PLAN REVIEW CENTER REPORT  
Master Plan Review  
Eleven Mile and Beck Roads Study Area  
June 15, 2009

The "Eleven Mile and Beck Roads Study Area" (see Map 1) is a uniquely positioned area of the City that is being reviewed for potential future land use map changes because of its transitional location, recent development in the area and ongoing development proposals. The Study Area is located between relatively intense development along Grand River Avenue and large lot one-family residential uses generally south of the Study Area. In the past ten years, substantial growth has occurred nearby with the development of Catholic Central High School, the Island Lake and Kirkway Place site condominium developments, Central Park Estates apartments, the Providence Hospital complex expansion, a new Target, Sam’s Club, Kroger, Home Depot and other retail stores, several new banks and several new restaurants. In the last few years, the City has discussed several development and rezoning proposals for the study area including the approved Oberlin and Schafer (now expired) residential developments, and the inactive PIME and Bosco rezoning petitions. The City also received inquiries on behalf of several property owners for a diverse set of uses including: a day-care center, a nursing home, offices, retail stores and residential developments.

Location and Sub-Study Areas
The Eleven Mile and Beck Roads Study Area encompasses about 327 acres and includes 20 parcels near Eleven Mile Road, west of Beck Road and east of Wixom Road, including most of the southeast quarter and part of the southwest quarter of Section 17 and most of the northeast quarter of Section 20. Due to the Study Area’s size, five sub-study areas were defined to simplify the discussion. The five sub-study areas are as follows (see Map 2 - Sub-Study Areas Map):

1. Parcels north of Wildlife Woods Park and west of the ITC corridor;
2. Wildlife Woods Park parcel;
3. Parcels east of Wildlife Woods Park and north of Eleven Mile Road along with the parcel at the southwest corner of Eleven Mile and Beck Roads (Bosco property);
4. Parcels south of Eleven Mile Road and west of the Novi Community School District’s parcel; and

Each sub-study area’s land uses, zoning and potential future land uses are discussed later in the report.
Natural Features
The Study Area includes woodlands, wetlands, stream corridors, floodplains and priority natural features habitat areas. Most of the Study Area drains to the south and west into the Novi-Lyon Drain which flows into Island Lake and eventually into the Huron River. The balance of the Study Area near the east portion of the Profile Steel site, drains north into tributaries of the Rouge River. The Study Area is a headwater area for both the Rouge and Huron River watersheds and as such the City's wetland map indicates that about 21% of the Study Area is wetlands. The City's woodland map indicates that about 37% of the Study Area is regulated woodlands and the City's Natural Features map indicates that about 36% of the Study Area contains priority habitat areas. The wetlands, woodlands and priority habitat areas all overlap each other. As development is proposed, field delineation of these features will be required. As with other areas of the City, the preservation of natural features will be encouraged.

Master Plan History 1967 - 1988
- The Village of Novi with the assistance of the firm of Waring & Johnson, developed a land use Master Plan in 1967, two years before the City incorporated.
- The first City of Novi Master Plan for Land Use was completed in 1980 by Vilican-Lehman & Associates.
- The next update occurred in 1988 and it was prepared with the assistance of Brandon M. Rogers & Associates, P.C. and Barton-Achman Associates, Inc.
- The Plan was amended in 1990 with help from Brandon Rogers.
- The Plan was again updated in 1993. This update was produced by Brandon Rogers with the assistance of Birchler Arroyo Associates, Inc.
- The Plan was next revised in 1999. This plan titled the Novi 2020 Master Plan for Land Use was prepared with assistance from Birchler Arroyo.
- The next update to the Plan was prepared by the City's Planning Staff and it was adopted in 2004.
- In 2007 the City staff with the assistance of Birchler Arroyo Associates reviewed three areas of the City and a set of amendments was adopted in 2008.

All of these plans were produced with the assistance of the City's Planning Commission, consulting engineers, consulting environmental specialist and City of Novi citizens.

