



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
August 5, 2009 at 7:00 p.m.
Novi Civic Center – Event Quarter
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1

Master Plan for Land Use Review

- a) Eleven Mile and Beck Roads Study Area - Continued - Discuss reviews and identify potential future land use changes if any.
- b) Grand River Avenue and Beck Road Study Area - Discuss reviews and identify potential future land use changes if any.

6. **Minutes**

March 5, 2009
April 16, 2009
June 4, 2009
June 16, 2009

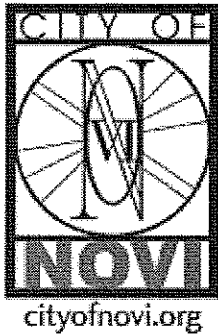
7. **Schedule**

Set dates for balance of year.

8. **Adjourn**

Future Meetings –

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE MEMBERS
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: MASTER PLAN REVIEW PROCESS
DATE: JULY 29, 2009

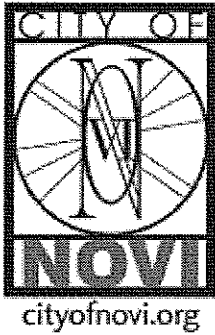
Mark Spencer

In order to provide additional clarity to the Master Plan and Zoning Committee about the Master Plan Review, the Planning Staff has prepared this short memo to explain the balance of the process.

1. As part of the entire Master Plan review process, the Planning Staff has prepared for the Master Plan and Zoning Committee several reports for specific study areas that explore different future land use options, including no future land use changes.
2. After the Master Plan and Zoning Committee members review and discuss Staff's set of options or Committee Member options for a study area, the Planning Staff will ask the Members to come to a consensus on the preferred options. These preferences will become the set of options to send through the balance of the process.
3. After receiving all of the Committee's preferences from these initial reviews, Staff will prepare a set of materials to help gather public input. Staff will review these materials with the Committee and present a brief overview of these materials to the Planning Commission. Neither the Committee nor the Planning Commission will be asked to make any amendment recommendations at this time.
4. Staff proposes that public input will include an open house/input session and a questionnaire for the event and web site. The questionnaire will solicit feedback on the acceptability of a set of uses in each of the study areas. As was done for the 2007 Master Plan review, open house, stations will be set up for each study area and the general City wide proposals to receive public comment on the options and to answer questions about the options.
5. Next, Staff will report the results of the public input to the Master Plan and Zoning Committee, possibly present other alternatives based on the public input and ask the Committee to finalize its recommended alternatives.
6. Then these recommendations will be forwarded along with the set of reports to the Planning Commission. The Planning Commission will be asked to make recommendations to the Committee to draft a final report and set of proposed amendments.
7. Staff will draft a Master Plan review and amendments for Committee review and adoption. The review will consolidate the public input and the reports, include a set of findings supporting the proposed amendments and include a final set of proposed amendments.
8. After approval by the Committee, the Master Plan review and proposed amendments will be forwarded to the Planning Commission. The review and proposed amendments will then be presented at a public hearing for Planning Commission approval.

9. When approved by the Planning Commission, the review and proposed amendments will be forwarded to City Council to approve distributing them for neighboring community, county, utility company and other public comments.
10. After the close of the comment period, the Committee will review the comments and make a recommendation to the Planning Commission to modify or accept the proposed amendments.
11. At a public hearing, the Planning Commission will be asked to approve the proposed amendments to the Master Plan.

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: CHILDREN & RENTAL UNITS

DATE: JULY 14, 2009

The Master Plan and Zoning Committee expressed an interest in providing additional housing opportunities for families. A concern was raised that rental properties do not typically attract families. To see if this was the case in Novi, the Planning Staff reviewed the census block group data available from the 2000 U.S. Census to see if there is a relationship between dwelling units and rental units with children in the block group.

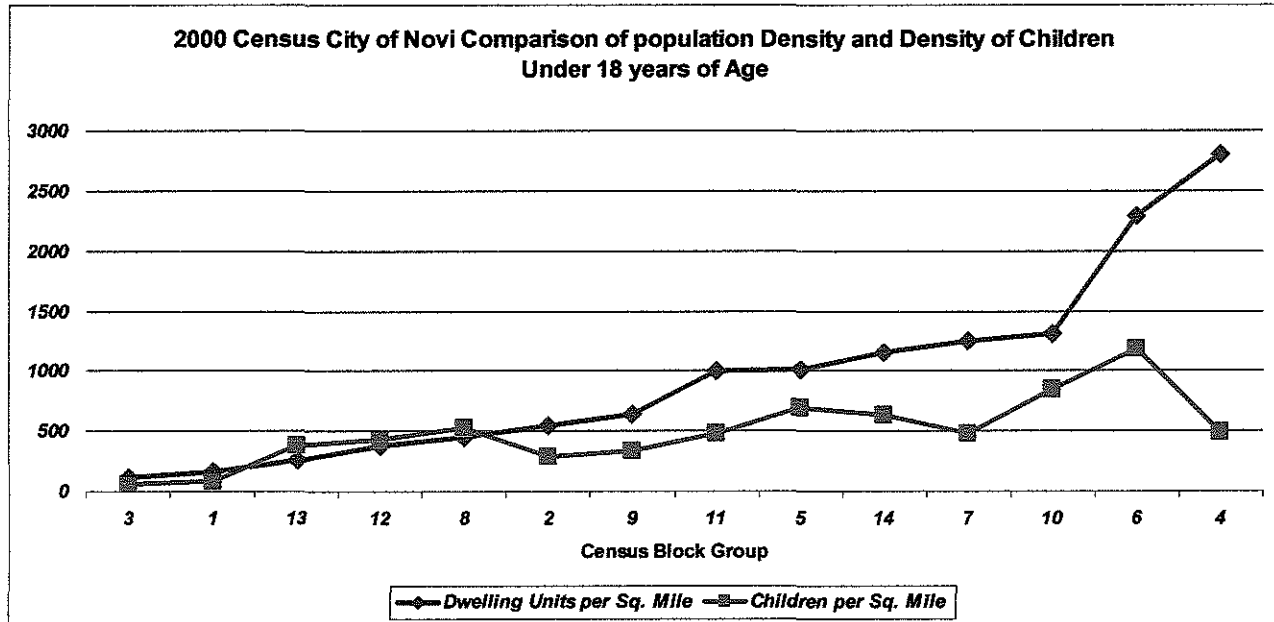
The 2000 U.S. Census data divided the City into 14 Census Block Groups. For this report's purpose, the Block Groups were numbered 1 to 14 for identification purposes (see Block Groups map). The table below lists the block groups and the area and population of the block groups. Density, dwelling units per square mile (see Dwelling Units per Square Mile map), Children under 18 per square mile (see Children per Square Mile map), percentage of the population under 18 (see Percentage of Population Under 18 map) and the percentage of occupied dwelling units that were rental units (see Percent Rental map) were calculated for each Block Group from the 2000 U.S. Census data.

2000 Census City of Novi Comparison of Population, Families, Dwellings, Children and Rental Units

| Block Group Title | Area sq. mile | Population 2000 | Population per sq. mile | Dwelling units per sq. mile | Children under 18 per sq. mile | Percentage population Under 18 | Percentage occupied units rental |
|-------------------------|---------------|-----------------|-------------------------|-----------------------------|--------------------------------|--------------------------------|----------------------------------|
| 1 | 3.6 | 1335 | 379.10 | 172 | 80 | 21.1% | 9.9% |
| 2 | 1.5 | 1819 | 1193.30 | 550 | 290 | 24.3% | 38.0% |
| 3 | 2.9 | 691 | 245.10 | 120 | 59 | 24.1% | 20.5% |
| 4 | 0.8 | 3461 | 4124.00 | 2806 | 488 | 11.8% | 96.9% |
| 5 | 2.0 | 5025 | 2499.20 | 1013 | 697 | 27.9% | 46.8% |
| 6 | 1.0 | 5357 | 5175.60 | 2298 | 1185 | 22.9% | 22.1% |
| 7 | 0.5 | 1312 | 2830.70 | 1258 | 477 | 16.9% | 5.0% |
| 8 | 1.5 | 2245 | 1479.20 | 451 | 521 | 35.2% | 5.4% |
| 9 | 2.0 | 2863 | 1421.90 | 650 | 338 | 23.8% | 47.1% |
| 10 | 1.9 | 6007 | 3141.70 | 1311 | 843 | 26.8% | 20.2% |
| 11 | 1.7 | 3622 | 2138.20 | 1000 | 473 | 22.1% | 8.8% |
| 12 | 5.9 | 6891 | 1187.90 | 380 | 433 | 36.5% | 3.5% |
| 13 | 5.5 | 5222 | 946.40 | 262 | 388 | 41.0% | 1.5% |
| 14 | 0.6 | 1729 | 2672.80 | 1155 | 629 | 23.5% | 25.9% |
| Total or Average | 31.5 | 47579 | 1512 | 627 | 417 | 27.6% | 25.1% |

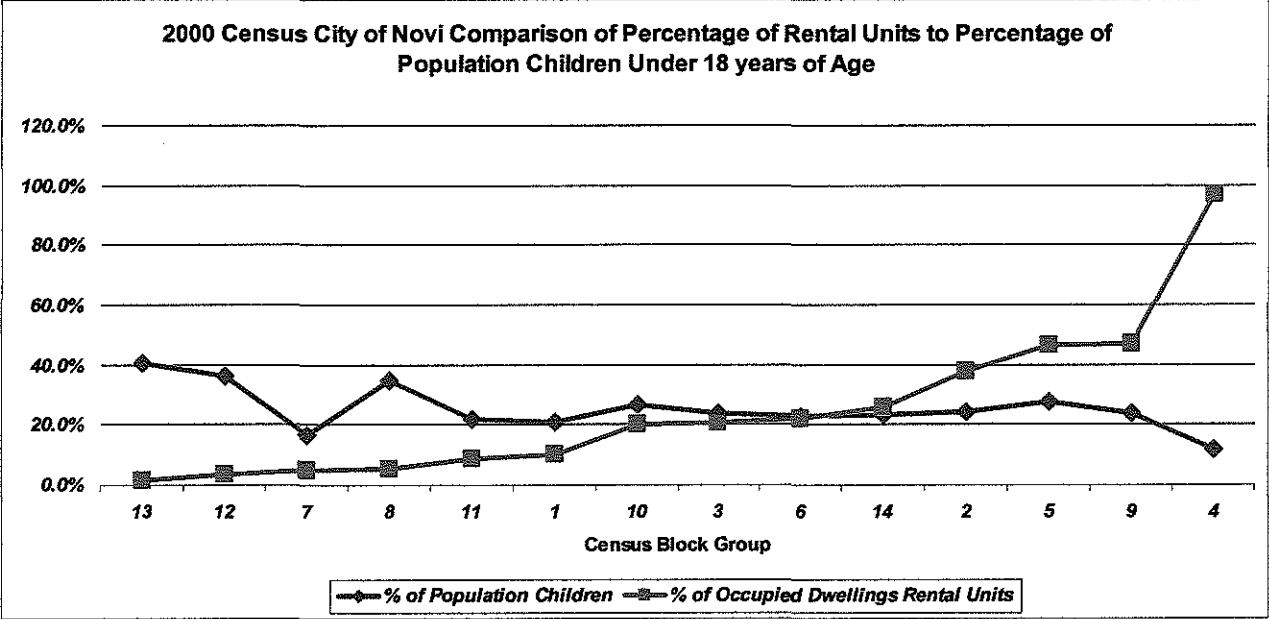
The data in Graph 1 depicts a general trend of an increasing number of children per square mile as the number of dwelling units per square mile increases. The trend reverses when data for block group number 4, the highest density block group, is plotted. A comparison of the Dwelling Units per Square Mile and Children per Square Mile maps also reflects these same trends. The data does indicate that at the highest residential density, the density of children declines.

Graph 1

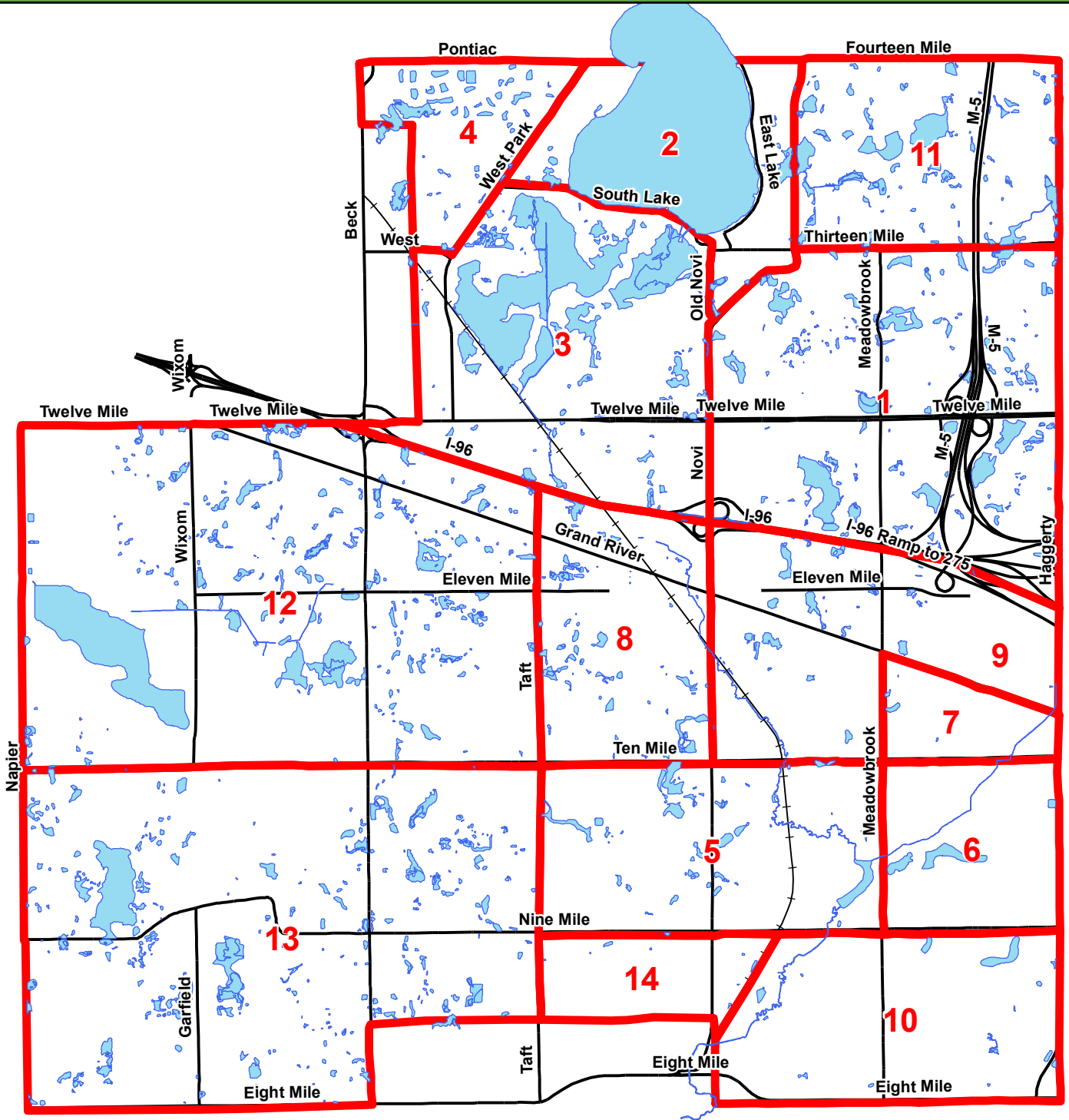



Next the percentage of children to the percentage of rental units was compared (see Graph 2). The general trend in this case is that as the percentage of rental dwelling units increases the percentage of the population that is children decreases. These patterns can also be viewed when comparing the Percentage of Population Under 18 and Percent Rental maps. In general, areas of the City with between 8% and 50% rental units had between 20 and 30% of their population under 18 years of age. Below 8% rental units the percentage of children increased. At the highest percentage of rental units, the percentage of children decreased.

Graph 2



2000 Census Block Groups



 NoviCensus2000_BlockGroups

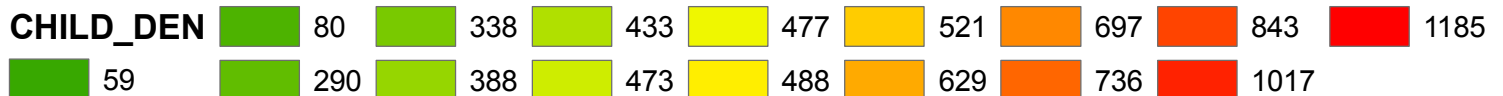
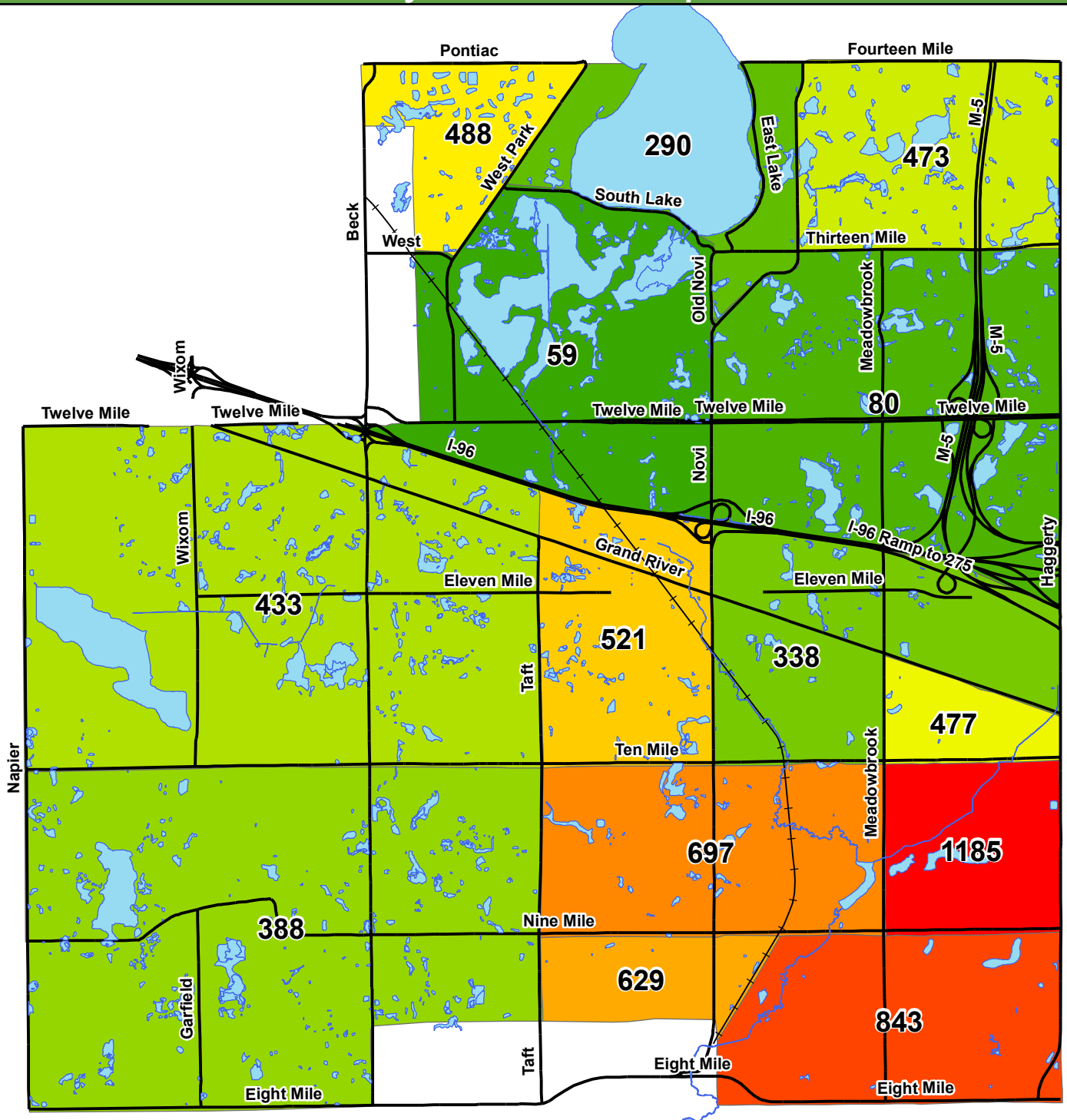


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 (248) 347-0475
 MARK SPENCER, AICP, PLANNER
 CREATED: 7/15/09



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

2000 Census Children Per Square Mile By Block Group



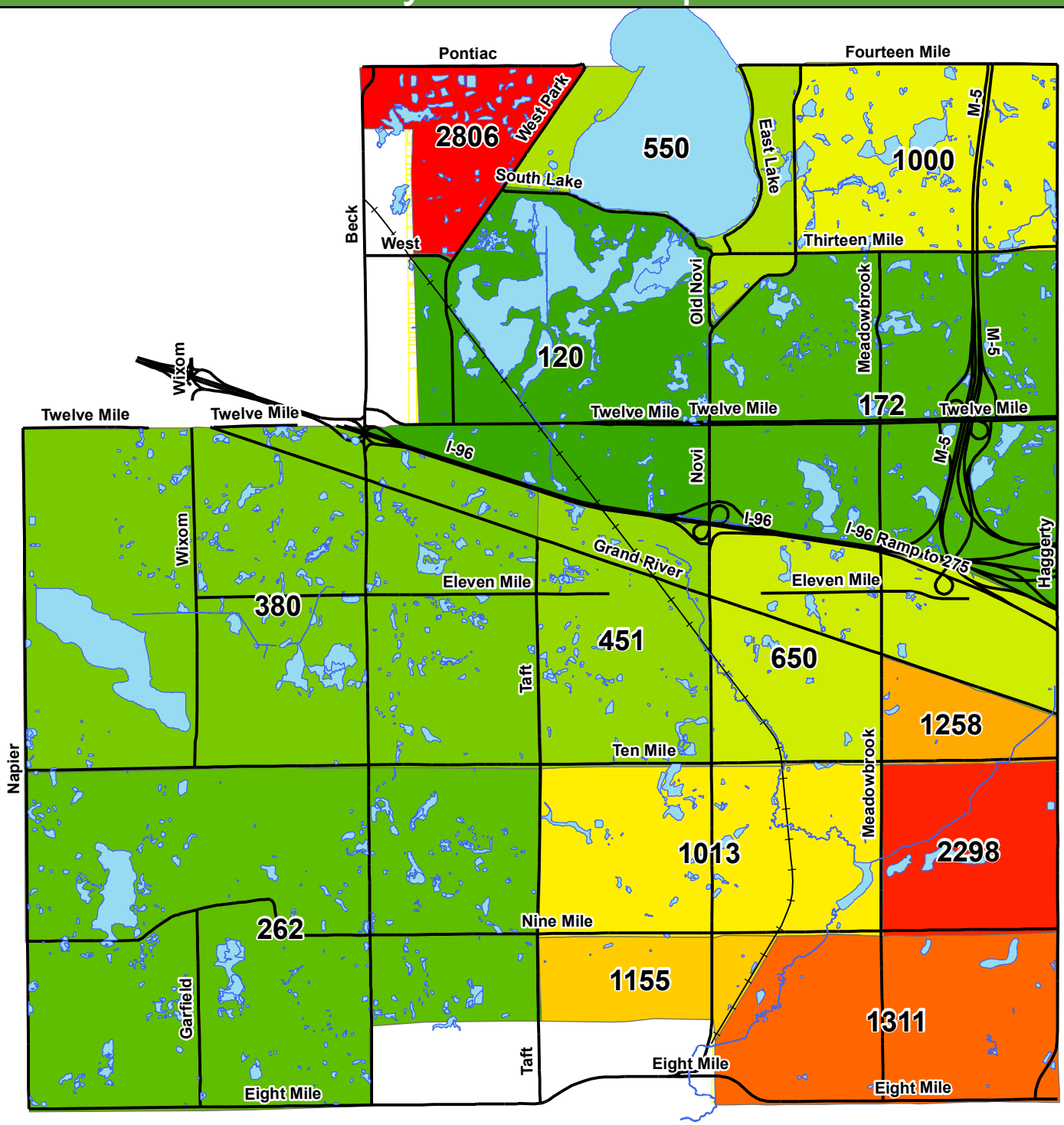
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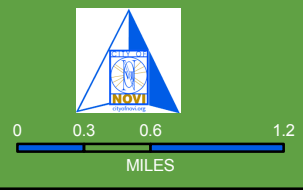
2000 Census Dwelling Units Per Square Mile By Block Group



| | | | | | | | | |
|----------|-----|-----|-----|------|------|------|------|------|
| UNIT_DEN | 172 | 380 | 550 | 1000 | 1155 | 1265 | 1376 | 2806 |
| | 120 | 262 | 451 | 650 | 1013 | 1258 | 1311 | 2298 |

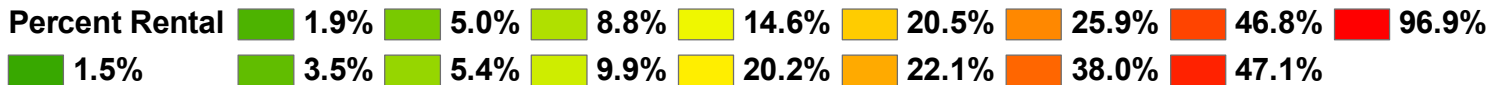
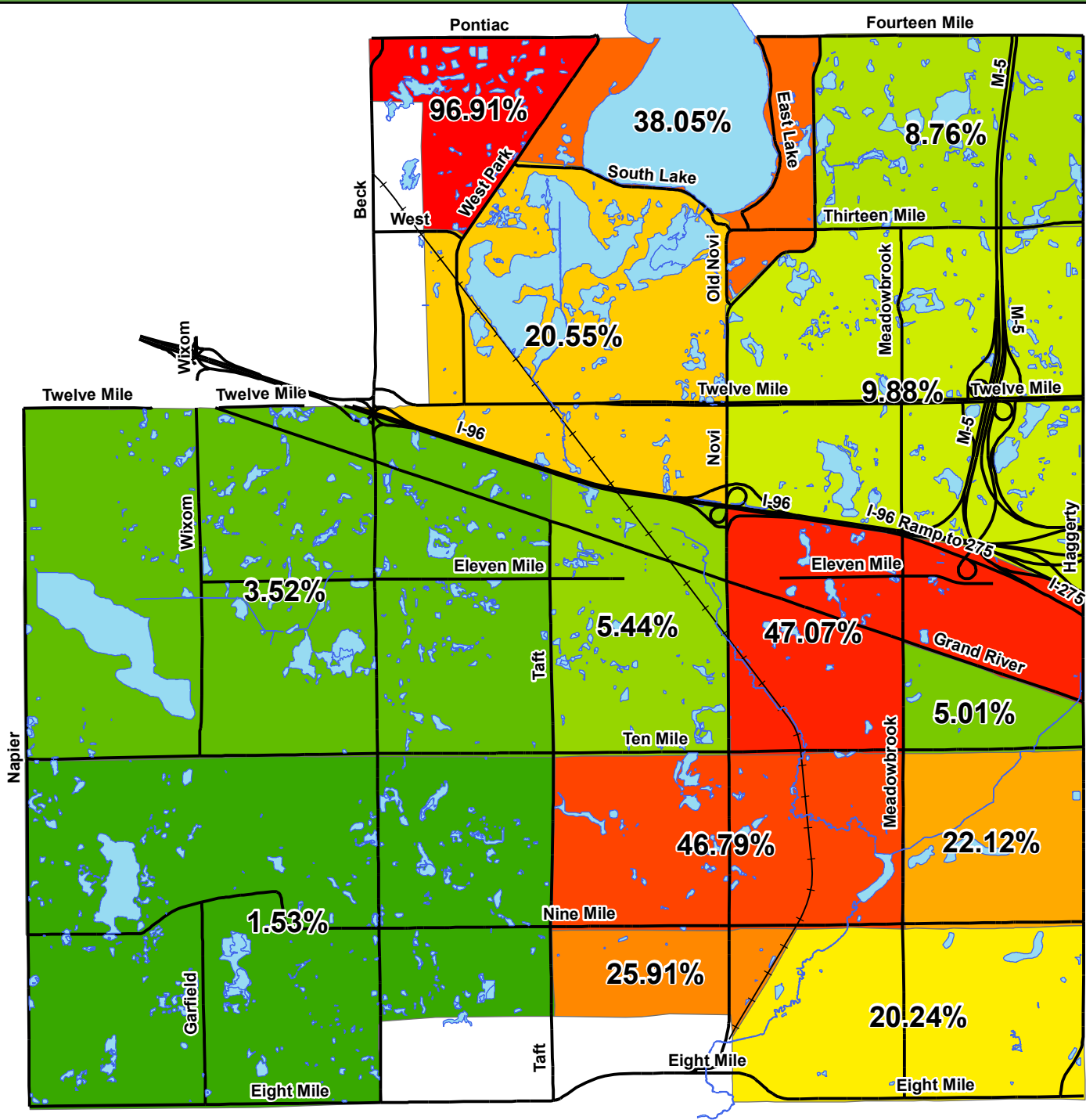


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2000 Census Percent Rental By Block Group



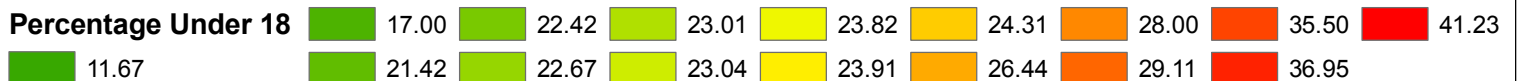
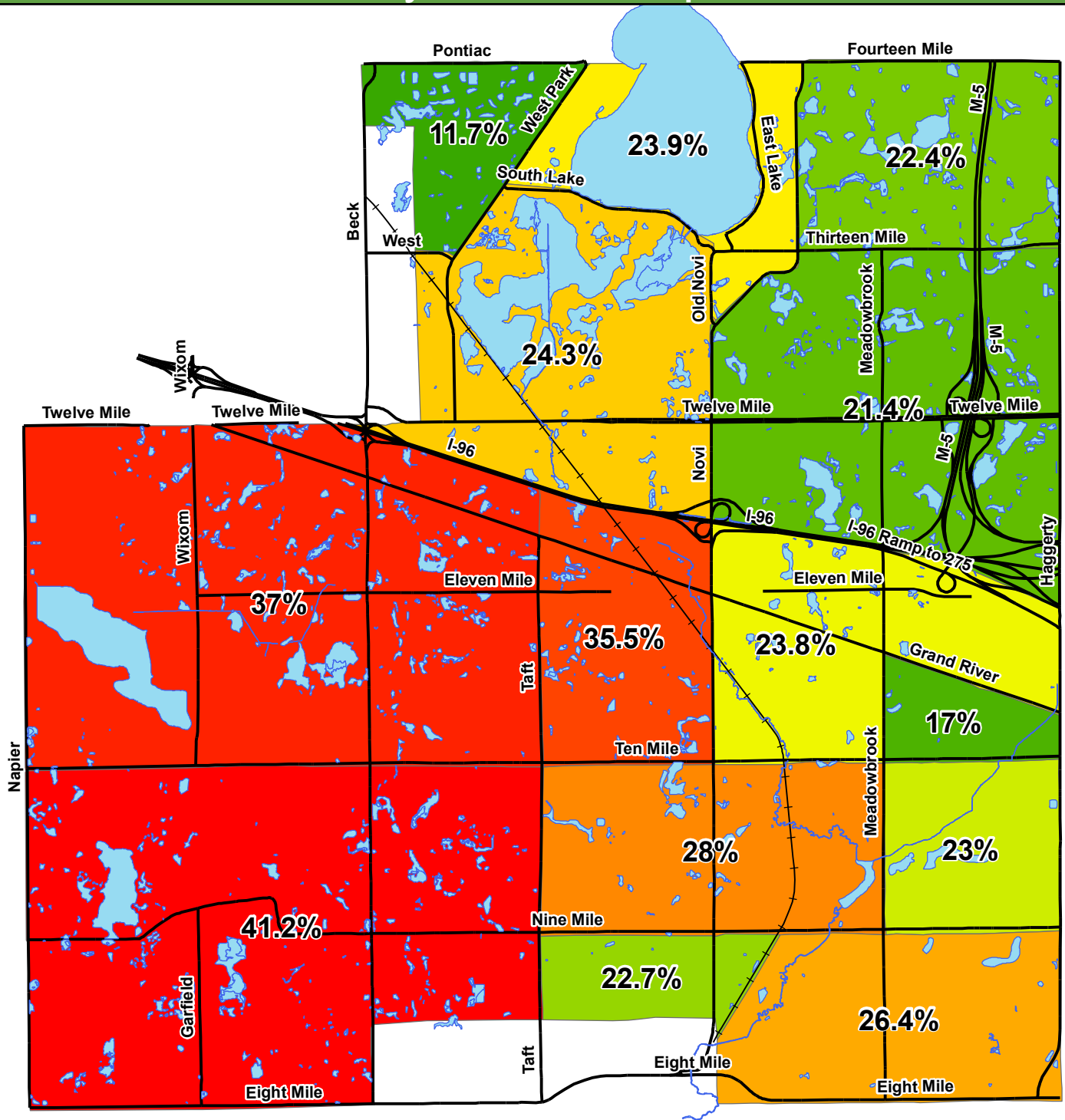
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2000 Census Percentage of Population Under 18 By Block Group



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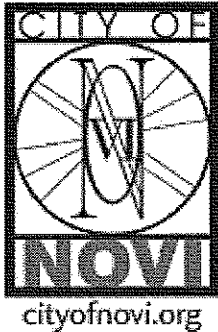
Eleven Mile and Beck Roads Study Area Comparison Chart

07-Jul-09

* if developed as all residential or all office/institutional - any mix would reduce these estimates

| Sub-Study Area | Area (acres) | Future Land Use 2004 updated in 2008 (Current Standard) | Maximum Dwelling units* | Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre* | Option 1 Recommended Future Land Use | Maximum Dwelling units* | Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre* | Option 2 | Maximum Dwelling units* | Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre* | Option 3 | Maximum Dwelling units* | Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre* |
|--------------------|--------------|---|-------------------------|---|--|-------------------------|---|--|-------------------------|---|---|-------------------------|---|
| 1 (three parcels) | 37.6 | Single Family Residential at <u>4.8</u> dwelling units per acre | 180 | 0 | Suburban Low Rise with maximum residential density of <u>7.3</u> dwelling units per acre | 274 | 300,800 | Suburban Low Rise without office uses and a maximum residential density of <u>7.3</u> dwelling units per acre | 274 | 0 | N/A | N/A | N/A |
| 2 (one parcel) | 52.2 | Public Park with underlying maximum density of <u>0.8</u> dwelling units per acre | 42 | 0 | Public Park with underlying maximum density of <u>3.3</u> dwelling units per acre (current recommendation) | 172 | 0 | N/A | N/A | N/A | N/A | N/A | N/A |
| 3 (eleven parcels) | 124.7 | Office north 25 acres Single Family Residential – One parcel west of ITC property at <u>0.8</u> dwelling units per acre (6.9 acres); ITC parcel, Utility with an underlying residential density <u>0.8</u> dwelling units per acre (13.7 acres); 71.7 acres north of Eleven Mile Road Single Family Residential with R-3 zoning and <u>3.3</u> dwelling units per acre and 7.4 acres south of Eleven Mile at <u>1.65</u> dwelling units per acre. | 254 | 200,000 | Suburban Low Rise with maximum residential density of <u>7.3</u> dwelling units per acre ITC parcel continues as Utility | 628 | 668,000 | Suburban Low Rise with maximum residential density of <u>4.8</u> dwelling units per acre ITC parcel continues as Utility | 533 | 888,000 | Suburban Low Rise north of Eleven Mile at <u>7.3</u> dwelling units per acre maximum, ITC property remaining utility and single family residential at <u>4.8</u> dwelling units per acre south of Eleven Mile Road. | 609 | 828,800 |
| 4 (four parcels) | 36.9 | Single Family Residential at a maximum of <u>1.65</u> dwelling units per acre | 64 | 0 | Two Family Residential at a maximum of <u>4.8</u> dwelling units per acre | 187 | 0 | Single Family Residential at <u>3.3</u> dwelling units per acre | 128 | 0 | Single Family Residential at <u>2.5</u> dwelling units per acre | 97 | 0 |
| 5 (one parcel) | 73.9 | Educational Facility with an underlying Single Family Residential at a maximum of <u>1.65</u> dwelling units per acre | 122 | 0 | Educational Facility with an underlying Single Family Residential at a maximum of <u>4.8</u> dwelling units per acre on the north half and <u>1.65</u> on the south half | 222 | 0 | Educational Facility with an underlying Single Family Residential at a maximum of <u>3.3</u> dwelling units per acre on the north half and <u>1.65</u> on the south half | 175 | 0 | Educational Facility with an underlying Single Family Residential at a maximum of <u>2.5</u> dwelling units per acre on the north half and <u>1.65</u> on the south half | 149 | 0 |

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, PLANNER *Mark Spencer*
SUBJECT: PLANNED SUBURBAN LOW-RISE AMENDMENTS
DATE: JUNE 23, 2009

As requested by the Master Plan and Zoning Committee, this memo presents additional details on the potential Master Plan amendments and an outline of potential Zoning Ordinance amendments related to the proposed Planned Suburban Low-Rise district.

