



45241 GRAND RIVER AVENUE CITY-INITIATED REZONING

CITY-INITIATED REZONING OF 45241 GRAND RIVER AVENUE 18.751

Public hearing and Planning Commission's recommendation to City Council regarding the City-initiated request to rezone property in Section 15, located on the south side of Grand River Avenue, east of Taff Road from I-2 (General Industrial) to I-1 (Light Industrial). The subject properties total approximately 7.61 acres.

REQUIRED ACTION

Recommendation to City Council regarding rezoning 45241 Grand River Avenue from I-2 General Industrial to I-1 Light Industrial.

MOTION SHEET

Approval – Rezoning

In the matter of Zoning Map Amendment 18.751, motion to **recommend approval** to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) *for the following reasons:*

1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.
2. The rezoning is consistent with the recommendations of the Future Land Use Map.
3. The rezoning is consistent with zoning to the north, east, and west.
4. The rezoning is not expected to negatively impact public utilities or traffic in the area.
5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.

-OR-

Denial – Rezoning

In the matter of Zoning Map Amendment 18.751, motion to **recommend denial** to City Council to rezone the subject property from I-2 (General Industrial) to I-1 (Light Industrial) *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 5, 2025

Planning Review

45241 Grand River Avenue

Rezoning 18.751

PETITIONER

City of Novi

REVIEW TYPE

Rezoning Request from I-2 (General Industrial) to I-1 (Light Industrial)

PROPERTY CHARACTERISTICS

Section	15	
Site Location	45241 Grand River Avenue (22-15-351-012)	
Site School District	Novi School District	
Current Site Zoning	I-2 General Industrial	
Proposed Site Zoning	I-1 Light Industrial	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	R-4 and RA: One Family Residential
Current Site Use	Vacant manufacturing facility	
Adjoining Uses	North	Premier Relocations
	East	Maywood Estates Corporate Office
	West	Sherwin-Williams Commercial Paint Store
	South	City Regional Detention Pond and Single-Family Homes
Site Size	7.61 Acres	

PROJECT SUMMARY

City staff have initiated the rezoning of the previously approved Keford Collision and Towing Planned Rezoning Overlay (PRO) in order to return the subject property back to I-1 (Light Industrial) from I-2 (General Industrial) with a PRO Plan and Agreement.

In 2019, the petitioner, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for 7.61 acre property on the south side of Grand River Avenue between Taff Road and Novi Road (Section 15) from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property contains two existing buildings which are currently unoccupied. The applicant had proposed to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with an accessory use of car rental services. The potential use for the out-building (5,703 square feet) was a small tool and die shop. In addition to the indoor uses, the applicant proposed to use up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

Keford Collision and Towing's project never moved forward, the property was sold to another owner, the approved PRO has now expired, and with advice from the City Attorney, staff is now in the process of formally rezoning the property back to I-1, Light Industrial, as it was zoned prior to the approval of the PRO request.

PRO OPTION

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from I-1 to I-2) and the applicant enters into a PRO agreement with the City, whereby the applicant submits a conceptual plan for development of the site. The City Council reviews the Concept Plan, and if the plan may be acceptable, it directs for preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi.

However, the PRO ordinance provides that if the development has not commenced within two (2) years, the rezoning and PRO concept plan expires and the agreement becomes void. The ordinance then goes on to state that of the PRO expires, “The City will initiate a new rezoning of the property to a reasonable district classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued.”

The rezoning and PRO are now void and the current property owner wishes to use the property for light industrial uses that are consistent with the I-1 zoning district, subject to Special Land Use consideration; City staff also believes that the I-1 District is the appropriate one for this parcel.

MASTER PLAN FOR LAND USE

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property and properties adjacent to north, east, and west as Light Industrial. Properties to the south are identified as single-family residential.

