Eleven Mile and Beck Roads
At its December 10, 2008 meeting, the City of Novi Planning Commission passed a resolution announcing the commencement of the Master Plan review process. The resolution indicates that the Commission’s Master Plan and Zoning Committee will review the City’s existing Master Plan for Land Use and prepare “Planning Reviews” for full discussion by the Planning Commission. The resolution asked for Planning Reviews of the southeast corner of Ten Mile and Novi Roads area, the northeast corner of Beck Road and Grand River Avenue and other areas of the City as deemed appropriate by the Committee after review of the Master Plan. As the liaison to the Committee, the Planning Staff will present information to the Committee to help them identifying the “other areas of the City” for Planning Reviews.

At this time, the Planning Staff has identified one area that should be reviewed early in the Master Plan Review process due to pending and proposed land use changes in the area. The area centers on the Novi School District’s “Bosco” property that the City is considering for its proposed Signature Park. This property and several nearby properties in the vicinity of Eleven Mile and Beck Roads are situated between one-family residential uses and intense office and other commercial uses that include Providence Park complex and the Novi Promenade retail center. Several natural and built features, including Beck road, wetlands on the south side of the area and on the adjacent Kirkway Place open space, the ITC transmission line corridor, Novi Middle and Deerfield Elementary Schools and Wixom Road separate this area from existing one-family residential uses.

Notes and a map for discussion is attached.

I have tentatively plugged in this item into the Master Plan Review and Possible Amendment Process schedule, with initial staff and consultant research to begin now with anticipated Master Plan and Zoning Committee discussions to be completed by the end of March. Any proposed amendments that are derived from the Committee reviews would be forwarded to the Planning
Commission for discussion and adoption. At this time it is anticipated that the entire 2009 Master Plan review would be completed by the Planning Commission with amendment recommendations ready for City Council approval for distribution in June of this year. After this, draft text amendments could be produced and recommended by the Planning commission pending publication of the Master Plan amendments. Tentatively the Master Plan amendments could be published in August and shortly afterward any proposed text amendment could be adopted.

Please advise if you need any additional information or if it will be acceptable to pursue this matter with the Committee. Thanks.
The following is a set of possible land use and zoning ordinance talking points to develop a Planned Suburban Low Rise future land use area and zoning district.

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 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 and 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 low density multiple family residential, institutional, civic, educational, and public recreation facilities that provides a transition area from higher intensity commercial, office or industrial areas and one-family residential uses that is located where the natural and built environment provides defined borders to provide separation from one-family residential area. No one-family residential. Designed to reduce traffic, environmental and visual impacts and at the same time provide for higher intensity use than one-family districts while maintaining a residential character.

Zoning Potential “low rise suburban zoning district”

Form based guidelines including:
- No single family
- 2.5 story 25 ft. minimum and 3.5 story 40 ft. maximum
- Residential character to buildings (peaked roofs, dormers, covered porches, etc.)
- Access off of other than major or minor arterial or major collector streets
- Parking behind building fronts and screened with landscape berm when not screened by building
- Buffer/berm from one-family residential
- Maximum lot coverage 25% building and 60% impervious surfaces
- Natural feature preservation

Uses
- Low Rise Office and Medical office
- Day Care (adult or children)
- Low Rise Multiple Family Residential
- Community Buildings
- Parks and Public Recreation Facilities
- Mortuary
- Places of Worship
- Schools
- Senior housing
- No personal services – no retail – no restaurants
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Proposed Suburban Low Rise with 2008 Future Land Use & Potential Development Parcels

Potential Development Parcels
- Potential Commercial Development
- Potential Residential Development
- Potential Suburban Low Rise Area

LAND USE CLASSIFICATION
- SINGLE FAMILY
- PUD
- MULTIPLE FAMILY
- PD1
- MOBILE HOME PARK
- OFFICE
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- TC COMMERCIAL
- TC GATEWAY
- PD2
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK
- CEMETERY
- UTILITY

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Proposed Suburban Low Rise with 2008 Future Land Use & Potential Development Parcels

Potential Development Parcels
- Potential Commercial Development
- Potential Residential Development
- Potential Suburban Low Rise Area
- Rivers
- Habitat Priority Areas
- Wetlands
- Woodlands Update

/potential suburban.mxd

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