

MEMORANDUM

DATE: November 1, 2007

TO: City of Novi Planning Commission

FROM: Birchler Arroyo Associates, Inc.

SUBJECT: Master Plan Review – November 7th Planning Commission Study Meeting



BIRCHLER ARROYO
ASSOCIATES, INC.

As a follow-up to the Vision Fair and prior to formulating any conclusions or recommendations, the consultant team is seeking input from the Planning Commission. Specifically, we request your input and direction with regard to the overall goals of the Master Plan as well as land use recommendations for each of the three study areas.

We have attached a copy of the Goals and Objectives statements from the City's adopted 2004 Master Plan for Land Use for your review. We have also tabulated the surveys from the October 30th Vision Fair and have attached the results for all three study areas. The results reflect 75 completed surveys for the Southwest Quadrant Study Area, 32 completed surveys for the Twelve Mile, Napier & Wixom Roads Study Area, and 20 completed surveys for the I-96 / Novi Road Study Area.

Because of the short timeframe for the Master Plan review process, we suggest the following agenda for the November 7th Study Meeting:

- Reaffirm (or modify) the Goals and Objectives of the adopted 2004 Master Plan for Land Use.
- Provide comments, suggestions, and direction to the consultant team for each of the three study areas.

We appreciate your dialogue, participation, and attention to this important matter. We are, with your assistance, on schedule to provide recommendations to the City next month.

Goals and Objectives

City of Novi Master Plan for Land Use 2004

LAND USE

GOAL: Continue to protect the character of the southwest quarter of the city as this area is home to the majority of vacant land in Novi.

Objective: Provide legally defensible development options through Novi's Code of Ordinances that maintain the semi-rural character of the southwest portion of the city while allowing developers a reasonable profit.

GOAL: Provide residential developments with adequate provisions for neighborhood open space.

Objective: Encourage the use of functional open space in new residential developments.

GOAL: Make sure that light industrial and residential developments are compatible when located adjacent to each other.

Objective: Promote light industrial development, which provides economic value to the community, that properly safeguards neighboring homeowners.

GOAL: Enhance Novi's reputation as an attractive community in which to live.

Objective: Maintain structurally safe, attractive housing.

Objective: Maintain safe neighborhoods.

COMMUNITY CHARACTER

GOAL: Create aesthetically pleasing developments, especially in residential areas.

Objective: Set high standards and promote good examples for use of public property through the City's actions.

Objective: Maintain quality architecture throughout the City.

GOAL: Create a stronger cultural presence and identity for the City.

Objective: Create gathering places for residents and community activity.

GOAL: Protect the City's historic buildings and sites.

Objective: Establish a legally defensible process to protect historic buildings and sites.

ENVIRONMENTAL / OPEN SPACE

GOAL: Protect Novi's remaining woodlands and wetlands.

Objective: Maintain an accurate inventory of natural areas.

Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties.

Objective: Protect and maintain open space throughout the community.

GOAL: Increase recreation opportunities in the city in the face of diminished open space and funding.

Objective: Increase Novi's probability of receiving state and federal grants to fund recreation opportunities.

INFRASTRUCTURE

GOAL: Maintain adequate infrastructure in an environment of limited federal and state funding.

Objective: Determine the future infrastructure needs of the community, particularly roads, and complete master plans for city utilities – water, sanitary sewer, and storm water.

Objective: Identify long-term funding sources for community infrastructure.

GOAL: Make certain that various land uses have no negative impact, physical or fiscal, on community infrastructure.

Objective: Encourage developers to upgrade infrastructure impacted by their developments.

Objective: Encourage developments that reduce the number of vehicle trips on local thoroughfares.

GOAL: Promote interconnectivity between neighborhoods to reduce vehicle trips on main roads.

Objective: Educate developers and residents on the benefits of interconnections.

GOAL: Interconnect the City's pedestrian and bicycle paths.

Objective: Expedite completion of path connections in a prioritized and timely manner.

ECONOMIC / FISCAL

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

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

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

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

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

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

GOAL: Determine the effect of non-residential development on the city as a whole.