The proposal would follow objectives listed in the Master Plan for Land Use including the following:

General Goal: Economic Development

Objective: Retain and support the growth of existing businesses and attract new businesses to the City of Novi. **The rezoning will to I-1, Light Industrial will allow the new owner to seek approval of new uses for the property, as a Special Land Use.**

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

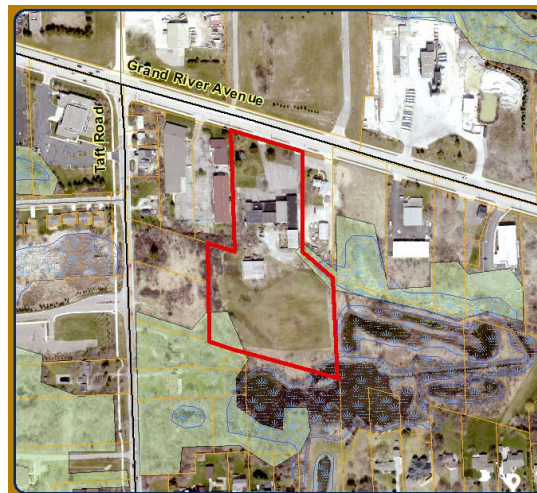
Zoning		Existing Land Use	Master Plan Land Use Designation
Subject Property	Proposed: I-1 Light Industrial	Vacant manufacturing facility	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Northern Parcels (across Grand River Ave.)	I-1 Light Industrial	Premier Relocations	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)

Eastern Parcels	I-1 Light Industrial	Maywood Estates Corporate Office	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Western Parcels	I-1 Light Industrial	Sherwin-Williams Commercial Paint Store	Industrial Research Development and Technology (uses consistent with I-1 Zoning District)
Southern Parcels	R-4 and RA: One Family Residential	City Regional Detention Pond and Single-Family Homes	Single Family Residential with a density of 1.6 Dwelling Units per Acre

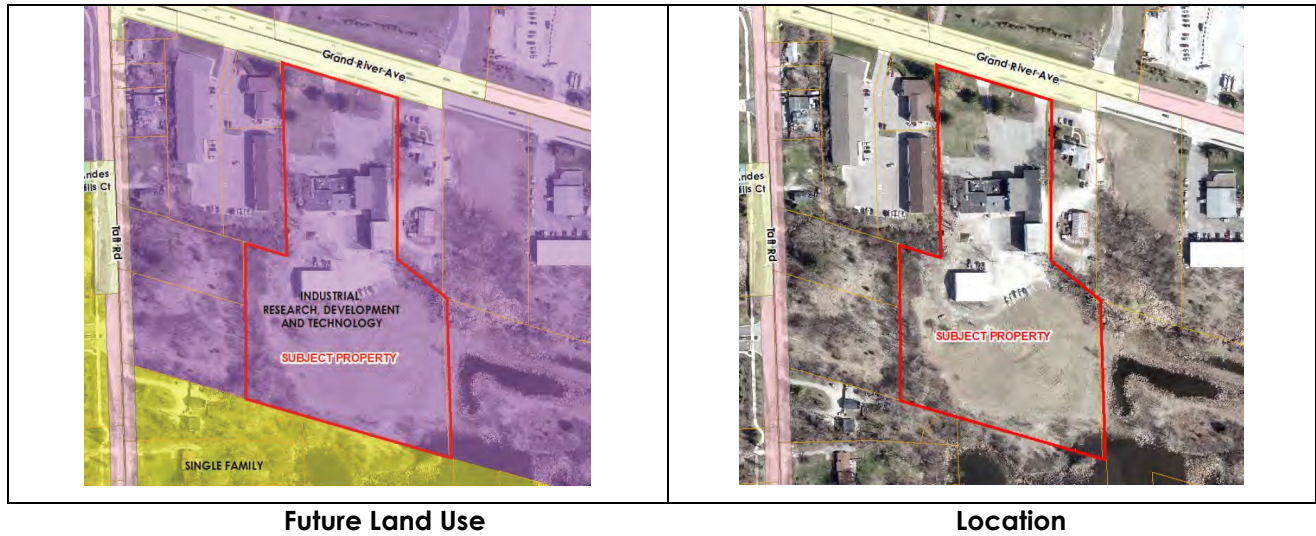
Compatibility with Surrounding Land Use

The surrounding land uses are shown in the above chart. The compatibility of the proposed rezoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making its recommendation to City Council on the rezoning request.

The subject property is surrounded by similar intensity uses to the north, east and northwest as noted in the table above. The southern property line is approximately 525 feet long. Of which, about 377 feet property abuts residential zoned area, but is being used for citywide regional detention. The rest of the property, about 148 feet, abuts single family lots.



