



RETAIL SERVICE OVERLAY and OFFICE DISTRICT ZONING ORDINANCE TEXT AMENDMENT 18.254

Retail Services Overlay and Office District Text Amendment No. 18.254

Public hearing for Planning Commission's recommendation to the City Council to amend the City of Novi Zoning Ordinance as follows:

- Delete Article 23, OS-2, Planned Office Service District to eliminate an unused district;
- Amend Article 12, OSC, Office Service Commercial District to add permitted uses previously referenced in Article 23;
- Amend Article 23A, OST, Planned Office Service Technology District to add uses and conditions previously referenced in Article 23, add minor changes to provide clarity, and add Principal Permitted Uses Subject to Special Conditions to provide for a set of Retail Service Overlay provisions for those areas identified in the Master Plan for Land Use;
- Amend Article 24, Schedule of Regulations to remove references to the OS-2 District; and
- Amend Article 2, Construction of Language and Definitions, Zoning Districts and Maps, to correct listed districts.

Required Action

Recommend to the City Council approval or denial of text amendment 18.254 regarding Retail Services Overlay and Office Districts update.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/29/11	Amendment is in compliance with the Master Plan for Land Use

Motion sheet

Approval

Motion to **recommend approval** to the City Council for Zoning Ordinance Text Amendment 18.254, Retail Services Overlay and Office District Text Amendments, as proposed

for the following reasons...

1. Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;
2. The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
3. Limiting the area for retail services and limiting the amount of general retail space within the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
4. Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
5. Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.
6. *Other reasons (if any)...*

Denial

Motion to **recommend denial** to the City Council for Zoning Ordinance Text Amendment 18.254, Retail Services Overlay and Office District Text Amendments,

for the following reasons...

PLANNING REVIEW

MEMORANDUM



TO: PLANNING COMMISSION
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: PROPOSED RETAIL SERVICE OVERLAY & OFFICE DISTRICT ZONING ORDINANCE AMENDMENTS
DATE: NOVEMBER 29, 2011

The City of Novi 2010 Master Plan for Land Use included a new future Land use category, *Office, Research, Development and Technology with Retail Service Overlay* and contemplated the elimination of the OS-2, Planned Office Service District. To further the implementation of the 2010 Master Plan, the Planning Commission has scheduled a public hearing on December 14, 2011 on a proposed set of Office District Zoning Ordinance amendments. These amendments do the following:

- Eliminate the OS-2, Planned Office Service District;
- Amend the OSC, Office Service Commercial District to add uses currently permitted by reference in the OS-2 District;
- Amend the OST, Planned Office Service Technology District to add uses currently permitted by reference in the OS-2 District;
- Amend the OST District to add, subject to special conditions, a set of retail uses only for those areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's most recent adopted Master Plan for Land Use; and
- Amend the Schedule of Regulations to eliminate reference to the OS-2 District; and
- Amend Article 2 to correct the listed zoning districts.

At this time, Zoning Ordinance text amendments have been prepared and the Planning Commission is asked to receive comments from the public, review the proposed amendments and to make a recommendation on the amendments to be forwarded to City Council.

Adjustments to the Office Zoning Districts

During the 2009/2010 Master Plan Review process, the previously designated "Office" future land use definition was evaluated. The Review recommended creating a new set of office land use categories generally coinciding with the current zoning districts. This was proposed in order to establish a stronger vision for future uses of these areas and potentially make the areas more appealing to investors.

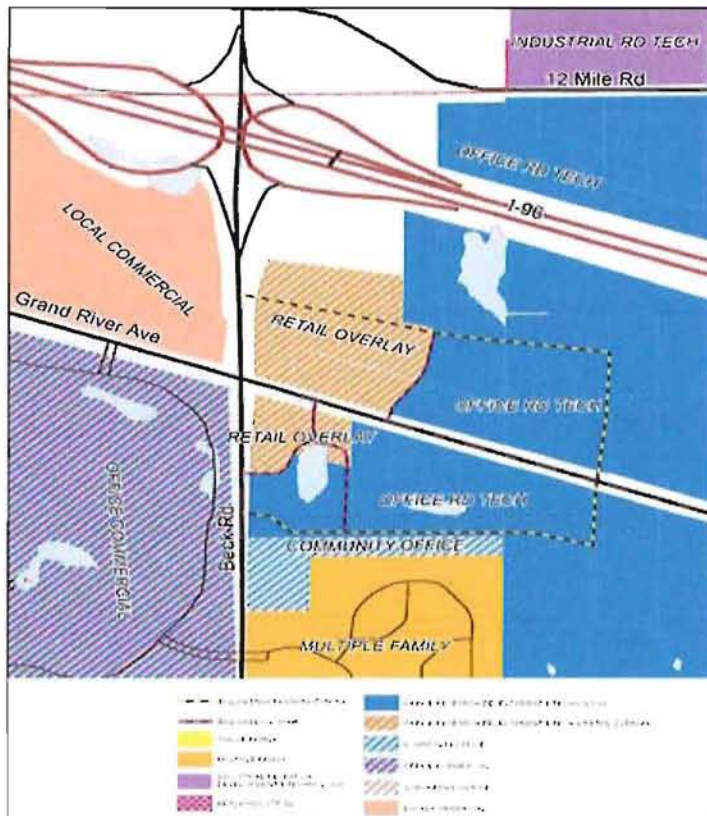
A category to coincide with the OS-2, Planned Office Service district was not proposed since the only area zoned OS-2 was the Knightsbridge Gate residential development, and no further OS-2 areas were planned. The Knightsbridge Gate property is depicted

for single-family residential use on the Future Land Use Map and a Consent Judgment between the City and property owner(s) restrict the use to single-family homes.

The adopted 2010 Master Plan incorporated these recommendations and created four new office future land use categories and a related set of future land use map amendments. In May, the City took the first step toward implementing the "Office" recommendations in the Master Plan by rezoning the Knightsbridge Gate property from OS-2 to R-4, One-Family Residential. With the OS-2 District no longer depicted on the Zoning Map, and no other parcels with this zoning designation, it is now appropriate to eliminate the District from the Zoning Ordinance. Planning Staff has now drafted a set of Zoning Ordinance amendments to eliminate the OS-2 District and add the OS-2 uses referenced as permitted uses in the OSC and OST Districts to these Districts.

Retail Service Overlay over a Section of the OST District

The Master Plan Review provided a detailed study of properties located both north and south of Grand River Avenue, just east of Beck Road. The Review concluded that a limited amount of retail uses designed to serve the visitors and employees of the nearby office and conference areas could be located near the intersection of Grand River Avenue and Beck Road in a manner that would be compatible with the nearby office, commercial and light industrial land uses. A limited retail area may make the prospect of developing new businesses in the area more attractive and thus increase the potential for additional development and redevelopment in the nearby OST District.



Future Land Use Map
2010 Master Plan for Land Use

The adopted Master Plan incorporated a set of objectives and implementation strategies and the creation of a retail service overlay area near the intersection of Grand River Avenue and Beck Road. Approximately 18.2 acres was identified for overlay uses for this OST area only. Other OST areas were considered for the expanded overlay uses during the Master Plan Review Process, including other areas of the City zoned OST. The Planning Commission's discussion indicated that this study area was the only OST area appropriate for retail service uses given its proximity to the Beck Road/I-96 interchange, and the frequency of pass-by travelers who may benefit from these types of retail service uses, given the number of visitors to the nearby Providence Park Hospital

and the Suburban Collection Showplace.

The plan recommended limiting the types of retail uses to keep the area focused on serving employees and travelers to the area rather than being a community-serving retail area. One recommendation of the Master Plan limits access to the properties from the main roads to reduce traffic conflicts on Beck Road and Grand River Avenue.

In order to implement these Master Plan recommendations, staff and the City Attorney's Office have prepared Zoning Ordinance text amendments. The amendments propose to permit a select set of retail service uses in the OST District as principal permitted uses subject to special conditions in areas designated in the adopted Master Plan's Future Land Use Map as *Office, Research, Development and Technology with Retail Service Overlay*.

The proposed permitted retail services uses include:

- Retail businesses,
- Personal service establishments,
- Restaurants [including sit-down, fast food carry out and fast food drive-through]
- Gasoline service stations and accessory convenience stores,
- Auto washes when completely enclosed in a building

All of the other uses permitted as principal permitted uses in the OST District would continue to be allowed. As the text is proposed, the Planning Commission could approve additional uses, if the uses meet the conditions listed in the Ordinance. A public hearing would be required. One limitation for general retail service uses is to limit the floor area allocated to these uses to a maximum of 25% of the floor area in each of the two areas identified (one north and one south of Grand River Avenue).

These conditions will reduce the impact on nearby community-serving retail areas by limiting the scale of any development and keeping the focus of the retail service overlay area on serving the visitors and employees of the nearby office areas.

In addition, access to any retail service overlay development will be only from collector or local roads with no access to Grand River or Beck. Development of a portion of a new collector road has begun on the north overlay area as part of the USA2Go project and rezoning 18.694 (FS-PRO, Freeway Service with a Planned Rezoning Overlay). Curb cuts already exist onto Beck Road and Grand River Avenue in this area: Chase Bank on the northeast corner of Grand River and Beck, and as part of the USA2Go PRO Agreement, the City allowed one additional curb cut on Grand River Avenue, west of the new proposed road.

Recommendation

At this time, the Planning Staff recommends that the Planning Commission hold a public hearing on December 14, 2011 to consider and recommend to City Council adoption of the proposed Zoning Ordinance text amendment, 18.254 for the following reasons:

- Eliminating the OS-2, Planned Office Service District removes an obsolete district from the Zoning Ordinance;
- The proposed text amendments are consistent with the 2010 Master Plan for Land Use;
- Limiting the area for retail services to the area identified on the Future Land Use Map and limiting the amount of general retail space within the Retail Overlay area, as proposed in the Retail Service Overlay Zoning Ordinance provisions, reduces the potential impact on existing and planned retail in the nearby area;
- Limiting vehicular access of new developments in the Retail Overlay area to main roads will reduce traffic impacts from retail development; and
- Allowing for a limited amount of retail service uses to serve the employees and visitors within and near the Retail Overlay area identified on the Future Land Use Map, and as proposed in the Retail Service Overlay Zoning Ordinance provisions, may make the prospect of developing new businesses in this area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District.

If you have any questions on this matter or if you need any additional information, please feel free to contact me at [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org) or 248-347-0475.

