

MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: FARMINGTON HILLS PROPOSED MASTER PLAN REVIEW
DATE: APRIL 15, 2008

Per the requirements of PA 285 the State Municipal Planning Act, the City of Farmington Hills submitted a draft copy of its proposed amended Master Plan for review and comment by the City of Novi. During Farmington Hills' Master Plan review they found much of the Plan was still viable and most of the Future Land Use designations within one mile of the City of Novi remain the same. The nearby Future Land Use Map changes are listed below. The Plan amendments include four types of redevelopment designations including a Mixed Use designation and a Freeway Redevelopment Area that provides for increasing the intensity of uses permitted by permitting taller buildings. These new designations are discussed in detail below. Other proposed changes throughout the balance of the City should have little effect upon the City of Novi. A portion of the Novi Future Land Use map, the proposed City of Farmington Hills Future Land Use map, and the Freeway Redevelopment Area map are attached.

Formed from the former Farmington Township, the City of Farmington Hills includes the entire former township that was not incorporated into the City of Farmington. This is similar to the City of Novi, which includes almost the entire area that was Novi Township except for the areas incorporated into the cities of Wixom and Northville and a small remaining portion of Novi Township. Sections 6, 7, 18, 19, 30 and 31 of the City of Farmington Hills borders the City of Novi's six mile long eastern boundary along Haggerty Road.

Six proposed changes to the Future Land Use Map are within one mile of the City of Novi and are listed below from north to south. Please see the attached exhibit with the proposed changes to the Farmington Hills Future Land Use map highlighted with an "**".

- Section 6 – Two small parcels along Fourteen Mile Road changed from Single – Family Residential to Private Recreation.
- Section 7 – Three parcels located on the east side of Haggerty Road and about 600 feet north of Twelve Mile Road changed from Multiple - Family Residential to Single – Family Residential and Private Recreation. The map indicates this area was developed.
- Section 7 – A small parcel about 1800 feet west of Halstead on the south side of Twelve Mile Road changed from Large Office to Small Office.
- Section 7 – An about 25 acre parcel located in the southeast quarter of the section changed from Community Facilities to Quasi Public.
- Section 18 – An industrial subdivision along Interchange Drive east of Halsted and south of Eleven Mile changed from Industrial to Industrial – Research – Office.
- Section 31 – Two parcels adjacent to the east side of I-275 just north of Eight Mile Road appear to have been developed for single family uses with about 60% of the area now designated for Private Recreation.

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None of these changes would likely increase traffic or have any other negative impacts upon the City of Novi.

With only 3% of the land area vacant in the City of Farmington Hills, redevelopment is key to increasing the City's tax base. In July 2005, the Farmington Hills City Council established a Redevelopment Committee with the objective of studying and reporting to the Council on redevelopment. They proposed the concept of establishing a redevelopment plan and the concept of permitting more intensive use of the land and thus a better return on investment. Four areas of redevelopment were identified including several Mixed Use Development Areas and a Freeway Redevelopment Area. Adjacent to the City of Novi is one of the Mixed Use Development Areas and the Freeway Redevelopment Area which is adjacent to Novi along Haggerty Road for almost 4 miles. The neighboring uses in Novi along Haggerty Road are predominately office, commercial and industrial uses with a substantial amount of multiple family residential between Nine and Ten Mile Roads and two manufactured home communities just north of I-696.

The proposed policies for the Freeway Redevelopment Area includes:

- Permitting taller buildings by creating an overlay zoning district to permit buildings taller than three stories (at the March 6, 2008 joint Planning Commission and City Council meeting 95 to 100 feet was discussed);
- Encouraging LEED certification and "green buildings;"
- Promoting best management practices for storm water quality and control (through a City-wide policy similar to the City of Novi Design and Construction Standards);
- Recommending parking decks and covered parking to expand open space; and
- Broadening the permitted uses in the large office and industrial districts.

Zoning ordinance changes to create an overlay district are proposed to implement these policies, although the ordinance language is not yet available. Although no specific height is mentioned in the draft Master Plan, taller buildings could increase the intensity of the uses on the site. Since most of this area is currently developed, the impact of an overlay district would be gradual and probably take many years to have any noticeable impact on adjoining roads. Since Haggerty Road operates at a LOS level of "F" (the poorest level of service rating) between Nine and Ten Mile Roads, the City of Novi Planning Staff recommends to the City of Farmington Hills that they consider building substantial road improvements to this stretch of Haggerty Road before development is permitted to increase in intensity. Farmington Hills may wish to consider a three-lane cross section to this stretch of Haggerty Road, similar to the improvements the City of Novi recently coordinated in order to complement the three-lane cross section to Haggerty Road between Eight and Nine Mile Roads.

Residents of neighboring developments on the west side of Haggerty Road may have a negative reaction to the construction of taller buildings on the east side of Haggerty. As the City of Novi has done, additional height could be mitigated by using building design elements such as variation in building materials, mitigation of exterior and interior building lighting, and utilization of building relief (including step backs of higher stories) while increasing setbacks from residential properties to at least 100 feet .

