PROPOSED PLANNED REZONING OVERLAY AT THE NORTHWEST CORNER OF TEN MILE AND BECK ROADS – PROPOSED “NOVI CROSSING”
Tax ID Number 22-20-400-005, Address 47430 Ten Mile Road

BACKGROUND DATA

The requested Planned Rezoning Overlay and corresponding Rezoning change of a portion of the subject property is based on several factors, including the property’s location directly adjacent to major roadways, compatibility with the surrounding zoning and uses, and changed circumstances in the area since the zoning was last established.

Specifically, the subject property is located on the northwest corner of Ten Mile and Beck Roads, and has 2,080 linear feet of frontage on these major thoroughfares. Both roads are heavily traveled two lane roads, which carry large amounts of traffic to and from all portions of the City, and from Oakland County and northern Wayne County. Indications from the City’s right-of-way department are that Beck Road is already planned for expansion to a four-lane boulevard, and that Ten Mile will also be expanded to four or five lanes in the future. The existing developments in the immediate area, including the over 850 residential units developed by Toll Bros. to the west, and, the major commercial center developed at Grand River and Beck, which includes an expanded full-service hospital and related uses, will continue to expand the large amount of traffic for this area of the community. Also, the City’s ongoing Master Plan Review appears to be considering changes to the Beck Road and Eleven Mile intersection which (if adopted) would likely increase traffic along Beck Road even more.

Greenwood Oaks Subdivision (to the north with R-I zoning) has its Beck Road entrance approximately 2,370 feet north of the Ten Mile and Beck Road intersection. Warrington Manor Subdivision and Greenwood Oaks, (to the west with R-I zoning) have a Ten Mile Road entrance approximately 1,720 feet west of the Ten Mile and Beck Road intersection. Good planning practices would suggest existing residential developments be buffered from the intersection of two major thoroughfares, however placing an additional residential development even closer to the corner would be a burden to the future homeowners.

To the east of the subject property (at the northeast corner of Ten Mile and Beck Roads) is a zoned PUD, with commercial uses at the corner, medium-density detached single-family residential condominiums surrounding the commercial (consistent with R-2), and high-density attached condominiums surrounding the medium-density residential (consistent with R-3). There is no single-family residential R-1 zoning within the PUD that has direct access to Beck Road. To the south of the subject property (at the southwest corner of Ten Mile and Beck Roads) there is a four (4) acre vacant parcel, also currently zoned R-1, which has similar characteristics to the subject property, and will likely be subject to a rezoning request to a residential use with a higher density than the R-1 zoning (possibly even multiple-family) or non residential use when it is ultimately developed.

Considering the density allowed under the current R-1 zoning, current development costs in the area, the decreasing price of homes being sold in the surrounding area, and the fact that the configuration of the property and its extensive amount of road frontage will require a large number of homes be built in very close proximity to Ten Mile and Beck Roads, it is not practical to develop a single family community consistent with the two (2) adjacent R-1 subdivisions, Warrington Manor (to the west) and Greenwood Oaks (to the north and west).

Moreover, LSL Planning, Inc. (Community Planning Consultants) will assert that the subject property should be zoned to some level of commercial use, or if it is to remain residential, some level of higher density single-family or multiple-family use would be appropriate for this property.
PUBLIC BENEFITS ASSOCIATED WITH PROPOSED PRO PLAN

Ten & Beck, LLC (Owner and Applicant) is proposing to develop the 24.242 acre/gross parent parcel using the City's Planned Rezoning Overlay Ordinance (PRO), whereby a 7.142 acre/gross (5.682 acre/net) parcel at the southeast corner of the property will be rezoned to B-3 uses, with less intensity than otherwise permitted on 5.68 acres, and designed with creative, pedestrian friendly planning techniques. The remaining 17.100 acre/gross (15.778 acre/net) would remain R-1 zoning and would be deeded to the City and/or deed restricted for use as open space in perpetuity.

