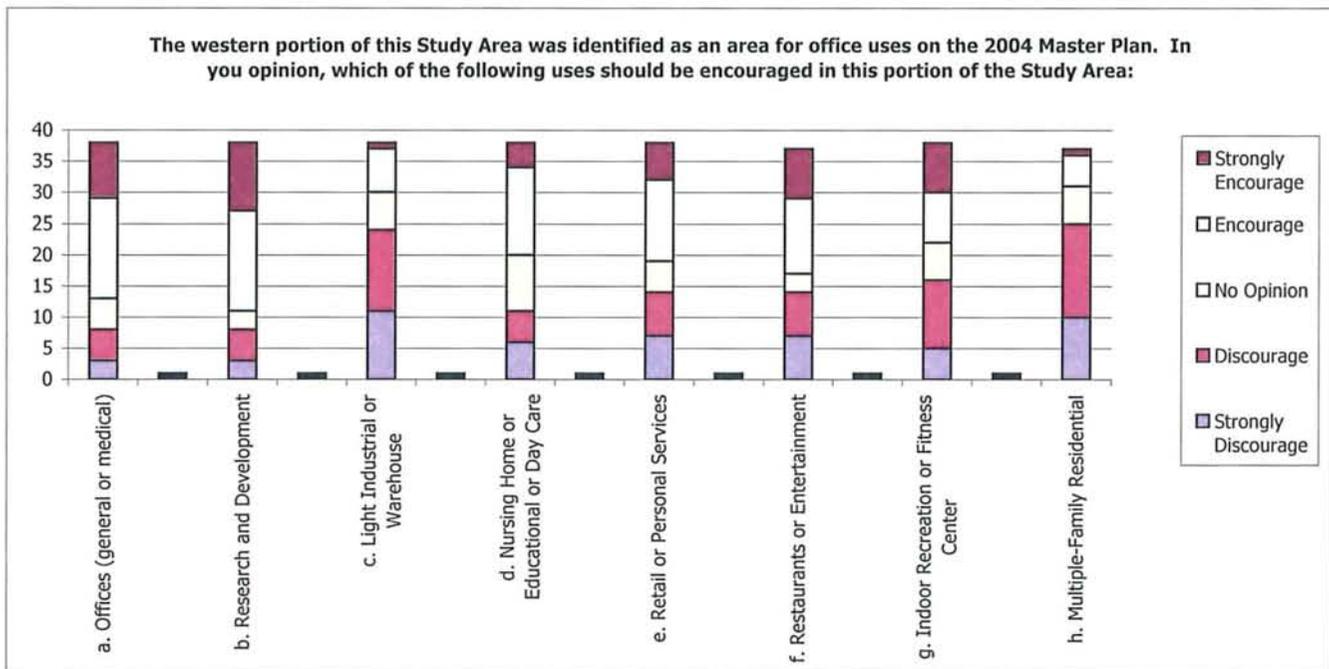
Answer Options	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Response Count
Increasing development flexibility by expanding the number of permitted uses could stimulate additional development.	12	12	6	5	3	38
	31.6%	31.6%	15.8%	13.2%	7.9%	100.0%
It is important to provide retail services to serve the motoring public in areas of the City that have a high volume of visitors and employees that travel through the area.	13	8	7	3	7	38
	34.2%	21.1%	18.4%	7.9%	18.4%	100.0%
Office buildings and mid-rise multiple family residential buildings can be designed to have a similar look and impact.	7	11	7	6	7	38
	18.4%	28.9%	18.4%	15.8%	18.4%	100.0%
It is important for new developments to have good internal road and driveway systems to minimize their impact upon the existing road system.	26	10	1	1	0	38
	68.4%	26.3%	2.6%	2.6%	0.0%	100.0%
	<i>answered question</i>					<b>38</b>
	<i>skipped question</i>					<b>20</b>



**Grand River Avenue & Beck Road Study Area**

The western portion of this Study Area was identified as an area for office uses on the 2004 Master Plan. In you opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Offices (general or medical)	9 23.7%	16 42.1%	5 13.2%	5 13.2%	3 7.9%	38 100.0%
b. Research and Development	11 28.9%	16 42.1%	3 7.9%	5 13.2%	3 7.9%	38 100.0%
c. Light Industrial or Warehouse	1 2.6%	7 18.4%	6 15.8%	13 34.2%	11 28.9%	38 100.0%
d. Nursing Home or Educational or Day Care	4 10.5%	14 36.8%	9 23.7%	5 13.2%	6 15.8%	38 100.0%
e. Retail or Personal Services	6 15.8%	13 34.2%	5 13.2%	7 18.4%	7 18.4%	38 100.0%
f. Restaurants or Entertainment	8 21.6%	12 32.4%	3 8.1%	7 18.9%	7 18.9%	37 100.0%
g. Indoor Recreation or Fitness Center	8 21.1%	8 21.1%	6 15.8%	11 28.9%	5 13.2%	38 100.0%
h. Multiple-Family Residential	1 2.7%	5 13.5%	6 16.2%	15 40.5%	10 27.0%	37 100.0%
Other (please specify)						3
						<b>answered question</b> 38
						<b>skipped question</b> 20



**Other**

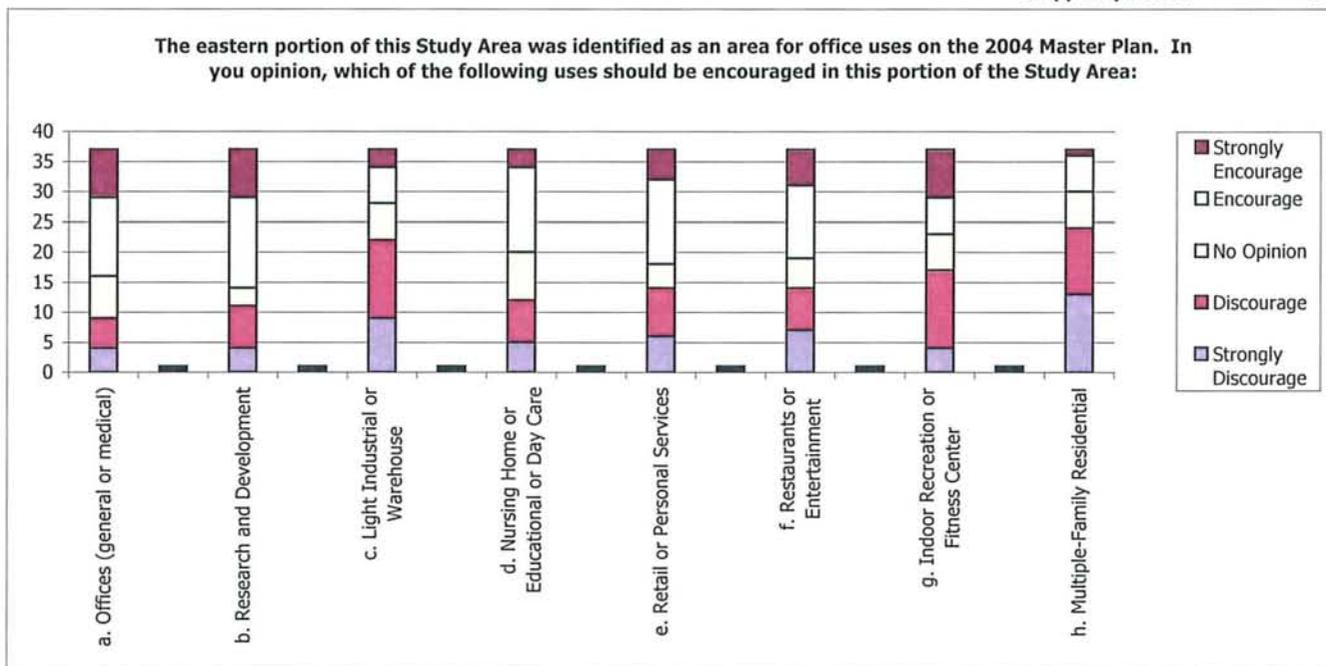
Gateway to city shouldn't be wasted on more unwanted retail  
 No more retail or restaurants.  
 too many vacant buildings, we don't need to add any development; consider public pool

**Grand River Avenue & Beck Road Study Area**

The eastern portion of this Study Area was identified as an area for office uses on the 2004 Master Plan. In you opinion, which of the following uses should be encouraged in this portion of the Study Area:

Answer Options	Strongly Encourage	Encourage	No Opinion	Discourage	Strongly Discourage	Response Count
a. Offices (general or medical)	8 21.6%	13 35.1%	7 18.9%	5 13.5%	4 10.8%	37 100.0%
b. Research and Development	8 21.6%	15 40.5%	3 8.1%	7 18.9%	4 10.8%	37 100.0%
c. Light Industrial or Warehouse	3 8.1%	6 16.2%	6 16.2%	13 35.1%	9 24.3%	37 100.0%
d. Nursing Home or Educational or Day Care	3 8.1%	14 37.8%	8 21.6%	7 18.9%	5 13.5%	37 100.0%
e. Retail or Personal Services	5 13.5%	14 37.8%	4 10.8%	8 21.6%	6 16.2%	37 100.0%
f. Restaurants or Entertainment	6 16.2%	12 32.4%	5 13.5%	7 18.9%	7 18.9%	37 100.0%
g. Indoor Recreation or Fitness Center	8 21.6%	6 16.2%	6 16.2%	13 35.1%	4 10.8%	37 100.0%
h. Multiple-Family Residential	1 2.7%	6 16.2%	6 16.2%	11 29.7%	13 35.1%	37 100.0%
Other (please specify)						3

answered question 37  
skipped question 21



**Other**

Prime freeway frontage should not be wasted on retail development

Need a Gas Station in the area of Grand River/Beck - Develop the old Ward Gas Station Property to an updated Gas Station facility public pool with competition use capability - too many vacant buildings don't need any additional development

# MEMORANDUM



**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**SUBJECT:** GRAND RIVER AND BECK STUDY AREA  
RETAIL OVERLAY ALTERNATIVES  
**DATE:** OCTOBER 27, 2009

Based on the discussions that occurred at previous Master Plan and Zoning Committee meetings regarding the size of the area and circulation system proposed for a Retail Overlay Area in the Grand River Avenue and Beck Road Study Area, a additional larger area was explored.