MAPS

Location

Future Land Use

Zoning

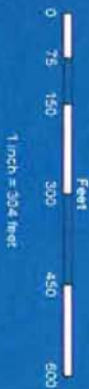
Natural Features and Floodplain

OST Retail Service Overlay Area

Location Map and Air Photograph



- Map Legend**
- Streets
 - Major Streets
 - Tax Parcels



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 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
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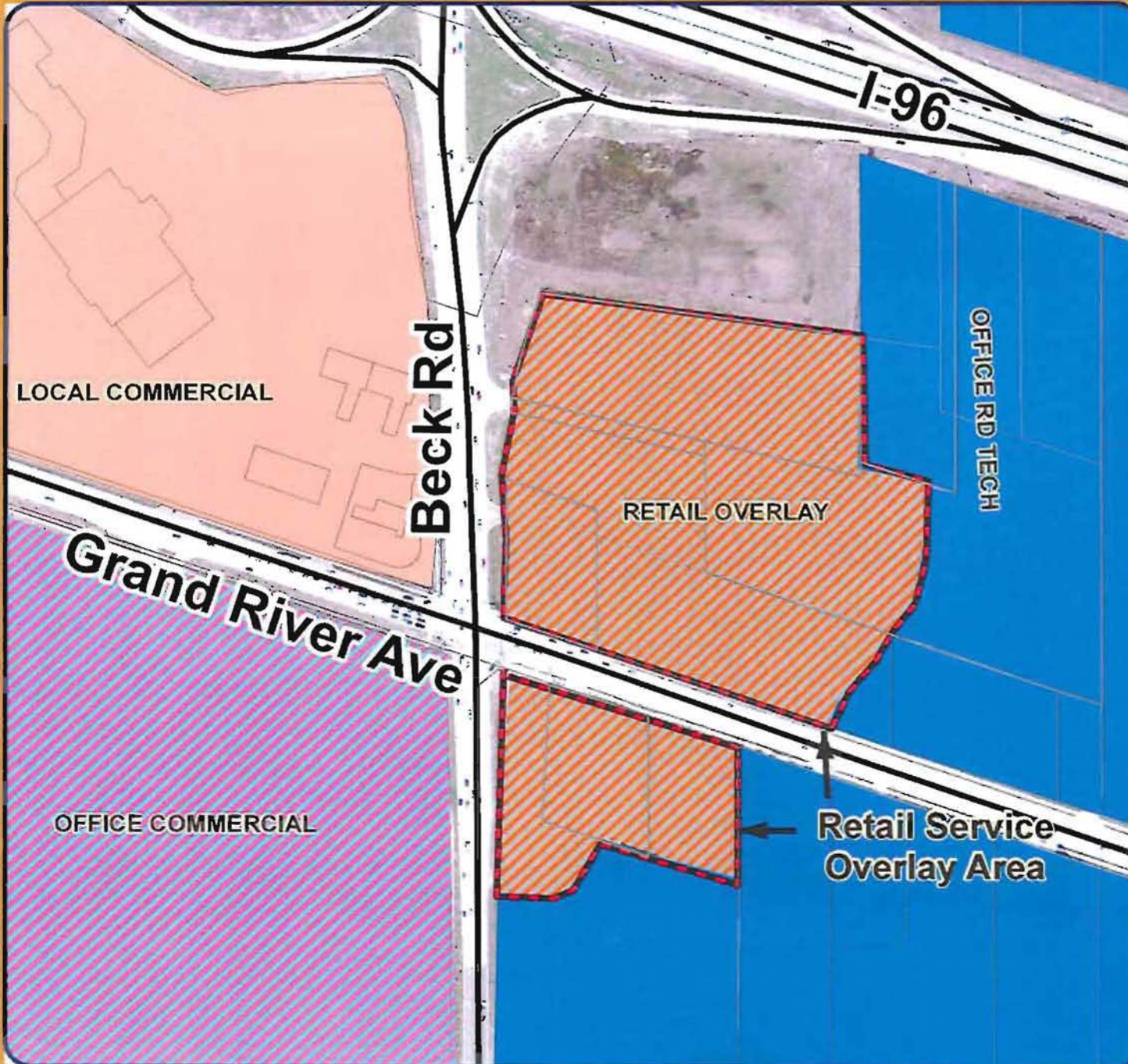
Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay Location
 Version #: 1.2

MAP INTERPRETATION NOTICE

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OST Retail Service Overlay Area

Future Land Use Map



Map Legend

Streets

- Major Streets
- Tax Parcels

LAND USE CLASSIFICATION

- OFFICE RESEARCH DEVELOPMENT TECHNOLOGY
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- LOCAL COMMERCIAL



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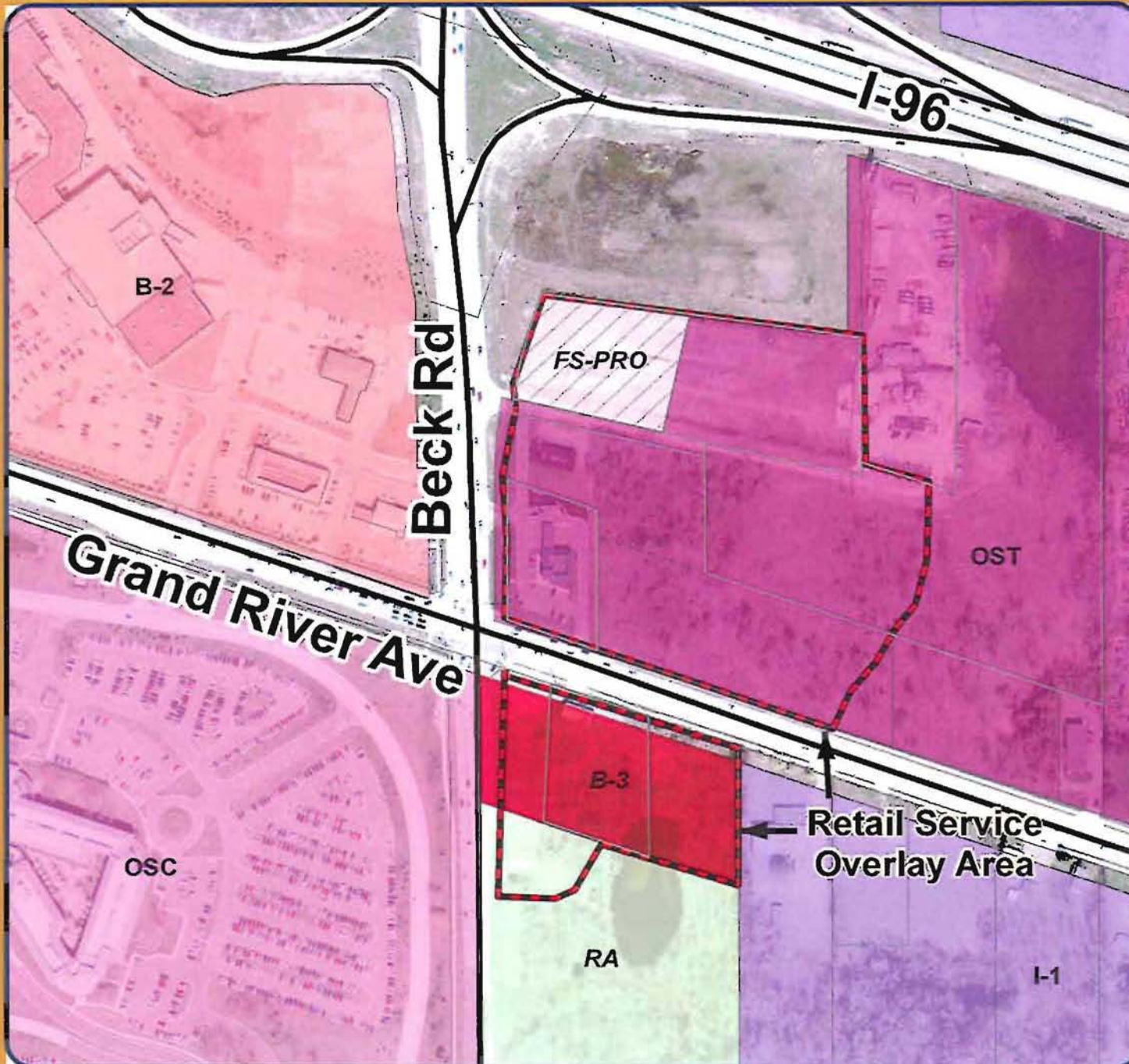
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OST Retail Service Overlay Area

Zoning Map



Map Legend

Streets

- Major Streets
- Railroad
- Tax Parcels

Zoning Districts

- R-A: Residential Acreage
- B-2: Community Business
- B-3: General Business
- FS-PRO: Freeway Service PRO
- I-1: Light Industrial
- OSC: Office Service Commercial
- OST: Office Service Technology



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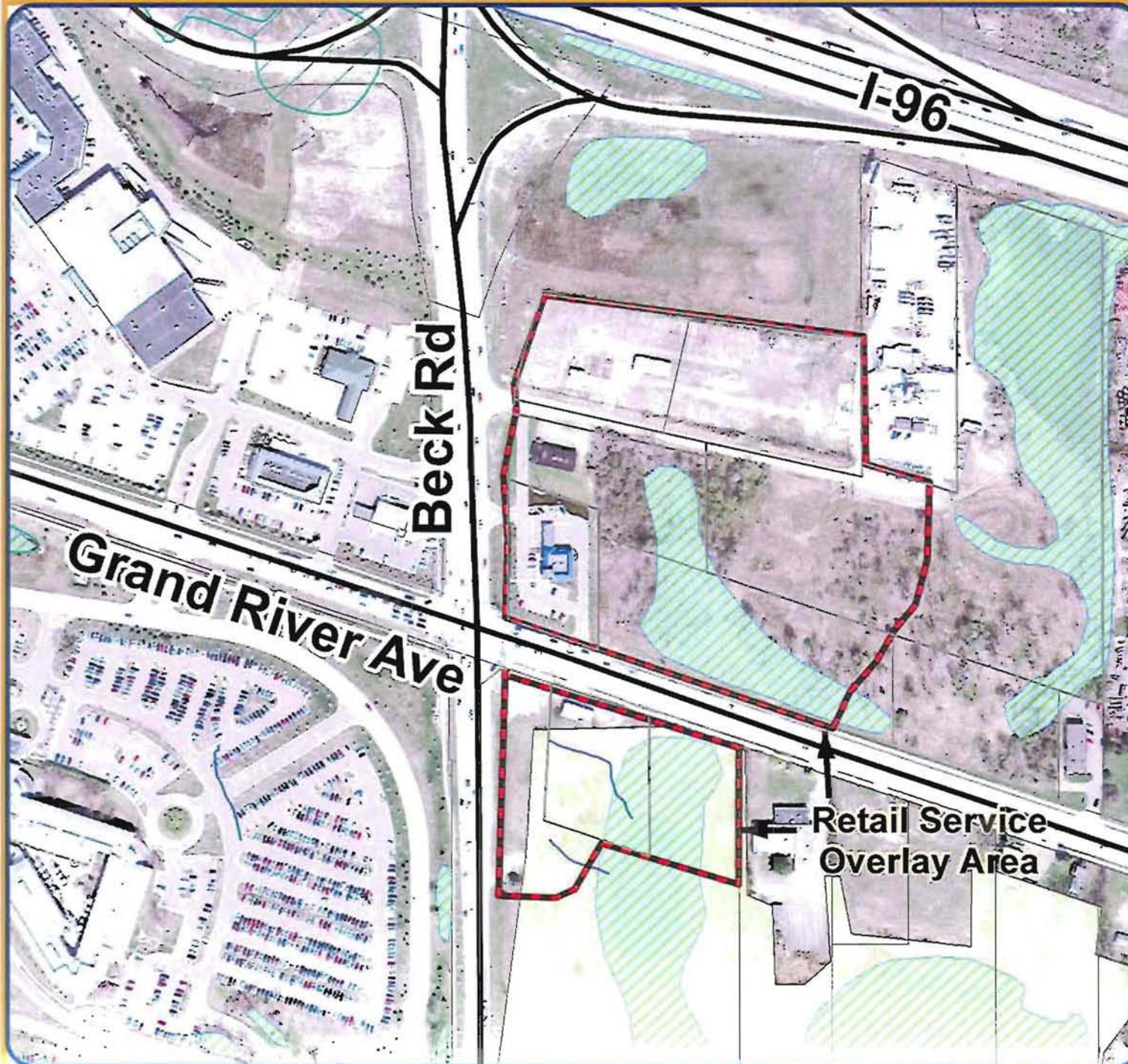
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OST Retail Service Overlay Area

Natural Features and Floodplain Map



Map Legend

Streets

- Major Streets
- Tax Parcels
- Watercourses
- Lakes
- Habitat Priority Areas
- wetlands
- Regulated Woodlands

Flood Zones

- 1.0% Chance Flood Zone A
- 1.0% Chance Flood Zone AE
- 0.2% Chance Flood Zone X



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**OFFICE AND RETAIL SERVICE OVERLAY
ZONING ORDINANCE TEXT AMENDMENT 18.254
STRIKE-THROUGH VERSION**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 11- 18 – 254

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, DELETE AT ARTICLE 23, OS-2, PLANNED OFFICE SERVICE DISTRICT TO ELIMINATE AN UNUSED DISTRICT, AMEND AT ARTICLE 12, OSC, OFFICE SERVICE COMMERCIAL DISTRICT TO ADD PERMITTED USES PREVIOUSLY REFERENCED IN ARTICLE 23, AMEND AT ARTICLE 23A, OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO ADD USES AND CONDITIONS PREVIOUSLY REFERENCED IN ARTICLE 23, ADD MINOR CHANGES TO PROVIDE CLARITY, AND ADD PRINCIPAL PERMITTED USES SUBJECT TO SPECIAL CONDITIONS TO PROVIDE FOR A SET OF RETAIL SERVICE OVERLAY PROVISIONS FOR THOSE AREAS IDENTIFIED IN THE MASTER PLAN FOR LAND USE; AMEND AT ARTICLE 24 SCHEDULE OF REGULATIONS TO REMOVE REFERENCES TO THE OS-2 DISTRICT; AND AMEND AT ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS, TO CORRECT LISTED DISTRICTS.

THE CITY OF NOVI ORDAINS:

Part I. That Article 23, OS-2, Planned Office Service District is deleted from the Ordinance.