PROPOSED MASTER PLAN AMENDMENTS

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 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, institutional, civic, educational, and public recreation 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.

PROPOSED ZONING ORDINANCE AMENDMENT PROVISIONS

Proposed "Planned Suburban Low-Rise" (PSLR) zoning district

Note that since the existing zoning of most of the properties in the Eleven Mile and Beck Roads Study Area permits single family residential (RA, R-1 or R-3) uses, these single family uses would continue to be allowed if the properties were not rezoned. Thus, no provision for detached single family homes was included in the proposed PSLR district. The properties could only use the PSLR options after City Council approval of a rezoning petition and Concept Plan. Similar to the PRO Ordinance, a set of standards must be met to qualify for rezoning approval. Below are the proposed standards. If the conceptual standards are acceptable, zoning ordinance language will be prepared at some point in the future.

Rezoning requirements:

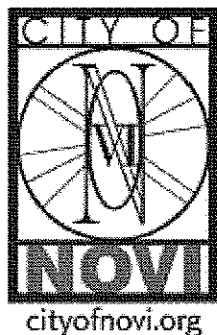
1. Concept Plan requirements
 - a. Proposed public or private street layout
 - b. Proposed building elevations
 - c. General open space/recreation area plan
 - d. General landscape plan
 - e. General natural features plan
 - f. General bicycle and pedestrian facilities plan
2. Standard rezoning petition steps.

Proposed "PSLR" ordinance

1. In order to qualify for rezoning to the PSLR the following form-based requirements would need to be met as demonstrated on a concept plan:
 - a. Building Height - 2.0 story 25 ft. minimum and 3.5 story 40 ft. maximum
 - b. Building length – Maximum 360 ft.
 - c. 50 foot landscape zone (building setback) adjacent to major or minor arterial and section line collector roads
 - d. 25 foot building setback to internal roads and driveways
 - e. Setback between buildings – height of tallest building
 - f. Provide a 75 foot buffer with a 6 foot berm from one-family residential if adjacent and not separated by a section line road
 - g. Residential character to all types of buildings
 - i. Gable facing roof lines
 - ii. Façade shifts
 - iii. Varied colors
 - iv. Dormers or other roof features to limit amount of roof façade
 - v. Covered porches
 - vi. Residential size windows
 - vii. Other attributes
 - h. Access
 - i. Access only off of other than major or minor arterial or major collector streets
 - ii. Proposed streets must provide public access connections to neighboring properties
 - i. Entry framed by landscaping and buildings
 - j. Parking
 - i. Locate where not visible from the street
 1. behind building fronts
 2. screened with landscape berm when not screened by building
 - ii. No long rows of parking – parking should be in buildings or in courts
 - iii. Minimum 20 feet from buildings except residential if part of a driveway leading to an attached garage or car port.
 - k. Maximum lot coverage 25% building and 60% impervious surfaces
 - l. All buildings and open space areas must be connected to City bicycle and pedestrian facilities. Bicycle facilities may be on or off street facilities
 - m. Require bicycle parking facilities
 - n. Residential developments provide open space recreation area
 - i. minimum of 200 sq. feet usable open space per dwelling unit
 - ii. located in safe areas where children can be observed
 - iii. central to the project,

- iv. enhanced with furniture, play structures, landscaping etc.
 - v. active recreation areas must be in minimum of one acre nodes unless the site is less than 5 acres then a minimum of 20% of the site unless
 - vi. minimum of 50% of the open space must be for active recreation
 - vii. open water and storm water ponds excluded from open space calculations
 - o. Encourage site design that preserves natural feature
2. Permitted Uses
- a. Low Rise Office and Medical office
 - b. Day Care Center (adult or children)
 - c. Attached single family
 - i. Minimum two bedroom units plus living room
 - ii. Minimum 750 sq. ft. per unit
 - d. Low Rise Multiple Family Residential
 - i. maximum 5% efficiency units
 - ii. maximum 20% one bedroom with living room units
 - iii. minimum floor area per unit
 - 1. efficiency – 400 sq. ft.
 - 2. one bedroom – 500 sq. ft.
 - 3. two bedroom – 750 sq. ft.
 - 4. three bedroom – 900 sq. ft.
 - 5. four bedroom – 1,000 sq. ft.
 - e. Lofts and live/work studios (signs not permitted)
 - i. Photography, Art and similar studios
 - ii. Offices
 - iii. Open floor plans permitted
 - iv. 750 sq. ft. minimum
 - f. Home Occupations
 - g. Community Buildings
 - h. Parks and Public Recreation Facilities (indoor and outdoor)
 - i. Mortuaries
 - j. Places of Worship and accessory rectories, parsonages and other uses accessory to the place of worship
 - k. Schools except “store front” type schools such as but not limited to dance, martial arts, and tutoring schools
 - l. Senior (age restricted) housing with maximum 30% efficiency units – balance 1 bedroom with living room or larger
 - m. Assisted Living and Nursing Homes
 - n. Orphanage
 - o. Foster Care and Group Homes not including homes for drug rehabilitation, half way houses for criminals or similar facilities
 - p. Cultural Facilities
 - q. Signs
 - i. Limit to one 32 sq. ft. per road frontage
 - ii. One additional 24 sq. ft. wall sign per business
 - iii. One 3 sq. ft. projection (hanging) sign per business

3. Uses not permitted
 - a. Personal Services
 - b. Retail
 - c. Restaurants
 - d. Detached Single Family Dwellings
 - e. Hotels/Motels
 - f. Industrial
 - g. Warehousing
 - h. Agricultural uses
 - i. Repair shops
 - j. Private Recreation Facilities
 - k. Fitness Centers
 - l. Theaters
 - m. Private Clubs



PLAN REVIEW CENTER REPORT

Master Plan Review

Grand River Avenue and Beck Road Study Area

July 29, 2009

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 between the recently constructed Rock Financial Showcase (2004) and the Providence Park hospital complex (2005) (see Map 1). The 94 acre (gross) Study Area contains vacant parcels, under-developed parcels and some potentially obsolete buildings. Since the completion of these two large neighboring projects, property owners and developers have expressed an increased interest in providing supporting retail services within the Study Area and on nearby properties. In addition, members of the Planning Commission's Master Plan and Zoning Committee have expressed an interest in permitting mid-rise residential developments in office areas of the City located near the I-96 freeway. For these reasons, this area was selected for study to see if the Office use designation for the entire Study Area was still appropriate and to review and make recommendations on including supporting retail services and mid-rise residential uses in the Study Area.

Background

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 first improved as a plank toll road in 1853. 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 as the main inter-city highway, but Grand River Avenue remains an important Oakland County arterial road with the portion of the road within the Study Area being recently improved to 5 lanes.

The Study Area is also includes an important north south transportation corridor. Beck Road runs north and south and 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.

Road access to the Study Area is good and was recently improved with the completion of the new Beck Road and I-96 freeway interchange.

Over the last 5 years City Staff has had exploratory discussions with individuals about developing property in the Study Area. On the 10 acre southeast corner of the Study Area, the City approved a Final Site Plan for the "Olde Town Office" condominiums that has not been constructed. In 2008, a branch bank was constructed at the northeast corner of Grand River and Beck. 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 had conceptual discussions with an interested party on developing the frontage on Beck Road north of Grand River for retail and office uses. On the adjacent Providence Park property, City Staff has had preliminary discussions about developing 30,000 to 50,000 square feet of retail and restaurant 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 the 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 and extend south across the eastern portion of the Remax parcel and into the open space surrounding the Central Park Apartments. The Study Area does not contain any regulated 100 year flood plains or priority habitat areas (see Map 9).

Planning History

A look at the past Master Plan designations is helpful to understand the existing patterns of land uses and zoning districts in the Study Area. The Master Plan history of the Grand River and Beck Study Area is as follows (see Maps 2-6):

- The 1967 Master Plan depicted the entire Study Area for Industrial uses;
- The 1980 Master Plan for Land Use depicted the entire Study Area for Light Industrial uses;
- The 1988 Master Plan for Land Use depicted the properties north of Grand River for Office uses, the southeast corner of Grand River (about 550 feet of frontage) and Beck (about 350 feet of frontage) was changed to Non-Center Commercial 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 uses with a maximum density of 0.8 dwelling units per acre. The balance of the area on the south side of Grand River remained designated for Light Industrial 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 uses areas to Office uses and the PD-4 note was removed from the Office areas on the north side of Grand River Avenue.
- The Master Plan for Land Use 2004 depicted the entire Study Area for Office uses. This designation is the current designation since this area did not change when the Plan was amended in 2008.

"The Grand River Avenue Geographic Area Plan" was produced by the Planning Commission in 2001 with assistance from Birchler Arroyo Associates, Inc., Linda C. Lemke & Associates, and JCK & Associates, Inc. The 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);
- 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 designed to meet the convenience needs of the office users but limited so as to not compete with established and planned retail centers.

Current Land Uses, Future Land Use, and Zoning Districts

The Grand River and Beck Study Area includes twenty-two parcels which are developed as follows (see Map 1):

- Three parcels are developed with light industrial/ warehouse buildings (Aladdin Heating and 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 entire Study Area is depicted for Office uses on the City's Master Plan for Land Use's Future Land Use Map (see Map 7). All of the properties north of Grand River Avenue are located in the Office Service Technology, OST, zoning district which matches the Master Plan's Future Land use designation. Properties south of Grand River are in zoning districts that do not match the office use designation. Along the eastern 1,250 feet of the Study Area, the properties on the south of Grand River Avenue are in the Light Industrial, I-1, district. The two parcels located at the southeast corner of Grand River and Beck, owned by the Wards, are in the General Business, B-3, (north 250 feet) and Residential Acreage, RA, districts (south 550 feet) (see Map 8).

Neighboring Land Uses, Future Land Uses and Zoning Districts

Neighboring land uses, future land use designations and zoning districts are listed in Table 1 below.

| | Neighboring Uses (see Map 1) | Future Land Use Designation (see Map 7) | Zoning District (see Map 8) |
|-------|--|--|--|
| North | I-96 freeway right-of-way and north of I-96 light industrial, vacant property and single family homes on large lots | Office | Light Industrial (I-1) and Residential Acreage (RA) north of I-96 |
| East | Rock Financial Showplace exposition center | Office | Office Service Technology (OST) with an EXO overlay |
| South | Light industrial (Planet Neon and Uniflow), equipment sales and service (Foote Tractor), office (Remax) and vacant land, further south Central Park Estates apartments | Office & Light Industrial at eastern 250 feet, further south Multiple Family Residential | I-1 and Office Service (OS-1), further south Low Density Multiple Family Residential (RM-1) |
| West | Retail (West Market Square) and medical park with medical offices, hospital, hotel, and planned retail and restaurants(Providence Park) | Community Commercial north of Grand River, Office south of Grand River | Community Business (B-2) north of Grand River and Office Service Commercial (OSC) south of Grand River |

Development Under the Existing Master Plan

The Grand River and Beck Study Area contains 87 acres net after subtracting road right-of-ways from the gross area. The current assessed value of the properties in the Study

Area is about \$7.4 million. About 82 acres of the Study Area is 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 susceptible to development parcels were redeveloped or developed as master planned for office uses, with 8,000 square feet of office space per acre, a total of 650,000 square feet of office space could be developed on the properties. Based on an average of \$122 per square foot for a new office building, the assessed value of these properties could climb to about \$47 million, an increase of about 500%. The floor space and the assessed value could be higher if any of the properties were developed using parking structures and multiple floor buildings. Existing regulated wetlands or other water features on the parcels may reduce the amount of floor space developed. The addition of 650,000 square feet of office space could bring about 2,600 additional office workers to the area.

In addition, properties within the Study Area that are in the OST district could develop with stand alone restaurants, hotels, personal services, banks, day care centers and indoor recreation facilities. It could also develop with restaurants as part of an office building. The Office Service Commercial (OSC) district is also compatible with the current Office future land use designation. This district permits the development of a retail center as an integral part of an office development. The OSC zoning district permits up to 20% of the overall development or a maximum of 150,000 square feet of the floor space to be retail and restaurants. The intent of placing commercial activities in the OSC district is to serve the office complex and the needs of the community in the area.

Currently, retail services for the surrounding developments are provided in the West Market Square just west of the Study Area. It includes several restaurants, a super market, several personal service businesses and several banks. A small restaurant is located just east of the Study Area south of the Rock Financial Center. As an intermediate shopping center, West Market Square also provides community shopping services. 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 and 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 community serving shopping opportunities exist near Grand River Avenue and Wixom Road (Meijer, Target and Sam's Club).

It is likely that at least the 3.4 acres of the Study Area that is currently in the B-3, General Business district and located at the southeast corner of Grand River Avenue and Beck Road will develop with retail services. It appears that this piece has ample

space to develop a typical fuel station with a convenience store and one drive through restaurant.

Alternatives

This report explores the following five future land use alternatives for the Grand River and Beck Study Area. The alternatives are as follows:

- Change the designation of a portion of the Study Area from Office to Commercial and keep the Office designation on the balance of the Study Area (discussed in the Retail Service Overlay section below);
- Include a new "Retail Service Overlay Area" on a portion of the Study Area keeping the underlying Office designation;
- Change a portion of the Study Area from Office to Multiple Family Residential;
- Include a new "Mid-Rise Residential Overlay" use designation on a portion of the Study Area to facilitate a mixed use development that includes residential, office and research and development while keeping the underlying Office designation; and
- Leave entire Grand River and Beck Study Area designated for office uses as currently in the Master Plan.

These alternatives were explored because of the following three 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;
- The Master Plan and Zoning Committee expressed an interest in allowing some mid-rise residential development in the City near the I-96 freeway; 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 and I-1 zoning districts.

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) are not discussed since the office zoning districts permit this use. The analysis and concepts for this Study Area could also be applied to other areas of the City designated on the Future Land use Map for office uses.

Retail Service Area Overlay

The Planning Staff has reviewed the potential of including some retail services in the Study Area and suggests limiting the amount of area for retail services to about 8.3 acres of the Study Area. Although this portion of the Study Area could be assigned the current Master Plan's Community Commercial use designation, the Planning Staff recommends the use of a new Retail Service Overlay designation to provide the

opportunity for retail development and to help keep the retail area focused on serving the employees and visitors to the Study Area and nearby businesses. The entire Study Area would continue to be designated for Office uses with retail uses being an additional development option in the overlay area.

The suggested Retail Service Overlay Area is located in two areas of the Study Area (see map 16 Retail Service Overlay) and would to encourage the development of a limited amount of retail services to serve the employees and visitors of businesses in the Grand River Avenue and Beck Road Study Area and surrounding businesses. The Planning Staff supports adding the Retail Service Overlay Areas for the following reasons:

- The 2001 Grand River Avenue Geographic Area Plan supported including a limited amount of retail in the Study Area;
- A limited amount of retail could make the area more attractive to development;
- The City has a sufficient supply of land for office development;
- The City has a long term need for a limited amount of additional land for retail development by build-out;
- Properties near the intersection of Grand River Avenue and Beck Road are convenient locations to provide retail services to current and future employees of the Study Area and nearby properties;
- A limited amount of retail services is compatible with the neighboring land uses;
- Including a small amount of retail in the Study Area should have little impact upon the City's infrastructure and natural resources if the development follows the guidelines suggested in this discussion; and
- The reduction in potential property value would be minimal.

The Planning Staff's "Office Industrial Floor Space Update" of March 2009 indicates that based on current trends the City has a 20 to 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. Since this forecast was completed, the Master Plan and Zoning Committee has recommended changing the use designation of about 30 acres of land near Ten Mile and Novi Roads to Community Commercial uses leaving a potential demand shortage of land for retail activities of 37 acres at build-out.

Both the northeast corner and the southeast corner of Grand River Avenue and Beck Road are well located to serve the employees of the Study Area. Generally, people prefer to shop where it is convenient to access retail services. They 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 having to make a left turn. Corner properties have an advantage that two directions of travel can accessed the site via right turns. Ring roads and internal service drives can be designed to serve the same function.

Based on three days of traffic counts, taken by the Road Commission of Oakland County in March 2009, Birchler Arroyo's "Transportation Analysis of Beck/Grand River Study Area" of May 2009, indicates that the Beck Road and Grand River Avenue intersection averages about 30,000 vehicles a day entering the intersection. The largest volume of traffic entering the intersection is heading southbound on Beck Road (11,000 per day average) and the second largest is heading east bound on Grand River (7,500 per day average). Table 3 in the Transportation Analysis provides turning movement data for peak hour traffic. This data indicates that about a third of all vehicles entering the intersection could access the properties on the northeast or southeast corner of Grand River Avenue and Beck Road via right turns, if the properties are developed with driveway or road connections to both Grand River Avenue and Beck Road. Birchler Arroyo's Analysis recommends two new collector roads to serve the Study Area (see Birchler Arroyo's Transportation Analysis of Beck/Grand River Study Area).

If the Study Area is developed almost entirely for office uses as planned, an additional 2,600 employees could come to the Study Area. If part of the Study Area is developed for retail services, then the number of additional employees could be higher. A large share of these new employees are likely to be travelling east bound on Grand River Avenue in the morning to access the new businesses in the Study Area. They would have easy access to the properties at the southeast corner of Beck Road and Grand River Avenue if they could be accessed from Grand River Avenue. In the evening, a large share of these workers could be traveling west bound on Grand River Avenue to leave the Study Area and have easy access to properties at the northeast corner of Grand River Avenue and Beck Road.

The proposed retail uses are 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. The use of a Retail Services Overlay designation verses the use of a Community Commercial use designation, would help to limit this effect, and to help keep this proposed retail areas focused on serving the employees and visitors to the Study Area and nearby businesses. To accomplish this intent, the Planning Staff proposes a set of permitted uses and conditions to be added to the OST section of the Zoning Ordinance. In addition, since the size of the recommended Retail Service Overlay Areas totals about 8.3 acres, it will limit the amount of competing retail floor space to about 50,000 square feet or less, depending on the mix of specific uses.

To further this proposal, the Planning Staff recommends adding the following land use description to the Master Plan for Land Use:

Retail Services Overlay

This land use is designated with an Office designation and an additional Retail Services Overlay designation to include 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 use areas.

The Planning Staff also recommends amending the Master Plan and adding the following implementation strategy under this current objective:

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

Implementation Strategy: *Investigate amending the Zoning Ordinance to permit retail services within office use areas designated on the Future Land Use Map for Retail Services Overlay.*

Specific Zoning Ordinance amendments could include the following amendment to the OST District:

a. *Permitted uses subject to special conditions:*

a. *Retail Services when within areas designated on the Future Land Use Map in the Master Plan for Land Use as "Retail Services Overlay Area" subject to the following conditions:*

i. *Permitted uses:*

1. *Fuel stations;*

2. *Convenience stores associated with fuel stations;*

3. *Restaurants including drive-through; and*

4. *General retail and personal services not to exceed 25% of the total floor space in the specific Retail Services Overlay Area boundary outlined in the Master Plan.*

ii. *Access must be provided from an access road that loops between two arterial or collector roads depicted as proposed roads in the Master Plan for Land Use.*

iii. *Access drives or roads and access easements must be provided to and for neighboring properties.*

iv. *A minimum of 25% of the site excluding any drainage facilities, must be landscaped.*

v. *Must meet all other general requirements, woodland, wetland, landscaping, façade, parking, loading, etc.*

Permitting retail development in the Office use area may reduce potential property taxes. In general, retail buildings are less valuable per square foot than office buildings. Based on discussions with the City Assessor, new office buildings in the City of Novi along Grand River Avenue generally have a taxable value that is about 30%

higher than new retail buildings of the same size. In addition, because parking requirements are greater for retail buildings, the average estimated floor space per acre used for planning purposes is less for stand alone retail than for offices (5,500 square feet per acre verses 8,000 square foot per acre). Since the proposed overlay area is a small percentage of the entire Study Area, the loss of potential taxable value would be minimal even if the entire 8.3 acres within the planned overlay area was developed for retail uses instead of office uses.

Mid-Rise Residential Overlay

Permitting the development of mid-rise residential and mixed use (residential and office) buildings within the Grand River Avenue and Beck Road Study Area could benefit the City. Promoting this option could be accomplished in the Master Plan by incorporating goals, objectives and implementation strategies to promote mid-rise residential uses in office areas. This method could encourage ordinance modifications to permit this use in the OST district. Although a portion of the Study Area could be designated with the current master plan designation of Multiple Family Residential, to facilitate permitting mid-rise residential uses, it would not provide the flexibility to permit mixed use buildings, mixed use developments, offices or research and development uses. Therefore, if the Committee expresses positive consideration to include mid-rise residential uses in the study area, the Planning Staff suggests the use of a Mid-Rise Residential Overlay use designation in the Master Plan and designating a portion of the Study Area with the proposed Mid-Rise Residential Overlay use designation with the entire Study Area continuing to be designated for Office uses. Mid-rise residential uses would be an additional development option in the overlay area.

Although living close to a busy transportation corridor near commercially developed office or research and development properties may not be desirable for everyone, many people may enjoy such a location because of its easy access to the transportation corridors and to places of employment. Additional market research would be conducted by any developer considering such an investment. This type of development could fit into areas master planned for office uses and located close to the freeway for the following reasons:

- The form of a mid-rise residential building is similar to an office building;
- Providing additional area for residential units could provide additional residential options to people seeking to locate in Novi;
- Providing additional development flexibility could accelerate the development of the Study Area;
- Increasing the number of dwelling units in the City could increase the demand for additional retail, office and industrial floor space;
- Multiple family residential buildings generate less trips per day per developed acre than medical offices; and
- Multiple family residential requires less parking spaces per developed acre than general or medical office uses thus larger multiple family residential buildings

could be built than office or medical office on the same site.

The master planned office use areas of the City located between Twelve Mile Road and Grand River Avenue that currently permit mid-rise buildings of up to 115 feet, are located close to the I-96 freeway transportation corridor and are part of the core job generating area of the City, thus making this triangular area a potential location for mid-rise residential development. In addition to locating close to transportation and jobs, consideration should also be given to locating mid-rise residential developments near local, community and regional serving retail services, such as grocery and drug stores, restaurants and entertainment places to encourage walking to these destinations and locating them away from existing industrial, warehouse and open yard businesses that would negatively impact the quality of life of nearby residents. The Planning Staff suggests locating a Mid-Rise Residential Overlay use area within the Twelve Mile Grand River Triangle and within 2,000 feet of community or regional serving retail service development. See Map 17 for Staff's suggested Mid-Rise Residential Overlay area location.

To further this proposal, the Planning Staff suggests that if the Committee would like to include mid-rise residential uses in this Study Area that they may want to add the following land use description to the Master Plan for Land Use:

Mid-Rise Multiple Family Overlay

This land use is designated with an Office designation and an additional Mid-Rise Residential Overlay designation to include Mid-Rise Residential uses in designated Office use areas.

If the above is included, the Planning Staff also suggests amending the Master Plan by adding the following implementation strategy under this current objective:

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

Implementation Strategy: Investigate amending the Zoning Ordinance to permit mid-rise multiple family residential within office use areas designated on the Future Land Use Map for Mid-Rise Multiple Family Residential Overlay when not located near existing industrial, warehouse and open yard businesses that would negatively impact the quality of life of nearby residents.

Mid-rise residential buildings can aesthetically fit into an office or research and technology area. From a distance a mid-rise multiple family residential buildings and office buildings can look the same except that the residential development will have less parking spaces. In order to maintain an office building appearance, small residential buildings should be excluded and design restrictions should be instituted to require an office building appearance to any mid-rise residential building. Ordinance language could be developed for the OST District to require the following design guidelines for mid-rise residential buildings:

- Must not be near existing industrial, warehouse and open yard businesses;
- Must be in an area designated Mid-Rise Residential Overlay in the Master Plan;
- Must be part of an overall office development or City development concept plan;
- Must have pedestrian connections to community or regional serving retail service development;
- Minimum height of 4 stories;
- Must average 12 feet per floor; and
- Buildings must be of masonry exterior construction.

Care should be taken not to locate residential buildings near existing industrial, warehouse and open yard businesses that would negatively impact the quality of life of nearby residents. Although the suggested Overlay boundary is adjacent to current open yard businesses, it is anticipated that eventually these properties would be redeveloped for uses permitted in the OST district and then be compatible with residential uses.

Increasing the number of dwelling units that could be built in the City could benefit the City of Novi. A larger number of dwelling units in the City would increase the size of the available workforce and potentially increase demand for retail, office and industrial floor space which could spur additional development inside and outside of the study area. Permitting mid-rise residential at 10 to 40 dwelling units per acre density could increase the range of housing choices available to potential residents of Novi and thus attract more people to Novi. This product is currently not widely available in the City.

Providing a place for higher density residential uses and providing for a mix of uses are principals supported by the American Planning Association, the Smart Growth Network, the Governor's Council on Physical Fitness and the U.S. Green Building Council. Compact mixed use development can reduce the overall footprint of development, encourage healthy living and help protect the environment. In addition, increasing the number of dwelling units increases the potential of additional students for the City's school districts. Recently local school districts have seen a small decline in the number of students and providing for more dwelling units could help reverse this trend.

Based on the Transportation Analysis for the Beck/Grand River and the Eleven Mile/Beck Study Area, mid-rise residential development will have a higher impact than office uses on the adjacent roadways. Their reports estimate that 100 square feet of general office space, 30 square feet of medical office space and 200 square feet of multiple family apartments (assuming 1,500 square feet gross floor space per unit) generate one average daily trip (ADT). Although the number of the average daily number of trips generated per square foot by multiple family residential is less than the amount generated by general office, the number of trips per acre will likely be larger. This is because larger residential buildings can be placed on the same size lot since residential buildings require less parking spaces. Medical offices generate more ADTs per acre than mid-rise residential.

Continue With Current Office Use Designation

The Master Plan and Zoning Committee could recommend not changing the Study Area's current future land use designation of office although designating portions of the Study Area with use designations could lead to a greater variety and mix of uses. Increasing the ability to develop more different types of products could encourage more development and make the Study Area more attractive to developers and could increase the probability that portions of the Study Area would develop or redevelop quicker. In addition, diverse use areas are more sustainable than mono use areas. The later statement is backed by research conducted by members of the American Planning Association, the Smart Growth Network and many other organizations. As discussed above, the City of Novi's OST, Office Service Technology, and OSC, Office Service Commercial zoning districts, both permit a limited amount of mixed uses.

Infrastructure Concerns

The attached Transportation Analysis explored two development models. The first included developing the entire Grand River Beck Study Area for office uses and the second included 22 acres of retail uses with the balance of the Study Area for office uses. The Analysis indicates that both Grand River Avenue and Beck Road have capacity for additional traffic. The report also indicates that left turns off of Beck Road could be problematic and that using access management standards and constructing new collector roads could reduce the impact of new development. The report also indicates that shopping center uses would generate more than 5 times the number of daily driveway trips than office uses and it states that it would be easier to accommodate retail uses on the southeast corner of Beck Road and Grand River Avenue rather than the north east corner. Since the Planning Staff currently suggests only 8.3 acres of retail verses the potential 22 acres originally contemplated, traffic impacts will be far less than predicted by Birchler Arroyo (see Birchler Arroyo's Transportation Analysis, Beck/Grand River Study Areas).

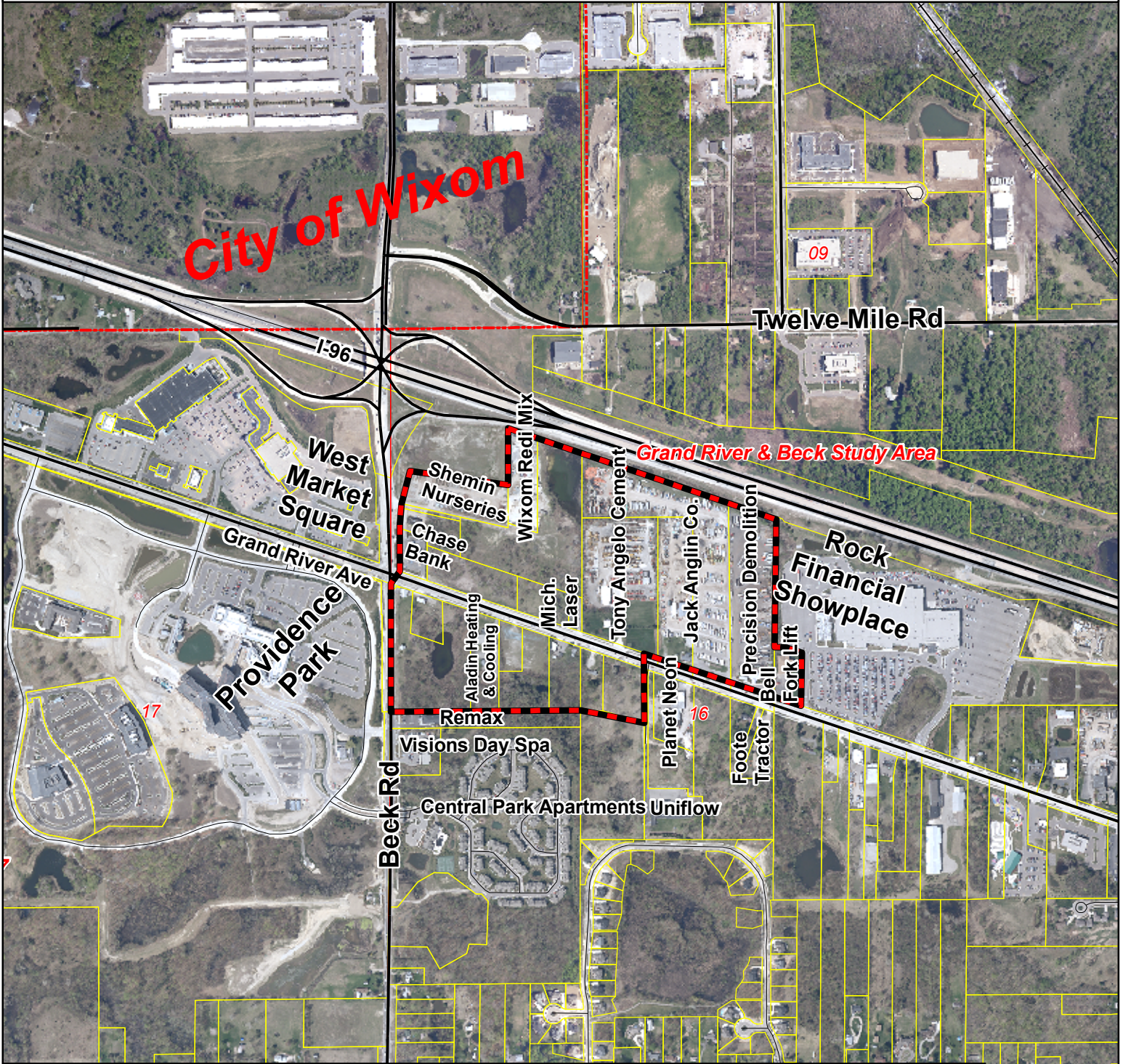
As with any increase in the intensity of development, additional burdens will be placed on the City's water and sewer system. Increasing the number of dwelling units will accelerate the need for the City to buy additional sewer plan capacity (see City Engineer's Review of Impact on Public Utilities, Beck and Grand River Study Area).