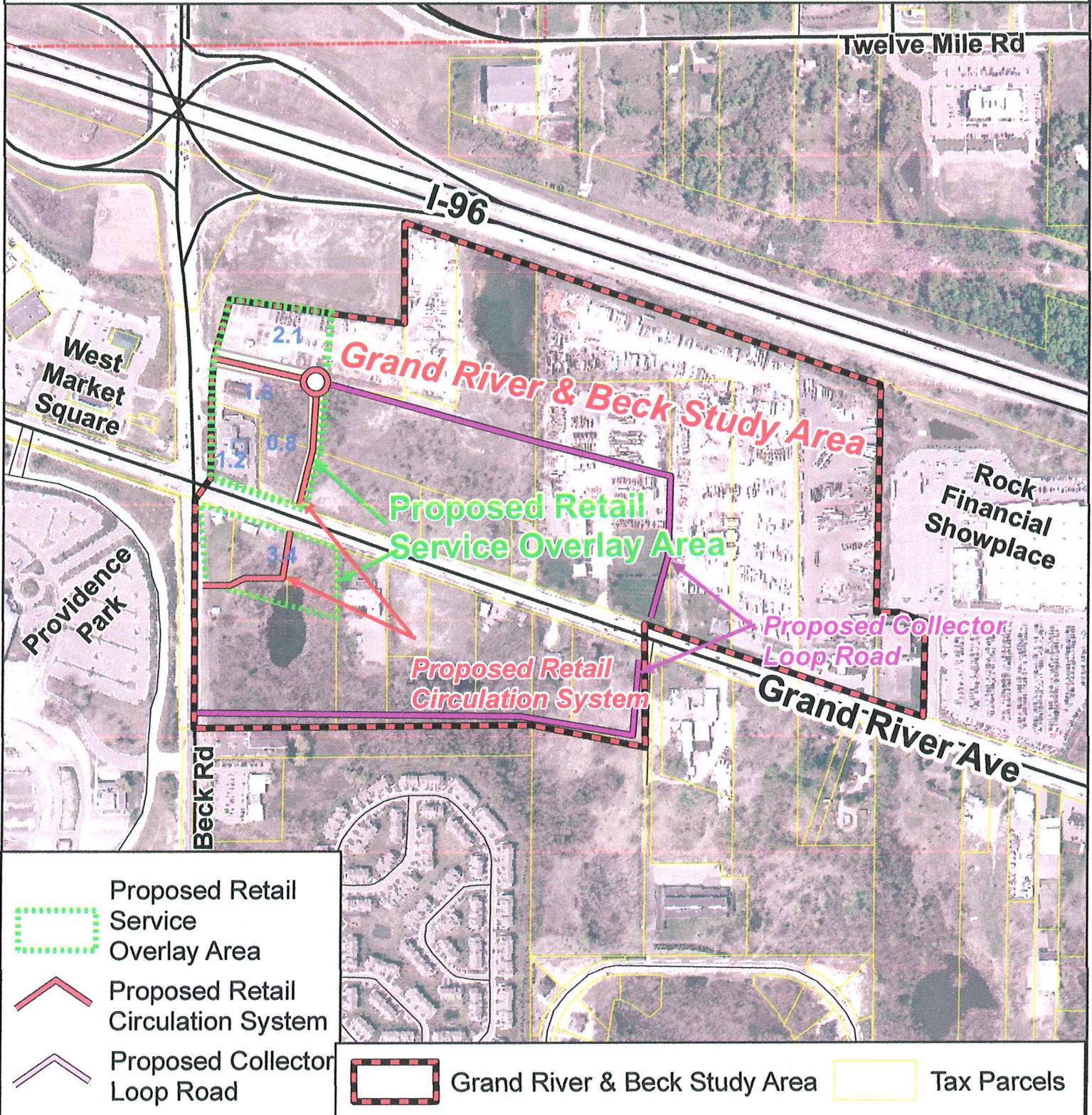
The table below compares the original alternative (1) with the larger proposed alternative (2). Previously the Committee accepted Alternative 2 as the better of the first two alternatives. Since that time, John Bowen sent a communication to the Committee that expressed an interest in moving the proposed collector service drive west and eliminating the retail service drive on the north side of Grand River. This move would increase the potential retail area north of Grand River by about 2.4 acres (Alternative 3) (see attached maps). This proposal also removes the proposed retail service drive and moves the southern proposed collector further west to line up with the east side of the Aladdin Heating and Cooling site. The Planning Staff does not recommend these road locations because they would service less parcels on both sides of Grand River Avenue and in order to keep the scope of any proposed retail service area in line with the concept of a retail service overlay to serve the traveling public going into and out of the office areas, the Planning Staff recommends limiting the area designated for retail. Alternative 2 provides ample sized parcels for service retail development.

The table below includes estimated building area calculations based on a 50/50 mix of retail and restaurant uses. Actual floor area could vary based on amount of wetland preserved and the potential of using off site detention facilities on the north side of Grand River Avenue.

Proposal	Gross Area (Acres)	Estimated Net Area (Acres)	Estimated Retail Floor Area @ 6,000 sq. ft. / acre (square feet) 50%	Estimated Restaurant Floor Area @ 3,500 sq. ft. / acre (square feet) 50%	Total Estimated Floor Area (square feet)
Alternative 1	9.1	7.9	23,700	13,825	37,525
Alternative 2	13.0	11.3	33,900	19,775	53,675
Alternative 3	15.4 acres	13.7	41,100	23,975	65,975

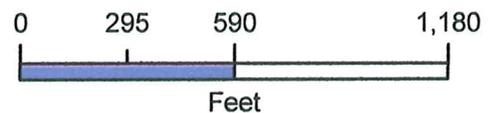
Areas exclude the developed 1.2 acre Chase Bank site.

