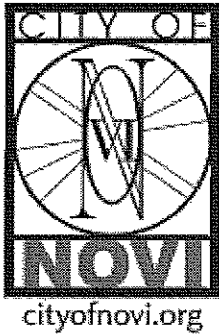


MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: CITY OF LIVONIA PROPOSED MASTER PLAN
AMENDMENTS
DATE: APRIL 17, 2009

At the April 16, 2009 Master Plan and Zoning Committee meeting, the Committee reviewed and discussed proposed changes to the City of Livonia Master Plan's Future Land Use Map. The Committee by consensus recommends that the Planning Commission authorize the Commission's Chairman to send a letter to the City of Livonia stating that the City of Novi has reviewed the City of Livonia's proposed Future Land Use Map changes and it has no objections to the proposed changes. A draft letter to the City of Livonia for the Chairman's signature is attached for your review. In addition, a copy of the Planning Staff review, the City of Livonia's request for review and comments and a copy of the one proposed map change located within 1.8 miles of the City of Novi are attached for your review. If you have any questions on this matter or if you would like additional information, please feel free to contact me.

Attachments

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: CITY OF LIVONIA PROPOSED MASTER PLAN AMENDMENTS
DATE: APRIL 13, 2009

Per the requirements of PA 33 of 2008, the Michigan Planning Enabling Act, the City of Livonia submitted a draft copy of its proposed Master Plan amendments for review and comment by the City of Novi. The proposed amendments include only one future land use designation change within 1.8 miles of the City of Novi. The proposed change is for 9.6 acres of land located in Section 6 and south of Eight Mile Road, east of Haggerty Road and west of I-275 freeway. The amendment proposes changing the future land use designation for the area from "Office" and "General Commercial" to "Nature Preserves or Recreation-Open Space." The Planning Staff believes that the proposed change will have no negative impact upon the City of Novi since it is a less intense use of the property. Other proposed changes throughout the balance of the City are more than 1.8 miles from the City of Novi and should have little effect upon the City of Novi. A portion of the proposed Livonia Future Land Use map depicting this proposed change is attached to this memo.

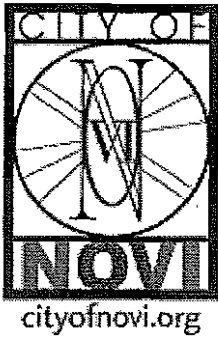
The Planning Staff suggests that the Master Plan and Zoning Committee recommend that the Planning Commission authorize the Planning Commission Chairperson to send a letter to the City of Livonia stating the Planning Commission has no objection to the City's proposed Master Plan future land use map changes and attaching this letter as the Planning Commission's review of the proposed Master Plan.

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

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

Proposed City of Livonia Master Plan Amendments

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: CITY OF LIVONIA PROPOSED MASTER PLAN AMENDMENTS
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The Planning Staff suggests that the Master Plan and Zoning Committee recommend that the Planning Commission authorize the Planning Commission Chairperson to send a letter to the City of Livonia stating the Planning Commission has no objection to the City's proposed Master Plan future land use map changes and attaching this letter as the Planning Commission's review of the proposed Master Plan.

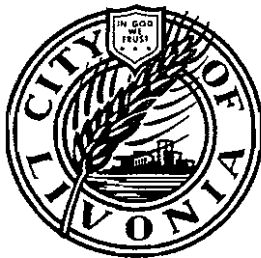
If you have any questions on this review, please feel free to contact me.

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

PLANNING COMMISSION

R. LEE MORROW, Chairman
IAN WILSHAW, Vice Chairman
CAROL A. SMILEY, Secretary

DEBORAH L. McDERMOTT
ASHLEY R. VARTOOGIAN
LYNDA L. SCHEEL
JOE TAYLOR



JACK KIRKSEY
MAYOR

MARK TAORMINA
PLANNING DIRECTOR

ECONOMIC DEVELOPMENT OFFICE

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290 Fax (734) 458-6007

April 2, 2009

Planning Director
City of Novi
45175 West Ten Mile
Novi, MI 48375

**Re: City of Livonia
Proposed Amendments to Future Land Use Map**

~~To whom it may concern:~~ **DEAR BARB:**

The Livonia Planning Commission recently completed a number of draft amendments to the City of Livonia Future Land Use Map. On March 25, 2009, the Livonia City Council approved the distribution of the proposed amendments to the various entities as prescribed by State Law.

Pursuant to MCL 125.3841(2), you are receiving a copy of the proposed map amendments for review and comment. Please forward any comments that you may have regarding the proposed changes to either: 1) planning@ci.livonia.mi.us; or 2) Mr. Lee Morrow, Chairman, City of Livonia Planning Commission, 33000 Civic Center Drive, Livonia, MI 48154. Please respond no later than May 17, 2009.

For further information, please do not hesitate to contact the undersigned.

