Proposed City of Novi
Master Plan for Land Use
Amendments
February 14, 2008

Where quality of life is the way of life
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Proposed Master Plan Amendments

Introduction

In Spring 2007, the opportunity to review the City of Novi’s 2004 Master Plan for Land Use was initiated when the City of Novi Planning Commission’s Master Plan and Zoning Committee discussed opening the Master Plan to address some particular areas of interest and to complete open issues. After some discussion over several meetings, the Committee recommended to the Planning Commission that it formally start the process by reviewing identified, specific areas. The Committee prepared a resolution that was approved by the Planning Commission as a whole on June 13, 2007:

Whereas, the Master Plan and Zoning Committee of the City of Novi Planning Commission has reviewed the status of the City of Novi Master Plan for Land Use, 2004 regarding Special Planning Areas No. 1 and No. 2, the Downtown West Area, and the Southwest Quadrant of the City; and

Whereas, the Committee found that the Master Plan does not detail the general uses for the following areas: Special Planning Areas No. 1 and No. 2, and the Downtown West Area; and

Whereas, the Southwest Quadrant of the City is also being reviewed by the Committee and Commission for potential Plan amendments.

Now, therefore, the City of Novi Planning Commission hereby announces the start of the Master Plan amendment review process and it authorizes its Chairperson to notify the City Council and all entities that are required to receive notice by the State Municipal Planning Act.

Since that time, the Committee and Planning Commission decided to focus the review of the Master Plan to the following three study areas:

- Southwest Quadrant Study Area;
- Twelve Mile, Napier and Wixom Roads Study Area (Special Project Area 2); and
- I-96/Novi Road Study Area (including the Downtown West Area).

Over several months, the Committee and Planning Commission with the assistance of the Community Development Department Planning Staff and the City’s Planning Consultants, reviewed and evaluated in detail each Study Area. Public comments regarding the future land uses in the study areas was solicited and hundreds of people provided input through surveys, written comments and in person at City Hall and public open houses.

Based on the above work, the Master Plan and Zoning Committee produced a recap of its research and findings with proposed amendments to the City’s Master Plan for Land Use. This Master Plan Review includes the proposed Master Plan for Land Use amendments that follow this introduction.
The proposed amendments include:

- Future Land Use map changes;
- Residential Density Patterns map changes;
- Land use definition additions and deletions;
- Additional and modified goals;
- Additional and modified objectives; and
- Additional implementation strategies.

The proposed text amendments address landscape design, pedestrian and traffic flow, natural feature enhancement, and benchmark development concepts, where appropriate. A primary focus of the proposed implementation strategies is to amend the Novi Zoning Ordinance to make necessary text and map changes that foster development according to the proposed Master Plan for Land Use amendments.

The Next Steps
After the Planning Commission holds a public hearing and accepts the Master Plan Review and proposed Master Plan amendments, the Master Plan amendment process will continue with the following steps:

- City Council reviews the final Master Plan Review and proposed Master Plan amendments and approves the proposed amendments for distribution;
- Staff sends the Master Plan Review and proposed Master Plan amendments to the previously notified municipalities and utilities for comments as required by the State Planning Act (40 day comment period);
- Planning Commission, with assistance from their Master Plan & Zoning Committee, reviews comments and if desired modifies the proposed Master Plan amendments;
- Planning Commission holds a public hearing and adopts the amendments; and
- The Master Plan amendments are published.
Future Land Use Definitions

Public
(existing) This land use is designated for government buildings, fire stations, public utility uses such as wastewater treatment plant, and water storage facility. (new additional language) If the area ceases to be considered for public uses, residential uses are appropriate if the area is assigned a density on the Master Plan’s Residential Density Patterns Map.

Educational Facilities/Property
(existing) This land is designated for private and public educational facilities. (new additional language) If the area ceases to be considered for educational facility uses residential uses are appropriate if the area is assigned a density on the Master Plan’s Residential Density Patterns Map.

(new) Public and Private Parks and Open Space
This land is designated for public and private parks and open space. If the area ceases to be considered for public and private park or open space uses, residential uses are appropriate if the area is assigned a density on the Master Plan’s Residential Density Patterns Map.