Natural Features Map



RECOMMENDATION

Approval of the **Rezoning is recommended** for the following reasons:

- The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and growth of an existing business and is consistent with the recommendations of the Future Land Use Map.
- The rezoning will be consistent with zoning to the north, east, and west.
- The rezoning provides an opportunity to utilize a vacant parcel.
- The rezoning is not expected to negatively impact public utilities or traffic in the area.

NEXT STEP: PLANNING COMMISSION MEETING

This City-initiated rezoning request is scheduled to go before the **Planning Commission at a public hearing on March 12, 2025** for consideration and recommendation to the City Council.

Questions concerning the above review or the process in general may be directed to 248.735.5607 or dcommer@cityofnovi.com

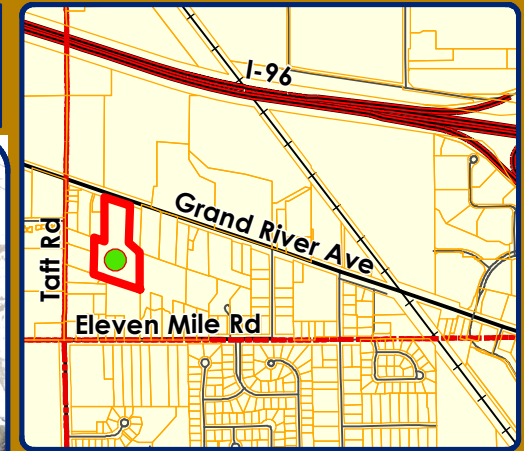
Dan Commer

Dan Commer, AICP – Planner


MAPS
Location
Zoning
Future Land Use
Natural Features

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LOCATION



Legend

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 3/7/25
Project: 45241 Grand River Avenue
City-initiated Rezoning from I-2 to I-1
Version #: 1

