

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – CONSOLIDATING TC ZONING DISTRICTS **1**
DATE: AUGUST 15, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to direct city administration to consolidate the TC and TC-1 zoning districts to provide uniformity in development in the Town Center and Main Street area.

Background: The City of Novi has two different zoning districts that govern development in the Town Center and Main Street area. Most of the properties north of Grand River have TC zoning while those south of Grand River have TC-1 zoning. While similar in intent, there are some significant differences in the zoning standards which have resulted in an inconsistent pattern of development in the area. Most recently, Council had to allow waivers in the required setbacks for the development of the Town Center outlots because of the TC zoning. If those lots have been zoned TC-1, no waiver would have been necessary.

When this issue has come up in the past, City Council has expressed a desire to have uniform zoning standards across the TC districts to encourage urban-style development with zero setback requirements as is provided by the TC-1 district. This request would direct the administration to take the appropriate steps to amend the zoning ordinance to provide more uniform standards whether by consolidating the two districts or in some similar manner that will ensure uniformity in standards.

Due to the amount of development that has already occurred under the older TC zoning, the City Council recognizes that some provisions may need to be included to ensure that providing uniform zoning standards does not unduly burden existing TC development. Because the TC-1 district has more liberal setback provisions, changing TC properties to the TC-1 standards should not result in any reductions in usage of TC properties. Instead, it should provide for more economically viable development of those properties.

Requested Action: Direct city administration to take the appropriate steps to amend the zoning ordinance to consolidate the TC and TC-1 zoning districts. The intent of this request is to provide consistency in zoning standards for future development and re-development in the Town Center and Main Street area. No deadline set for this request so that staff can complete as the current workload allows.

Council Goal/Strategy: Continue to study and streamline/coordinate city services with input from customers and staff

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – ELIMINATE FS ZONING DISTRICT 2
DATE: AUGUST 15, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to direct city administration to eliminate the Freeway Service (FS) zoning district and make recommendations on appropriate changes to the zoning ordinance and map..

Background: At a recent City Council meeting, the Community Development department indicated that they have been questioning the need for the Freeway Service zoning district. This district only applies to a handful of parcels in the 8 Mile/Haggerty/I-275 area. Most of these parcels have already been developed. In reviewing the FS district, there are several provisions in that district that do not appear to have been followed consistently in the development of those properties. There are also other zoning districts that could allow the uses permitted in the FS district. Consistent with past efforts of the City Council to encourage streamlining in our zoning ordinance, elimination of the Freeway Service district and its replacement with one of the existing business zoning districts appears appropriate.

Requested Action: Direct city administration to take the appropriate steps to amend the zoning ordinance and map to eliminate the Freeway Service (FS) zoning district. The intent is to rezone properties currently zoned FS to an appropriate district and amend the zoning ordinance, as necessary, to preclude inappropriate development on those parcels.

Council Goal/Strategy: Continue to study and streamline/coordinate city services with input from customers and staff

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – NINE MILE BIKEPATH GRANT OPPORTUNITY 3
DATE: AUGUST 15, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to direct city administration to apply for a Michigan Department of Transportation Enhancement Grant to pay for 80% of the eligible costs to complete a sidewalk or bikepath along the north side of Nine Mile Road between Haggerty and Meadowbrook Roads.

Background: In the current City of Novi Capital Improvements Plan, a sidewalk or bikepath is planned to be constructed in Fiscal Year 2008/2009 along the north side of Nine Mile Road between Haggerty and Meadowbrook Roads. This segment was identified as one of the top 20 priority segments in the “Pathway and Sidewalk Prioritization Process”.

When completed, this segment will provide pedestrian access to a number of neighborhoods that do not have access to the pedestrian network on the east side of the city. It will also provide a link to existing and planned north-south bikepaths and sidewalks along Meadowbrook Road. It will also provide a connection through an existing sidewalk in Farmington Hills to the I-275 bikeway.

This segment is currently planned to be funded through city tax dollars. However, an alternative supplemental funding source may be available through the Michigan Department of Transportation’s (MDOT) Transportation Enhancement program. The Transportation Enhancement is a competitive grant program for federal transportation enhancement dollars that is administered by MDOT. The program is targeted specifically at projects like bikepaths and streetscapes. Under this program, successful grants cover 80% of the eligible costs related to the project.