Please contact Mark Spencer at (248) 735-5607 or mspencer@cityofnovi.org with any questions or concerns.



Mark Spencer, AICP, Planner

Grand River & Beck Study Area Location and Neighboring Uses



Grand River & Beck Study Area



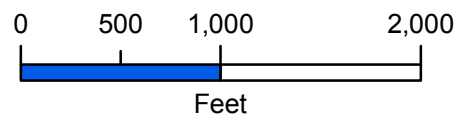
Tax Parcels














Sections

CITY OF NOVI
2009 MASTER PLAN REVIEW

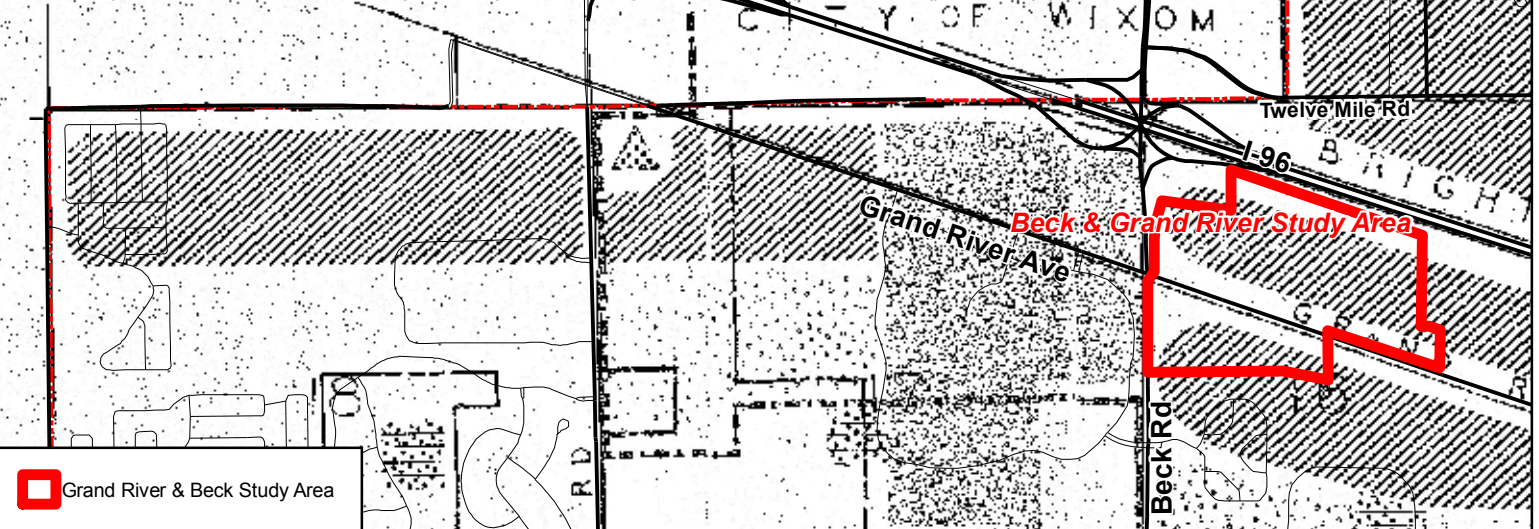
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Grand River & Beck Study Area Future Land Use Map 1967

-  RESIDENTIAL- R-2-A R-3 & R-4
-  CIVIC AND BUSINESS CENTER
-  COMMERCIAL-NEIGHBORHOOD & THOROUGHFARE
-  INDUSTRIAL  RESEARCH & ENGINEERING
-  COMMUNITY OPEN SPACE
-  NEIGHBORHOOD OPEN SPACE
-  EXISTING SCHOOLS
-  CEMETERIES  REGIONAL CENTER
-  MUNICIPAL CENTER

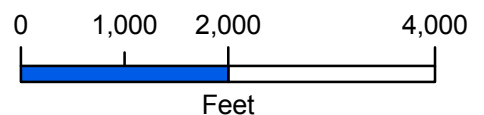
THESE VARIOUS SYMBOLS DO NOT INDICATE POINT DEFINITE LOCATIONS BUT INDICATE THE NEED AND GENERAL DISTRIBUTION OF THE VARIOUS ELEMENTS OF THE PLAN.



 Grand River & Beck Study Area

**CITY OF NOVI
2009 MASTER PLAN REVIEW**

CREATED: 6/11/09



Grand River & Beck Study Area Future Land Use Map 1980

RESIDENTIAL

SINGLE - FAMILY

REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY.

MULTIPLE - FAMILY (Pd. 1 Option)

MOBILE HOME PARK

COMMERCIAL

OFFICE (Pd. 2 Option)

CENTER COMMERCIAL

NON-CENTER COMMERCIAL (Pd. 3 Option)

INDUSTRIAL

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

PUBLIC

CIVIC CENTER

WASTE WATER TREATMENT PLANT

WATER STORAGE FACILITY

FIRE STATION

QUASI PUBLIC

CEMETERY

GOLF COURSE

PARK

ICE RINK

SCHOOLS

ELEMENTARY

PROPOSED ELEMENTARY

SECONDARY

PARKS

NEIGHBORHOOD

PROJECTED

COMMUNITY

THOROFARES

EXISTING PROPOSED R.O.W.

260' FREEWAY

150' MAJOR THOROFARE (DIVIDED)

120' THOROFARE

70' INDUSTRIAL COLLECTOR

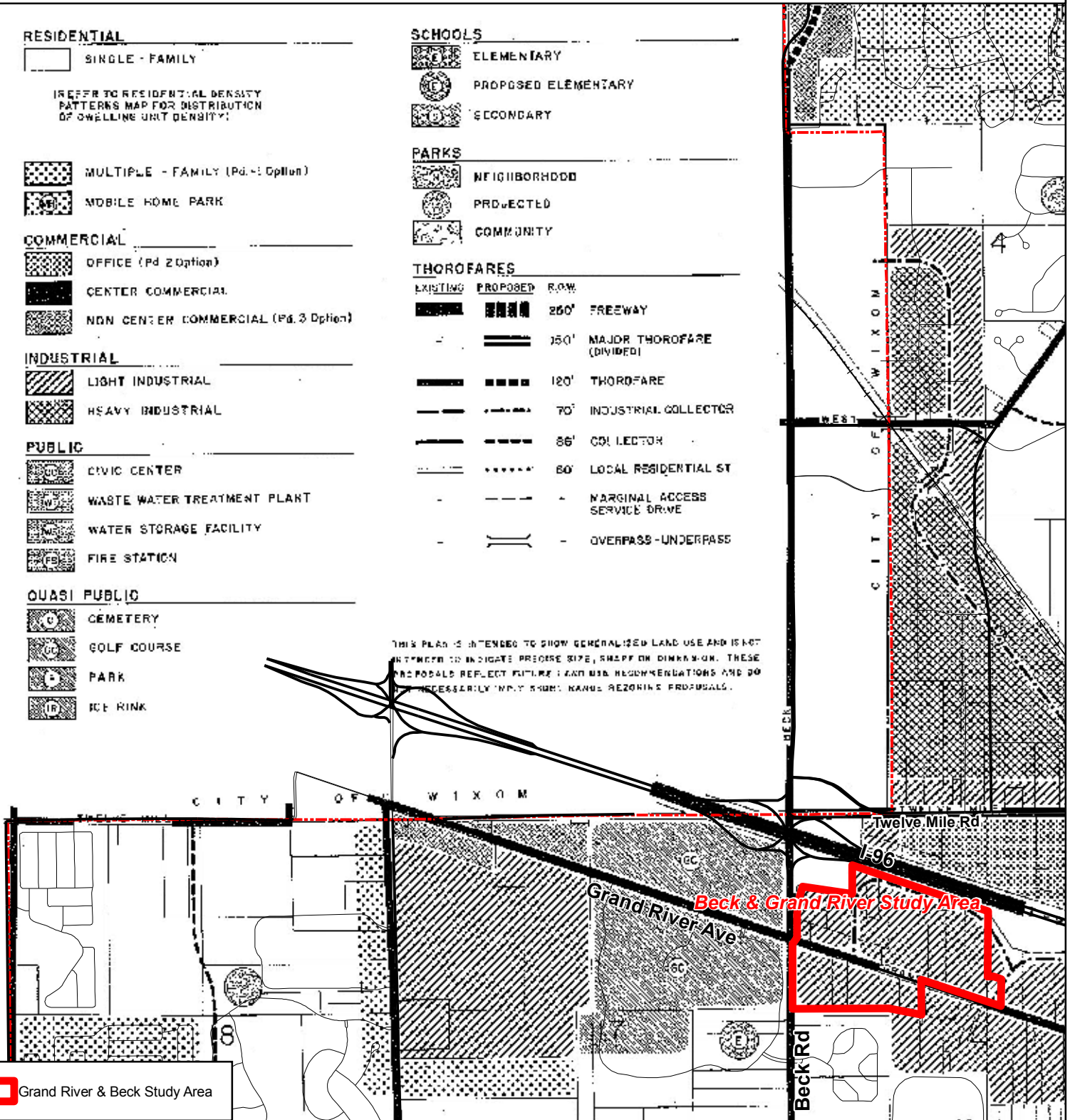
86' COLLECTOR

60' LOCAL RESIDENTIAL ST

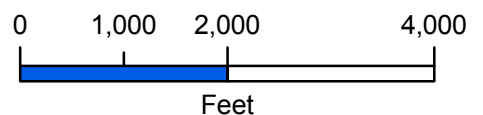
MARGINAL ACCESS SERVICE DRIVE

OVERPASS - UNDERPASS

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SITE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY STATE, FEDERAL OR LOCAL PROPOSALS.



Grand River & Beck Study Area



Grand River & Beck Study Area Future Land Use Map 1988

RESIDENTIAL

SINGLE - FAMILY
(REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)

MULTIPLE - FAMILY (Pd. 1 Option)
 MOBILE HOME PARK

COMMERCIAL

OFFICE (Pd. 2 Option)
 CENTER COMMERCIAL
 NON CENTER COMMERCIAL (Pd. 3 Option)

INDUSTRIAL

LIGHT INDUSTRIAL
 HEAVY INDUSTRIAL

PUBLIC

CIVIC CENTER LIBRARY
 WASTE WATER TREATMENT PLANT
 WATER STORAGE FACILITY
 FIRE STATION

QUASI PUBLIC

CEMETERY
 GOLF COURSE
 PARK

SCHOOLS

ELEMENTARY
 PROPOSED ELEMENTARY
 SECONDARY

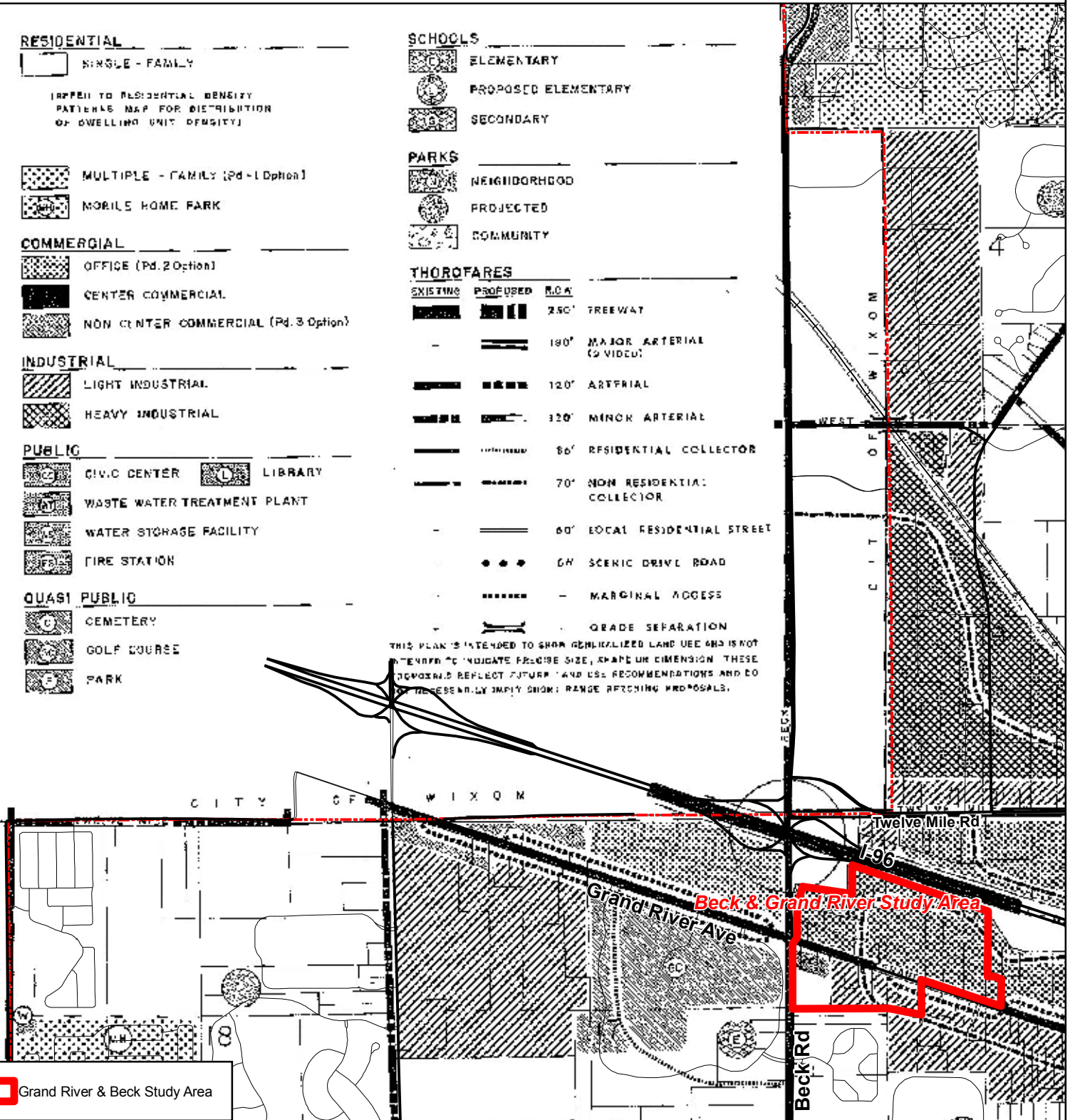
PARKS

NEIGHBORHOOD
 PROJECTED
 COMMUNITY

THOROFARES

| EXISTING | PROPOSED | R.O.A. | |
|----------|----------|--------|---------------------------|
| | | 250' | FREEWAY |
| | | 180' | MAJOR ARTERIAL (2 VIDEOS) |
| | | 120' | ARTERIAL |
| | | 120' | MINOR ARTERIAL |
| | | 80' | RESIDENTIAL COLLECTOR |
| | | 70' | NON RESIDENTIAL COLLECTOR |
| | | 60' | LOCAL RESIDENTIAL STREET |
| | | 60' | SCENIC DRIVE ROAD |
| | | | MARGINAL ACCESS |
| | | | GRADE SEPARATION |

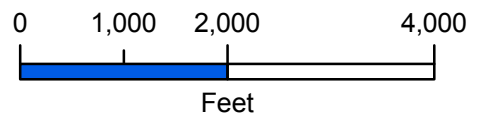
THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE FIGURES REFLECT FUTURE LAND USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHOWN RANGE ZONING PROPOSALS.



Grand River & Beck Study Area

**CITY OF NOVI
2009 MASTER PLAN REVIEW**

CREATED: 6/11/09



Grand River & Beck Study Area Future Land Use Map 1993

RESIDENTIAL

- SINGLE - FAMILY
- (REFER TO RESIDENTIAL DENSITY PATTERNS MAP FOR DISTRIBUTION OF DWELLING UNIT DENSITY)
- PLANNED UNIT DEVELOPMENT
- MULTIPLE - FAMILY
- MOBILE HOME PARK

COMMERCIAL

- OFFICE
- CENTER COMMERCIAL
- NON CENTER COMMERCIAL
- EXPO CENTER

INDUSTRIAL

- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

PUBLIC

- CIVIC CENTER
- LIBRARY
- WASTE WATER TREATMENT PLANT
- WATER STORAGE FACILITY
- FIRE STATION

QUASI PUBLIC

- CEMETERY
- GOLF COURSE
- PARK

SCHOOLS

- ELEMENTARY
- PROPOSED ELEMENTARY
- SECONDARY

PARKS

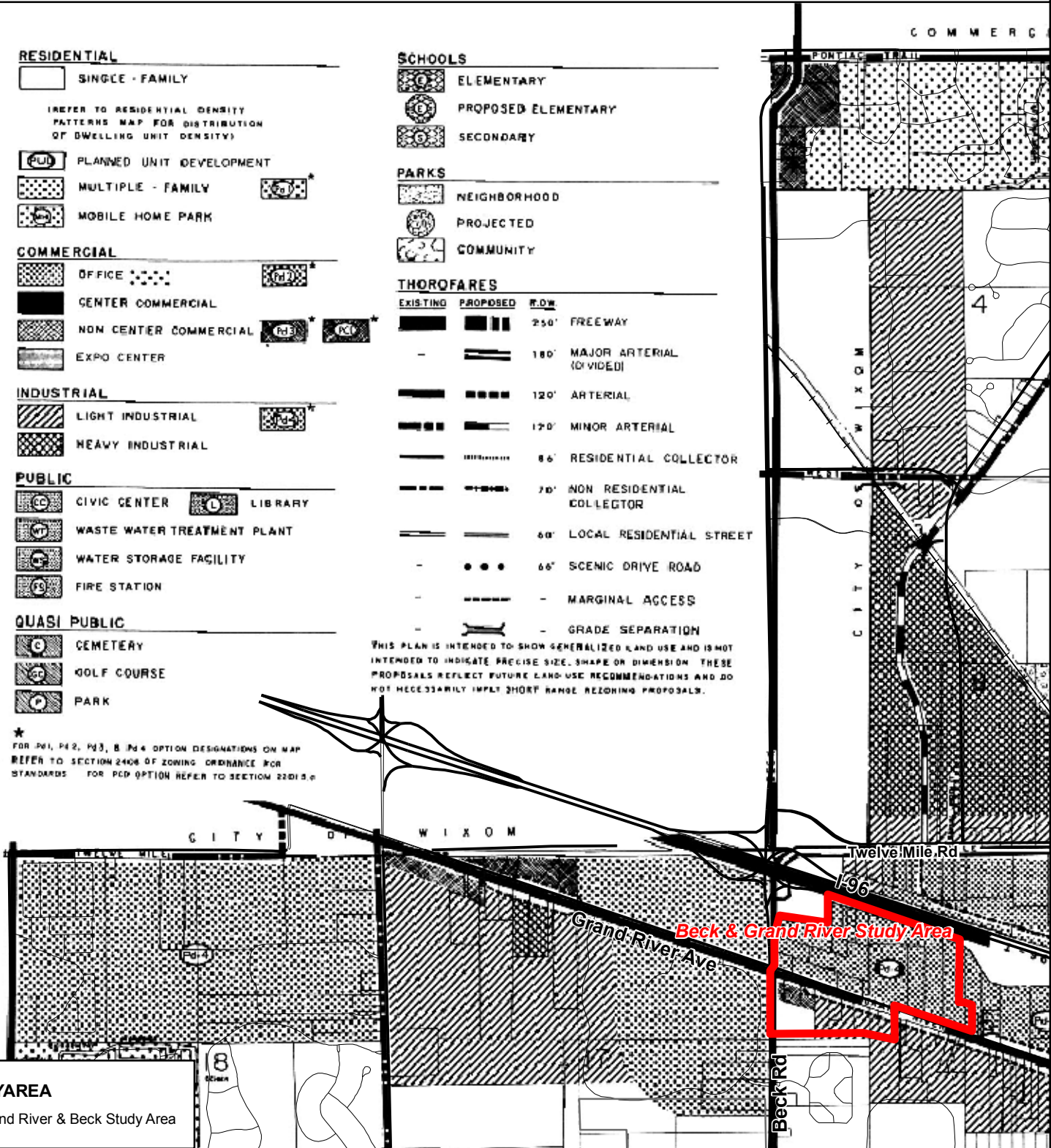
- NEIGHBORHOOD
- PROJECTED
- COMMUNITY

THOROFARES

| EXISTING | PROPOSED | R.O.W. | |
|----------|----------|--------|---------------------------|
| | | 250' | FREEWAY |
| | | 180' | MAJOR ARTERIAL (DIVIDED) |
| | | 120' | ARTERIAL |
| | | 120' | MINOR ARTERIAL |
| | | 86' | RESIDENTIAL COLLECTOR |
| | | 70' | NON RESIDENTIAL COLLECTOR |
| | | 60' | LOCAL RESIDENTIAL STREET |
| | | 66' | SCENIC DRIVE ROAD |
| | | - | MARGINAL ACCESS |
| | | - | GRADE SEPARATION |

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LAND-USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE ZONING PROPOSALS.

* FOR P61, P62, P63, B, P64 OPTION DESIGNATIONS ON MAP REFER TO SECTION 2408 OF ZONING ORDINANCE FOR STANDARDS. FOR PCP OPTION REFER TO SECTION 2201.5.

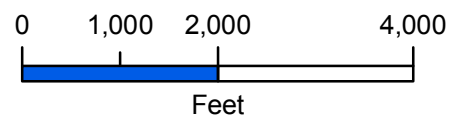


STUDYAREA

Grand River & Beck Study Area

CITY OF NOVI 2009 MASTER PLAN REVIEW

CREATED: 6/11/09



Grand River & Beck Study Area Future Land Use Map 1999

RESIDENTIAL

- SINGLE FAMILY
- PLANNED UNIT DEVELOPMENT
- MULTIPLE FAMILY
- MOBILE HOME PARK
- PD1

COMMERCIAL

- OFFICE
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- TOWN CENTER COMMERCIAL
- TOWN CENTER GATEWAY
- REGIONAL COMMERCIAL
- PD2

INDUSTRIAL

- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

PUBLIC

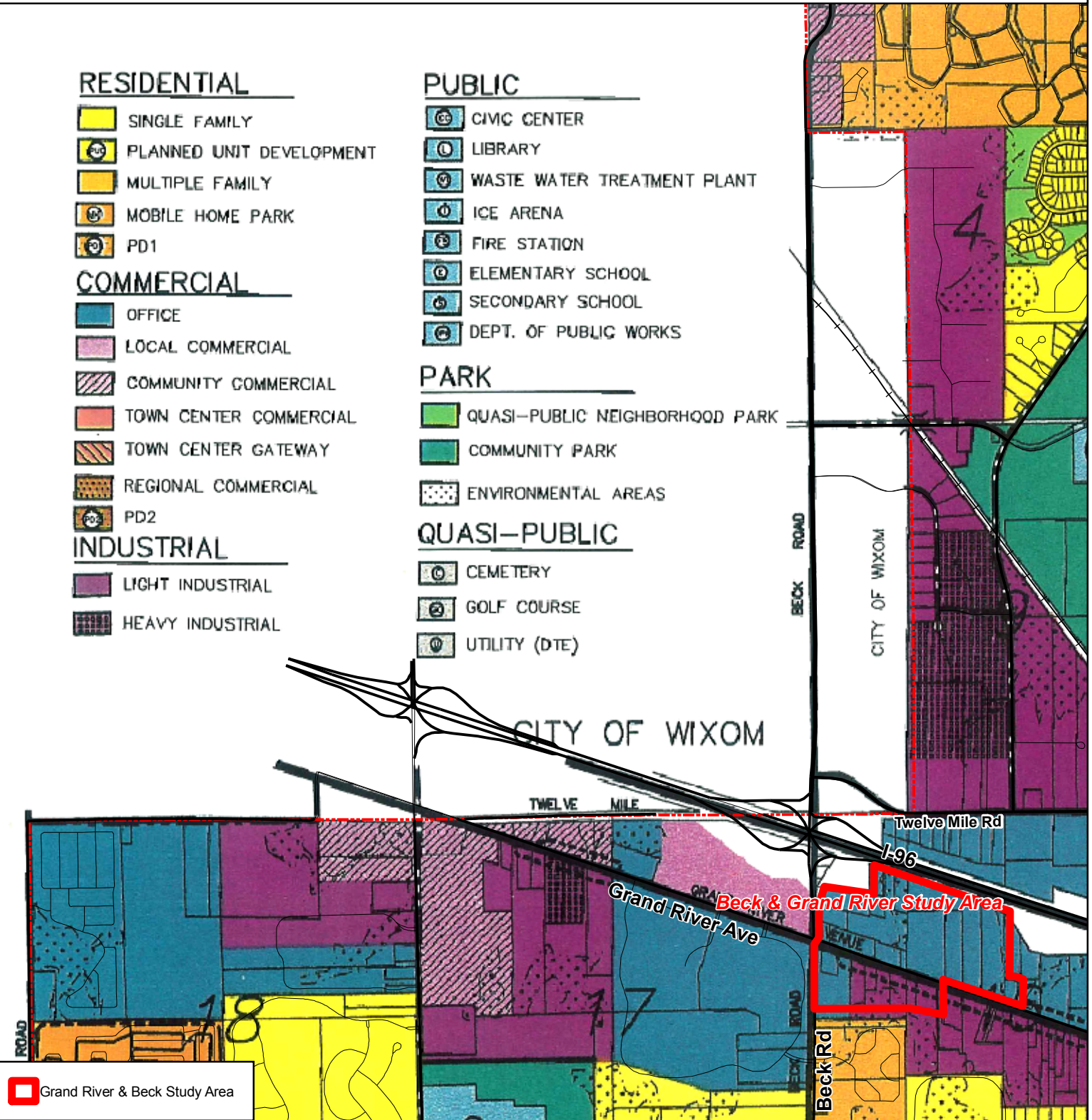
- CIVIC CENTER
- LIBRARY
- WASTE WATER TREATMENT PLANT
- ICE ARENA
- FIRE STATION
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- DEPT. OF PUBLIC WORKS

PARK

- QUASI-PUBLIC NEIGHBORHOOD PARK
- COMMUNITY PARK
- ENVIRONMENTAL AREAS

QUASI-PUBLIC

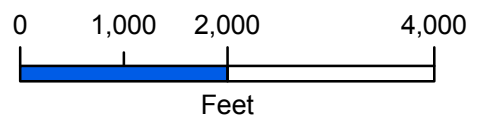
- CEMETERY
- GOLF COURSE
- UTILITY (DTE)



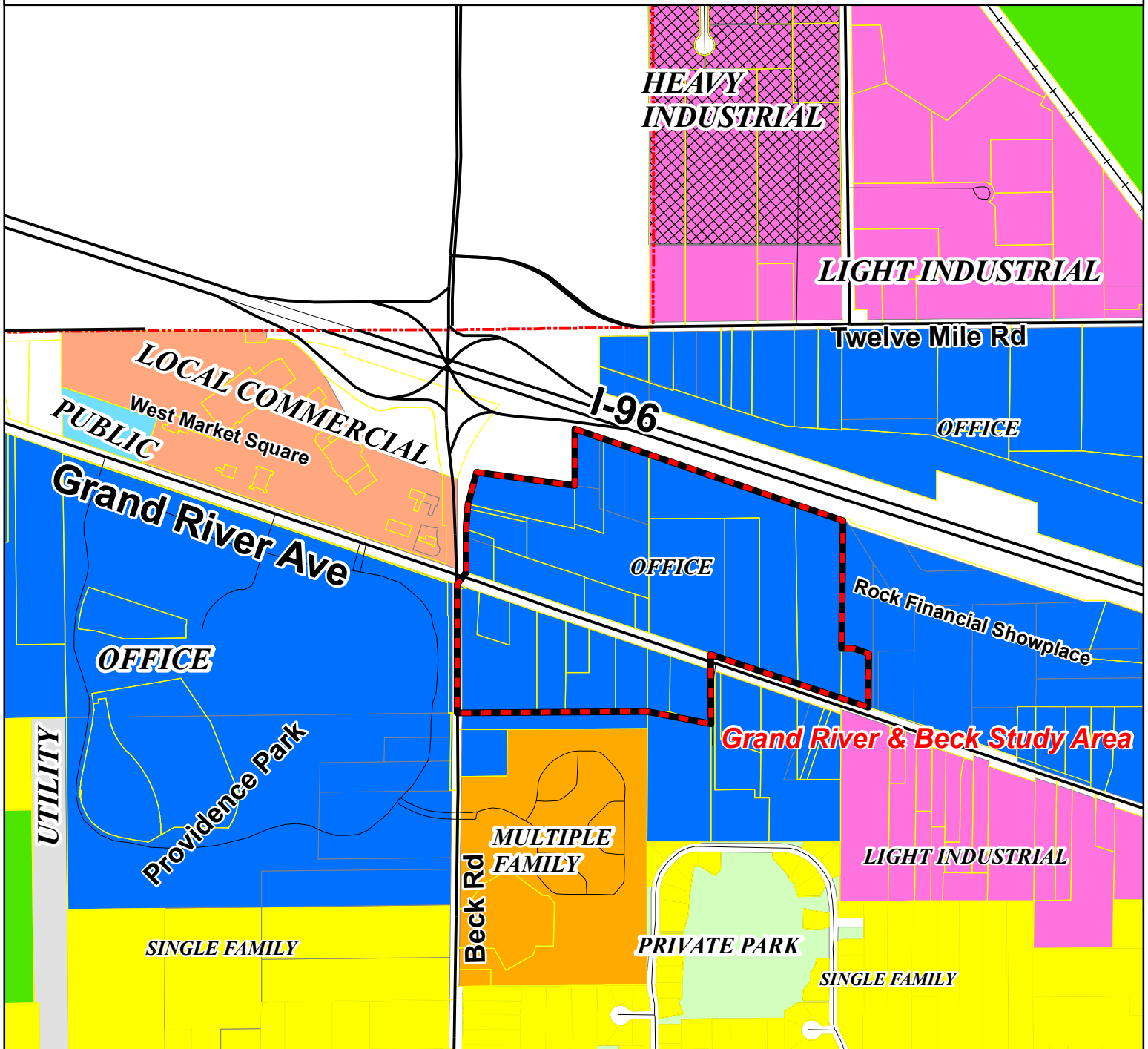
Grand River & Beck Study Area

**CITY OF NOVI
2009 MASTER PLAN REVIEW**

CREATED: 6/11/09

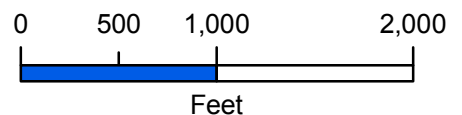


Grand River & Beck Study Area Future Land Use Master Plan for Land Use 2008

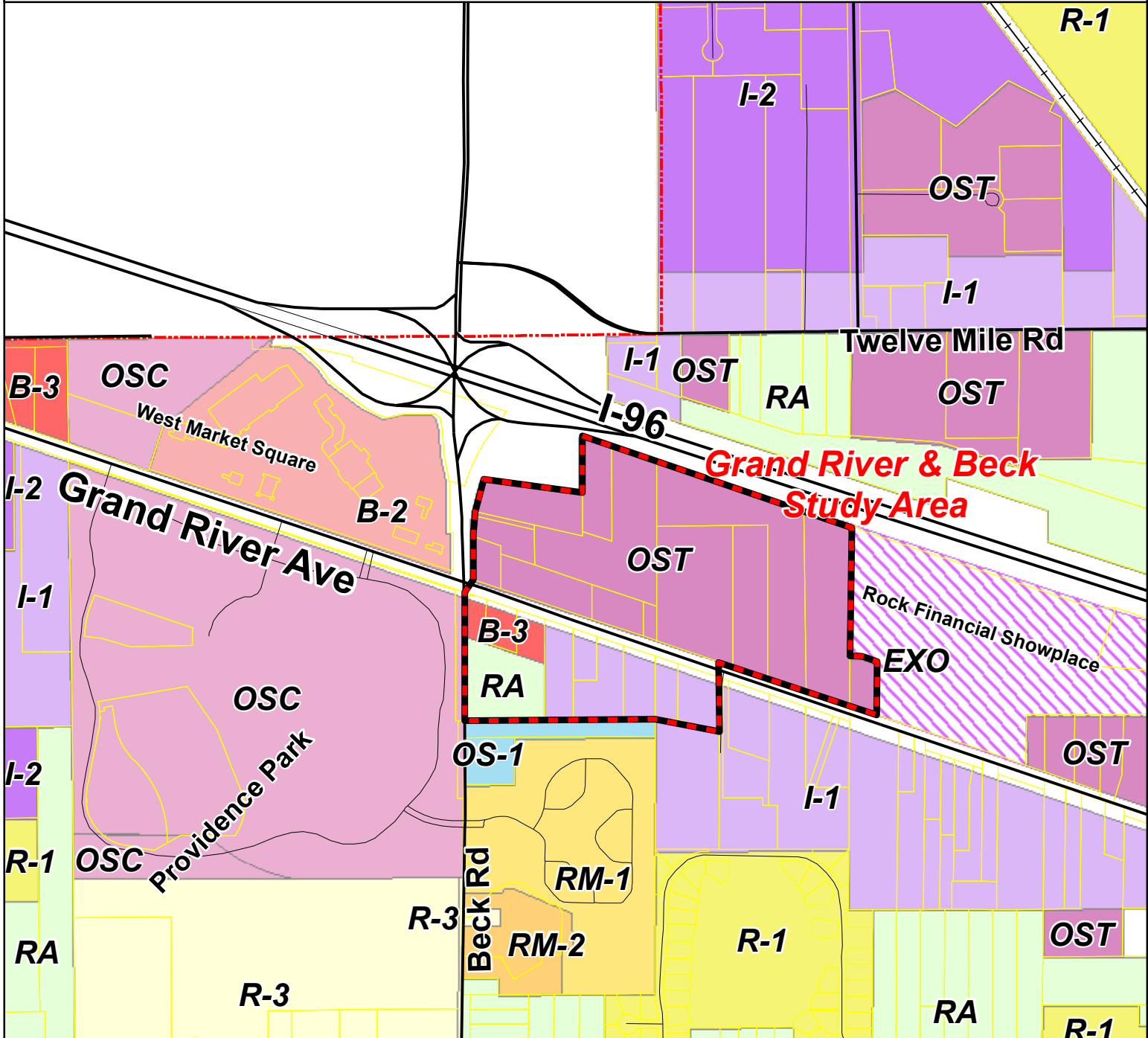


**CITY OF NOVI
2009 MASTER PLAN REVIEW**

CREATED: 6/11/09



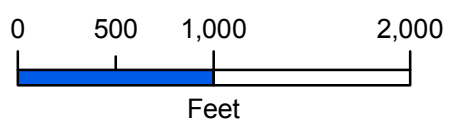
Grand River & Beck Study Area Zoning Districts