Objective: Determine the balance between costs and benefits of commercial and industrial development and plan accordingly.

Objective: Support retail commercial uses along established transportation corridors that are accessible for the community at large, such as along Grand River, to preclude future traffic congestion.

I-96 / Novi Road Study Area
 City of Novi Master Plan Review Vision Fair



	STRONGLY DISAGREE		NEUTRAL		STRONGLY AGREE
1) Properties along Grand River Avenue within the study area may be an appropriate location for the following uses:					
a) Office	3	0	3	6	8
b) Regional commercial	6	1	4	5	4
c) Limited commercial intended to serve the needs of other uses in the study area (i.e., retail, services, restaurants)	5	0	1	11	3
d) Light industrial	6	4	5	3	2
e) Research and development	4	0	5	5	5
f) Multiple family residential	14	3	2	1	0
g) Cultural and entertainment uses	2	1	4	5	8
h) Mixed use	5	4	9	2	0
2) Properties along Novi Road within the study area should continue to be planned for Town Center Commercial.	0	0	5	4	11
3) Properties along the future ring road within the study area may be an appropriate location for the following uses:					
a) Office	2	1	3	6	7
b) Regional commercial	5	1	3	5	4
c) Limited commercial intended to serve the needs of other uses in the study area (i.e., retail, services, restaurants)	2	0	5	7	6
d) Light industrial	8	6	3	1	1
e) Research and development	4	2	5	3	5
f) Multiple family residential	11	2	4	2	0
g) Cultural and entertainment uses	0	0	5	6	8
h) Mixed use	6	2	3	5	1
4) Development and redevelopment of properties along the future ring road within the study area should continue the pedestrian-oriented urban character of the Town Center.	0	0	2	9	9
5) Development and redevelopment of properties along the railroad tracks within the study area should continue to be planned for light and general industrial uses.	2	0	3	10	5
6) Properties north of I-96 within the study area should be planned for Regional Commercial.	1	1	5	7	5

I-96 / Novi Road Study Area
City of Novi Master Plan Review Vision Fair

7. With respect to land use, please describe your vision of the overall character of the study area ten years from now:

- ✍ It should be like Ann Arbor's Main Street Area.
- ✍ I'd like to see the zoning stay the same or move toward cultural and entertainment uses.
- ✍ Mixed use of commercial, research and light industrial. No high rise office buildings and no strip malls until all of existing storefronts in strip malls in Novi are filled.
- ✍ Right now, Novi doesn't really have a real city center, certainly nothing like some of its neighboring cities, e.g., Northville & Farmington Hills downtown. It would be nice if this area could develop into something we could be proud of rather than the shopping mecca it is today.
- ✍ Restaurants / Entertainment and professional offices.

Other Comments:

- ✍ Very careful planning necessary to protect lakes & streams. Too much paving will lower lake levels and increase pollution.

12 Mile, Napier & Wixom Roads Study Area
 City of Novi Master Plan Review Vision Fair



STRONGLY DISAGREE **NEUTRAL** **STRONGLY AGREE**

1) The western portion of the study area, with frontage and access to Twelve Mile Road, may be an appropriate location for the following uses:

a) Office	16	1	5	5	2
b) Commercial	19	4	3	4	1
c) Light industrial	21	2	4	2	1
d) Research and development	14	1	6	5	4
e) Single family residential	7	0	3	13	8
f) Two family residential (duplexes)	20	3	2	2	4
g) Two-story multiple family	21	1	3	0	5
h) Three-story multiple family	23	1	1	0	5
i) Four to six-story multiple family	25	2	0	0	3
j) Institutional / educational facility	6	3	4	8	10
k) Other <u>PARK</u>					2

2) The eastern portion of the study area, with frontage and access to Wixom Road, may be an appropriate location for the following uses:

a) Office	11	3	8	7	2
b) Commercial	15	5	5	1	5
c) Light industrial	19	3	4	3	2
d) Research and development	14	5	5	5	1
e) Low-rise multiple family residential	19	4	2	3	2
f) Low-rise senior housing	12	4	6	5	2
g) Institutional / educational facility	11	3	5	9	2
h) Other <u>SINGLE FAMILY RESIDENTIAL</u>				1	