ARTICLE 23. ~~OS-2 PLANNED OFFICE SERVICE DISTRICTS~~ Reserved

~~Section 2300. Intent.~~ Reserved

~~The OS-2 Planned Office Service District is designed to provide for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. These districts are intended to be located and planned so as to provide convenient customer parking and pedestrian movement within the District and a minimum of conflict with traffic on abutting major thoroughfares. To assure optimum site planning relationships with minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting properties.~~

~~Section 2301. Principal Uses Permitted.~~ Reserved

~~In an OS-2 Planned Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:~~

- ~~1. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.~~
- ~~2. Medical offices, including laboratories and clinics.~~
- ~~3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.~~
- ~~4. Off-street parking lots.~~
- ~~5. Accessory structures and uses customarily incident to the above permitted uses.~~
- ~~6. Publicly owned and operated parks, parkways and outdoor recreational facilities.~~
- ~~7. Public or private health and fitness facilities and clubs, provided that such facilities or clubs do not exceed two thousand (2,000) square feet in size. All fitness activities shall be contained within a completely enclosed building.~~

Section 2302. Principal Uses Permitted Subject to Special Conditions Reserved

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to approval by the Planning Commission in accordance with the additional requirements of Section 2516.2(c) for special land uses, and with the public hearing requirements set forth and regulated in Section 3006 of this Ordinance:

- ~~1. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees of offices, subject to the following conditions:
 - ~~a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.~~
 - ~~b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.~~
 - ~~c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.~~
 - ~~d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.~~~~

- e. ~~Appropriate floor plans shall be submitted at time of site plan review.~~
- 2. ~~Sit-down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry-out or delivery facility provided:

 - a. ~~All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.~~
 - b. ~~All such uses shall be located within a principal office building or as an attachment to such principal office building by means of a common party wall with access from the principal office building to such use.~~
 - c. ~~Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.~~
 - d. ~~Such uses shall be at least five hundred (500) feet from any residentially zoned district.~~
 - e. ~~Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions shall not be subject to the requirements of subparts 2302.2a through d.~~~~
- 3. ~~Public owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.~~
- 4. ~~Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.~~
- 5. ~~Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two thousand (2,000) square feet in size, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c).~~
- 6. ~~Day Care Centers, and Adult Day Care Centers provided that all of the conditions contained within subsection 1102.4 are met.~~

Section 2303. Required Conditions. Reserved

- 1. ~~No interior display shall be visible from the exterior of the building.~~
- 2. ~~The outdoor storage of goods or materials shall be prohibited.~~

- ~~3. Warehouses or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.~~
- ~~4. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.~~
- ~~5. Signs advertising off-premise businesses are prohibited.~~
- ~~6. Accessory buildings, when such are required for the function of the principal use(s), are permitted provided that all such accessory buildings comply with all setbacks, screening and facade design as are required for principal buildings.~~
- ~~7. The grade level of all proposed structures, including parking structures, shall be oriented for safe pedestrian access. Mounding of earth or berming shall not be permitted which will artificially raise the ground elevation established for the purpose of regulating the number of stories and the height of buildings. Refer to definition of "GRADE" at Section 201, Definitions: G-K.~~
- ~~8. Access to a site shall be in accordance with Section 2518.~~
- ~~9. Site plans shall be prepared in accordance with the requirements of Section 2516 of this Ordinance and shall be subject to approval by the Planning Commission prior to issuance of a building permit.~~
- ~~10. See Article 25, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.~~
- ~~11. See Article 24, Schedule of Regulations limiting the height and bulk of buildings, providing minimum yard setbacks and development options. Standards at Section 2406.8.B shall also be met.~~

Part II. That Article 12, OSC, Office Service Commercial District is amended to add principal permitted uses previously permitted as a reference to Article 23.

ARTICLE 12. – OSC, OFFICE SERVICE COMMERCIAL DISTRICT

Section 1200 [unchanged]

Section 1201. - Principal Uses Permitted.

In the OSC District, no building, structure or land shall be used and no building or structure shall be erected except for one more of the following specified uses unless otherwise provided in this Ordinance:

1. All principal uses permitted in OS-1, Office Service District, and the OS-2, Planned Office Service District.

2. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [renumbered 3. to 8. only]

Section 1202. to 1203. [unchanged]

PART III. That Article 23A OST, Planned Office Service Technology District, is amended to add principal permitted uses previously permitted with conditions as a reference to Article 23, conditions referenced in Article 23, minor changes to add clarity and to add a set of principal uses permitted subject to conditions and the related set of conditions.

ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT

Section 2300A. Intent. [unchanged]

Section 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. ~~All uses permitted and as otherwise regulated in the OS-2 District at Section 2301, Section 2302 and Section 2303.~~ Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [unchanged]

8. ~~Accessory buildings and uses customarily and incidental to any of the above permitted uses provided they are integral to and necessary to such permitted uses.~~

Medical offices, including laboratories and clinics.

9. Other uses similar to the above uses and subject to the same conditions noted.

Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.

10. Off-street parking lots.
11. Publicly owned and operated parks, parkways and outdoor recreational facilities.
12. Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
13. Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.
14. Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c). for all facilities over 2,000 square feet and all outdoor facilities.
15. Day Care Centers, and Adult Day Care Centers provided that all of the conditions in Section 1102.4 are met.
16. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301.1, 2301.8 or 2301.9: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees and customers of offices, subject to the following conditions:
- a. Such uses shall not be permitted in a building of less than fifty thousand [50,000] square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.

- d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.
- e. Appropriate floor plans shall be submitted at the time of site plan review.
- 17. Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:
 - a. All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.
 - b. All such uses shall be located within a principal office building, college, university, or hotel, or as an attachment to such principal office building, college, university or hotel by means of a common party wall with access from the principal office building to such use.
 - c. Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.
 - d. Such uses shall be at least five hundred (500) feet from any residentially zoned district.
 - e. Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions and shall not be subject to the requirements of subparts 2301.17 a through d.
- 18. Other uses similar to the above uses and subject to the same conditions noted.
- 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses.

Section 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions

In order to provide a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District only when located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a Principal Use Permitted Subject to Special Conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in Section 3006 of this Ordinance:

- 1. Retail uses and service uses, as follows:
 - a. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other

specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below:

- b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below.
 - c. Restaurants, including sit down, fast food carry out, and fast food drive-through, but not including drive-in restaurants, subject to the requirements of Section 1502.9;
 - d. Gasoline service stations subject to the standards of Section 1402.1, and accessory convenience stores;
 - e. Auto wash when completely enclosed in a building.
2. Required conditions for Retail Service Overlay uses:
- a. Access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.
 - b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.
 - c. A minimum of 15% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.
 - d. Outdoor sales shall be prohibited.
 - e. Generally recognized retail and personal service establishments shall not to exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The Planning Commission shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement provided that the Planning Commission finds that the proposed deviation is in keeping with the intent of this Section to provide for a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas and not to create a

community or regional serving retail area, is in the best interest of the City, the need for the requested deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.

Section 23023A Required Conditions.

1. and 2. [no change].
3. Off-street parking and loading/unloading space shall be provided as required in Section 2505, Section 2506 and Section 2507 of this Ordinance. Required parking for ~~uses specified under Section 2301A, 2-4 inclusive~~ shall be computed based upon amount of floor area utilized for various purposes in accordance with the standards of Section 2505, provided that a floor plan indicating such uses, and ~~usable~~ gross leaseable floor space, as defined, is graphically and statistically shown on site plan.
4. [no change]
5. Uses permitted under subsections 2301A.2 – 5 shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless one of the following conditions is satisfied: (1) the respective properties are separated by a public right-of-way; (2) a landscaped berm of six (6) to ten (10) feet in height satisfying the standards of Section 2509 is constructed and maintained on the OST property between the use and the adjacent residential land; (3) the owner of the adjacent residential property waives the requirement for such a berm in writing; (4) the abutting or adjacent property is recommended in the Master Plan for uses other than residential; or (5) the abutting residentially zoned property is being used for industrial, commercial or office type use.
6. The outdoor storage of goods or materials shall be prohibited.
7. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.

PART IV. That Article 24, Schedule of Regulations is amended to remove all references to the OS-2 District.

ARTICLE 24 SCHEDULE OF REGULATIONS

Section 2400. Schedule limiting height, bulk, density and area by zoning district.

RA to OS-1 requirements in table – [unchanged]

		Minimum Zoning Lot Size for Each Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Pkg. Setback*, ** (Per Lot in Feet)				
Zoning District		Area in Sq. Ft. or Ac.	Width in Feet	Stories	Feet	Front	Each Side	Rear	Front	Each Side	Rear	Open Space Area	Maximum % of Lot Area Covered (By All Buildings)
OS-2	Planned Office Service	(g)	(g)	(f)	(f)	50 (h, t)	50 (c, m, t)	50 (t, m, t)	20	20	20	—	(g)

OST to GE requirements in table [unchanged]

Table footnotes (a) to (g) [unchanged]

(h) Off-street parking shall be permitted in the front yard of the OS-1, ~~OS-2~~, OST, EXPO, EXO, B-1, B-2, B-3, NCC, RC, TC and FS Districts, except that said parking shall observe the minimum off-street parking setback requirements of Section 2400 and 2509.7(c) of this ordinance and, with respect to the TC District, Section 1605.3.

No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building façade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 Districts unless:

- (1) The parking area serves a development of at least two (2) acres in size;
- (2) The parking area does not extend into the minimum required front yard setback of the district, unless the site is located in the OSC District, located only on a private road, and located at least 100 feet from any public road, then the minimum parking area front yard requirement may be reduced to 25 feet;
- (3) The parking area does not occupy more than fifty (50) percent of area between the minimum front yard setback line and the building façade setback line. This provision is not applicable if the site is located in the OSC District, on a private road and more than 100 feet from any public road;
- (4) The parking area is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2 ½) feet in height (as measure from the parking lot surface) and which is

- designed in accordance with Sections 2514 and 2509-8;
and
(5) The Planning Commission finds that the parking area
and lighting is compatible with surrounding
development.

Table footnotes (i) to (l) [unchanged]

- (m) (1) Where a use abuts any residential district and is not separated therefrom by a thoroughfare as designated in the City's Master Plan for Land Use, or a railroad right-of-way, the minimum distance a building shall set back from a residential district shall be as follows:
- a. OSC, OS-2, RC, TC Districts, three (3) feet of horizontal setback for each foot of building height.
 - b. I-1 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - c. I-2 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - d. Except when a site or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.
- (2) In the OS-2, OSC, OST and RC Districts, the distance between buildings shall be governed by the requirements of footnote (e) or by the minimum setback requirements of the district, whichever is greater, except in the case of a planned development of retail commercial outlets, no yards shall be required along interior lot lines when such lines are composed of common party walls, unless otherwise specified in the Building Code.
- (3) In the I, Industrial Districts where more than one principal freestanding industrial building is to be erected on one parcel of land, all applicable requirements of the respective district shall apply to each building as though each were on a separate parcel of land.

Table footnotes (n) to (v) [unchanged]

Balance of Article – [unchanged]

Part V That Article 2, Construction of Language and definitions, zoning districts and maps is amended to delete OS-2, Planned Office Service and add previously omitted added PSLR, GE and EXO Districts.

ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS

Sections 200 and 201 [unchanged]

Section 202. - Districts Established.

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

<i>Residential Districts:</i>	
RA	— Residential Acreage District
R-1	— One-Family Residential District
R-2	— One-Family Residential District
R-3	— One-Family Residential District
R-4	— One-Family Residential District
RT	— Two-Family Residential District
RM-1	— Low-Density, Low-Rise Multiple-Family Residential District
RM-2	— High-Density, Mid-Rise Multiple-Family Residential District
MH	— Mobile Home District
<i>Nonresidential Districts:</i>	
PSLR	— <u>Planned Suburban Low-Rise Overlay District</u>
OS-1	— Office Service District
OS-2	— Planned Office Service District

OSC	— Office-Service Commercial District
OST	— Planned Office Service Technology
NCC	— Non-Center Commercial District
B-1	— Local Business District
B-2	— Community Business District
B-3	— General Business District
TC	— Town Center District
TC-1	— Town Center District
<u>GE</u>	<u>— Gateway East District</u>
RC	— Regional Center District
FS	— Freeway Service District
I-1	— Light Industrial District
I-2	— General Industrial District
P-1	— Vehicular Parking District
C	— Conference District
EXPO	— Exposition District
<u>EXO</u>	<u>— Exposition Overlay District</u>

Sections 203 through 207 [unchanged]

Part VI

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the

Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART VI.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VII.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VIII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2011.