In the 1967 Village of Novi Master Plan, the Eleven Mile and Beck Roads Study Area was depicted for a variety of uses. The former Bob O Link golf course property that is now the Providence Park hospital site and the stream corridors north and south of Eleven Mile Road were depicted for Community Recreation. The area north of the present Wildlife Woods Park was designated for single family residential use at a maximum density of 3.0 dwelling units per acre. The balance of the Eleven Mile and Beck Roads Study Area was depicted for single family residential uses at 1.6 dwellings per acre. This was the least dense designation in this Master Plan.
In the 1980 Master Plan, the north part of Wildlife Woods Park was designated for office uses and the properties north of it for light industrial uses. The balance of the Study Area was depicted for single family residential uses at a maximum density of 0.8 dwellings per acre. In the 1988 Master Plan, the land use designations remained the same except the office use area was changed to single family residential at a maximum 0.8 dwelling units per acre. Details of the 1993 through 2008 Master Plans are discussed in the Sub-Study Area discussions below (see Maps 8-13).

**Neighboring Land Uses**
The Eleven Mile and Beck Roads Study Area is bounded by the following (see Map 1):

- North: Target retail store in the Novi Promenade retail center; vacant light industrial property and the Providence Park hospital site complex;
- East: Beck Road. Adjacent to the east side of Beck Road are the Central Park Estates apartments, a vacant multiple family parcel; vacant and developed one-family quarter acre to one acre residential lots in the Summit and Pioneer Meadows subdivisions; and the vacant City of Novi fire station;
- South: Kirkway Place single family residential site condominiums; the open space containing woodlands and wetlands that was set aside when Kirkway Place, Greenwood Oaks subdivision and Mockingbird Subdivision were developed; and Eleven Mile Road. South of Eleven Mile Road are several large parcels, some vacant and others with a single family home; and
- West: ITC corridor(south of Eleven Mile Road); Deerfield Elementary and Novi Middle Schools; and Wixom Road. The Island Lake condominium development and two residential parcels are located adjacent to the west side of Wixom Road.

**Potential Future Land Uses**
Since the Eleven and Beck Study Area is sandwiched between residential open space, low density single family residential dwellings, public schools, industrial, retail, office and multiple family dwellings, it may be appropriate to consider land uses for this study area that provide a transition between the lower and higher intensity uses rather than the currently planned low density single family residential uses. By placing moderately intense development between high and low intensity development, traffic, noise and bulk impacts would more gradually decrease. Increasing the planned intensity of development could also increase tax revenues and it may increase the ultimate number of dwelling units that could be built in the City.

A larger number of dwelling units in the City would increase the size of the available workforce and potentially increase demand for retail, office and industrial floor space which could spur additional development outside of the study area. Increasing the permitted residential density could increase the range of housing choices. Providing for a mix of uses will increase available services and provide more opportunities for social
interaction. Increasing density and providing for a mix of uses are principals supported by the American Planning Association, the Smart Growth Network and the Governor’s Council on Physical Fitness.

On the negative side, increasing the intensity of development in this transitional area by replacing single family dwellings with senior housing, condominiums, apartments, attached single family units or offices would increase traffic on Beck, Wixom and Eleven Mile Roads and increase demand on public services (see Infrastructure Concerns discussed below).

Historically, the City’s Master Plan for Land Use has used multiple family residential and office use areas to buffer more intense retail and industria uses from single family residential uses. Existing retail (Target), office (Providence Park) and industrial (Profile Steel) uses extend south from Grand River Avenue about 0.5 miles. In addition, a parcel zoned RM-2, High Density Multiple Family, is located along the east side of Beck Road about one-half mile south of Grand River. It may be appropriate to create a less intensive transitional use area of about one-half of this width, with a nominal distance from Grand River Avenue of three-quarters of a mile.

Suburban Low Rise Use Designation

In order to provide a transition area that also minimizes the areas’ impact upon neighboring land uses, the Planning Staff proposes a new Suburban Low Rise use designation for the Master Plan. This use designation would permit 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. The Master Plan could promote the creation of a “form-based” Suburban Low Rise zoning district to implement the plan. Until such time that an ordinance change went into effect, an applicant could ask to rezone the property using the current PRO option and incorporate the design guidelines listed in the Master Plan.