Sincerely,

Mark S. Taormina, AICP, PCP
Planning Director

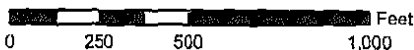
Enclosures

File
cc: Mr. Lee Morrow



CITY OF LIVONIA

PROPOSED AMENDMENTS
TO THE
FUTURE LAND USE MAP



Prepared by the City of Livonia Planning Department
October 2008

LOCATION MAP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SITE DATA

Petition No:

Reference No: 6-01

Location: Northwest 1/4 of Section 6

Current FLU Designation: Office and General Commercial

Proposed FLU Designation: Nature Preserves or Recreation-Open Space

Current Zoning: PO, High Rise Professional Office and C-2, General Business

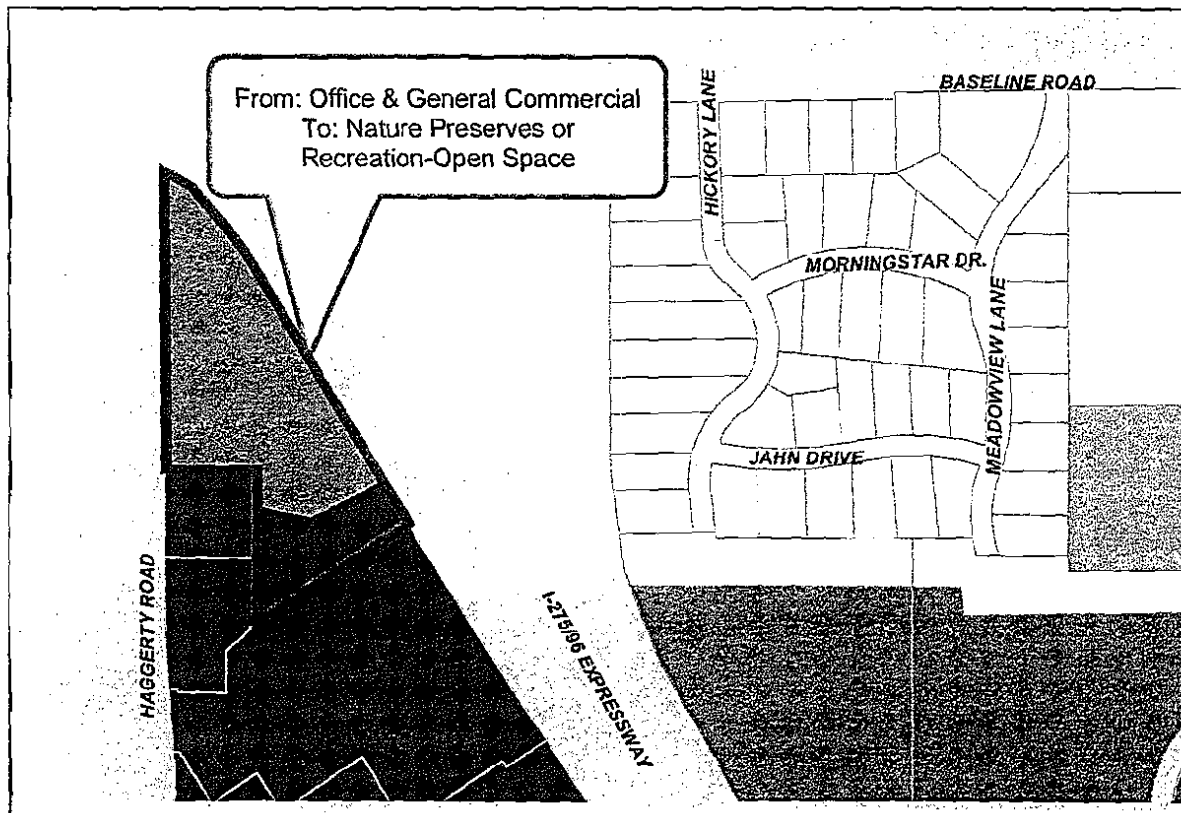
Existing Land Use: Vacant (Wetland Preservation Area)

Approximate Land Area: 9.60 acres

Legend

Future Land Use

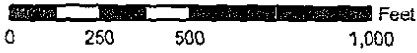
- Low Density Residential
Density is 1 to 5 dwelling units per acre.
- Medium Density Residential
Density is 4 to 14 dwelling units per acre.
- High Density Residential
Density is 14 to 50 dwelling units per acre.
- Office
Professional and business office services.
- General Commercial
All retail businesses and commercial service establishments other than regional shopping centers.
- Regional Shopping
Five mile service radius containing a wide complement of goods and services.
- Industrial
All manufacturing, assembly, processing, research, warehousing and all other special quasi-industrial services.
- Community Service
Major public institutions such as libraries, museums, Civic Center, hospitals, cemeteries, and schools.
- Recreation-Open Space
Land areas such as parks, golf courses, playgrounds and natural areas which are available to people in pursuit of leisure activity.
- Nature Preserves
Protected natural land areas.
- Mixed Use
Designed to provide opportunities for a variety of potential uses, including mixtures of retail, office, institutional and residential type development. This category may also act as a transition between low density residential and higher intensity developments.