Bob Gatt, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**SAMPLE LETTER SENT TO
PROPERTY OWNERS
WITHIN OVERLAY AREA**



October 31, 2011

~~Mrs. Doice E. Ward~~
47460 ELEVEN MILE ROAD
NOVI MI 48374

SAMPLE

Dear Mrs. Ward,

You may be aware that the 2010 City of Novi Master Plan for Land Use provided recommendations for a retail service overlay area near the intersection of Grand River Avenue and Beck Road (information on the Master Plan and other resources can be found at cityofnovi.org/services/commDevOverview.asp). A total of approximately 18.2 acres was identified for overlay uses within the OST, Planned Office Service Technology District at both the northeast and southeast corners of Grand River Avenue at Beck Road (see attached map). The plan recommended allowing a limited amount of retail uses here, as an additional development option, to keep the area focused on serving employees and travelers to the specific area rather than drawing customers community-wide.

To implement the Master Plan recommendations, City staff has prepared draft Zoning Ordinance text amendments (see attached, pages 7-9). The amendments propose to permit selected retail service uses in the OST District as principal permitted uses subject to special conditions in areas designated in the adopted Master Plan's Future Land Use Map as *Office, Research, Development and Technology with Retail Service Overlay*.

Proposed uses include retail stores, personal service establishments (such as a beauty salon or repair shop), restaurants (including sit-down, fast food carry out and fast food drive-through), gasoline service stations and accessory convenience stores, and auto washes when completely enclosed in a building. Again, as a special land use option, all of the other uses permitted in the OST District would continue to be allowed. Please note, land on the south side of Grand River Avenue that is not currently zoned OST could be considered for rezoning, if OST land uses, or this special land use option is desired.

In the proposed text, floor area allocated to retail service uses would be limited to a maximum of 25 percent of the floor area in each of the two areas identified. Additionally, access to any retail service overlay uses would be only from collector or local roads. Suggested locations for collector roads were provided in the Master Plan (as shown on the attached map).

The purpose of this communication is to provide an early courtesy update to you as a property owner. The zoning text amendment matter is scheduled for a **public hearing with the Planning Commission at 7 p.m. on November 9th**. Following the public hearing, the Planning Commission's recommendation will be forwarded to the City Council at an upcoming meeting.

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

City Manager
Clay J. Pearson

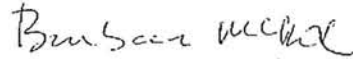
City Clerk
Maryanne Cornelius

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

cityofnovi.org

If you have any questions on this matter, please do not hesitate to contact me at 248-347-0475 or bmcbeth@cityofnovi.org.

Sincerely,



Barbara McBeth
Deputy Director of Community Development

- att: Retail Overlay Map
Proposed Zoning Ordinance changes
- c: Clay J. Pearson, City Manager
Charles Boulard, Director of Community Development
Ara Topouzian, Economic Development Director
Thomas R. Schultz, City Attorney

**COPY OF LETTER SENT TO
HAGGERTY CORRIDOR CORPORATE PARK
PROPERTY OWNER
AS INFORMATION REGARDING
MASTER PLAN/ZONING ORDINANCE AMENDMENT**



November 2, 2011

Matt Sosin
Northern Equities Group
39000 Country Club Drive
Farmington Hills, MI 48331

11/3/11

To: Mayor and City Council members
FYI on correspondence with Matt Sosin of
Northern Equities regarding their desire for
more open retail zoning permissions into
OST which staff and the Planning
Commission have reviewed but not favored
as opposed to keeping with the long-range
master plan for land use and its rationale.
Clay

Dear Matt:

CITY COUNCIL

Mayor
David B. Londry

Mayor Pro Tem
Bob Gall

Terry K. Margolis

Andrew Mutch

Dave Staudt

Justin Fischer

Wayno 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

Thanks for meeting with us a couple of weeks ago to discuss the text amendment Northern Equities proposed to allow restaurants in the OST district. We appreciated getting additional insight into the reasons why you believe that adding free-standing restaurants as allowable uses would benefit Haggerty Corridor Corporate Park.

We've had a chance to again review your text amendment request in light of that additional information, and with a fresh review of the College Park development in Livonia. That development constitutes approximately 50 acres, and is zoned office (low and high-rise) and general business in a master planned campus of up to 450,000 square feet (see enclosed exhibits). Retail, restaurants and office buildings are expected land uses in this park. In addition to substantial office development within College Park and nearby, and a large area devoted to Schoolcraft College to its north, there are both individual retail uses and shopping centers provided in the immediate vicinity.

Staff notes that within the College Park development (and its surrounding developments), each parcel is zoned separately for the intended uses – general business, office services, high-rise professional office, high-rise commercial, public lands. Novi has taken a substantially different approach in the large-tract OST District zoning, which is designed to encourage the development of high-tech research and development, laboratory, and production uses, as opposed to mixed-use developments containing general retail, personal services, restaurants and other uses in stand-alone buildings. While we appreciate the development patterns in this part of Livonia, and the efforts to create a viable mixed-use development through the application of a variety of zoning districts (as Novi has done in other areas), we believe that this was not the intended purpose or model used for the areas master planned and zoned for OST in Novi.

Again, we note that the limited amount of high-value OST District land in Novi is intended to foster the development of research and office facilities, but is not designed to include commercial uses, such as free-standing restaurants. The OST district does already allow sit-down restaurants when attached to a principal permitted use, such as an office building. We recognize and appreciate that

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

cityofnovi.org

your experience to date has been that kind of integrated restaurant with an office building has not borne fruit.

We believe that modifying the OST district uses to allow free-standing restaurants will have the effect of changing the character, compatibility, and overall development of the City and the OST District, by attracting patrons from the larger community. Further, we believe one of the greatest strengths of the OST district is the stated intent, *"To protect the most desirable use of land in accordance with a well-considered plan, to protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue."* We believe that the OST District, when considered as a part of the mix of land uses throughout the City as a whole, provides key opportunities for locating high-quality jobs, allows the City to maintain a solid and balanced tax base, and provides necessary alternative uses to the substantial areas already devoted to retail uses in Novi and the surrounding areas. Additionally, the fast food drive-through restaurants proposed with the text amendment are currently permitted only in the most intense commercial districts, such as the B-3, General Business District, the FS, Freeway Service District, but not the OST and other office districts. Please see our attached report from April for additional information.

As shown on the enclosed area map we provided at our meeting, there are a substantial number (approximately 109) and variety of restaurants within 2 miles of the Haggerty Corridor Corporate Park, including several within a much closer proximity, such as the Ruby Tuesday restaurant immediately to the south of Haggerty Corridor Corporate Park. Additional land is zoned for retail and restaurant uses in Novi within a couple of miles of the Park, including land in and around the Twelve Oaks Mall, West Oaks, Fountainwalk, Novi Town Center and Main Street. Smaller parcels are planned or zoned for retail or restaurant uses at Fourteen Mile and Haggerty, Fourteen Mile and East Lake Drive, Thirteen Mile and Novi Road and Grand River Avenue near Haggerty Road. Our neighbors to the north and east also have provided ample opportunities for restaurants along the Haggerty Road corridor, Twelve Mile Road and Ten Mile Road.

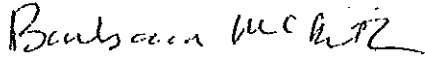
There is an OST ordinance amendment currently proposed by staff to address the 2010 Master Plan implementation strategy, specifically recommended for the special study area near the intersection of Grand River Avenue and Beck Road (see enclosed Retail Service Overlay draft ordinance and map). This amendment would allow limited retail and restaurant uses as an optional land use in the OST District, but only for the Master Plan Overlay area identified near Grand River and Beck. The Planning Commission will consider the staff-initiated ordinance amendment at a public hearing on November 9th.

You may recall that, during the Master Plan Review Process, the Planning Commission discussed the possibility of studying other areas for OST retail service overlay uses, but decided to limit the additional uses just to the area identified, primarily due to the proximity to the freeway interchange, but also due to the nearby Providence Park Hospital and Suburban Collection Showplace. One property was rezoned to the "Freeway Service" district with a PRO to allow a gas station/convenience store and a fast food restaurant. This facility is now under construction and will serve as the first step in the implementation of this Master Plan recommendation.

November 2, 2011
Page 3

If you need any further information, I can be reached at 248-347-0475 or bmcbeth@cityofnovi.org.

Sincerely,



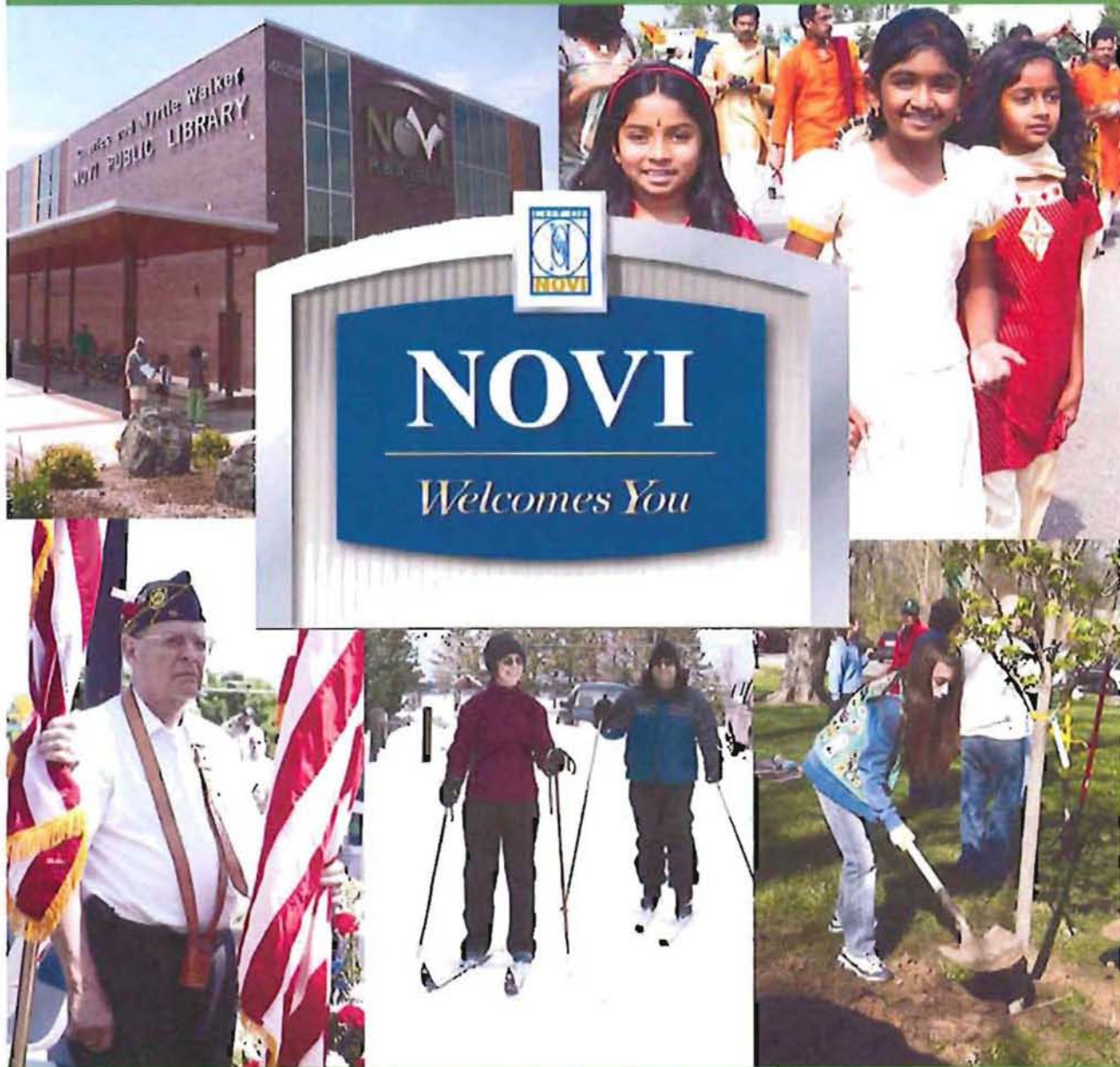
Barbara McBeth
Deputy Director of Community Development

c: Clay J. Pearson, City Manager
Victor Cardenas, Asst. City Manager
Charles Boulard, Director of Community Development
Ara Topouzian, Economic Development Director
Thomas R. Schultz, City Attorney

**2010 Master Plan for Land Use
Excerpts**

City of Novi Master Plan for Land Use 2010

Adopted August 25, 2010



Where quality of life is the way of life

Community Plan and Projections

Future Land Use

Future Land Use

The Future Land Use Map divides the City into categories of land use based on various studies, demographics information, and community input. The following describes the land use categories designated on the Future Land Use Map (see Figure 64).