In order to qualify for PRO status, Applicant must demonstrate how the proposed rezoning and overlay will create public benefit for the community. Applicant believes the proposed PRO plan offers the following public benefits:

1) **Formal dedication of perpetual Open Space** adjacent to Greenwood Oaks and Warrington Manor Subdivisions, with direct frontage and access to Ten Mile and Beck Roads. The land available for passive and/or active recreational uses totals 15.78 acres net of right-of-way and would significantly add to the City's need for parkland, especially near residential subdivisions. In its current state, the fair market value of this land would be in the range of $750,000 to $1,000,000.

2) **Extend pedestrian sidewalks** along the entire Ten Mile and Beck Road frontages. Approximately 890 feet of sidewalk along Ten Mile Road and 550 feet of sidewalk along Beck Road will be constructed to further extend and connect the existing City sidewalk system, as well as provide direct pedestrian access to the subject property for residents in the surrounding area.

3) **Formal dedication of 60 foot right-of-way** along Ten Mile and Beck Roads. Approximately 2.78 acres of future right-of-way (over 11% of the total property) will be dedicated to the City, at no charge, saving the City several hundred thousands of dollars that it would have otherwise had to spend obtaining the right-of-way through eminent domain.

4) **Loop water main along Ten Mile Road** to extend and connect the current water system. Approximately 1,300 lineal feet of water main along the Ten Mile Road frontage will be constructed to connect where the current water main is stubbed at Warrington Manor to the other stub at the corner of Ten Mile and Beck Roads, again saving the City significant money in utility work.

5) **Construction of storm water management facilities** within the property to serve as storm water retention basin(s) to hold storm water runoff from the proposed development, as well as runoff from Ten Mile and Beck Roads, which essentially will create a small regional retention basin to alleviate the drainage problems on Ten Mile and Beck Roads.

6) **Public amenities** and pedestrian friendly layout to the proposed development. Applicant's proposed development is designed to create a neighborhood center with a creative layout and interconnected sidewalks to allow a pedestrian friendly environment. In addition, Applicant is proposing amenities such as public gazebos and a fire pit to further enhance the neighborhood character of the development.

7) **Job Creation.** Based on the potential number of new business establishments, the proposed Neighborhood Commercial Center could create 100 retail jobs.

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CITY OF NOVI MASTER PLAN(S) REGARDING THE DEMAND FOR RETAIL

In March of 2009, the City's Planner, Mark Spencer, wrote a memo to the Master Plan and Zoning Committee (memo dated March 3, 2009,) discussing (in part) demand for future retail use in the City. This memo (on page 10 of 13) refers to data from the City's 2007 Master Plan Review, which "... reveals that Zip Code Area 48167 could have a retail space demand shortage..." and, "...that residents in and near the Southwest Quadrant of the City (most of the "Zip Code Area 48167) said they would rather travel ... than see retail services constructed in the Southwest Quadrant..."

Also, the "Master Plan for Land Use Amendments Adopted April 16, 2008", includes an "Implementation Strategy: Continue to monitor the retail needs of the Southwest Quadrant to ensure that adequate nearby retail areas are able to serve the Quadrant" (page 120).

In regard to the Master Plan statements, by rezoning only 25% of the subject property to B-3 PRO and leaving the remaining 75% of the property that is adjacent to the subdivisions as vacant open space, the communities' needs for additional neighborhood services can be satisfied while still providing substantial buffering from the adjacent properties.

Finally, the City's Planner, Mark Spencer, wrote a memo to the Planning Commission's Master Plan and Zoning Committee (memo dated August 27, 2009) outlining "Potential housing goals, objectives and implementation strategies", and, some of the ... "goals, objectives ..." were revised in a memo dated September 30, 2009.

Several of these objectives can be accomplished through the proposed PRO plan:

COMMUNITY CHARACTER
Goal: Create, preserve and enhance quality residential areas in the City:

1) Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.

Implementation Strategy: Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

How the proposed PRO Plan satisfies this Implementation Strategy:
Over 2,000 feet of road frontage along the property will be improved with public sidewalks and a 15.78 acre park will be dedicated to the public, all within ¼ mile of numerous existing subdivisions that lack significant useable open space.

Implementation Strategy: Investigate and develop programs to encourage private investment in new and existing private neighborhood recreation facilities.