0 40 80 160 240 Feet

1 inch = 200 feet

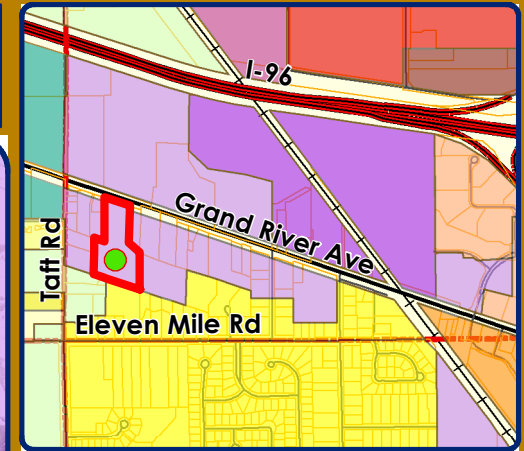
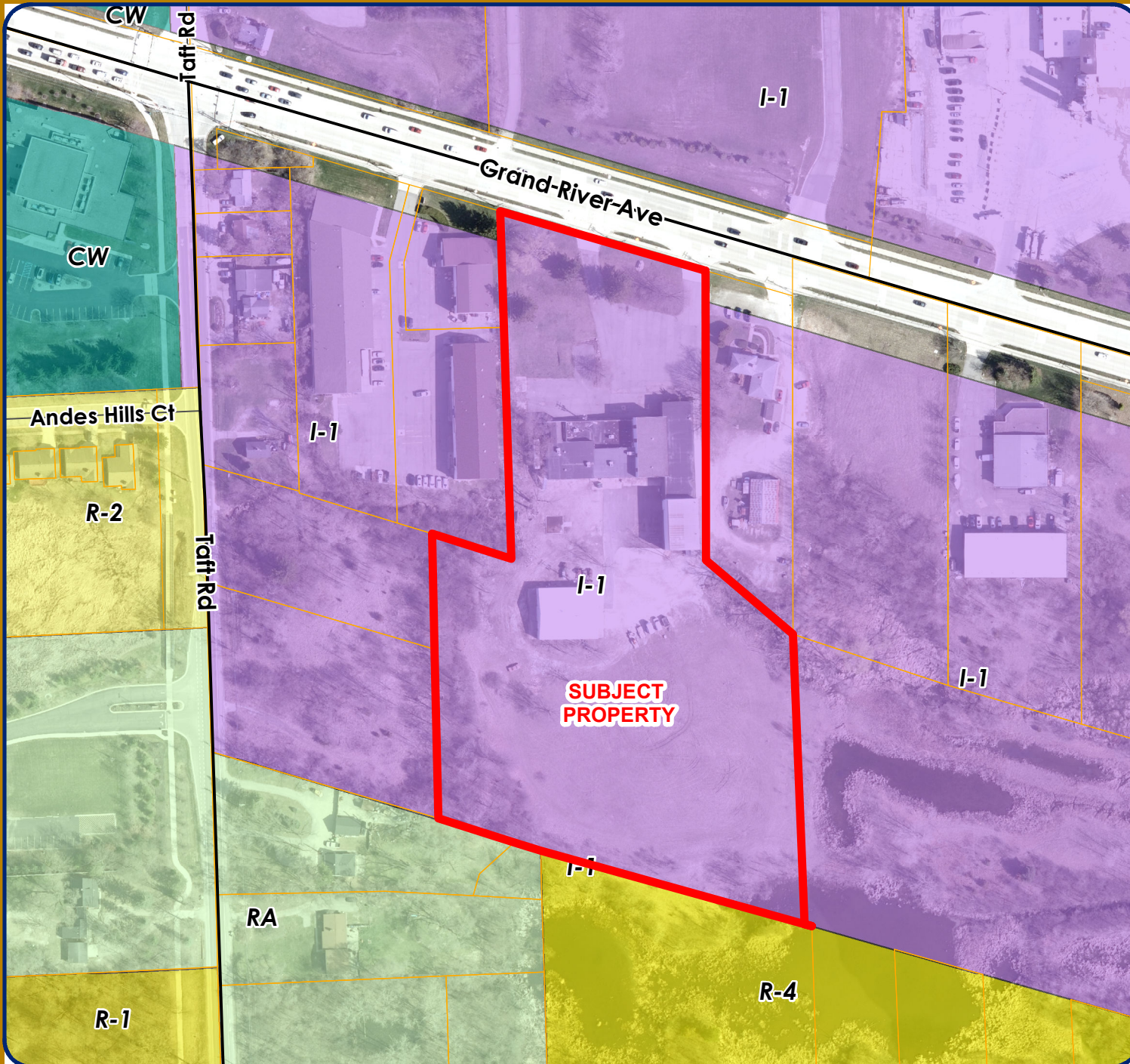


MAP INTERPRETATION NOTICE

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.

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ZONING



Legend

- R-A: Residential Acreage
- CW: City West
- R-1: One-Family Residential District
- R-2: One-Family Residential District
- R-4: One-Family Residential District
- I-1: Light Industrial District
- Subject Area