Single-Family Residential

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the City. Higher density residential land use is designated in areas that transition to commercial or light industrial developments. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

Mobile Home Residential

This land use is designated for housing within a manufactured housing community, created according to the regulations in the Mobile Home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.

Multiple-Family Residential

This land use is designated for multiple-family residential dwellings in a variety of settings, ranging from two-family dwellings to low-rise and high-rise apartment complexes. Refer to the Residential Density Map for specific density recommendations (see Figure 63).

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.

Community Office

This land use is designated for small and medium scale office uses that primarily serve the residents of the City. The area may also include facilities for human care and indoor or out door recreation.

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, hotels, motels, higher education and indoor or outdoor recreation.

Community Plan and Projections

Future Land Use



Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, hotels, motels, higher education and indoor or outdoor recreation.



Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Local Commercial

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

Community Commercial

This land use is designated for comparison-shopping needs of a larger population base. They are along major thoroughfares and roadway intersections.

Town Center Commercial

This land use is designated for pedestrian oriented, community focal point area with a variety of uses including retail, commercial, office, residential, civic uses, and open spaces with an urban character.

Town Center Gateway

This land use is designated for mixed-use development that provides an appropriate transition and a sense of arrival into the Town Center Commercial land use. These uses include a mixture of moderate density residential, commercial, and office. A detailed description of development criteria can be found in the Gateway Ordinance.



Goals, Objectives and Implementation

2010 Master Plan Amendments Study Areas

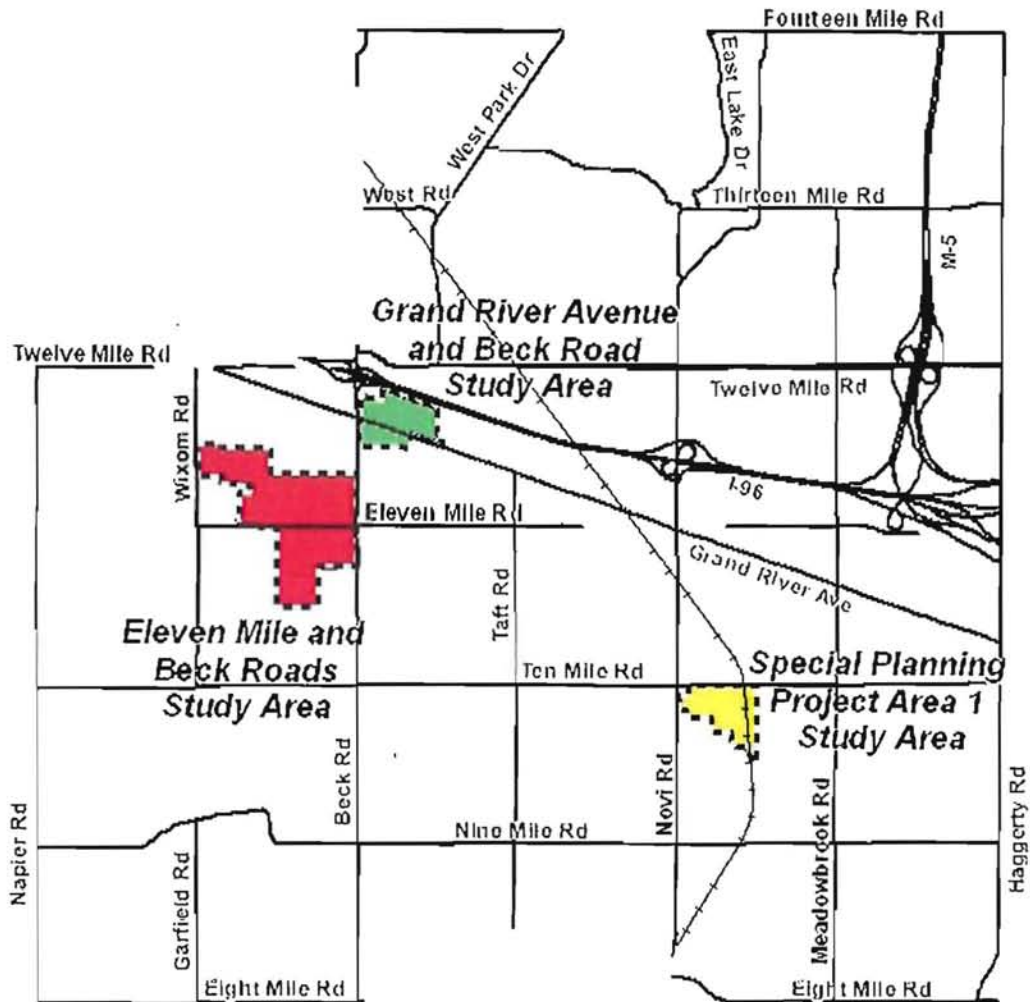


Figure 66. 2010 Master Plan Amendments Study Areas

Goals, Objectives and Implementation

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: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Implementation Strategy: Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.

Implementation Strategy: Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.



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

Implementation Strategy: Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan (see Figure 74) to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

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

Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.

Implementation Strategy: Continue to provide home repair assistance through the City of Novi's Minor Home Repair grant program.

Implementation Strategy: Continue to provide top quality maintenance of public streets and utilities.

Implementation Strategy: Continue public investment in new and existing pathways, sidewalks, parks and street trees to improve the quality of life in existing neighborhoods.

Goals, Objectives and Implementation

ECONOMIC/FISCAL

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

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

Implementation Strategy: Seek opportunities to enhance and maintain open communication between Novi's business community and residents by maintaining a relationship with the Novi Chamber of Commerce and individual businesses.

Implementation Strategy: Investigate streamlined development and permitting processes while maintaining quality reviews.

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

Implementation Strategy: Initiate economic development programs in the OST District.

Implementation Strategy: Make available and maintain high quality infrastructure — roads, water, and sanitary sewer -- to ensure the attractiveness and functionality of the OST District.

Implementation Strategy: Consider administrative approval of OST development as an incentive to provide certainty and timeliness for desirable projects that meet ordinance requirements.



Implementation Strategy: Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets.

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

Implementation Strategy: Use the Internet, an economical and flexible tool, to market Novi and its assets as a profitable place to conduct business.

Implementation Strategy: Consider amending portions of the sign ordinance to provide businesses with better visibility.

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

Implementation Strategy: Work with Oakland County officials to review Brownfield developments, considering the possibility of County Brownfield Authority incentives to secure investment.

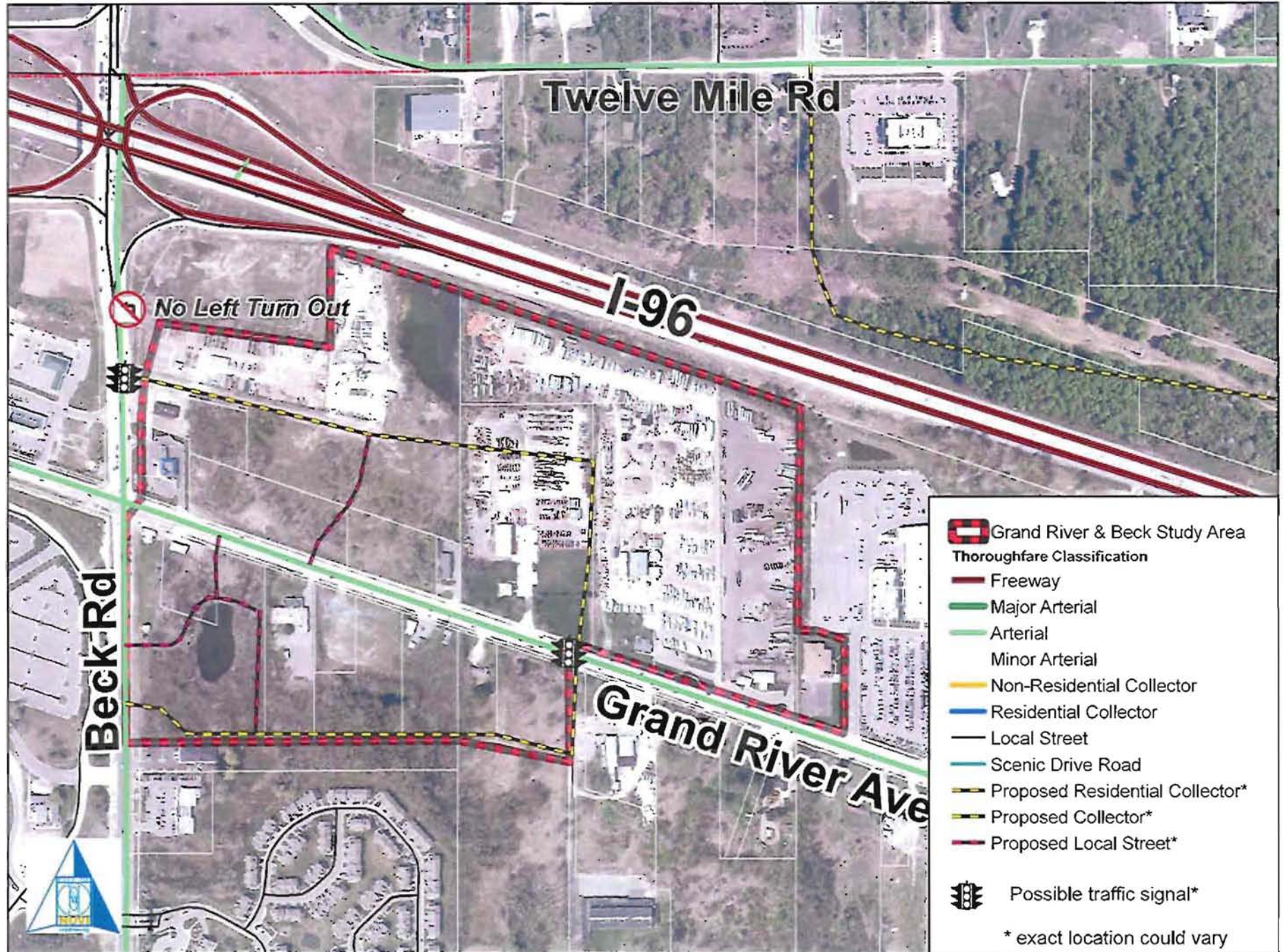
Implementation Strategy: Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement out of proportion with the proposed reinvestment.

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

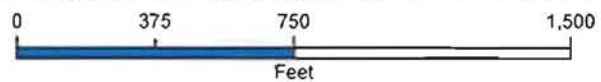
Implementation Strategy: Allow for reinvestment and expansion of existing facilities without necessarily requiring compliance with every new ordinance requirement. Variances and substantial compliance tests should be used to guide decision-making process.



GRAND RIVER AVE. and BECK RD. STUDY AREA TRANSPORTATION PLAN



-  Grand River & Beck Study Area
- Thoroughfare Classification**
-  Freeway
-  Major Arterial
-  Arterial
-  Minor Arterial
-  Non-Residential Collector
-  Residential Collector
-  Local Street
-  Scenic Drive Road
-  Proposed Residential Collector*
-  Proposed Collector*
-  Proposed Local Street*
-  Possible traffic signal*
- * exact location could vary

