"Retail Services Overlay"  
This land use is designated with an “Office” designation and an additional “Retail Services Overlay” designation to include retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in “Office” use areas.

**GOALS, OBJECTIVES and IMPLEMENTATION STRATEGIES**

**GOAL:** Ensure that Novi continues to be a desirable place for business investment (current).

**Objective:** Continue to promote and support development in Novi’s Office Service Technology (OST) District (current).

**Implementation Strategy:** Investigate amending the Zoning Ordinance to permit retail services within “Office” use areas designated on the Future Land Use Map for “Retail Services Overlay” as a special development option conditioned on restricting access to streets other than arterial or section line streets.

**GOAL:** Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

**Objective:** Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

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

**Implementation Strategy:** Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

**Implementation Strategy:** Encourage “Green” building techniques as redevelopment and new development occurs.

**Objective:** Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

**Implementation Strategy:** Explore developing a new circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.