# Grand River & Beck Study Area Proposed Retail Service Overlay Alternate 1

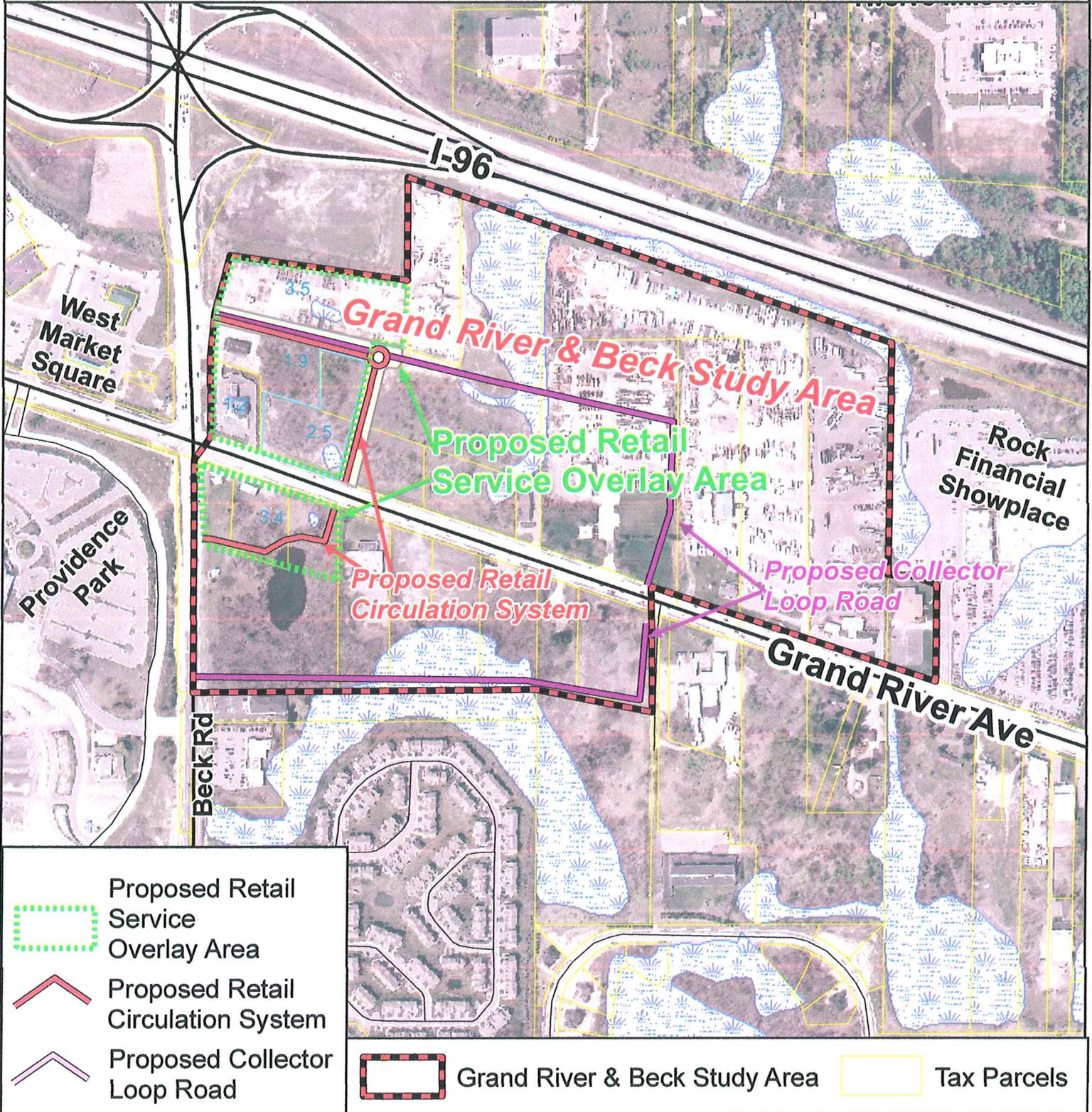


**CITY OF NOVI  
2009 MASTER PLAN REVIEW**

CREATED: 10/27/09

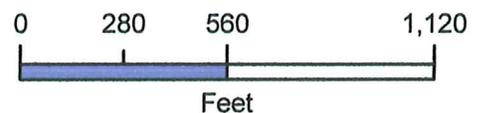


# Grand River & Beck Study Area Proposed Retail Service Overlay Alternate 2

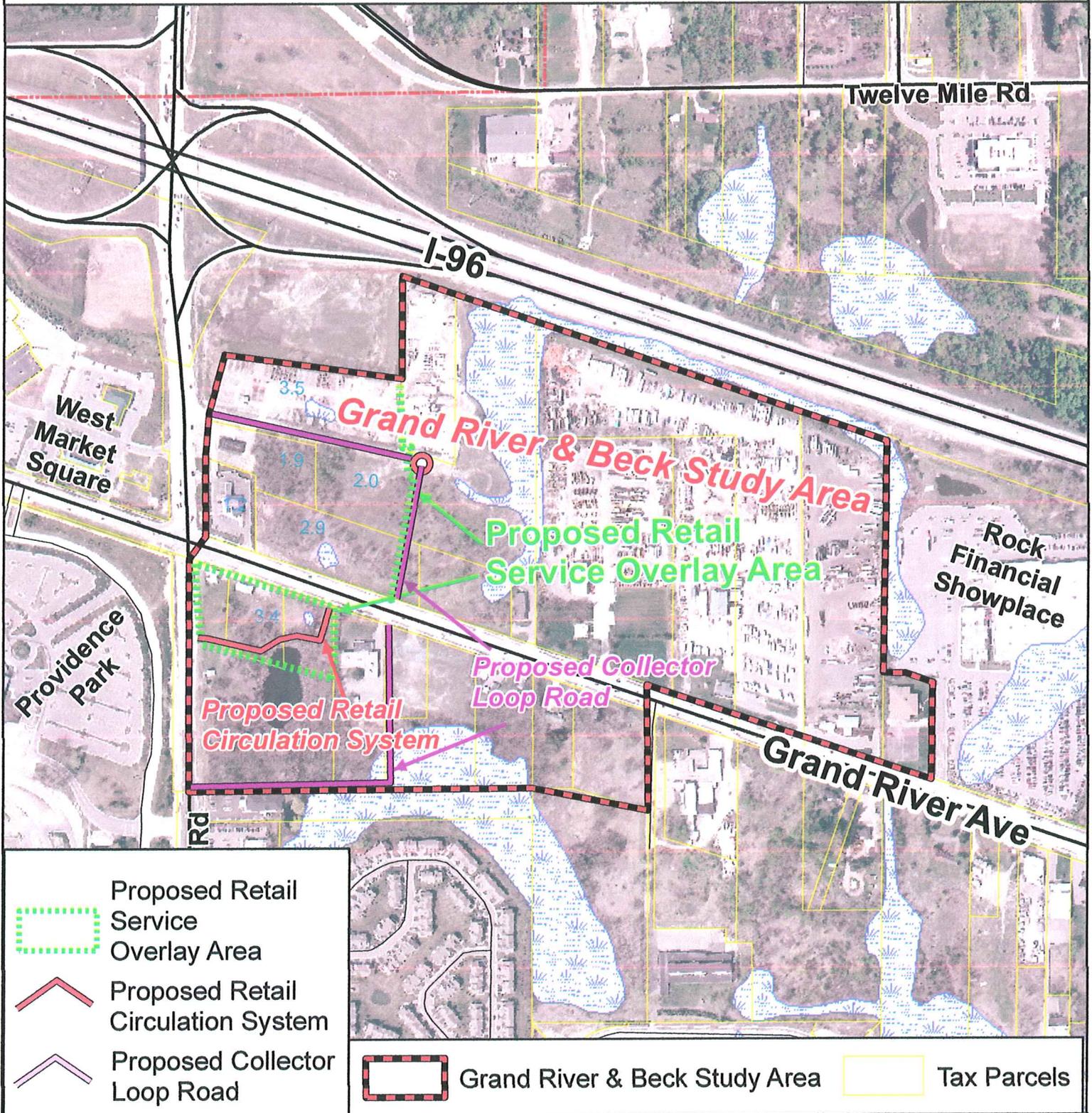


**CITY OF NOVI  
2009 MASTER PLAN REVIEW**

CREATED: 8/13/09

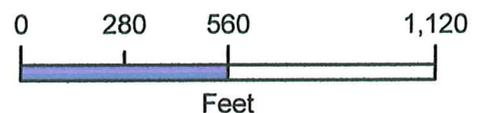


# Grand River & Beck Study Area Proposed Retail Service Overlay Alternate 3

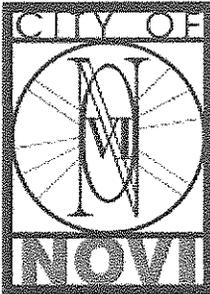


**CITY OF NOVI  
2009 MASTER PLAN REVIEW**

CREATED: 10/27/09



# MEMORANDUM



cityofnovi.org

**TO:** MASTER PLAN & ZONING COMMITTEE  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark*  
**SUBJECT:** RECOMMENDED MASTER PLAN AMENDMENTS  
**DATE:** NOVEMBER 2, 2009

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The Master Plan and Zoning Committee has reviewed several proposed Master Plan for Land Use text and map amendments and amendment alternatives. Based on discussions with the Committee members, City Staff and comments from the public, the City's Planning Staff makes the following Master Plan for Land Use amendment recommendations for the Committee's consideration as recommended amendments to be forwarded to the Planning Commission for approval. Upon full Planning Commission approval of the recommended amendments, the Planning Staff will draft a Master Plan Review and finalize the amendments for approval by the Master Plan and Zoning Committee and the Planning Commission will then forward a copy to City Council to approve the distribution of the proposed amendments.

Staff's recommended amendments are listed below with a recap of findings for the three study areas to follow in another memo.

Amendment categories include the following:

1. Future Land Use Designations
2. Future Land Use Map Changes
3. Residential Density Patterns Map changes
4. Goals, Objectives and Implementation Strategies
5. Reference material updates

Items highlighted in grey will be discussed after presenting a recap of findings for each study area and after the Committee members decide whether or not to review the current rezoning petitions located in the Grand River Avenue and Beck Road Study Area and the Special Planning Project Area 1 Study Area.

# 1. FUTURE LAND USE DESIGNATIONS

## *Delete*

**OFFICE** - This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City.

**LIGHT INDUSTRIAL** - This land is designated for office, research and development, light industrial and warehousing uses.

**SPECIAL PLANNING PROJECT AREA 1** - This land is designated for areas that require further study to determine future land use.

## *Add*

**COMMUNITY OFFICE** - This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or outdoor recreation.

**INDUSTRIAL RESEARCH, DEVELOPMENT AND TECHNOLOGY** - This land is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation.

**OFFICE COMMERCIAL** - This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, transient residential, higher education and indoor or outdoor recreation.

**OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY** - This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, transient residential, higher education and indoor or outdoor recreation.

**OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY with RETAIL SERVICE OVERLAY** - This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas.

**SUBURBAN LOW RISE** - This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

## **2. FUTURE LAND USE MAP RECOMMENDATIONS** (see recommended Future Land Use Map)

### Section 1

- OFFICE areas east of M-5 to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- OFFICE areas west of M-5 to COMMUNITY OFFICE.
- Updated proposed non-residential collector road east of M-5 to reflect construction of Cabot and MacKenzie Drives.

### Sections 2 and 3

- No change.

### Section 4

- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

Sections 5-8 are not located in the City of Novi

### Section 9

- LIGHT INDUSTRIAL areas in Novi Corporate Campus and surrounding property on Twelve Mile Road to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Balance of LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

### Section 10

- All OFFICE areas to COMMUNITY OFFICE

### Section 11

- All OFFICE areas to COMMUNITY OFFICE
- About 10 acres adjacent to Oakland Hills Memorial Gardens from CEMETERY to COMMUNITY OFFICE
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

### Section 12

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 13**

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 14**

- OFFICE areas north of I-96 to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- OFFICE areas south of I-96 to OFFICE COMMERCIAL.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

**Section 15**

- All OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Add proposed local streets near northwest corner of Grand River Avenue and Novi Road and south of West Oaks Shopping Center.

**Section 16 (includes the Grand River Avenue and Beck Road Study Area)**

- OFFICE to COMMUNITY OFFICE two parcels north of Central Park Apartments.
- OFFICE to OFFICE, RESEARCH, DEVELOPMENT AND TECHNOLOGY with RETAIL SERVICE OVERLAY 3.4 acres at southeast corner and 9.1 acres at the northeast corner of Beck Road and Grand River Avenue.
- Balance of OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- Add proposed non-residential collectors linking Beck Road with the north and south side of Grand River Avenue.

**Section 17 (includes a portion of the Eleven Mile and Beck Roads Study Area)**

- OFFICE areas located in the Providence Park site to OFFICE COMMERCIAL,
- Balance of OFFICE areas to OFFICE, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.
- All SINGLE FAMILY [residential] to SUBURBAN LOW-RISE.

**Section 18**

- SINGLE FAMILY to PRIVATE PARK small areas in Island Lake.

**Section 19**

- SINGLE FAMILY to PRIVATE PARK small areas in Island Lake.

**Section 20 (includes a portion of the Eleven Mile and Beck Roads Study Area)**

- **SINGLE FAMILY [residential] to SUBURBAN LOW-RISE southwest corner of Eleven Mile and Beck Roads (Bosco property).**

**Section 21**

- **No change.**

**Section 22**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **All PUBLIC PARK to PUBLIC 13.8 acres west side Novi Road.**

**Section 23**

- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**

**Section 24**

- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**
- **All OFFICE areas to COMMUNITY OFFICE.**

**Section 25**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **SINGLE FAMILY to PUBLIC PARK for Village Wood Lake parcel.**

**Section 26**

- **SPECIAL PLANNING PROJECT AREA 1 to COMMUNITY OFFICE western portion.**
- **SPECIAL PLANNING PROJECT AREA 1 to INDUSTRIAL, RESEARCH, DEVELOPMENT AND TECHNOLOGY eastern portion.**
- **All OFFICE areas to COMMUNITY OFFICE.**
- **All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.**
- **SINGLE FAMILY to PUBLIC PARK for Orchard Hills West (Mirage) parcel.**
- **PUBLIC to PUBLIC PARK for Novi Ice Arena parcel.**
- **PRIVATE PARK to SINGLE FAMILY parcel between Meadowbrook Lake and Nine Mile Road east of the Middle Branch of the Rouge River.**

**Section 27**

- **All OFFICE areas to COMMUNITY OFFICE.**
- **PUBLIC AND EDUCATIONAL FACILITY to PUBLIC PARK for Fuerst Park.**

**Section 28**

- **No change.**

**Section 29**

- **SINGLE FAMILY to PUBLIC PARK for Heritage Shoppes property.**

Section 30

- SINGLE FAMILY to PUBLIC PARK for Provincial Glade property.
- SINGLE FAMILY to PRIVATE PARK small areas in Bella Terra (Provincial Glades).

Section 31

- No change.

Section 32

- SINGLE FAMILY to PRIVATE PARK small areas in Tuscany Reserve and Maybury Park Estates.

Sections 33 and 34

- No change.

Section 35

- SINGLE FAMILY to PUBLIC PARK for small parcel added to eastside of Rotary Park.
- All LIGHT INDUSTRIAL areas to INDUSTRIAL, RESEARCH, DEVELOPMENT and TECHNOLOGY.

Section 36

- OFFICE area currently in the OS-1 zoning district to COMMUNITY OFFICE.
- OFFICE areas currently in the OSC zoning district to OFFICE COMMERCIAL.

### **3. RESIDENTIAL DENSITY PATTERNS MAP CHANGES**

Sections 1 to 16 (except Sections 5 to 8 which are not located in the City)

- No change.

Section 17 - Maximum residential density of:

- 4.8 to 7.3 parcels north of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 7.3 for parcels north of Eleven Mile and east of the ITC transmission lines where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 7.3 for one parcel west of the ITC transmission lines and east of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 3.3 for Wildlife Woods Park parcel recommended to keep its PUBLIC PARK use designation and the ITC transmission line corridor recommended to keep its UTILITY designation.

Sections 18 and 19

- No change.

Section 20 - Maximum residential density of:

- 1.65 to 7.3 one parcel at southwest corner of Eleven Mile and Beck Roads (Bosco) recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 3.3 northern half of area recommended to keep its EDUCATIONAL FACILITY use designation and parcels recommended to keep the SINGLE FAMILY designation and located north and west of the areas recommended to keep the EDUCATIONAL FACILITY designation.
- Balance of areas no change.

Sections 21 to 36

- No change.