A “form based” zoning district typically allows a variety of uses and includes design

Figure 1 – Example 2 ½ story townhouse style building with parking behind building
standards to give the uses in the district a similar appearance. A "form based" district creates a predictable streetscape and public realm primarily by controlling the physical form of a development with a lesser focus on land uses through a set of enforceable regulations.

The recommended design and use guidelines for the Suburban Low Rise use area would minimize the impact upon neighboring neighborhoods and permit medium intensity uses. The recommended "form based" design guidelines include:

- No detached single family dwellings, personal services, fitness centers, private recreation facilities, retail, restaurants or drive through facilities;
- Require 2 story (or one story with a 2 story look) 25 ft. minimum overall height (including peak of roof) to 3.5 story 40 ft. maximum over all height buildings north of Eleven Mile Road and 1 ½ 20 foot minimum overall height to 2 ½ story and 30 foot maximum overall height south of Eleven Mile Road;

- Require buildings to be designed with a single family residential character and include peaked roofs with shingles or tiles, dormers, covered porches, residential size windows, limited building lengths, etc.;
- Provide access only from local or collector streets with no direct access from arterial streets;

Figure 2 – Example 1 ½ story office with parking in the rear

Figure 3 – Example 2 ½ story attached single family with parking in the rear
• Place all parking behind the building fronts and screened the parking with a landscape berm or a building;
• Provide connecting pedestrian and bicycle facilities;
• Design sites to preserve natural features; and
• Limit signs to one per development except for small directional signage.

Suggested permitted uses for the proposed Suburban Low Rise district include only the following uses to help maintain a residential appearance and reduce the impact upon neighboring properties:
• General and medical office;
• Low rise multiple family or attached single family residential with a maximum of 7.3 dwelling units per acre;
• Public and private community serving uses;
• Parks and public recreation facilities;
• Mortuaries;
• Places of worship;
• Public or private elementary and secondary schools;
• Day care facilities (adult or children);
• Nursing homes;
• Assisted living facilities; and
• Senior housing.

Infrastructure Concerns
As part of this Study Area review, the City’s Engineering Division and the City’s Traffic Consultant produced reports that discussed the impacts of changing the Master Planning of the Study Area from the current single family residential uses to higher density residential, office or Suburban Low Rise uses. It should be noted that a blended less intense land use plan would have less traffic and utility impact than would occur if the entire area was changed to suburban low rise. Any increase in intensity of development would increase demand on sewer and water facilities. Per the City’s Engineering Division, if the proposed study area was all converted to low density, mid-rise multiple family residential uses equivalent to the density permitted in the City’s RM-1 zoning district, the impact on the water system would be minimal but could impact the City’s peak sewer capacity by about 5%. In addition, sanitary sewer design information would be required for each project to determine if any portions of the system would need upgrading (see Review of Impact on Public Utilities Eleven Mile and Beck Study Area). Although additional sewer plant capacity may be needed to satisfy this demand, the same is true regarding increasing the intensity of development anywhere in the City.

Increasing the intensity of development also increases the number of projected vehicles on the road. The City’s Traffic Consultant, Birchler Arroyo Associates completed a traffic study for the Study Area and compared the traffic impacts of the currently
planned uses and the potential suburban low rise uses. The Study indicated that total daily trips generated would increase based. The report estimated that planning for suburban low rise uses verses the current master planned uses would have a minimal impact since the total amount of forecasted daily trips on Wixom Road would only increase by 8% and on Beck Road would only increase by 15%. The study’s findings indicate that increasing the intensity of development in the Study Area will accelerate the need to provide additional lanes on Beck and Wixom Roads. Eleven Mile Road should not need any additional lanes (see Transportation Analysis, Beck/11 Mile Study Area, Birchler Arroyo Associates, 2009).