The Transportation Enhancement grants are awarded on an on-going basis to eligible projects. In order to provide time for the city administration to complete the grant request in advance of the start of the 2008/2009 fiscal year, City Council should give the administration the authority to submit a grant application in a timely basis. This will ensure that the status of the project funding can be settled before next year’s construction season.

Requested Action: Direct city administration to apply for a Michigan Department of Transportation Enhancement Grant for all eligible costs to complete a sidewalk or bikepath along the north side of Nine Mile Road between Haggerty and Meadowbrook Roads. This sidewalk or bikepath would be completed in the 2008/2009 fiscal year as outlined in the City of Novi’s current Capital Improvements Plan. Funding for the city’s match would come from funds designated for bikepath and sidewalk construction in the Municipal Street Fund.

Council Goal/Strategy: Pursue partnerships and external funding for infrastructure improvements

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – ENTRANCE STREETLIGHTS IN NEW DEVELOPMENTS 4
DATE: AUGUST 15, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to direct city administration to revise city policy and ordinances to require streetlights at entrances to new subdivision and site condominium developments to be installed by the developer.

Background: Most subdivisions and site condominiums in the city have a streetlight at the entrance(s) to the subdivision/condominium. These lights help illuminate the entrance at night for drivers and pedestrians. Adequate lighting at the entrance helps increase pedestrian and driver safety.

Under current city policy, entrance streetlights are only installed after the homeowners or condominium association requests that a light be installed. Once a request is made, the city requests a cost estimate from Detroit Edison which then is provided to the association. The cost of installation of the light then becomes the responsibility of the association. If the association decides to proceed with the installation by either Detroit Edison or a qualified private contractor, an agreement is drafted for approval by the City Council.

This reliance on the association to fund the installation of the entrance streetlights seems to be inconsistent with standard city practices. The city requires developers to install all other infrastructure associated with their development including streets, sidewalks, gas, electrical, sewer and water service. Why is the entrance streetlight excluded? Due to the safety issues associated with unlit entrances, providing an entrance streetlight should be required as part of the development process.

Placing the burden on the association to fund the installation of the lighting also is problematic from a process viewpoint. Typically, the association isn't legally constituted until the development has reached a significant percentage of completion. In large developments or in slow economic times, it can be an extended amount of time before the homeowners association is formed and a request can be made for an entrance streetlight. During that time, the early residents of the development may encounter unsafe conditions at their entrance due to the lack of adequate lighting. At the point that the association makes the request, it faces an immediate need to fund a significant expenditure, a challenge for a newly formed association.

Changing the city policy on entrance streetlights would have several benefits. It would eliminate an inconsistency in our policies covering development-related infrastructure. It would ensure that entrance streetlights are put in place before the first resident moves into a new development. It would eliminate the potential for unsafe conditions at unlit entrances due to an association being unable or unwilling to bear that cost or if the association simply doesn't exist. Ensuring safe public streets and intersections is the city's responsibility and our policies should reflect that.

Requested Action: Direct city administration to revise city policy and ordinances to require streetlights to be installed by the developers at the entrances to new subdivision and site condominium developments.

Council Goal/Strategy: Pursue partnerships and external funding for infrastructure improvements

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – ACTIVE PARKLAND ACQUISITION
DATE: AUGUST 16, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to authorize the city administration to identify property inside or outside the City of Novi appropriate for active recreational use for acquisition within the next 12 months.

Background: One of the top priorities for the city's Parks, Recreation and Forestry Department and the Parks, Recreation and Forestry Commission is the acquisition of 80 to 100 acres of land for active recreational use. The City Council also identified the acquisition of land as one of its short-term goals to "Enhance parks, recreational and cultural services".

This need for additional land for active recreational use has been identified for several years. This need is driven by demand for playing fields for sports including baseball, football, softball and soccer. However, in that time, the city has not added any additional parkland suitable for active recreational use. At least one location, the Ice Arena property, has been identified as a potential site for future development of playing fields. However, this location is limited in size and will only accommodate a couple of fields. The city has also identified the Novi school district's Bosco Farm property as another potential location for playing fields. At this time the school district has not agreed to the use of that property for that purpose.

