

## 5. Eleven Mile and Beck Roads Study Area

The recommended Master Plan amendments promote the creation of a “form-based” Suburban Low Rise zoning district to implement the Plan. Until such time as an ordinance change goes into effect, it may be appropriate for an applicant to petition to rezone using the City’s current Planned Rezoning Overlay (PRO) option and incorporate the design guidelines listed in the Master Plan and suggested in this Master Plan Review.

A “form based” zoning district typically allows a variety of uses and includes design 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. When designed properly, low-rise office, human care, educational, attached single family and multiple family residential uses could provide an attractive transitional between the high intensity office, industrial or commercial uses and single-family residential uses while respecting the residential character of the neighborhood. The existing natural and built environments including wetlands, parks, schools and electrical transmission line corridors that separate the Study Area from existing single family residential developments will also help buffer the proposed medium density development from the lower intensity single family residential uses.

The recommended design and use guidelines for the Suburban Low Rise use area would minimize the impact upon nearby neighborhoods and permit while promoting medium intensity uses. The “form based” design guidelines could include the following provisions:

- No detached single family dwellings, personal services, fitness centers, private recreation facilities, retail, restaurants or drive through facilities;
- Require buildings to be a minimum of 20 feet in height and a maximum of 3.5 stories and 40 feet in height;
- Require buildings to be designed with a single family residential character and include peaked roofs with shingles or tiles, dormers and gables to limit the expanse of roofing, roof overhangs, covered porches, shutters, residential size windows, limited building lengths, etc.;
- Provide access only from local or collector streets with no direct access from arterial streets;
- Place all parking behind the building fronts and hide (screen) the parking with a landscape berm or a building so they are not visible from any street;
- Provide connecting pedestrian and bicycle facilities;
- Design sites to preserve natural features; and



Figure 21 - Example office with single family residential character (ADCO Office Building 2009).

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- Limit signs to one monument per development except for small directional signage and small business identification wall signs.

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 offices;
- Low rise multiple family or attached single family dwellings 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.

Additional requirements and details could be resolved during the drafting of a Suburban Low Rise zoning district amendment.

### **Master Plan Amendment Recommendations**

Based on the above discussion, Master Plan for Land Use amendments are recommended to the Future Land Use Definitions, the Future Land Use Map, the Residential Density Patterns Map and the Goals, Objectives and Implementation Strategies to support the proposed Suburban Low Rise future land use designation and an increase in maximum residential density in the Study Area. The proposed amendments reflect recommendations to provide a transitional use area and higher intensity development in the Study Area that could increase development opportunities, provide additional housing choices and increase the City's tax base while protecting the residential character of the area.

## **Recommended Master Plan For Land Use amendments pertaining to the Eleven Mile and Beck Road Study Area Future Land Uses**

### **REMOVE the following EXISTING Future Land Use definitions:**

#### **Office**

This land use is designated for a variety of office uses. These may range from small-scale, single tenant general and medical offices, to large office buildings or complexes with limited personal service and retail. They may also include facilities for human care, indoor/outdoor recreation and high-tech, research and development operations. There are several large pockets of future office land use located in strategic access areas around the City (see Chapter 3 for discussion).



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**ADD the following NEW Future Land Use definitions:**

### **Office Commercial**

This land use is designated for a variety of medium-scale and large scale general and medical office buildings or complexes with limited personal service and retail uses. The area may also include facilities for human care, transient residential, higher education and indoor or outdoor recreation (see Chapter 3 for discussion).

### **Suburban Low Rise**

This land use is designated for suburban low rise uses including attached single family residential, 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.

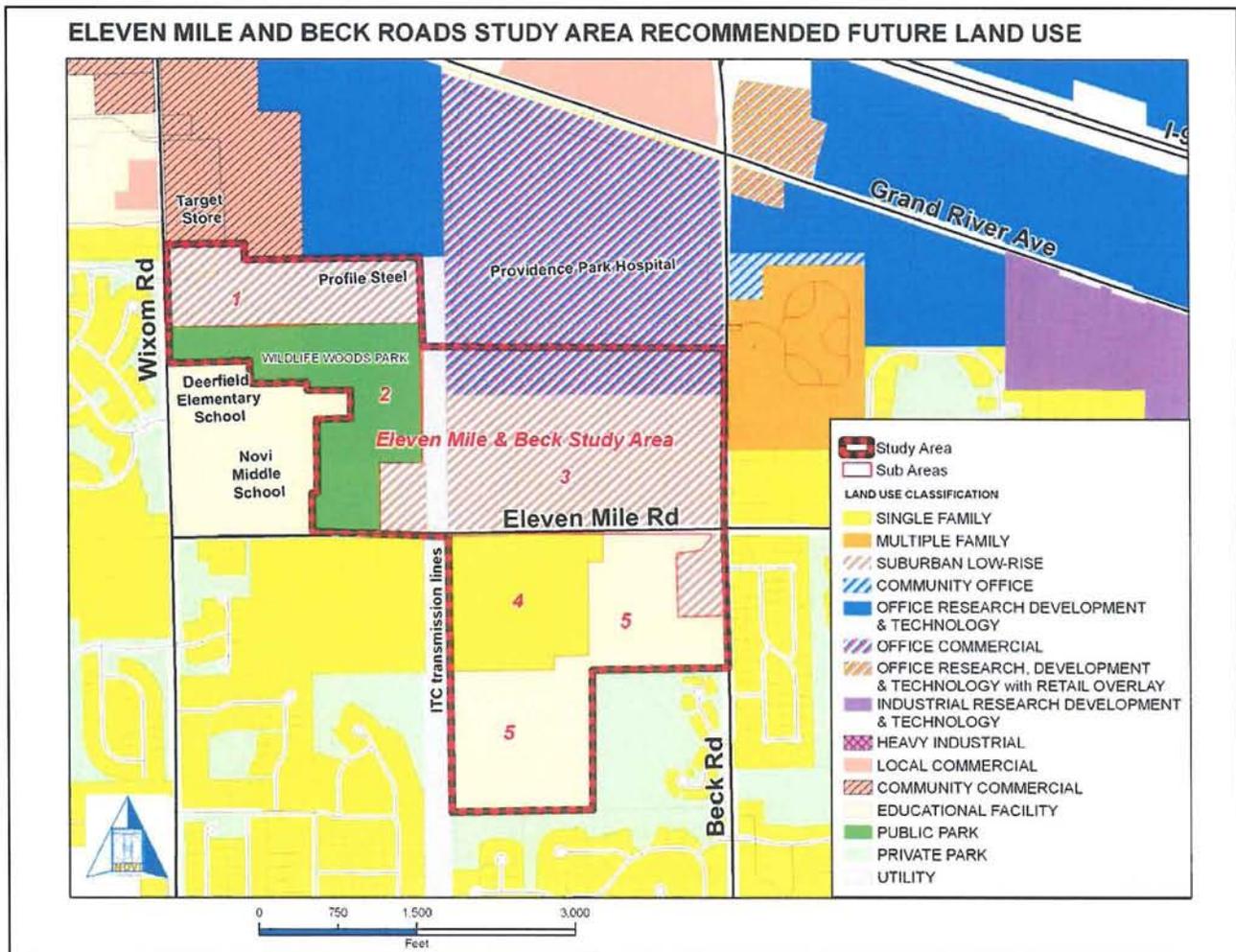


Figure 22 - Eleven Mile and Beck Roads Study Area Recommended Future Land Use Map.

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## 5. Eleven Mile and Beck Roads Study Area

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### **Future Land Use Map amendment recommendations:**

This Review recommends the following Future Land Use Map amendments (see Figure 22):

#### **Sub-Study Area 1**

- All Single Family [residential] to Suburban Low Rise.

#### **Sub-Study Area 2**

- No changes proposed (remains Public Park and Open Space)

#### **Sub-Study Area 3**

- All Single Family [residential] to Suburban Low Rise including southwest corner of Eleven Mile and Beck Roads (Bosco property).
- All Office areas to Office Commercial as discussed in Chapter 2.
- All Utility areas to remain with no changes proposed.

#### **Sub-Study Area 4**

- No changes proposed (Single Family [Residential])

#### **Sub-Study Area 5**

- No changes proposed (Educational Facility)

### **Residential Density Patterns Map amendment recommendations:**

This review recommends making the following changes to the maximum residential density depicted on the Residential Density Patterns Map (see Figure 23):

#### **Sub-Study Area 1**

- From 4.8 to 7.3 dwelling units per acre.

#### **Sub-Study Area 2**

- From 0.8 to 3.3 dwelling units per acre.

#### **Sub-Study Area 3**

- Areas recommended for Suburban Low Rise land uses from 0.8 and 1.65 to 7.3 dwelling units per acre.
- Areas recommended for Utility land uses from 0.8 to 3.3 dwelling units per acre.
- Areas recommended for Office Commercial land uses no changes proposed (0.0 dwelling units per acre).

#### **Sub-Study Area 4**

- From 1.65 to 3.3 dwelling units per acre.



## 5. Eleven Mile and Beck Roads Study Area

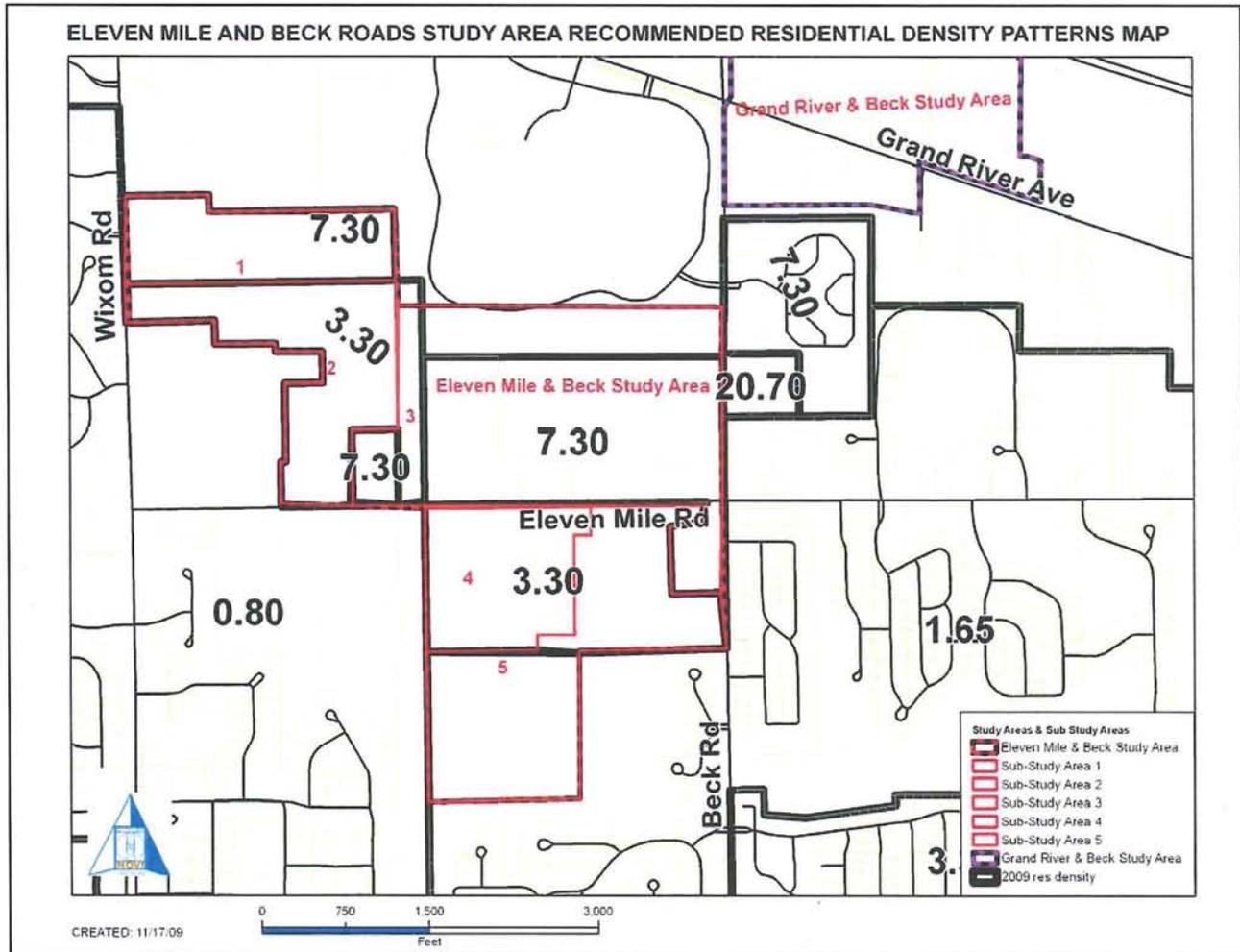


Figure 23 - Eleven Mile and Beck Roads Study Area recommended Residential Density Patterns Map.

### Sub-Study Area 5 (Section 20)

- Northern portion from 1.65 to 3.3 dwelling units per acre.
- Southern portion no changes proposed (1.65 dwelling units per acre).

### Goals, Objectives and Implementation Strategies amendment recommendations:

This review recommends the following **GOALS**, **Objectives** and **Implementation Strategies** amendments as listed under the existing Land Use category to further the intent of the Suburban Low Rise future land use.