#### **4. GOALS, OBJECTIVES AND IMPLEMENTATION STRATEGIES RECOMMENDATIONS**

Add the following new **GOALS**, **Objectives** and **Implementation Strategies** under the listed general Goals, Objectives and Implementation categories. Existing goals, objectives, implementation strategies and general categories are highlighted in *yellow and in italics*.

##### LAND USE

**GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses.**

**Objective:** Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

**Implementation Strategy:** Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

**GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.**

**Objective:** Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

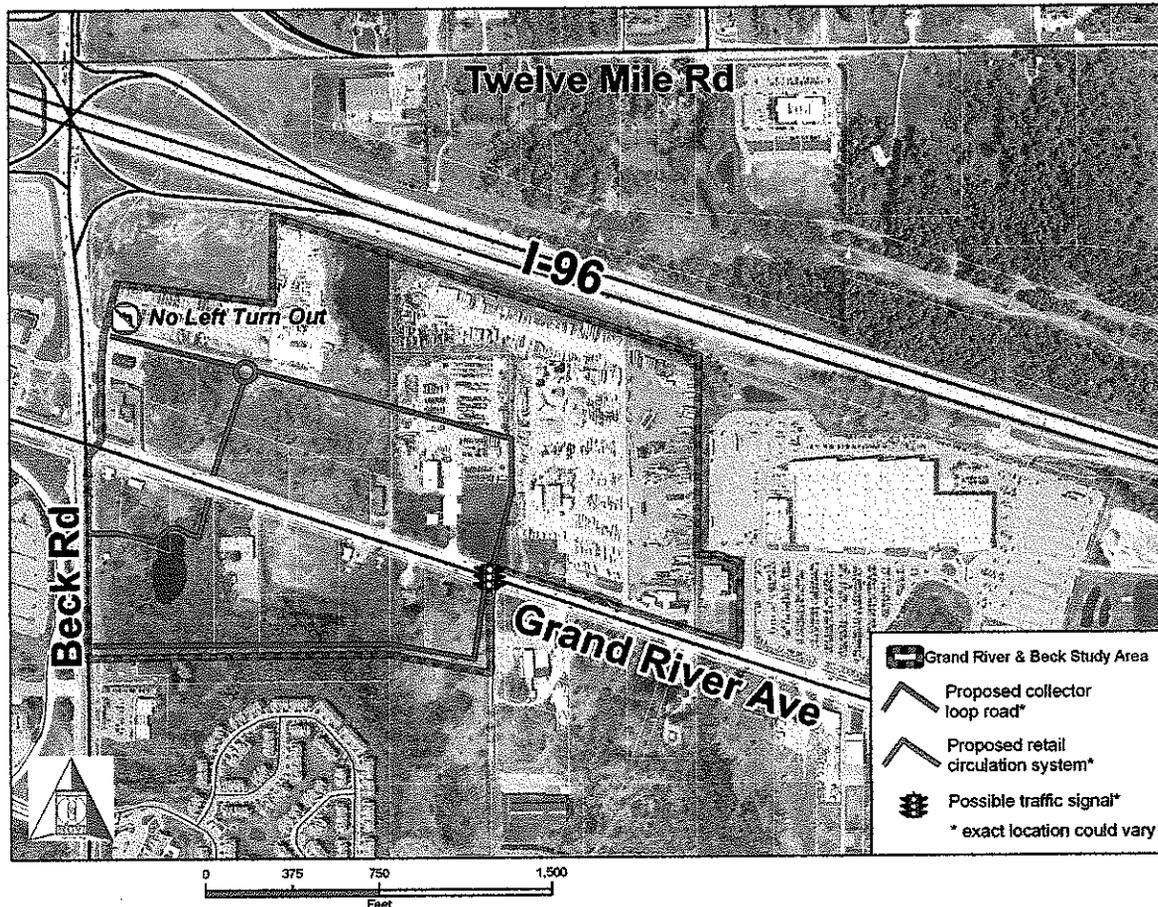
**Implementation Strategy:** Gradually phase out outdoor storage uses over time as redevelopment occurs within the Study Area.

**Implementation Strategy:** Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

**Objective:** Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

**Implementation Strategy:** Explore developing a new circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

### GRAND RIVER AVE. BECK RD. STUDY AREA TRANSPORTATION PLAN



## INFRASTRUCTURE

**GOAL: Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan’s “Promoting Active Communities Program.”**

**Objective:** Continue to strive toward making the City of Novi a more “Bikeable” and a more “Walkable” community.

Implementation Strategy: Work with neighboring communities, other agencies, and organizations to plan and build bicycle and pedestrian facilities that connect residential areas with civic, school, worship, park and retail destinations throughout the City including one or more connections across I-96 and with regional destinations in neighboring communities.

Implementation Strategy: Plan and build recreational trail facilities that can accommodate bicycles and pedestrians.

Implementation Strategy: Provide recreation trails within all new parks and connect all new parks with recreation trails to the City’s pathway and sidewalk system.

Implementation Strategy: Plan and build way-finding signage for bicycle and pedestrian routes.

Implementation Strategy: Establish ordinance requirements to require bicycle and pedestrian connectivity and bicycle parking facilities for new developments.

Implementation Strategy: Establish design standards for bicycle lanes for various road designs and recreation bicycle trails that meet national safety standards.

Implementation Strategy: Review and update if necessary, City design standards for pedestrian facilities to meet national safety and Americans with Disabilities Act (ADA) accessibility standards.

Implementation Strategy: Retrofit existing bicycle and pedestrian facilities to current national safety standards when feasible.

Implementation Strategy: Encourage the retrofitting of existing developments and destinations to provide bicycle and pedestrian access and bicycle parking.

Implementation Strategy: Review, update and develop maintenance requirements for public and private bicycle and pedestrian facilities through the use of maintenance standards and ordinances.

Implementation Strategy: Implement an adopt a trail type program to help maintain City bicycle and pedestrian facilities.

Implementation Strategy: Actively pursue public and private grants to plan, build and/or rebuild bicycle and pedestrian facilities.

Implementation Strategy: Where practical, encourage the Road Commission of Oakland County and the Michigan Department of Transportation to incorporate bicycle and pedestrian facilities with all major road projects.

Implementation Strategy: Implement a trail or route naming program to help obtain funds for the construction and maintenance of bicycle and pedestrian facilities.

Implementation Strategy: Continue to complete sidewalk and pathway gaps throughout the City and accelerate the rate of completion if funding permits.

**Objective:** Continue to develop public awareness of the City's existing and planned bicycle and pedestrian facilities and their benefits to the citizens of Novi.

Implementation Strategy: Produce maps of pedestrian and bicycle facilities for public distribution.

Implementation Strategy: Promote and organize various types of bicycle and pedestrian events.

Implementation Strategy: Produce a Bicycle and Pedestrian Master Plan with non-motorized transportation and recreation components.

Implementation Strategy: Develop a program to educate residents and businesses of their responsibilities for sidewalk and pathway maintenance and snow and ice removal.

## *ECONOMIC/FISCAL*

**GOAL:** *Ensure that Novi continues to be a desirable place to do business.*

**Objective:** Consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and development to the City.

Implementation Strategy: Work with regional governments and entities to develop regional transportation plans that include a rapid transit connection in or near Novi, particularly along the I-275 corridor to Detroit Metropolitan Airport.

Implementation Strategy: Outreach with local businesses to develop strategies to maximize the potential benefits of a regional rapid transit hub.

**Objective:** Continue to promote and support development in Novi's Office Service Technology (OST) District.

**Implementation Strategy:** Investigate amending the Zoning Ordinance to permit retail services within "Office" use areas designated on the Future Land Use Map for "Retail Services Overlay" as a special development option conditioned on restricting access to streets other than arterial or section line streets.

## HOUSING

**GOAL: Create, preserve and enhance quality residential areas in the City.**

**Objective:** Develop and improve strategies to preserve and enhance existing residential neighborhoods.

**Implementation Strategy:** Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.

**Implementation Strategy:** Continue to provide top quality maintenance of public streets and utilities.

**Implementation Strategy:** Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

**Implementation Strategy:** Investigate and develop programs to encourage private investment in new and existing private neighborhood recreation facilities.

**Implementation Strategy:** Review, make recommendations and take action toward simplifying and streamlining the permitting process for home improvements.

**Implementation Strategy:** Continue to support strong neighborhood associations.

**Objective:** Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

**Implementation Strategy:** Continue to provide land area for new residential development.

**Implementation Strategy:** Consider policies and programs to make housing more accessible to the elderly and mobility challenged individuals.

**Implementation Strategy:** Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.

**Implementation Strategy:** Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments.

Implementation Strategy: Continue to provide and improve alternative methods of transportation to serve residential areas.

Implementation Strategy: Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.

Implementation Strategy: Develop policies and programs to facilitate the development of new public and private senior housing facilities to meet the needs of the City's expanding elderly population.

**Objective:** Encourage residential developments that promote healthy lifestyles.

Implementation Strategy: Educate the public and developers on the benefits of making residential developments more walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible.

Implementation Strategy: Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.