Sub-Study Area Discussions
A discussion of existing conditions, zoning and former, existing and proposed future land use recommendations for each of the sub-study areas follows below. Tables comparing all of the sub-study areas and maps of the entire Eleven Mile and Beck Roads Study Area follow these narratives.

Sub-Study Area 1

Review
Sub-Study Area 1 comprises 3 parcels that total 37.6 acres. The Area is located adjacent to Wixom Road on the west, Target on the north, the ITC electrical transmission lines on the east and Wildlife Woods Park on the south. Currently the Area is occupied by the former Profile Steel building and a single family home and accessory buildings on a three acre parcel.

Between 1993 and 1999, the property was designated in the Cty of Novi Master Plan’s Future Land use Map for light industrial uses. In 2004, the designation was changed to Single Family Residential with a maximum density of 4.8 dwelling units per acre and it was not changed in the 2008 update of the Plan. Surrounding properties are master planned to the north for community commercial, to the east for utility, to the south for public park and to the east for single family residential uses.

Map 3 Sub-Study Area 1

The existing zoning of the Sub-Study Area does not comply with the current Future Land Use Map designation of Single Family Residential with a maximum density of 4.8 dwelling units per acre. The two northwest parcels totaling 8.7 acres of the Sub-Study
Area are in the R-1, One-Family Residential district which permits a maximum density of 1.65 dwelling units per acre and the balance of the Sub-Study Area is in the I-2, General Industrial district. Neighboring properties are in the I-1, Light Industrial district (with a consent judgment for retail uses), to the north; RA, Residential Acreage district to the east; and R-1 One-Family Residential district to the south and west.

![Figure 4 – Sub-Study Area 1 frontage on Wixom Road looking south](image)

**Recommendations**

Since Sub-Study Area 1 is located within one-half to three-quarter miles of Grand River Avenue and buffered by existing park development and section line roads, this Sub-Area is an appropriate candidate for the proposed Suburban Low-Rise transitional use designation described above. If developed under the Suburban Low Rise guidelines, this Sub-Area would provide a transition from single family residential uses to the more intense uses along Grand River Avenue. The Planning Staff recommends a Suburban Low Rise use designation for Sub-Study Area 1. The benefits of this designation are listed above in the Suburban Low Rise use designation discussions. By keeping an overall residential design appearance, this area would blend with the single family residential uses. The slight increase in projected traffic should have little effect on neighboring properties. As with any increase in the intensity of development, additional burdens will be placed on the City’s water and sewer system.

**Alternatives**

As an alternative to the recommended Suburban Low-Rise designation, the Planning Commission could consider limiting Sub-Study Area 1 to only multiple family and institutional uses within the Suburban Low-Rise framework since there are no current office uses along Wixom Road. This alternative is the Planning Staff’s second choice for this Sub-Study Area. The benefits of this proposal would be similar to the
recommended land use designation but would limit development flexibility by removing potential offices from the land use mix.

The Planning Commission could also consider the following alternatives to increase the intensity of development in this Sub-Study Area:

- designate the area for the Master Plan’s current office use (without any design considerations);
- designate the area for the Master Plan’s current multiple family use (without any design considerations);
- select a higher maximum residential density and keep the area master planned for single family homes; or
- decide that the current master plan designation of single-family homes at a maximum of 4.8 dwelling units per acre (which is comparable to the density permitted in the RT, Two-Family Residential district) is appropriate.

The Planning Staff does not recommend these options because the City has ample areas for single family development and the use of design guidelines would make higher intensity uses more compatible with neighboring uses.

![Sub-Study Area 2 Map](image)

**Sub-Study Area 2 Review**

Sub-Study Area 2 comprises 1 parcel that totals 52.2 acres. The Sub-Study Area is located adjacent to Wixom Road and the Island Lake site condominium development on the west, Profile Steel on the north, the ITC electrical transmission lines on the east and the Deerfield and Novi Middle School sites and large lot single family homes on the south. Currently the Sub-Study Area is owned by the City of Novi and is partially developed as Wildlife Woods Park. The Area also includes a 2 acre oil well site. The property was recently considered to be exchanged with the Novi Community School District for potential parkland in Sub-Study Area 5.