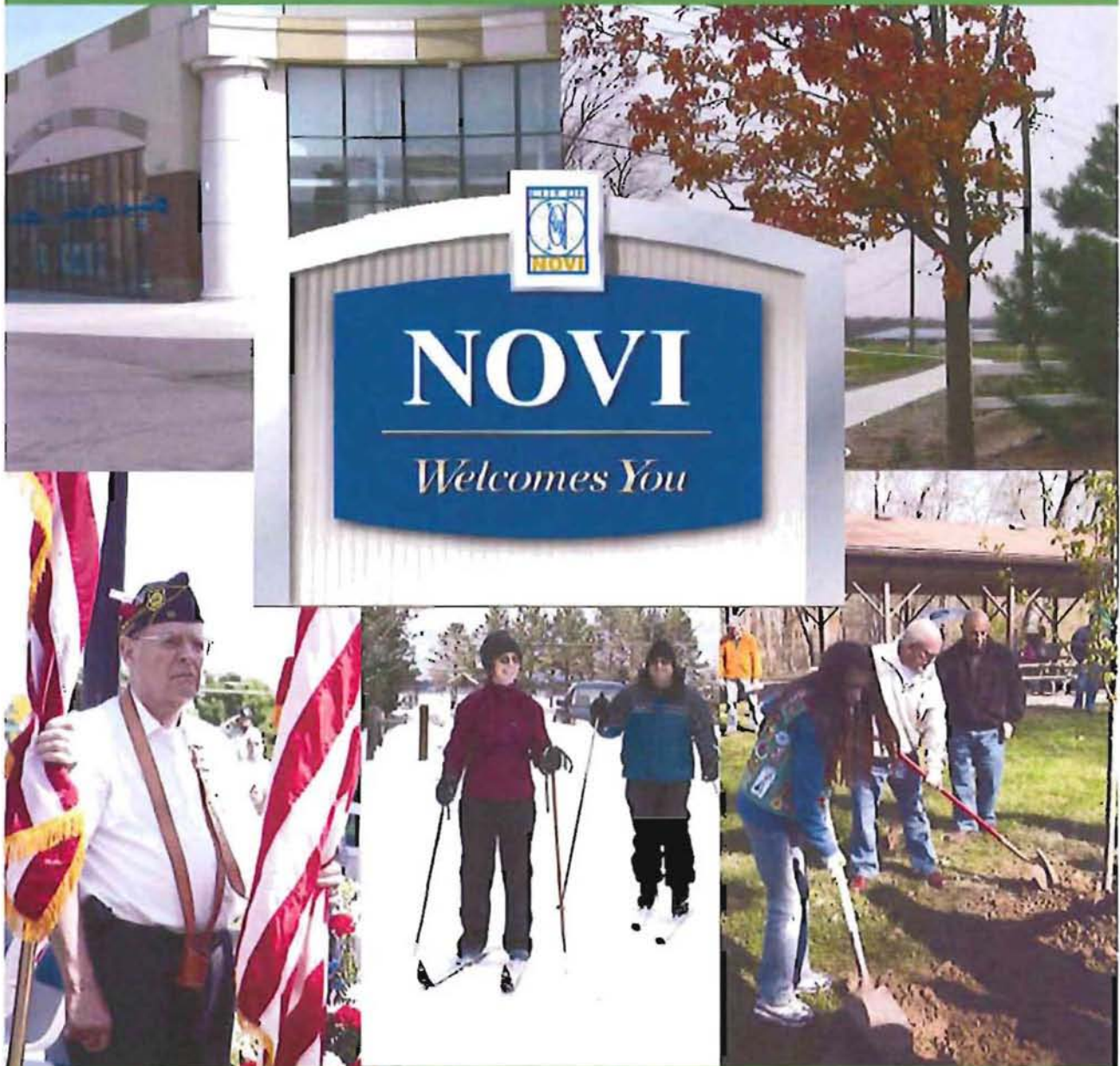


**2010 Master Plan for Land Use Review
Excerpts**

City of Novi Master Plan for Land Use Review

February 26, 2010

*A comprehensive review of planned future land uses in the City of Novi
with an emphasis on three identified study areas*



Where quality of life is the way of life

6. Grand River Avenue and Beck Road Study Area

The Grand River Avenue and Beck Road Study Area is positioned between the recently constructed Rock Financial Showplace (2004) and the Providence Park Hospital complex (2005) (see Figure 25). These developments and other neighboring developments could benefit from nearby retail services that serve the traveling public. Providing retail services focused on serving the employees and visitors to the Study Area and nearby businesses could make the area more attractive to new office, research, development and technology businesses which could increase the City's tax base and provide additional employment in the City. To help maintain the character of the office area, reduce the impact on existing retail areas and reduce the impact of retail development on the road system, a set of "Retail Overlay" development standards could be added to the Zoning Ordinance.

Location/Study Area Description The Grand River Avenue and Beck Road Study Area is uniquely situated for new development. The Study Area is located along both sides of Grand River Avenue, east of Beck Road and south of the I-96 freeway in Section 16. The 94 acre (gross) Study Area contains vacant parcels, under-developed parcels and some potentially obsolete buildings in addition to recently constructed and remodeled buildings. Since the completion of Rock Financial Showplace and Providence Park Hospital, property owners in the Study Area and developers have expressed an increased interest in providing supporting retail services within the Study Area and on nearby properties. For these reasons, this area was selected for study to see if the Office use designations for the entire Study Area were still appropriate and to review and make recommendations on adding support retail service uses in the Study Area.

Proposed Amendments

- Create new *Office, Research, Development and Technology with Retail Service Overlay* future land use definition;
- Designate current *Office* use areas near intersection of Grand River Avenue and Beck Road for *Office, Research, Development and Technology with Retail Service Overlay*;
- Designate balance of current *Office* use areas for *Office, Research, Development and Technology* uses;
- Create new Grand River Avenue and Beck Road Study Area Transportation Plan; and
- Add new goals, objectives and implementation strategies in support of the new *Office, Research, Development and Technology* future land use designation.

The Study Area is located in a major transportation corridor that connects the City of Novi with the City of Detroit to the east and the Cities of Lansing and Grand Rapids to the west. Grand River Avenue, which began as a Native American trail, was improved as a plank toll road in 1853. A toll gate for this road was within the Study Area. The Detroit-Howell Plank Road operated into the 1880s when the road evolved into an extension of the City of Detroit's Grand River Avenue. By 1926 when the route became part of the federal highway system, it was paved and named U.S. 16. The federal highway designation was removed with the opening of the I-96 freeway in the 1950s. I-96 has replaced Grand River Avenue as the main inter-city highway, but Grand River Avenue remains an important Oakland County road with the portion of the road within the Study Area was recently improved to a five lane road.

The Study Area also includes an important north south transportation route, Beck Road, which connects the City of Novi with the City of Wixom and other locations in Oakland County to the north and the Cities of Northville and Plymouth and other locations in Wayne County to the south. The recently improved Beck Road and I-96 freeway interchange has improved regional access to the Study Area.

6. Grand River Avenue and Beck Road Study Area

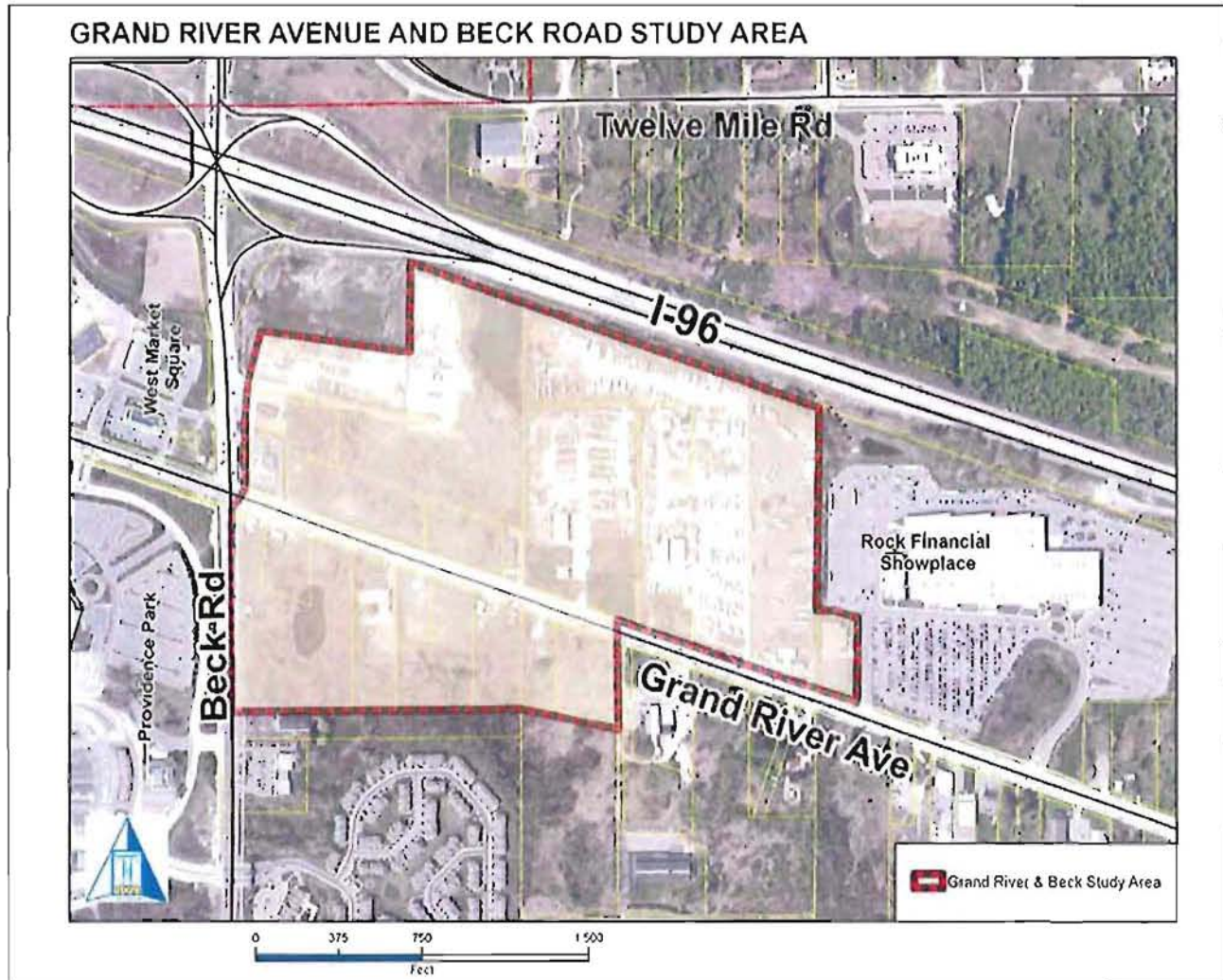


Figure 25 - Grand River Avenue and Beck Road Study Area location.

By the late 1940s commercial uses were constructed including a gasoline filling station located near the southeast corner of Beck Road and Grand River Avenue. These commercial ventures ceased operating several years ago. Commercial activity resumed in the area with the opening of the West Market Square retail center in the last ten years.

Over the last 5 years, City staff has had discussions with individuals about developing property in the Study Area. On about 10 acres of the southeast corner of the Study Area, the City approved a Final Site Plan for the "Olde Town Office" condominiums that have not been constructed. In 2008, a branch bank was built at the northeast corner of Grand River Avenue and Beck Road. City staff has discussed with an interested party the potential development of the parcel immediately north of the bank as a restaurant. City staff also has received a rezoning petition and reviewed a pre-application

6. Grand River Avenue and Beck Road Study Area

site plan for a party interested in rezoning and developing the parcel at the southeast corner of Beck Road and I-96 with a combined gasoline filling station, convenience store and fast food restaurant. On the adjacent Providence Park property west of the Study Area, City staff has had preliminary discussions about developing 30,000 to 50,000 square feet of new retail and restaurant floor space.

Natural Features

The Grand River and Beck Study Area is located in both the Rouge River and Huron River watershed. Properties north of Grand River Avenue generally slope to the north and drain into Davis Drain or Shaw Creek, both tributaries of the Rouge River. Properties south of Grand River Avenue generally slope to the south and drain into the Novi-Lyon Drain, a tributary of the Huron River. The Study Area is a headwater area for both stream systems, and the City's Wetland and Watercourse Map indicates that the Study includes about 11 acres of wetlands and water bodies. City regulated woodlands span across the southern portion of the Study Area. The Study Area does not contain any regulated 100 year floodplains or priority habitat areas.

Planning History

A look at the Study Area's past Master Plan land use designations is helpful for understanding the existing patterns of land uses and zoning districts. The Master Plan history of the Grand River Avenue and Beck Road Study Area is as follows:

- The 1967 Master Plan depicted the entire Study Area for industrial land uses;
- The 1980 Master Plan for Land Use depicted the entire Study Area for Light Industrial land uses;
- The 1988 Master Plan for Land Use changed the properties north of Grand River to Office land uses, the southeast corner of Grand River Avenue (about 550 feet of frontage) and Beck Road (about 350 feet of frontage) was changed to Non-Center Commercial land uses and the area due south of the Non-Center Commercial (about 550 feet of frontage on Beck Road) became designated for Single Family Residential land uses with a maximum density of 0.8 dwelling units per acre. The balance of the Study Area located on the south side of Grand River Avenue remained designated for Light Industrial land uses;
- The 1993 Master Plan for Land Use depicted the Study Area the same as in 1988 except that the Office use areas included an additional designation of PD-4, noting that these properties should be developed using the Zoning Ordinance's Planned Development Options;
- The 2020 Master Plan for Land Use (1999) changed the Non-Center Commercial and Single Family Residential land uses areas to Office land uses and the PD-4 note was removed from the Office use areas on the north side of Grand River Avenue; and
- The Master Plan for Land Use 2004 changed the Light industrial land use areas to Office uses making the entire Study Area planned for Office land uses. This designation is the



Figure 26 - Grand River Avenue and Beck Road Study Area oblique air photograph (2009).