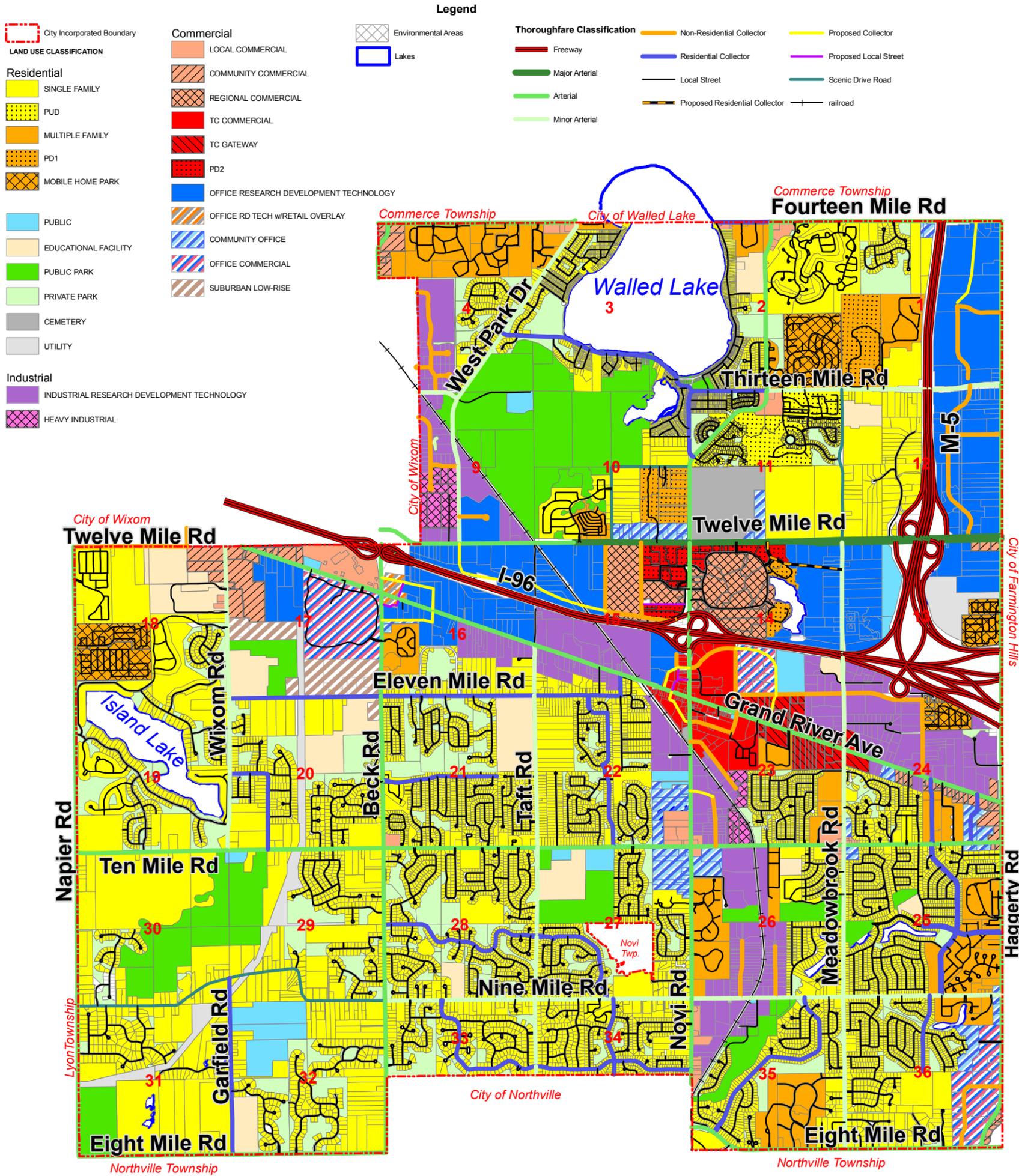
## **5. REFERENCE MATERIAL UPDATES**

### **MAPS**

- a) New Oakland County Green Infrastructure (see attached)
- b) New Intersection Traffic Counts (see attached)
- c) Thoroughfare Plan (see attached)
- d) Speed Limits (see attached)
- e) Road Jurisdiction (see attached)
- f) Traffic Signals (see attached)
- g) Zoning (to be provided later)
- h) Existing Pathways & Sidewalks (see attached)
- i) Pathway & Sidewalk Plan (see attached)
- j) Woodlands (with minor text changes)
- k) Wetlands (see attached)
- l) Floodplain (see attached)

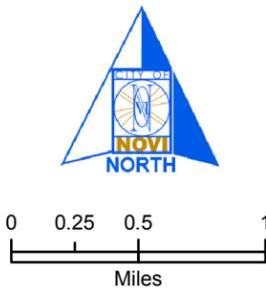
# FUTURE LAND USE MAP

City of Novi, Michigan  
proposed October 2009



Notes:

1. This map is intended to show generalized land use and is not intended to indicate parcel size shape or dimension. These uses reflect future land use recommendations and do not imply that short range zoning is appropriate.
2. See future land use categories section in the text of the Master Plan for a definition of each future land use category.
3. The "Environmental Areas" category includes regulated wetlands of 5 acres or more. Smaller regulated wetlands were not shown due to the scale of the map. Other natural resources are more fully described in the Master Plan text.

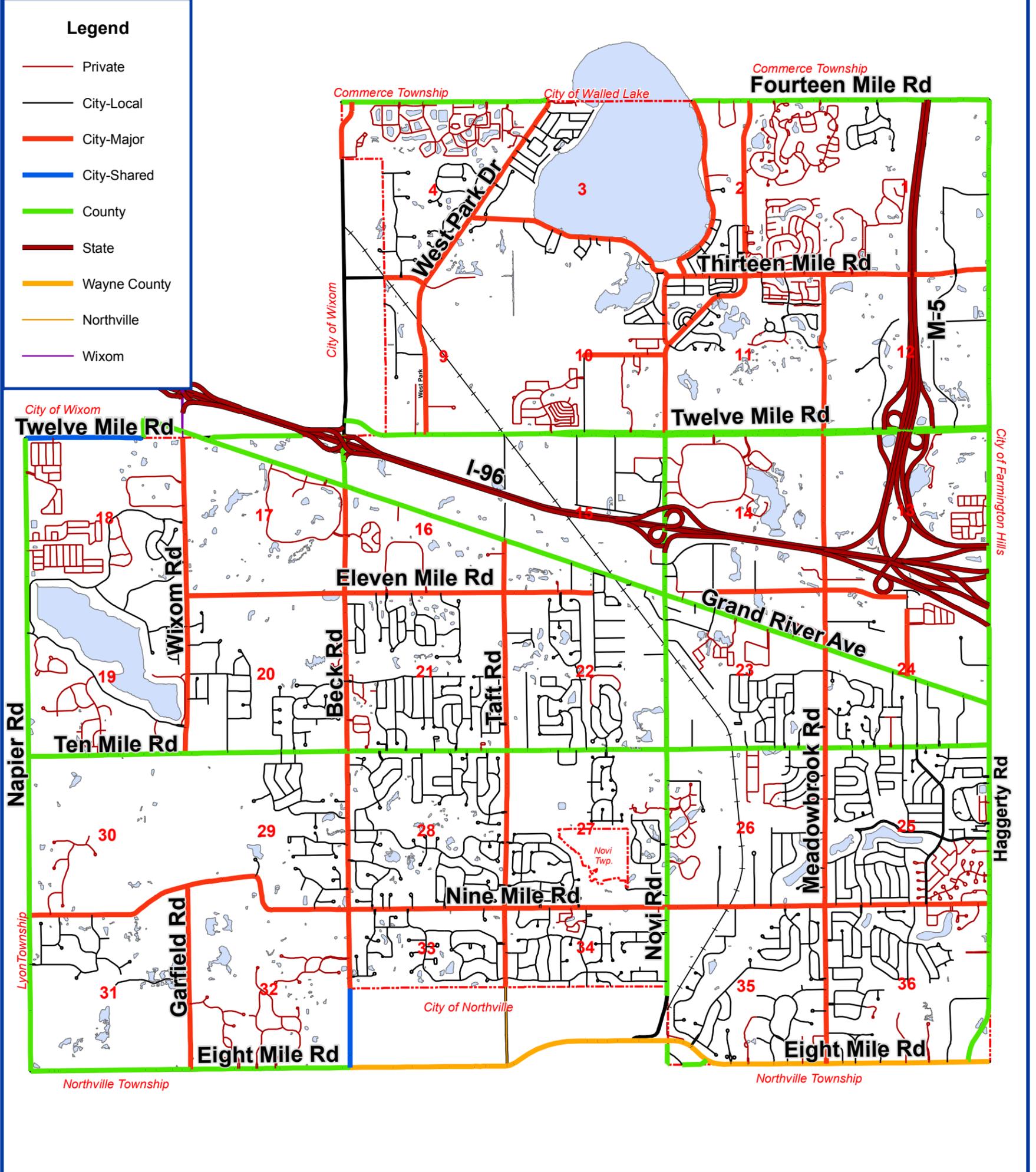


**CITY OF NOVI**  
PLANNING COMMISSION  
45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 10/28/09  
Version 1.0

Figure XX

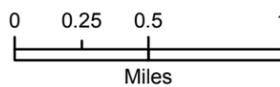


# Roadway Jurisdiction



**MAP INTERPRETATION NOTICE**

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**CITY OF NOVI**

PLANNING COMMISSION

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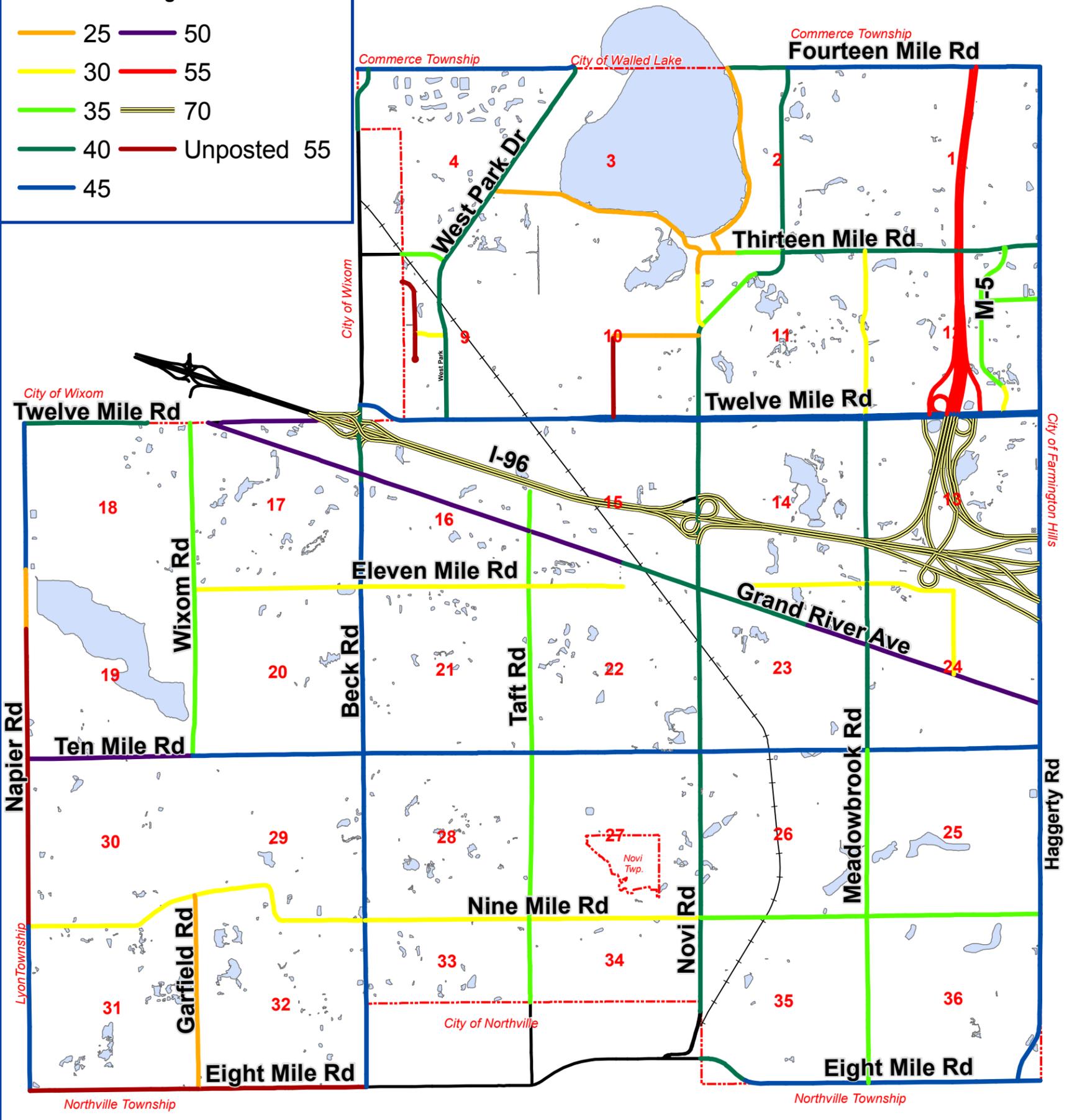
Figure XX