In the 1993 City of Novi Master Plan’s Future Land use Map the property was designated for single family residential uses at a maximum of 0.8 dwelling units per acre. In the 1999 Master Plan, the designation was changed to Community Park. In
2004, the designation was changed to Public Park and included an underlying single family residential component with a maximum density of 0.8 dwelling units per acre should the property no longer be appropriate for a public park. Surrounding properties to the north are master planned for single family residential at a maximum density of 4.8 dwelling units per acre, to the east for utility to the south and west for educational facility and single family residential uses at a maximum density of 0.8 dwelling units per acre.

The northern portion of Sub-Study Area 2 is in the R-1 zoning district and the southern portion is in the RA zoning district. The existing zoning of the neighboring properties includes I-2, General Industrial to the north, RA to the east and most of the south and R-1 to the west and a small part of the south.

![Figure 2 - North portion of Sub-Study Area 2 with oil facility looking west](image)

**Recommendations**

Since the current public park use of all of the property in this sub-study area matches the future land use designation of public park, the Planning Staff recommends that Sub-Study Area 2 retain the Public Park use designation. The Sub-Study Area properties and the neighboring school property were used to provide residential density for the Island (Harvest) Lake Residential Unit Development (RUD). If the Sub-Study Area properties cease to be viable for park uses, then based on the description of the future land use categories in the Master Plan for Land Use, they would default to a single family residential use at a maximum density as depicted on the Master Plan’s Housing Density Map. Currently, Sub-Study Area 2 has a maximum underlying residential density of 0.8 dwelling units per acre. Since this density was applied to the Island Lake development in the RUD agreement, providing additional underlying density in the Master Plan could provide a starting point for permitting future residential development if the property ceases to be viable for park uses.
The Planning Staff recommends increasing the underlying residential density to a maximum of 3.3 dwelling units per acre. This recommendation is consistent with the concentric ring concept of providing lower density as the property gets further from Grand River Avenue and it would provide a transitional density to the lower density of Island Lake.

**Alternatives**

The Planning Staff does not recommend any change in designation, since this Area is designated as parkland in the City's Community Recreation Plan. As an alternative, the Planning Commission could consider a different underlying maximum residential density for this Sub-Study Area or leaving the density the same.

**Sub-Study Area 3**

**Review**

Sub-Study Area 3 is the largest of the sub-study areas in the Eleven Mile and Beck Roads Study Area and it comprises 11 parcels that cover 124.7 acres. The Sub-Study Area is located north of Eleven Mile Road except for the 7 acre Bosco home site parcel at the southwest corner of Eleven Mile and Beck Roads. Sub-Study Area 3 includes the ITC electrical transmission lines parcel north of Eleven Mile Road, one parcel to the west of the power lines developed with a single family home and the Westside Forestry and Signature Lawn Care business facilities. The balance of the Sub-Study Area includes vacant land and single family homes.

![Map 5 Sub-Study Area 3](image)

The Sub-Study Area was master planned for predominately residential uses in the past. In 1993, all but a small strip approximately 150 feet wide along the north boundary was Master Planned single family residential uses with a maximum density of 0.8 dwelling units per acre. The small strip was planned for office uses. In the 1999 Master Plan, the future land uses for Sub-Study Area 3 remained the same except that the maximum residential density for the parcels east of the ITC corridor saw maximum residential density increase to 1.65 dwelling units per acre. The Sub-Study Area changed in two places in the 2004 Master Plan for Land Use. These included expanding the office use designation to the north 25 acres of the Sub-Study Area and designating the ITC corridor for utility use. A maximum underlying
residential density of 0.8 dwelling units per acre was added to the utility use area in 2008.