3) Please describe your vision of the overall character of the study area ten years from now:

Please check all that apply: Resident Business Owner Elected or Appointed Official
 Vacant Land Owner Developer Other BROKER

**12 Mile, Napier & Wixom Roads Study Area
City of Novi Master Plan Review Vision Fair**

3. Please describe your vision of the overall character of the study area ten years from now:

- ✍ Single family homes
- ✍ I do believe it should be kept as a natural reserve with so many communities around from low price range (12 Mile Road), mid-price, single family homes (Knights Bridge Gate) and top priced ones (Island Lake) all this area does not need is more homes.
- ✍ Rural low-density residential buildings, parks, areas for biking and walking.
- ✍ Wixom Road Frontage – Commercial retail with easy access to I-96 Freeway Interchange – proposed and existing High School Educational Facilities, Multiple residential and duplex residential.
- ✍ Retail development fronting Wixom Rd. with multi-family and the girls school to the West as proposed.
- ✍ Offices, lower density residential light commercial and research and development
- ✍ School is appropriate. Be careful of Wixom traffic. Have exit on 12 Mile.
- ✍ To keep this area to a minimum of development, non-high traffic area.
- ✍ Low-density residential or senior facility. Mature trees, open green spaces and well-maintained roads. Turning lanes would help alleviate some congestion.
- ✍ I think the school would be ok but the drive connecting to CC should be restricted in the AM arrival and PM departure to force traffic to use 12 Mile and not increase already busy Wixom Rd.
- ✍ Completely developed with school, retail and office with a choking traffic problem, the widening of Wixom and Grand River Roads.
- ✍ This area should remain residential!!
- ✍ This area is to remain office zoned for traffic and natural land purposes.
- ✍ An open field with lots of trees. The western portion of the area needs to be preserved in its natural state. Development would significantly impact wildlife and create too much congestion.
- ✍ The Western portion which would have access to 12 Mile Road should stay single-family zoning. It is a beautiful piece of property that backs up an existing single family subdivision. There are already apartments to the North and mobile home parks to the South. The existing subdivision already has homes very close together (10 Feet) and small yards. To put so many condos on this piece of property would make it unnecessarily congested, not to mention the woodlands and wildlife this will destroy.
- ✍ Not sure I have lived in Michigan long enough to be able to give an educated or valuable answer.
- ✍ I'd like to see the rural character retained as much as possible with single family residences only as necessary.
- ✍ School and duplexes with existing commercial on Wixom Road.
- ✍ There is no reason to re-zone to RM2 when R-T fits the proposed plan. However with builders going (can't read the rest).
- ✍ Parks and rec would be 1st choice.

Other Comments:

- ✍ I live on lot 120 from Knights Bridge Gate. From my kitchen, I can see squirrels and deer on the open field. The main reason why my family and I have moved to Novi from Canton was because the City of Novi offers all the conveniences for its residents, however it's not as crowded as Canton. With the plan to build a high school and condominiums on the "Special Area Project" the 12 Mile Road, Napier Road will have a terrible traffic. With a plan to build 230 condos on the backyard of Knights Bridge Gate plus

a high school the noise will be unbearable. I do vote against more houses in this area. Maybe the City should consider the idea of having a park in this area instead.

- ✍ We moved from Canton to Novi because of it's lower residential density. We hope Novi does not become crowded as Canton. Natural buffer from Knights Bridge Gate Community to proposed residential condos should be much larger. Population density is already very high in this area.
- ✍ Please consider planning the Cadillac Asphalt parcel as B-2 site. This would be consistent with the 24 acres of B-2 zoning to the north, and consistent with the Target/Sam's Club parcel to the east. Thank you. Steve Weiner Cadillac Asphalt property owner 27575 Wixom Road, Novi Mi 48374. 313-429-2600.
- ✍ Very careful planning must protect lakes and streams. Too much paving of watershed will lower levels of lakes and increase pollutants.
- ✍ Don't allow dense property use on Wixom Rd. Too much traffic.
- ✍ Not to see it become a high traffic area.
- ✍ The density on the duplex should be reduced.
- ✍ Please maintain value of homes and condos in this area.
- ✍ I am very concerned about the western portion of the study area. The plans call for significant destruction of the woodlands. Wildlife would be greatly affected. Why can't the woodlands be preserved? The plans call for very little privacy between the condos and the houses in Knights Bridge Gate. Why can't there be more separation? We didn't buy out house and expect to look right at another condo. The condo plans are too dense. The land is currently open. It needs to preserve that feeling. The traffic congestion is also a concern. Paving 12 Mile Road will create a thoroughfare which is unwanted. Ryan Bishop 27372 Sloan St. Novi, Mi 48374.
- ✍ The existing subdivision already has homes very close together (10 feet) and small yards. To put so many condos on this piece of property would make it unnecessarily congested, not to mention the woodlands and wildlife this will destroy.

Southwest Quadrant Study Area

City of Novi Master Plan Review Vision Fair



	STRONGLY DISAGREE		NEUTRAL		STRONGLY AGREE	
1) There are adequate neighborhood shopping facilities in reasonable proximity to the study area.	3		2	1	4	64

Questions 2-5: The City of Novi 2004 Master Plan for Land Use planned all property within the Southwest Quadrant Study Area for a residential density of either 0.8 or 1.65 units per acre (density equal to 1-acre or 1/2-acre minimum lot size). Based on this information, please respond to the following questions regarding vacant properties at the intersections of mile roads within the study area (e.g., 10 Mile/Beck, 10 Mile/Wixom, 10 Mile/Napier, 8 Mile/Beck, 8 Mile/Garfield):

2) Vacant properties at the intersections of mile roads within the study area should continue to be planned for the same residential density as in the 2004 Master Plan for Land Use.	2	1	2	5	65
3) Vacant properties at the intersections of mile roads within the study area should be planned for detached single family residential use with higher density (smaller lot sizes) than in the 2004 Master Plan for Land Use.	52	7	4	5	5
4) Vacant properties at the intersections of mile roads within the study area may be appropriate locations for the following uses (if you answer 0, +1, or +2, please specify which intersection(s)):					
a) Low-rise (two-story) senior housing Specify _____	52	4	7	5	3
b) Duplexes (two family units) Specify _____	58	5	3	3	1
c) Attached single family homes (groups of 2-6 attached homes) Specify _____	56	5	2	5	1
d) Low-rise (two-story) multiple family units (stacked flats) Specify _____	60	3	3	3	1
e) Townhomes Specify _____	54	8	6	2	1
f) Low-rise (two-story) office Specify _____	60	4	2	5	1
g) Small neighborhood commercial uses Specify _____	61	2	3	3	2
h) Large neighborhood shopping center with supermarket anchor Specify _____	66	1	0	3	2

5) Please rank the following intersections in order of their appropriateness for more intense land uses (1=least appropriate, 5=most appropriate):	1	2	3	4	5
Ten Mile Road / Napier Road	25	9	10	12	9
Ten Mile Road / Wixom Road	27	26	4	4	3
Ten Mile Road / Beck Road	41	2	14	3	5
Eight Mile Road / Garfield Road	14	9	8	13	18
Eight Mile Road / Beck Road	20	5	10	15	13

**Southwest Quadrant Study Area
City of Novi Master Plan Review Vision Fair**

6. With respect to land use, please describe your vision of the overall character of the Southwest Quadrant Study area ten years from now:

- ✍ There is enough traffic on Beck now without comm property at 10-Beck area.
- ✍ Rural/residential larger lots, wooded and natural setting adding a senior housing usage would be great for the seniors and the community.
- ✍ Zoned the way it currently is.
- ✍ Residential similar to Island Lakes Vineyards or natural spaces.
- ✍ Park and residential homes.
- ✍ Residential
- ✍ Pave Napier from 9 to 10.
- ✍ I'd like to see the area's character staying pretty much the same, with densities unchanged.
- ✍ 15 yrs. ago when I invested in my home, I agreed to buy with NW corner being single family homes. We knew NE corner was planned to be business. We have enough un-developed commercial land that needs to be developed first. Also there's enough empty storefronts for lease around Novi already that need to be filled before any new building / developing occurs.
- ✍ I do not want to lose the natural beauty of this area. Some development has already destroyed some woods, and water areas, pushing animal life out.
- ✍ Low density residential area.
- ✍ The Master Plan should be as is with residential zoning. There is enough office / commercial surrounding Novi. Too many strip malls with vacant buildings or/ sections. Stop! Please keep the rural residential character of this quadrant.
- ✍ It should remain as in the current Master Plan – residential & a park. It is a beautiful area.
- ✍ Maintain the integrity of the Master Plan as it stands. Families deserve the convenience of this premium location to schools, churches, the library & civic center. One of the reasons we move to Novi 15+ years ago is the unique residential nature of the area.
- ✍ The current plan seems quite nice to me. Single family homes on reasonably sized lots. As you know the values of area homes are falling quickly. Unless there are jobs for the people who are going to live in the homes currently built I am not sure who is going to fulfill the dreams of the commercial businesses wanting to startup in the area.
- ✍ Should remain exclusively single family Residential or else our property values will plummet and people will lose confidence in city and gov't.
- ✍ Only single family housing.
- ✍ I feel very strongly that the Ten Mile and Beck Road interchange should not have any more land rezoned commercial, that it should stay low density residential.
- ✍ Extension of present character of existing homes with parks / nature are in the 10 Mile Wixom area.
- ✍ I would like to see additional large-size lots for homes in the 10 Mile / Napier area. Please – No commercial buildings, No trailer parks, No low-income homes, keep country feeling, where possible.
- ✍ The first step of any proposed change needs to be improvement to traffic flow on 10 Mile. Then maybe we could pave Napier. Maybe a right hand turn lane traveling East on 10 Mile at Beck. I would suggest putting some sidewalks in 10 Mile west of Beck. My vision doesn't see any new development, but catching up with current community needs.
- ✍ Park and low-density homes – perhaps small office – business, no large shopping areas, no eateries – pizza or otherwise.

- ✍ Expansion of residential as currently existing.
- ✍ Rural, farmland, park.
- ✍ It is very important that this quadrant remain low density residential and/or office to preserve the more country-like atmosphere of this area. There is already enough commercial development as well as residential to cause high volume traffic.
- ✍ I would like to see 10 Mile & Beck developed for residential use only!! Perhaps if the city had possession of the land part could be developed as a park.
- ✍ Home @ .8 to 1.6 UPA. Possible day care on 1 of the 2 corners *No strip malls / gas stations.
- ✍ The green space (from 10 Mile to 9 Mile) that was donated to the city will stay intact for future generations. The park at 8 & Napier will stay intact for future generations. Home development density will be at a minimum and new developments will be required to have green space within them.
- ✍ More single family condo and homes like Island Lake.
- ✍ Low density residential with parkland.
- ✍ Leave it as it was pre '04 Do not > density or ADD commercial development.
- ✍ Rural – suburban – single family low density – nature preserve as much as possible.
- ✍ I would like to see preservation too much of the open greenspace keeping low density housing as possible.
- ✍ Picture a pleasant and safe place to live and raise a family. Places to stop and “smell the roses” – or walk your dog – ride your bike...or toss the Frisbee around. A vibrant greenspace w/mature trees and homes spaced well apart. Well-maintained roads w/turning lanes to relieve some congestion.
- ✍ Single-Family Homes.
- ✍ Don't change the master plan. It is what we all believed we were getting. Stick to the commitments.
- ✍ I would like to see single family (.8 per acre) homes. Perhaps a few attached single family homes with lots of green spaces surrounding them.
- ✍ It's a beautiful area. Have houses spaced far apart – lots of trees and wooded areas, people walking around their neighborhoods enjoying the beauty.
- ✍ Please no more banks.
- ✍ Should remain residential.
- ✍ Residential.
- ✍ Since we already have enough shopping facilities, I only expect to see well-planned residential buildings surrounded by woods. We still can see deer, hawks, and rabbits. We should have 1 more community activity center like facility for Novi families.
- ✍ I would like to see the Southwest Quadrant remain low-density residential community. The push for commercial and retail, if they are successful will lower the value of our homes. The older homes in the area may be replaced in ten years, if not they are still more desirable than commercial.
- ✍ I would like to see the area at 10 Mile & Beck be used as either low-density single family dwellings or parkland. Any other uses would result in traffic gridlock and greatly lower property values.
- ✍ Residential with light commercial retail, CVS, cleaners, Pizza Place, etc.
- ✍ Residential with a lot of green space. Don't let it become overdeveloped like other areas.
- ✍ Single family housing with lot sizes the same as in the Master Plan of 2004.
- ✍ Remain as R-1
- ✍ Similar to Island Lake w/no additional commercial development.
- ✍ Residential to rural. No need for strip malls.