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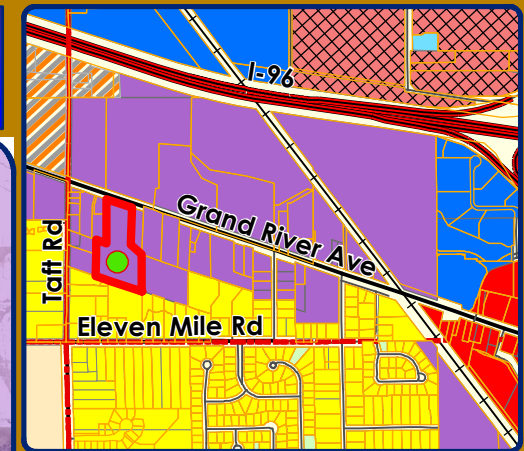
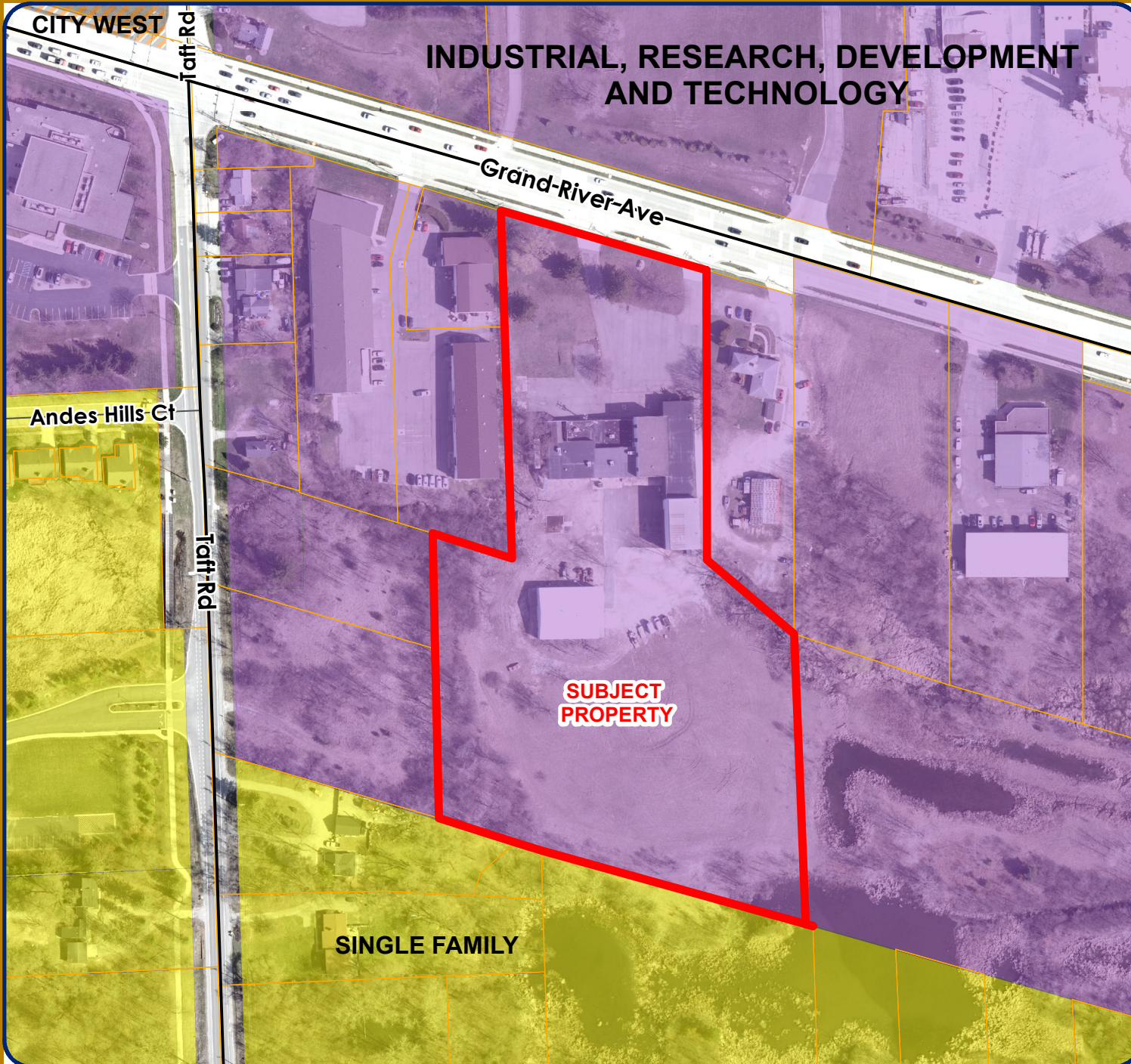
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FUTURE LAND USE

**INDUSTRIAL, RESEARCH, DEVELOPMENT
AND TECHNOLOGY**



Legend

- Single Family
- Industrial, Research, Development and Technology
- City West
- Subject Area



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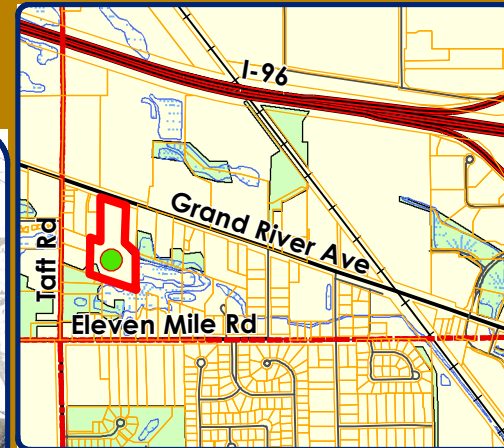


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NATURAL FEATURES



Legend

-  Wetlands
-  Woodlands
-  Subject Area



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