The Mixed Use Development Areas are proposed to help encourage redevelopment and reinvestment by encouraging mixed use developments in taller buildings (40 and 50 foot tall

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buildings are already permitted in these districts), and increasing the pedestrian orientation of the sites while protecting nearby residential uses. One of the proposed Mixed Use Areas is located at the southeast corner of Haggerty and Fourteen Mile Roads adjacent to an area planned for office uses in the City of Novi. This parcel is currently developed as a strip retail center in Farmington Hills. This Mixed Use area includes an additional goals statement of providing pedestrian linkage to neighboring residential properties and to pull curb cuts back from the intersections. This land use change should have little impact upon the City of Novi.

The proposed Master Plan also includes new language to encourage the preservation of natural features. It depicts stream corridors identified by Oakland County Green Rivers Corridor Study and it identifies some natural areas. It specifically recommends co-operating with federal, state and the City of Novi to transform the wooded land adjacent to the I-96, I-275, I-696 and M-5 interchange into a managed forest and as an asset for the communities.

The proposed Master Plan promotes the use of Best Management Practices (BMPs) (as does the City of Novi's Design and Construction Standards) to reduce the impact of development on water resources. Both communities' efforts bring a heightened awareness of environmental considerations and through the preservation and enhancement of shared natural resources, such as the Ingersol Creek which traverses through both communities, will together benefit our section of Oakland County.

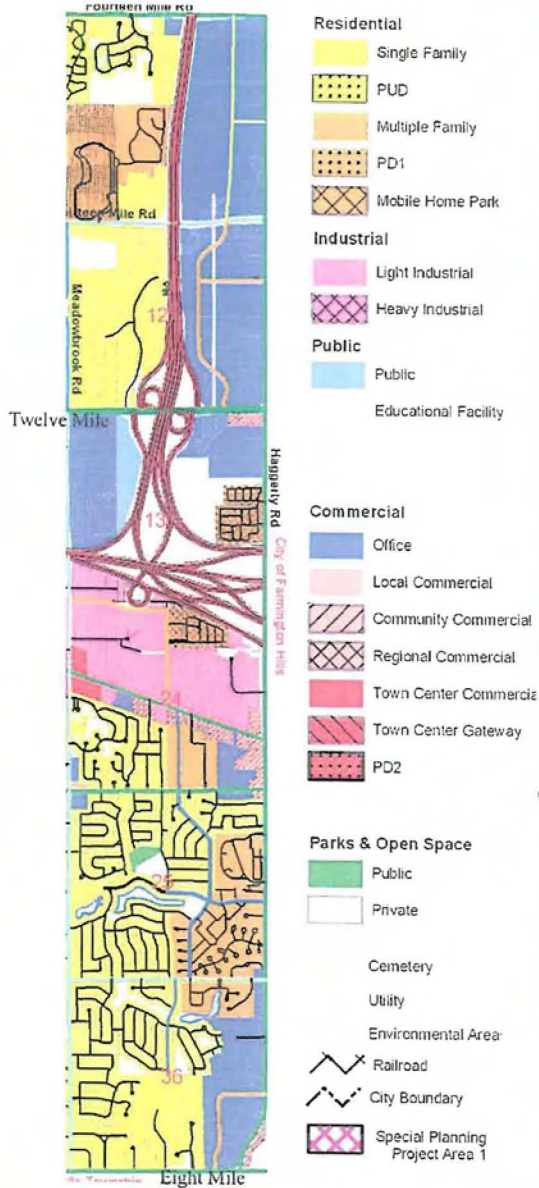
In conclusion, the Planning Staff commends the City of Farmington on developing a well thought out Master Plan that addresses a wide range of fiscal, development and environmental issues. The Planning Staff suggests that the Planning Commission authorize the Planning Commission Chairperson to send a letter to the City of Farmington Hills expressing the same, attaching this letter as the Planning Commission's review of the proposed Master Plan and suggesting to the City of Farmington Hills that they institute building design elements and 100 foot minimum setbacks from residential properties in their taller building standards to mitigate the impact of taller buildings on neighboring properties as has been done in the City of Novi and improve Haggerty Road before development is allowed to intensify adjacent to it.

A link to the City of Farmington Hills draft Master Plan is located on their home page at <http://www.ci.farmington-hills.mi.us/>.

If you have any questions on this review, please feel free to contact me.

- c: Clay Pearson, City Manager
Stephen T. Rumble, Director Community Development
Barbara McBeth, Deputy Director Community Development

City of Novi Future Land Use Map



City of Farmington Hills Proposed Future Land Use Map



Master Plan

- Single-Family Residential
- Single-Family Cluster
- Multiple-Family Residential
- Non-Center Type Business
- Shopping Center Type Business
- Expressway Service
- Small Office
- Large Office
- Industrial-Research Office
- Industrial
- Private Recreation
- Major Park
- Neighbourhood Park
- Community Facilities
- Quasi-Public
- School
- City of Farmington

* = proposed changes since 1996 Master Plan

Redevelopment Areas

- Freeway Redevelopment

Comparison of Adjacent Future Land Use Designations in the Adopted City of Novi Master Plan for Land Use & City of Farmington Hills Proposed Master Plan

