

MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER
SUBJECT: WEST BLOOMFIELD MASTER PLAN
DATE: AUGUST 16, 2010

Mark Spencer

West Bloomfield Township has provided the City of Novi the opportunity to comment on their proposed Master Plan update as required by the State's Municipal Planning Act. West Bloomfield Township touches the City of Novi at the northeast corner of Fourteen Mile and Haggerty Roads. After reviewing their proposed amendments, I offer the following comments:

West Bloomfield proposes to change the following future land use map designations within a two-mile vicinity of Novi as depicted on the attached map:

Section No.	Location	Current Designation	Proposed Designation	
30	A	Civic Facilities	Public and Institutional	
	B	Low Density Single Family	Recreation and Conservation	
	N	Transition Office/Multiple Family and Shopping Center Retail, both with Haggerty Road Overlay District	Haggerty Road Mixed Use	
		O	Transition Office/Multiple Family and Light Industrial, both with Haggerty Road Overlay District	Haggerty Road Mixed Use
29	C	Civic Facilities	Recreation and Conservation	
	D	Shopping Center Retail	Neighborhood Business	
	E	Non Center Commercial	Neighborhood Business	
	F	Quasi Public/Private	Public and Institutional	
	32	G	Quasi Public/Private	Public and Institutional
		H	Civic Facilities	Public and Institutional
31	I	Civic Facilities	Public and Institutional	
	J	Shopping Center Retail	General Business	
	K	One-Story Office	Low Density Single Family	
	L	One-Story Office	Low Density Single Family	
	M	One-Story Office	Haggerty Road Mixed Use	

These changes have no impact on the City's infrastructure except for possibly increasing traffic on Fourteen mile and Haggerty Roads.

Locations A, F, G, H and I

The new Public and Institutional use designation replaces the former Civic Facilities and Quasi Public/Private designation. This is generally a renaming of the future land use designation and does not change any plans for these areas.

Location B

Residential development open space is now designated for Recreation and Conservation. No impact on the City of Novi.

Location C

City park is now designated for Recreation and Conservation. No impact on the City of Novi.

Locations D and E

Existing neighborhood retail developments now designated for Neighborhood Business. No impact on the City of Novi.

Location J

Existing shopping center and retail designated for General business. No impact on the City of Novi.

Location K

Existing residential designated Low Density Single Family. No impact on the City of Novi.

Location L

Vacant parcels designated Low Density Single Family from one Story Office to match adjacent future land use designation. No significant impact on the city of Novi.

Locations M, N and O

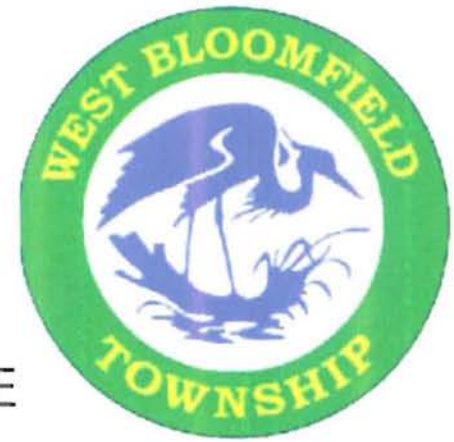
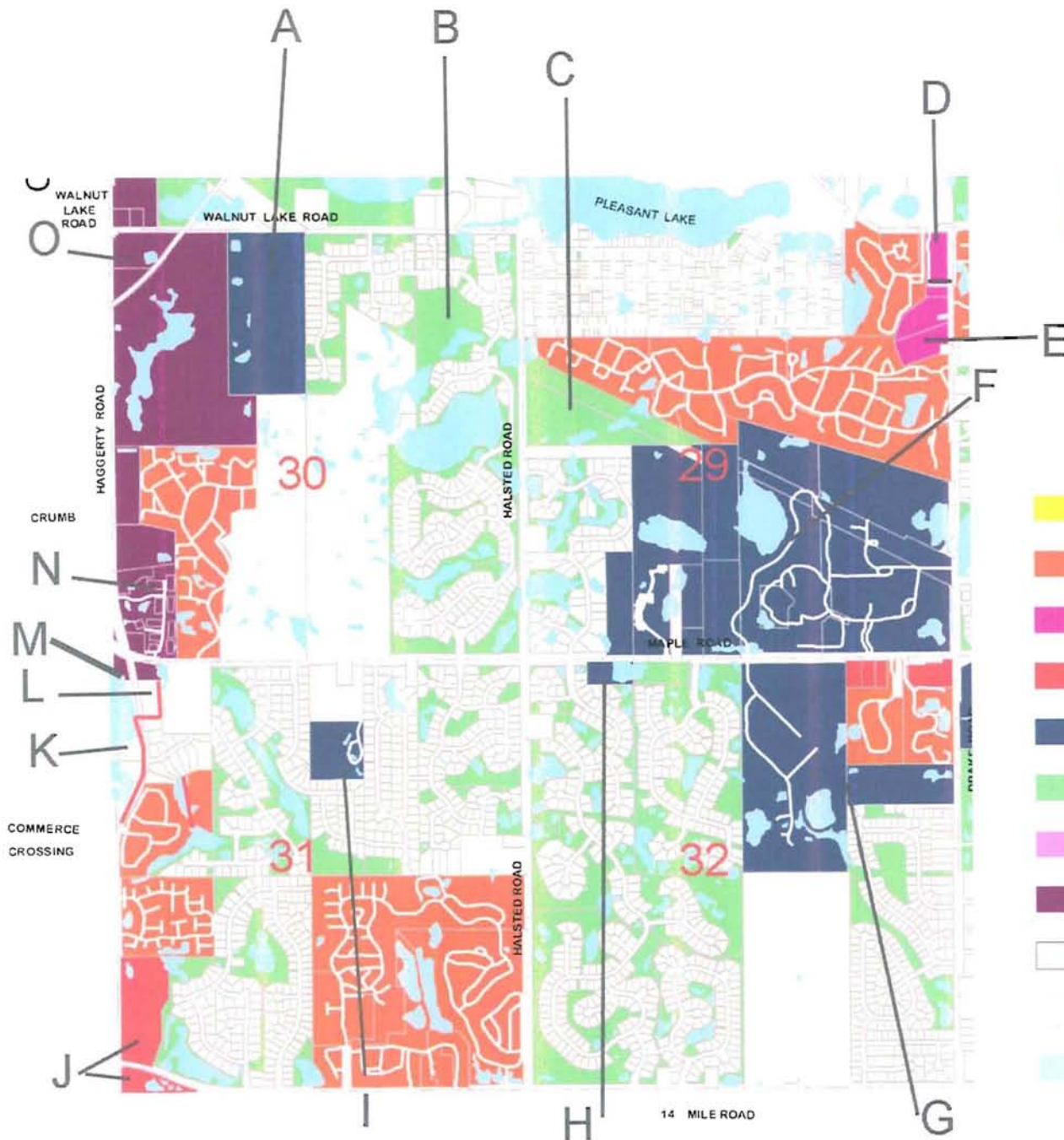
The new Haggerty Road Mixed Use designation applies to an area along Haggerty Road, north of Maple Road, that could also benefit from redevelopment with a mixture of uses. It is intended to accommodate primarily office development, including research and development, with some commercial, multiple family residential and limited light industrial uses in a complementary fashion. Live-work units would fit into this area. Light industrial uses should be limited to the area between Walnut Lake and Oakley Park Roads. Mixed use developments could include buildings that are vertically integrated (residential above retail uses) or horizontally integrated (commercial and office in the same development). Generally this future land use designation replaces the former Haggerty Road Overlay district. It also incorporates former One-Story Office use area. This expansion of this future land use area could slightly increase traffic on Haggerty and Fourteen Mile Roads in the City of Novi.