Sub-Study Area 3 includes the RA, Residential Acreage; R-3 One-Family Residential and OSC, Office Service Commercial zoning districts. Portions of the Sub-Study Area have zoning that matches the Master Plan’s future land use designation. The ITC parcel and the parcel immediately to the west of it are both in the RA district which permits a maximum of 0.8 dwelling units per acre, which matches the density in the current Master Plan. One half of the north 25 acres master planned for office are in the OSC district. The lower half of the master planned office area and the balance of the parcels north of Eleven Mile Road are in the R-3 zoning district that permits a maximum of 2.7 dwelling units per acre verses 1.65 recommended by the Master Plan. The 7 acre Bosco property on the southwest corner of Eleven Mile and Beck Roads is in the RA district that permits up to 0.8 dwelling units per acre and the Master Plan for this property permits up to 1.65 dwelling units per acre (see Map 13). Most of Sub-Study Area 3 is within one-half to three-quarter miles from Grand River Avenue including the one parcel on the south side of Beck Road. The Sub-Study Area is buffered from single family residential uses by Wildlife Woods Park, the ITC corridor, public schools and section line roads. This Sub-Area is an appropriate candidate for the proposed Suburban Low-Rise transitional use designation described above.

**Recommendations**

The Planning Staff recommends designating most of Sub-Study Area 3 for Suburban Low Rise uses described above with a maximum residential density of 7.3 dwelling units per acre and recommends keeping the Utility use designation for the ITC property. The Suburban Low Rise uses would provide a transitional use area between the intense uses along Grand River Avenue and the single family residential uses south and east of the study area. The residential density proposed is about the maximum that could be obtained using the RM-1 zoning district. Although additional infrastructure investment would be needed to service an increase in development intensity, the City would benefit from the potential increased tax revenue and the increased housing choices that could accommodate seniors and new families. Additional dwelling units could also increase the demand for additional retail, office and industrial floor space. In order to make the suburban low rise uses more compatible with neighboring residential parcels, the Planning Staff recommends permitting only residential and institutional uses and a lower maximum building height south of Eleven Mile Road. By keeping an overall residential design appearance, this area would better blend with the single family residential uses to the east and south. The slight increase in potential traffic should have little effect on neighboring properties. As with any increase in the intensity of development, additional burdens will be placed on the City’s water and sewer system.
Alternatives

As alternatives, the Planning Commission could consider the following:
- designate all or a portion of the Sub-Study Area for Multiple Family Residential use;
- designate all or a portion of the Sub-Study Area for Office use; or
- keep the current single family residential, utility and office designations.

The Planning Staff does not recommend any of these options because incorporating the Suburban Low Rise proposed design and use restrictions would make these uses more compatible with the neighborhood.

Sub-Study Area 4

Review

Sub-Study Area 4 is comprised of 4 parcels with an area of 36.9 acres. The Sub-Study Area is located south of Eleven Mile Road, east of the ITC transmission line corridor and north of the Novi Community School District’s property. Sub-Study Area 4 has been designated for single family residential uses in the City’s master plans from 1993 to 2008. In 1993 the maximum residential density was shown as 0.8 dwelling units per acre. In 1999, this was changed to a maximum of 1.65 dwelling units per acre and it continues with this designation. All but the east one acre parcel, which is in the RA zoning district, is zoned R-1 with a PRO (Planned Rezoning Overlay) for 58 single family dwellings. Approved in 2006 the Novi City Council granted the property owners a two year extension in 2008.

This Area is further than three-quarters of a mile south of Grand River Avenue, but in keeping with the logic of the concentric rings of intensity of uses from Grand River Avenue, the sub-area could be considered for increased single family residential density. In addition, the Area is buffered from lower density single family residential by the Novi Community School District property on the east and south, and by the ITC corridor and subdivision open space on the west and by the wetlands within the Sub-Study Area.
**Recommendations**

The Planning Staff recommends keeping the Single Family Residential use designation for Sub-Study Area 4 and increasing the maximum permitted density to 4.8 dwelling units per acre because the property is well buffered from the nearby lower density single family residential, it is a logical extension of the concentric ring concept, the City could benefit from the potential increased tax revenue and the increased number of residents, and the increased density could offer additional housing choices to attract seniors and new families. Additional dwelling units could also increase the demand for additional retail, office and industrial floor space. The slight increase in potential traffic should have little effect on neighboring properties. As with any increase in the intensity of development, additional burdens will be placed on the City's water and sewer system.

**Alternatives**

As an alternative, the Planning Commission could also consider a different maximum residential density for this Sub-Study Area. The Planning Staff does not recommend this option for this Sub-Study Area due to the minimal impact that the recommended maximum density will have on the surrounding area.

**Sub-Study Area 5**

**Review**

Sub-Study Area 5 is comprised of one parcel totaling about 72 acres. Currently owned by the Novi Community School District, the property was recently considered for a public park by the City of Novi. At this time, the proposed land exchange which would have transferred most of Wildlife Woods Park to the School District for most of the District's parcel, is not active.

This undeveloped parcel is located south of Eleven Mile Road and west of Beck Road. It is bordered on the northwest and north by large lot single family residential uses and vacant lots along Eleven Mile Road, on the east by the bosco 7 acre farmstead site at the southwest corner of Eleven Mile and Beck Roads, also on the east by single family homes on approximately one-quarter acre.
lots in the Pioneer Meadows Subdivision, on the south by open space in the Kirkway Place, Mockingbird and Greenwood Oaks single family home developments, and on the west by the ITC electrical transmission line corridor.

This Sub-Study Area was Master Planned for single family residential in the 1993 and the 1999 plans. In 1993, the maximum residential density was shown as 0.8 dwelling units per acre. In 1999, this was changed to a maximum of 1.65 dwelling units per acre. In the 2004 Master Plan for Land Use, the future land use designation was changed to Educational Facility. This remained the same in 2008 update of the Plan except the text change that provided for an underlying maximum residential density of 1.65 dwelling units per acre should the property cease to be viable for educational facility use. The current zoning of Sub-Study Area 5 is RA. Educational facilities are permitted in this district. The current zoning is generally compliant with the current future land use designation in the Master Plan, although it could be rezoned to R-1 for a higher residential density.

**Recommendations**

Continuing the concentric ring logic of grading the intensity of the use from Grand River Avenue and the benefits of increasing residential density mentioned above, the Planning Staff recommends that Sub-Study Area 5 keep the Educational Facility use designation but provide for a higher intensity underlying single family residential uses at maximum of 4.8 dwelling units per acre for the north portion of the property with the south portion remaining at 1.65 dwelling units per acre due to the extensive amount of natural features in this portion of the Sub-Study Area. Although lower residential densities could be considered, 4.8 dwelling units per acre for the northern portion of Sub-Study Area 5 seems appropriate since this matches Staff’s recommendation for Sub-Study Area 4, the Area is buffered by open space in Kirkway Place and it has only about 500 feet of frontage on Beck Road. The slight increase in potential traffic should have little effect on neighboring properties. As with any increase in the intensity of development, additional burdens will be placed on the City’s water and sewer system.

**Alternatives**

As an alternative, the Planning Commission could also consider a different underlying maximum residential density for this Sub-Study Area. The Planning Staff does not recommend this option for this Sub-Study Area due to the minimal impact that the recommended maximum densities will have on the surrounding area.
Summary

In summary, the Planning Staff recommends the following land uses for each sub-study area:

- Sub-Study Area 1 - Suburban Low Rise.
- Sub-Study Area 2 - Retain Public Park use designation and increase the underlying residential density to a maximum of 3.3 dwelling units per acre.
- Sub-Study Area 3 - Suburban Low Rise and retain the Utility use designation for the ITC property.
- Sub-Study Area 4 - Retain the Single Family Residential use designation and increase the maximum permitted density to 4.8 dwelling units per acre.
- Sub-Study Area 5 - Retain the Educational Facility designation and increase the underlying single family residential density to a maximum of 4.8 dwelling units per acre for the north portion of the property with the south portion remaining at 1.65 dwelling units per acre.