(new) Utility
This land is designated for non-municipal public utility uses. If the area ceases to be considered for utility uses residential uses are appropriate if the area is assigned a density on the Master Plan’s Residential Density Patterns Map.
Goals, Objectives & Implementation

Land Use

(existing) Goal: Continue to protect the character of the southwest (remove quarter) (new additional language) quadrant (existing) of the City as this area is home to the majority of vacant land in Novi.

(existing) Objective: Provide legally defensible development options through Novi’s Code of Ordinances that maintain the semi-rural character of the southwestern portion of the City (remove) while allowing developers a reasonable profit.

Implementation Strategy: Seek out additional development options that would optimize development without destroying natural features.

(Remove) Implementation Strategy: Initiate a study of existing development options, their relativity to existing residential land use, and their historic use in the City.

(balance of section all new additional language)
Implementation Strategy: Review residential Zoning Ordinance development options, such as the One Family Cluster Option, to permit greater flexibility for development of challenging properties, such as the southeast corner of Ten Mile and Beck Roads, within the density recommendations of the Master Plan.

Implementation Strategy: Review Ordinance requirements to develop alternative forms of access (e.g., shared driveways and “T” turnarounds) to permit greater flexibility for development on challenging properties.

Objective: Maintain the existing low density residential development and natural features preservation patterns.

Implementation Strategy: Continue to rezone properties in the Southwest Quadrant to zoning districts that limit uses to low density residential uses that match the densities depicted in the Master Plan’s Residential Density Patterns Map, parks, open space, educational facilities and public uses.
Implementation Strategy: Continue to monitor the retail needs of the Southwest Quadrant to ensure that adequate nearby retail areas are available to serve the Quadrant.

Implementation Strategy: Encourage future development within the southwest quadrant that preserves the view of natural features and open space from major roadways.

Implementation Strategy: Continue to encourage the use of residential development options to further the preservation of open space and natural features within the southwest quadrant of the City.

Implementation Strategy: Encourage future development to be sensitive to the Core Reserve wildlife habitat and wildlife movement corridors within the Southwest Quadrant.

Implementation Strategy: Continue to designate Nine Mile Road west of Beck Road as a Scenic Drive Road, explore designating the road as a Natural Beauty Road and encourage preserving the existing vegetation along the roadway to maintain the unique scenic character of the area and explore grant funding to further the preservation of the character of the corridor.
Future Land Use Definitions

Special Planning Project Area 2
(Remove this designation)

Goals, Objectives & Implementation

Land Use
(all new additional language)

Goal: Develop the Twelve Mile, Napier and Wixom Roads Study Area with a mix of residential, educational and commercial uses in an aesthetically pleasing manner that is compatible with neighboring land uses and compliments the natural environment.

Objective: Encourage all residential development in the Twelve Mile, Napier and Wixom Road Study Area to be of high quality.

Implementation Strategy: Future single family residential should be developed with generous lot widths and setbacks including the following minimum standards:
- 80-foot lot widths
- 30-foot front setbacks
- 10-foot side setbacks
- 35-foot rear setbacks

Implementation Strategy: Consider zoning ordinance amendments to establish residential appearance standards, such as:
- Where possible, require a high percentage of single family homes to have side entry garages;
- Require front facing garages to contain design features that soften their appearance from the street, such as special trim packages, textured garage doors, brackets, and garage door windows; and
- Require housing styles that include masonry materials on the
Objective: Encourage all non-residential development in the Twelve Mile, Napier and Wixom Road Study Area to be of high quality.

Implementation Strategy: Consider zoning ordinance amendments to require non-residential development within the study area to include high quality masonry facades, well landscaped parking areas, and pedestrian connections to neighboring uses.

Objective: Encourage all development to provide safe and interconnected motorized and non-motorized circulation systems.

Implementation Strategy: Continue to require developments to abide by the City’s access management standards.

Implementation Strategy: Encourage the use of shared drives and interconnected parking areas.

Implementation Strategy: Encourage future development within the study area to pave and improve Twelve Mile Road if access to it is provided.