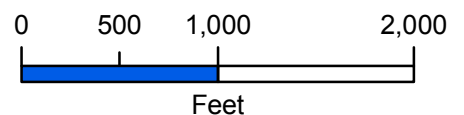
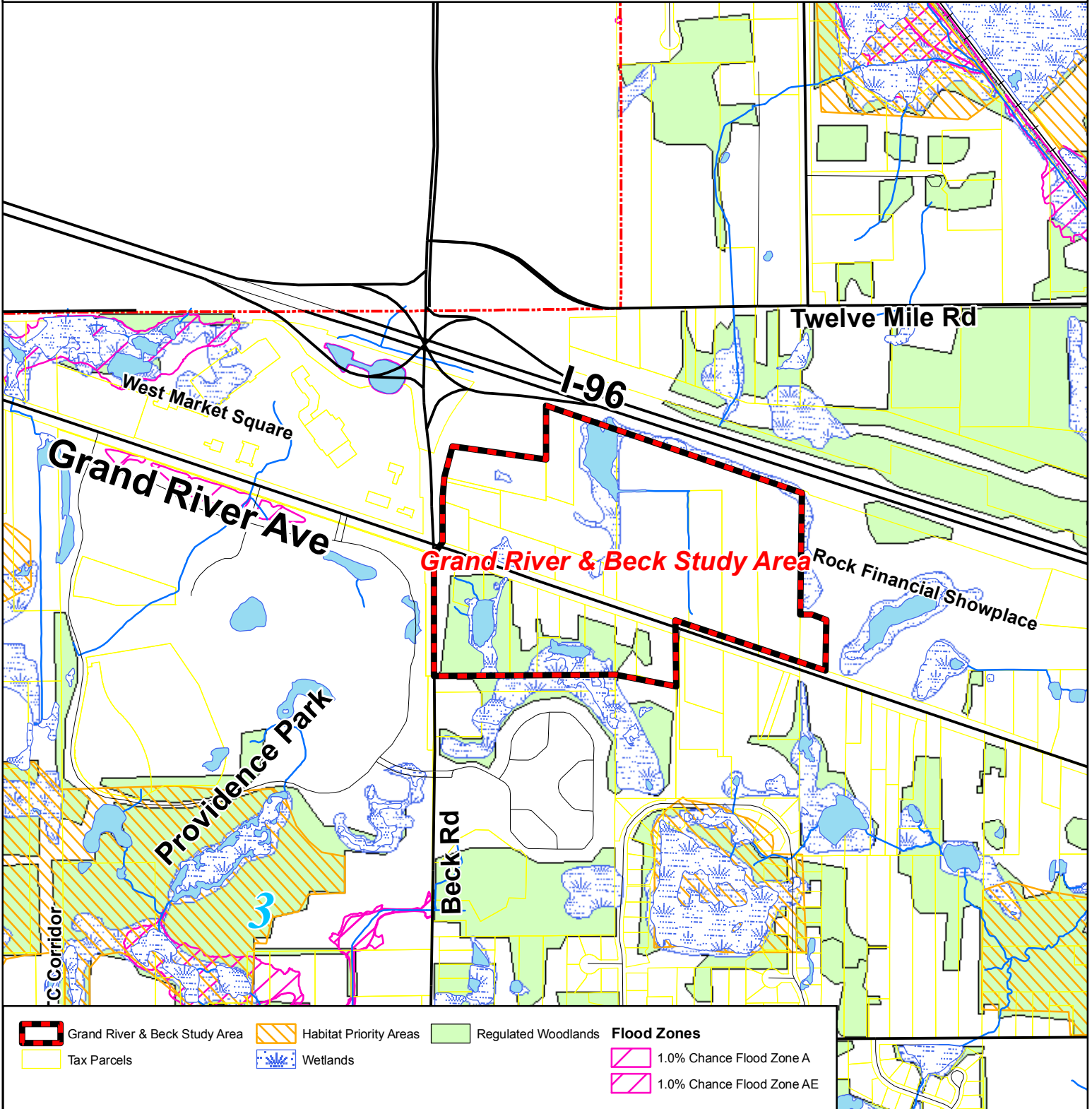
| | | | | |
|-------------------------------|--------------------------------------|------------------------------------|---------------------------------------|--------------------------------|
| Grand River & Beck Study Area | Zoning | RM-1: Low-Density Multiple Family | I-1: Light Industrial District | OSC: Office Service Commercial |
| Tax Parcels | R-A: Residential Acreage | RM-2: High-Density Multiple Family | I-2: General Industrial District | OST: Office Service Technology |
| | R-1: One-Family Residential District | B-2: Community Business District | OS-1: Office Service District | EXO |
| | R-3: One-Family Residential District | B-3: General Business District | OS-2: Planned Office Service District | |

CITY OF NOVI
2009 MASTER PLAN REVIEW

CREATED: 6/11/09



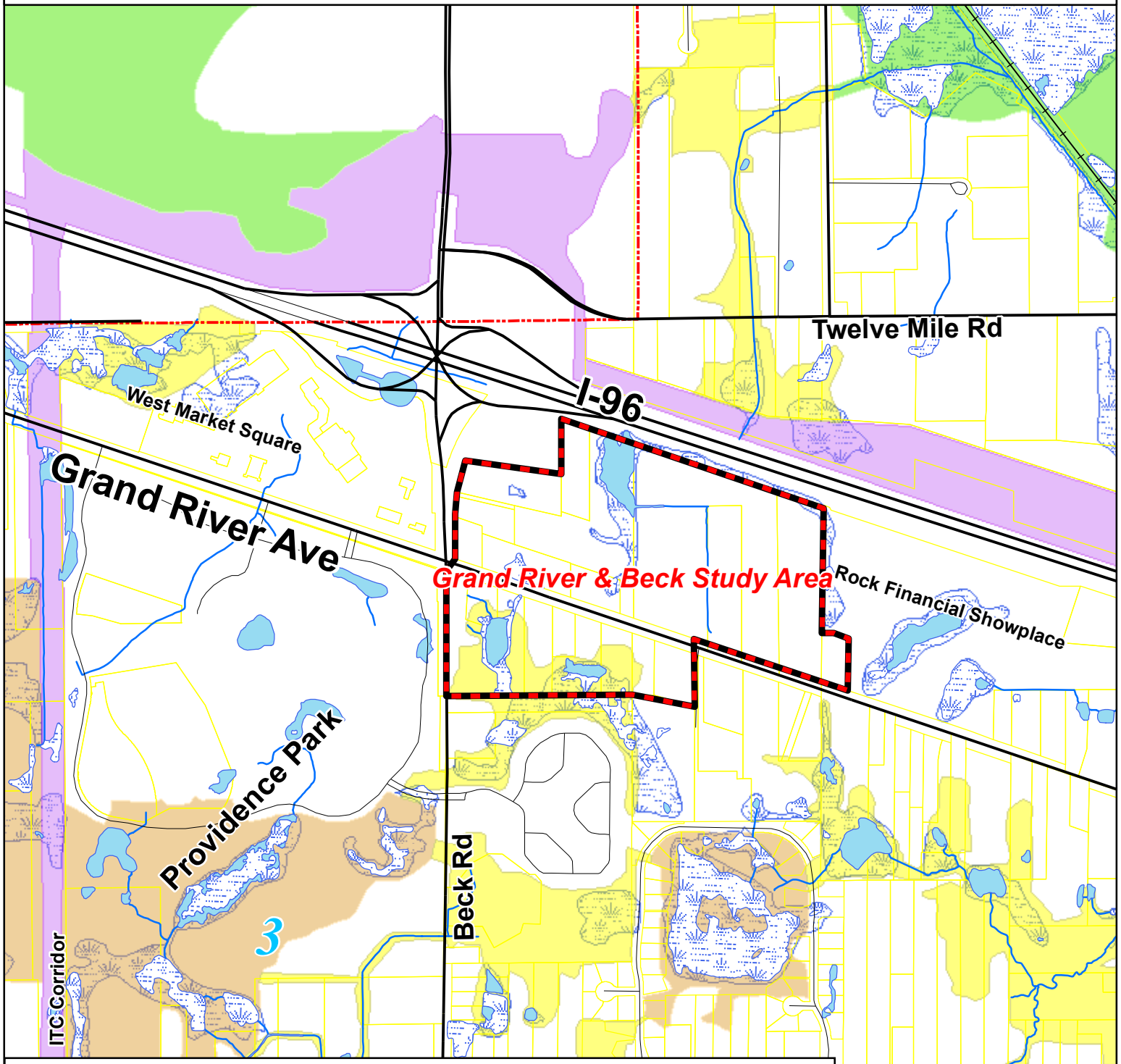
Grand River & Beck Study Area Woodlands, Wetlands, Priority Habitat Areas and Flood Zones



Grand River & Beck Study Area Oakland County Greenways

Map 10

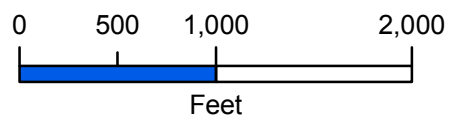
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of 29



-  Grand River & Beck Study Area
-  Green Infrastructure Hub
-  Site
-  Other Restoration Link
-  Wetlands
-  Tax Parcels
-  Link

**CITY OF NOVI
2009 MASTER PLAN REVIEW**

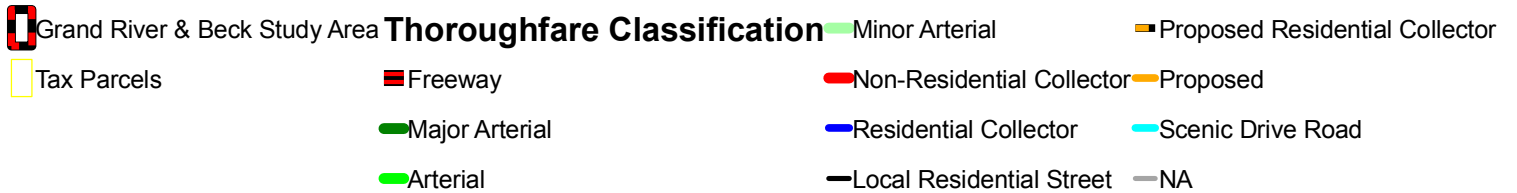
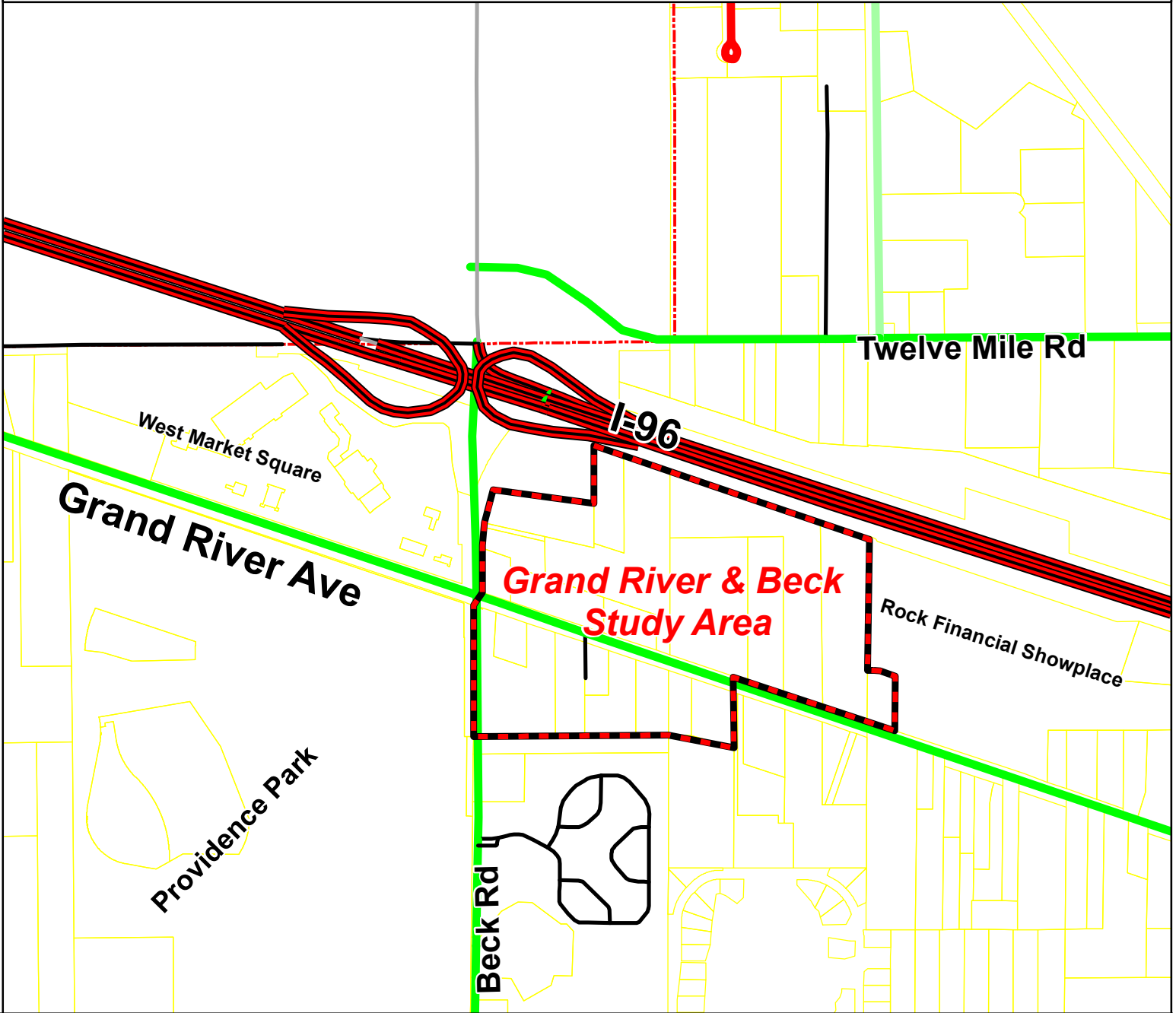
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Grand River & Beck Study Area Thoroughfares

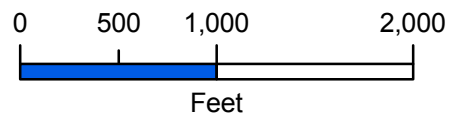
Map 11

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of 29



CITY OF NOVI
2009 MASTER PLAN REVIEW

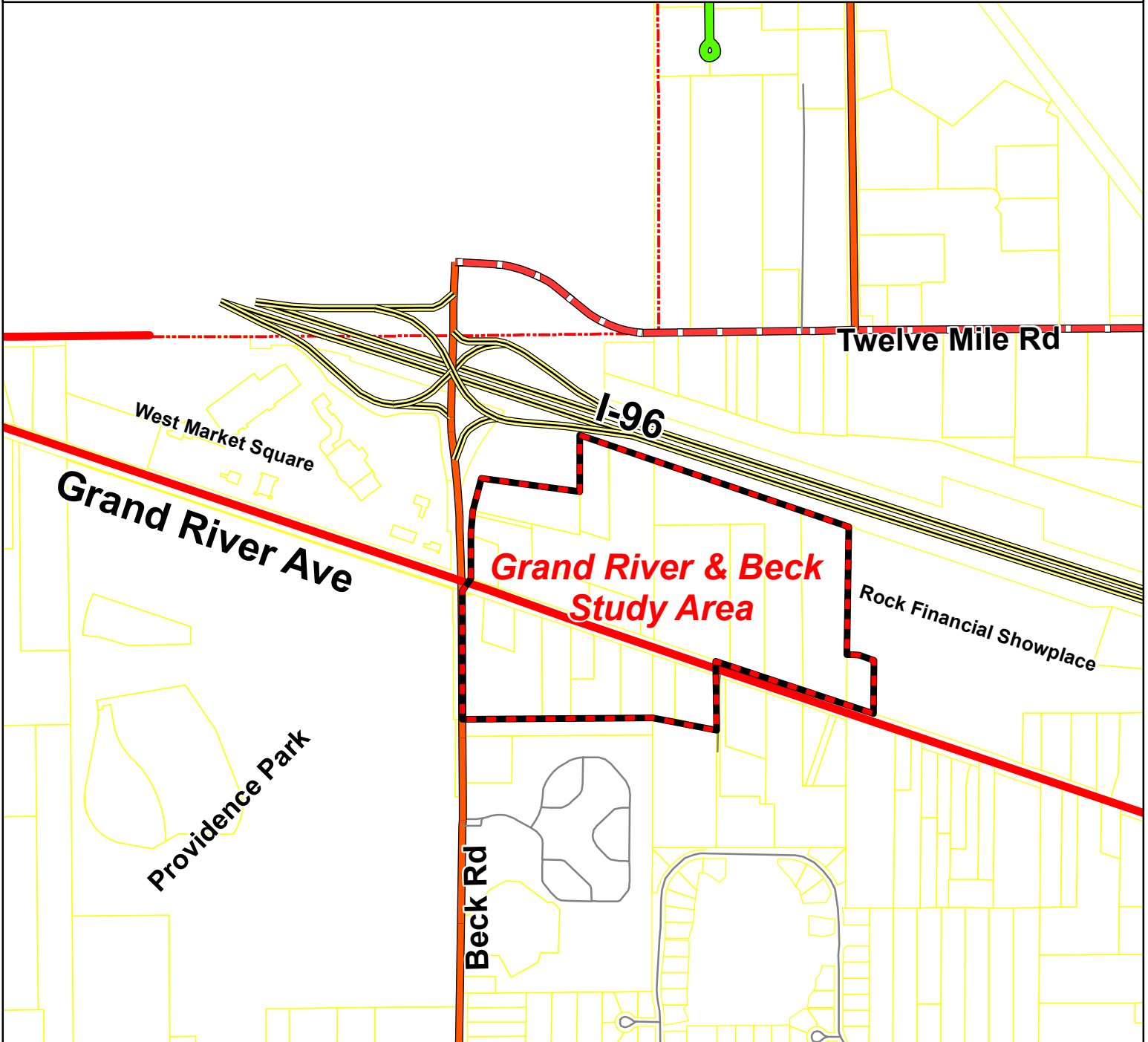
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Grand River & Beck Study Area Speed Limits

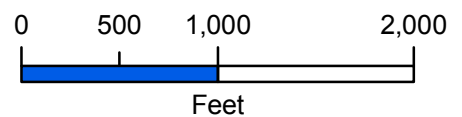
Map 12

page 24
of 29



CITY OF NOVI
2009 MASTER PLAN REVIEW

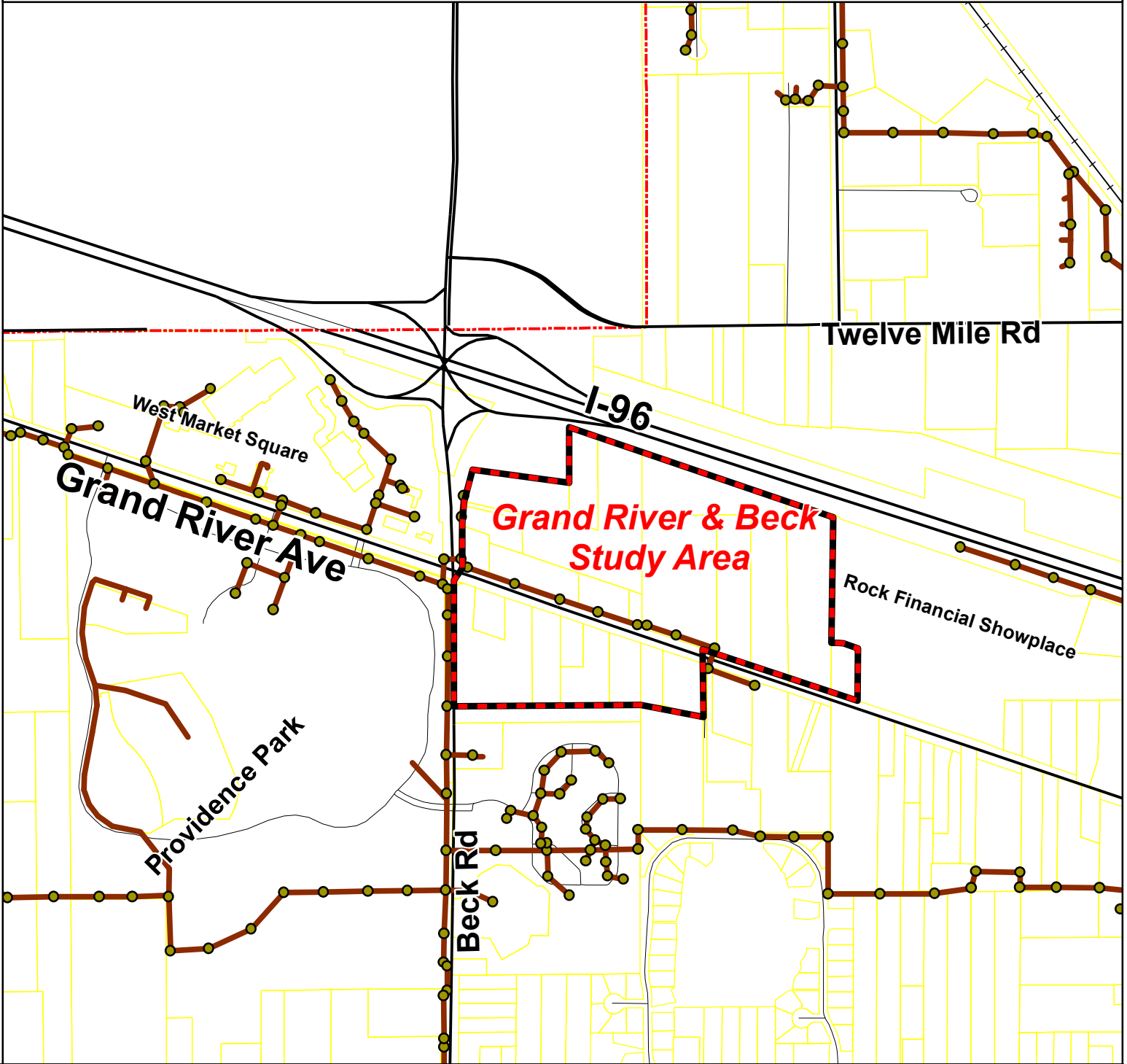
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Grand River & Beck Study Area Sanitary Sewer

Map 13

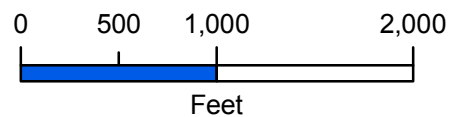
page 25
of 29



 Grand River & Beck Study Area  Tax Parcels  Sanitary Nodes  Sanitary Mains

CITY OF NOVI
2009 MASTER PLAN REVIEW

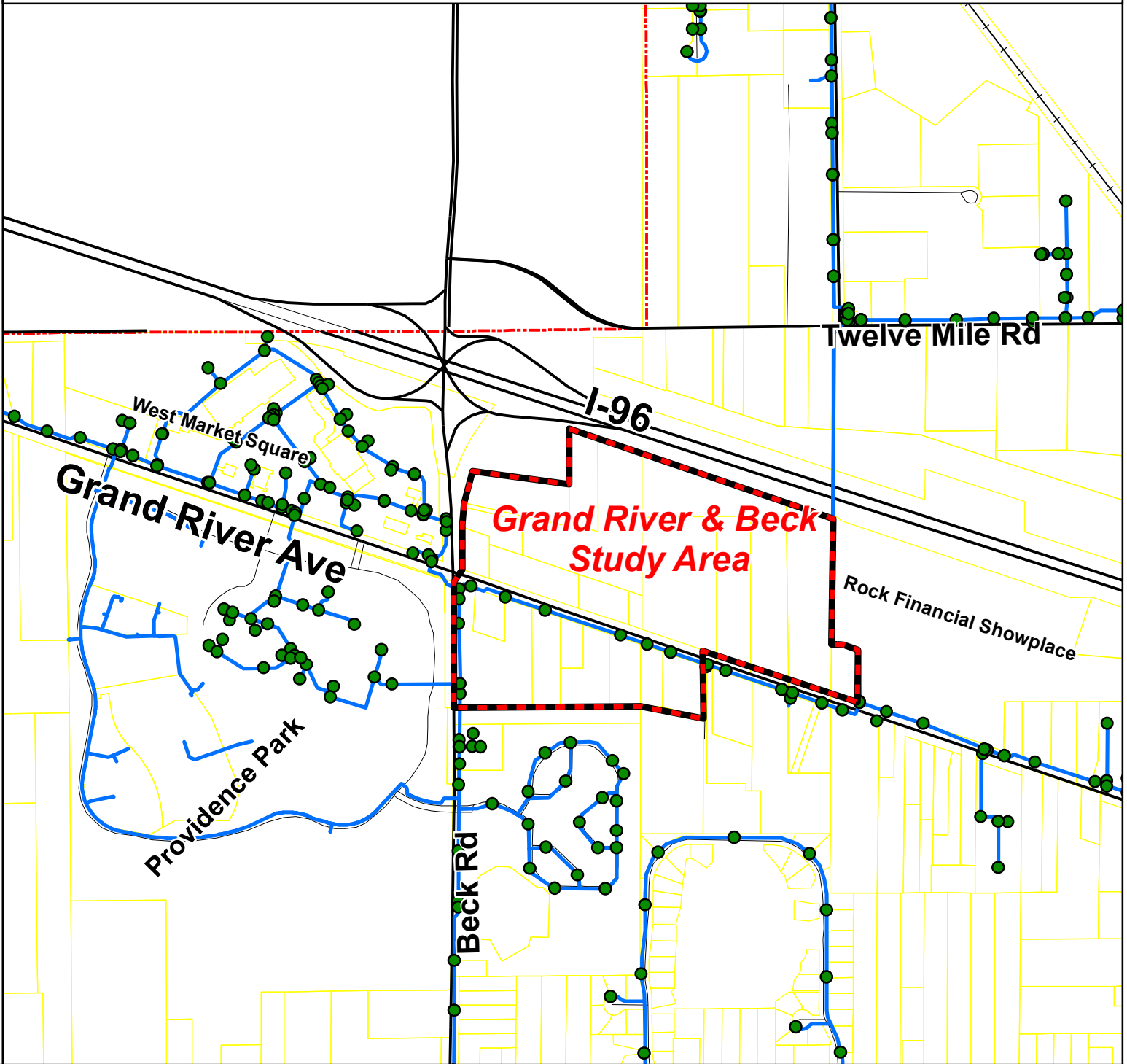
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Grand River & Beck Study Area Water System

Map 14

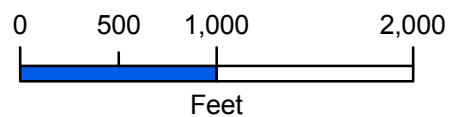
page 26
of 29



 Grand River & Beck Study Area  Tax Parcels  Water Nodes  Water Mains

CITY OF NOVI
2009 MASTER PLAN REVIEW

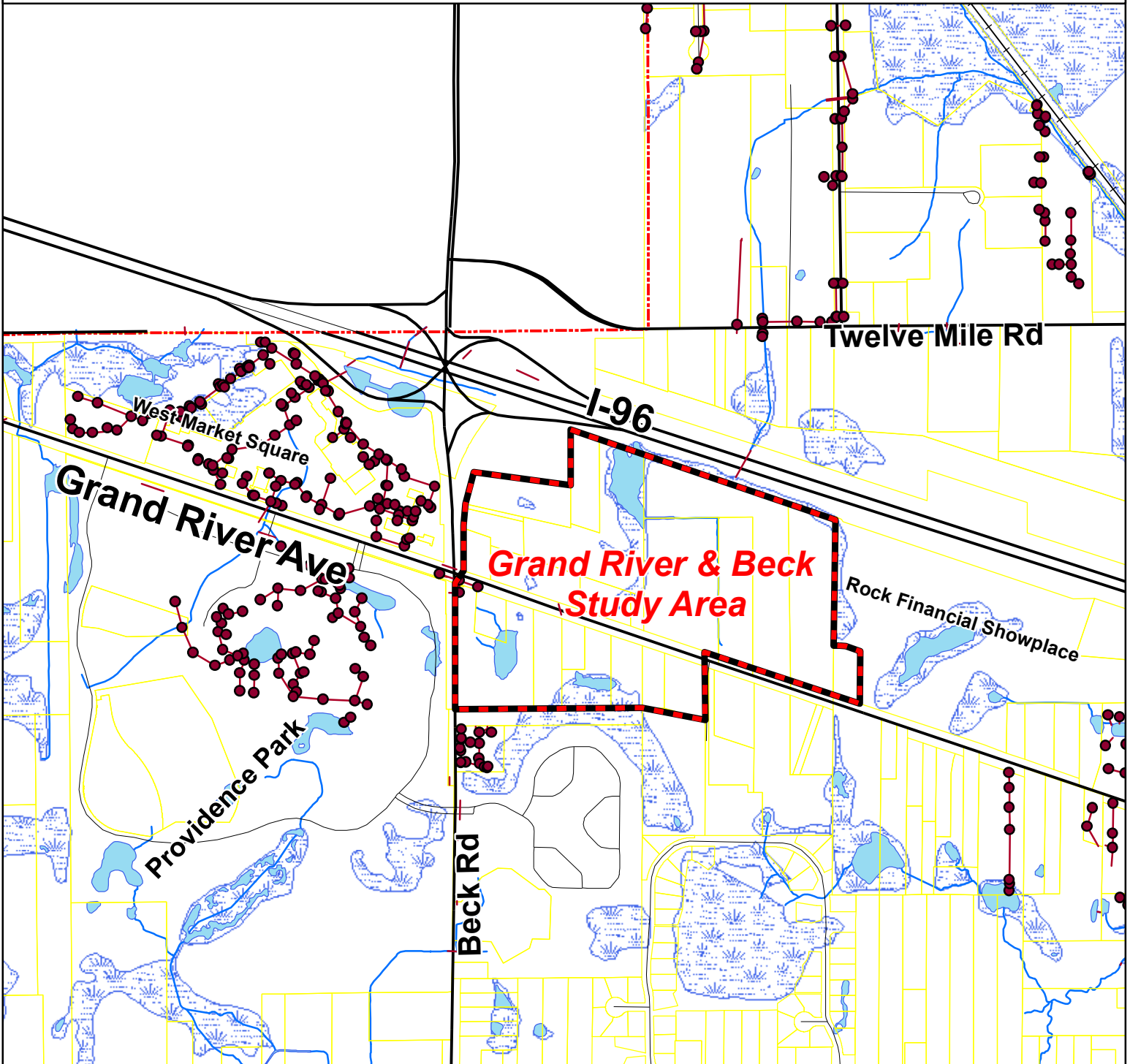
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Grand River & Beck Study Area Storm Sewer

Map 15

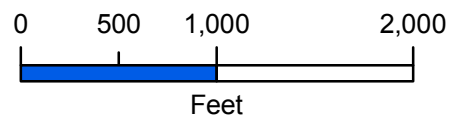
page 27
of 29



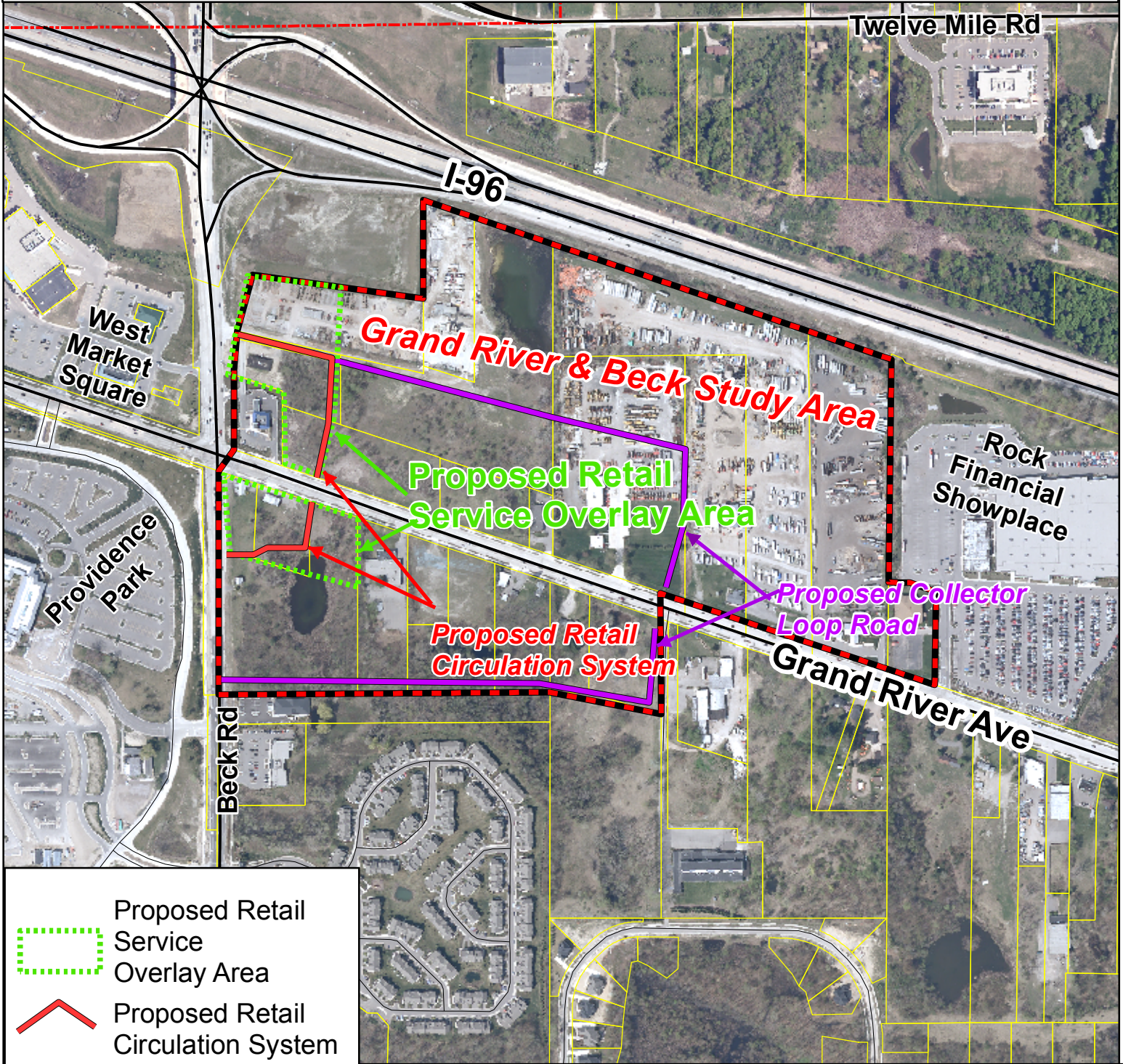
 Grand River & Beck Study Area  Tax Parcels  Storm Nodes  Storm Mains


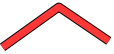

CITY OF NOVI
2009 MASTER PLAN REVIEW



CREATED: 6/11/09

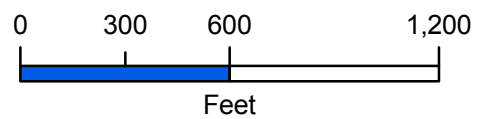


Grand River & Beck Study Area Proposed Retail Service Overlay




-  Proposed Retail Service Overlay Area
-  Proposed Retail Circulation System
-  Proposed Collector Loop Road

-  Grand River & Beck Study Area
-  Tax Parcels




Grand River & Beck Study Area Proposed Mid-Rise Residential Overlay



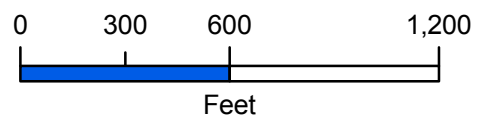
 Proposed Mid-Rise Residential Overlay Area

 Grand River & Beck Study Area

 Tax Parcels

**CITY OF NOVI
2009 MASTER PLAN REVIEW**

CREATED: 6/11/09




MEMORANDUM



cityofnovi.org

TO: MARK SPENCER, AICP, PLANNER

FROM: DAVID BESCHKE, RLA, LANDSCAPE ARCHITECT 

SUBJECT: GRAND RIVER & BECK STUDY AREA

ENVIRONMENTAL OVERVIEW

DATE: July 28, 2009

The Grand River and Beck Study Area has many positive environmental features worth consideration for any rezoning or development that may be proposed. These features include wetlands, woodlands, habitat and headwaters. Below is a brief overview of some of the environmental assets of this 95 acre study area.

