City of Novi
Master Plan for Land Use
2010

Adopted August 25, 2010

Where quality of life is the way of life
PLANNING COMMISSION RESOLUTION ADOPTING THE 2010 AMENDMENTS TO THE CITY OF NOVI’S MASTER PLAN FOR LAND USE

City of Novi
County of Oakland, Michigan

WHEREAS, the City of Novi, through its Planning Commission, adopted a Master Plan for Land Use in 2004, which was amended in 2008; and

WHEREAS, the City determined in December 2008 to review the entire Master Plan for Land Use, undertake the study of certain areas, and also discuss some additional areas or aspects of the City land use plan; and

WHEREAS, the Planning Commission decided in particular to focus on the following study areas:
- Special Planning Project Area 1 (Ten Mile and Novi Roads);
- Grand River Avenue and Beck Road
- Eleven Mile and Beck Roads

WHEREAS, the Planning Commission notified each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss amendments to its Master Plan for Land Use; and

WHEREAS, relying upon public input, the City’s Planning staff and the Planning Commission’s Master Plan and Zoning Committee developed a set of proposed 2010 text and map amendments to the City’s Master Plan for Land Use; and

WHEREAS, the proposed 2010 Amendments to the City’s Master Plan for Land Use were submitted to City Council, which authorized distribution of the proposed amendments; and

WHEREAS, the proposed 2010 Amendments to the City’s Master Plan for Land Use were distributed to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification, for review and comment; and
Resolution for Adoption of Master Plan Amendments

WHEREAS, the Planning Commission received comments in reference to the proposed Master Plan for Land Use from certain of these entities; and

WHEREAS, on June 29, 2010, the Oakland County Coordinating Zoning Committee voted to endorse the proposed 2010 Amendments to the City’s Master Plan for Land Use, finding that the proposed amendments were not inconsistent with the Plan of any surrounding communities; and

WHEREAS, on July 7, 2010, the Master Plan and Zoning Committee of the Planning Commission reviewed additional public comments, commented on the proposed 2010 Amendments to the City’s Master Plan for Land Use, and recommended a set of minor Future Land Use Map changes to reflect current ownership and usage of the parcels and a minor text change in the executive summary; and

WHEREAS, on July 14, 2010, after proper public notice, the Planning Commission held a public hearing on the proposed 2010 Amendments to the City’s Master Plan for Land Use, during which members of the public were given the opportunity to comment on the proposed amendments; and

WHEREAS, the Planning Commission has determined that the proposed 2010 Amendments to the City’s Master Plan for Land Use, with the accompanying maps, charts, and descriptive matter accurately reflects the Planning Commission’s recommendations for the development of the areas of the City affected by the proposed amendments.

NOW, THEREFORE, IT IS RESOLVED that the City of Novi Planning Commission hereby adopts the proposed 2010 Amendments to the City’s Master Plan for Land Use, dated April 28, 2010 with the minor changes recommended by the Master Plan and Zoning Committee dated July 7, 2010.

IT IS FURTHER RESOLVED that the Secretary of the Planning Commission shall submit a copy of the 2010 Amendments to the City’s Master Plan for Land Use to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

AYES: (8) Baratta, Cassis, Greco, Gutman, Larson, Lynch, Meyer and Pehrson

NAYS: (0)

ABSENT: (1) Prince

ABSTENTIONS: (0)

RESOLUTION DECLARED ADOPTED.
CERTIFICATION

I hereby certify that the foregoing Resolution constitutes a true and complete copy of the resolution duly adopted by the Planning Commission of the City of Novi, County of Oakland, Michigan, at a meeting of the City of Novi Planning Commission duly called and held on August 25, 2010, and that public notice of the meeting was given in full conformity with Act 267 of the Public Acts of 1976, and that the minutes of the meeting were kept and will be made available as required by law.

Maryanne Cornelius, City Clerk

CHAIRPERSON’S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on August 25, 2010.

Mark Pehrsen, Chairperson
Acknowledgements

City Council
David B. Landry, Mayor
Bob Gatt, Mayor Pro-Tem
Kathy Crawford, Council Member
Justin Fischer, Council Member
Terry Margolis, Council Member
Andrew Mutch, Council Member
David Staudt, Council Member

City Administration
Clay J. Pearson, City Manager
Pamela Antil, Assistant City Manager (former)
Maryanne Cornelius, City Clerk

Planning Commission
Mark Pehrson, Chairperson
David Baratta
Victor Cassis
David Greco
Andy Gutman
Brian Larson
Michael Lynch
Michael Meyer
Leland Prince

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Victor Cassis
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Lindon Ivezaj, Engineer
Community Development Department Staff

Traffic Consultant Team
Birchler Arroyo Associates, Inc.

Geographic Information System
Chris Blough, Manager

City of Novi Citizens
All of those who participated in the Master Plan review process.
City of Novi
Master Plan for Land Use
2010

Amendments adopted August 25, 2010
Previous amendments adopted April 16, 2008
Base document adopted December 1, 2004

The adopted 2010 Amendments replaced the cover, acknowledgements, title pages, table of contents, list of figures, resolution of approval, bibliography and the following pages 1-8, 30, 49-51, 57, 62, 63, 69, 70, 101, 104 and 112-135. The following new pages were added 30a, 54a, 68a and 136-139. Attachments A-C were removed.

Pages from the 2004 adopted Plan that did not change are labeled Master Plan for Land Use 2004
Pages from the 2008 adopted Amendments to the Plan were reformatted and included with the 2010 Amendments.

City of Novi
Oakland County, Michigan

Prepared by:
City of Novi Planning Commission
City of Novi Community Development Department, Planning Division
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FUTURE LAND USE MAP

Description of Changes to the Plan Adopted April 16, 2008

Future Land Use Map Changes

1. Office to Office, Research, Development and Technology
2. Office to Community Office
3. Public Park to Single Family
4. Transportation to Public Park
5. Light Industrial to Industrial, Research, Development and Technology
6. Light Industrial to Office, Research, Development and Technology
7. Office to Office, Research, Development and Technology
8. Office to Community Office
9. Cemetery to Community Office
10. Office to Community Office
11. Office to Office, Research, Development and Technology
12. Office to Community Office
13. Office to Community Office
14. Light Industrial to Industrial, Research, Development and Technology
15. Office to Office Commercial
16. Office to Town Center Commercial
17. Office to Community Office
18. Office to Community Office
19. Office to Community Office
20. Office to Community Office
21. Special Planning Project Area 1 to Industrial, Research, Development and Technology
22. Light Industrial to Industrial, Research, Development and Technology
23. Office to Community Office
24. Public Park to Public
25. Educational Facility to Public Park
26. Office to Office, Research, Development and Technology
27. Light Industrial to Industrial, Research, Development and Technology
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35. Single Family to Public Park
36. Single Family to Public Park
37. Single Family to Private Park
38. Light Industrial to Industrial, Research, Development and Technology
39. Single Family to Public Park
40. Private Park to Single Family
41. Office to Community Office
42. Office to Community Office
43. Single Family to Private Park
44. PUD to Private Park
Executive Summary

Since it was incorporated 41 years ago, the City of Novi has experienced extraordinary change. The City has evolved from a small commercial center with many farms to a premier full service suburban center in Metropolitan Detroit. The City of Novi’s quality residential neighborhoods, dynamic high-tech businesses, diversified shopping experiences, award winning schools, outstanding recreation facilities and beautifully preserved natural areas all make the City a great place to live, work and conduct business. The City of Novi’s location along several of the region’s major transportation corridors and the previous planning and zoning decisions of the City’s leaders have helped propel the City’s tremendous growth and development. The City’s long history of land use planning has helped the community communicate its ever-evolving vision of the future and helped make the City of Novi what it is today.

PURPOSE OF THE MASTER PLAN FOR LAND USE

The Master Plan for Land Use is the shared vision of how the City of Novi should make land use decisions to ensure that the City remains a highly sought-after destination for residents and businesses. The Master Plan for Land Use as a policy document, rather than an ordinance, is a set of land use policies that further the following:

- Providing areas for a sustainable mix of land uses that will provide a diversified tax base to adequately support public facilities and services;
- Ensuring adequate infrastructure to serve the residents and businesses of the City and to facilitate future development;
- Establishing, preserving and enhancing community character;
- Conserving energy;
- Preserving natural features;
- Providing adequate open space; and
- Ensuring that the City continues to be a desirable place to conduct business.

These policies can all help the City of Novi’s elected and appointed officials and staff make land use decisions that further the prosperity of the City and the quality of life in the City.

MASTER PLAN FOR LAND USE REVIEW

The State of Michigan Planning Act requires municipalities to review their Master Plan at least every five years. Although a review and update of selected portions of the Master Plan for Land Use was completed in 2007 and 2008, the last comprehensive review and update of the City of Novi’s Master Plan for Land Use occurred in 2004. In December 2008, the Planning Commission formally opened the Master Plan review and amendment process. The Planning Commission requested that its Master Plan and Zoning Committee, with assistance from the City of Novi Planning staff, prepare a review of the City’s Master Plan for Land Use.

Since the adoption of the Master Plan for Land Use in 2004, the City of Novi has experienced an increase in population and substantial development activity. A midterm census was conducted in May 2006, revealing a total of 52,231 residents, an increase of 10.2 percent in the six years since the 2000
Executive Summary

decennial census. In addition to residential development, significant non-residential development occurred in the City since December 2004, including the Providence Hospital expansion with its associated medical campus; several high tech research and office developments such as the ITC and Ryder Headquarters, several industrial buildings and the reinvestment and expansion of several regional and local shopping centers. Over the last couple of years, development has slowed due to national and state economic conditions.

The City’s 2004 Master Plan for Land Use called for further study of several specific areas of the City. Three of these areas included the southwest portion of the City, land west of Novi Road and south of I-96 identified in the 2004 Plan as “Downtown West” and “Special Project Planning Area 2” shown as the area south of 12 Mile Road and west of Wixom Road. These three areas were reviewed by the City in 2007 and based on this review a set of amendments to the Master Plan for Land Use were adopted in 2008.

In 2009, the Master Plan and Zoning Committee undertook an extensive review of the future land use designations of all properties in the City to identify any areas for a more detailed study and the Committee discussed the goals, objectives and implementation strategies in the current Master Plan for Land Use adopted in 2004 and amended in 2008. The Committee also reviewed in more detail land use definitions, goals, objectives, and implementation strategies pertaining to office uses, industrial uses, housing, transportation and the environment and conducted an in depth review of three study areas:

• Special Planning Project Area 1 Study Area;
• Eleven Mile and Beck Roads Study Area; and
• Grand River Avenue and Beck Road Study Area.

Over several months, the Master Plan and Zoning Committee reviewed numerous reports, plans, maps, data and supporting documents researched and prepared by the City’s Planning staff and consultants regarding the following land use subjects:

• Section by section review of the Future Land Use Map designation of all parcels;
• Special Planning Project Area 1 Study Area review;
• Eleven Mile and Beck Roads Study Area review;
• Grand River Avenue and Beck Road Study Area review;
• Town Center commercial areas;
• Housing start forecast;
• Housing issues;
• Retail floor space demand;
• Retail vacancy rates;
• Industrial and office floor space demand;
• Public and private parkland and open space updates;
• Expanding definitions of office and industrial use areas;
• Non-motorized transportation;
• Rapid Transit;
Executive Summary

- Transportation updates;
- Green development; and
- Natural features updates.

The review process included considerable public input including the following:
- Stakeholders meetings with many key property owners within and near the Study Areas;
- Written comments solicited at a display table in the City Administration Building lobby and on the City's web page;
- An informal survey made available at a display table in the City Administration Building and on the City's web page;
- “Fall for Novi” community open house event held on September 26, 2009;
- Master Plan Review Open House, held on October 14, 2009;
- Posting of reports, data, and schedules on the City’s web site;
- Public comments at open public meetings including Master Plan and Zoning Committee meetings; and
- Public Hearing before the Planning Commission on April 28, 2010.

During the review process the City’s Planning staff and the Master Plan and Zoning Committee analyzed the research and reports, and considered public comments to formulate a set of proposed Master Plan amendments. The Planning staff produced a set of “Study Area Alternatives” for discussion purposes that included three proposed Master Plan alternatives for each of the three study areas, including a “no change” alternative.

Based on the above reviews, public comments and Committee discussions, the Master Plan and Zoning Committee recommended a set of Study Area and City-wide Master Plan for Land Use amendments. The Planning Commission adopted the proposed amendments and with these amendments, the Planning Commission concluded that balance of the 2004 Master Plan for Land Use, including the amendments made in 2008, continues to reflect the recommended City of Novi’s land use policies.

MASTER PLAN FOR LAND USE AMENDMENTS

The 2010 amendments reflect the Planning Commission’s desire to:
- Enhance the office and industrial land use definitions to make those areas more attractive to developers;
- Provide a set of sustainable future land uses for each of the three study areas that promote development, enhance the character of the City and protect the environment and neighboring properties;
- Include minor changes to the future land use map that reflect historic use, current City of Novi Park and Recreation plans and ownership of the properties where these changes complement the overall goals of the Master Plan;
- Provide a set of goals, objectives and implementation strategies that promote and encourage housing options, non-automobile transportation and a “Green” Novi; and
Executive Summary

• Provide updated reference maps to help make more informed land use decisions.

The 2010 amendments include the following major components:
• Replacing the current Office future land use definition with three new office land use definitions, (1) Community Office, (2) Office Commercial and (3) Office, Research, Development and Technology and replacing Office use areas on the Future Land Use Map City-wide with one of the above new office designations generally reflecting the current Office Service (OS-1), Office Service Commercial (OSC) and Planned Office Service Technology (OST) zoning of the properties. These changes were proposed to provide more attractive definitions of the office uses and to reflect the types of office developments the City desires in specific areas of the City;
• Replacing the Light Industrial future land use definition with a new Industrial, Research Development and Technology land use definition and replacing Light Industrial use areas on the Future Land Use Map City-wide with the new Industrial, Research, Development and Technology future land use designation to provide a more attractive land use definition and reflect the land uses desired in the areas;
• Designating the western portion of Special Planning Project Area 1 Study Area for Community Office future land uses and designating the eastern portion for Industrial, Research Development and Technology future land uses to provide additional land available for office and industrial uses similar to those located in the neighborhood;
• Creating a new Suburban Low Rise future land use definition with a set supporting goals, objectives and implementation strategies and designating a portion of the Eleven Mile and Beck Roads Study Area that is located between high intensity development along Grand River Avenue and single family residential development south of the Study Area for Suburban Low Rise uses that will provide a transition in intensity, protect the residential character of the area and provide additional development options;
• Moderately increasing the maximum residential density in the remaining portions of the Eleven Mile and Beck Roads Study Area;
• Creating a new Office, Research, Development and Technology with Retail Overlay land use designation and supporting goals, objectives and implementation strategies and assigning this designation to two areas near the intersection of Grand River Avenue and Beck Road to provide an area to develop retail services to serve the employees and visitors to the nearby office areas and provide an additional basket of permitted uses provided access is limited to reduce the impact that increased traffic that would result from retail development;
• Adding new City-wide goals, objectives and implementation strategies to promote alternative transportation modes healthy lifestyles, attractive and diverse housing, “Green” building and the preservation of natural features in the City;
• Minor map changes City-wide; and
• City-wide reference map changes.
EXECUTIVE SUMMARY

MASTER PLAN FOR LAND USE GOALS and OBJECTIVES
The following is a recap of all Goals and Objectives in the 2010 Master Plan for Land Use.

LAND USE

GOAL: Continue to protect the character of the southwest quadrant of the City as this area is home to the majority of vacant land in Novi
   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.
   Objective: Maintain the existing low density residential development and natural features preservation patterns.

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

GOAL: Provide residential developments with adequate provisions for neighborhood open space
   Objective: Encourage the use of functional open space in new residential developments.

GOAL: Make sure that light industrial and residential developments are compatible when located adjacent to each other
   Objective: Promote light industrial development, which provides economic value to the community, that properly safeguards neighboring homeowners.

GOAL: Enhance Novi’s reputation as an attractive community in which to live
   Objective: Maintain structurally safe, attractive housing.
   Objective: Maintain safe neighborhoods.

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.
   Objective: Improve traffic circulation in the I-96/Novi Road Study Area.
   Objective: Encourage development of the Ring Road sub area of the I-96/Novi Road Study Area (see Figure 66) in a manner that adds value to the City’s Town Center and Main Street areas.
   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.
Executive Summary

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 for 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 to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

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

GOAL: Create, preserve and enhance quality residential areas in the City
   Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.
   Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.
   Objective: Encourage residential developments that promote healthy lifestyles.

COMMUNITY CHARACTER

GOAL: Create aesthetically pleasing developments, especially in residential areas
   Objective: Set high standards and promote good examples for use of public property through the City's actions.
   Objective: Maintain quality architecture throughout the City.

GOAL: Create a stronger cultural presence and identity for the City
   Objective: Create gathering places for residents and community activity.

GOAL: Protect the City’s historic buildings and sites
   Objective: Establish a legally defensible process to protect historic buildings and sites.

ENVIRONMENTAL/OPEN SPACE

GOAL: Protect Novi’s remaining woodlands and wetlands
   Objective: Maintain an accurate inventory of natural areas.
   Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties.
   Objective: Protect and maintain open space throughout the community.
   Objective: Protect and maintain water features throughout the City.
GOAL: Continue to promote and implement “Green” building techniques, sustainable design best management practices and energy conservation in the City of Novi
  
  **Objective:** Encourage energy efficient and environmentally sustainable development through the use of the standards established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.
  
  **Objective:** Educate residents and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.
  
  **Objective:** Strive to use sustainable design, best management practices and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities.

GOAL: Increase recreation opportunities in the City in the face of diminished open space and funding
  
  **Objective:** Increase Novi’s probability of receiving state and federal grants to fund recreation opportunities.

INFRASTRUCTURE

GOAL: Maintain adequate infrastructure in an environment of limited federal and state funding
  
  **Objective:** Determine the future infrastructure needs of the community, particularly roads, and complete master plans for City utilities – water, sanitary sewer, and storm water.
  
  **Objective:** Identify long-term funding sources for community infrastructure.

GOAL: Make certain that various land uses have no negative impact, physical or fiscal, on community infrastructure
  
  **Objective:** Encourage developers to upgrade infrastructure impacted by their developments.
  
  **Objective:** Encourage developments that reduce the number of vehicle trips on local thoroughfares.

GOAL: Promote interconnectivity between neighborhoods to reduce vehicle trips on main roads
  
  **Objective:** Educate developers and residents on the benefits of interconnections.

GOAL: Interconnect the City’s pedestrian and bicycle paths
  
  **Objective:** Expedite completion of path connections in a prioritized and timely manner.

GOAL: Continue to promote active living and healthy lifestyles in the City of Novi and continue to achieve a high level of recognition under the State of Michigan’s “Promoting Active Communities Program”
  
  **Objective:** Continue to strive toward making the City of Novi a more “Bikeable” and a more “Walkable” community.
  
  **Objective:** Continue to develop public awareness of the City’s existing and planned bicycle and pedestrian facilities and their benefits to the citizens of Novi.
ECONOMIC/FISCAL

GOAL: Ensure that Novi continues to be a desirable place for business investment

**Objective:** The City, working with the development community and partners, should continue to foster a favorable business climate.

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

**Objective:** Attract and maintain quality businesses in a regionally competitive marketplace.

**Objective:** Support and strengthen existing businesses, as it is easier to keep a business in the City than attract a new one to fill a vacant facility.

**Objective:** Permit existing shopping, office and industrial centers to reinvest without facing all the requirements that could be a disincentive to begin work, and potentially cause zero reinvestment.

**Objective:** Consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and development to the City.

GOAL: Determine the effect of non-residential development on the City as a whole

**Objective:** Determine the balance between costs and benefits of commercial and industrial development and plan accordingly.

**Objective:** Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River Avenue, to preclude future traffic congestion.
Introduction

Role of Master Plan for Land Use

The Master Plan for Land Use is a long-range, broad policy document used to guide decision-making related to land use and community development. The Master Plan is implemented through the use of zoning ordinances, development reviews, adopted special studies, Capital Improvements Program (CIP), etc. It clearly represents the community’s goals and objectives - visions for the future – and presents strategies to achieve these goals. More specifically the role of the Master Plan for Land Use is as follows:

- Balance land uses to establish a diversified tax base to adequately support public facilities and services
- Ensure that the city’s infrastructure is capable of handling future development
- Protect natural features and provide adequate open space
- Establish and preserve community character

Master Plan Development Process

The Master Plan was developed systematically by community members (fig.1), Master Plan and Zoning Committee (four members of the Planning Commission), city planning staff, and consultants. The process relied heavily on input from citizens and stakeholders, and began by completing a compilation of existing conditions to use as a basis for analysis. There are six primary categories of information that are analyzed. These categories are: demographics, land use, community character, environmental/open space, infrastructure, and fiscal/economic. Each of these categories is interrelated but analyzed initially as individual units.

After the analysis of the existing conditions, the data was presented to the community through various public input meetings. This analysis along with the public input was then used to develop justifiable community goals and objectives. Finally, strategies were developed to reach desirable outcomes.

In 2001, the Michigan Legislature amended the Municipal Planning Act to revise the legal process necessary to adopt a new or amended Master Plan. According to this amendment, Novi must distribute a draft of the Master Plan for Land Use update to all bordering communities, railroad companies and public utilities that are within the community. Those entities have a 65-day review period. The city must also send a draft copy to Oakland County for a 75- to 95-day review period.
**Introduction**

A public hearing must be held before the plan is approved by the Planning Commission or City Council, and this hearing cannot be held until all of the entities have been given the required review period to comment. The plan will be updated at a minimum of every five years to ensure its dependability as a tool to guide the City of Novi’s future.

**Public Participation Process**

It is important to provide different opportunities and means for public participation to allow different population groups to participate in the plan development. The city provided opportunities in the following ways:

- The City of Novi, with assistance from Eastern Michigan University, completed a Community Attitude Survey in 2002 of a random sample of 3,000 Novi residents. The results of the survey were presented to the Planning Commission in Summer 2002. These results provided the city with a good starting point for identifying key issues. (Attachment A)

- Public input meetings were held on September 29, 2003 and January 24, 2004.

- Public opinion survey forms were provided at all public input meetings and a display was set up in City Hall’s lobby to garner additional responses. (Attachment B)

**Figure 2.** Planning Commission Chair Given Markham presents the Master Plan and Zoning Committee’s recommendations for the Future Land Use Map.

- Public input opinion surveys could also be downloaded from www.novimasterplan.org, a website created for the Master Plan Update, and emailed, faxed or mailed to the city.

- Meetings of the Master Plan and Zoning Committee and the Planning Commission were advertised and open to the public.

Public input is vital to ensure the plan represents a true vision of the broad majority of the City of Novi’s citizens. Input was sought from individuals as well as key community groups and the business community. This broad base of support is important to get any and all stakeholders involved early and often in the process and help create a sense of “ownership” in the plan for the entire community, not just specific focus groups.

**Figure 3.** Novi residents and city staff listen to the presentation of recommended updates to the Master Plan.
Introduction

Brief History

Novi has matured from an early farming community to a prosperous community of more than 50,000 residents. The Erie Canal was opened in 1825 at the same time the City of Novi was settled, drawing settlers from the east coast to Michigan. Farming was the principal land use activity in the early days. But by 1830, there were enough families to support small businesses at the intersection of Novi Road and Grand River Avenue, known as Novi Corners. (fig. 4) As early as 1959, the Village of Novi was considering becoming a city, although Novi did not incorporate as a city until 1969.

Transportation plays an important role in the City of Novi’s development. Three key transportation developments drove and continue to drive Novi’s land use patterns:

- In the 1850’s, Grand River Avenue provided a connection from Lansing to Detroit, passing through the heart of Novi.

- By 1876, the City of Novi became the No. VI stop on the CSX railroad, thus establishing folklore of the origin of the name Novi.

- In the 1950’s, the Interstate Highway System divided Novi with the construction of I-96. This freeway allowed fast access to Detroit and took “through commuters” off the Grand River Avenue corridor.

Later, Novi developed commercial and industrial centers of its own, dramatically changing community patterns.

Figure 4. The photograph was taken in the early days of the city at Grand River Avenue and Novi Road.

Historical data sources:
Introduction

Regional Context

Novi is located in Oakland County, in southeast Michigan, and is one of seven counties that is significantly affected by the endeavors of the City of Detroit. Oakland County is the northwest gateway to the Greater Metropolitan Detroit area with three interstate highways: I-96, I-696, and I-275 intersecting just outside Novi’s city limits and M-5 traversing the city. Oakland County is one of the fastest growing, most affluent counties in Michigan and the City of Novi is at the heart of this growth.

With Daimler Chrysler headquarters located in Auburn Hills, a Ford world headquarters in Dearborn and General Motors’ proving grounds just miles away in the Milford/Brighton area, Novi has been able to capitalize on its centralized location with respect to the “Big Three”, attracting supplier and spin off business throughout the manufacturing industry including:

- Alcan Automotive, a worldwide manufacturer of aluminum products.
- Intier Automotive Inc., a global product development center which develops and manufactures vehicle interior and closure systems and components for a wide variety of automobile manufacturers, was one of the first major developments for the community within the Office Service Technology Corridor.
- Tower Automotive, a global Tier 1 producer of upper and lower body structural frames and components, chassis and suspension stampings, assemblies and modules for automobiles, sport-utility vehicles and trucks.

Resources

Information used to develop the Master Plan for Land Use was gathered from several different resources including the U.S. Census Bureau, the Southeast Michigan Council of Governments (SEMCOG), and internal city data (see bibliography for additional references). All of this information provides the foundation to analyze elements that establish the quality of life in Novi.

Figure 5. The location map shows Novi’s location within Michigan and Oakland County.