To provide further comparisons, a set of tables and maps pertaining to the whole Eleven Mile and Beck Roads Study Area follow below. Please contact Mark Spencer at (248) 735-5607 or mspencer@cityofnovi.org if you have any questions or concerns regarding this review.

Mark Spencer, AICP, Planner
<table>
<thead>
<tr>
<th>Sub-Study Area</th>
<th>Approx. Area (acres)</th>
<th>1993 Future Land Use Map</th>
<th>1999 Future Land Use Map</th>
<th>2004 updated in 2008 Future Land Use Map</th>
<th>Current Zoning Districts</th>
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<td>Light Industrial</td>
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<td>Single Family Residential – One parcel west of ITC property at a maximum of 0.8 dwelling units per acre balance at a maximum of 1.65 dwelling units per acre</td>
<td>Single Family Residential – One parcel west of ITC property at a maximum of 0.8 dwelling units per acre; ITC parcel, Utility with an underlying residential density; and balance Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
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<td>Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
<td>Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
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<td>Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
<td>Educational Facility with an underlying Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
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### Table 2 - Adjacent Future Land Uses and Zoning Districts

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<tr>
<th>Boundary</th>
<th>Adjacent Master Plan Future Land Use Designations</th>
<th>Adjacent Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Community Commercial; Office &amp; Utility (with an underlying residential density of 1.65 dwelling units per acre)</td>
<td>I-1, Light Industrial ('Novi Promenade subject to consent judgment terms); RA, Residential Acreage, and OSC, Planned Office Service Commercial</td>
</tr>
<tr>
<td>East</td>
<td>Multiple Family Residential at 7.3 and 20.7 dwelling units per acre; and One-Family Residential at 1.65 dwelling units per acre</td>
<td>RM-1, Low Density Multiple-Family Residential; RM-2 High density Multiple-Family Residential; and RA, Residential Acreage</td>
</tr>
<tr>
<td>South</td>
<td>One-Family Residential at 1.65 and 0.8 dwelling units per acre; Private Park (with an underlying residential density of 1.65 dwelling units per acre); and Educational Facility (with an underlying residential density of 0.8 dwelling units per acre)</td>
<td>R-1, One-Family Residential; and RA, Residential Acreage</td>
</tr>
<tr>
<td>West</td>
<td>Utility; One-Family Residential at 0.8 dwelling units per acre; Educational Facility; and Private Park (with an underlying residential density of 0.8 dwelling units per acre)</td>
<td>RA, Residential Acreage; and R-1, One-Family Residential</td>
</tr>
<tr>
<td>Sub-Study Area</td>
<td>2004 updated in 2008 Future Land Use Map</td>
<td>Recommended Future Land Use Options</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>1 (three parcels)</td>
<td>Single Family Residential at 4.8 dwelling units per acre</td>
<td>Suburban Low Rise with maximum residential density of 7.3 dwelling units per acre</td>
</tr>
<tr>
<td>2 (one parcel)</td>
<td>Public Park with an underlying Single Family Residential at a maximum of 0.8 dwelling units per acre</td>
<td>Public Park with an underlying Single Family Residential at 3.3 dwelling units per acre</td>
</tr>
<tr>
<td>3 (eleven parcels)</td>
<td>Office north 25 acres Single Family Residential – One parcel west of ITC property at 0.8 dwelling units per acre; ITC parcel, Utility with an underlying residential density; and balance Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
<td>Suburban Low Rise with maximum residential density of 7.3 dwelling units per acre; ITC parcel continues as Utility</td>
</tr>
<tr>
<td>4 (four parcels)</td>
<td>Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
<td>Two Family Residential at a maximum of 4.8 dwelling units per acre</td>
</tr>
<tr>
<td>5 (one parcel)</td>
<td>Educational Facility with an underlying Single Family Residential at a maximum of 1.65 dwelling units per acre</td>
<td>Educational Facility with an underlying Single Family Residential at a maximum of 4.8 dwelling units per acre on the north half and 1.65 on the south half</td>
</tr>
</tbody>
</table>