The urgency to acquire additional land is being driven by several factors. One if the usage of existing fields. The current inventory of fields can not accommodate the existing demand for use. In an effort to meet some of the demand, the fields have been used beyond what they can normally expect to handle. This has led to the overuse of the fields and in some cases, the loss of use of the fields due to wear and tear and poor field conditions, especially when it rains. Another is a growing city population. The city's population has increased by almost 5,000 residents since the 2000 census with no increase in parkland for active recreational use.

The most significant challenge to acquiring land that could be developed for active recreational uses is the lack of suitable property within the City of Novi. Most of the vacant land that was suited for active recreational use is already developed or slated for development in the near future. Of the vacant land remaining, most of it either is too small in size, has environmental conditions that preclude active recreational uses, and is located in areas unsuited for active recreational uses or a combination of all three. The city's GIS software identifies 54 parcels 40 acres or larger in Novi today. But of those 54, only a handful of them would be suitable for consideration for acquisition.

Just as significant a challenge is the cost to acquire vacant land within the city. Vacant developable land with residential zoning typically is marketed starting at \$100,000 per acre or higher. Even at that conservative price, acquiring 40 acres would cost the city at least \$4 million dollars. This would be without including the costs to actually develop the land. Because land prices in the city are so high, developers are unwilling to donate developable land to the city because the cost is too high to give up that development value. Developers have been willing to donate environmentally-sensitive portions of their properties but those properties have limited development value.

One alternative to acquiring land within the city would be to acquire land for active recreational use outside the city limits. Like in Novi, there is very little vacant land to our east, north or south. To the west, there are still some large acreage parcels suitable for active recreational uses. Land prices for these parcels tend to be discounted compared to similar properties in Novi.

A quick review of current real estate listings show several parcels of vacant land currently for sale within ½ mile of the city border. These include:

- 38 acres (2 parcels) for \$1,274,000 (\$33,500/acre) on the north side of 8 Mile Road, ¼ mile west of Napier Road in Lyon Township. About 1/3 of the site include wetlands or heavy woodlands. It abuts the ITC corridor on the north.
- 70 acres (1 parcel) for \$2,450,000 (\$35,000/acre) on the south side of 8 Mile Road, ½ mile west of Napier Road in Salem Township (Washtenaw County).

There are also two large vacant parcels suitable for active recreational use on our border at the intersection of Ten Mile and Napier Roads. These include:

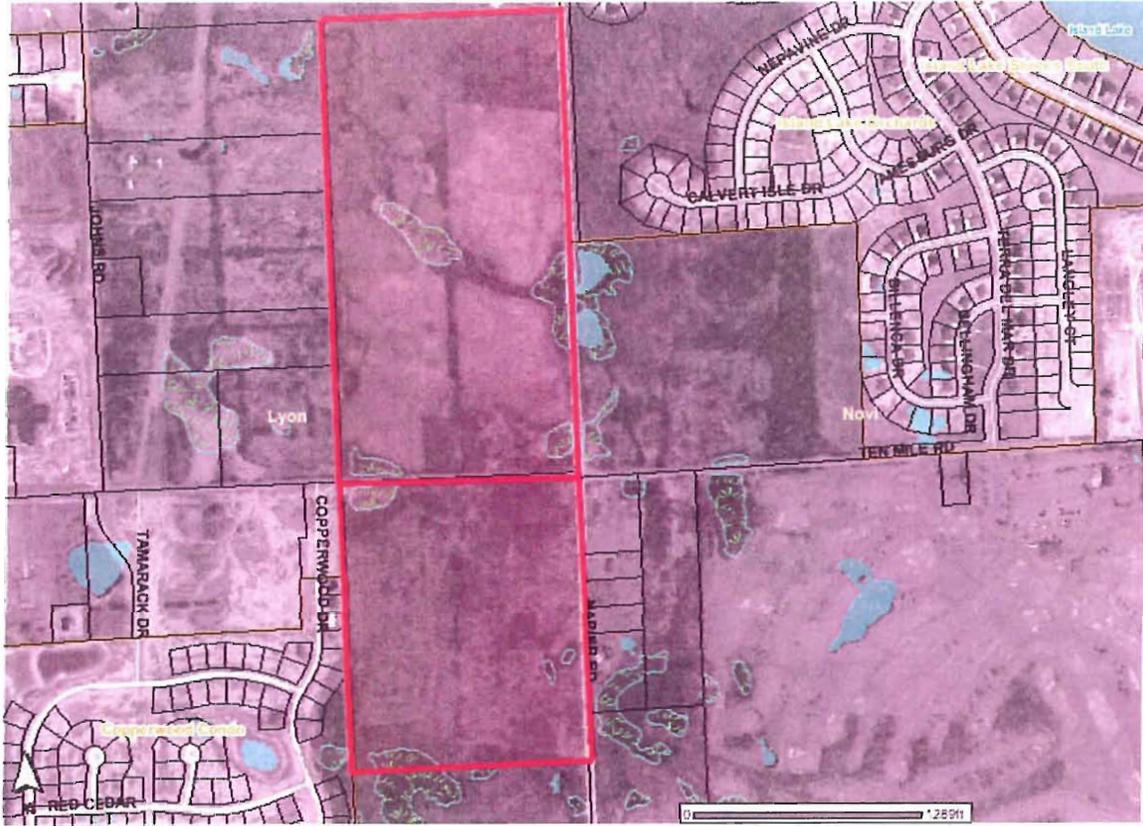
- 80 acre parcel owned by Levy Corporation at the northwest corner
- 50 acre parcel owned by Landon Corporation at the southwest corner. Portions of this site were proposed to be rezoned to allow commercial use.