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## 5. Eleven Mile and Beck Roads Study Area

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### LAND USE (existing)

**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.

**Implementation Strategy:** Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.



Figure 24 - Example of multiple-family residential at 4 dwelling units per acre (Brownstone Apartments 2009).

**Transportation Analysis Beck/11 Mile Study Area  
Birchler Arroyo Associates  
May 5, 2009**

**MASTER PLAN UPDATE  
Transportation Analysis  
Beck / 11 Mile Study Area**

Prepared for the  
CITY OF NOVI

By  
BIRCHLER ARROYO ASSOCIATES, INC.  
Lathrup Village, MI

Rodney L. Arroyo, AICP, Vice President  
William A. Stimpson, P.E., Director of Traffic Engineering

May 5, 2009

**MASTER PLAN UPDATE  
Transportation Analysis  
Beck / 11 Mile Study Area**

The study area under evaluation totals 313 acres and spans either side of 11 Mile Road between Beck and Wixom Roads (Figures 1 and 2). For purposes of discussion, the overall area has been divided into three sub-areas using 11 Mile and the north-south utility corridor as boundaries.

**Alternative Development Scenarios**

The existing Master Plan calls for the following future development by sub-area:

- Southeast:** A 73.9-acre Educational Facility (potential City park), plus 45.6 acres of single-family detached homes at 1.65 per acre.
- Northwest:** 37.6 acres of two-family homes at 4.8 per acre, plus 59.1 acres of single-family homes at 0.8 per acre (assuming inclusion of "proposed school property").
- Northeast:** 77.7 acres of single-family detached homes at 1.65 per acre, plus up to 25.2 acres of office development. Given the location of the 25.2 acres, immediately south of the Providence Hospital campus, medical office development has been assumed. Also, 6.2 acres at the west end of the 25.2 acres have been excluded from the evaluation, given the wetland and related conservation easements in the area.

Alternatively, a Suburban Low-Rise (SLR) district covering the study area could include office space, multi-family and senior housing, day-care facilities, various institutional uses (e.g., churches), and a City park. With the approval of the City planning staff, a mixture of medical office space, general office space, multi-family housing, and the proposed Signature Park was assumed as the basis for discussing road-related traffic issues. In the event that a relatively high peak-hour trip generator (e.g., a day care) were to be proposed within the district, its traffic impacts could be offset by one or more relatively low peak-hour trip generators (e.g., senior housing, churches).

At the City's request, total trip generation within the overall study area was also compared between three simplified scenarios: 1) SLR with the proposed Signature Park and all remaining area as office; 2) SLR with the proposed Signature Park and all remaining area as multi-family (half apartments and half condominiums); and 3) existing Master Plan with the uses listed above. See Table A-1, attached.

To forecast trip generation for use within the discussion of broad traffic issues, Bircher Arroyo Associates considered it appropriate to formulate a conceptual mixed-use Suburban Low-Rise development plan (Figure 2, below). The medium-weight red lines represent potential collector roads separating the indicated land uses.

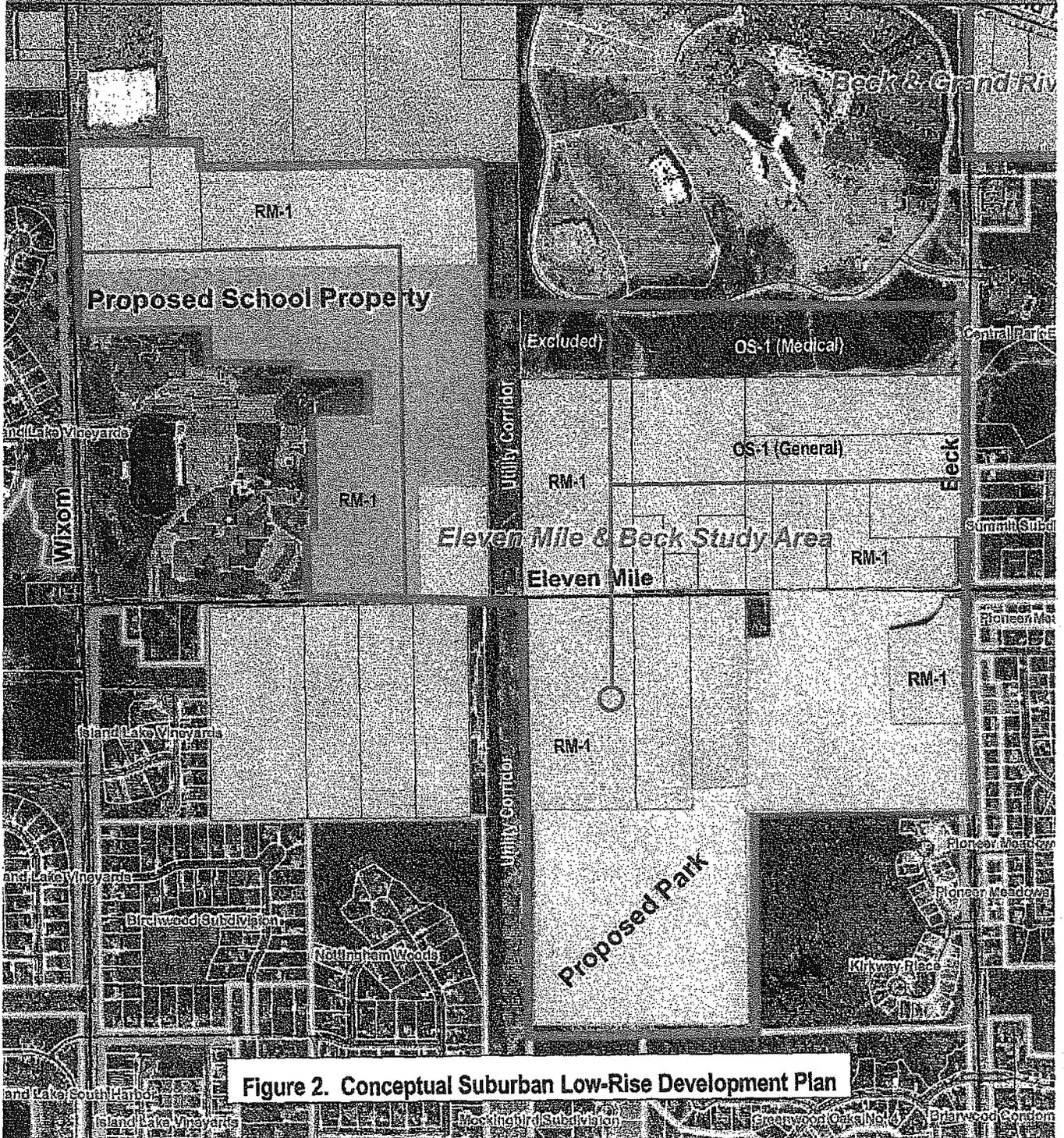


Figure 1. Beck-11 Mile Study Area and Beck/I-96 Interchange



BACHLEK ARROYO ASSOCIATES, INC.

CITY OF NOVI 2009 MASTER PLAN REVIEW STUDY AREA  
**Eleven Mile & Beck Study Area**



**Figure 2. Conceptual Suburban Low-Rise Development Plan**

Master Plan Review Study Area
  Potential Commercial Development Parcels
  Potential Residential Development Parcels



**CITY OF NOVI**  
 PLANNING DIVISION  
 23176 OAKGLEN ROAD  
 NOVI, MI 48240-3274  
 (248) 347-0815



2009 Master Plan Review Study Area  
 Planning Division  
 City of Novi  
 23176 Oakglen Road  
 Novi, MI 48240-3274  
 (248) 347-0815

## Trip Generation Comparison

Trip rates, trip equations, and related methodology recommended by the Institute of Transportation Engineers (in *Trip Generation – 8<sup>th</sup> Edition, 2008*, and *Trip Generation Handbook – 2<sup>nd</sup> Edition, 2004*) were used to forecast potential trip generation. Table 3 (on next page) details the resulting forecasts of total driveway trips over an entire weekday as well as a weekday's AM and PM peak hours. A trip is a one-directional vehicle movement into or out of the subject properties.

To illustrate the relative trip-generation intensities of the land uses considered, forecasts for the Northeast Sub-Area were used to develop the comparison appearing in Table 1.

**Table 1. Relative Trip Generation of Representative Land Use Types**

Land Use Type	Trips / Day / Acre
Medical Office	315
General Office	111
Apartments / Condos	52
Single-Family @ R-3 density	17

Table 2 summarizes the absolute and relative trip generation of the two scenarios by sub-area. These comparisons are of interest with respect to the potential impact on area roads.

**Table 2. Daily Trip Generation by Sub-Area<sup>1</sup>**

Wixom Rd	Beck Rd
<u>Northwest</u>  SLR = 4,185 EMP = 1,592 Ratio = 2.63	<u>Northeast</u>  SLR = 11,752 EMP = 7,285 Ratio = 1.61
	<u>Southeast</u>  SLR = 2,298 EMP = 966 Ratio = 2.38

<sup>1</sup> SLR = Suburban Low-Rise and EMP = Existing Master Plan

Overall, the assumed (mixed-use) conceptual Suburban Low-Rise development plan would generate 18,235 daily trips, or 85% more than the 9,843 daily trips potentially generated by development according to the existing Master Plan.

**Table 3. Trip Generation Comparison of Mixed-Use Development Scenarios**

Sub-Area	Development Scenario	Assumed Use(s)	Acreage	Units	Weekday	Weekday AM Peak Hour			Weekday PM Peak Hour		
						In	Out	Total	In	Out	Total
Southeast	Suburban Low-Rise	Park	73.9	1 ea	168	27	11	38	15	29	44
		Apartments	45.6	166 du	1130	17	68	85	71	38	109
		Condominiums		166 du	1000	13	64	77	61	30	91
		All	119.5		2298	57	143	200	147	97	244
	Existing Master Plan	Park	73.9	1 ea	168	27	11	38	15	29	44
		Single-Family	45.6	75 du	798	15	47	62	51	30	81
Both		119.5		966	42	58	100	66	59	125	
Northwest	Suburban Low-Rise	Apartments	96.7	353 du	2263	35	142	177	138	74	212
		Condominiums		352 du	1922	24	117	141	113	56	169
		Both		705 du	4185	59	259	318	251	130	381
	Existing Master Plan	2-Family (condos)	37.6	180 du	1073	14	69	83	65	32	97
		Single-Family	59.1	47 du	519	11	32	43	33	20	53
		Both	96.7	227 du	1592	25	101	126	98	52	150
Northeast	Suburban Low-Rise	Medical Office	19.0	165,500 sf	5980	301	80	381	155	418	573
		General Office	29.5	321,250 sf	3277	420	57	477	75	364	439
		Apartments	48.2	199 du	1330	20	81	101	83	44	127
		Condominiums		198 du	1165	15	74	89	70	35	105
		All	96.7		11752	756	292	1048	383	861	1244
	Existing	Medical Office	19.0	165,500 sf	5980	301	80	381	155	418	573
		Single-Family	77.7	128 du	1305	25	74	99	83	48	131
Both		96.7		7285	326	154	480	238	466	704	
Overall Study Area	Sub. Low-Rise	As Above	312.9		18235	872	694	1566	781	1088	1869
	Existing				9843	393	313	706	402	577	979

<sup>1</sup> Overall study area divided into three sub-areas based on 11 Mile being east-west axis and utility corridor being north-south axis.

<sup>2</sup> Excluding 6.2 acres in NW corner, assumed undevelopable.

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## Area Road Network

Currently, 11 Mile Road within the study area is a paved, two-lane Residential (major) Collector under City jurisdiction. The four-legged intersection of 11 Mile and Beck is equipped with left-turn lanes on all approaches, right-turn lanes on the north and south approaches, and a fully-actuated (SCATS) traffic signal. The tee intersection of 11 Mile and Wixom is equipped with a left-turn lane on the southbound approach and separate left- and right-turn lanes on the westbound approach, and the latter approach is controlled by a STOP sign.

Beck Road is an Arterial under City jurisdiction, with two through lanes in each direction from the Beck/I-96 urban single-point urban interchange (SPUI) to a few hundred feet south of Grand River. The rest of Beck to the south has one through lane in each direction, with some widening at the signalized intersections. Providence Hospital has two major driveways on Beck, with the south one (aligning with Central Park Boulevard) recently equipped with a fully-actuated (SCATS) signal. Beck's intersections with Grand River, 10 Mile, 9 Mile, and 8 Mile are also signalized.

As part of this evaluation, the Executive Summary and Beck/11 Mile traffic counts appearing in a report for the City Engineering Division entitled: *Scoping Study – Beck Road – Eight Mile Road to Grand River Avenue* (Fishbeck, Thompson, Carr & Huber, Inc., Dec 06) were obtained and reviewed. That study recommended both short-term and long-term road improvements. In the near term (within ten years), the report identified – among other things – the need for adding right-turn lanes on 11 Mile at Beck, as well as adding or lengthening right-turn lanes, and upgrading the traffic signal, at 10 Mile and Beck.

The *Scoping Study* predicts that Beck will need to be widened to include two through lanes in each direction within about 15 years of the year of the study (or by 2021). The study also cites the 1998 Birchler Arroyo Master Planning analysis, predicting this need to occur by 2020, as well as plans by neighboring communities to widen Beck to five lanes both north and south of Novi.