6. Grand River Avenue and Beck Road Study Area

current designation since this area did not change when the Master Plan was amended in 2008.

"The Grand River Avenue Geographic Area Plan" was produced by the Planning Commission in 2001. This Plan included the following recommendations that pertain to the Grand River and Beck Study Area:

- Designating the entire Study Area for Office uses (included in the 2004 Master Plan for Land Use);
- Constructing road improvements to Grand River Avenue (completed in 2004);
- Encouraging the consolidation of driveways and the use of shared driveways;
- Enhancing the landscaping and streetscape along Grand River Avenue, including the use of vertical plantings to calm traffic;
- Maintaining the existing woodlands along the south border of the Study Area to buffer adjacent residential properties; and
- Permitting a limited amount of commercial uses including a limited amount of restaurant and transient residential uses to support the nearby office and Expo uses near Grand River Avenue and Beck Road when designed to meet the convenience needs of the office users but limited so as to not compete with established and planned retail centers.

Existing Zoning

All of the properties north of Grand River Avenue are located in the Office Service Technology, OST, zoning district. Properties south of Grand River are located in other zoning districts. Along the eastern 1,250 feet of the Study Area, the properties on the south of Grand River Avenue are in the I-1, Light Industrial zoning district. The two parcels located at the southeast corner of Grand River Avenue and Beck Road are in the B-3, General Business (north 250 feet) and RA, Residential Acreage, districts (south 550 feet).

Existing Development

The Grand River Avenue and Beck Road Study Area includes twenty-two parcels which are developed as follows :

- Three parcels are developed with light industrial/warehouse buildings (Aladdin Heating & Cooling, Michigan Laser and Bell Forklift);
- Five parcels are developed with open yard industrial type uses (Wixom Redi Mix, Precision Demolition, Tony Angelo Cement Products and Jack Anglin Co. (two parcels);
- Five parcels contain small commercial/industrial buildings or older residential dwellings;
- One parcel contains a new bank (Chase Bank);
- One parcel contains a plant nursery business (Shemins Nurseries); and
- Seven parcels are vacant.

The Study Area is served by a 24-inch water main along Grand River Avenue and a 16-inch water main along Beck Road south of Grand



Figure 27 - Existing open yard uses on north side of Grand River Avenue (source: Microsoft 2009).

6. Grand River Avenue and Beck Road Study Area

River Avenue. The Study Area is within the Lanny's Road Sanitary Sewer District and served by an 8-inch sanitary sewer along Grand River Avenue and the northern Beck Road frontage and a 15-inch sanitary sewer along the southern Beck Road frontage. Additional flow into this system may require line improvements and if the flow increases substantially, the City may need to increase its peak discharge capacity. The Study Area is not served by any regional detention basins and because of this, all new developments will be required to meet the detention requirements as outlined in City Ordinances. Both Grand River Avenue and Beck Road are five lane arterial roads with ample capacity to handle most development options, but improvements may be required with the submittal specific site plans or rezoning proposals.

Study Area Review

Properties in the Study Area are influenced by neighboring uses. Adjacent development consists of the I-96 freeway to the north, Rock Financial Showplace to the east, light industrial uses to the southeast, community office facilities to the south, the Providence Park hospital site to the southwest and the West Market Square retail center to the west. Further south, is the Central Park Estates apartment complex and the land north of I-96 includes office uses, vacant property and single-family homes on large lots.

The Grand River Avenue and Beck Road Study Area contains 87 net acres (after subtracting road rights-of-way) from the 94 acre gross area. About 82 acres of the Study Area is considered susceptible to development or redevelopment. These parcels are undeveloped or developed with open yard or older industrial buildings that may lend themselves to redevelopment. Five acres of the Study Area is developed with buildings that are less susceptible to redevelopment. If all 82 acres of land considered susceptible to development was redeveloped or developed as master planned for Office uses, with an estimated 8,000 square feet of office space per acre, a total of 650,000 square feet of office space could be developed which could bring about 2,600 additional office workers to the area. Existing regulated wetlands or other water features on the parcels could reduce the amount of floor space developed.

In addition, properties within the Study Area that are in the OST Zoning District could be developed with hotels, personal services, banks, day care centers and indoor recreation facilities. The OST District also permits the development of restaurants as part of an office building.

The I-96, Grand River Avenue and Beck Road vicinity has a limited amount of retail services to serve visitors and employees that travel through the area. Currently, retail services for the properties in the Study Area are provided in several locations. The West Market Square development just west of the Study Area includes several restaurants, a supermarket, several personal service businesses and several banks. As an intermediate shopping center, West Market Square also provides community shopping services. A small restaurant is located just east of the Study Area south of the Rock Financial Showplace. Many automobile travel related businesses are located about one mile west of the Study Area near the intersection of Grand River Avenue and Wixom Roads. Four fuel stations with convenience stores, three car washes and six fast food drive through restaurants can be found near the intersection. An additional 30,000 to 50,000 square feet of retail with restaurants, including a drive through restaurant, is planned for ten acres of the Providence Park site. Additional local commercial exists further east along Grand River Avenue near Novi Road. Community serving

6. Grand River Avenue and Beck Road Study Area

Key Information

- The development of office, research, development and technology uses are desirable in the Study Area;
- Study Area visitors and employees must go outside of the Study Area to access retail services that cater to the travelers;
- Providing retail services to serve the traveling public could stimulate additional office, research, development or technology development in the Study Area;
- A limited amount of retail uses could be placed in the Study Area in a manner that is compatible with the neighboring office and light industrial land uses;
- Limiting the amount of land available for retail uses, would reduce the impact that new retail areas would have on the neighboring retail areas; and
- Providing a road network that links Grand River Avenue with Beck Road will reduce the impact of retail development on both roads.

shopping opportunities exist near Grand River Avenue and Wixom Road (Meijer, Target and Sam's Club).

The potential of including a limited amount of retail services in the Study Area was explored during the Master Plan review for several reasons:

- The properties at the southeast corner of Beck Road and Grand River Avenue are in the B-3, General Business, zoning district;
- Some property owners in the Study Area have expressed an interest in providing limited retail services in the Study Area; and
- The Master Plan and Zoning Committee expressed an interest in developing a broader mixed use designation for areas of the City in the OST zoning district.

Industrial uses were not considered, since the City has many areas planned for industrial use and many types of industrial uses can locate within the OST zoning district. Transient residential uses (hotels) were not reviewed since all of the office zoning districts permit this use.

Public input during the Master Plan review indicated a desire for some new retail services in the City. The majority of the 2009 Master Plan Review informal survey respondents strongly agreed or agreed that it is important to provide retail services to serve the motoring public in areas of the City that have a high volume of visitors and employees that travel through the area.

Since properties in the Study Area have had a long history of being planned for uses permitted in the OST zoning district and given that the entire Study Area is currently planned for Office land uses appears to be appropriate to continue to plan the majority of the area for Office uses.

The Planning staff's "Office Industrial Floor Space Update" of March 2009 indicates that based on current trends the, City has a 20-40 year supply of property available for office and industrial activities. Therefore,

if part of the inventory of land available for office uses was converted to another use, ample supply would still exist.

Although the Planning staff's "Retail Space Demand Forecast" of March 2009, indicates that sufficient area for retail development exists in the City through 2018, based on the report's housing forecast the additional residential growth, as planned through the time of residential build-out, could generate the demand for an additional 67 acres of land to be used for retail activities. Providing a limited amount of retail in the Study Area would reduce this long term demand. Locating additional retail areas along Grand River Avenue is consistent with the current Master Plan objective of locating retail uses along established transportation corridors such as Grand River Avenue.



6. Grand River Avenue and Beck Road Study Area

Both the northeast corner and the southeast corner of Grand River Avenue and Beck Road are well located to serve the visitors and employees of the Study Area. Generally, people prefer to shop where it is convenient to access retail services. Travelers like to have these services locate close to their route to or from work or close to their regional destination so they can quickly get fuel, a snack, lunch, a hair cut or other retail service. Motorists prefer to access services on the right hand side of their route to avoid the difficulty of making a left turn. Corner properties have an advantage that two directions of travel can access the site via right turns. Ring roads and internal service drives can be designed to serve the same function.

The City's Traffic Consultant, Birchler Arroyo prepared a "Transportation Analysis of Beck/Grand River Study Area" in May 2009, indicates that the Beck Road and Grand River Avenue intersection has an average of about 30,000 vehicles a day entering the intersection about a third of all these vehicles could access the properties on the northeast or southeast corner via right turns, if the properties are developed with driveway or road connections to both Grand River Avenue and Beck Road. In addition, their report indicates that left turns onto Beck Road could be problematic due to the proximity of the I-96 interchange and Grand River Avenue. The report also indicates that retail and restaurant uses would generate more than 5 times the number of daily driveway trips than office uses. Their report recommends constructing two new collector roads connecting Grand River Avenue and Beck Roads and driveway systems that link Beck Road and Grand River Avenue to help reduce new traffic impacts.

Proposing to increase the intensity of development in an area almost always generates traffic concerns. The 2009 Master Plan Review Citizen Input Survey indicated that the vast majority of survey respondents strongly agreed or agreed that it is important for new developments to have a good internal road systems to reduce the development's impact upon the existing road system.

A limited amount of retail uses could be placed in the Study Area in a manner that is compatible with the office and light industrial land uses to the north, east, south and west. Additional retail uses could affect the existing and planned retail uses to the west by increasing the potential of higher vacancy rates in the area. Limiting the amount of land available for retail and the types of retail uses would reduce the impact that new retail areas within the Study Area would have on the neighboring retail areas.

A new land use designation could promote an additional limited basket of retail uses while still permitting office, research and development uses. A new land use definition could focus the intent of any retail use to be focused on serving the employees and visitors to the Study Area and nearby businesses.

To accomplish the intent of a new land use designation, a set of permitted uses and conditions could be added to the use and conditions sections of the OST District in the Zoning Ordinance. In addition, limiting the size of any retail areas will limit the amount of competing retail floor space.

6. Grand River Avenue and Beck Road Study Area

To further the above concepts, specific Zoning Ordinance amendments to the OST District could be adopted. These amendments could permit a set of retail services such as:

- Fuel stations;
- Convenience stores associated with fuel stations;
- Restaurants including drive-through; and
- General retail and personal services not to exceed 25% of the total floor space in the specific overlay area boundary area designated on the Future Land Use Map in the Master Plan for Land Use as a retail overlay area.

These uses could be subject a set of conditions which could include the following:

- Access must be provided from an access road that loops between two arterial or collector roads as proposed in the Master Plan for Land Use;
- Access drives or roads and access easements must be provided to and for neighboring properties;
- A minimum of 25% of the site excluding any drainage facilities, must be landscaped; and
- Must meet all other general requirements including woodland, wetland, landscaping, façade, parking, and loading requirements.

Master Plan Amendment Recommendations

Based on the items discussed above, Master Plan for Land Use amendments are recommended for the Future Land Use Definitions, the Future Land Use Map and Goals, Objectives and Implementation Strategies to support the need for improved access requirements to minimize the traffic impacts from adding retail services to the Study Area. The proposed amendments reflect recommendations to continue to encourage office, research, development and technology development in the Study Area and to encourage the development of a small area with businesses that serve the motoring public, which could make the area more attractive for other types of development. The recommended amendments promote increasing the City's tax base and protecting the character of the area and the nearby retail developments.

Recommended Master Plan For Land Use amendments pertaining to the Grand River Avenue and Beck Road Study Area Future Land Uses

REMOVE the following EXISTING Future Land Use definition:

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).



6. Grand River Avenue and Beck Road Study Area

ADD the following NEW Future Land Use definitions:

Office, Research, Development and Technology

This land is designated for a variety of medium-scale and large scale general and medical office buildings or complexes and research, development and technology facilities, with or without related manufacturing or warehouse facilities. The area may also include facilities for office, research and development support services, human care, transient hotels, motels, higher education and indoor or outdoor recreation (see Chapter 3 for discussion).

Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Future Land Use Map amendment recommendations:

This review recommends the following Future Land Use Map amendments (see Figure 28):

- Replacing about 18 acres of the Study Area designated Office to Office, Research, Development and Technology with Retail Service Overlay; and
- Replacing all remaining areas designated Office areas with the Office, Research, Development and Technology (see Chapter 3 for discussion).