# Speed Limits

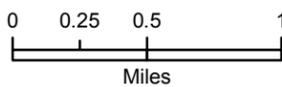
**Legend**

	25		50
	30		55
	35		70
	40		Unposted 55
	45		



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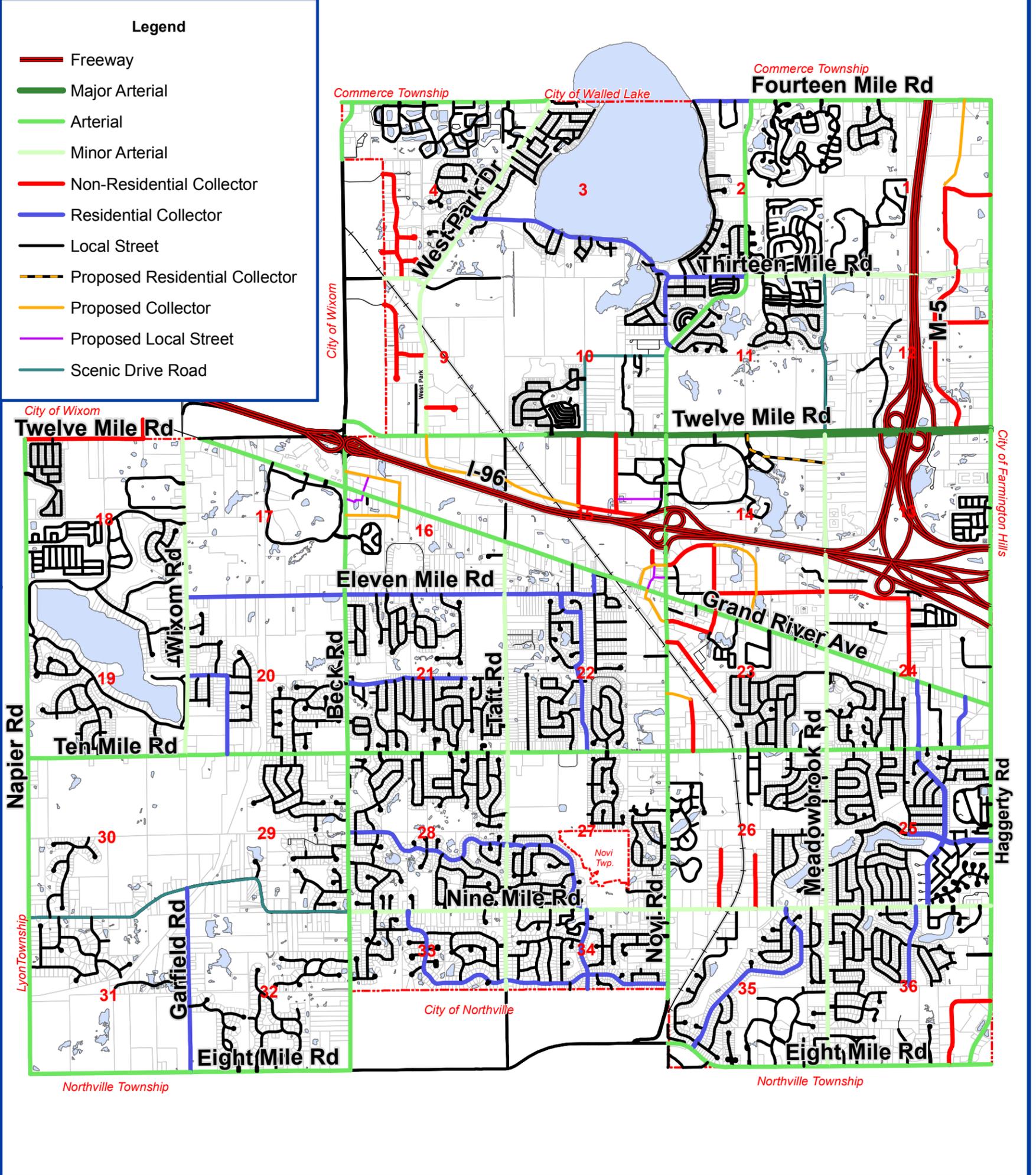
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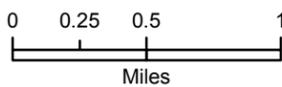
Figure XX

# Thoroughfare Plan



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Version 1.0

Figure XX

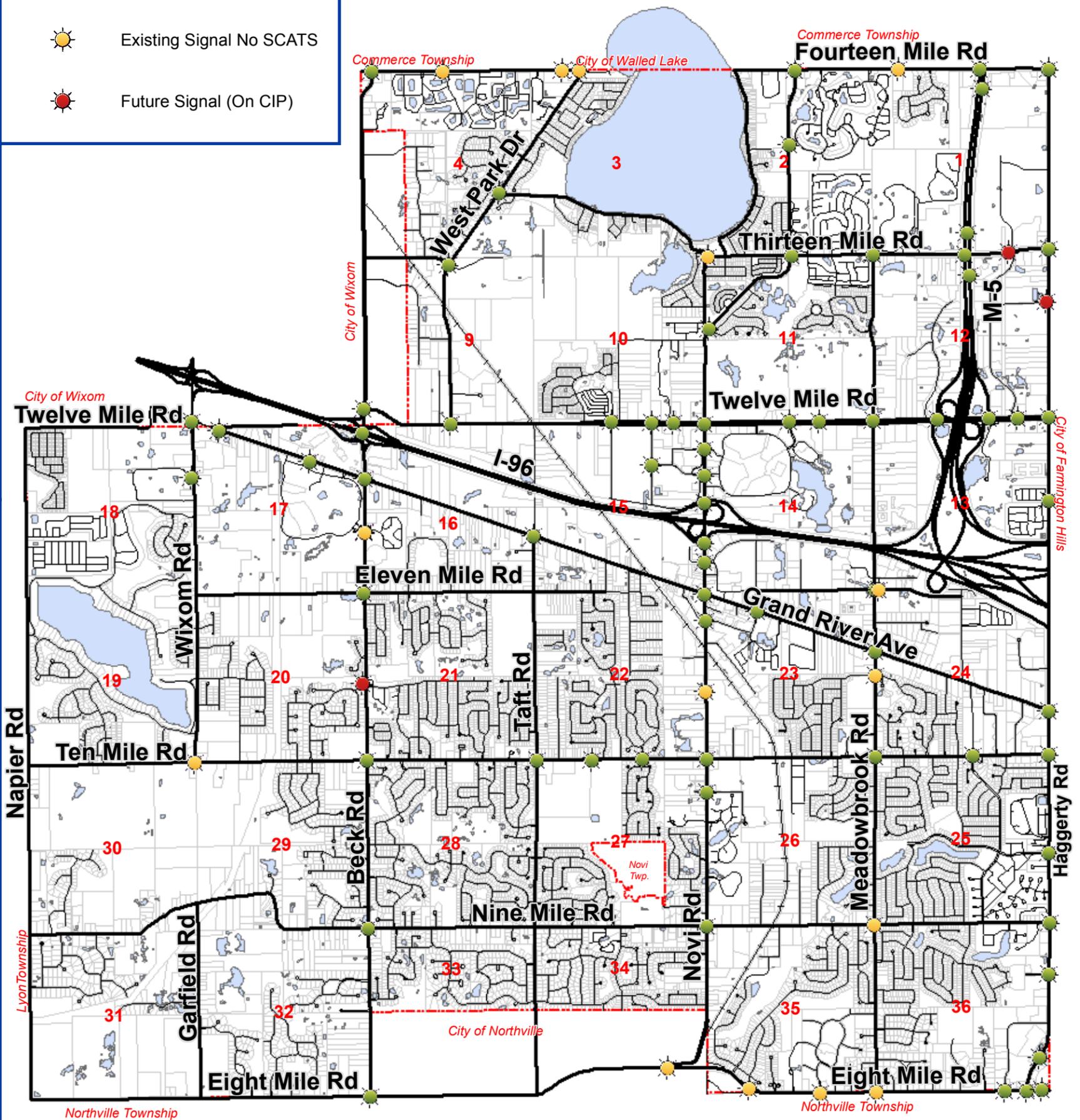


# Traffic Signals

October 2009

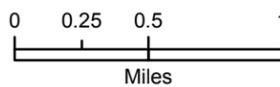
## Legend

-  Existing Signal SCATS
-  Existing Signal No SCATS
-  Future Signal (On CIP)



### MAP INTERPRETATION NOTICE

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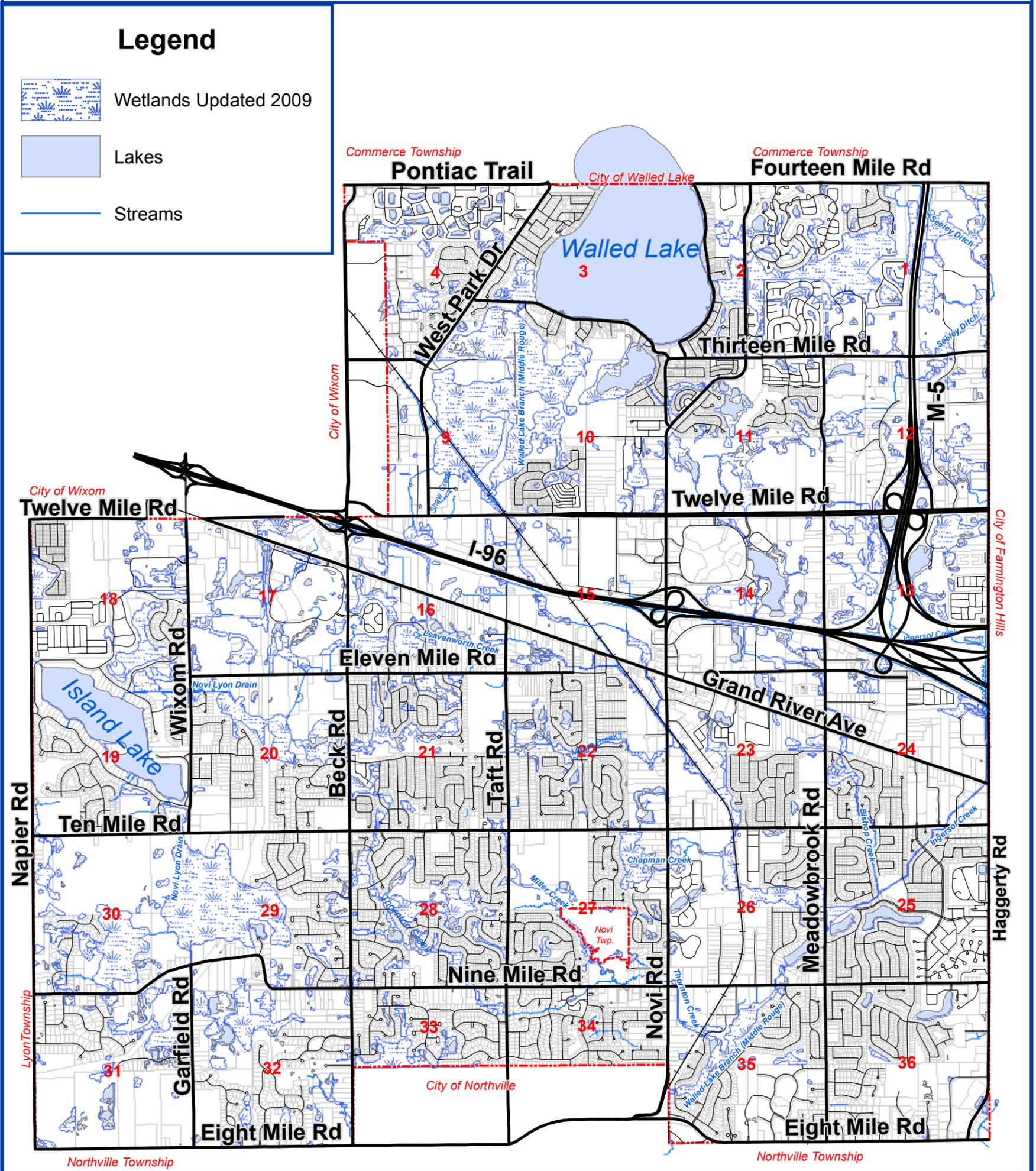
### CITY OF NOVI PLANNING COMMISSION