Wixom Road is a 2-3 lane Minor Arterial under City jurisdiction. Wixom Road is also equipped with a SPUI at I-96, and could, therefore, eventually serve significantly increased volumes of traffic to/from neighboring Lyon Township (via 10 Mile Road) as Lyon continues to develop (the next I-96 interchange to the west not occurring until Milford Road). However, with the exception of a short section just south of Grand River, Wixom Road traverses a predominately residential area of the City and all previous plans have limited the road to a single through lane in each direction. Recent traffic volumes along Beck, Wixom, and 11 Mile Roads are summarized in Tables 4-6.

Based on data presented in Table 5, 11 Mile Road is now carrying about 3,200 vehicles per day at Beck Road. Two-way volumes appear to be lower west of Beck than they are east of Beck, no doubt due to the area population distribution and the use of Beck to reach and return from I-96. Note that the 2006 volumes were significantly higher than the 2009 volumes.

**Table 4. 2005 Daily Volumes from SEMCOG**

Road	Segment(s)	Date	Volume (vehicles)
Beck	NB south of Grand River	6/16/05	7,479
	SB north of 10 Mile Road	6/20/05	5,686
Wixom	NB south of Grand River	6/22/05	8,075
	SB north of 10 Mile Road	6/21/05	5,965

Table 5 also indicates that Beck Road is now carrying about 18,800 vehicles per day at 11 Mile Road. This volume is down about 19% from the volume counted at the same location in the same manner (by the signal system) in May 2006 (when it was about 23,200 vehicles per day).

Recent representative traffic counts for Wixom Road are not known to be available. Table 4 indicates, in rough numbers, that this road in June 2005 was probably carrying about 16,200 vehicles per day just south of Grand River (i.e., twice the northbound volume of 8,075 vehicles) and about 11,900 vehicles per day just north of 10 Mile Road (or twice the southbound volume of 5,965 vehicles). These volumes may have increased over the past four years, however, given the ongoing area land development and the provision of a better interchange at I-96.

**Relative Impacts of Two Scenarios on Area Traffic Conditions**

To ensure a reasonably good level of service along section-line roads (such as Beck, Wixom, and 11 Mile), the maximum daily traffic volumes should be no more than about 15,000-20,000 vehicles on a 2-3-lane road and about 30,000-32,000 vehicles on a 4-5-lane road.

By these standards, all of Beck and at least the northern part of Wixom are candidates for additional through lanes, depending on the amount of new traffic added in coming years. To explore this issue further, Table 7 (below) was developed, based on the following simplifying conservative assumptions:



- The 2005 daily volumes reported to SEMCOG for Wixom Road have grown 2% per year over the past four years, and the 2009 daily volumes reported by RCOG for Beck at 11 Mile describe near-term traffic levels for all of Beck within the study area.
- The driveway trips shown in Table 3 for the two alternative development scenarios are all new to area roads (i.e., no internal capture or pass-by trips), and a negligible number of those new trips will use 11 Mile east of Beck or the proposed connection – via Providence Parkway – between the study area and Grand River.
- All new trips in the Southeast and Northeast Sub-Areas will use Beck Road, and all new trips in the Northwest Sub-Area will use Wixom Road.
- 60% of the new trips will use Beck and Wixom north of 11 Mile, and 40% will use Beck and Wixom south of 11 Mile. This is the current daily traffic volume split on both roads.

**Table 5. Recent Traffic Volumes at Beck and 11 Mile Road**

Count Date(s)	Hour Starting	Approach				Total Entering
		EB	WB	NB	SB	
5/20/04 <sup>1</sup>	7:00 am	259	167	805	410	1641
	8:00 am	136	91	680	401	1308
	4:00 pm	126	161	774	729	1790
	5:00 pm	92	165	680	808	1745
5/16-17/06 <sup>2</sup>	7:00 am	405	202	1032	669	2308
	8:00 am	207	155	941	709	2012
	4:00 pm	131	357	1137	923	2548
	5:00 pm	178	307	1021	985	2491
	Avg. Day	1912	2636	12252	10964	27964
	06:04 am	1.56	1.21	1.28	1.63	1.41
	06:04 pm	1.04	2.22	1.47	1.27	1.42
3/24-25/09 <sup>2</sup>	7:00 am	234	163	942	465	1804
	8:00 am	114	111	875	492	1592
	4:00 pm	139	117	723	794	1773
	5:00 pm	104	198	870	1017	2189
	Avg. Day	1417	1811	9809	8952	21989
	09:06	0.74	0.64	0.80	0.82	0.79
	09:06 am	0.58	0.81	0.91	0.70	0.78
	09:06 pm <sup>3</sup>	0.79	0.55	0.77	1.10	0.86
	09:04 am	0.90	0.98	1.17	1.13	1.10
	09:04 pm <sup>3</sup>	1.13	1.20	1.28	1.26	1.25

<sup>1</sup> For a Thursday, from *Providence Hospital Master Plan Traffic Impact Study*, prepared by Tetra Tech MPS, August 2004.

<sup>2</sup> Average of Tuesday and Wednesday, from SCATS/Fast-Trac signal system, courtesy of Road Commission for Oakland County.

<sup>3</sup> Comparing 2009 peak hour (5:00-6:00) to 2004-2006 peak hour (4:00-5:00).

**Table 6. Recent Traffic Volumes at Beck and Providence Park / Central Park**

Count Date(s)	Hour Starting	Approach				Total Entering
		EB	WB	NB	SB	
3/24-25/09 <sup>1</sup>	7:00 am	31	66	856	448	1401
	8:00 am	44	96	829	459	1428
	4:00 pm	138	30	645	689	1502
	5:00 pm	129	33	686	789	1637
	Avg. Day	1390	578	9203	8436	19607

<sup>1</sup> Average of Tuesday and Wednesday, from SCATS/Fast-Trac signal system, courtesy of Road Commission for Oakland County.

Table 7 confirms that Beck will need two through lanes in each direction, regardless of the development pattern planned for the study area. However, master planning the area as Suburban Low-Rise would likely hasten the year in which the road widening would be needed.



Table 7 also confirms that on Wixom, 2-3 lanes should continue to suffice south of 11 Mile, but greater development density west of the utility corridor would increase the potential need for widening Wixom Road north of 11 Mile. Obviously, future background traffic growth would have to be factored into the projections and associated conclusions for Wixom Road.



**Table 7. Potential 2009 Daily Traffic If All New Trips Were Now Added to Beck and Wixom Roads<sup>1</sup>**

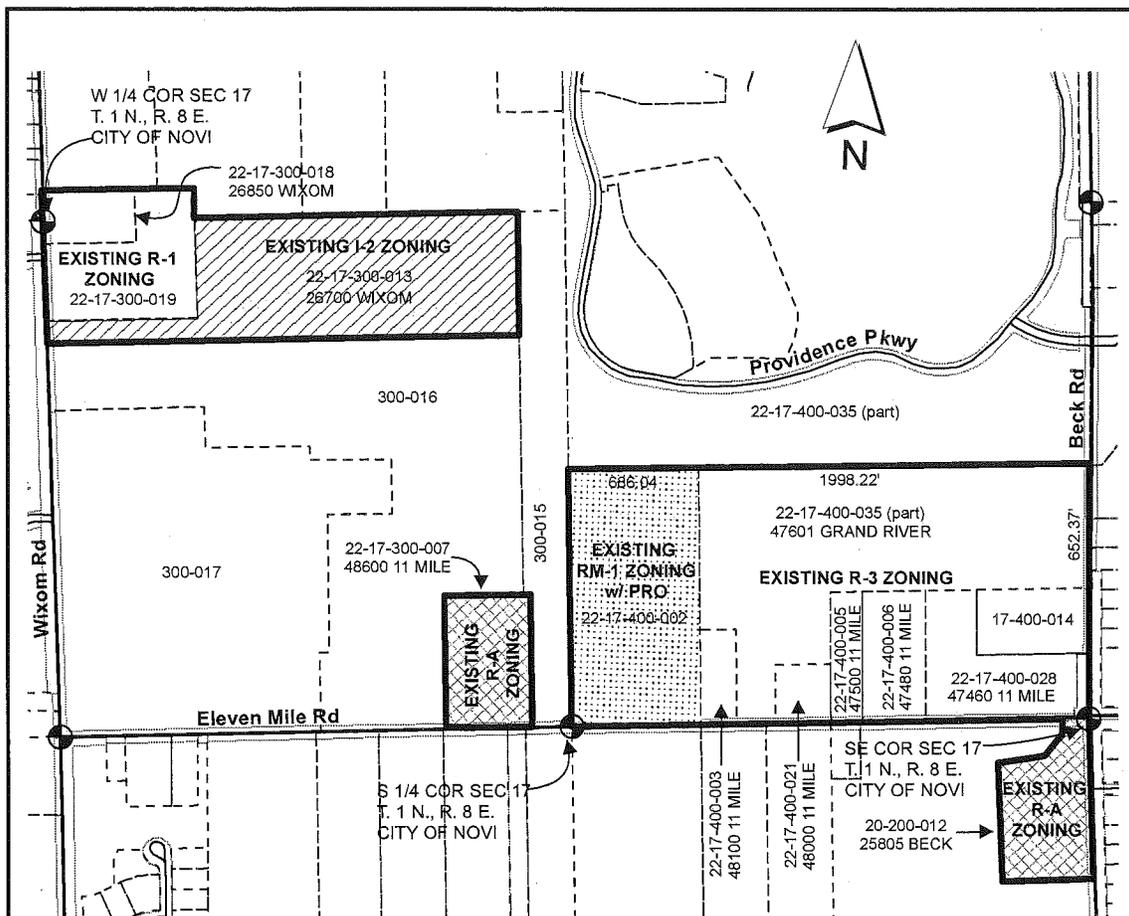
Wixom Rd		Beck Rd
<u>Northwest</u>		
SLR = 20,000 EMP = 18,500		
11 Mile Rd		<u>Beck @ 11 Mile</u>
SLR = 14,600 EMP = 13,500		SLR = 27,200 EMP = 23,700

<sup>1</sup> SLR = Suburban Low-Rise and EMP = Existing Master Plan.

Given the current traffic levels in the area, it appears unlikely that either development pattern will create a need for additional through lanes on 11 Mile Road. This will depend, of course, on the actual access locations chosen and the provision of collector roads and cross access between sites. Likely, left- and right-turn lanes will be warranted at most if not all access points. The concept of the Suburban Low-Rise district prohibiting or at least discouraging direct site access along the major roads (11 Mile, Beck, and Wixom) is reasonable and appropriate.



**Rezoning 18.700  
Suburban Low-Rise Overlay District  
Location Map**



To rezone a part of the South 1/2 of Section 17 and the Northeast 1/4 of Section 20, T.1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-17-300-007, 22-17-300-013, 22-17-300-018, 22-17-300-019, 22-17-400-002, 22-17-400-003, 22-17-400-005, 22-17-400-006, 22-17-400-014, 22-17-400-021, 22-17-400-028, 22-20-200-012 and the portion of 22-17-400-035 described as follows:

Commencing at the southeast corner of Section 17, thence N. 01°21'47"W. 667.12 feet along the east line of section 17 to the point of beginning; thence S. 87°20'58" W. 1326.12 feet; thence S. 01°53'29" E. 368.99 feet; thence S. 87°21'00"W. 280.07 feet; thence S. 01°53'15" E. 298.00 feet; thence S. 87°21'00" W. 199.89 feet; thence N. 02°09'22" W. 484.00 feet; thence S. 87°21'00" W. 180.00 feet; thence N. 02°09'22" W. 834.05 feet; thence N. 87°19'01" E. 1998.22 feet; thence S. 01°21'47" E. 652.37 feet to the point of beginning, containing 36.03 acres more or less.

FROM: RA RESIDENTIAL ACREAGE DISTRICT  
 R-1 ONE-FAMILY RESIDENTIAL DISTRICT  
 R-3 ONE-FAMILY RESIDENTIAL DISTRICT  
 RM-1 LOW DENSITY, LOW-RISE MULTIPLE-FAMILY RESIDENTIAL DISTRICTS  
 I-2 GENERAL INDUSTRIAL DISTRICT

TO: SUBURBAN LOW-RISE OVERLAY DISTRICT

**ORDINANCE NO. 18.700**  
**ZONING MAP AMENDMENT NO. 700**  
**CITY OF NOVI, MICHIGAN**

ADOPTED BY THE CITY COUNCIL \_\_\_\_\_

\_\_\_\_\_ MAYOR  
 DAVID LANDRY

\_\_\_\_\_ CLERK  
 MARYANNE CORNELIUS

**Memo to City Manager  
with Supporting Information**

# MEMORANDUM



**TO:** CLAY PEARSON, CITY MANAGER  
**FROM:** MARK SPENCER, AICP, PLANNER *Mark Spencer*  
**THROUGH:** BARBARA MCBETH, AICP, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT  
**SUBJECT:** PROPOSED PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT  
**DATE:** SEPTEMBER 28, 2011

*9/29/11  
To: Mayor's City Council Members  
Forthcoming zoning text*

Plan Review Center staff has been working to implement the recommendations of the 2010 Master Plan for Land Use for certain properties south and west of Providence Park Hospital to expand potential land uses and include a new zoning district: the Planned Suburban Low-Rise Overlay (PSLR) District. This memo provides a short summary of the work done so far and the status of the proposed changes.