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 and Economic/Fiscal categories to further the Intent the Office, Research, Development and Technology with a Retail Service Overlay land use designation:

LAND USE (existing category balance of this section to remain the same)

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

6. Grand River Avenue and Beck Road Study Area

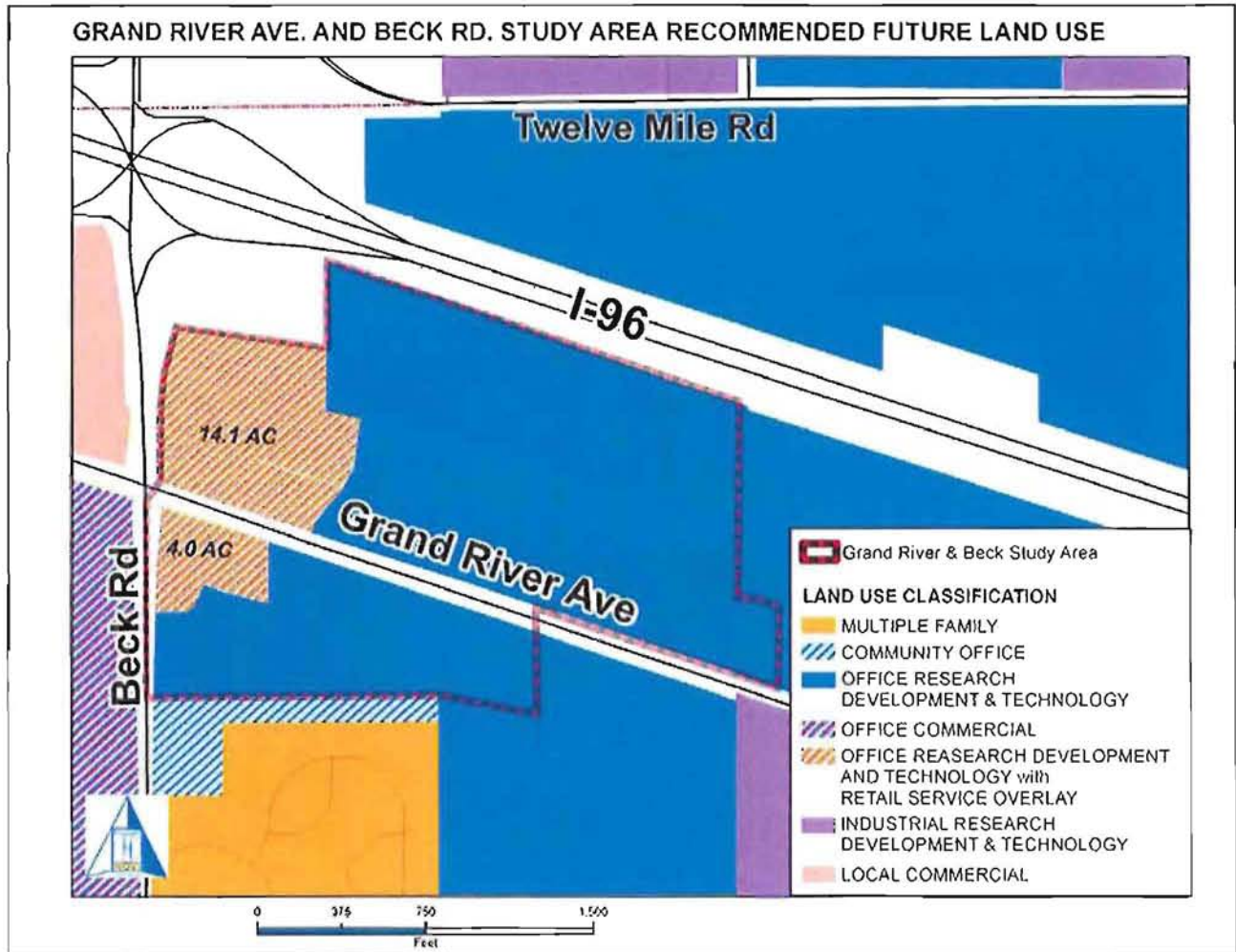


Figure 28 - Grand River Ave. and Beck Rd. Study Area recommended Future Land Use Map changes.

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Implementation Strategy: Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.

Implementation Strategy: Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

6. Grand River Avenue and Beck Road Study Area

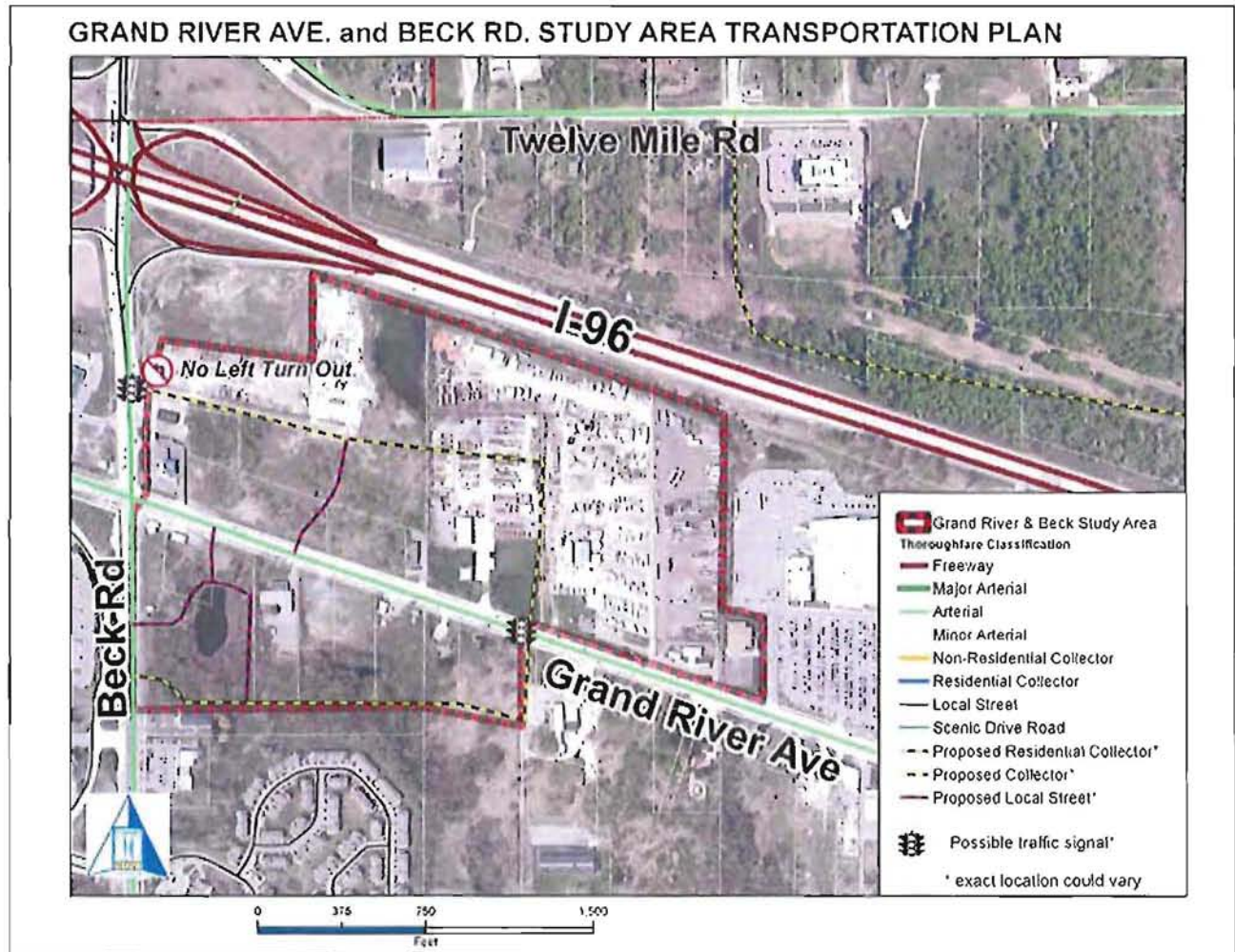


Figure 29 Grand River Avenue and Beck Road Study Area Transportation Plan.

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

Implementation Strategy: Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan (see Figure 29) to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

— 6. Grand River Avenue and Beck Road Study Area —

ECONOMIC/FISCAL (existing category balance of this section to remain the same)

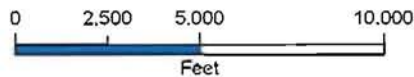
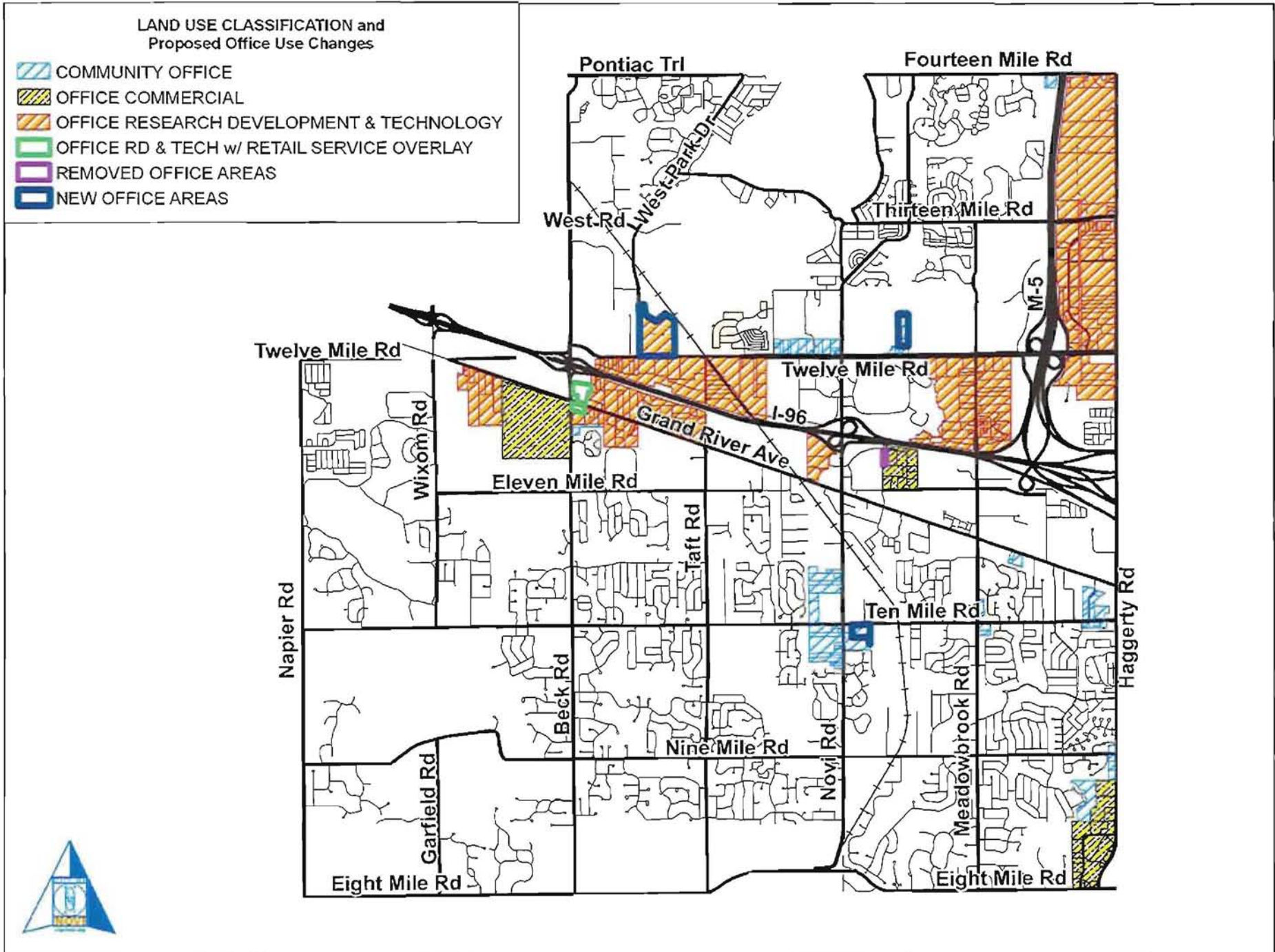
GOAL: Ensure that Novi continues to be a desirable place to do business. (existing goal, other objectives and implementation strategies remain the same)

Objective: Continue to promote and support development in Novi's Office Service Technology (OST) District (existing Objective balance of the implementation Strategies remain the same).

Implementation Strategy: Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets.



OFFICE USE AREA CHANGES - RECOMMENDED FUTURE LAND USE MAP



GRAND RIVER AVE. AND BECK RD. STUDY AREA RECOMMENDED FUTURE LAND USE