While acquiring land outside the city may lead to facilities that are not as convenient to residents as existing facilities, it may be the only way to acquire land that is large enough for active recreational use that is also economically affordable.

The city has a unique opportunity presented by the current downturn in the economy. The lack of demand for land for new development, particularly residential housing, has owners of those properties lowering sales prices or offering properties for sale that were previously being held for development. This offers the city the opportunity to acquire land for the future which may otherwise not have been available during more robust economic times. The city administration should be directed to identify potential parcels for acquisition so that the city can secure those properties with options or agreements that would give the city the time to set aside funding in the 2008-2009 budget to acquire those properties. If the city doesn't take advantage of this opportunity, it's unlikely that another opportunity like it will present itself again.

Requested Action: Direct city administration to provide the City Council with a list of properties inside or within 1 mile of the border of the City of Novi appropriate for development as active recreational and the costs to acquire such properties. The administration should provide the council with this list in advance of the development of the 2008/2009 fiscal year budget.

Council Goal/Strategy: Commit to annual improvements of park facilities



Lyon Township - Ten Mile, west of Napier Road



Salem Township – 8 Mile, west of Napier Road



Lyon Township – 8 Mile, west of Napier Road

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – VACANT LAND COMPARABLES
DATE: AUGUST 23, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

The following are some current listings for properties in Novi that may be suitable for active recreational use. I thought this information would be helpful for the discussion about acquiring property for active recreational use. The first listing is for property that might meet the needs of the department. The others are provided for informational purposes but are likely too small for the departments needs.

- 18 acres for \$3,000,000 (\$166,667/acre) on the north side of 10 Mile Road between Delmont Drive and Beck Road. Zoned R-A. This is made up of multiple parcels and includes several homes. The land is relatively flat and does not appear to include any woodlands or wetlands.

<http://www.loopnet.com/xNet/Mainsite/Listing/Profile/Profile.aspx?LID=14106976&LinkCode=14240>

Other listings:

- 8 acres for \$799,000 (\$99,975/acre) on the north side of 10 Mile Road between Novi Road and Churchill Crossing. Zoned OS-1. This site may include wetlands and unstable soils.

http://www.cpix.net/jsp/listings/listing_overview.jsp?listingID=269961

- 10 acres for \$1,200,000 (\$120,000/acre) on the south side of 14 Mile Road between Haggerty Road and Novi Road. Zoned R-4. This site is made up of 2 parcels and includes 2 homes. It is between the Maples and Haverhill developments. A site plan was submitted to the city for these properties.

<http://www.coldwellbankercommercial.com/cbcbn/listing?cbclistingid=3019742&clsca=1&clcpl=3019742>

- 10.74 acres for \$950,000 (\$88,000/acre) on the north side of 9 Mile Road between Beck Road and Garfield Road. Zoned R-A. The property includes a home and outbuildings and appears to have been used for a commercial use. About 1/3 of the site includes wetlands.

<http://homes.realtor.com/search/searchresults.aspx?mlslid=27089501&ml=3&typ=7>