At this time, Zoning Ordinance amendments have been prepared, properties to be included in the new district have been identified, and related sign ordinance amendments have been drafted. Public hearings for these items are scheduled for the Planning Commission's meeting next week. Notices were mailed to property owners, placed in the newspaper, and rezoning signs have been placed in and near the areas to be rezoned. Following the Planning Commission's public hearing, the Commission's recommendations on these City-initiated changes will be forwarded to the City Council for consideration.

## Background Information

The 2010 City of Novi Master Plan for Land Use includes a new future land use category, Suburban Low-Rise. The area designated for planned suburban low-rise uses is located near

Eleven Mile Road between Wixom and Beck Roads (see map to the left with areas striped in yellow/brown). These areas are generally separated from detached one-family uses by section line roads and areas planned for public parks and educational uses.



The Master Plan describes the Suburban Low-Rise use area as maintaining a low-rise single-family residential character while providing a transition between adjacent one-family dwellings and higher intensity uses. The Master Plan includes a set of goals, objectives and implementation strategies that promote the creation of a "form-based" zoning district that permits attached single family and low-density multiple family residential, community service, human care,

civic, educational, public recreation and office facilities and prohibits detached one-family residential, retail and personal service uses.

### **PSLR Uses**

The proposed Planned Suburban Low-Rise Overlay District would permit a variety of moderate-intensity land uses. These uses include the following:

- Attached single-family dwellings (townhouses which are technically defined as multiple family dwellings in the Zoning Ordinance);
- Low-rise multiple family dwellings;
- Independent and congregate elderly living facilities;
- Assisted living, convalescent and hospice care facilities;
- Live/work mixed use buildings;
- Day care centers;
- General offices, medical offices, laboratories and clinics;
- Religious centers and customary accessory uses;
- Public and private schools;
- Publicly owned recreational facilities;
- Community buildings or cultural facilities; and
- Mixed use buildings with two or more of the permitted uses.

The District would not permit the following higher-intensity commercial uses:

- Personal services;
- Retail sales (except as an ancillary use to a photography, art or craft studio);
- Restaurants;
- Hotels/motels;
- Repair shops;
- Private recreation and fitness facilities;
- Theaters; drive through facilities;
- Financial institutions; and
- Private clubs.

Additionally, a PSLR Development Agreement could limit or eliminate any of the underlying district uses, including detached single-family residential.

### **Form-Based Standards**

The proposed "form-based" standards would provide regulations to maintain the desired residential appearance of the area. When viewed from the section line roads (Wixom, Eleven Mile and Beck Roads), a person would see buildings similar in height and design to detached single-family dwellings in the area and a landscaped berm. An occasional emergency access driveway and parking lot lighting would be visible until the landscaping matured. The ordinance also provides that driveway entrances to the developments would be from new local streets. Along the new local streets, a person would view sidewalks and bike paths, pedestrian amenities, pedestrian-scaled lighting, and moderately size buildings with architectural features as commonly seen on single-family homes. The buildings would be located close to the street and parking areas would be located behind the buildings and would be generally out of view. Limited size signage would identify the developments.

The scale and character of the permitted uses would be controlled with a set of “form based” provisions that include site layout, internal road and building façade requirements. These provisions include the following:

- A 50-foot wide buffer with a landscape berm along section line roads to soften the view from these roads and provide additional buffer from any nearby one-family residential developments;
- Buildings will front on and have access to local streets to help maintain a one-family residential look along the section line roads;
- Buildings will be setback a minimum of 30 feet from the road right-of-way or easement and a maximum of 75 feet to promote a one-family residential look and make the buildings more pedestrian- and bicycle-friendly.
- Buildings will have a maximum footprint of 25%, a maximum building length and width of 180 feet, and a maximum building height of 2½ stories and 35 feet. These restrictions will limit the scale of any development to help maintain a transitional scale of development between the neighboring one-family homes and the higher intensity developments to the north;
- Buildings will have façade shifts at least every 50 feet, doors placed at least every 60 feet, single family residential design features, gabled or hip roofs, single family residential siding materials, and truck unloading facilities will be in rear of the building and screened to promote a single family residential look along the local streets; and
- Streets will include pedestrian and bicycle facilities with pedestrian streetscape amenities and pedestrian scale lighting to encourage non-motorized travel.

#### **Overlay District Review Process**

The proposed zoning ordinance text amendment would create a PSLR Overlay district, and the zoning map amendment (being proposed simultaneously) would identify the properties being covered by the new district. If approved, the new ordinance would not create a non-conformity with the existing uses, but allow an applicant the opportunity to request one or more of the additional identified uses. This PSLR overlay ordinance—like the Planned Rezoning Overlay ordinance—contemplates a 2-step development process, involving the adoption of a concept plan and approval of a development agreement, followed by site plan review:

- Concept Plan and Development Agreement: The applicant would submit a concept plan allowing the City Council to exercise its discretion to approve the concept plan and grant ordinance deviations in the process, if requested. Approval of a concept plan would at a minimum, establish the location of utilities, drainage facilities, new streets, and pedestrian and bicycle facilities and amenities. The Plan could also propose the location of open space, parking, building and uses, and propose landscaping and façade elements. The Plan could depict proposed deviations (if any) from ordinance regulations and it could depict development phases if a project is proposed for phased construction. The PSLR Agreement would set the uses and terms of the rezoning and incorporate the PSLR Concept Plan.
- Site Plan Review: The Concept Plan and Development Agreement step is followed by the typical site plan review procedure, in which the City verifies that the plans comply with the concept plan, the agreement, and the zoning ordinance.

### **Stakeholder Involvement**

The proposed PSLR concepts and draft Zoning Ordinance language were reviewed with several stakeholders and property owners in the area. In addition, a letter has been sent to each property owner in the area to be rezoned explaining the benefits of the proposed overlay district. Recently, staff has received a number of phone calls from property owners and community members seeing the rezoning signs that have been installed along Eleven Mile Road, Beck Road and Wixom Road. Additional opportunities for public comment will be at the Planning Commission public hearings on October 5<sup>th</sup>.

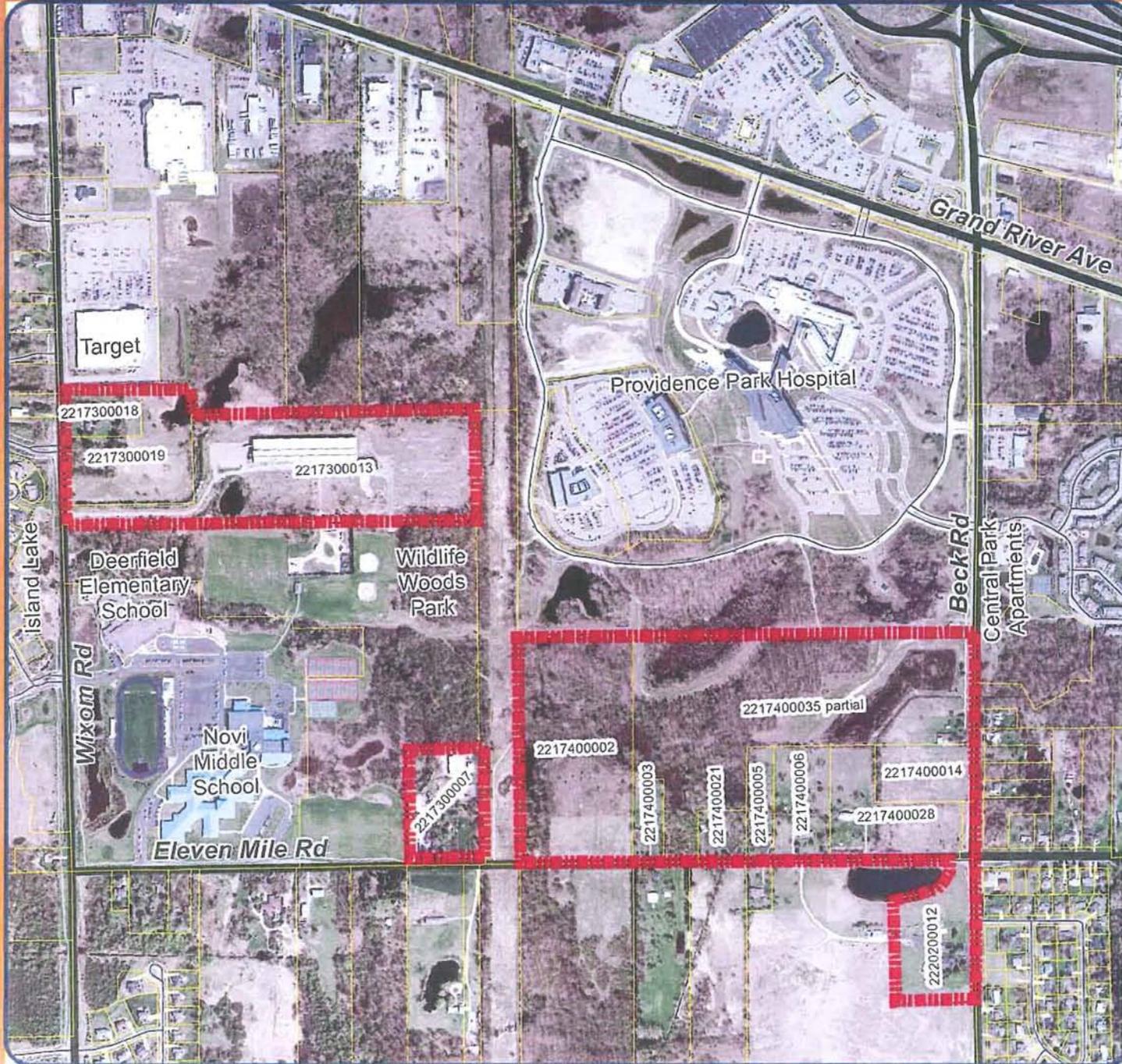
### **Conclusion**

The adoption of the proposed PLSR Overlay District text, the proposed Zoning Map and Sign Ordinance amendments are recommended by staff for a number of reasons:

- These amendments will fulfill the Master Plan for Land Use's implementation strategy to create a Planned Suburban Low-Rise form-based zoning district.
- The new Overlay District would permit an expanded set of moderate-intensity development opportunities that could benefit the City as a whole while protecting the property values of the neighboring detached single-family home neighborhoods by limiting the scale and maintaining a residential character to any new development.
- Moderate-scale and intensity development could increase City tax revenues beyond that which would occur if the properties were developed as currently zoned for detached single-family and general industrial uses.
- Moderate-density residential development could also increase the demand for retail, office and industrial floor space in the City and increase housing options that could help attract more young families and seniors to the City.

# Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Location Map and Air Photography



## Map Legend

### Tax Parcels

-  Tax Parcels
-  Proposed PSLR Overlay
-  Section Line/Major Roads
-  Local Roads



## City of Novi

Planning Division  
 Community Development Dept.  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Mark Spencer  
 Date: 8/31/11  
 Project: Rezoning 18.700 PSLR Overlay location  
 Version #: 1.0

### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

## **EXCERPTS from the City of Novi 2010 Master Plan for Land Use**

### **Suburban Low Rise**

This land use is designated for suburban low rise uses including attached single family residential, 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.

**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.

**Implementation Strategy:** Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

**GOAL: Create, preserve and enhance quality residential areas in the City.**

**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.

**Implementation Strategy:** Continue to provide land area for new residential development

**Implementation Strategy:** Consider ordinance changes to permit limited size attached accessory dwelling units with single family homes.

**Implementation Strategy:** Continue to research and implement programs to promote the development of innovative housing styles including lofts and mixed use developments.

**Implementation Strategy:** Consider ordinance changes to permit smaller single family homes and expanded opportunities for attached single family homes.



