

TO: MAYOR LANDRY AND NOVI CITY COUNCIL
FROM: COUNCILMEMBER ANDREW MUTCH
SUBJECT: MAYOR AND COUNCIL ISSUES – RESIDENTIAL DEVELOPMENT OPTIONS
DATE: SEPTEMBER 19, 2007, 2007
CC: CLAY PEARSON, MARYANNE CORNELIUS

Summary: A request to direct city administration to review different residential development options as part of the review of the Zoning Ordinances related to residential development.

Background: At the recent joint meeting of the City Council and Planning Commission, the Planning Department indicated that they are currently reviewing existing residential development options in the Zoning Ordinances. This work is being undertaken in order to bring forward a study to the Planning Commission for their review. Over the past year, the City Council has discussed several potential residential development options that would allow for more flexibility in developing residential areas of the city. These include:

1) Setbacks at Major Intersections and along Major Thoroughfares (Member Capello)

For several years, there has been an outstanding request by Member Capello for the Planning Department to develop standards which would encourage additional setbacks in residential developments at major intersections and along major thoroughfares. To encourage those setbacks, flexibility in terms of lot size and setbacks would be allowed elsewhere in the development. The department has previously sent Council correspondence on this issue so additional feedback from Council may be appropriate before sending it back to the Department.

2) Non-Contiguous Planned Developments (Member Mutch)

An amendment to the state enabling statute for Planned Developments (which includes Novi's RUD section of the zoning ordinance) allows developers to incorporate non-contiguous properties into a Planned Development as long as that is explicitly allowed in the zoning ordinance. This amendment was adopted to encourage the preservation of open space and development of park land by allowing development to be concentrated on one portion of the Planned Development while preserving the other portion of the Planned Development. Currently, Novi's Zoning Ordinance does not explicitly allow or in some cases, specifically forbids non-contiguous parcels to be included in a Planned Development. The ordinances should be amended to specifically permit non-contiguous parcels to be incorporated into a Planned Development based on specific standards. This is intended to match the intent of the state statute and is not intended to develop a comprehensive Transfer of Development Rights policy or plan.

3) Acreage Limitation for RUDs (Member Mutch)

The Zoning Ordinance currently limits the use of the RUD ordinance to developments 80 acres or larger. Due to the limited amount of vacant residential land in the city that meets that acreage requirement, the Planning Department should review that limitation for reduction or elimination in order to allow the use of RUDs on parcels or projects smaller than 80 acres in size.

Requested Action: Direct city administration to review these residential development options as the department and Planning Commission revise the Zoning Ordinances as they apply to residential development.

Council Goal/Strategy: Encourage economic development to maximize City revenue and job growth