City of Novi Regulated Wetland Map

The majority of the subject property is currently undeveloped. Novi's current Regulated Wetland Map suggests that significant areas of the site are saturated for a least a portion of the year. The map serves as a guide indicating the likely presence of regulated wetlands. Any parcel that is proposed for development must first be field delineated for wetlands to determine the true wetland boundaries. Preliminary review by City of Novi staff and consultants indicate that the study area does have a much greater area of wetlands than depicted on the current Regulated Wetland Map. To the north of Grand River Avenue, the wetlands are a mix of shrub-scrub and wooded wetlands, and are generally of good quality. One particular area of wetland in this area is approximately 2 acres in size and is a direct feeder to the Davis Drain flowing north through a culvert under I-96. Davis Drain feeds directly into the Walled Lake Branch of the Middle Rouge River. It is likely that the other smaller wetland systems on the north side of Grand River eventually feed through this system as well, possibly through ground water infiltration. On the south side of Grand River there exists a pond of approximately 1 acre in size and of high quality. Also on the south side of Grand River, approximately 25% of the land is wooded or scrub/shrub wetland. Any outflow from these wetlands flow through the Novi Lyon Drain into the Huron River. Any proposed development on the subject study area should be carefully considered in light of these environmental features.

City of Novi Regulated Woodland Map

Novi's current Regulated Woodland Map shows that the majority of the land south of Grand River Avenue contains regulated woodlands. The map serves as a guide indicating the likely presence of regulated woodlands. Preliminary review by City of Novi staff and consultants found that while the land north of Grand River does not currently depict the likely presence of regulated woodland, there does exist some significant stands of mature native trees. Any parcel that is proposed for development must be field surveyed for all trees 8" and larger, as well as documented for all

understory and lower vegetation to determine the true woodland boundaries. Much of the Study Area's woodland area is associated with wetlands and provides high quality habitat. Any proposed development in the Study Area should be carefully considered in light of these existing woodlands.

City of Oakland County Natural Features Map

The Oakland County Natural Features Map does not indicate the presence of exemplary natural features. However, if development is proposed on the study area site, careful attention should be paid to the functioning local natural systems and habitats. A number of methods may be considered for protection of these natural habitat features, including purchase, donation, trade, management agreements, conservation easements and mitigation strategies.

While performing preliminary investigations in the study area, staff encountered possums, rabbits, mallards and red-tailed hawks. Evidence was found indicating the presence of deer, raccoons and coyotes/ fox.

Oakland County Green Infrastructure Project

The recently completed Oakland County Green Infrastructure Visioning Project identified all interconnected networks of open spaces, natural areas and waterways within the County. The project focused on conservation values and the services provided by natural systems in concert with land development. A green infrastructure network is important as it supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life.

The visioning process included the classification of land areas utilizing the terms Hubs, Links or Sites. Hubs are larger environmental areas that anchor the green infrastructure network and provide an origin or destination for wildlife while helping to maintain natural ecological processes. Links are the connections that hold the network together and enable strong environmental functions. Sites are typically smaller than Hubs, and serve as points of origin or destination within a green infrastructure network.

A portion of the study area south of Grand River Avenue has been identified through the Oakland County Green Infrastructure Visioning Project as a link. This link forms a connection between area hubs and sites, making this link a valuable asset as green infrastructure.

Oakland County Priority Green River Corridors

Oakland County's Priority Green River Vision Map was unveiled in October of 2007. The map was part of a multi-disciplinary study intended to identify priority river corridors that provide significant wildlife habitat, biodiversity function, water quality protection, and

ENVIRONMENTAL OVERVIEW

JULY 28, 2009

PAGE 3 OF 3

community amenities including scenic, recreational, historical and cultural values. A green infrastructure network supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life. The value of riparian buffers and challenges to development implementation were considered.

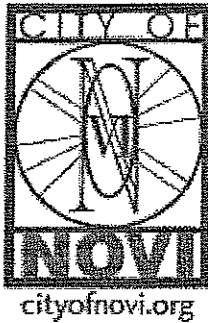
Although no priority river corridors are located in the study area, runoff from the northern portion of the study area contributes through the Walled Lake Branch to the Middle Rouge River into the Rouge River Watershed. Runoff from the southern portion of the study area contributes through the Novi Lyon Drain to the Upper Huron River Watershed. These priority green river corridors have high environmental value and drainage basins contributing to these rivers are worthy of special consideration should any development be proposed in the vicinity.

Federal Emergency Management Agency (FEMA) Floodplain

No portion of the study site is designated as floodplain by the Federal Emergency Management Agency.

DRB

MEMORANDUM



TO: MARK SPENCER, AICP; PLANNER
BRIAN COBURN, PE; SENIOR CIVIL ENGINEER

FROM: BEN CROY, PE; CIVIL ENGINEER *BC*

SUBJECT: REVIEW OF IMPACT ON PUBLIC UTILITIES
BECK AND GRAND RIVER STUDY AREA

DATE: JULY 9, 2009

The Engineering Division has reviewed the Grand River and Beck study area as requested by the Planning Division. The request consists of approximately 94 acres located north and south of Grand River Avenue, and east of Beck Road, in Section 16. This analysis is based on the potential uses of the property as shown on the attached figure provided by the Planning Division.

The study area involves numerous parcels currently zoned OST, B-3, I-1 and RA, and the entire area is master planned for Office. The study is exploring the potential for various office, retail or residential uses in the area. The proposed study area was analyzed by comparing the utility demand under the existing zoning with the demand of the proposed uses.

Given the number of parcels involved and the multiple zoning designations being discussed throughout this study area, the potential scenarios for future use of the area will result in varying impacts. The following table helps describe the impacts of rezoning from one use to another:

| CHANGE IN UTILITY DEMAND | | | | |
|---|--------------------|---|--------|------------|
| Existing Zoning or Master Planned Zoning | Potential Land Use | | | |
| | Office | Mid-Rise Multiple Family Residential (RM-2) | Retail | Restaurant |
| Office ⁽¹⁾ ⁽²⁾ | 0% | 539% | -36% | 293% |
| B-3 ⁽³⁾ | -39% | 293% | -61% | 141% |
| RA | 250% | 2138% | 125% | 1275% |

(1) Assumed on-site detention is required. Permitting use of the existing MDOT detention basin would decrease the impact in the areas currently zoned Office.

(2) Assumed existing I-1 zoning area would be developed as 100% Office.

(3) Assumed existing B-3 zoning area would be developed as 70% Retail/30% Restaurant.

The table shows varying results for the change in land use scenarios, and highlights the significant increase in utility demand that would be realized in areas where mid-rise multiple family residential and restaurant uses are permitted.

For reference purposes, one possible development scenario was assumed. It was assumed that the study area would be developed as 90% Office and 10% Retail/Restaurant, and was compared to the current master plan designation, Office, for the entire area.

Water System

The parcels in the study area could be served by an existing 24-inch water main along the Grand River frontage and a 16-inch water main along the southern Beck Road frontage.

The City's water model indicates that this type of development scenario (90% office and 10% retail/restaurant) would have a negligible impact to the water system. This is due in part to the size, location and looping of the water mains in this area of the City.

Sanitary Sewer

The parcels in the study area could be served by an existing 8-inch sewer along the Grand River and northern Beck Road frontage, and a 15-inch sewer along the southern Beck Road frontage.

Based on the information provided we can estimate that this type of development scenario (90% office and 10% retail/restaurant) would have a minimal impact on the sanitary sewer system, using an additional ~0.03% of the City's peak discharge capacity. However, any additional flow may require further study to determine if any system upgrades are required to the local sanitary network to accommodate the increased sanitary sewer flow directed through the Lanny's sanitary sewer district, where capacity issues are currently a concern.

Summary

Rezoning the study area to permit high-density residential and restaurant uses would have the greatest impact to the utility demand for this study area when compared to the existing Office designation. Retail uses would have a slightly lower utility demand when compared to Office. A rezoning to the assumed 90% office and 10% retail/restaurant uses would not have a large impact on the water or sanitary sewer systems. However, depending on the amount of area designated for intense uses such as restaurant or mid-rise multiple family residential, a zoning change for this study area could have a noticeable impact on the sanitary sewer system, increasing the peak sanitary discharge from the City. Any significant increase in the peak discharge is notable because the City is currently seeking opportunities to resolve the limit on its contractual sanitary sewer capacity at its outlet to Wayne County.

**MASTER PLAN UPDATE
Transportation Analysis
Beck / Grand River Study Area**

Prepared for the
CITY OF NOVI

By
BIRCHLER ARROYO ASSOCIATES, INC.
Lathrup Village, MI

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

May 5, 2009

**MASTER PLAN UPDATE
Transportation Analysis
Beck / Grand River Mile Study Area**

The “potential commercial development parcels” within the study area under evaluation total 64 acres and span either side of Grand River Avenue between Beck Road and the Rock Financial Showplace / Heyn Drive (Figures 1 and 2). For purposes of discussion, the overall area was broken into the four sub-areas shown in Figure 2.

Alternative Development Scenario

The existing Master Plan calls for future office development of the entire study area. The Alternative Scenario being compared to that plan is one in which Sub-Areas 2 and 3 would be future retail development, while Sub-Areas 1 and 4 would remain future office development.

Based on Birchler Arroyo’s planning and traffic engineering experience, it was concluded that future trip generation would be most appropriated forecasted by representing “office” as Research and Development space (at 25% land coverage) and by representing “retail” as Shopping Center space (at 20% land coverage).

Trip Generation Comparison

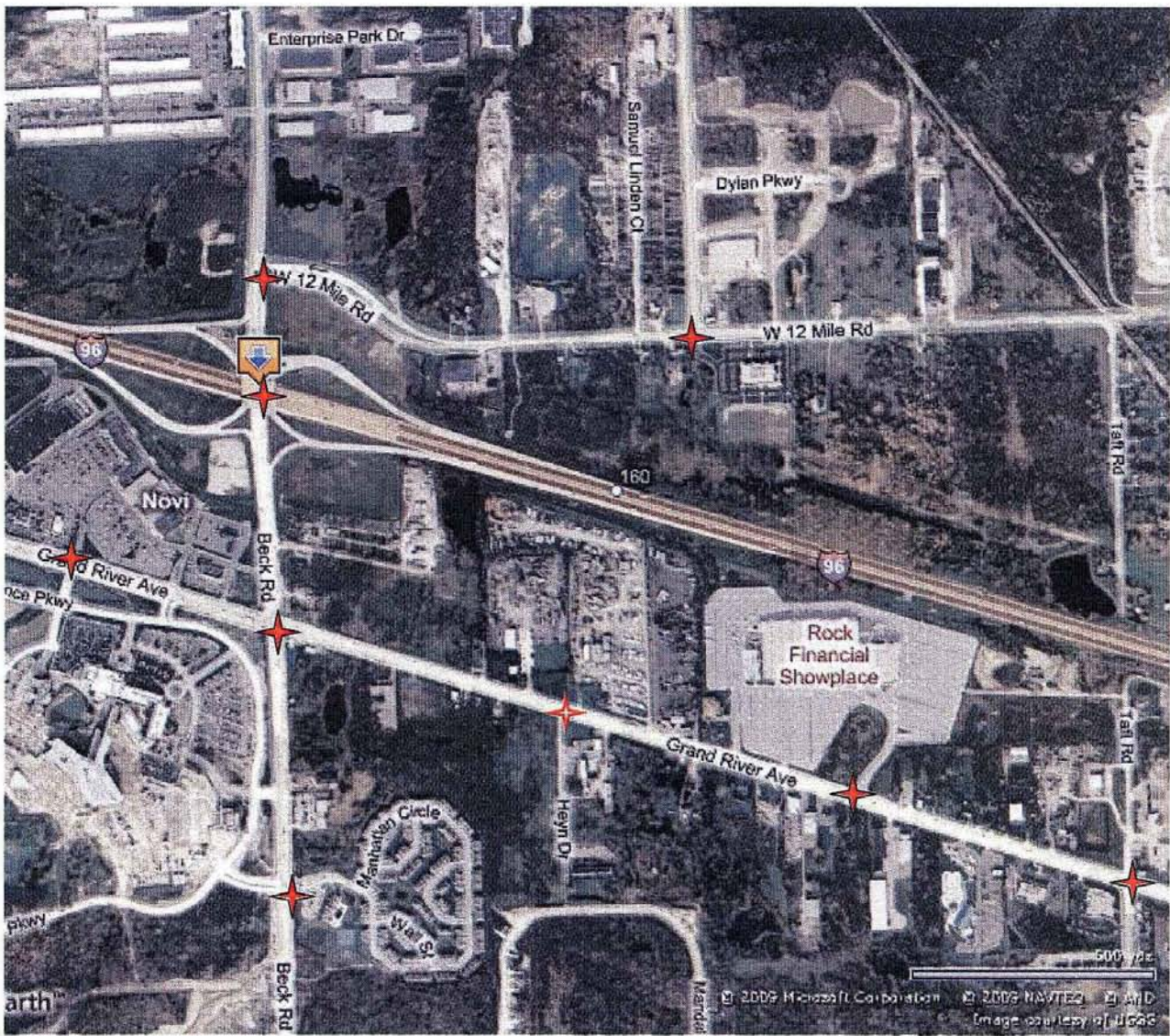
Trip rates, trip equations, and related methodology recommended by the Institute of Transportation Engineers (in *Trip Generation – 8th Edition, 2008, and Trip Generation Handbook – 2nd Edition, 2004*) were used to forecast potential trip generation. Table 2 (following the figures) details the resulting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

Table 1 compares the relative weekday trip generation potential of the two assumed commercial uses. The ratio between uses does not remain constant because the trip generation prediction equations recommended by ITE are non-linear, and the two sub-areas differ somewhat in size.

Table 1. Relative Trip Generation of Commercial Uses

| Land Use Type | Trips / Day / Acre | |
|-------------------------------|--------------------|------------|
| | Sub-Area 2 | Sub-Area 3 |
| Shopping Center | 624 | 579 |
| Research & Development Center | 108 | 104 |
| Ratio of S.C. to R.D.C. | 5.8 | 5.6 |

Per Table 3, development of Sub-Areas 2 and 3 per the Alternative Scenario would generate over the entire study area 2.7 times as many daily driveway trips, slightly fewer AM peak-hour trips, and 2.2 times as many PM peak-hour driveway trips as development per the Existing Master Plan.



BIRCHLER ARROYO ASSOCIATES, INC.



-  Existing Traffic Signal
-  Potential Future Signal

Figure 1. Beck-Grand River Study Area and Beck/I-96 Interchange

City of Novi 2009 Master Plan Review Study Area Beck & Grand River Study Area

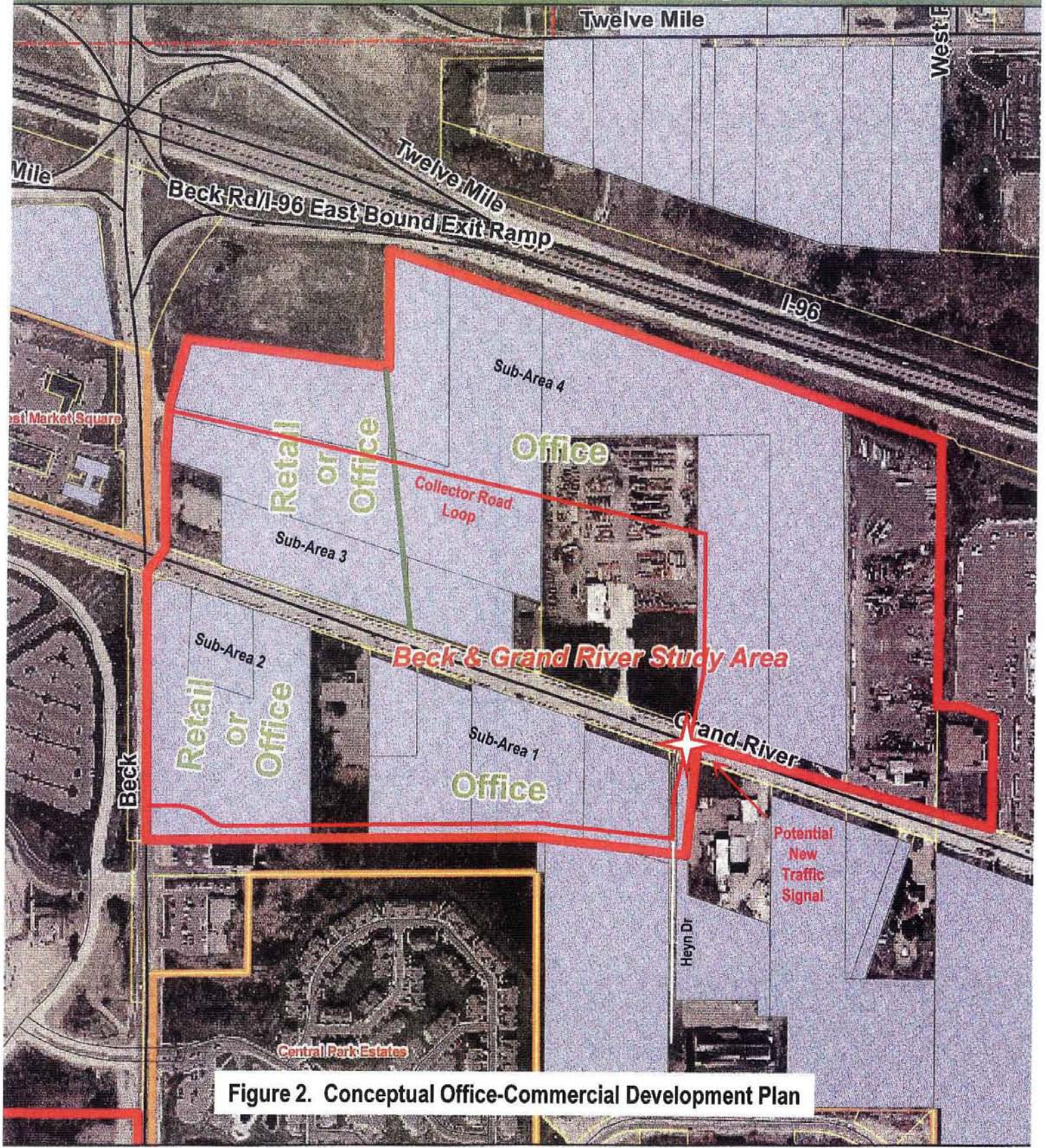


Figure 2. Conceptual Office-Commercial Development Plan

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

Table 2. Trip Generation Comparison¹

| Sub-Area | Acres | Development Scenario | Assumed Use(s) / Trip Type | Assumed Bldg. Floor Area | Weekday | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-------|----------------------|------------------------------------|--------------------------|--------------|----------------------|------------|------------|----------------------|-------------|-------------|
| | | | | | | In | Out | Total | In | Out | Total |
| 1 (SE) | 10.41 | Alternative | Office (R&D) | 113,400 | 1118 | 123 | 25 | 148 | 22 | 122 | 144 |
| | | Existing MP | Office (R&D) | 113,400 | 1118 | 123 | 25 | 148 | 22 | 122 | 144 |
| 2 (SW) | 9.88 | Alternative | B-2 (Shopping Center) ² | 86,100 | 6162 | 52 | 34 | 86 | 282 | 293 | 575 |
| | | | Pass-By Trips ³ | Unk. | Unk. | Unk. | Unk. | Unk. | 96 | 100 | 196 |
| | | | New Trips | Unk. | Unk. | Unk. | Unk. | Unk. | 186 | 193 | 379 |
| | | Existing MP | Office (R&D) | 107,600 | 1071 | 118 | 24 | 142 | 21 | 117 | 138 |
| 3 (NW) | 12.19 | Alternative | B-2 (Shopping Center) ² | 106,200 | 7062 | 65 | 41 | 106 | 324 | 338 | 662 |
| | | | Pass-By Trips ³ | Unk. | Unk. | Unk. | Unk. | Unk. | 110 | 115 | 225 |
| | | | New Trips | Unk. | Unk. | Unk. | Unk. | Unk. | 214 | 223 | 437 |
| | | Existing MP | Office (R&D) | 132,700 | 1272 | 141 | 29 | 170 | 25 | 139 | 164 |
| 4 (NE) | 31.57 | Alternative | Office (R&D) | 343,800 | 2776 | 320 | 65 | 385 | 54 | 303 | 357 |
| | | Existing MP | Office (R&D) | 343,800 | 2776 | 320 | 65 | 385 | 54 | 303 | 357 |
| Overall | 64.05 | Alternative | Mixed Office-Retail | 649,500 | 17118 | 560 | 165 | 725 | 682 | 1056 | 1738 |
| | | | Pass-By Trips ³ | Unk. | Unk. | Unk. | Unk. | Unk. | 206 | 215 | 421 |
| | | | New Trips | Unk. | Unk. | Unk. | Unk. | Unk. | 476 | 841 | 1317 |
| | | Existing MP | All Office | 697,500 | 6237 | 702 | 143 | 845 | 122 | 681 | 803 |

¹ The first or only row in each block presents total driveway trips. All driveway trips for office uses are assumed to be new to the roadway system ("New Trips").

² Trip generation by retail in the AM peak hour may be higher if a coffee shop and/or drive-through facilities (e.g., restaurants or banks) are included.

³ Pass-by trips are existing trips already passing the site on their way to primary destinations elsewhere; as such, they are not "new" to the roadway system. ITE data indicate an average pass-by rate in the PM peak hour of 34%, but no data are presented for the AM peak hour or overall weekday; hence, driveway trips are not split between pass-by and new for those latter two time periods.

Area Road Network

Grand River Avenue is an undivided arterial under the jurisdiction of the Road Commission for Oakland County (RCOC). From Wixom Road to Novi Road, Grand River is a relatively recently reconstructed, undivided five-lane road.

Given Grand River's posted speed limit of 50 mph, the City of Novi requires (1) a minimum same-side driveway spacing of 275 ft (near-curb to near-curb) and (2) a minimum opposite-side driveway spacing of 150 ft *without* entering left-turn interlock and 200 ft or more *with* entering left-turn interlock (depending on the anticipated left-turn volumes). Greater-than-minimum driveway spacing may be necessary near a major intersection such as Grand River and Beck, given the lengths of the dedicated turn lanes and typical queuing from the signal. Channelizing driveways near the intersection to deter entering and exiting left turns may be a feasible alternative.

Beck Road is an undivided arterial road under the jurisdiction of the City of Novi. Beck has two through lanes in each direction from just south of Grand River north to 12 Mile Road, dual (but relatively short) left-turn lanes southbound, and dedicated right-turn lanes both southbound and westbound (Figure 3).

Given Beck's posted speed limit of 40 mph, the City of Novi requires a minimum same-side driveway spacing of 185 ft (near-curb to near-curb) and the same minimum opposite-side driveway spacing requirements indicated above for Grand River. Driveways spacing relative to the two major intersections – Beck/Grand River and Beck/I-96 (Figure 4) – could be problematic, as might the limited distance between these two intersections.

Figure 1 (above) shows the locations of existing traffic signals in the general vicinity of the study area. As indicated, the locations of these signals, along with typically acceptable signal spacing along a 50-mph road of 1/3 mile, indicates that a future signal might be appropriate midway between the existing signal at Beck and the existing signal at the Rock Financial Showplace.

Traffic counts for March 10-12, 2009 were obtained from the RCOC for the Beck/Grand River intersection. Volumes for the typical AM and PM peak periods, as well as the average weekday, are summarized in Table 3 (below). Highlights are as follows:

- ❑ As reflected by total intersection approach volumes, Beck Road at this location is carrying on average 35% more daily traffic than Grand River.
- ❑ Volumes were notably higher on Tuesday, March 10 than they were on the other two days. This phenomenon probably reflects more activity at the Rock Financial Showplace that day, which would be consistent with the fact that the peak-hour movements most significantly higher than normal were the eastbound through volumes and the southbound left-turn volumes approaching the Showplace (bolded values in Table 3).
- ❑ Existing traffic patterns, together with the intersection's layout, suggest that the most critical capacity constraint is probably the accommodation of southbound left turns.



BIRCHLER ARROYO
ASSOCIATES, INC.



Figure 3. Birdseye Aerial of NE Corner, Beck and Grand River

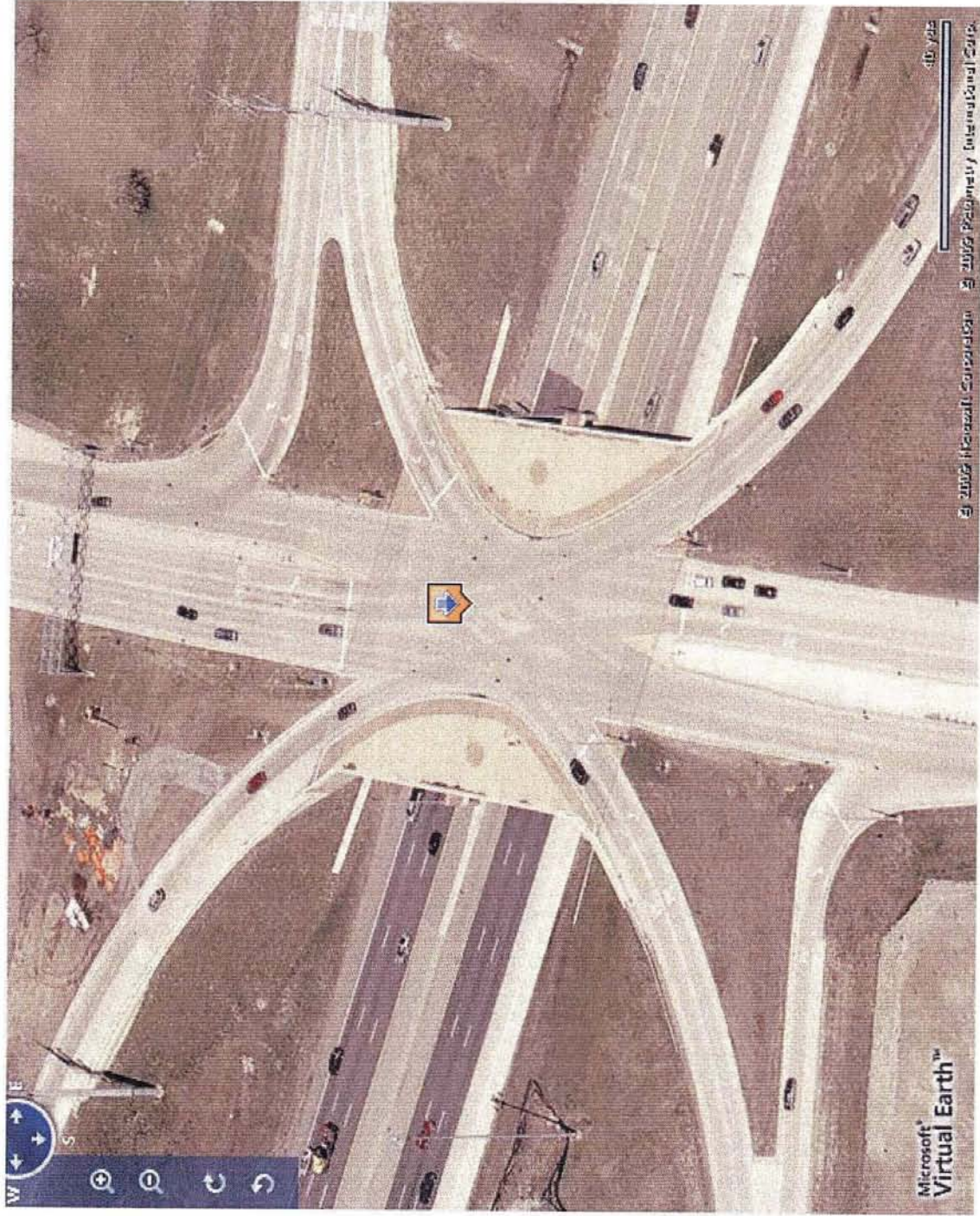


Figure 4. Birdseye Aerial of Beck / I-96 Single-Point Interchange

Table 3. Recent Traffic Volumes at Beck and Grand River¹

| Count Date(s) | Hour Starting | EB Grand River | | WB Grand River | | | NB Beck | | SB Beck | | | Total Entering |
|-------------------------|---------------|----------------|------------|----------------|--------------|-----|-------------|-------|--------------|-----|------------|----------------|
| | | L | T + R | L | T | R | L | T + R | L | T | R | |
| 3-10-09 | 7:00 am | 99 | 314 | 20 | 126 | 53 | 58 | 486 | 205 | 402 | 276 | 2039 |
| | 8:00 am | 118 | 401 | 15 | 125 | 58 | 65 | 454 | 247 | 343 | 306 | 2132 |
| | 4:00 pm | 161 | 877 | 38 | 263 | 168 | 84 | 380 | 438 | 455 | 419 | 3283 |
| | 5:00 pm | 162 | 316 | 95 | 308 | 174 | 76 | 404 | 218 | 263 | 189 | 2205 |
| | 24 hrs | 9110 | | 5485 | | | 6364 | | 14643 | | | 35602 |
| 3-11-09 | 7:00 am | 124 | 223 | 26 | 147 | 70 | 40 | 497 | 129 | 299 | 165 | 1720 |
| | 8:00 am | 115 | 146 | 18 | 130 | 59 | 69 | 459 | 112 | 306 | 200 | 1614 |
| | 4:00 pm | 214 | 261 | 46 | 245 | 144 | 73 | 333 | 126 | 324 | 135 | 1901 |
| | 5:00 pm | 205 | 307 | 45 | 311 | 210 | 67 | 439 | 260 | 398 | 117 | 2359 |
| | 24 hrs | 6634 | | 5428 | | | 6252 | | 9026 | | | 27340 |
| 3-12-09 | 7:00 am | 130 | 225 | 21 | 119 | 52 | 41 | 447 | 147 | 290 | 175 | 1647 |
| | 8:00 am | 121 | 162 | 15 | 107 | 56 | 46 | 441 | 79 | 277 | 169 | 1473 |
| | 4:00 pm | 207 | 156 | 45 | 253 | 155 | 77 | 374 | 120 | 308 | 132 | 1827 |
| | 5:00 pm | 233 | 312 | 56 | 297 | 179 | 95 | 429 | 214 | 398 | 139 | 2352 |
| | 24 hrs | 7002 | | 5542 | | | 6043 | | 10662 | | | 29249 |
| Average of Above 3 Days | 7:00 am | 118 | 254 | 22 | 131 | 58 | 46 | 477 | 160 | 330 | 205 | 1802 |
| | 8:00 am | 118 | 236 | 16 | 121 | 58 | 60 | 451 | 146 | 309 | 225 | 1740 |
| | 4:00 pm | 194 | 431 | 43 | 254 | 156 | 78 | 362 | 228 | 362 | 229 | 2337 |
| | 5:00 pm | 200 | 312 | 65 | 305 | 188 | 79 | 424 | 231 | 353 | 148 | 2305 |
| | 24 hrs | 7582 | | 5485 | | | 6220 | | 11444 | | | 30731 |
| | | 13067 | | | 17664 | | | | | | | |

¹ For three indicated midweek days (Tuesday-Thursday), from SCATS/Fast-Trac signal system, courtesy of Road Commission for Oakland County. L = left turns, T = through movements, and R = right turns (detectors are by lane). Note the significantly higher EB and SB volumes on Tuesday, 3-10-09, likely a function of events at the Rock Financial Showplace.

