

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.287

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT THE FOLLOWING LOCATIONS: ARTICLE 3, "ZONING DISTRICTS"; SECTION 3.31, "PLANNED DEVELOPMENT OPTIONS"; IN ORDER TO REDUCE REDUNDANCIES, CLARIFY ORDINANCE LANGUAGE, AND ADDRESS CITY COUNCIL'S AUTHORITY TO DESIGNATE USE OF THE PD OPTION IN CERTAIN AREAS AND UNDER CERTAIN CONDITIONS.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.31, Planned Development Options, Subsection 3.31.1, Intent, is hereby amended to read as follows:

3.31. Intent

- I. Intent. The PD Planned Development Options contained herein are intended to provide for alternative means of land use development within designated zoning districts. The options contained herein shall be considered only within those areas of the City, generally north of the I-96 freeway, which are specifically designated for their application on the City's Master Plan for Land Use Map, or where the City Council determines to designate on the Zoning Map an area or parcel for application of such options that is in close proximity to such master-planned areas and that otherwise meets the goals and objectives of this Section, provided that such area or parcel shall have the underlying zoning district designation specified in Subsections 6 and 7 below.

The land use patterns of alternative development under these options are further intended to be designed and laid out so as to create a desirable environment providing for the harmonious relationship between land use types with respect to: uses of land, the location of uses on the land and the architectural and functional compatibility between uses.

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section Planned Development Options, Subsection 3.31.4.E, Site Plan Revisions, is hereby amended to read as follows:

Section 3.31.4. Site Plan Review

A – D [Unchanged]

- E. Site Plan Revisions. Revisions to an approved Preliminary Site Plan shall require re-submittal of plan revisions to the City for review. Such revisions shall be resubmitted to the Planning Commission and City Council for review and approval, except those revisions permitted to be reviewed administratively under Section 6.1.1.C. The Planning Commission and City

Council, in making a review of a revised site plan, shall find that any such revisions forwarded to them for review and approval, meet all the minimum requirements of this Section, including its general intent.

Revisions to an approved Final Site Plan shall require re-submittal of plan revision to the City for administrative review, unless the City Council has requested that the Final Site Plan be submitted to it for review.

F. [Unchanged]

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.31.4.F, is hereby amended to read as follows:

Section 3.31.4.F Planned Development Options

F. Site Plan approval limitations and extensions shall be in accordance with Section 6.1.6 and 6.1.7.

Part IV.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.31, Planned Development Options, Subsection 3.31.6, (PD-1) Planned Development Option, is hereby amended to read as follows:

6. (PD-1) Planned Development Option. The PD-1 Planned Development Option is designed to encourage development of specific types of residential land use within the RM-1 district, only, in those designated areas of the City's Master Plan for Land Use or Zoning Map and which would be in substantial accord with the goals and objectives of that plan. The intent of this option is to permit the application of mid-rise, higher density multiple dwelling structures in a district otherwise restricted to low-rise, lower density residential use:

A – B [Unchanged]

Part V.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.31, Planned Development Options, Subsection 3.31.7, (PD-2) Planned Development Option, is hereby amended to read as follows

PART VI.

7. (PD-2) Planned Development Option. The PD-2 Planned Development Option is intended to encourage development within the RC or C Districts of intensive major nonresidential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in those districts. The Option is designed to encourage development within those land areas in substantial accord with the goals and objectives of the City's Master Plan for Land Use. The further intent of this option is to permit the limited application of (i) more extensive commercial uses in a district otherwise restricted to community and regional oriented shopping centers or (ii) transitional uses on the periphery of regional oriented shopping centers:

A - F [Unchanged]

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VII.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

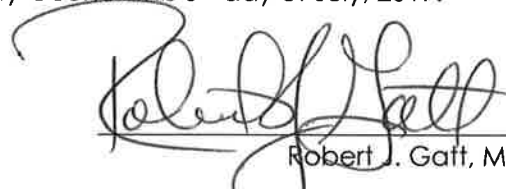
PART VII.

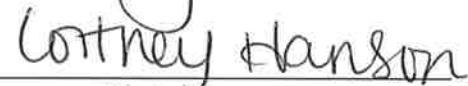
Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART IX.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Made, Passed and Adopted by the Novi City Council this 8th day of July, 2019.


Robert J. Gatt, Mayor


Cortney Hanson, City Clerk

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the 8th day of July, 2019.


Cortney Hanson, City Clerk

Adopted: 07/08/2019
Published: 07/18/2019
Effective: 07/25/2019

Certificate of Clerk

I hereby certify that the foregoing ordinance was published by posting a copy thereof at each of the following times and places within the City of Novi, on the 9th day of July, 2019.

1. Novi City Hall 45175 Ten Mile Road
2. Novi Library 45255 Ten Mile Road

I do further certify that on the 18th day of July, 2019 said Ordinance Amendment 18.287 was published in brief in the Novi News, a newspaper published and circulated in said City.


Cortney Hanson, City Clerk