Goals and Implementation Strategies

The Township proposes to update its land use goals and implementation strategies. The strategies included will guide West Bloomfield in a manner that will make it a more attractive and economically sound neighbor, thus the new strategies will not have a negative impact on the City of Novi.

Recommendation

It is the planning staff's recommendation that the Planning Commission authorize the Planning Commission Chair to send a letter to the West Bloomfield Township Planning Commission complimenting them on their proposed Master Plan amendments and state that their proposed Plan supports the City's Master Plan for Land Use (draft letter attached). Feel free to contact me if you have any questions on this matter or if you would like to review West Bloomfield's proposed Master Plan amendments.



- Low Density Single Family
- Moderate Density Single Family
- Multiple Family
- Neighborhood Business
- General Business
- Public and Institutional
- Recreation and Conservation
- Township Center Use Boundary
- Haggerty Road Mixed Use
- Railroad Right of Way
- Road Right of Way
- Water



West Bloomfield Township Planning Commission
C/O Sara Roediger
VIA E-Mail s_roediger@wbtp.com

RE: Proposed Master Plan Update

Dear Planning Commission Chairperson:

The City of Novi Planning Commission has reviewed West Bloomfield Township's Master Plan update and the Commission has no objections to the proposed changes. Please consider the attached memo from City of Novi Planner, Mark Spencer, dated August 16, 2010 as the Planning Commission's review of the matter.

Thank you for the opportunity to comment on your proposed Master Plan update.

Sincerely,

Mark Pehrson, Chairman
City of Novi Planning Commission

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Attachment

CC: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development
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Planning Commission
The Charter Township of West Bloomfield, Michigan

To: Charter Township of Bloomfield Planning Commission
Commerce Charter Township Planning Commission
City of Farmington Hills Planning Commission
Village of Franklin Planning Commission
City of Keego Harbor Planning Commission
City of Novi Planning Commission
City of Orchard Lake Village Planning Commission
City of Sylvan Lake Planning Commission
Charter Township of Waterford Planning Commission
Charter Township of White Lake Planning Commission
Oakland County Planning Department
SEMCOG

From: Charter Township of West Bloomfield Planning Commission

Date: June 22, 2010

**Re: Notice of Public Distribution of the Master Plan Update
West Bloomfield Township**

In accordance with the requirements of Michigan's Planning Enabling Act 33 of 2008, West Bloomfield has prepared an update to its existing master plan. The draft plan is posted on the Township's web site at www.wbtwp.com. West Bloomfield Township is now accepting comments on the proposed plan and welcomes your input, particularly on land use along our common borders.

Please send comments on the draft plan to the contact information listed below, either as a hard copy or electronically, within 63 days, or by August 31, 2010.

West Bloomfield thanks you in advance for your cooperation and assistance. We would also like to take this opportunity to ensure you of our cooperation in a similar fashion in any planning efforts you may undertake in the future. Please feel free to contact me with any questions or comments.

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