Relative Traffic Impacts of Alternative Development Scenarios

To ensure a reasonably good level of service along a 4-5-lane arterial road, the maximum daily traffic volume should generally be no more than about 30,000-32,000 vehicles. Based on the recent daily volumes shown in Table 3, both Grand River and Beck have sufficient spare capacity to accommodate either development scenario identified above. Beck's spare capacity is slightly less than Grand River's, however, and the more intensive land development under consideration for the Beck/11 Mile area would need more of this spare capacity than any new development along Grand River east of Beck.

The short distance between Grand River and I-96, limited stacking space provided for southbound left turns onto Grand River, and lesser amount of spare traffic-carrying capacity along Beck than Grand River, all suggest that conditions along Beck Road in the immediate area will largely determine how well new traffic generated by the subject study area can be accommodated. Experience indicates that the traffic impacts would likely be minimized by planning the following:

- ❑ A collector road loop between the first Beck driveway south of the interchange, the Grand River/Heyn intersection, and a point on Beck at least 150 ft north of the north Providence driveway. To maximize the use of this collector loop, a new traffic signal should be placed at the new road's intersection with Grand River (per Figure 2). Benefits of this loop would include fewer direct-access driveways; concentration of enough land-access traffic to justify a new signal; the ability to prohibit exiting left turns onto southbound Beck at the median opening north of Grand River (Figure 3); and the removal of some newly-generated traffic from turning movements at Beck/Grand River.
- ❑ Minimal direct access driveways on both Grand River and Beck, especially within about 100-150 ft of any dedicated turn lanes at the intersection of those two roads. Among existing driveways, for example, the first driveway on Beck north of Grand River (Figure 3) should either be eliminated or channelized to prevent both exiting left turns (which would be too close to the southbound stop bar) and entering left turns (which could interfere with the free flow of left turns onto Grand River).
- ❑ Consideration of a potential new traffic signal on the northbound side of the Beck Road boulevard at the second existing east-side driveway north of Grand River (Figure 3) – where the proposed collector would intersect Beck – to facilitate both entering left turns and exiting right turns. The feasibility of such a signal would have to be evaluated in a more detailed traffic impact study. At a minimum, the completion of the proposed collector loop through Sub-Areas 3 and 4 would allow for the effective prohibition of exiting left turns on Beck at this location (by constricting the median opening).
- ❑ Given the above-described situation north of Grand River, the greater trip generation resulting from potential retail development at the western end of the study area should be easier to accommodate in Sub-Area 2 (southeast corner of Beck and Grand River) than in Sub-Area 3 (northeast corner of Beck and Grand River).

APPENDIX:
DETAILED TRAFFIC COUNTS

Site: 213 Tuesday, 10 March 2009

Beck and Grand River

Tuesday, 10 March 2009

| | | | | | |
|------------|----|----|----|---|--------------|
| NB Beck | 1 | 3 | 4 | | (1=LT) |
| WB Grand R | 5 | 7 | 8 | 9 | (5=LT, 9=RT) |
| SB Beck LT | 10 | 12 | | | |
| SB Beck | 14 | 15 | 16 | | (16=RT) |
| EB Grand R | 17 | 19 | 20 | | (17=LT) |

(Detectors numbered left-to-right on each approach. *WJ*)

| Hr. Ending | | NB Beck | WB Grand R | SB Beck LT | SB Beck | EB Grand R | | |
|------------|------------|---------|------------|------------|---------|------------|--|--|
| 01:00 | | 6 | 18 | 7 | - | 31 | | |
| 01:00 | WB Grand R | 7 | 16 | 7 | 16 | 46 | | |
| 01:00 | SB Beck LT | 1 | 4 | - | - | 5 | | |
| 01:00 | SB Beck | 19 | 3 | 9 | - | 31 | | |
| 01:00 | EB Grand R | 21 | 25 | 14 | - | 60 | | |
| 02:00 | | 6 | 13 | 11 | - | 30 | | |
| 02:00 | WB Grand R | 2 | 6 | 7 | 5 | 20 | | |
| 02:00 | SB Beck LT | 0 | 2 | - | - | 2 | | |
| 02:00 | SB Beck | 9 | 0 | 5 | - | 14 | | |
| 02:00 | EB Grand R | 11 | 12 | 7 | - | 30 | | |
| 03:00 | | 1 | 9 | 7 | - | 17 | | |
| 03:00 | WB Grand R | 3 | 3 | 3 | 5 | 14 | | |
| 03:00 | SB Beck LT | 1 | 2 | - | - | 3 | | |
| 03:00 | SB Beck | 8 | 2 | 2 | - | 12 | | |
| 03:00 | EB Grand R | 6 | 9 | 4 | - | 19 | | |
| 04:00 | | 1 | 6 | 5 | - | 12 | | |
| 04:00 | WB Grand R | 0 | 6 | 1 | 1 | 8 | | |
| 04:00 | SB Beck LT | 0 | 1 | - | - | 1 | | |
| 04:00 | SB Beck | 7 | 2 | 4 | - | 13 | | |
| 04:00 | EB Grand R | 8 | 4 | 5 | - | 17 | | |
| 05:00 | | 1 | 8 | 14 | - | 23 | | |
| 05:00 | WB Grand R | 0 | 4 | 2 | 5 | 11 | | |
| 05:00 | SB Beck LT | 2 | 4 | - | - | 6 | | |
| 05:00 | SB Beck | 11 | 8 | 15 | - | 34 | | |
| 05:00 | EB Grand R | 6 | 9 | 11 | - | 26 | | |
| 06:00 | | 16 | 30 | 73 | - | 119 | | |
| 06:00 | WB Grand R | 5 | 14 | 14 | 14 | 47 | | |
| 06:00 | SB Beck LT | 23 | 14 | - | - | 37 | | |
| 06:00 | SB Beck | 28 | 19 | 24 | - | 71 | | |
| 06:00 | EB Grand R | 27 | 41 | 32 | - | 100 | | |
| 07:00 | | 56 | 83 | 184 | - | 323 | | |
| 07:00 | WB Grand R | 14 | 36 | 24 | 25 | 99 | | |
| 07:00 | SB Beck LT | 124 | 127 | - | - | 251 | | |
| 07:00 | SB Beck | 207 | 222 | 240 | - | 669 | | |
| 07:00 | EB Grand R | 104 | 188 | 174 | - | 466 | | |
| 08:00 | | 58 | 178 | 308 | - | 544 | | |
| 08:00 | WB Grand R | 20 | 74 | 52 | 53 | 199 | | |
| 08:00 | SB Beck LT | 97 | 108 | - | - | 205 | | |
| 08:00 | SB Beck | 189 | 213 | 276 | - | 678 | | |
| 08:00 | EB Grand R | 99 | 163 | 151 | - | 413 | | |
| 09:00 | | 65 | 170 | 284 | - | 519 | | |
| 09:00 | WB Grand R | 15 | 71 | 54 | 58 | 198 | | |
| 09:00 | SB Beck LT | 128 | 119 | - | - | 247 | | |
| 09:00 | SB Beck | 161 | 182 | 306 | - | 649 | | |
| 09:00 | EB Grand R | 118 | 186 | 215 | - | 519 | | |
| 10:00 | | 66 | 134 | 147 | - | 347 | | |
| 10:00 | WB Grand R | 24 | 61 | 61 | 62 | 208 | | |
| 10:00 | SB Beck LT | 82 | 83 | - | - | 165 | | |
| 10:00 | SB Beck | 157 | 206 | 261 | - | 624 | | |
| 10:00 | EB Grand R | 87 | 163 | 175 | - | 425 | | |
| 11:00 | | 72 | 107 | 146 | - | 325 | | |
| 11:00 | WB Grand R | 28 | 81 | 83 | 66 | 258 | | |

BECKGR~3

| | | | | | | |
|-------|------------|-----|-----|-----|-----|------|
| 11:00 | SB Beck LT | 200 | 202 | - | - | 402 |
| 11:00 | SB Beck | 255 | 260 | 359 | - | 874 |
| 11:00 | EB Grand R | 112 | 244 | 286 | - | 642 |
| 12:00 | NB Beck | 84 | 100 | 136 | - | 320 |
| 12:00 | WB Grand R | 33 | 80 | 117 | 53 | 283 |
| 12:00 | SB Beck LT | 153 | 160 | - | - | 313 |
| 12:00 | SB Beck | 282 | 342 | 410 | - | 1034 |
| 12:00 | EB Grand R | 119 | 291 | 281 | - | 691 |
| 13:00 | NB Beck | 99 | 116 | 137 | - | 352 |
| 13:00 | WB Grand R | 33 | 122 | 139 | 97 | 391 |
| 13:00 | SB Beck LT | 218 | 209 | - | - | 427 |
| 13:00 | SB Beck | 297 | 356 | 408 | - | 1061 |
| 13:00 | EB Grand R | 165 | 356 | 363 | - | 884 |
| 14:00 | NB Beck | 83 | 113 | 122 | - | 318 |
| 14:00 | WB Grand R | 38 | 106 | 126 | 96 | 366 |
| 14:00 | SB Beck LT | 154 | 170 | - | - | 324 |
| 14:00 | SB Beck | 195 | 212 | 313 | - | 720 |
| 14:00 | EB Grand R | 185 | 277 | 248 | - | 710 |
| 15:00 | NB Beck | 80 | 143 | 140 | - | 363 |
| 15:00 | WB Grand R | 47 | 138 | 126 | 114 | 425 |
| 15:00 | SB Beck LT | 173 | 202 | - | - | 375 |
| 15:00 | SB Beck | 229 | 289 | 429 | - | 947 |
| 15:00 | EB Grand R | 190 | 374 | 367 | - | 931 |
| 16:00 | NB Beck | 96 | 176 | 176 | - | 448 |
| 16:00 | WB Grand R | 44 | 137 | 136 | 124 | 441 |
| 16:00 | SB Beck LT | 144 | 127 | - | - | 271 |
| 16:00 | SB Beck | 216 | 198 | 333 | - | 747 |
| 16:00 | EB Grand R | 167 | 241 | 243 | - | 651 |
| 17:00 | NB Beck | 84 | 207 | 173 | - | 464 |
| 17:00 | WB Grand R | 38 | 125 | 138 | 168 | 469 |
| 17:00 | SB Beck LT | 213 | 225 | - | - | 438 |
| 17:00 | SB Beck | 177 | 278 | 419 | - | 874 |
| 17:00 | EB Grand R | 161 | 436 | 441 | - | 1038 |
| 18:00 | NB Beck | 76 | 219 | 185 | - | 480 |
| 18:00 | WB Grand R | 95 | 166 | 142 | 174 | 577 |
| 18:00 | SB Beck LT | 128 | 90 | - | - | 218 |
| 18:00 | SB Beck | 141 | 122 | 189 | - | 452 |
| 18:00 | EB Grand R | 162 | 166 | 150 | - | 478 |
| 19:00 | NB Beck | 77 | 186 | 137 | - | 400 |
| 19:00 | WB Grand R | 89 | 114 | 105 | 162 | 470 |
| 19:00 | SB Beck LT | 45 | 30 | - | - | 75 |
| 19:00 | SB Beck | 175 | 92 | 100 | - | 367 |
| 19:00 | EB Grand R | 101 | 64 | 104 | - | 269 |
| 20:00 | NB Beck | 67 | 109 | 118 | - | 294 |
| 20:00 | WB Grand R | 58 | 66 | 79 | 132 | 335 |
| 20:00 | SB Beck LT | 26 | 45 | - | - | 71 |
| 20:00 | SB Beck | 139 | 44 | 67 | - | 250 |
| 20:00 | EB Grand R | 83 | 56 | 86 | - | 225 |
| 21:00 | NB Beck | 55 | 114 | 70 | - | 239 |
| 21:00 | WB Grand R | 56 | 76 | 67 | 64 | 263 |
| 21:00 | SB Beck LT | 25 | 68 | - | - | 93 |
| 21:00 | SB Beck | 96 | 34 | 34 | - | 164 |
| 21:00 | EB Grand R | 55 | 65 | 78 | - | 198 |
| 22:00 | NB Beck | 29 | 102 | 68 | - | 199 |
| 22:00 | WB Grand R | 30 | 57 | 44 | 50 | 181 |
| 22:00 | SB Beck LT | 16 | 62 | - | - | 78 |
| 22:00 | SB Beck | 92 | 27 | 28 | - | 147 |
| 22:00 | EB Grand R | 46 | 64 | 57 | - | 167 |
| 23:00 | NB Beck | 16 | 62 | 37 | - | 115 |
| 23:00 | WB Grand R | 22 | 43 | 26 | 38 | 129 |
| 23:00 | SB Beck LT | 10 | 26 | - | - | 36 |
| 23:00 | SB Beck | 50 | 17 | 19 | - | 86 |
| 23:00 | EB Grand R | 32 | 35 | 12 | - | 79 |

| | | | | BECKGR~3 | | | |
|-------|------------|----|----|----------|----|----|--|
| 24:00 | NB Beck | 17 | 39 | 26 | - | 82 | |
| 24:00 | WB Grand R | 8 | 16 | 7 | 16 | 47 | |
| 24:00 | SB Beck LT | 8 | 17 | - | - | 25 | |
| 24:00 | SB Beck | 41 | 8 | 8 | - | 57 | |
| 24:00 | EB Grand R | 35 | 18 | 19 | - | 72 | |

| | | | | | | | |
|--------------------|---------|------|---------------|---------|------|---------------|-------------|
| NB Beck 6364 | AM peak | 588 | 07:15 - 08:15 | PM peak | 494 | 17:15 - 18:15 | Daily Total |
| WB Grand R 5485 | AM peak | 283 | 11:00 - 12:00 | PM peak | 601 | 16:45 - 17:45 | Daily Total |
| SB Beck LT 4068 | AM peak | 519 | 10:35 - 11:35 | PM peak | 559 | 16:15 - 17:15 | Daily Total |
| SB Beck 10575 | AM peak | 1146 | 10:35 - 11:35 | PM peak | 1061 | 12:00 - 13:00 | Daily Total |
| EB Grand R 9110 | AM peak | 773 | 10:35 - 11:35 | PM peak | 1079 | 16:20 - 17:20 | Daily Total |

Site: 213 Wednesday, 11 March 2009

Beck and Grand River

wednesday, 11 March 2009

| | | | | | |
|------------|----|----|----|---|-------------------------|
| NB Beck | 1 | 3 | 4 | | Left, Thru, Thru |
| WB Grand R | 5 | 7 | 8 | 9 | Left, Thru, thru, Right |
| SB Beck LT | 10 | 12 | | | Left, Left |
| SB Beck | 14 | 15 | 16 | | Thru, Thru, Right |
| EB Grand R | 17 | 19 | 20 | | Left, Thru, Thru |

Hr. Ending

| | | | | | | |
|-------|------------|-----|-----|-----|----|-----|
| 01:00 | NB Beck | 11 | 18 | 18 | - | 47 |
| 01:00 | WB Grand R | 6 | 14 | 8 | 19 | 47 |
| 01:00 | SB Beck LT | 2 | 10 | - | - | 12 |
| 01:00 | SB Beck | 14 | 3 | 7 | - | 24 |
| 01:00 | EB Grand R | 21 | 8 | 8 | - | 37 |
| 02:00 | NB Beck | 3 | 11 | 5 | - | 19 |
| 02:00 | WB Grand R | 3 | 9 | 4 | 3 | 19 |
| 02:00 | SB Beck LT | 0 | 1 | - | - | 1 |
| 02:00 | SB Beck | 4 | 5 | 2 | - | 11 |
| 02:00 | EB Grand R | 6 | 7 | 5 | - | 18 |
| 03:00 | NB Beck | 0 | 7 | 1 | - | 8 |
| 03:00 | WB Grand R | 2 | 5 | 5 | 7 | 19 |
| 03:00 | SB Beck LT | 5 | 6 | - | - | 11 |
| 03:00 | SB Beck | 5 | 6 | 4 | - | 15 |
| 03:00 | EB Grand R | 11 | 12 | 5 | - | 28 |
| 04:00 | NB Beck | 6 | 6 | 3 | - | 15 |
| 04:00 | WB Grand R | 1 | 5 | 6 | 5 | 17 |
| 04:00 | SB Beck LT | 1 | 8 | - | - | 9 |
| 04:00 | SB Beck | 7 | 2 | 9 | - | 18 |
| 04:00 | EB Grand R | 12 | 7 | 5 | - | 24 |
| 05:00 | NB Beck | 2 | 8 | 13 | - | 23 |
| 05:00 | WB Grand R | 4 | 4 | 4 | 3 | 15 |
| 05:00 | SB Beck LT | 4 | 1 | - | - | 5 |
| 05:00 | SB Beck | 8 | 6 | 10 | - | 24 |
| 05:00 | EB Grand R | 21 | 10 | 6 | - | 37 |
| 06:00 | NB Beck | 16 | 36 | 72 | - | 124 |
| 06:00 | WB Grand R | 3 | 16 | 13 | 18 | 50 |
| 06:00 | SB Beck LT | 20 | 18 | - | - | 38 |
| 06:00 | SB Beck | 35 | 8 | 21 | - | 64 |
| 06:00 | EB Grand R | 32 | 41 | 29 | - | 102 |
| 07:00 | NB Beck | 45 | 87 | 176 | - | 308 |
| 07:00 | WB Grand R | 16 | 28 | 26 | 31 | 101 |
| 07:00 | SB Beck LT | 91 | 84 | - | - | 175 |
| 07:00 | SB Beck | 219 | 219 | 219 | - | 657 |
| 07:00 | EB Grand R | 82 | 170 | 153 | - | 405 |
| 08:00 | NB Beck | 40 | 196 | 301 | - | 537 |
| 08:00 | WB Grand R | 26 | 85 | 62 | 70 | 243 |
| 08:00 | SB Beck LT | 39 | 90 | - | - | 129 |
| 08:00 | SB Beck | 181 | 118 | 165 | - | 464 |
| 08:00 | EB Grand R | 124 | 123 | 100 | - | 347 |
| 09:00 | NB Beck | 69 | 179 | 280 | - | 528 |
| 09:00 | WB Grand R | 18 | 72 | 58 | 59 | 207 |
| 09:00 | SB Beck LT | 63 | 49 | - | - | 112 |
| 09:00 | SB Beck | 193 | 113 | 200 | - | 506 |
| 09:00 | EB Grand R | 115 | 70 | 76 | - | 261 |
| 10:00 | NB Beck | 54 | 122 | 177 | - | 353 |
| 10:00 | WB Grand R | 20 | 76 | 66 | 45 | 207 |
| 10:00 | SB Beck LT | 58 | 40 | - | - | 98 |
| 10:00 | SB Beck | 124 | 73 | 163 | - | 360 |
| 10:00 | EB Grand R | 126 | 38 | 61 | - | 225 |
| 11:00 | NB Beck | 69 | 107 | 133 | - | 309 |
| 11:00 | WB Grand R | 22 | 81 | 70 | 62 | 235 |

BECKGR~2

| | | | | | | |
|-------|------------|-----|-----|-----|-----|-----|
| 11:00 | SB Beck LT | 42 | 34 | - | - | 76 |
| 11:00 | SB Beck | 121 | 78 | 123 | - | 322 |
| 11:00 | EB Grand R | 129 | 87 | 89 | - | 305 |
| 12:00 | NB Beck | 61 | 110 | 143 | - | 314 |
| 12:00 | WB Grand R | 33 | 102 | 103 | 59 | 297 |
| 12:00 | SB Beck LT | 43 | 37 | - | - | 80 |
| 12:00 | SB Beck | 137 | 76 | 148 | - | 361 |
| 12:00 | EB Grand R | 172 | 85 | 109 | - | 366 |
| 13:00 | NB Beck | 74 | 93 | 142 | - | 309 |
| 13:00 | WB Grand R | 33 | 93 | 105 | 67 | 298 |
| 13:00 | SB Beck LT | 45 | 48 | - | - | 93 |
| 13:00 | SB Beck | 151 | 86 | 182 | - | 419 |
| 13:00 | EB Grand R | 218 | 142 | 147 | - | 507 |
| 14:00 | NB Beck | 72 | 111 | 127 | - | 310 |
| 14:00 | WB Grand R | 43 | 111 | 118 | 85 | 357 |
| 14:00 | SB Beck LT | 41 | 48 | - | - | 89 |
| 14:00 | SB Beck | 136 | 73 | 172 | - | 381 |
| 14:00 | EB Grand R | 170 | 126 | 157 | - | 453 |
| 15:00 | NB Beck | 100 | 137 | 127 | - | 364 |
| 15:00 | WB Grand R | 31 | 105 | 107 | 126 | 369 |
| 15:00 | SB Beck LT | 38 | 30 | - | - | 68 |
| 15:00 | SB Beck | 172 | 96 | 153 | - | 421 |
| 15:00 | EB Grand R | 204 | 124 | 121 | - | 449 |
| 16:00 | NB Beck | 91 | 138 | 136 | - | 365 |
| 16:00 | WB Grand R | 59 | 111 | 109 | 116 | 395 |
| 16:00 | SB Beck LT | 36 | 52 | - | - | 88 |
| 16:00 | SB Beck | 179 | 88 | 128 | - | 395 |
| 16:00 | EB Grand R | 224 | 114 | 134 | - | 472 |
| 17:00 | NB Beck | 73 | 186 | 147 | - | 406 |
| 17:00 | WB Grand R | 46 | 122 | 123 | 144 | 435 |
| 17:00 | SB Beck LT | 37 | 89 | - | - | 126 |
| 17:00 | SB Beck | 233 | 91 | 135 | - | 459 |
| 17:00 | EB Grand R | 214 | 116 | 145 | - | 475 |
| 18:00 | NB Beck | 67 | 226 | 213 | - | 506 |
| 18:00 | WB Grand R | 45 | 149 | 162 | 210 | 566 |
| 18:00 | SB Beck LT | 55 | 205 | - | - | 260 |
| 18:00 | SB Beck | 254 | 144 | 117 | - | 515 |
| 18:00 | EB Grand R | 205 | 140 | 167 | - | 512 |
| 19:00 | NB Beck | 84 | 183 | 197 | - | 464 |
| 19:00 | WB Grand R | 40 | 114 | 126 | 197 | 477 |
| 19:00 | SB Beck LT | 197 | 160 | - | - | 357 |
| 19:00 | SB Beck | 251 | 151 | 99 | - | 501 |
| 19:00 | EB Grand R | 224 | 118 | 137 | - | 479 |
| 20:00 | NB Beck | 64 | 104 | 119 | - | 287 |
| 20:00 | WB Grand R | 32 | 80 | 90 | 91 | 293 |
| 20:00 | SB Beck LT | 56 | 48 | - | - | 104 |
| 20:00 | SB Beck | 222 | 61 | 108 | - | 391 |
| 20:00 | EB Grand R | 123 | 65 | 99 | - | 287 |
| 21:00 | NB Beck | 66 | 103 | 87 | - | 256 |
| 21:00 | WB Grand R | 37 | 88 | 70 | 79 | 274 |
| 21:00 | SB Beck LT | 20 | 47 | - | - | 67 |
| 21:00 | SB Beck | 150 | 43 | 51 | - | 244 |
| 21:00 | EB Grand R | 114 | 107 | 96 | - | 317 |
| 22:00 | NB Beck | 35 | 78 | 65 | - | 178 |
| 22:00 | WB Grand R | 45 | 59 | 67 | 115 | 286 |
| 22:00 | SB Beck LT | 9 | 43 | - | - | 52 |
| 22:00 | SB Beck | 128 | 28 | 40 | - | 196 |
| 22:00 | EB Grand R | 81 | 89 | 76 | - | 246 |
| 23:00 | NB Beck | 21 | 60 | 47 | - | 128 |
| 23:00 | WB Grand R | 19 | 29 | 34 | 52 | 134 |
| 23:00 | SB Beck LT | 7 | 19 | - | - | 26 |
| 23:00 | SB Beck | 66 | 33 | 14 | - | 113 |
| 23:00 | EB Grand R | 52 | 65 | 44 | - | 161 |

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|-------|------------|----|----|----------|----|-----|
| | | | | BECKGR~2 | | |
| 24:00 | NB Beck | 15 | 52 | 27 | - | 94 |
| 24:00 | WB Grand R | 10 | 25 | 23 | 29 | 87 |
| 24:00 | SB Beck LT | 5 | 10 | - | - | 15 |
| 24:00 | SB Beck | 46 | 15 | 13 | - | 74 |
| 24:00 | EB Grand R | 67 | 35 | 19 | - | 121 |

| | | | | | | | |
|--------------------|---------|-----|---------------|---------|-----|---------------|-------------|
| NB Beck 6252 | AM peak | 555 | 07:10 - 08:10 | PM peak | 518 | 17:15 - 18:15 | Daily Total |
| WB Grand R 5428 | AM peak | 297 | 11:00 - 12:00 | PM peak | 574 | 17:05 - 18:05 | Daily Total |
| SB Beck LT 2091 | AM peak | 175 | 06:00 - 07:00 | PM peak | 357 | 18:00 - 19:00 | Daily Total |
| SB Beck 6935 | AM peak | 657 | 06:00 - 07:00 | PM peak | 541 | 17:15 - 18:15 | Daily Total |
| EB Grand R 6634 | AM peak | 410 | 06:05 - 07:05 | PM peak | 526 | 16:35 - 17:35 | Daily Total |

Site: 213 Thursday, 12 March 2009

Beck and Grand River

Thursday, 12 March 2009

| | | | | | | | |
|------------|------------|-----|-----|-----|----|-----|--|
| | NB Beck | 1 | 3 | 4 | | | |
| WB Grand R | | 5 | 7 | 8 | 9 | | |
| SB Beck LT | | 10 | 12 | | | | |
| SB Beck | | 14 | 15 | 16 | | | |
| EB Grand R | | 17 | 19 | 20 | | | |
| Hr. Ending | | | | | | | |
| 01:00 | NB Beck | 2 | 23 | 22 | - | 47 | |
| 01:00 | WB Grand R | 9 | 16 | 22 | 20 | 67 | |
| 01:00 | SB Beck LT | 2 | 5 | - | - | 7 | |
| 01:00 | SB Beck | 28 | 3 | 7 | - | 38 | |
| 01:00 | EB Grand R | 43 | 24 | 10 | - | 77 | |
| 02:00 | NB Beck | 3 | 8 | 9 | - | 20 | |
| 02:00 | WB Grand R | 2 | 7 | 6 | 18 | 33 | |
| 02:00 | SB Beck LT | 0 | 3 | - | - | 3 | |
| 02:00 | SB Beck | 12 | 3 | 2 | - | 17 | |
| 02:00 | EB Grand R | 11 | 8 | 4 | - | 23 | |
| 03:00 | NB Beck | 2 | 6 | 3 | - | 11 | |
| 03:00 | WB Grand R | 7 | 8 | 10 | 10 | 35 | |
| 03:00 | SB Beck LT | 0 | 0 | - | - | 0 | |
| 03:00 | SB Beck | 9 | 2 | 3 | - | 14 | |
| 03:00 | EB Grand R | 7 | 10 | 9 | - | 26 | |
| 04:00 | NB Beck | 2 | 5 | 9 | - | 16 | |
| 04:00 | WB Grand R | 0 | 5 | 6 | 7 | 18 | |
| 04:00 | SB Beck LT | 0 | 3 | - | - | 3 | |
| 04:00 | SB Beck | 12 | 2 | 7 | - | 21 | |
| 04:00 | EB Grand R | 11 | 9 | 6 | - | 26 | |
| 05:00 | NB Beck | 1 | 9 | 19 | - | 29 | |
| 05:00 | WB Grand R | 1 | 5 | 2 | 6 | 14 | |
| 05:00 | SB Beck LT | 6 | 2 | - | - | 8 | |
| 05:00 | SB Beck | 16 | 6 | 9 | - | 31 | |
| 05:00 | EB Grand R | 8 | 8 | 7 | - | 23 | |
| 06:00 | NB Beck | 16 | 31 | 50 | - | 97 | |
| 06:00 | WB Grand R | 2 | 12 | 8 | 14 | 36 | |
| 06:00 | SB Beck LT | 27 | 26 | - | - | 53 | |
| 06:00 | SB Beck | 53 | 16 | 20 | - | 89 | |
| 06:00 | EB Grand R | 55 | 43 | 33 | - | 131 | |
| 07:00 | NB Beck | 29 | 97 | 162 | - | 288 | |
| 07:00 | WB Grand R | 10 | 37 | 24 | 27 | 98 | |
| 07:00 | SB Beck LT | 42 | 38 | - | - | 80 | |
| 07:00 | SB Beck | 127 | 101 | 105 | - | 333 | |
| 07:00 | EB Grand R | 66 | 66 | 43 | - | 175 | |
| 08:00 | NB Beck | 41 | 171 | 276 | - | 488 | |
| 08:00 | WB Grand R | 21 | 67 | 52 | 52 | 192 | |
| 08:00 | SB Beck LT | 77 | 70 | - | - | 147 | |
| 08:00 | SB Beck | 172 | 118 | 175 | - | 465 | |
| 08:00 | EB Grand R | 130 | 126 | 99 | - | 355 | |
| 09:00 | NB Beck | 46 | 195 | 246 | - | 487 | |
| 09:00 | WB Grand R | 15 | 55 | 52 | 56 | 178 | |
| 09:00 | SB Beck LT | 36 | 43 | - | - | 79 | |
| 09:00 | SB Beck | 191 | 86 | 169 | - | 446 | |
| 09:00 | EB Grand R | 121 | 75 | 87 | - | 283 | |
| 10:00 | NB Beck | 64 | 120 | 139 | - | 323 | |
| 10:00 | WB Grand R | 22 | 62 | 73 | 57 | 214 | |
| 10:00 | SB Beck LT | 37 | 47 | - | - | 84 | |
| 10:00 | SB Beck | 131 | 78 | 152 | - | 361 | |
| 10:00 | EB Grand R | 116 | 67 | 87 | - | 270 | |
| 11:00 | NB Beck | 52 | 99 | 127 | - | 278 | |
| 11:00 | WB Grand R | 22 | 68 | 75 | 58 | 223 | |