CITY OF LIVONIA

PROPOSED AMENDMENTS
TO THE
FUTURE LAND USE MAP



Prepared by the City of Livonia Planning Department
October 2008

LOCATION MAP

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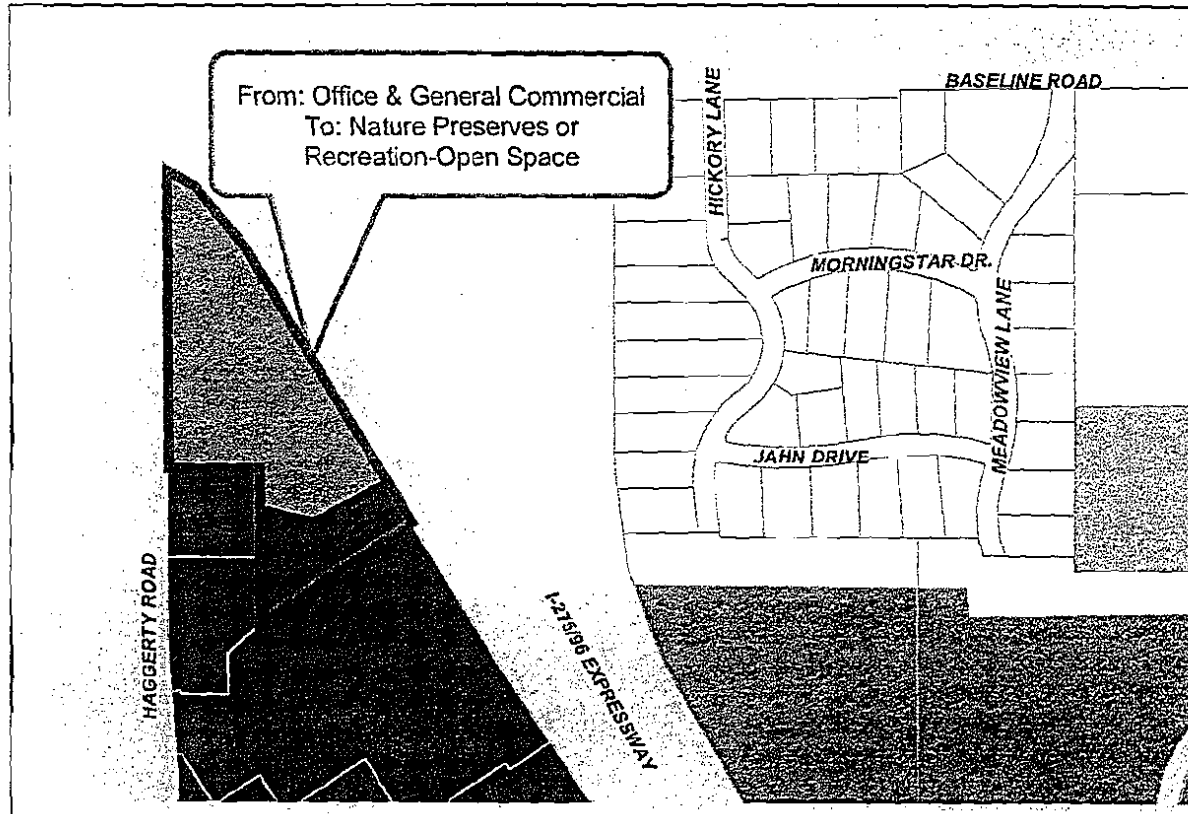
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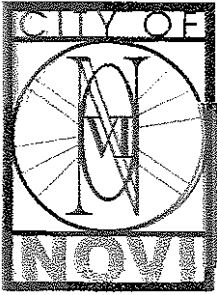
Approximate Land Area: 9.60 acres

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Future Land Use

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CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Mergolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

May 6, 2009

Mr. Lee Morrow, Chairman
City of Livonia Planning Commission
33000 Civic Center Drive
Livonia, MI 48154-3097

RE: Proposed Amendments to Future Land Use Map

Dear Mr. Morrow:

The City of Novi Planning Commission has reviewed the City of Livonia's proposed Future Land Use Map amendments and the Commission has no objections to the proposed changes. Please consider the attached memo from City of Novi Planner Mark Spencer dated April 13, 2009 as the Planning Commission's review of the matter.

Thank you for the opportunity to comment on your proposed Master Plan amendments.

Sincerely,

Mark Pehrson, Chairman
City of Novi Planning Commission

Attachment

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org