

City West fact sheet - Things to know about the proposed City-Initiated City West District along Grand River between Taft and Beck Roads

What is being proposed?

- A text amendment to the City's Ordinances
 - This amends the zoning ordinance to create the City West District and its standards, in addition to amending other parts of the ordinance so that CW is referenced correctly if adopted
- A zoning map amendment
 - This amends the zoning map to change the zoning of the parcels included in the City West District. See the map below for the parcels included along Grand River in between Taft and Beck Roads

What is City West?

- City West is a new zoning district that permits a mix of uses, including office, commercial, multiple-family housing, and amusement and entertainment
- It encourages walkability and pedestrian-oriented design, high-quality architecture and building materials, and required open spaces for gathering
- It offers a Mixed-Use Development Option (MDO), subject to the discretionary approval of City Council, following a public hearing and a recommendation from the Planning Commission

Why is it being proposed?

- Recommendation from the 2016 Master Plan for Land Use for an opportunity to create a walkable, mixed-use entertainment district that supports nearby Suburban Collection Showplace and Ascension Providence Park
- Encouraged by Planning Commission and Implementation Committee
- Discussions with property owners, developers, and tenants within the district show support
- Some current uses are nonconforming under the current Light Industrial zoning
- Reinvestment in former industrial area near the highway makes sense ecologically and economically

Height, density, and buffers from residential districts

- Height
 - At the baseline, a minimum of two stories and maximum of three stories
 - If a development is mixed use, the allowable height increases:
 - For buildings north of Grand River – 5 stories
 - For buildings south of Grand River – 4 stories

- **Bonus height considerations**
 - Including structured parking, including over 25% of required open space or preservation, using sustainable building elements, or having at least 15% workforce housing, can earn development additional height
 - Buildings north of Grand River **cannot exceed 8 stories**
 - Buildings south of Grand River **cannot exceed 5 stories**
- Residential Density (in terms of dwelling units per acre or du/ac)
 - Multiple family can ONLY be built if a part of an MDO – multiple family can be built as a standalone use but must show connectivity
 - As a standalone multiple family development:
 - Maximum of 10 du/ac south of Grand River – reference Huntley Manor in Novi for comparison
 - Maximum of 20 du/ac north of Grand River – reference [The Griffin Novi concept](#) in Novi for comparison
 - As a multiple family building within a mixed-use development
 - Maximum of 15 du/ac south of Grand River – reference Main Street Village II in Novi for comparison
 - Maximum of 25 du/ac north of Grand River – reference The Liv Apartments in Livonia for comparison
 - As a multi-use building that includes residential
 - Maximum of 20 du/ac south of Grand River – [reference The Griffin Novi concept](#) in Novi for comparison
 - Maximum of 30 du/ac north of Grand River – reference [The Bond concept](#) in Novi for comparison
- Buffers from residential Districts
 - 100-foot buffer from single-family district: nonresidential uses are NOT permitted in this buffer AND building height may NOT exceed 35 feet
 - Multiple family structures must be set back 2 feet for every foot of building height from single-family district – which means a multiple family building 35 feet in height must be set back at least 70 feet
 - 200-foot buffer from single family district: building height may NOT exceed 40 feet and bonus height conditions will NOT be considered

Next steps

- A Public Hearing will be held by the Planning Commission on Wednesday, May 10, at 7pm at the Novi Civic Center. Commissioners will hear from the public and consider making a recommendation to the City Council on the proposed text amendment and zoning map amendment.