BECKGR~1

| | | | | | | |
|-------|------------|-----|-----|-----|-----|------|
| 11:00 | SB Beck LT | 35 | 36 | - | - | 71 |
| 11:00 | SB Beck | 104 | 65 | 135 | - | 304 |
| 11:00 | EB Grand R | 130 | 72 | 98 | - | 300 |
| 12:00 | NB Beck | 54 | 98 | 144 | - | 296 |
| 12:00 | WB Grand R | 35 | 103 | 115 | 73 | 326 |
| 12:00 | SB Beck LT | 35 | 34 | - | - | 69 |
| 12:00 | SB Beck | 72 | 53 | 108 | - | 233 |
| 12:00 | EB Grand R | 118 | 75 | 79 | - | 272 |
| 13:00 | NB Beck | 91 | 107 | 118 | - | 316 |
| 13:00 | WB Grand R | 35 | 102 | 118 | 103 | 358 |
| 13:00 | SB Beck LT | 44 | 34 | - | - | 78 |
| 13:00 | SB Beck | 102 | 59 | 125 | - | 286 |
| 13:00 | EB Grand R | 137 | 69 | 103 | - | 309 |
| 14:00 | NB Beck | 73 | 103 | 103 | - | 279 |
| 14:00 | WB Grand R | 48 | 140 | 112 | 70 | 370 |
| 14:00 | SB Beck LT | 36 | 31 | - | - | 67 |
| 14:00 | SB Beck | 102 | 49 | 108 | - | 259 |
| 14:00 | EB Grand R | 114 | 68 | 83 | - | 265 |
| 15:00 | NB Beck | 85 | 129 | 146 | - | 360 |
| 15:00 | WB Grand R | 41 | 117 | 116 | 127 | 401 |
| 15:00 | SB Beck LT | 320 | 327 | - | - | 647 |
| 15:00 | SB Beck | 423 | 464 | 656 | - | 1543 |
| 15:00 | EB Grand R | 214 | 492 | 405 | - | 1111 |
| 16:00 | NB Beck | 78 | 169 | 154 | - | 401 |
| 16:00 | WB Grand R | 40 | 110 | 134 | 112 | 396 |
| 16:00 | SB Beck LT | 257 | 189 | - | - | 446 |
| 16:00 | SB Beck | 160 | 410 | 469 | - | 1039 |
| 16:00 | EB Grand R | 203 | 412 | 266 | - | 881 |
| 17:00 | NB Beck | 77 | 190 | 184 | - | 451 |
| 17:00 | WB Grand R | 45 | 130 | 123 | 155 | 453 |
| 17:00 | SB Beck LT | 41 | 79 | - | - | 120 |
| 17:00 | SB Beck | 216 | 92 | 132 | - | 440 |
| 17:00 | EB Grand R | 207 | 46 | 110 | - | 363 |
| 18:00 | NB Beck | 95 | 216 | 213 | - | 524 |
| 18:00 | WB Grand R | 56 | 140 | 157 | 179 | 532 |
| 18:00 | SB Beck LT | 44 | 170 | - | - | 214 |
| 18:00 | SB Beck | 248 | 150 | 139 | - | 537 |
| 18:00 | EB Grand R | 233 | 135 | 177 | - | 545 |
| 19:00 | NB Beck | 67 | 159 | 152 | - | 378 |
| 19:00 | WB Grand R | 33 | 115 | 124 | 130 | 402 |
| 19:00 | SB Beck LT | 132 | 207 | - | - | 339 |
| 19:00 | SB Beck | 234 | 114 | 96 | - | 444 |
| 19:00 | EB Grand R | 149 | 103 | 122 | - | 374 |
| 20:00 | NB Beck | 75 | 118 | 93 | - | 286 |
| 20:00 | WB Grand R | 36 | 83 | 89 | 77 | 285 |
| 20:00 | SB Beck LT | 40 | 73 | - | - | 113 |
| 20:00 | SB Beck | 159 | 63 | 61 | - | 283 |
| 20:00 | EB Grand R | 126 | 89 | 114 | - | 329 |
| 21:00 | NB Beck | 60 | 129 | 78 | - | 267 |
| 21:00 | WB Grand R | 35 | 88 | 95 | 128 | 346 |
| 21:00 | SB Beck LT | 30 | 38 | - | - | 68 |
| 21:00 | SB Beck | 185 | 48 | 59 | - | 292 |
| 21:00 | EB Grand R | 93 | 101 | 103 | - | 297 |
| 22:00 | NB Beck | 37 | 94 | 52 | - | 183 |
| 22:00 | WB Grand R | 44 | 63 | 83 | 148 | 338 |
| 22:00 | SB Beck LT | 8 | 31 | - | - | 39 |
| 22:00 | SB Beck | 138 | 33 | 45 | - | 216 |
| 22:00 | EB Grand R | 79 | 83 | 75 | - | 237 |
| 23:00 | NB Beck | 15 | 83 | 28 | - | 126 |
| 23:00 | WB Grand R | 16 | 24 | 35 | 60 | 135 |
| 23:00 | SB Beck LT | 9 | 13 | - | - | 22 |
| 23:00 | SB Beck | 81 | 13 | 25 | - | 119 |
| 23:00 | EB Grand R | 63 | 75 | 62 | - | 200 |

| | | | | | | | |
|-------|------------|----|----|----|----------|-----|--|
| | | | | | BECKGR~1 | | |
| 24:00 | NB Beck | 18 | 48 | 26 | - | 92 | |
| 24:00 | WB Grand R | 10 | 23 | 28 | 31 | 92 | |
| 24:00 | SB Beck LT | 5 | 10 | - | - | 15 | |
| 24:00 | SB Beck | 43 | 17 | 20 | - | 80 | |
| 24:00 | EB Grand R | 44 | 53 | 33 | - | 130 | |

| | | | | | | | |
|--------------------|---------|-----|---------------|---------|------|---------------|-------------|
| NB Beck 6043 | AM peak | 498 | 06:55 - 07:55 | PM peak | 524 | 17:00 - 18:00 | Daily Total |
| WB Grand R 5542 | AM peak | 326 | 11:00 - 12:00 | PM peak | 553 | 17:15 - 18:15 | Daily Total |
| SB Beck LT 2772 | AM peak | 147 | 06:55 - 07:55 | PM peak | 703 | 14:20 - 15:20 | Daily Total |
| SB Beck 7890 | AM peak | 516 | 07:20 - 08:20 | PM peak | 1543 | 14:00 - 15:00 | Daily Total |
| EB Grand R 7002 | AM peak | 384 | 07:15 - 08:15 | PM peak | 1235 | 14:25 - 15:25 | Daily Total |



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
March 5, 2009 at 7:00 PM
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman and Michael Meyer

Absent: Member Michael Lynch (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner

APPROVAL OF AGENDA

Moved by Member Meyer, seconded by Member Cassis:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER CASSIS:

A motion to approve the Agenda. Motion carried 3-0.

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Member Gutman opened the floor up for comment:

- Matt Quinn, Representing Weiss Properties: Encouraged the Master Plan and Zoning Committee to consider the B-2 Zoning classification for the Weiss property. The plan is assumed to come in with the Kroger store, and placing a B-1 Zoning on the site will doom it to failure. B-2 allows restaurants but not drive-throughs. This Applicant will agree to prohibit gas stations in their PRO. The B-2 uses are more compatible with the Applicant’s plan. Mr. Quinn said the Master Plan and Zoning Committee should even consider B-3 because there are no drive-throughs in the area. He said that the McDonald’s previously proposed on the west side of Novi Road was rejected because of the concern that the racing traffic would keep the nursing home residents awake. A drive-through on the subject property would not be near any residential and would not be a burden.

There was no Correspondence to share.

MATTERS FOR DISCUSSION

1. Master Plan for Land Use Review

General Information

Planner Spencer reviewed his Commercial Land Use Facts report: The retail facts have been collected. There are 1,031 acres zoned for commercial uses in Novi. This is 5% of the 20,000 acres in the City. The County average is 2.8%. The SEMCOG region average is 2.0%. This data indicate that Novi does serve a regional market. Commercial centers represent about 85% of the retail uses. There are about 5.5 million square feet of retail in the City; this will increase to about 6 million square feet with the projects that are planned.

The report contains a table that defines the different types of retail centers:

- Convenience, local business centers (20,000-100,000 square feet, typically with a supermarket, requiring a population of 5,000-10,000 people). 16.5% of the retail centers house local retail.
- Minor comparison or community business centers, intermediate comparison or community business centers (serves the City as a whole and perhaps cities twice Novi’s size, ranges from 100,000 to

400,000 square feet and requires 20,000-100,000 population), 27% of Novi retail is community business.

- Major comparison regional business centers (400,000+ square feet, serving populations of 250,000+). 56% of the Novi centers are regional. This includes Twelve Oaks, West Oaks 1 and 2, Twelve Mile Crossing and Novi Town Center.

Mr. Spencer has been compiling a vacancy report on the retail centers, and 60% have responded; The other centers were added to the report using a windshield survey – and many of these were 100% occupied. There is about a 9.6% retail vacancy rate in Novi. Local centers are at about 18% vacant; regional centers are at about 9.6%, but if one struggling center is removed from the equation, the percentage is about 4%. The national average is around 8% and the southeast Michigan average is about 12%. Novi's retail market is generally healthier than the region as a whole. The Michigan vacancy rates are rising in this economy.

Responding to the question posed by the Committee, Rock Financial Showplace Blair Bowman said that their business is doing well.

The Committee discussed the number of applicants that have sought site plan extensions and are delaying their construction. The need for more office/industrial space is market driven, so without a tenant signed, the Applicant is very likely to extend their approvals rather than build. Not much speculative building is going on, though Amson Dembs has two buildings in for review at this time. They will build them eventually. Some retail building is still going on, because certain retail is necessary regardless of the economy.

The Committee discussed how the Master Plan looks into the future, and therefore their review must be done in that light. Member Cassis added that the student count is down in the Novi school system.

Retail Demand Forecast (with Dwelling Unit Forecast)

Planner Mark Spencer reviewed his report and said that planning for future retail is an important element of all Future Land Use plans. Without adequate space the public is not accommodated, and they will need to travel outside of the community to get these services. If the supply of retail is too large, a disinvestment in the current retail centers could occur. Keeping the supply in balance can help stimulate infill, reduce vacancy rates and sprawl.

The government's role is to provide areas in the municipality for a mix of economic uses and to make sure that those uses are compatible with the built and natural environments. Last year the Chesapeake Group did a market analysis of the community. They found that at this time the market is being satisfied. With this year's review, Novi's and the nation's residential growth were reviewed alongside the retail information. Mr. Spencer provided a trending report for the Committee to review.

Between 1990 and 2005, Novi averaged 630 new dwelling units per year. In 2008 it was 215, which includes an 81-unit Fox Run building. Chesapeake used the assumption that 400 new units would be built each year, equaling another 4,800 units by 2015. Historically however, nationwide when there is a steep drop in dwelling units there is a slower rebound than what Chesapeake assumed. Mr. Spencer also used some University of Michigan information as well as some unemployment forecasts. Using an optimistic number of 190 new units per year (a 16% drop from the 2008 numbers), Mr. Spencer created a ten-year forecast showing 2,600 to 3,700 new dwelling units for Novi. With this information, Mr. Spencer was able to forecast a retail square footage that could benefit the community. Mr. Spencer said that he was semi-optimistic in his forecasting because Novi is a thriving city.

Mr. Spencer described some of the assumptions that he made, such as counting additional assisted living units as less than "one" since assisted living citizens don't impact the community like active citizens do. He used planned- but not built-projects into this forecasts, which indicated that the City will need between 160,000-432,000 retail square feet in the future. He used 6,000 square feet of retail necessary for every acre of Novi land; realistically the City's average is about 9,000 square feet per acre. For the land already planned for retail uses, Mr. Spencer's numbers indicated a surplus capacity of land for 300,000 square feet with the low forecast, and 36,000 square feet with the higher forecast, through the year 2018.

Mr. Spencer explained that the build-out numbers used by the City are based on the current zoning of the properties, and densities are based on the Master Plan designations. For mixed use districts, Mr. Spencer allocated one-third of the land as Multiple Family Residential and each unit would be considered as ten dwelling units per acre. Mr. Spencer determined that the City will accommodate about another 5,800 dwelling units before reaching build-out. This is about 2,000 more units than his high-end forecast for 2018. Through his calculations, Mr. Spencer suggested that the City may need about 67 more acres of retail by build-out. This could change if the City increases its density. Mr. Spencer noted that the foreclosure rate in Novi is lower than the County foreclosure rate.

There may be some interest in adding senior living, though several proposals of this nature have been proposed in Novi over the years but have not all materialized. There may be some new interest generating in this industry, especially if any stimulus dollars are earmarked for this use. Mr. Spencer said that the Committee will also be provided with reviews of the industrial and office numbers.

The Committee discussed how the Novi residential assessments have held their own, comparatively. This bodes well for people interested in moving to Novi. This community has designed its growth with sustainability in mind.

Special Planning Project Area 1 Land Use Review

The Committee and staff discussed the report prepared by Planner Kristen Kapelanski. The area reviewed also included the Wisne property on the east side of the tracks, at that property owner's request. The report detailed the Special Planning Project area's Master Plan designations. From 1980 to 1993 it was master planned for Office and Light Industrial. In 1999 a Commercial designation was applied to the northern piece. In 2001, after the Novi Road Corridor Study, this area was designated as a Special Planning Project Area, as it was again in 2004. The neighboring properties are Multiple Family Residential (south and east), Public Facilities (ice rink), Single Family Residential, Public Facilities, Heavy and Light Industrial and Community Commercial (north) and Office (across Novi Road).

The City has received a petition on a portion of this study area for a 140,000 square-foot development with Commercial and Office elements. The petition does not impact all of the environmental features of the land, but the woodlands would be affected in some manner. There is a flood plain on the site as well. The petitioner did provide a Traffic Study in 2004, although that plan had about 20,000 more square feet of retail than the current petition.

The report provides details on the existing uses in the area, and is meant to provoke the Committee into considering what uses are compatible and where the designation lines should be drawn. Three alternatives were provided on pages 5, 6 and 7. The Office and Light Industrial combination would complement the Future Land Uses proposed on the northern side of Ten Mile and the western side of Novi Road. If the properties were master planned for Multiple Family Residential, the compatibility issues would be the railroad track, Industrial to the north and the potential for the Sports Club to become an Industrial use again. Traffic and environmental reviews will be provided in the future, ideally for the next meeting. Mr. Spencer noted that the level of service at the Ten Mile and Novi Road intersection has improved since the improvements have been made.

Mr. Spencer brought attention to the railroad information that was provided in the report. Standards from the Canadian National and Canadian Pacific railroads recommend certain setbacks, vibration isolation features, lease provisions that warn nearby property buyers of the issues relating to railroads, Mr. Spencer suggested that perhaps the Committee may wish to give some consideration to this railroad feature.

Mr. Spencer said the Committee needs to determine what this intersection should look like, and whether the look is more important than the actual use. Is there a vision that the Committee wants to see at this intersection? Should buildings have a residential character? Should they be close to the street or set back from the street? Should there be parks? All of these considerations reiterate the "heart" of the planning process. The different classifications each have their own issues: Is there space for retail? How compatible would residential be? Is there enough demand for offices in this area?

Mr. Spencer said that the Planned Rezoning Overlay allows for flexibility when working with the different elements of each district. The option might allow for a proposal to work in concert with the environmental issues - with the end result of highlighting these desirable features.

The Wisne property owners are considering developing their site for Multiple Family Residential, despite its proximity to the railroad tracks. Mr. Spencer said that the setback from the property line near the railroad would be 75 feet for Multiple Family Residential. B-2 would be 30 feet, OS-1 would be 15 feet, and I-1 would be 20 feet. The Committee discussed the possibility of self-storage, which would be a Special Land Use adjacent to residential uses. The Committee thought it would be beneficial to have the Wisne representative come to an upcoming meeting. The Committee wondered what the neighboring vacancy rate is at the Multiple Family Residential site, and what other Multiple Family Residential sites were available in the City. Mr. Spencer said that the City has previously considered against adding more Multiple Family Residential sites to the community, though there is a possibility for it in the mixed use districts.

One of the City Council's goals is to be a community that maintains and protects its environmental features. The Committee discussed the value of considering the environmental features of this site.

Member Meyer asked Mr. Quinn to consider providing an historical plaque commemorating the Weiss property as the Erwin Orchard, with whatever plan is finally built on this site.

For the upcoming meeting:

- The Wisne representative will be asked to attend.
- The Committee will consider the various designations that could be placed on this study area. They were asked to e-mail Mark Spencer with any of their thoughts, comments or suggestions.

Sections 1, 2, 11 & 12 potential studies/changes

Mr. Spencer showed the Master Plan designations on these four sections. Most of the developable property in Section 1 is Northern Equities property – Haggerty Corridor Corporate Park Phase 2, which is zoned OST. Northern Equities is proposing a text amendment that would allow minimal retail (restaurants) in this district to service the office buildings. West of the freeway includes a single property zoned for Office. The OST district is somewhat of a form-based district because it does allow research, development and associated industrial. The Committee discussed whether there should be a type of hybrid district that provides more flexibility.

Mr. Blair Bowman was in attendance at the meeting. He explained the developer's point of view, namely that when a company chooses to locate within a complex it is a strong investment on their part. Within reason, what goes on inside the walls is sometimes artificially constrained by the Ordinance. As long as the developer observes the development-, material- and landscape-standards to preserve the look of the area, the businesses should be able to make their own choices as to how their business runs internally. The intention of the IRO (Industrial-Research-Office) designation in Farmington Hills, an Ordinance Mr. Bowman's father helped design, was to provide this type of flexibility.

Mr. Spencer responded that the flexibility must still provide for certain planning principles, such as adjacency to residential. Techniques such as adequate landscape buffering could be used to make this flexibility fit. He added that if the Committee wanted to make such an overhaul of the Master Plan the Staff could provide them with the information to do so, though he was not advocating it. Ms. McBeth added that perhaps it is the Zoning Ordinance that should identify and provide for the new trends and technologies in the market. Member Cassis recommended that Rochester Hills be researched to determine how they prepared for a large battery operation he thought was locating in that community.

Mr. Spencer wondered whether an Office designation on the Master Plan might deter an industrial use, even though the actual zoning is OST, a zoning which might actually accommodate their use. Mr. Bowman encouraged the City to be prepared with the answers for emerging technology companies seeking to locate in zoning districts that on the surface may not look appropriate but in fact may be. He

understood that the City was looking at these new enterprise zone operations. Mr. Spencer said perhaps the City might consider a new designation named Technology, for example.

Mr. Spencer continued discussing the area on the other side of the freeway in Section 1. There is a 3.8 acre parcel owned by the Robert Rich Trust. This land is master planned for Office and is sized to accommodate a neighborhood service/office building. The current zoning is RA. Down the street is a parcel of land that was previously proposed for a development called Audubon Ridge, but the request has since expired. Other developable property in this area would be on the Brightmoor Church site, if they were ever to consider such an option. In Section 2 there is a small property on Novi Road that has been reviewed for a seven-unit attached residential complex called Brockdale Estates, but the plan has never been approved. The Committee discussed that these two sections are pretty well developed, and in light of the remaining developable sites' small sizes, these properties could be addressed as proposals are received without causing much planning difficulty.

Mr. Spencer said that Section 11 includes a portion of the Sandstone Consent Judgment that provides for Commercial uses. There are also some smaller parcels master planned for Office along Twelve Mile.

Mr. Spencer said that properties along Meadowbrook in Section 12 are master planned for Residential. The City has not heard of any interest in developing these sites, save the corner, on which the City occasionally fields questions. The Committee acknowledged that the area has been considered sensitive and the Residential zoning has been protected over the years.

Mr. Spencer concluded that everything except for the land east of the freeway is sound. The Committee will further discuss the Office designation for the easterly land.

For the upcoming meeting:

- The Committee was asked to e-mail Mark Spencer with any of their thoughts, comments or suggestions regarding the Office designation east of the freeway.

Mr. Spencer asked for the consensus of the Committee regarding the study areas from the 2008 Master Plan update. Did they wish to readdress these areas? The Committee felt that they had successfully completed the reviews on these areas (southwest quadrant, Napier-Wixom-Twelve Mile, and Novi Road corridor). Mr. Spencer told the Committee that when those sections are reviewed, the 2008 study areas would not be included.

SCHEDULE/FUTURE AGENDA

The next meeting is scheduled for March 19, 2009. Future agendas will list the proposed Master Plan and Zoning Committee dates for the year.

ADJOURN

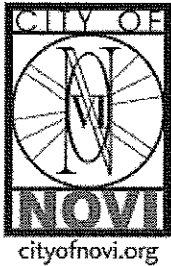
Moved by Member Meyer, seconded by Member Cassis:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER CASSIS:

A motion to adjourn. Motion carried 3-0.

The meeting adjourned at or about 9:00 PM.

Transcribed by Jane L. Schimpf
Customer Service Representative
March 19, 2009
Date Approved:



With a MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
April 16, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer

Alternate: David Greco

Staff Support: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner & Tom Schultz City Attorney

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Cassis:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to approve the Agenda. *Motion carried 3-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

No one in the audience wished to speak at this time.

Mark Spencer told the Committee that staff sent letter to property owners in the Eleven Mile and Beck study area inviting them to contact the Community Development Department to meet with staff and go over their ideas of what they envision for this area for the future. A list will also be put together of nearby homeowners associations within ½ mile of those properties, Island Lake will be included.

Matters for Discussion

Item 1

City of Livonia proposed Master Plan amendments. Master Plan & Zoning Committee recommend to the Planning Commission to authorize a letter to the City of Livonia stating that the Planning Commission has no objection to the city's proposed Master Plan for future land use changes. Motion to approve by Member Cassis seconded by Member Lynch. *Motion carried 3-0.*

Item 2

Potential rezoning northeast corner Twelve Mile and Novi Roads. Mark Spencer stated that the subject Property is a small piece of property located at the entrance of Oakland Hills Memorial Garden Cemetery. It is approximately where the entrance wall and gate is currently. The proposed change would be slightly greater. This matter was proposed by Mark Szlerlag a representative of the Thomas A Duke Company to discuss possible design plans for the above referenced property. This property has been through the rezoning process twice in the past. Minutes from the past meetings, one set of minutes written included the 2004 City Council meeting where there was a resolution made to deny this rezoning. The last motion said that the Master Planning permits reasonable use of the land proposed commercial uses of the property is not compatible with cemetery uses, and the proposal is not consistent with the existing zoning. There is adequate retail in the area. The landscaping

requirements would make the usable area of this property very limited, because of the high standard to separate residential uses and commercial uses. The last thing to mention is that there is platted burial ground that has never been vacated over a portion of the property. Our research shows that this area (Mark pointing on map) as actual platted cemetery .

Mark Szerlag of the Thomas A Duke Co. thanked the Committee for their time. He stated that he is a representative for the owner of the property Bill Eldridge. Approximately ten years ago Bill sold the cemetery property and kept from the sale two parcels one which is a little over a acre and the other one is a 10 acre piece about ½ mile east on Twelve Mile.

To answer the question regarding the cemetery plots there is a small cut of the survey you will see at the top where there were 3 grave sites sold that were never occupied. There has been some negotiations with the owners of these grave sites to relocate them to some other spot within the cemetery. There are no other grave sites within this slightly over one acre of land. Mark stated he would like to share ideas and get some feedback from the committee for anybody to move forward on this property. Mark Szerlag knows of a developer from Brighton that would be interested in asking The City of Novi once he gets a property contract, to build a very classy high end building. He anticipates based on the ordinances that he could a build 9,000 or 10,000 sq. ft. He anticipates 3 or 4 tenants as part of the site plan. He has taken the liberty in doing a conceptual site plan of the property. There is a couple of issues that may not work on the site plan. Mark pointed them out to the Committee. The interest with the developer and property owners is to have a quality development for this property understanding that there is a number of uses that the City would find objectionable, such as gas stations, automotive, fast food restaurants. He would be more than happy and willing to do deed restrictions or some other vehicle to limit those uses. In this conceptual plan it does meet the B-1 local ordinance in terms of parking count and setbacks you will see on the west end of property is a drive-up window. The anticipation without having any tenants in mind that could possibly be a coffee shop not a fast food restaurant. He knows that could create a problem with the B-1. We know that there are some issues to be worked out in terms of how ultimately this could come before the Planning Committee in terms of zoning type or in terms of using a overlay option or flat out unacceptable and we would have to go to plan B. We see a need for some type of business use in this area. With my experience in commercial real estate there are users that are not currently in the City of Novi that would like to be. We are all hearing about how difficult the real estate market is right now and we are experiencing these Class A communities and Class A locations are still very desirable and this definitely fits that criteria.

Mark Spencer asked the committee for any feedback. Member Cassis brought up that he was on the Planning Commission back then and that about 100 people showed up. These were people who had family or friends that were buried in that cemetery. They were outraged that this property would get a use other than a cemetery. Member Cassis asked Tom Schulz City Attorney about any legalities that may arise once you look into the matter. Tom Schulz said that there are a couple of issues one being that there is a cemetery plat that extends over the whole property that would need to be vacated. The other issue would be that Mr. Eldridge sold the cemetery and it's never been split.

Mark Spencer indicated that the other major issue was the site issues with the setbacks you would be creating a non conforming use. The lot line is too close to this building (Mark pointing on map) all non residential uses and residential zoning districts must be 75 ft from the property line. Member Cassis brought up if the legal aspects are overcome Tom Schulz said they would need variances and approvals that relaxes various standards. Mark Szerlag stated that they would have to go through

the process to have the cemetery vacated, which is a lengthy process. Their hope would be to come and talk to the Planning Commission first and find out what is reasonable for that corner and then move forward. Member Cassis suggested to Mark Szerlag that Mr. Eldridge might want to contact some of the neighboring people who have people buried there to negotiate with them about the cemetery issue. Member Cassis asked Mr. Schulz if he had any ideas about the process or the cost or even a possibility to begin with. Mr. Schulz said he really has no idea about the cost. Mr. Schulz also stated it could be a circuit court lawsuit with notices and anytime you have a lawsuit for a vacation like this it's like a subdivision type vacation, if somebody were to show up with an objection the section is not very clear what the basis is for objecting, but the judge would decide. The cemetery opened in the 20's. Committee discussed how could they sell the cemetery and Tom Schulz said that the City did not get a lot split and the City was unaware. They sold the cemetery and they didn't formalize keeping the corner as one of their reasons why were in this predicament. Mark Spencer indicated that the master plan is divided up into different land uses, the city in the long term has always taken the position that the land uses that are planned are reasonable land uses that provide reasonable opportunities for the properties and balance those things within the community, this is part of the process and the recommendation to the Planning Commission. If this matter proceeds further it would involve more research and take some direction from the people involved and the Planning Commission on details on what you would like to make a better decision on this issue. Mark Spencer also indicated that he did look at the traffic and safety issues with the police department and they have no issue with the existing cemetery entrance. Funeral processions go through there and there are no concerns with that issue. Committee feels that applicant would have an uphill battle trying to rezone for commercial piece and that it would be a very difficult battle for them if they plan to continue with the rezoning. Committee suggested that they might want to look through the minutes from the past that might be helpful. Mark Szerlag thanked the committee for their time.

Item 3

Potential rezoning of the southwest corner of Eleven Mile and Beck Roads. Barb McBeth left a message with the applicant's attorney but never heard back. Mark Spencer sent an e-mail to anybody interested and also to Mr. Bosco himself but heard nothing back. Prior to that we had talked to their attorney he said to proceed do whatever we need to do we just want to proceed to the Planning Commission for the public hearing. Barb McBeth indicated that we gave them fair notice that this would be coming back to The Master Plan & Zoning Committee for further discussion. Mark Spencer gave the committee some background on the property, including the proposed Signature Park owned by the Novi Community School District. Mark Spencer said the current zoning of the property is RA. If the property is rezoned to OS-2 that would be inconsistent with the Master Plan which the master plan shows single family residential. Property is currently under review by the Master Plan and Zoning Committee for recommendation to the Planning Commission. Member Cassis asked what the zoning is for section 17 Mark Spencer indicated that it is zoned R3. Mark Spencer (pointing to map) said the property is not all owned by Providence Hospital, the area by Providence is zoned office.

Barb McBeth indicated that a few years back they came in and rezoned it OSC to make it consistent, that is the reason why Mark and I decided to bring in the owners in that area along with Providence to talk to them to see what their plans are for that part of the property.

Mark Spencer (pointing to map) along Eleven Mile Rd a variety of people own property in that area. There was talk about a Nature Center (Mark pointing to map) over by this area near the school. One of the Committee members asked if Mr. Bosco who has been so nice to the city and the schools for all these years if he is in favor of the proposed Signature Park. Member Cassis asked Mr. Schulz

if there is any kind of agreement between the schools or the city and Mr. Bosco when the property was purchased.

Mr. Schulz said that when the school purchased from Mr. Bosco there were some use restrictions on the property and some other requirements. Mr. Schulz indicated that the city and Mr. Bosco are still talking. Committee member suggested that the voters should be made aware of the possibility of office buildings or something else in that area if they were to vote for the park. Mr. Schulz said if a park does get developed there Mr. Bosco is going to be adamant that he deserves a land use change. Mr. Schulz indicated that Mark Spencer's opinion for residential is not unreasonable, but that would be a Planning Commission decision then City Council. Mark Spencer had a few things to add. He mentioned the potential of what could be on it if it is zoned RA six dwelling units R1, twelve dwelling units. OS-2 could add about 40,000 sq. ft. of office. OS-1 would be about 30,000 sq. ft. RM1 multiple family would get about thirty units. Mr. Bosco is asking for OS-2 office which allows office uses. The difference between OS-1 and OS-2 is the setbacks and building heights. Building heights can go up to 42 ft. and 3 stories in OS-2, 30 ft. in OS-1. There is some provisions for sit down restaurants subject to special land uses and also to have accessory pharmacy, medical supplies etc within an office building. Also mentioned was to see if they could use a PRO option to blend some things. I think there is some fears that you would have to have a specific site plan, which is not the case with a PRO. Mark Spencer indicated that the ordinance does allow a broad concept plan be used. Committee stated that if park does not go in, the property should remain residential. Mark Spencer (pointing to map) brings us to this study area beside this being park already that the school would own this property is this a reasonable transition zone to do something different with Grand River. One proposal is to modify the ordinance or do an overlay that makes it more like a PRO which would make sure that anything that comes in for multi family or office does not have a commercial component, and that it looks and feels like residential as much as you can make 2 1/2 2 story buildings look that way. And that retains that residential character in the neighborhood yet still have a higher intensity use for the land. We know Providence owns this huge piece of property with a lot of wetlands on it. Providence is most likely going to want some kind of institutional use or senior housing or something to compliment their whole campus. Providence will not want single family residential in that area. The property owners (Mark pointing to map) most of them own substantial pieces of property that have been on the market or are under developed where they could have been developed into bigger things. Committee discussed different opportunities for housing to keep the school system up and running, not having to close down schools because we don't have enough kids. If we keep these condos and high senior stuff we lose our schools, committee agreed that was a good point. Good area to attract young families how would we go about doing that. What can we do as a Planning Commission to insure that our schools are fully utilized and maybe this is the area that we are willing to go to R-4 or RT and houses that are affordable. Mark Spencer stated that there are a lot of issues to attract young people to the area. Mark Spencer said that the area is not zoned for mixed uses developments like at Mainstreet. Committee brought up that the number one issue is to attract young families in our school system so that our schools need to stay as good as they are currently. Mark Spencer will gather more information and get back to the committee.

Item 4

Master Plan for Land Use Review

- A. Housing for the Elderly. Mark Spencer gave a recap of the memo stating that the changing demographics is from SEMCOG data published this year. In the 2000 census 20% of the city of Novi household were senior citizens 65 and older. They forecast by 2035 that could jump up to 56% and that is based on using our current master plan and our current ways of planning things.

This subject was brought up by Member Lynch asking about a housing study the Planning Commission had seen about a year and half ago. This was a comprehensive housing needs assessment for Oakland County published in August 2006. Elderly population is growing 21% will be elderly in Oakland County by 2030. Some of the biggest needs for the elderly will be for low cost elderly housing. You will see a large number of existing homes being sold as elderly households downsize. There is a shortage of housing for the disabled right now and that demand will increase with the demographic changing. Most elderly with affordably needs are owners of property not renters. Elderly needs will grow dramatically in the coming decades. Community assessments survey for older adults in Novi was conducted in July 2007. In 2007 35% of Novi seniors have housing needs. Half of the residents rate availability for quality housing as fair or poor. Mark Spencer asked the committee if they would like him to explore some alternatives that could help make some goals for the master plan or objectives that could be added to encourage things that would help with these issues. Committee agreed that would be a good idea.

Mr. Lynch brought up that seniors don't bring kids into the school district and we want to attract young families. He suggested that someone could make that argument to protect our school system. Member Cassis mentioned a very hot discussion about affordable housing on the City of Council about 15 years ago. The Council members said that we have Village Oaks, Applegate Condos, Ten Mile & Meadowbrook area, also around Walled Lake all kinds of areas with affordable housing. Member Cassis said that it was a very heated discussion as far as zoning in the city. Mr. Lynch said we need to think about our school system, if we don't get enough kids here the taxes will go up to support half empty schools, laying off teachers, cutting programs and that defeats Novi's biggest asset which is our school system. Maybe some goals to think about would be how to attract younger families to our area to keep up our school system. How do we keep our older residents here in the city, but need to move to the next stage of their lives, which might be senior housing. Committee member asked how we would accomplish something like that. Barb McBeth mentioned about diversity housing styles would be appropriate, so if a developer came in with a different type of housing you might weigh it against the goals in the master plan and would this be suitable for diversity housing styles.

Committee member said he is worried about the east side of Novi, we spend so much time on the west side. What can we do for people on the east side to help them out with selling their homes. Barb McBeth said that we could talk about the programs that are out there that are available like the block grant money for the lower income people to help them fix up their homes. Barb McBeth also said that its not good to ignore the existing houses that would be a valid goal to put in the master plan. The committee member would like to see a good turnover on houses on the east side of Novi. He mentioned Birmingham and Royal Oak as being areas that are constantly having good turnover. Mark Spencer added that they have a few different things than Novi one being that they are two out of four walkable areas in the Detroit Metropolitan Area, they have transit available, walk ability to downtown areas. Those are some of the things that attract people there and continue to make it grow. Another consideration is that without population growth you might not get the industrial and office growth that you are hoping to get. Mark provided some build-out numbers of what the population will be at build-out and that's taking all these areas master planned, all the vacant lots that we have and were only talking about 5900 dwelling units. Is that going to be enough to support our goals for industrial office and retail for the community?