45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 10/21/09  
Version 1.0

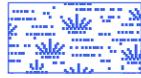
Figure XX

# Regulated Wetlands and Watercourses

as depicted in the City of Novi Regulated Wetland and Watercourse Map 2009

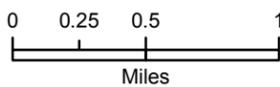


## Legend

-  Wetlands Updated 2009
-  Lakes
-  Streams

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The wetland boundaries on this map are general in nature and should not be considered as actual regulated wetland limits.

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Mark Spencer, AICP, Planner  
CREATED: 11/2/09  
Version 1.0



Figure XX

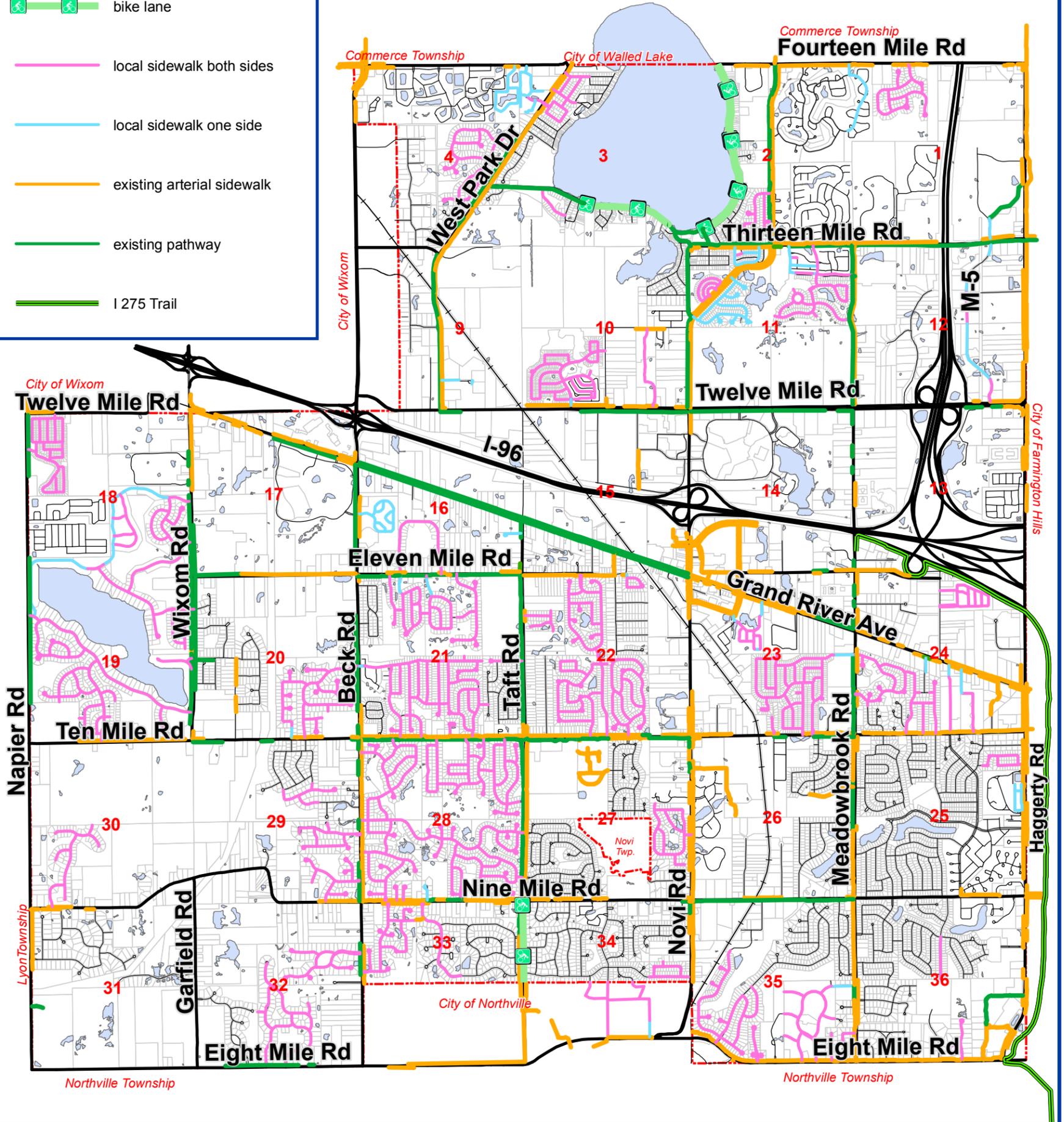
# Existing Pathways and Sidewalks

October 2009

## Legend

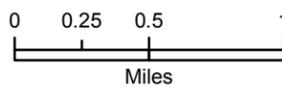
-  bike lane
-  local sidewalk both sides
-  local sidewalk one side
-  existing arterial sidewalk
-  existing pathway
-  I 275 Trail

depicted local sidewalks include completed and proposed sidewalks.



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Mark Spencer, AICP, Planner  
CREATED: 10/21/09  
Version 1.0

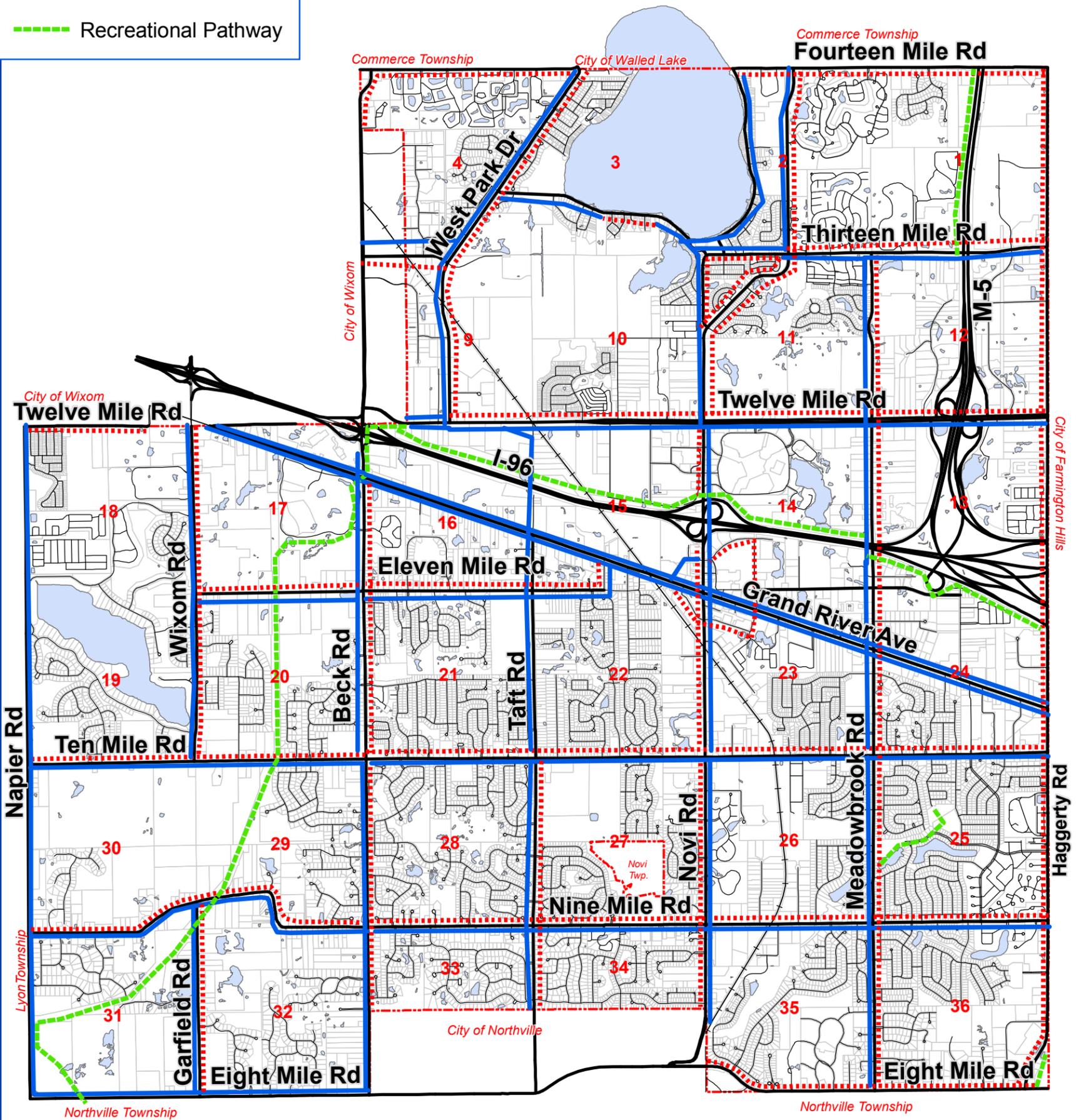
Figure XX

# Bicycle and Pedestrian Master Plan

October 2009

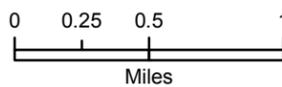
## Legend

-  8 foot Pathways
-  5 foot Sidewalks
-  Recreational Pathway



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### CITY OF NOVI PLANNING COMMISSION