September 14, 2011

Mr. Paul Bosco  
25805 Beck Road  
Novi, MI 48374

SAMPLE LETTER

Re: Proposed Planned Suburban Low-Rise Overlay Zoning District

**CITY COUNCIL.**

**Mayor**  
David B. Landry

**Mayor Pro Tem**  
Bob Gall

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne M. Wrobel

**City Manager**  
Clay J. Pearson

**Community Development  
Director**  
Charles Boulard

**Deputy Director of  
Community Development**  
Barbara E. McBeth

**Building Official**  
Andy Gerecke

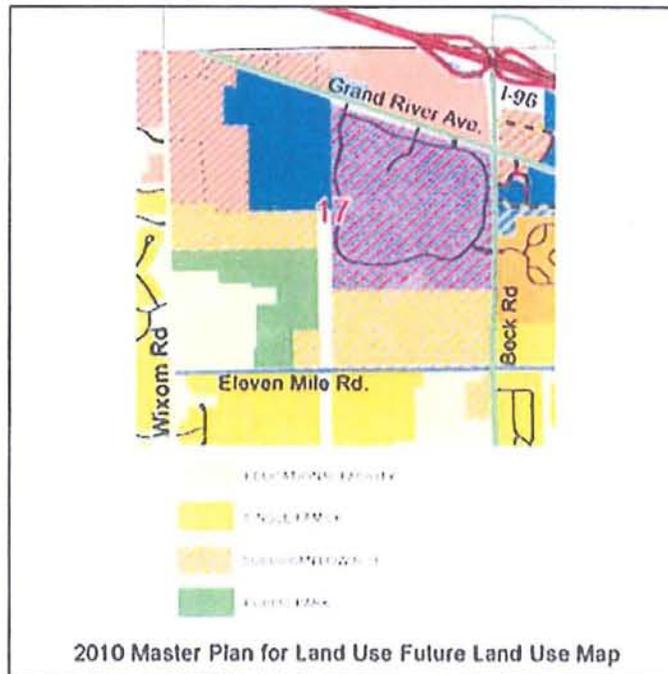
**Building Division**  
248.347.0415  
248.735.5600 fax

**Planning Division**  
248.347.0475  
248.735.5633 fax

**Ordinance Enforcement  
Division**  
248.735.5678  
248.735.5600 fax

Dear Mr. Bosco:

This letter is being sent to inform and update you regarding the City's efforts to develop standards for a new overlay zoning district for properties in your area. During the recent Master Plan for Land Use review and update, a new land use designation was contemplated to expand the potential land uses in certain areas south and west of Providence Park Hospital. This new land use designation has been referred to as "Planned Suburban Low-Rise" and was adopted in the 2010 Master Plan update. Please refer to the yellow/brown diagonally-striped properties in the map below, which were identified for this new land use designation:



We are sending this letter to affected property owners to provide additional background information prior to the public hearing of the proposed Zoning Ordinance text and Zoning Map amendments for these areas. Public hearings on the ordinance and map amendments are scheduled for 7 p.m. on Wednesday, October 5<sup>th</sup> for Planning Commission's consideration and recommendation to the City Council.

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

cityofnovi.org

Notice of the public hearing will be sent separately. There will be an opportunity to comment prior to, or at the public hearing.

As a brief summary, the Planned Suburban Low Rise (PSLR) Zoning District is proposed to be an "Overlay District" that will preserve and allow all of the existing underlying and permitted land uses in the existing zoning district, but will also add a number of uses as an "optional" form of development. City staff has suggested this overlay approach for several reasons, all with the intent to benefit the owners of the properties affected.

First, the City can accomplish its main goal of adding the available uses it wants to foster by adding the overlay to the zoning map as part of adopting the text amendments. This takes away the need for any individual property owner to have to initiate a rezoning of its property to a separate stand-alone district. Instead, the City has initiated the rezoning for all of the properties identified on the Master Plan for the new district. You may notice rezoning signs installed in the area; notices of the public hearing will also be provided in the newspaper and mailed to area property owners.

Second, the overlay approach avoids making any existing uses non-conforming. There are currently several existing single-family residential homes in the affected areas. These homes would be permitted to remain until redevelopment is contemplated.

Finally, the overlay concept allows the City to authorize the significant added uses while retaining some needed control as to the ultimate development—and in fact provides one of the most flexible approaches for doing so allowed under Michigan zoning law. The primary benefit to the land owners of the overlay process that's proposed, is the availability of additional and more-intense land uses than are permitted with proposed overlay. But with those more intense uses comes concerns as to how to make sure these continue to fit into the surrounding area, and how the City accomplishes its aesthetic and planning goals while still allowing the added uses. The suggested standards for insuring that these goals will be addressed are contained in the draft ordinance language, which is enclosed with this letter.

Among the additional uses that are allowed under the proposed PSLR ordinance are attached single family dwellings, low-rise multiple family dwellings, independent and congregate elderly living facilities, assisted living facilities, live/work mixed use buildings, day care centers, general and medical offices, funeral homes, community buildings and cultural facilities, and other similar uses.

As part of the process for consideration for these additional uses, a conceptual plan showing the general site layout, and a development agreement must be submitted by the applicant prior to the City Council granting approval of the additional PSLR uses. The conceptual plan is critical because the layout of roads, pathways, utilities, drainage facilities and setback details are integral to the district functioning as a whole and as a transition zone between the existing and future single-family areas and the more intensely developed areas to the north.

We understand that the affected property owners may have questions regarding this proposal and invite you to contact the Community Development Department if you have any questions about this matter. Please feel free to contact me or Planner Mark Spencer at 248-347-0475 during regular business hours if you have any questions.

Sincerely,

  
Barbara McBeth  
Community Development Deputy Director

C Members of the Planning Commission  
Att Proposed Suburban Low-Rise Overlay Ordinance

**Letter Sent to Property Owners  
Subject to Rezoning  
(in addition to Public Hearing Notice)**



September 14, 2011

Mr. Paul Bosco  
25805 Beck Road  
Novi, MI 48374

*example*

Re: Proposed Planned Suburban Low-Rise Overlay Zoning District

**CITY COUNCIL**

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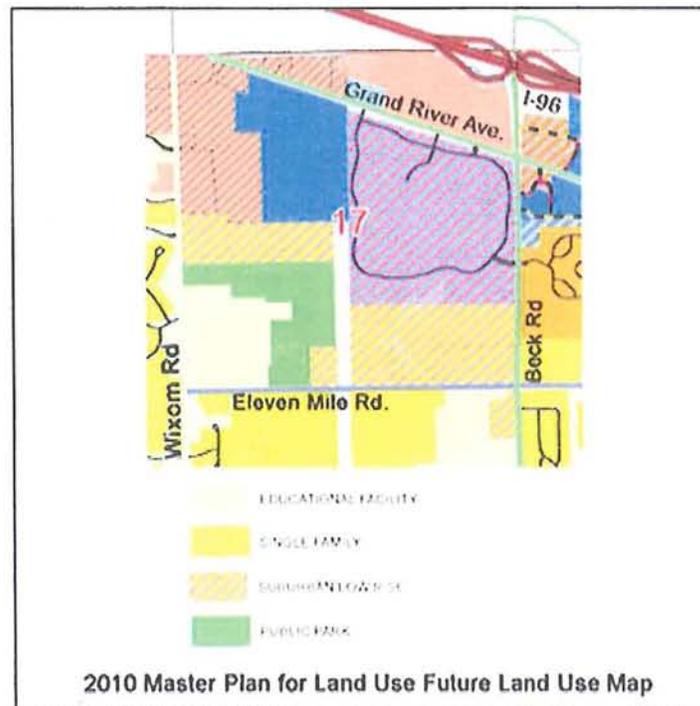
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As part of the process for consideration for these additional uses, a conceptual plan showing the general site layout, and a development agreement must be submitted by the applicant prior to the City Council granting approval of the additional PSLR uses. The conceptual plan is critical because the layout of roads, pathways, utilities, drainage facilities and setback details are integral to the district functioning as a whole and as a transition zone between the existing and future single-family areas and the more intensely developed areas to the north.

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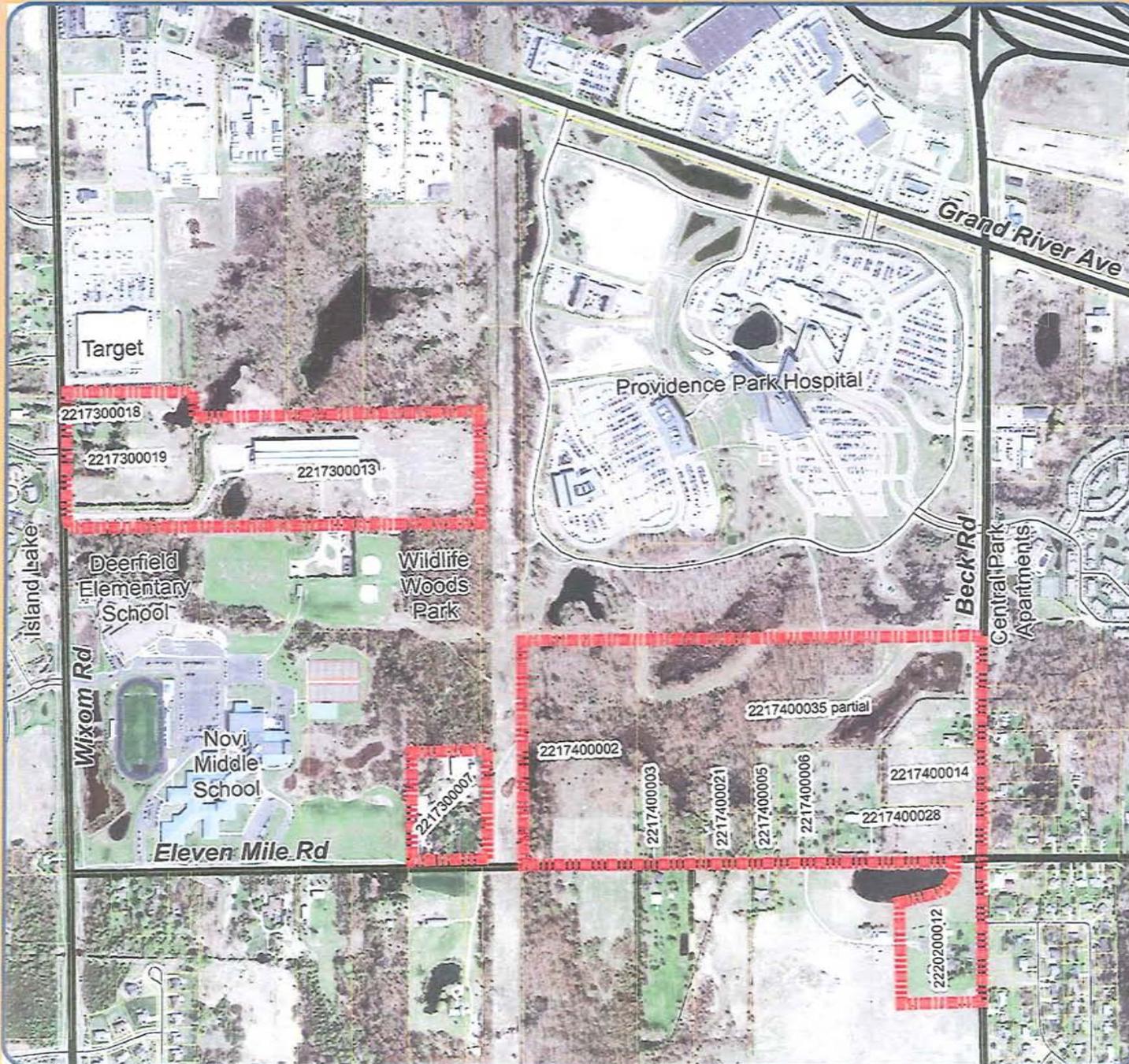


Barbara McBeth  
Community Development Deputy Director

**Rezoning 18.700  
Suburban Low-Rise Overlay District  
Location Map**

# Rezoning 18.700 Planned Suburban Low-Rise Overlay District

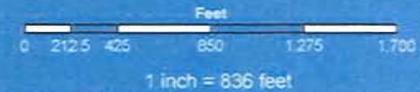
Location Map and Air Photography



## Map Legend

### Tax Parcels

-  Tax Parcels
-  Proposed PSLR Overlay
-  Section Line/Major Roads
-  Local Roads



**City of Novi**  
 Planning Division  
 Community Development Dept.  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

Map Author: Mark Spencer  
 Date: 8/31/11  
 Project: Rezoning 18.700 PSLR Overlay location  
 Version #: 1.0

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**Example for Illustration  
of a Concept Plan  
Required and Optional Information**