7. Other comments:

- ✗ Current residential residents need to be protected. If light retail goes in, it has to be done in good taste with buffer zones from the light retail.
- ✗ We have plenty of retail currently in Novi. We do not need more retail!
- ✗ Future postcard notices should cover everyone affected. Real estate comparisons look at property value 1 mile around property being valued so notice should minimally be sent to everyone within 1 mile of the edge/perimeter of the area being reviewed.
- ✗ There is a way to much commercial/store/office property not being used already. There is vacant storefronts and strip malls all over Novi. We don't need another "ghost" commercial area. There are many areas already existing that could be used for doctor's offices and medical clinics. How many "banks" do we need? I've never heard anyone complain about the shopping, etc. in Novi. Houses should be built not more stores that end up being empty.
- ✗ Careful, careful planning to protect existing lakes and streams. Too much paving will result in lower lake and stream levels and higher concentration of pollutants.
- ✗ I will fight any changes to the current Master Plan. I have 100 residents that support me. Additionally, I will use \$50,000 of my own money to create a public awareness campaign if any changes you make are approved.
- ✗ Protect the designated parkland for many generations to come.
- ✗ Maintain the 2004 Master Plan for the Southwest Quadrant.
- ✗ We need green zones sidewalks, bike trails, not more cars.
- ✗ The city should purchase links of Novi and operate it as a golf course.
- ✗ Stop the high-density developments. The infrastructure is not there to accommodate all that use.
- ✗ When our home – Greenwood Oaks was purchased, it was done so with the intention that the vacant lot behind our house would be residential. If the land is turned into commercial use the property value will drop. I do not want to look @ a brick wall or the glare of the parking lot lights. Not to mention that if a "late night" establishment is placed in this area the "traffic" will add to the noise level. If you truly have the resident's interests at heart you will not rezone 10 Mile & Beck to commercial useages.
- ✗ We moved to this area because of the rural atmosphere, and the Master Plan promise to keep it that way.
- ✗ DO NOT CHANGE THE MASTER PLAN!
- ✗ How will these reports & survey be published – Novi news?
- ✗ DO NOT CHANGE THE MASTER PLAN!!!
- ✗ Adding another bank, day care, strip mall or grocery store will not improve the quality of life for Novi residents.
- ✗ We have enough commercial / shopping within a few miles. Can I rezone my house to commercial and open a Domino's Pizza? If home sales were doing well this would not be an issue. Don't let the developer's profit. We all have lost money due to the economy on our property values. Not enough people were notified of this meeting, so you need to schedule another public hearing and provide group question & answer sessions. Surveys should NOT be anonymous.
- ✗ The strip mall at the corner of 10 Mile/Beck has had vacancies for 10 years. Doesn't make sense to add more strip malls to this intersection.
- ✗ Purchased our home based on current zoning and master plan for area.
- ✗ There needs to be another public meeting to voice concerns before a decision is made. It does not appear that homeowners were notified of these meetings. We were only notified via our homeowners association. Also, these surveys should include name and address as to show validity of who is filling these out.

- ✗ It is zoned residential single family homes, leave it that way!
- ✗ You must consider the traffic impact at the I-96 / Wixom Road interchange – nothing should be done until that project is fully completed! At that time consideration of land use proposals should be reviewed!
- ✗ Don't trade off wetlands in on area to allow other area to reduce lot size. The animals don't know the difference.