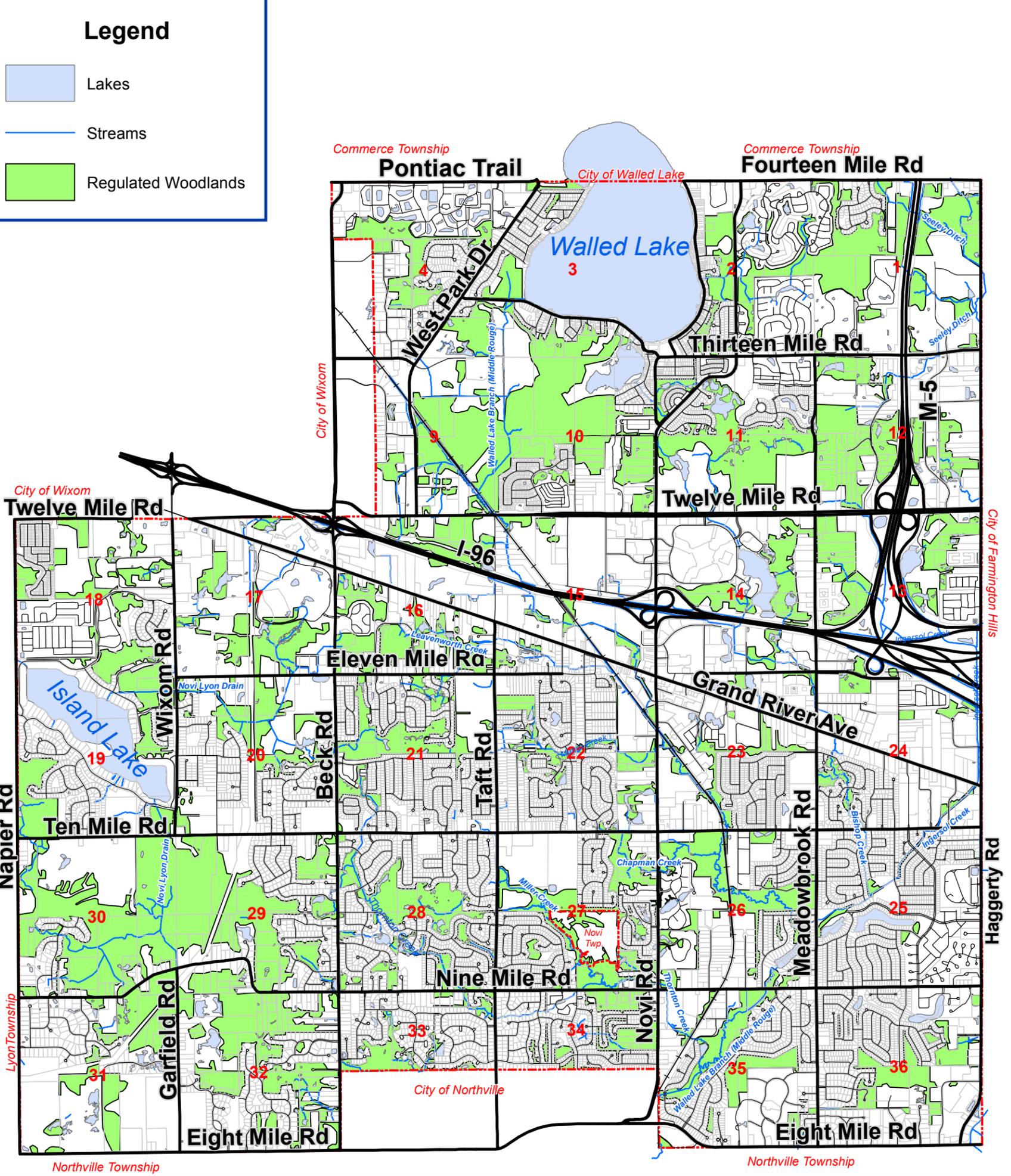
45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 10/21/09  
Version 1.0

Figure XX



# Regulated Woodlands

Updated 2009

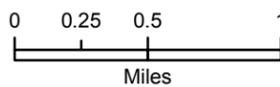


**Legend**

- Lakes
- Streams
- Regulated Woodlands

**MAP INTERPRETATION NOTICE**

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Based on City of Novi Regulated Woodland Map updated 2009.

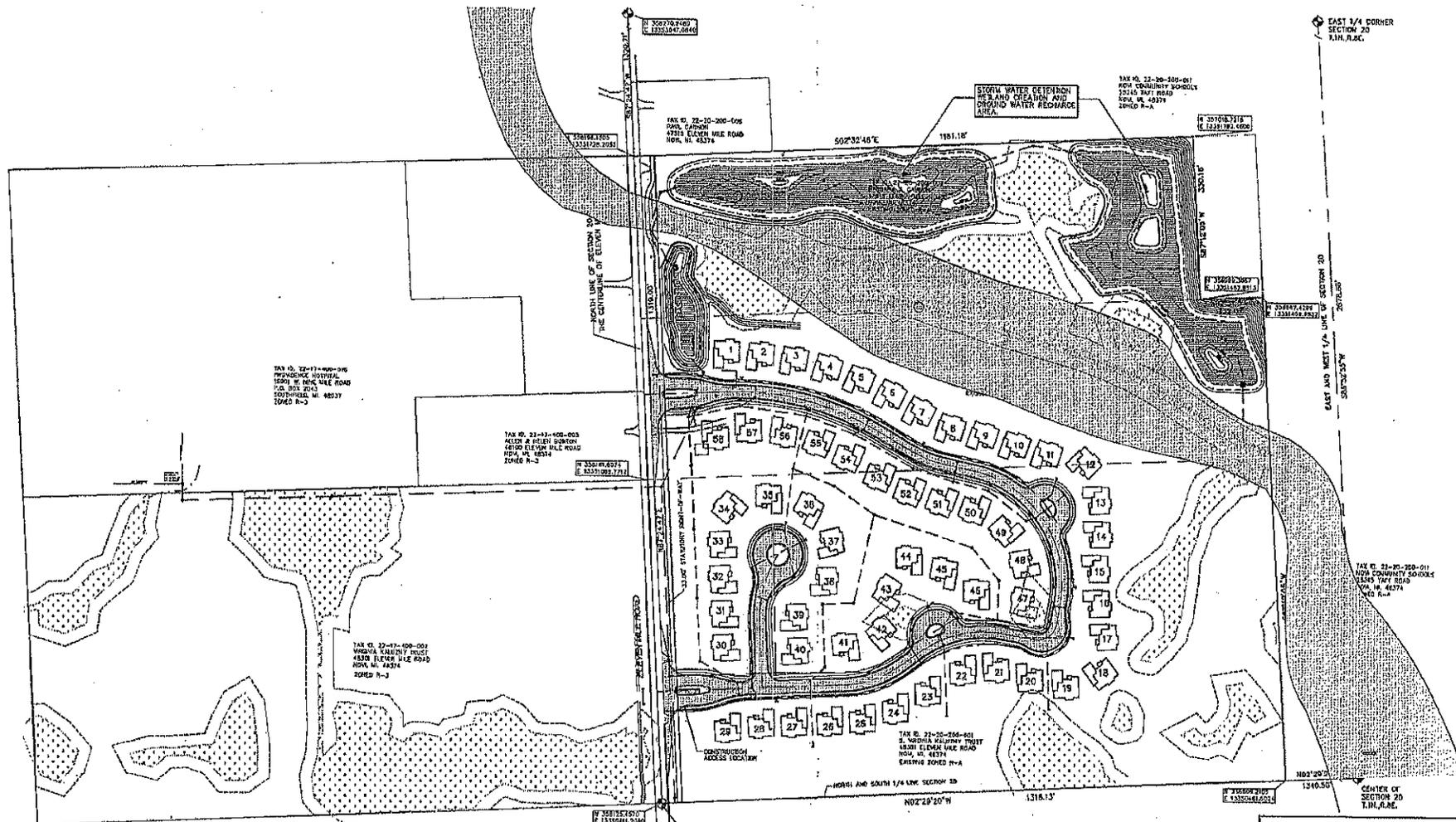
The regulated woodland boundaries on this map are general in nature and should not be considered as actual regulated woodland limits.

**CITY OF NOVI**  
PLANNING COMMISSION

45175 W. Ten Mile Road  
Novi, MI 48375-3024  
(248) 347-0475  
Map Cartographer:  
Mark Spencer, AICP, Planner  
CREATED: 11/2/09  
Version 1.0



Figure XX



TAX ID: 22-13-100-010  
 PRINCEDENCE HOSPITAL  
 1000 W. HILL WALK ROAD  
 P.O. BOX 2015  
 SOUTHFIELD, MI 48037  
 20460 R-3

TAX ID: 22-13-100-003  
 ALLEN & HELEN BORTON  
 4810 ELMER HILL ROAD  
 NDA, N. 48374  
 20460 R-3

TAX ID: 22-13-100-001  
 VIRGINIA KAMRINY TRUST  
 4830 ELMER HILL ROAD  
 NDA, N. 48374  
 20460 R-3

TAX ID: 22-13-100-010  
 INTERNATIONAL TRANSMISSION CO.  
 29000 ORCHARD HILL PLACE  
 SUITE 100  
 ROSEL, MI 48215  
 20950 R-4

TAX ID: 22-20-200-006  
 DAVIS, CATHERINE  
 4735 ELMER HILL ROAD  
 NDA, N. 48374

TAX ID: 22-20-200-001  
 NOW COUNTY SODAKS  
 32015 BART ROAD  
 NDA, N. 48374  
 20460 R-3

TAX ID: 22-20-200-011  
 NOW COUNTY SODAKS  
 32015 BART ROAD  
 NDA, N. 48374  
 20460 R-3

TAX ID: 22-20-200-001  
 S. VIRGINIA KAMRINY TRUST  
 4830 ELMER HILL ROAD  
 NDA, N. 48374  
 EXTENSIVE ZONED R-4

TAX ID: 22-20-200-008  
 INTERNATIONAL TRANSMISSION CO.  
 29000 ORCHARD HILL PLACE  
 SUITE 100  
 ROSEL, MI 48215  
 20950 R-4

**OBERLIN CONDOMINIUMS**  
 SECTIONS 17 AND 20,  
 CITY OF HOWLAND, OAKLAND COUNTY, MICHIGAN

REVISIONS	
NO.	DATE



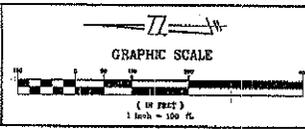
**UTILITY WARNING**  
 CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE BUYER ASSUMES THE COST OF PROTECTING ALL UTILITIES. THE BUYER ASSUMES THE COST OF PROTECTING ALL UTILITIES.

DATE: 02-15-00 PREPARED BY: E.A. CHASE, INC. JOB NUMBER: 03-048

**OVERALL PRO SITE PLAN**

REID, KEAST & ASSOCIATES, INC. ENGINEERS  
 MILENICS AND ASSOCIATES, L.L.C. LAND SURVEYORS

SHEET  
**CE3**



30000 ORCHARD HILL AVENUE - SUITE 100 - ROSEL, MI 48215-2123  
 248.423.7000