Existing wetlands and proposed mitigation

Proposed road with Pedestrian facilities

Setbacks

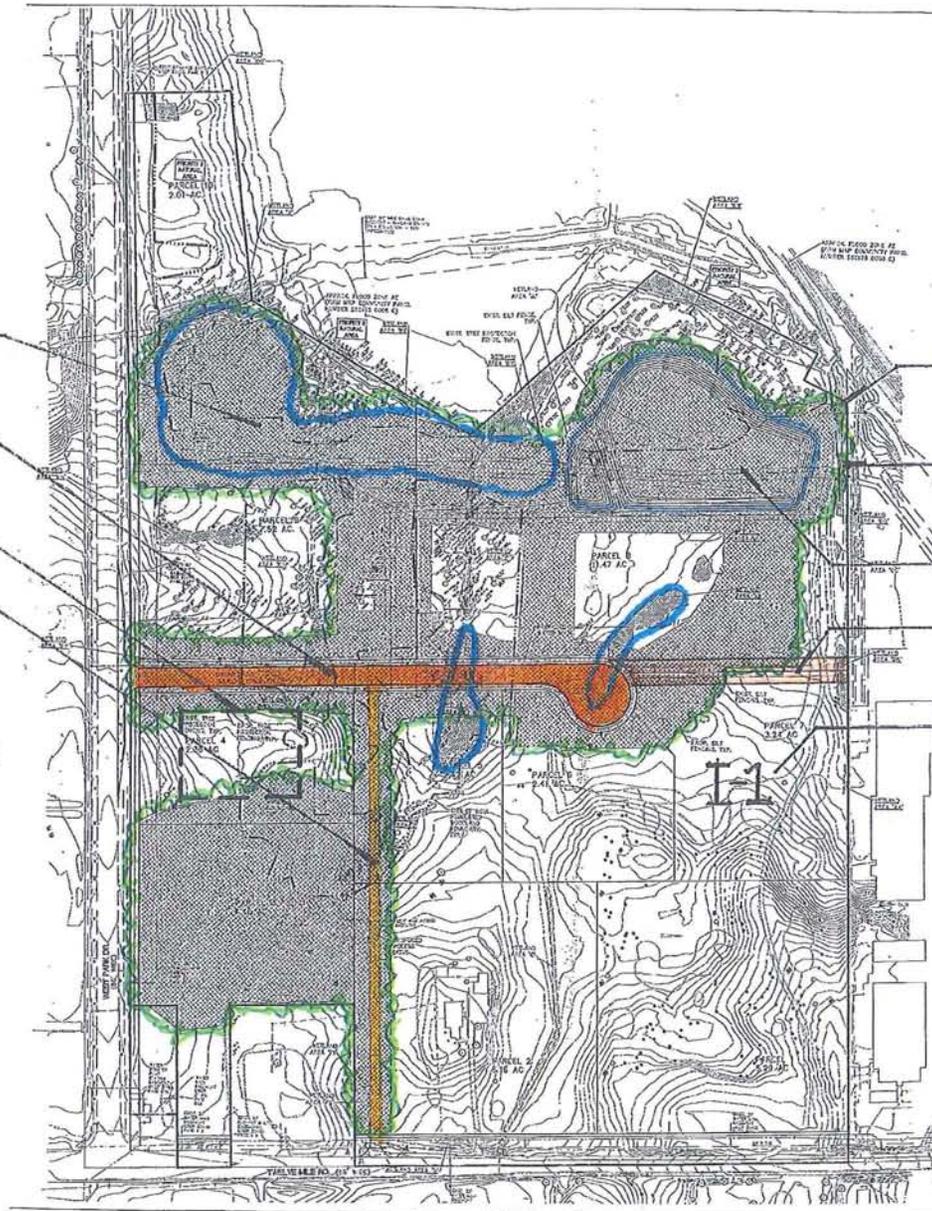
Proposed secondary access

**ALSO REQUIRED**

- Community Impact Statement (>10 acres)
- Traffic Impact Study (if required)
- Narrative for any ordinance deviations

**MAY ALSO INCLUDE**

- Proposed lot lines
- Building footprints
- Parking plan
- Open space plan
- Landscape plan
- Phasing plan
- Graphic illustration of any ordinance deviations



Survey of site with legal description

Existing woodlands and Proposed mitigation

Proposed stormwater plan

Proposed utilities, road and sidewalk extension

Existing zoning

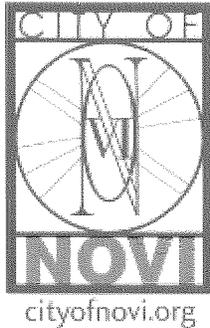
**Concept Plan**  
**Required Information**  
(Example for illustration only).

**Planned Suburban Low-Rise (PSLR) Overlay District**

**Part B.**

**Zoning Map Amendment**

## Planning Report



## PLAN REVIEW CENTER REPORT

September 29, 2011

### Planning Review

#### PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT Rezoning 18.700

---

#### Petitioner

City of Novi

#### Review Type

City-Initiated Rezoning Review

#### Property Characteristics

- Site Location: Multiple parcels north of Eleven Mile Road between Wixom Road and Beck Road and one parcel at the southwest corner of Eleven Mile Road and Beck Road.
- Site Size: 131.7 acres.
- Current Zoning: RA, Residential Acreage; R-1, One-Family Residential; R-3, One-Family Residential; RM-1 with PRO, Low-Density, Low-Rise, Multiple-Family Residential; and I-2, General Industrial.
- Surrounding Zoning: North: I-1, Light Industrial with consent judgment; I-1, Light Industrial; R-3, One-Family Residential; and further north OSC, Office Service Commercial. East: RM-2, High-Density Mid-Rise Multiple-Family Residential; RA, Residential Acreage. South: RA, Residential Acreage; R-1, One-Family Residential; and R-1 with PRO, One-Family Residential. West: RA, Residential Acreage; and R-1, One-Family Residential.
- Site Use: Vacant land, single-family homes, light industrial and proposed nursing home uses.
- Surrounding Land Uses: North: retail (Target Novi Promenade), vacant and further north hospital/medical park (Providence Park); East: single family residential and vacant; South: public park, large lot single family residential and vacant; West: single family residential, public park and vacant.
- School District: Novi Community Schools

#### Project Summary

The City of Novi Community Development Department is requesting the rezoning of several parcels in Section 17 and one parcel in Section 20 totaling approximately 131.7 acres by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on parcels zoned RA, Residential Acreage, R-1, One-Family Residential, R-3, One-Family



Rezoning 18.700 Location and Air Photo Map

Residential, RM-1 Low Density, Low-Rise, Multiple Family Residential with a PRO, and I-2, General Industrial. The 2010 Master Plan for Land Use contemplated an ordinance amendment to expand the potential land uses for the properties in the petition to provide for a transitional use area between the higher intensity office, retail and industrial uses to the north and the one-family residential uses to the south. As the accompanying zoning ordinance text amendment is proposed, all uses permitted in the existing underlying zoning districts will continue to be permitted, subject to the conditions and restrictions of the underlying zoning district.

**Recommendation**

Staff **recommends approval** of the proposed Zoning Map amendment which would overlay the PSLR Overlay Zoning District on properties in the RA, R-1, R-3, RM-1 with a PRO and I-2 zoning districts. The rezoning request is consistent with the Master Plan for Land Use which depicts the area for "Suburban Low-Rise" uses. Approval is

recommended for the following reasons:

1. The proposal is consistent with the 2010 Master Plan for Land Use Future Land Use Map and land use goals;
2. The PSLR Overlay District's set of moderate-intensity permitted uses will be compatible with neighboring single family uses because the District's "form-based" standards will require developments be of a moderate scale and single family residential character;
3. Adequate infrastructure exists or is planned to support the uses permitted in the PSLR Overlay district;
4. The permitted moderate-density residential development could increase the demand for retail, office and industrial floor space in the City and provide additional housing options that could help attract more young families and seniors to the City; and
5. This proposed district is located where the natural and built environment provides defined borders to provide additional buffer and separation from one-family residential area.

#### **Planning Commission Options**

The Planning Commission has the following options in its recommendation to City Council:

1. Recommend approval of the rezoning for the petition area with the PSLR, Planned Suburban Low-Rise Overlay District as requested and recommended in the 2010 Future Land Use Map (**Staff recommendation**).
2. Recommend denial of the rezoning request to allow the property to remain zoned as RA, R-1, R-3, RM-1 with a PRO, and I-2, without an overlay.
3. Recommend rezoning of the parcel to any other designation that the Planning Commission determines is appropriate. Given the current Master Plan designation for the property and the developments in the area, there are no other alternatives that the Planning Staff has analyzed at this time. **NOTE:** This option would require the Planning Commission to send notice for and hold another public hearing with the intention of recommending rezoning to another designation.

#### **Master Plan for Land Use**

During the City's 2009-2010 review of the Master Plan for Land Use, the area along both sides of Eleven Mile Road between Wixom and Beck Roads was extensively studied. The Study found that high-intensity retail, office and residential development was located within a ½ mile of Grand River Avenue and the Study recommended the creation of a transitional use area located between the higher intensity development located near Grand River and the nearby existing and planned single family home areas. It further recommended that the transitional area permit moderate-intensity development while establishing a set of "form based" standards to create a

predictable streetscape to help maintain the single-family residential character of the area. The 2010 Master Plan for Land Use incorporated the Study's recommendations and established a proposed "suburban low-rise" use area and a set of supporting land use goals. All of the properties in the proposed rezoning are within the designated "Suburban Low Rise" land use area identified on the Future Land Use Map.

**Zoning**

The following table summarizes the zoning and land use status for the property in the petition and the surrounding properties.

**Land Use and Zoning  
 For Subject Property and Adjacent Properties**

**Parcels fronting on Wixom Road**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Properties	R-1, One-Family Residential and I-2, General Industrial	Detached single family residential and Industrial	Suburban Low-Rise
Northern Parcels	I-1, Light Industrial with a consent judgment and I-1, Light Industrial	Vacant and large scale retail (Novi Promenade and Target)	Community Retail and Office, Research, Development and Technology
Southern Parcels	R-1, One-Family Residential	Public Park (Wildlife Woods)	Public Park
Eastern Parcels	RA, Residential Acreage and further east OSC, Office Service Commercial	High voltage electric transmission corridor and further east hospital/medical park (Providence Park)	Public Utility and Office Commercial
Western Parcels	R-1, One-Family Residential	Detached Single Family Residential (Island Lake)	Single Family Residential

**Parcel fronting on Beck Road south of Eleven Mile Road**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Property	RA, Residential Acreage	Large lot detached single family residential	Suburban Low-Rise
Northern Parcels	R-3, One-Family Residential	Large lot detached single family residential	Suburban Low-Rise
Southern Parcel	RA, Residential Acreage	Vacant	Educational Facility
Eastern Parcels	RA, Residential Acreage	Detached single family residential	Single Family Residential
Western Parcel	RA, Residential Acreage	Vacant	Educational Facility

**Parcels fronting on the north side of Eleven Mile Road or fronting on  
 Beck Road north of Eleven Mile Road**

	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Master Plan Land Use Designation</b>
Subject Properties	RA, Residential Acreage, R-3, One-Family Residential and RM-1, Low-Rise, Low-Density, Multiple Family Residential	Vacant land, landscape business and large lot detached single family residential*	Suburban Low-Rise
Northern Parcels	RA, Residential Acreage; R-3, One-Family Residential; and further north OSC, Office Service Commercial	Public park (Wildlife Woods); vacant land; and further north hospital/medical park (Providence Park)	Public Park and Office Commercial
Southern Parcels	RA, Residential Acreage; and R-1, One-Family Residential; with PRO	Vacant and large lot detached single family residential	Single Family Residential, Educational Facility and Suburban Low Rise
Eastern Parcels	RM-2, High-Density Mid-Rise Multiple-Family Residential; and RA, Residential Acreage	Vacant land and detached single family residential	Multiple Family Residential and Single Family Residential
Western Parcels	RA, Residential Acreage and R-1, One-Family Residential	Public Park (Wildlife Woods)	Public Park and Public Utility

\*-In addition, the Medilodge convalescent care facility is approved.

**Compatibility with Surrounding Land Use**

The surrounding land uses are shown on the above chart. The compatibility of the requested PSLR Overlay zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. The moderate intensity permitted uses permitted in the Overlay District should be compatible with all of the neighboring land uses because the uses are less intense than the uses to the north and the PSLR District's "form-based" standards will require new developments to be of a moderate scale and be designed with a single family residential character.

**Comparison of Zoning Districts**

The following table provides a comparison of the current and proposed zoning classifications. No alternatives have been provided at this time.

	<b>RA- Zoning (Existing)</b>	<b>R-1 &amp; R-3 Zoning (Existing)</b>	<b>RM-1 with PRO</b>	<b>I-2 Zoning (Existing)</b>	<b>PSLR- Overlay Zoning (Requested)</b>
Principal Permitted Uses	1. One-family dwellings. 2. Farms and greenhouses. 3. Public parks, and outdoor recreational facilities. 4. Cemeteries 5. Public and private elementary schools. 6. Home occupations. 7. Accessory buildings and uses. 8. Family Day Care Homes.	1. One-family dwellings. 2. Farms and greenhouses. 3. Public parks, parkways and outdoor recreational facilities. 4. Cemeteries. 5. Home occupations. 6. Accessory buildings and uses. 7. Keeping of horses and ponies. 8. Family Day Care Homes.	Convalescent (nursing), congregate care and assisted living facility with customary accessory uses	1. Office buildings 2. Public parks & outdoor recreational facilities. 3. Indoor recreation, health and fitness facilities and clubs. 4. Medical offices, laboratories and clinics. 5. Research and development. 6. Data processing and computer centers. 7. Warehousing. 8. Manufacturing. 9. Industrial office sales & service. 10. Trade or industrial schools. 11. Laboratories. 12. Greenhouses. 13. Public utility buildings. 14. Pet boarding. 15. Veterinary Hospitals or clinics. 16. Motion picture, television, radio and photographic production facilities 17. Accessory buildings, structures and uses. 18. Banks 19. Union halls. 20. Trade schools. 21. Industrial tool and equipment sales, service, storage and	1. Uses permitted in underlying district unless restricted by a PSLR development agreement.

**Planning Review of Rezoning Request**

City Initiated Planned Suburban Low-Rise Overlay District  
18.700

**September 29, 2011**

Page 7 of 10

	<b>RA- Zoning (Existing)</b>	<b>R-1 &amp; R-3 Zoning (Existing)</b>	<b>RM-1 with PRO</b>	<b>I-2 Zoning (Existing)</b>	<b>PSLR- Overlay Zoning (Requested)</b>
				distribution. 22. Restaurants. 23. Automobile service. 24. Self-storage facilities. 25. Accessory retail sales. 26. Central dry cleaning plants or laundries. 27. Railroad transfer, classification and storage yards. 28. Tool, die, gauge and machine shops. 29. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies. 30. Municipal uses. 31. Outdoor storage yards. 32. Commercial sale of new and used heavy trucks and heavy off-road construction equipment. 33. Junkyards, incinerators and heavy industrial plants (existing parcel too small for these uses). 34. Lumber and planing mills. 35. Trucking facilities. 36. Ready-mix or transit mix concrete operations.	