Other points Mark Spencer made from the same survey are 1/3 of older residents were found to pay housing costs that exceeded 30% of their income. He also said he distributed a series of

articles from the Planning and Zoning News about planning for an aging population. The American Association of Retired People surveyed older people and 90% would like to age in their place. Only 4 to 5 percent of older Americans change residents each year, that's why you find them staying in the same place. Sales have dropped for age restricted housing studies are finding that elderly don't want to be in older developments, they like to be in mixed developments with young and old people. Mark Spencer said that the Planning & Zoning News also stated that the four top planning issues facing elderly Americans are housing, walkable streets, transportation and the physical built environment which means accessible built environment. A lot of houses are not designed for elderly people. Mark Spencer suggested to the Committee that he could develop some potential goals and objectives to be aimed toward senior housing communities or a young people community. Encourage walking facilities we could maybe do some mixed type developments. Committee asked if we have enough senior housing or do we need more. Mark also added if we are looking for more people for the City of Novi or think we need more to fulfill the development opportunities that could happen in Novi we need to look at where and how we could come up with those possibilities. Committee asked Mark if the staff could help strategize on the feedback that we have received tonight. The committee discussed the City of Novi's relationship with the Novi School district and Mark Spencer stated that they contact the School district when there is a master plan update. Mark Spencer stated that he will come up with some potential goals and objectives. He would also like the committee to consider the next step regarding the young people issue in the City of Novi which is so important to our community.

Item 4

B. Sections 13, 14, 15, 16, 21, 22, 23 & 24 postponed

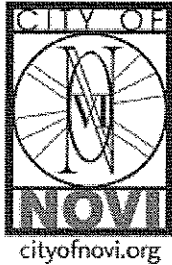
ADJOURN

Moved by Member Lynch, seconded by Member Cassis

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND
SECONDED BY MEMBER CASSIS

A motion to adjourn.

Transcribed by Bonnie S. Shrader
Customer Service Representative
June 19, 2009
Date Approved



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
June 4, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:07 PM.

ROLL CALL

Present: Members Victor Cassis, Michael Lynch and Michael Meyer

Alternate: David Greco

Absent: Andy Gutman

Staff Support: Mark Spencer, Planner, Barbara McBeth Deputy Community Director

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS

AUDIENCE PARTICIPATION AND CORRESPONDENCE

(discussed after Item 1a and b)

Committee Member brought up letter from John Kuenzel, which he asked to be read to the Master Plan & Zoning Committee.

As a citizen I am attempting to monitor the master plan for land use review which is currently being undertaken by your Master Plan and Zoning Committee. He stated that he is aware of some discussion regarding the zoning for the portion of land in Section 20, which is the southwest corner of Beck Road and Eleven Mile Rd. He stated that there is a suggestion that zoning would allow office land use for that land would be appropriate. I wish to challenge any plan for office designation anywhere in Section 20 south of Eleven Mile Road. Office uses are a type of commercial use we find offices in many commercial areas already existing in Novi also in areas zoned as OS-1. I strongly believe that the City of Novi has an obligation to existing commercial and office property owners to allow them to fill their existing vacancies prior to changing the zoning in any areas in the city from office to residential or commercial. On June 3, 2009 I did a visual survey of current available office sites in the existing areas surrounding Section 20. This is what I found: Pineridge Ten Mile & Novi 6 vacancies, Office Building south of Ten Mile on Novi Rd 9 vacancies, Northwest corner of Taft and Ten Mile 1 vacancy, Briar Pointe Plaza at Beck and Ten Mile 1vacancy, Westmarket Square at Grand River and Beck 10 vacancies, 27 total vacancies. While this survey does not list all available properties along Grand River it certainly shows what a disservice it would be to current property owners in Novi to convert any additional residential properties for office usage. Was there any discussion held with the Providence Park Hospital Medical Office Building owners regarding what affect Section 20 office land use might have on them. I am attaching a portion of a copy of a February 16, 2009 USA Today article with additional information on what is happening to commercial developments in our Country. I strongly urge the Planning Commission to keep all of Section 20 zoned for single family residential use only.

Sincerely Yours,

John A Kuenzel

Member Cassis stated he read from the Detroit News that in Novi some large offices are coming to Eleven Mile and Beck. This is for the northwest side. Barb McBeth said that the only one she has heard about is a tiny blur in the Crain Detroit Business which was for a Convalescent Home. Barb

McBeth said her and Mark Spencer can divulge to you that Bill Bowman Sr. has talked to us about a Convalescent Home or Nursing Home south of Providence on the north side of Eleven Mile Rd. It is either a 20 acres or 30 acre piece. Barb McBeth stated that it is only preliminary because they have only had a brief discussion with Mr. Bowman. This is the Kaluzny piece of property which Mark Spencer identified. Barb McBeth stated that there are wetlands on the back portion of the property, not yet developed. Kaluzny's own property both on the North and south sides. Member Cassis asked if this is the same piece of property Mr. Bowman came in a couple of years ago about the Pontifical Institute, Barb McBeth said it is the same piece of property. Committee member asked what prompted the letter from Mr. Kuenzel, Mark Spencer said that there was a rezoning proposal with signs up on the corners in that area. The rezoning has been put on hold indefinitely. Mark Spencer indicated in one of the City Council packets included a discussion of a mixed use type of form based Zoning for suburban low rise.

Matters for Discussion

Item 1

Master Plan for Land Use Review

- a) Committee discussed Sections 25, 26, 35 & 36 additional studies or future land use changes.

Section 25

Nine and Ten Mile and Haggerty and Meadowbrook Roads. Mark Spencer (pointing to map) indicated that most of the area is developed. A few parcels are not developed. The area is planned mostly for residential uses. Mark Spencer indicated a few other use areas such as educational, office and commercial. Primarily developed this parcel [the northwest corner of Nine mile and Haggerty] is vacant. The three out of four adjacent property owners have asked at different times to do something other than single family residential. They were told that their property was master planned for multiple family residential. They have been approached by the owner of the corner property about the possibility of doing commercial development or office development. Mark Spencer stated that we will have a later discussion on the Parks & Recreation areas. The Committee's consensus was that no further study needs to be done on this section.

Section 26

Nine Mile and Ten Mile Meadowbrook & Novi Roads. This encompasses special planning project area 1, which the Committee already made recommendations on. It includes a potential Kroger store. No site plan was submitted as of yet. Mark Spencer (pointing on map) this section [Special Planning Project Area 1] was recommended for commercial while leaving the office & industrial areas the same. Most of the remaining area is developed. There was a mistake on the previous master plan for private open space that we are going to present tonight as a park correction. The only other piece we have had inquiries about potentially changing is this piece on the [northeast] corner [of Nine Mile and Novi Roads] the Arkin piece. This piece has some high ground on the top and low with a creek with some wetlands and woodlands. The owner has asked about different types of uses such as office, institutional type residential uses which could be permitted in this district. Committee Member Lynch asked if this is something that the Zoning Board of Appeals can handle, or is it something that the Master Plan Committee needs to spend time on. Mr. Spencer replied that since the rezonings are based on the Master Plan, the Committee may want to discuss if these issues warrant a change in this area. Committee member asked if we need to study this area further. He asked since it's such a small piece that they want to change, can't they just come into the Master Plan and Zoning Committee to take a look at it then present it to the Planning Commission. Mark Spencer said without a study you could ask for some brief comments on the property or you could ask for a recommendation. Consensus of the Committee was to leave Section 26 the same.

Section 35

Eight and Nine Mile and Novi and Meadowbrook Roads. Mark Spencer (pointing on map) area is mostly developed. The green area is park land. One parcel may need to be added to this

we have asked for clarification from Parks & Recreation Department. Mark Spencer said that we will have a separate discussion item on the agenda about the parks. There is no potential development parcels on the park land. Consensus of the Committee is to leave Section 35 alone.

Section 36

Meadowbrook and Haggerty and Eight and Nine Mile Roads. Mark Spencer (pointing on map) said there is a few developable parcels. There is one lot in Orchard Hills and there is a set of office master planned parcels [off of Haggerty Road]. Committee Member asked what it is current zoned and Mark Spencer said OSC along Haggerty and OS-1 in the back adjacent to the residential. Also there are three [potential development] parcels near Nine Mile including one with an old white house. Staff had a recent conversation with someone at the counter regarding buying it for a small office development. Consensus of the Committee is to leave Section 36 the same.

Committee Member asked if anyone in the audience would like to speak. No one wished to speak, the audience members stated they were there to just listen.

Consensus of the Committee is that there is no change needed for Sections 25, 26, 35 & 36.

b) Committee discussed Sections 27, 28, 33 & 34 for additional studies or future land use changes.

Section 27

Nine and Ten Mile and Novi & Taft Roads. Mark Spencer (pointing on map) stated that one [potential development] piece is part of Mr. Chawney's development, which there is already a master plan in place for that piece of property. One piece [on the north side of Nine Mile Road] is 26 acres and has development potential although it has a 5700 sq. ft. house that was built in the 1930's. It is zoned single family residential. No commercial or office in that area. Most of the properties are zoned R-3. Consensus of the Committee is to leave Section 27 the same.

Section 28

Taft and Beck and Nine and Ten Mile Roads. (pointing on map) said this section had no developable parcels but it included a lot of open space, including City owned property. Consensus of the Committee is to leave Section 28 the same.

Section 33

Eight and Nine Mile and Taft and Beck Roads. Mark indicated that the City limits do not go all the way to Eight Mile, but just to the Northville city limits. He said the area is mostly developed. Consensus of the Committee is to leave the same since there is no potential development sites in this section.

Section 34

Novi and Taft and Nine Mile roads to city limits of Northville. This area is fully developed. There are a few parcels that might have some potential. Consensus of the Committee is to leave Section 34 the same no need for future study.

Consensus of the Committee is that there is no change needed for Sections 27, 28, 33 & 34.

c) Changes to Public and Private Park areas on Future Land Use Committee discussed changes to Public and Private Park use areas on the Future Land Use Map to match the Community Recreation Plan and changes made by new developments. Mark Spencer stated the Committee asked to consider is to update public and private park areas on the future land use map so they reflect changes in the community. He said the master plan has two park categories, public park and private park uses. Mark Spencer identified some areas for potential change first one is Island Lake private parks. Some land that still is owned by the developer and does not have development rights was not included because they were not in the condominium boundaries. Most of the ones identified are right on the lake and surrounding areas.

Mark Spencer (pointing on map) to the green area. He said in their packets is a map that is also the Community Recreation Area Map. This is in the Parks & Recreation Plan that is on the internet for public comments. Parks & Recreation staff just got done drafting this recently, there will be a public hearing in the near future. The map's item #5 is part of the southwest core reserve which is part of Singh's property. The park designation in the Master Plan was updated in 2008 to say there was an underlying residential density when the property is no longer feasible for park uses. It then reverts to a residential use designation. Mark stated that there are considerable wetlands and that basically the Singh land is not buildable. He said that it has a potential to stay as park land no matter what develops on the balance of the property. He said it would most likely be open space of some sort because of the wetlands. The property is located near Ten Mile, Napier and Nine Mile Roads. This was designated public park on Singh's proposed Legacy Park plan that is still approved.

Mark Spencer (pointing on map) indicated that these two pieces were on the Parks & Recreation Plan. He said the Heritage Shops parcel is being purchased with a grant from the DNR but since the purchase is not final yet, so it's not shown as park land. Two pieces near there were donated to the City of Novi by the developers of Provincial Glades when they developed the property. The other areas that are open spaced on this development are shown in red as private parks. There is a private open space around Evergreen Estates. Those are the areas in this section we would like to update on the map. Mark Spencer indicated that there is some other private open space that didn't make it to the last round of changes, which is associated with Maybury Park and Tuscany Reserve. The Parks Department is not interested in designating any of the proposed Signature Park as future parkland, so it should stay educational use. It is also part of the Eleven Mile and Beck Roads study area. Mark Spencer also indicated that we have made some modifications to the boundaries based on Parks and Recreation plan for the Fuerst Park. We also added the Ice Arena as park land. There are two other pieces of property that are undeveloped park land the City of Novi owns. These are the Mirage Development parcel that was in Orchard Hills and the Village Oaks parcel. In the last few months the city has gained titles to those properties. Another piece identified on the 2004 Master Plan as being private park on the east side of the Rouge River just south of Meadowbrook Lake may not be designated as parkland. It might be flood zone related open space because of the location of the river. Mark Spencer has asked for clarification on that piece of property from Parks & Recreation then incorporate the appropriate change into the map. He said this will be part of the full set of amendments that we will recommend to the Planning Commission. He said there is one other piece that we need some clarification on exactly where the boundary is.

Committee Member Lynch asked if when the city advertises the amount of park land, if they include private parks. Mark indicated that they do not. Mark Spencer talked about our biggest park and right now we have a notch cut out for a sewer plant. There is cleared land around it. This area has been used on and off by the City Utility Department for storage. It was an area that was not wooded and it's been clear for a while now. Since this is an area that the City is considering for an additional water tank, we maybe asking to take another piece out of this area designated public park. The consensus of the Committee was that the changes presented are acceptable and staff may make a change to Rotary Park and Lakeshore Park based on Parks & Recreation and Engineering direction.

Future Agenda Items

Mark Spencer talked about presenting our research material with potential changes to the Master Plan for the Eleven Mile and Beck study area. This was the property the City of Novi was considering for Signature Park, Mr. Bosco's property, Providence Hospital property that comes down to Eleven Mile and also the Kaluzny property we talked about earlier. In staff discussions it was brought up to poll the Committee to see if there is still an interest to review this area. Mark Spencer said if he presents a study of the area he will present some alternatives that could range from what it is now to something that transitions into the development along Grand River. Consensus of the Committee is to continue the study of this area for a future meeting.

Mark Spencer indicated that he has given the Committee in their packets, hand outs to possibly discuss at a future meeting. First one comes from the American Planning Association regarding

keeping families in the community. Accessory dwelling units is an excellent way to do that, you may have heard them referred to as "Granny Flats." They allow parents to live with their children, but in a separate area attached to the house. There they could live independently.

Another hand out Mark gave out is about form based zoning as being a possibility for a transitional zone. One of the factors is to have design standards. This would not work in Novi, but it is a good example of an ordinance that has design standards just so that you can see how they fit into a community.

MINUTES

Moved by Member Lynch seconded by Member Cassis:

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to approve the March 5, 2009 and April 2, 2009 minutes. Motion carried 3-0

ADJOURN

Moved by Member Lynch, seconded by Member Cassis.

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to adjourn.

The meeting adjourned at 8:31 PM.

Future Meeting

July 16, 2009

Transcribed by Bonnie Shrader
Customer Service Representative
June 29, 2009
Date Approved:



cityofnovi.org

MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
June 18, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile,
Novi, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Lynch

Absent: Michael Meyer

Staff Support: Mark Spencer, Planner, Tom Schultz, City Attorney

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Member Gutman asked if anyone in the audience wished to speak.

John Kuenzel: He stated he received a letter regarding the southwest corner of Beck and Eleven Mile Roads. He would like to emphasize that he would like the area to stay single family residential rather than the rezoning for multiple family. He would also like to suggest that if you do make changes or propose changes that you poll the residents who have properties near there [including residents in subdivisions] what their feelings are about it prior to putting it on a map or making it part of your plan. He also stated that when residents buy property zoned one way then it changes they get quite upset. He suggested that we communicate to the residents before we start changing the Master Plan & Zoning in the residential zoning areas.

Member Cassis asked Mr. Kuenzel if he was addressing the southwest corner. Mr. Kuenzel said he was addressing subareas 5 & 4 and also part of subarea 3. Mr. Kuenzel said he is not concerned with north of Eleven Mile depending on what the committee is talking about, if the committee is talking commercial for that area than he stated he would discuss that issue. He stated that we have more commercial out there and not enough available customers. He stated that we have 27 vacant units in the immediate area, and he said that doesn't make much sense to create more. Member Gutman thanked Mr. Kuenzel for his diligence on behalf of the residents.

Member Gutman asked if anyone else wished to speak.

Bill Bowman Sr: He stated that the Committee is talking about several different parcels tonight and he would like to reserve any public comments until all presentations have been made. He stated he read all the material and that it was put together very nicely. Member Gutman said they will give Mr. Bowman the opportunity to speak after the presentations.

MATTERS FOR DISCUSSION

Item 1

Master Plan for Land Use Review

a) Eleven Mile & Beck Roads study area.

Planner Mark Spencer began the discussion talking about other study areas and also some other subject

matters that staff has looked at and will present some ideas and a report. He stated that it is up to the Committee Members to make a recommendation to the Planning Commission. He said that this is a very complicated area and that he has sub divided it into five sub areas. He also said that as a committee you may or may not want to use these boundaries. Even though Mark Spencer divided area into five sub areas you as a committee can make your recommendations. Mark Spencer wants the committee to be clear that if they want something different done that he would like to know before the final report for the committee that will go the Planning Commission with the proposed amendments that we will all be in sync with what you as Committee Members want. Mark Spencer also stated that as we move through this process and talk about the other study areas we will present a consolidated report and minutes like the last time when we updated this before. And that we will hold a public open house with some scenarios and ask for public comments. Mark Spencer said that they are looking for public comments before the final draft goes before the Planning Commission. Mark Spencer also said they didn't do any mailing surveys this time to a specific area. He stated that they have invited and talked to various property owners in the areas. Committee discussed including property owners along Grand River, Mark indicated that they are planning on getting some of those business owners involved.

Mark Spencer stated that this study area was chosen for discussion because it is located between relatively intense development along Grand River and one family residential to the south. The study area encompasses 327 acres and includes 20 parcels. Substantial growth has occurred in the last ten years nearby including Catholic Central High School, Kirkway Place, Central Park Estates, Providence Hospital expansion, Target, Sam's Club, Kroger and a number of banks and restaurants. In the past several years the City has discussed some potential developments for this study area and received inquiries from several different property owners. Mark Spencer indicated that this area could be ready for some changes. The area has an extensive amount of natural resources. Most of the area drains to the south and west into the Lyon drain which flows into Island Lake and then into the Huron River. Small portion of the study area [east of Profile Steel site] flows into the Rouge river system. About 21% of the study area (based on the City's wetland map) is wetlands, 37% regulated woodlands and about 36% of the study area contains priority habitat areas. There are also some floodplains in the study area.

Mark Spencer stated that the Grand River and Beck study area is sandwiched between residential open space in Kirkway Place and other subdivisions, the ITC corridor, the school sites and the park sites and the higher intensity development to the North. It is also separated by two arterial roads. This study area could be considered for a land use changes to provide a transition between lower and higher intensity uses, rather than the currently planned low density single family residential uses. By placing moderately intense development between high and low intensity development traffic, noise would gradually decrease. Increase in the planned intensity of development in the study area can also increase tax revenue for the City. It may also increase the number of dwellings units that can be built in the City which could eventually increase the demand for additional retail, office and industrial floor space. This could also stimulate additional development outside the study area. Increasing residential density could also increase the range of housing choices available to people. Providing the mix of uses can increase available services and provide more opportunities for social interaction. Increasing density and providing a mix of uses are principles that are supported by the American Planning Association, Smart Growth Network, the Governors Council on Physical Fitness and many other organizations.

Mark Spencer stated that increasing intensity development in this transitional area by replacing single family dwellings with senior housing, condos, apartments, would increase traffic on Beck, Wixom and Eleven Mile Roads, would increase the demand on public services. The City's Master Plan for Land Use has multiple family, residential and office uses in several areas.

The existing retail like Target, Office at Providence Park and Industrial uses extend south of Grand River about ½ mile. Committee member asked if Profile Steel was rezoned Mark stated that it did have a rezoning but believed it has lapsed. Mark Spencer indicating that some of the [nearby] property has intense uses like Central Park and another piece of property zoned RM-2 which is higher density. Committee Member asked if that is the Singh property Mark Spencer indicated that it the "Beck House" property [Senior Housing] that was approved previously. Those properties are all about ½ mile from Grand River. South part of Providence is included in that zone it goes all the way down to higher density residential and includes part of Catholic Central.

Mark Spencer indicated that it might be appropriate to create a less intensive transitional area that is about ½ the width with the distance being about ¼ mile from Grand River. As a possibility for a transitional zone area Mark Spencer suggested a potential suburban low rise use designation to provide a transitional use area that would minimize the impact upon neighboring land uses. Staff's proposed new suburban low rise use designation for the Master Plan could permit 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 to minimize the effect that the transitional uses would have on the single family residential in the nearby area. The Master Plan could ask to create this form based suburban low rise district to implement the plan. This could also be followed through with a PRO option to meet the intent. Mark Spencer indicated if this did become incorporated into the Master Plan staff would propose ordinance changes that would reflect that.

Mark Spencer stated that a form based zoning districts allow a variety of uses and include design standards to give the uses in the district a similar appearance. A form based district creates a predictable streetscape. This district would be primarily controlled by physical form with a lesser focus on land uses through a set of enforceable regulations. The form based design guidelines would help maintain the residential appearance and reduce the impact on neighboring properties. Mark Spencer gave an example that we could require two story or one story with a two story look with a 25 ft. minimum height including the peak of the roof to say a 3 ½ story 40 ft. maximum overall height of the building [north of eleven mile]. South of Eleven Mile Mark indicated he would recommend a smaller footprint 1½ story, 20 ft. minimum up to a maximum of 2 ½ story and 30 ft. maximum overall height. All uses would look similar from the street, parking would be in the back, access could be off local or collectors streets and developments would be connected by pedestrian and bicycle facilities. Another benefit Mark Spencer said is that by having minimum standards you are encouraging more intense development, so when property does develop you are going to maximize more of the property. Staff proposes no detached single family dwellings in the transitional area, no personal services, fitness centers, retail, or restaurants etc. to keep out the retail look in the area]. Staff proposes including a set of institutional uses that are already permitted in our residential districts [places of worship, public parks and recreation facilities, public & private schools and daycare facilities].

Mark Spencer also stated staff recommends they include nursing homes, assisted living facilities, and different types of senior housing that are more typical to our multiple family and office districts verses the single family district. When designed with this form based zoning it could fit well into this same kind of transitional zoning district.

Mark Spencer stated that anytime you increase the intensity of land uses you are going to have some infrastructure concerns. If you increase intensity you will have more traffic and more demand on public utilities. If the whole study area were to be re-master planned. r from R-1 zoning district [to suburban low rise] the Engineering Department indicated that impact on the water system would be minimal but could increase required sewer service capacity by 5%. The City's traffic consultant estimated parts of this area for suburban low rise will stay the same. Based on a bigger area of multiple family and office than proposed by the Planning Staff, the City's traffic consultant indicated that the daily trips on Wixom Road would only increase by about 8% and daily trips on Beck Road could increase up to 15%. This would accelerate the need to add additional lanes to Beck and Wixom Roads. The need for the lanes are in the current forecast and as built-out occurs they will be needed.

Member Cassis asked how many lanes will be needed. Mark Spencer stated from 2 to 3 lanes to 4 to 5 lanes. Member Cassis asked if that study went before City Council. Mark stated that the report that went to Council included widening intersections and potentially adding left hand turn lanes in that study area. He also indicated that when any intensity in development increases you will have some infrastructure needs to meet those demands. Mark Spencer stated that throughout the City's history investments in infrastructure usually pays off for the community. The city has grown because of those investments.

Sub Study Area 1

Mark Spencer indicated the sub-area has 3 parcels with a total of 37.6 acres. Most of properties adjacent to the west side of Wixom Road are single family residential [Island Lake] with couple of larger lots. North side is bounded by Target, some vacant land and a detention pond in Novi Pomenade and some vacant industrial zoned land. The ITC parcel is to the east And Wildlife Woods Park is to the south. The sub-area was master planned in 1999 for light industrial uses and in the 2004 Master Plan it was changed to single family residential at 4.8 dwelling units per acre. It was not updated in the 2008 plan. Current zoning of property is I-2 and R-1. The surrounding property to the west and south is R-1, RA for the utility corridor to the east and I-1 to the north. Some portion of the I-1 zoning is under a consent agreement for retail uses. On the future land use map the industrial parcels are master planned for office uses. Since this sub study area is located within the ½ to ¾ mile area from Grand River and is buffered by an existing park and section line roads, staff feels that this area would be a good candidate for the proposed suburban low rise transitional use designation. It would provide a transition from single family residential uses to the retail and commercial uses. Mark Spencer staff's second choice for this area would be still suburban low rise, but limited to multiple family and institutional uses. Other alternatives could be straight office, straight multiple family, higher density single family residential, or no change at all. Planning Department staff does not recommend this option because they feel that there is ample area for single family residential in the City right now. Design guidelines could make higher intensity uses compatible with the neighborhoods.

Committee member asked if the primary recommendation from staff for area 1 is multiple family residential. Mark Spencer stated no, our primary one is suburban low rise which includes office, multiple family and institutional uses. Mark indicated that the more flexibility in the district the more chances of attracting developments. Committee member asked if the committee just approved some multiple family north of Catholic Central and Planner Spencer stated that the area was approved for duplexes and that plan is gone for now. Tom Schulz [City Attorney] asked Planner Spencer to clarify that the City would have to create a new [form based] district that includes the [use and design] regulations, He did. Member Cassis asked if the area would be sectioned off [for uses] or leave it general for the market [to decide the location]. Mark stated his recommendation would be to leave it for the market. Member Cassis asked if they would need a special land use. Tom Schulz indicated that form based ordinances do not usually require a special land use. Committee member asked if sub area 1 and 3 would be form based and he stated his concern is that it would look uniform with the character of the area. Committee member brought up that he has concerns about the form based suburban low rise concept. Member Cassis stated that the concept for sub areas 1 and 3 would persuade him because of the fact of the traffic on Beck Road. He talked about the homes south of Ten Mile and the wall that was built in front of the homes for the traffic on Beck. The committee discussed the traffic study with the widening of Beck Road. There was some discussion about the Basilian Fathers Residence located on Eleven Mile & Taft having that type of development to blend in near Providence Hospital. Mark Spencer stated that would be good idea for 1 or 2 acre lots but not for larger parcels.

Sub Study Area 2

Mark Spencer started the discussion stating sub study area 2 is a park right now. The City proposed to trade the property with the school district but that the deal is not on the table right now. The current master plan is for public park, the staff recommends that we retain that designation. The current underlying residential density if it stops being viable for a park it would be 0.8 dwelling units per acre. Staff believes as it transitions to these higher density areas it would be appropriate for this property and the next tier of properties to have a higher density. The staff recommends that the underlined residential density be increased to 3.3 dwelling units per acre. Mark Spencer indicated that the chances of this area being developed as residential would be slim if the City owns the property. This property was included with the Island Lake RUD as part of the whole development. If this property was to develop it could increase housing and increase the tax base.

- **Karl Wizinski** [in the audience] stated that the Novi Community School District has had a difficult budget to approve. He said there are two things the school district looks at for the budget the number of students and the state budget. He stated that we do not have many new young families coming into the district, which the district really needs. He also stated that the City has not built housing for young families in 25 years. A Committee Member asked Mr. Wizinski to explain. He stated on the

east side, subdivisions that started in Novi were built for young families. He also stated it is very hard to separate the success of the Community of Novi with the success of the Novi Community Schools.

The Committee discussed the issues that Mr. Wizinski brought up. Mark Spencer indicated that he met with the school district's assistant superintendent and that they would like to see any ideas that will increase the amount of families that move into the Novi School District. Mark also said with the form based concept you could put percentages on the areas. You could put percentages on dwelling units that could be this type or that type. This is an underlying zoning technique used in other communities. Committee member talked about how the Novi School District attracts young families to the City of Novi. Mark Spencer stated that we have over a 1000 single family lots available right now. This concept [form based zoning] is long term and can lay the ground work now for the future. Consensus of the Committee for sub study area 2 to maintain the public park use designation with underlying maximum residential density of 3.3 dwelling units per acre.

Sub Study Area 3

Mark Spencer stated that this is the most complex sub-study area because this is the largest with 11 parcels covering 124.7 acres. It is also the home of the ITC Transmission line north of Eleven Mile Road. There are a variety of things already here such as a landscape business, vacant parcels with single family homes, parcels that are owned by the hospital. Currently, mostly master planned for low density residential. The north 150 ft. of the sub-study area was planned for office uses as far back as 1993. In 1999 the master plan basically kept this about the same. Our current master plan is similar with the office area expanded a little. the single family residential is at a maximum of 1.65 dwelling units per acre. The zoning of the parcels does not match the master plan. The Bosco property on the master plan is for 1.65 dwelling units per acre but is zoned RA. Most of the study area is within the ½ to ¾ mile boundary area from Grand River. Staff does recommend for suburban low rise uses with the maximum residential density, the same as recommended for sub-study area 1, at a maximum of 7.3 dwelling units per acre. The one exception is that staff recommends leaving the utility corridor for utility uses. Staff's reasons for this proposal is basically the same reasons as with Sub-Area 1.

Member Cassis stated that he thought the suburban low rise would work well in this area. Mark Spencer stated that the parcel south of Eleven Mile Road would be the hardest piece to include in this package. Mr. Kuenzel stated he expressed his opinion on this parcel earlier. A committee member asked what the character is for that area and that he doesn't want the character to change in the surrounding residential area. Mark stated that the [proposals for the sub-study] area would have a lot of residential feel and look to it, but it would be different than single family residential. Mark asked the committee for any comments on area 3. Committee discussed the possibilities for the area. Mark Spencer asked for a consensus from the committee. Committee decided to continue discussion at a future meeting.

Sub Study Areas 4 & 5

Member Gutman started the discussion saying that sub-study area 4 is next to the ITC Transmission line corridor and Mark Spencer is recommending a higher maximum residential density. He also stated that area 5 is also partially next to the transmission line but also borders an R-1 area, which staff is recommending that area 5 stay the same..

- **Bill Bowman Sr.** [in the audience] He stated that he thought the suburban low rise use designation has a great deal to offer the city tax based wise and in other ways. He's talking primarily about study areas 1 and 3 and he hopes we will keep an open mind on Karl Wizinski's property. He also stated that Mr. Spencer's recommendation on the suburban low rise has very good points. He also said to keep an open mind in regards to some things that the private sector has done extensively on studies over the last 1 ½ to 2 years that could be added on and presented to you. He indicated that one of the things you can't ignore is that Providence Hospital [Park] is here and it's a great thing for the community. We are at a point where that has had a great deal of influence on the anticipation of having some of these activities or uses that could be complimentary in regards to the Hospital. He mentioned the Kaluzny [north piece] of property is being studied right now for a senior nursing home. He said it makes a lot of sense because it fits in within the framework of the uses that are in that area. He also said it would be a convenient location for doctors whose patients are in the nursing

home. We think this program with the uses that are proposed make a lot of sense tax based wise as well cultural and practical uses. He stated he is representing the owners of the Kaluzny's property as well on the presentation. Member Gutman asked Mr. Bowman if he had some statistics to share with the committee. He suggested he give the information to Mr. Spencer for a future meeting. Member Gutman thanked Mr. Bowman for his presentation and comments.

- Mr. Deremer is here representing the potential developer of the 20 acre Kaluzny piece [pine piece] proposing a wellness center [nursing home]. They are very interested in that piece and they typically do a single story facility so he is concerned about staff's proposed minimum 2 ½ story look. They have real difficulty administering and maintaining multiple story nursing homes because of the nature of the style for the way it has to be maintained. He said that is a prime location for the use that they have used in other facilities in the State. They are committed to a resident based type of home, which is a nursing home you have never seen. This would be 20% semi-private rooms and 80% private homes. They would have separate small area for dining. This would be a much more human aspect of a nursing home than you have seen in the past. Also focusing on more of a turnaround than a long term nursing center. It would do more wellness activities including facilities for hip replacement patients and physical therapy. It would have large physical and occupational therapy components. He stated that it is a tough site because it is a 20 acre site that yields about 8 acres of buildable property that is configured now so it will take a lot of discussion to try to reconfigure this piece of property.
- **Paul Bosco** [in the audience] asked if the green line is dividing his property. The Committee said that the line shows a distance of ¾ of mile from Grand River and it's just a reference point.

Member Gutman stated he loves the fact that Mark Spencer took the time to provide what could be beneficial opportunities for the community that are outside of the norm. He's not real sure on the suburban low rise concept yet. He suggested at a future meeting to spend time digging deeper into what can be done and what can't be done with the area.

Mark Spencer stated that this is what it is all about getting these thoughts out there for feedback. He also would like the committee to think about staff's proposals. He said the idea of a minimum height was included to look at the idea of maximizing the uses of some of these properties, rather than getting developments that are on the other side of the spectrum. He also said that one of the big things the committee could help him with would be to provide comments or ask for additional research. He said you may think of some other type of uses that might fit into these areas. He stated the committee will be making recommendations [to the Planning Commission].

Member Cassis stated that the one thing the City of Novi has done wrong is creating these malls and shopping centers that are competing with each other and now we find ourselves with empty buildings. Committee members agreed. Member Cassis said that we need to be very careful he mentioned the downtown area and how empty it is. He said that we are suppose to be the prime community that everybody wants to come and develop. Member Cassis indicated that Mark Spencer has come up with a concept that allows for very limited use of the office use. He feels what Mark has provided is acceptable and he thinks that's the way we should go.

- **Bill Bowan Sr.** [in the audience] would like a minute to bring up in relative to your duplex ordinance is that it leaves out the possibility of four-plexes and that seem to be a very simple change to the plan.

Mark Spencer stated that option could be done on certain parcels with the City's one family cluster option. Mr. Spencer stated that Staff is exploring the possibility of updating the cluster options, especially to save the natural features. Member Gutman suggested this might be something to discuss at a future meeting.

ADJOURN

Moved by Member Lynch, seconded by Member Cassis:

VOICE VOTE ON ADJOURNMENT MOTION BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to adjourn. Motion carried 3-0

The meeting adjourned at 9:30 PM.

Transcribed by Bonnie S Shrader
Customer Service Representative
July 20, 2009
Date Approved: