

V. Susceptibility to Change Review, Mark Spencer



MEMORANDUM

TO: Planning Commission

FROM: Mark Spencer, AICP, Planner *Mark Spencer*

THROUGH: *Barb* Barbara McBeth, AICP, Deputy Director of Community Development

DATE: September 26, 2007

SUBJECT: "Susceptibility to Change" Review

As a part of the Master Plan Review process, the City's Community Development Department, in collaboration with the City's planning consultant Birchler Arroyo, asked the Master Plan & Zoning Committee to conduct a "Susceptibility to Change" review of all parcels in the three study areas included in the Master Plan Review. At the Committee's September 25th meeting the Committee reviewed staff's suggested ratings and made recommendations for each parcel in the study areas. See the attached maps for the results of the review. The "Susceptibility to Change" review rated each parcel's land use as one of the following:

- Stable – unlikely to change in the long term (approximately 20 years);
- Moderately Susceptible to Change – stable in the near term, likely to change in the long term (approximately 6 to 20 years); and
- Highly Susceptible to Change – likely to change in the near term (within the approximately next 5 years).

The following terms were defined for this review:

- "Change" is defined as a change in land use or the significant redevelopment of the principal building.
- "Land Use" was defined as the physical use of the land. As an example an office use, industrial use or vacant. "Land Use" has nothing to do with the zoning of a property.
- "Significant Redevelopment" is the expansion of an existing use by an amount that could impact other uses or the infrastructure in the area.

Examples of a change of land use include the following: converting an existing retail use to an industrial use; developing vacant land or platting a subdivision.

For this review, existing vacant platted subdivision lots and site condominium units and associated open space were considered "stable" existing residential uses.

The results of this review are recapped below:

I-96 Novi Road Study Area

Highly Susceptible	6 parcels
Moderately Susceptible	11 parcels
Stable	17 parcels

Twelve Mile, Napier and Wixom Roads Study Area

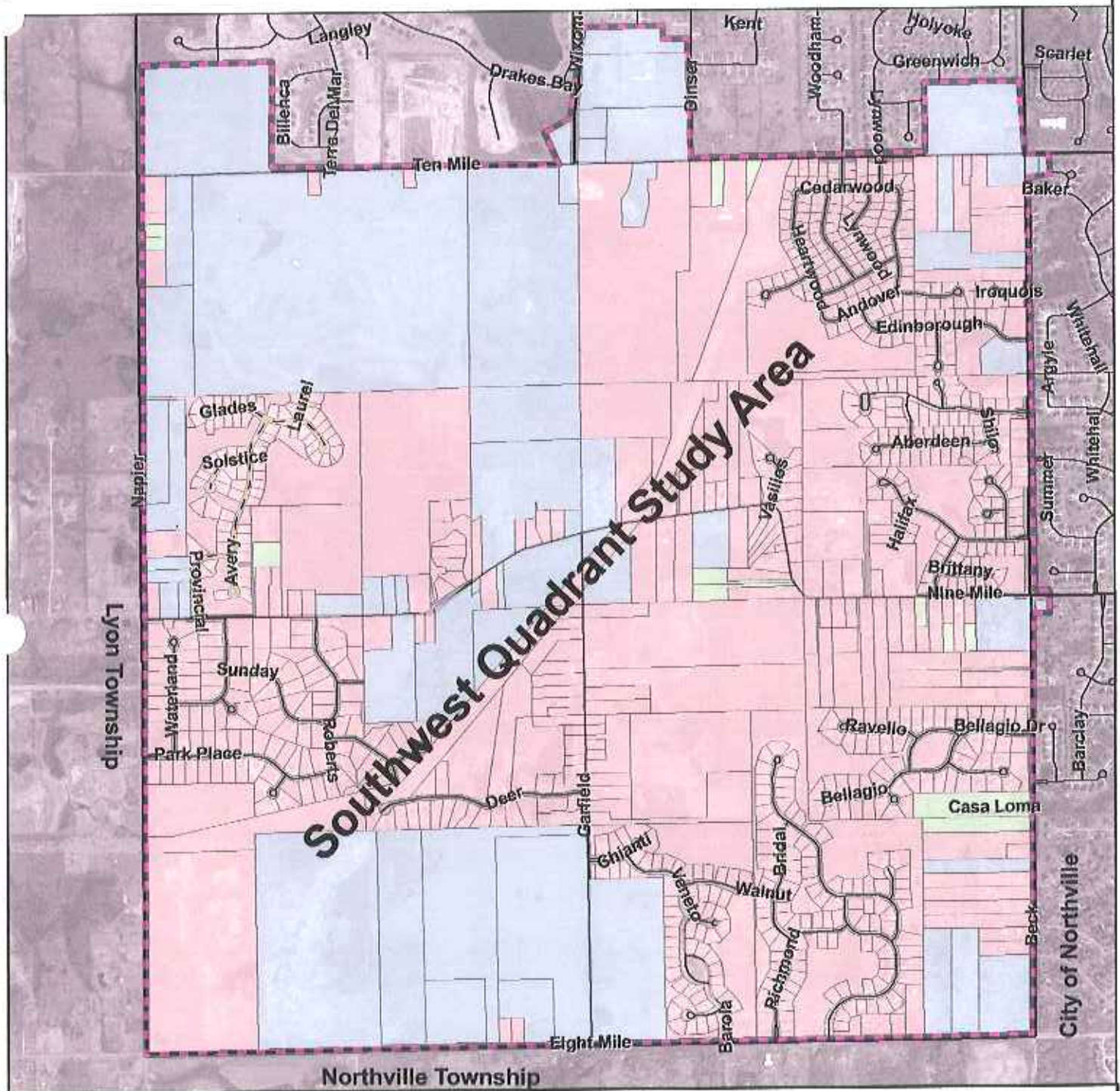
Highly Susceptible	2 parcels
Moderately Susceptible	3 parcels
Stable	1 parcel

Southwest Quadrant Study Area

Highly Susceptible	12 parcels
Moderately Susceptible	51 parcels
Stable	balance of the parcels (over 50% of the area)

Southwest Quadrant Study Area

Susceptibility to Change



Legend

- | | | |
|------------------------|--------------------------------------|------------------------|
| Moderately Susceptible | I-96 Novi Road Study Area | SW Quadrant Study Area |
| Stable | Twelve Mile, Napier Wixom Study Area | |
| Highly Susceptible | | |



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
9/26/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CI.NOVI.MI.US