	<b>RA- Zoning (Existing)</b>	<b>R-1 &amp; R-3 Zoning (Existing)</b>	<b>RM-1 with PRO</b>	<b>I-2 Zoning (Existing)</b>	<b>PSLR- Overlay Zoning (Requested)</b>
Special Land Uses	<ol style="list-style-type: none"> <li>1. The raising of nursery plant materials.</li> <li>2. Dairies.</li> <li>3. The keeping and raising of livestock.</li> <li>4. Historical buildings may be occupied by limited nonresidential uses.</li> <li>5. Bed and breakfasts.</li> <li>6. Churches</li> <li>7. Intermediate and secondary schools.</li> <li>8. Utility and public service buildings.</li> <li>9. Group Day Care Homes &amp; Centers</li> <li>10. Private recreation.</li> <li>11. Golf courses.</li> <li>12. Colleges.</li> <li>13. Private pools.</li> <li>14. Railroad right-of-way.</li> <li>15. Mortuaries.</li> </ol>	<ol style="list-style-type: none"> <li>1. Churches</li> <li>2. Elementary, intermediate and secondary schools.</li> <li>3. Utility and public service buildings.</li> <li>4. Group Day Care Homes &amp; Centers</li> <li>5. Private recreation.</li> <li>6. Golf courses.</li> <li>Colleges</li> <li>7. Private pools.</li> <li>8. Cemeteries.</li> <li>9. Railroad right-of-way.</li> <li>10. Mortuaries.</li> <li>11. Bed and Breakfasts</li> </ol>	None	None	<ol style="list-style-type: none"> <li>1. Low-rise multiple-family residential</li> <li>2. Independent and congregate elderly living facilities.</li> <li>3. Assisted living, convalescent homes and hospice care.</li> <li>4. Live/work units.</li> <li>5. Day care centers.</li> <li>6. General office.</li> <li>7. Medical offices, laboratories and clinics.</li> <li>8. Religious centers.</li> <li>9. Elementary, intermediate or secondary schools, colleges, business and trade schools.</li> <li>10. Public parks, and recreation facilities.</li> <li>11. Non-profit community buildings and cultural facilities.</li> <li>12. Mixed-use buildings.</li> <li>13. Accessory buildings and uses.</li> </ol>

	<b>RA- Zoning (Existing)</b>	<b>R-1 &amp; R-3 Zoning (Existing)</b>	<b>RM-1 with PRO</b>	<b>I-2 Zoning (Existing)</b>	<b>PSLR- Overlay Zoning (Requested)</b>
Minimum Lot Size	43,560 sq. ft.	R-1 -21,780 sq. ft. R-3 12,000 sq. ft.	None	None	None
Maximum Residential Density	0.8 DUs/net site area	R-1 1.65 and R-3 2.7 DUs/net site area	No residential	N/A	7.3 DUs/net site area
Building Height	2 ½ stories 35 ft.	2 ½ stories 35 ft.	As depicted on the approved concept plan	60 ft.	2 ½ stories 35 ft.
Building Setbacks	Front: 45 ft. Side: 20 ft. min. 50 ft. aggregate both sides Rear: 50 ft.	Front: 30 ft. Side: R-1 15 ft. min. 40 ft. aggregate both sides R-3 10 ft. 30 ft. aggregate both sides Rear: 35 ft.	As depicted on the approved concept plan	Front: 100 ft. Side: 50 ft. Rear: 50 ft.	Front: 30 ft. Side: 15 ft. Rear: 35 ft. Section line road: 50 ft.

**Intent of Zoning Districts**

The intent of the PSLR, Planned Suburban Low-Rise Overlay District, is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape.

**Infrastructure Concerns**

Public road, water and sanitary sewer infrastructure is generally adequate to serve the properties in the petition at full build-out with typical minor infrastructure improvements. The proposed increase in development intensity may accelerate the need to widen Beck Road and purchase additional sewer plant capacity. See the City Engineer and Traffic Consultant reports for details (attached).

**Natural Features**

The City's Regulated Woodland and Regulated Wetland Maps indicate the existence of a substantial amount of regulated woodlands and wetlands on the properties. Most of the regulated woodland areas are also identified as priority habitat areas on the Natural Features Map in the Master Plan for Land Use. Conservation easements are in place or planned on some of the parcels. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property. In addition, some of the parcels contain regulated floodplains that could restrict development.

**Development Potential**

Based on the total size of the properties, development under the existing zoning could result in site condominiums or subdivisions of approximately 192 houses, a 50,000+/- square foot convalescence facility (approved) and a 40,000 square foot industrial building (existing).

Considering the amount of natural features in the petition area, Staff estimated the usable area in the proposed Overlay District to develop two maximum build-out scenarios. About 25% of the proposed District is within a floodplain or a wetland and unlikely to be utilized for development. In addition, another 14% of the properties are covered by regulated woodland. Due to the cost of mitigating removed woodland, it is likely that only one-half of this area would be developed. Therefore it is reasonable to assume that about 32% of the acreage will not be development. This leaves a net usable area of about 89 acres. Staff estimates that if only two story offices were placed on the 89 acres, a maximum of 1.2 million square feet of office space could be built. Staff also estimates that if only multiple family dwellings at a maximum density of 7.3 dwelling units per acre are built, that a maximum of 650 multiple family dwelling units could be built.

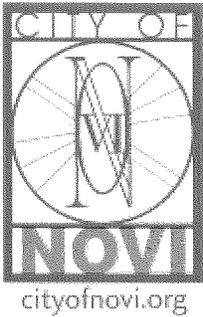
Please feel free to contact me at (248) 347-0475 or [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org) with any questions or concerns.



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Mark Spencer, AICP, Planner

# Engineering Report



## MEMORANDUM

**TO:** BRIAN COBURN, P.E.; ENGINEERING MANAGER  
BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

**FROM:** NATHAN BOUVY, STAFF ENGINEER

**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING 18.700 PLANNED SUBURBAN LOW-RISE OVERLAY  
DISTRICT

**DATE:** SEPTEMBER 29, 2011

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The Engineering Division has reviewed the requested rezoning overlay of 131.7 acres to be rezoned from the current zoning which include: RA, R-1, R-3, RM-1, and I-2. The uses of the proposed rezoning overlay would be office building and multi-family residential with densities of 6 units/acre and 7.3 units acre, respectively.

### Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were built-out under the current zoning, demand on the utilities for the site would be likely around 273 REUs. Since there are several possible scenarios for development under the proposed zoning overlay, a final build out REU value is difficult to determine. However, based on the information provided by Community Development for build out densities, an estimated demand ranges from 565 REUs to 875 REUs. Therefore, the increase in water and sewer demand as a result of the proposed rezoning overlay could be approximately 2 to over 3 times greater than the existing zoning build-out demands, depending on the uses.

### Water System

The project is located within the Intermediate Water Pressure District. Service will be provided to the properties by a 16-inch water main that currently runs along 11 Mile Road and Wixom Road. The proposed rezoning would have minimal impact on available capacity, pressure, and flows in the water system.

### Sanitary Sewer

The rezoning area is located within the Lannys Sanitary Sewer District. Several of the properties do not currently have frontage on the sanitary sewer requiring an extension to the property for service.

The proposed zoning overlay would increase the potential sanitary sewer discharge by as much as 3 times what would be expected for the current zoning, depending on the land use scenarios under the proposed overlay. The preliminary calculations determined that the flow could increase from 0.6 cubic feet per second (cfs) to 1.1 cfs, which represents 3.0% to 5.5% of the City's contractual discharge rate. It should be noted that the additional flow as proposed under this zoning overlay was not accounted for in the 2010 Master Plan for Land Use.

### Summary

In summary, the water main facilities that are in place are adequate to serve the proposed change in zoning with little or no impact on the rest of the water system and the water master plan. The sanitary sewer facilities have capacity to support the additional flows that would be anticipated with a higher use of the proposed zoning overlay. Therefore, we conclude that the rezoning would have an impact on the public utility infrastructure; due to the potentially large increases in sanitary sewer flow the rezoning could require the acquisition of additional capacity downstream at the time of build-out. Additional study of the impact of each zoning request may be required to better determine the impact on the infrastructure.

## Traffic Review

September 20, 2011

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375



**SUBJECT: Planned Suburban Low-Rise (PSLR) Overlay District,  
Traffic Review of Proposed Zoning Ordinance Amendment**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following comments.

**Overall Traffic Impacts**

How might the PSLR Overlay change future transportation requirements?

1. Comparing this letter's first attachment to its second attachment reveals that the proposed district is somewhat smaller than the area assumed in the May 2009 transportation analysis we prepared for the Master Plan Update review process. Excluded are the "Proposed School Property," the area on the south side of 11 Mile Road abutting the utility corridor, and the future City Park. Assuming that those omitted areas eventually develop consistent with their existing zoning, it is reasonable to assume that **the trip generation impacts of the proposed overlay would be less than we previously forecasted.**
2. Our 2009 transportation analysis forecasted future new trip generation in the area under the potential overlay and compared it to what it would be under existing zoning. Assuming that 60% of those trips would use Beck and Wixom Roads north of 11 Mile, adding the new trips to the then-existing (2009) volumes would result in Beck at 11 Mile serving 27,200 vehicles per day (vpd) with the overlay in place as opposed to 23,700 vpd under existing zoning. Modifying our prior forecast to reflect less intense development along the south side of 11 Mile would likely result in an intermediate volume; **however, a modified forecast would not change our previous conclusion that full development in the area – under any density heretofore considered – would warrant the planned widening of Beck Road (to two travel lanes in each direction).**
3. A similar analysis for Wixom Road resulted in future daily volumes of 18,500-20,000 north of 11 Mile and 13,500-14,600 south of 11 Mile. The northerly volume range borders on that typically considered for road widening, even without traffic growth arising from factors more regional in nature. **By removing the "Proposed School Property" from the proposed overlay area, the prospective trip generation is significantly reduced, and along with it, the potential need for widening Wixom Road north of 11 Mile in the foreseeable future.**

4. **11 Mile Road between Beck and Wixom will not need to be widened, and the ordinance language generally prohibiting direct-access drives along section-line roads should result in the addition of a minimal number of warranted left- and right-turn lanes.**

### Comments on Specific Proposed Ordinance Provisions

What provisions are most relevant to traffic, and should any of those provisions be refined?

5. Under the additional overlay uses permitted subject to required conditions (Sec 2303B) are “live/work” units. In addition to residential uses, these units may include “photography, art, craft, music and similar studios” and “professional offices of architects, engineers, lawyers, accountants of similar professionals,” each limited to two additional employees. Given such uses’ small number of permitted employees, typically low visitation by others, and typically small household size, **we see no basis for expecting live-work units to generate significantly more peak-hour vehicle trips per unit than comparable attached condominiums.**
6. Regarding the components of a PSLR Overlay Concept Plan (Sec 2304B), **we recommend deleting the word “optional” in the phrase appearing between items 1.i and 1.j. Also, we recommend that item 3 read “A traffic impact study as required by the ‘City of Novi Site Plan and Development Manual’.”** (The italicized word “and” is missing in the draft ordinance, and the cited manual covers all types of traffic impact studies, including a Rezoning Traffic Impact Study.)
7. Under the subsection entitled “Circulation Standards” (Sec 2305B.2):
  - a. The subsection begins with the statement that “All uses that include the construction of a new building shall be designed, *to the extent possible*, with access drives connected only to non-section line roads” (italic emphasis added by us). **If the intent is to generally prohibit ungated access drives along 11 Mile and Beck Roads, we recommend rewording this part to make it more definitive, perhaps using the words “All uses that include the construction of a new building shall be designed with full-time access drives connected only to non-section line roads; any exceptions to this restriction require a formal waiver by City Council.” After the next sentence on emergency access, items a and b should be prefaced with the word “Also:”**
  - b. **Sec 2305B.2.a should conclude with the words “...at location(s) acceptable to the City and the neighboring property owner(s).”**
  - c. **In Sec 2305.2.b.i, we suggest that the words “naturally driving at speeds of 30 mph or less” be replaced with the words “driving at speeds typically found on non-arterial residential streets.”** (The use of a word such as “naturally,” and the mention of a specific numeric speed, could result in difficulties applying and enforcing the ordinance.)
  - d. **In Sec 2305.2.b.ii, the word “proposed” should be replaced with the word “planned.”**

Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP  
Vice President

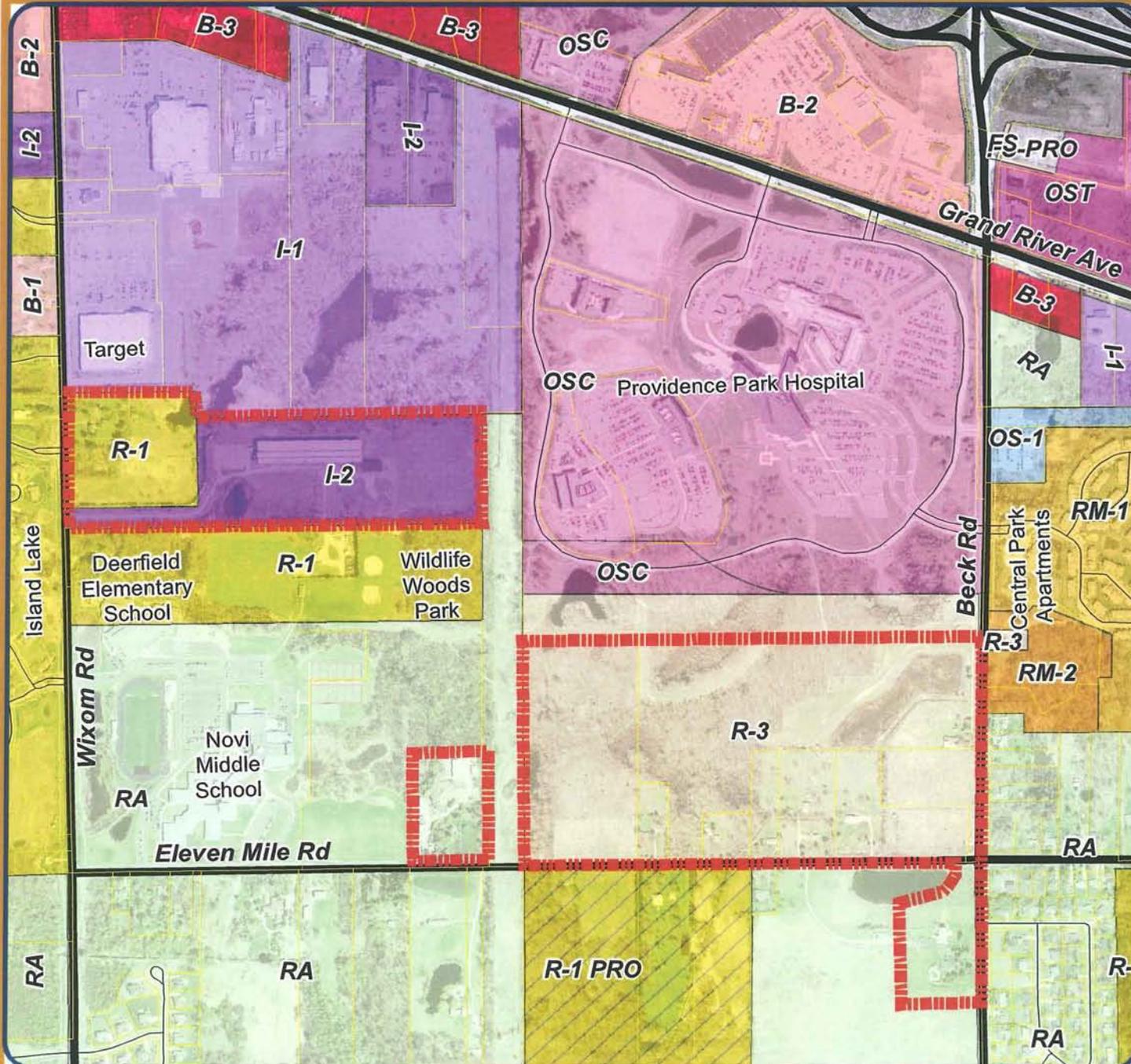


William A. Stimpson, P.E.  
Director of Traffic Engineering

Attachments

# Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Zoning Map



### Map Legend

#### Tax Parcels

- Tax Parcels
- Proposed PSLR Overlay
- Section Line/Major Roads
- Local Roads

#### Zoning

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

1 inch = 836 feet



## City of Novi

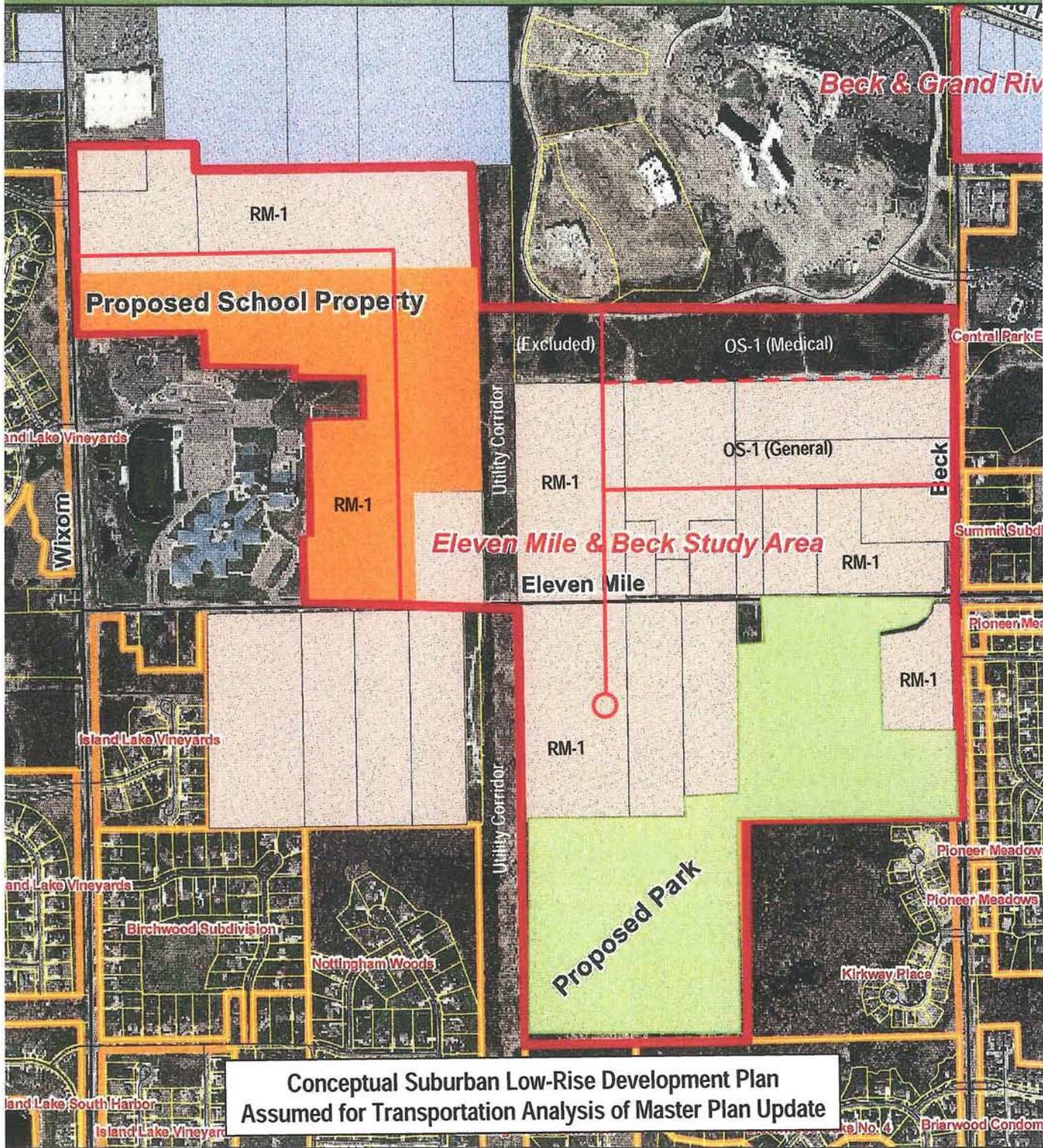
Planning Division  
 Community Development Dept.  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Mark Spencer  
 Date: 9/14/11  
 Project: Rezoning 18.700 PSLR Overlay zoning Version #: 1.0

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# CITY OF NOVI 2009 Master Plan Review Study Area Eleven Mile & Beck Study Area



**Conceptual Suburban Low-Rise Development Plan  
Assumed for Transportation Analysis of Master Plan Update**

Master Plan Review Study Area    
  Potential Commercial Development Parcels    
  Potential Residential Development Parcels

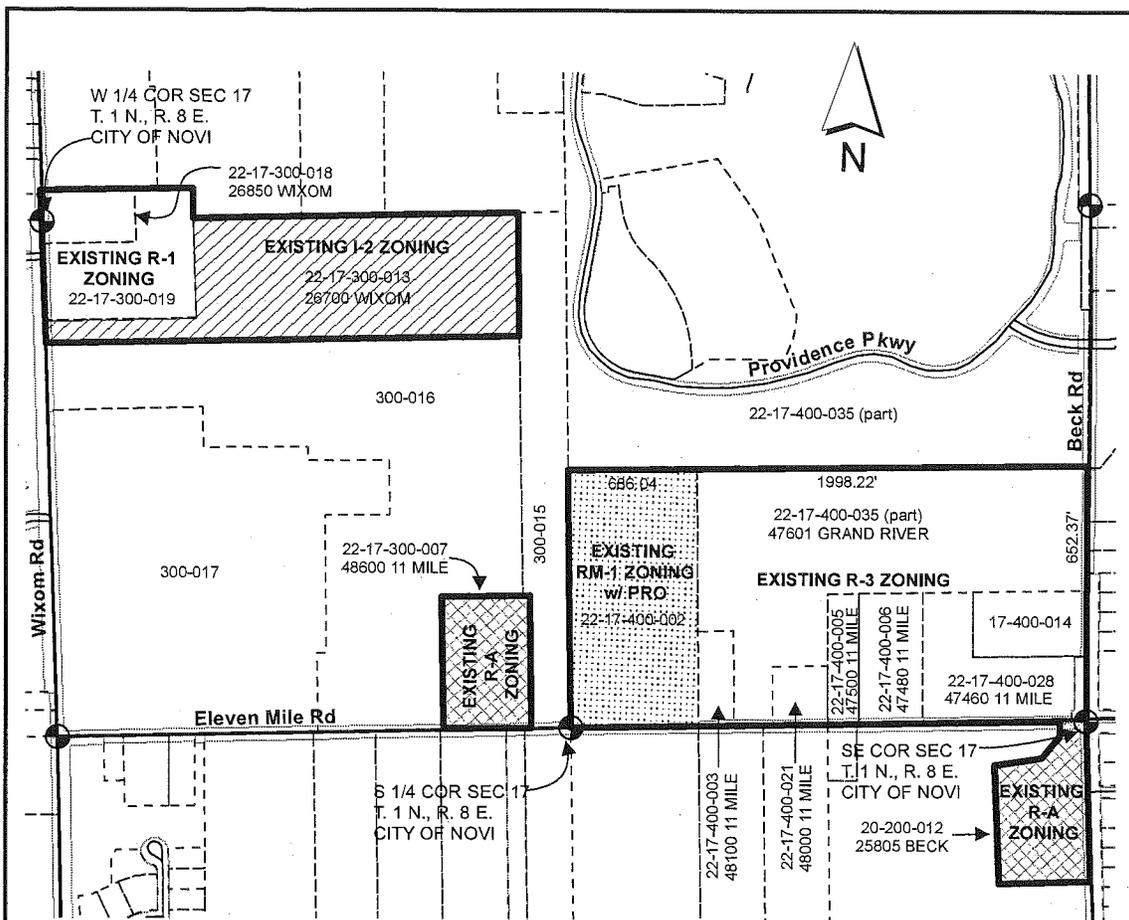


**CITY OF NOVI**  
 PLANNING DIVISION  
 48175 W. TEN MILE ROAD  
 NOVI, MI 48375-3024  
 (248) 347-0475



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## Property Survey



To rezone a part of the South 1/2 of Section 17 and the Northeast 1/4 of Section 20, T.1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-17-300-007, 22-17-300-013, 22-17-300-018, 22-17-300-019, 22-17-400-002, 22-17-400-003, 22-17-400-005, 22-17-400-006, 22-17-400-014, 22-17-400-021, 22-17-400-028, 22-20-200-012 and the portion of 22-17-400-035 described as follows:

Commencing at the southeast corner of Section 17, thence N. 01°21'47"W. 667.12 feet along the east line of section 17 to the point of beginning; thence S. 87°20'58" W. 1326.12 feet; thence S. 01°53'29" E. 368.99 feet; thence S. 87°21'00"W. 280.07 feet; thence S. 01°53'15" E. 298.00 feet; thence S. 87°21'00" W. 199.89 feet; thence N. 02°09'22" W. 484.00 feet; thence S. 87°21'00" W. 180.00 feet; thence N. 02°09'22" W. 834.05 feet; thence N. 87°19'01" E. 1998.22 feet; thence S. 01°21'47" E. 652.37 feet to the point of beginning, containing 36.03 acres more or less.

FROM: RA RESIDENTIAL ACREAGE DISTRICT  
R-1 ONE-FAMILY RESIDENTIAL DISTRICT  
R-3 ONE-FAMILY RESIDENTIAL DISTRICT  
RM-1 LOW DENSITY, LOW-RISE MULTIPLE-FAMILY RESIDENTIAL DISTRICTS  
I-2 GENERAL INDUSTRIAL DISTRICT

TO: SUBURBAN LOW-RISE OVERLAY DISTRICT

ORDINANCE NO. 18.700  
ZONING MAP AMENDMENT NO. 700  
CITY OF NOVI, MICHIGAN

ADOPTED BY THE CITY COUNCIL \_\_\_\_\_

\_\_\_\_\_  
DAVID LANDRY MAYOR

\_\_\_\_\_  
MARYANNE CORNELIUS CLERK