Implementation Strategy: Consider zoning and subdivision ordinance amendments to require pedestrian amenities, such as open space and park areas, sidewalks, and pedestrian connections to surrounding areas.
Future Land Use Definitions

**Downtown West District**
*(Remove this designation)*

*(new additional language)*

**PD2**
This land use is designated with a Regional Commercial designation and the additional PD2 designation to direct development to use the Zoning Ordinance’s Planned Development Option. This Option provides greater site plan design flexibility for key properties.

Goals, Objectives & Implementation

**Land Use**
*(balance of section all new additional language and graphics)*

**Goal:** Develop the I-96/Novi Road Study Area in manner that reflects the importance of this important gateway to the City.

**Objective:** Encourage development within the I-96/Novi Road Area to take advantage of the area’s prominent location and prime I-96 exposure and visibility.

Implementation Strategy: The City should explore the possibility of underground stormwater detention in the Conference District area to encourage better utilization of the District.

Implementation Strategy: The City should review the Zoning Ordinance to see if it would be appropriate to increase permitted building heights for properties close to the freeway in all non-residential districts.

**Objective:** Improve traffic circulation in the I-96/Novi Road Study Area.

Implementation Strategy: The City should explore developing a new circulation system within the Conference District as depicted in the...
Proposed Master Plan Text Amendments related to the I-96/Novi Road Study Area

Conference District Circulation Plan (see Figures 1 and 2) and described below to improve access to existing uses, create greater potential for additional development and redevelopment, and reduce conflicts near Novi Road.

- Eliminate drives onto Sheraton (X) and add landscaping along new street.
- Reduce to one lane and restrict to northbound traffic (S) and right turns only onto West Oaks Drive.
- Add west-bound left turn.
- Novi Rd
- Fountain Walk Dr
- Donelson Dr
- WEST OAKS DR
- Add new street connecting Sheraton and Donelson Drives.
- Eliminate drives onto Sheraton (X) and add landscaping along new street.
- Add drive connecting Sheraton to new street.

Figure 1 - Conference District Circulation Plan - Birchler Arroyo Associates, Inc. 2007
Key components of the Circulation Plan are:

- A new street south of West Oaks connecting Donelson Drive with Sheraton Drive.
- A redesigned entrance drive into the Conference District through West Oaks.
- A new westbound left turn lane on West Oaks Drive to access the redesigned entrance drive and eliminate conflicts near Novi Road.
- Narrowing of the northern portion of Sheraton Drive to one lane and restricting to northbound traffic and right turns only onto West Oaks Drive (The City could evaluate the future elimination of...
Implementation Strategy: Complete the proposed Town Center ring road from Fonda Drive to Grand River Avenue.

Implementation Strategy: The City should pursue available grant money to assist in the completion of the planned Town Center area ring road.

Implementation Strategy: Redevelopment of the Novi Road frontage should include a backage road between the ring road and Grand River, interconnected parking areas, and shared access points onto Novi Road to eliminate individual driveways and minimize traffic conflicts on Novi Road.

Implementation Strategy: Investigate adding a median to Novi Road at the southern approach to Crescent Boulevard to provide a refuge for pedestrians and enhance the northern entrance into the City’s Town Center.

Implementation Strategy: Explore private and public funding opportunities to install canopy deciduous trees along both sides of Novi Road and the future ring road to create attractive avenues through the ring road area and to create a buffer between the sidewalk and the roadway.

**Objective:** Encourage development of the Ring Road sub area of the I-96/Novi Road Study Area in a manner that adds value to the City’s Town Center and Main Street areas.

Implementation Strategy: Encourage development and redevelopment of the Ring Road sub area of the I-96 Novi Road Study Area in a manner consistent with the Ring Road Development Concept Plan as depicted (see Figure 3, 4 and 5) and described below:

◊ Develop nodes or “pulses” of development along Novi Road south of I-96 (see Figure 6) that will draw travelers south from I-96 to Main Street and enhance the pedestrian experience.

◊ Development at the corners of Crescent Boulevard/Fonda Drive).
Drive, Grand River Avenue, and Main Street should include buildings set close to the roadway with increased height at the corners.

- Provide terraces or public plazas at road intersections to create spaces for pedestrians and enhance these important intersections at the heart of the Town Center area.

- Line Novi Road with a soldier course of large canopy deciduous trees that will give significance to this segment of Novi Road.
Proposed Master Plan Text Amendments related to the I-96/Novi Road Study Area

Figure 4 - Ring Road Area Development Plan Road Cross Section—Birchler Arroyo Associates, Inc. 2007
Feature the Middle Rouge River corridor as an attractive natural amenity and focal point for the public to enjoy.

Pursue available grant money to assist in the preservation of the river corridor.

Extend the ring road from Fonda Drive to Grand River to complete the northwest quadrant segment.

Rezone the former Novi Expo Center property from EXPO to OST to encourage redevelopment of the site for office use. Office development on this site will benefit from the prime location as well as help support the adjacent retail and restaurant uses.

Future office development within the planning area should be encouraged to take advantage of the increased height limit permitted in the OST District.
Redevelopment of the former Expo Center site should take advantage of its prime location and visibility and become an icon for the City from I-96. Future development of this site should include:

- Additional building height permitted within the OST District.
- Benchmark architecture and quality building materials.
- Enhancement of the river corridor as a site amenity.
- Pedestrian connections to the Town Center area.
Consider OST zoning for the property at the northwest corner of Grand River Avenue and the future ring road. In addition, the zoning ordinance should be evaluated as it applies to this site in order to permit OST uses while allowing building form and placement consistent with the TC-1 District.

**Objective:** Develop the Industrial District sub-area of the I-96/Novi Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

**Implementation Strategy:** Encourage the use of landscaping and other buffering techniques to improve the appearance of the Industrial District from I-96.

**Implementation Strategy:** Encourage the use of right-of-way plantings, site landscaping, and building facades should be enhanced with high quality materials to improve the appearance of the Industrial District along Grand River Avenue and to provide a better transition into the Town Center from the west.

**Implementation Strategy:** Evaluate rezoning of properties within the planning area in order to facilitate implementation of the Master Plan.

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

**Implementation Strategy:** Encourage the development of flexible space buildings that can accommodate office, light industrial, and research uses to respond to the growing trend for this type of space.

**Implementation Strategy:** As redevelopment and development occurs, green building techniques, such as green roofs, should be encouraged to reduce energy costs. In addition to energy savings, green roofs could also enhance the view of buildings within the Industrial District from the I-96 freeway.
Southwest Quadrant Study Area

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Twelve Mile, Napier and Wixom Roads Study Area

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Southwest Quadrant
Future Land Use

Legend
- Southwest Quadrant Study Area
- Future Land Use 2008
  - SINGLE FAMILY
  - OFFICE
  - LOCAL COMMERCIAL
  - PUBLIC
  - EDUCATIONAL FACILITY
  - PUBLIC PARK
  - PRIVATE PARK
  - UTILITY

No Changes Proposed

Northville Charter Township
Lyon Charter Township
City of Novi
Ten Mile Rd
Wixom Rd
Garfield Rd
Naples Rd
Eight Mile Rd
Nine Mile Rd
Beck Rd
No Changes Proposed

Southwest Quadrant Residential Density Patterns

Legend
- Southwest Quadrant Study Area
- Density - dwelling units per acre
Twelve Mile, Napier & Wixom Roads
Proposed Future Land Use

Legend

- Twelve Mile, Napier & Wixom Roads Study Area
- Future Land Use 2008
  - SINGLE FAMILY
  - MOBILE HOME PARK
  - LOCAL COMMERCIAL
  - COMMUNITY COMMERCIAL
  - EDUCATIONAL FACILITY
  - PUBLIC PARK
  - PRIVATE PARK

City of Wixom
Twelve-Mile Rd.
Napier Rd.
Wixom Rd.
Lyon Charter Township
Twelve Mile, Napier & Wixom Roads
Proposed Residential Density Patterns

Legend
- Twelve Mile, Napier & Wixom Roads Study Area
- Density - dwelling units per acre
I96/Novi Road
Proposed Future Land Use

Legend
- I96/Novi Road Study Area

Future Land Use 2008
- SINGLE FAMILY
- LIGHT INDUSTRIAL
- OFFICE
- PD2
- REGIONAL COMMERCIAL
- TOWN CENTER COMMERCIAL
Proposed Master Plan for Land Use Amendments

196/Novi Road Study Area

Sub Areas

Legend

196/Novi Road Study Area
Proposed Ring Road
Sub-Area Boundary