How the proposed PRO Plan satisfies this Implementation Strategy:
With 15.78 acres of parkland available to the City, this land could be improved to satisfy both passive and active recreational uses, and save the City the cost of obtaining land for open space and parks.

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**Implementation Strategy:** Consider ordinance changes that require commercial uses near residential areas to incorporate "residential characteristics" into building design.

*Note: This Strategy was removed in the September memo, however, with the proposed development being submitted under the City's PRO ordinance, the City can regulate the style and materials to be used, and the Applicant would certainly be willing to incorporate residential characteristics into the design.

2) **Objective:** Encourage residential developments that promote healthy lifestyles.

**Implementation Strategy:** The wording has been revised in the September memo to: Educate the public and developers on the benefits of making residential developments walkable and bikeable and encourage developers to build walkable and bikeable residential developments that are connected to the City's non-motorized transportation system where possible.

How the proposed PRO Plan satisfies this Implementation Strategy:
By installing public sidewalks around the entire property, the interior sidewalk systems of Greenwood Oaks and Warrington Manor can be interconnected, both around the perimeter and through the parkland if desired.

**Implementation Strategy:** Consider revising ordinances to further provide incentives for including passive and active recreational facilities in new residential developments.

How the proposed PRO Plan satisfies this Implementation Strategy:
The opportunity to create passive and active recreational facilities within new developments will be limited in the near future due to the cessation of any new residential developments in the area. The proposed development is a unique opportunity to acquire 15.78 acres of useable parkland within a ¼ mile radius of approximately 1,100 residential homes with existing sidewalks to and from this land already in place, at no cost to the City.

For the foregoing reasons, Applicant believes a rezoning of the property to B-3 PRO is a fair and reasonable use of the property, based upon sound planning considerations and practices, and is consistent with the current and future goals and objectives of the City's Master Plan.

Ten & Beck, LLC

David A. Goldberg
Introduction

- Project Team
  - Aspen Group
  - LSL Planning, Inc.
  - Land-Tec Consultants, Inc.
- Purpose
  Present our plans for your review in advance of formal presentation to the planning commission

Site Characteristics

- 24.2 acres gross total - undeveloped field with no natural features
- Currently zoned R-1 (120' Width; 21,780 s.f.)
- Prior request: B-2 Zoning for entire site
- SW Corner 4 acres, separate request
Residential Alternative
Under Current Zoning

Typical New R-1 Homes, Mid-Upper $200k's

Alternate Proposal:
Neighborhood Center (PRO)

- Zoning Proposal:
  B-3 PRO/R-1
  ✓ 5.7 acre neighborhood commercial center (B-3 PRO)
  ✓ 17.1 acres passive open space (remains R-1)
Successful Neighborhood Centers

- Ideal Characteristics
  - Near major intersection
  - Adjacent residential neighborhood
  - Good connections to adjacent street, pathway network
  - Typically 30,000-100,000 square feet
- Many Successes in SE Michigan

Proposed Plan

- The Neighborhood Commercial Center (3.7 Acres)
  - 36,813 Square Feet (sf) Retail Space
    - West retail building (13,013 sf)
    - Stand-alone restaurant (6,600 sf)
    - North retail building (11,200 sf)
    - South retail building (6,000 sf)
    - Uses: Commercial retail, service, food service
- Remainder of Our Property (17.1 Acres)
  - "Passive" Parkland
Proposed Plan

Project Details

- Circulation & Parking
  - Access away from intersection
  - Parking areas spread around buildings

- Commercial Center Amenities
  - Perimeter berm
  - Landscaping
  - Community signage
  - Pedestrian network & connections

Project Details

- Commercial Design Standards
  - High-quality design, materials critical to center's success
  - Open to establishing design guidelines for buildings & site

- Design Promotes Good Planning
  - Buildings located close to the streets
  - Reduces length & number of vehicle trips to services
  - Less congestion, pollution, transportation demand
Neighborhood Commercial Node

10 Mile Road
Beck Road

Neighborhood Commercial Node

Beck Road

Neighborhood Commercial Node

Beck Road

Neighborhood Commercial Node

Beck Road