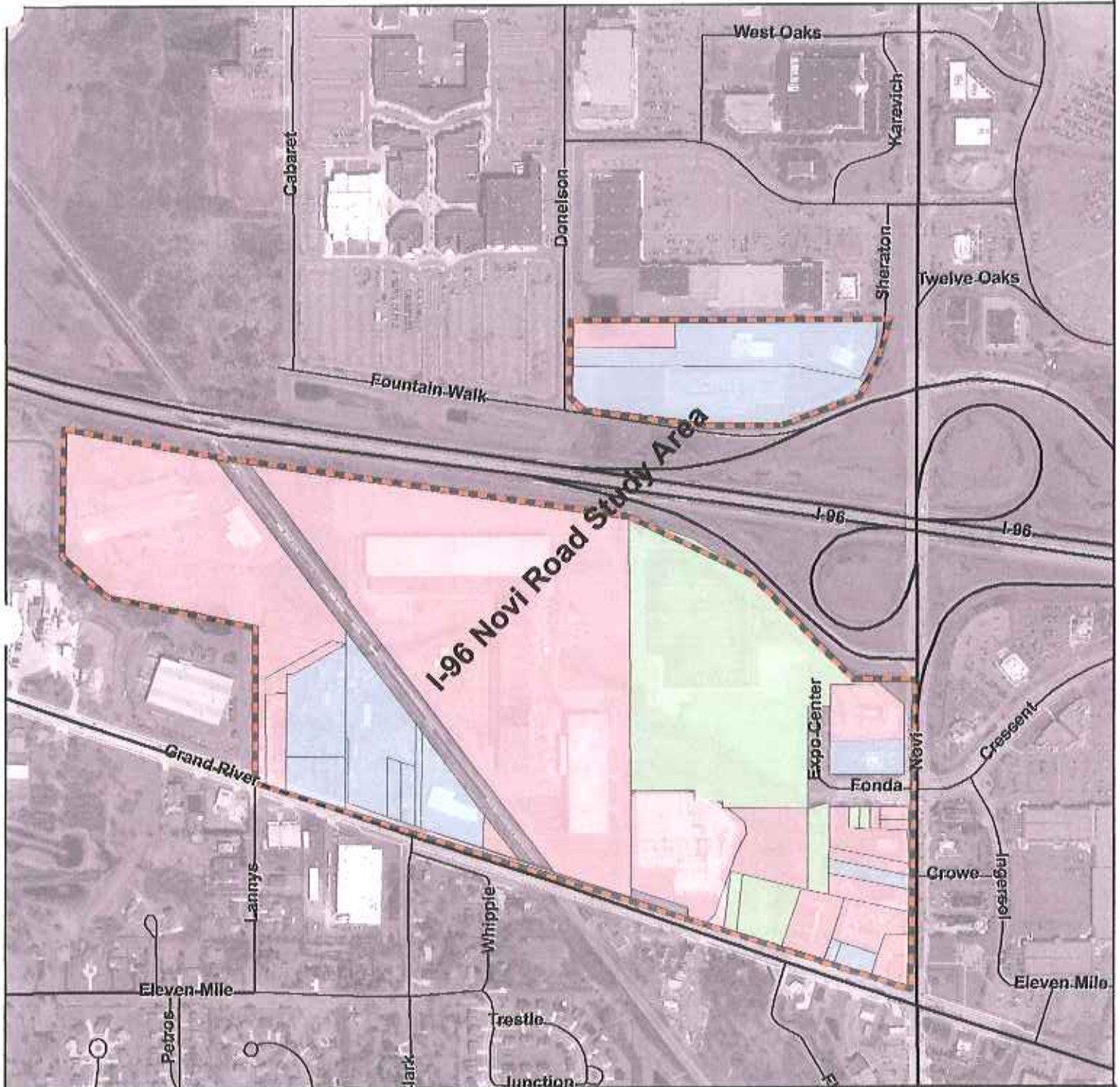


/susceptibilitysw.mxd

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.

I-96 Novi Road Study Area

Susceptibility to Change



Legend

- | | | | |
|---------------------------------|------------------------|--|------------------------|
| Susceptibility to Change | Moderately Susceptible | I-96 Novi Road Study Area | SW Quadrant Study Area |
| Stable | Highly Susceptible | Twelve Mile, Napier Wixom Roads Study Area | |



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
9/26/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CITYOFNOVI.MI.US



/susceptibility96novi.mxd

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.

Twelve Mile, Napier & Wixom Roads Study Area (Special Project Area 2)

Susceptibility to Change



Legend

- | | | | |
|---------------------------------|------------------------|--|------------------------|
| Susceptibility to Change | Moderately Susceptible | I-96 Novi Road Study Area | SW Quadrant Study Area |
| Stable | Highly Susceptible | Twelve Mile, Napier Wixom Roads Study Area | |



CITY OF NOVI PLAN REVIEW CENTER

Created by Mark Spencer
9/26/07
NOVI PLANNING DEPARTMENT
45175 W. TEN MILE ROAD
NOVI, MI 48375-3021
(248) 347-0475
WWW.CLNOVI.MI.US



/susceptibilityspa2.mxd

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.