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SUBURBAN LOW-RISE OVERLAY DISTRICT CITY INITIATED ZONING MAP AMENDMENT 18.700

SUBURBAN LOW-RISE OVERLAY DISTRICT - CITY INITIATED - REZONING 18.700

Public hearing on the request of The City of Novi Community Development Department for recommendation to City Council to rezone property by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on properties in the R-1, One-Family Residential; R-3, One-Family Residential; RA, Residential Acreage; RM-1, Low Density, Low-Rise Multiple-Family Residential; and I-2, General Industrial Districts. The subject properties are located in Section 17 and Section 20, north and south of Eleven Mile Road, east of Wixom Road and West of Beck Road. The subject property is 131.7 acres.

Required Action

Recommend to City Council approval or denial of overlaying the subject properties with the PSLR, Planned Suburban Low-Rise Overlay District.

| REVIEW | RESULT | DATE | COMMENTS |
|-------------|-----------------------------|---------|--|
| Planning | Approval recommended | 9/29/11 | Request is in compliance with the Master Plan for Land Use |
| Engineering | Comments provided | 9/29/11 | Summary of findings provided |
| Traffic | Comments provided | 9/11/11 | Summary of findings provided |

Motion sheet

Approval

In the matter of Zoning Map Amendment 18.700, City of Novi, motion to **recommend approval** to City Council to rezone property by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on properties in the R-1, One-Family Residential; R-3, One-Family Residential; RA, Residential Acreage; RM-1, Low Density, Low-Rise Multiple-Family Residential; and I-2, General Industrial Districts *for the following reasons...*

1. The proposal is consistent with the 2010 Master Plan for Land Use Future Land Use Map and land use goals;
2. The PSLR Overlay District's set of moderate-intensity permitted uses will be compatible with neighboring single family uses because the District's "form-based" standards will require developments be of a moderate scale and single family residential character;
3. Adequate infrastructure exists or is planned to support the uses permitted in the PSLR Overlay district;
4. The permitted moderate-density residential development could increase the demand for retail, office and industrial floor space in the City and provide additional housing options that could help attract more young families and seniors to the City; and
5. This proposed district is located where the natural and built environment provides defined borders to provide additional buffer and separation from one-family residential area.
6. *Other reasons...*

Denial

In the matter of Zoning Map Amendment 18.700, City of Novi, motion to **recommend denial** to City Council to rezone property by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on properties in the R-1, One-Family Residential; R-3, One-Family Residential; RA, Residential Acreage; RM-1, Low Density, Low-Rise Multiple-Family Residential; and I-2, General Industrial Districts *for the following reasons...*

PLANNING REPORT



PLAN REVIEW CENTER REPORT

September 29, 2011

Planning Review

PLANNED SUBURBAN LOW-RISE OVERLAY DISTRICT Rezoning 18.700

Petitioner

City of Novi

Review Type

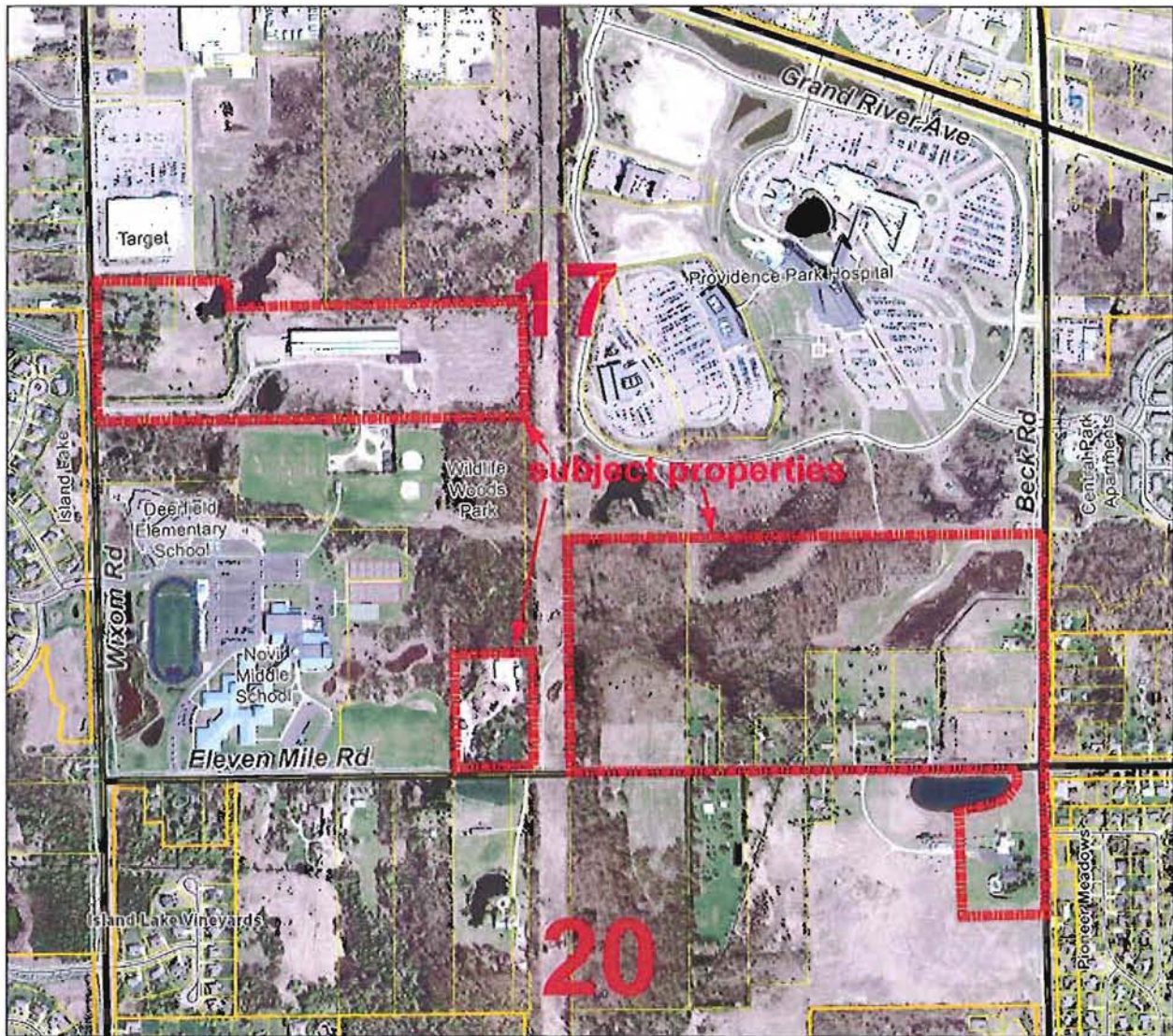
City-Initiated Rezoning Review

Property Characteristics

- Site Location: Multiple parcels north of Eleven Mile Road between Wixom Road and Beck Road and one parcel at the southwest corner of Eleven Mile Road and Beck Road.
- Site Size: 131.7 acres.
- Current Zoning: RA, Residential Acreage; R-1, One-Family Residential; R-3, One-Family Residential; RM-1 with PRO, Low-Density, Low-Rise, Multiple-Family Residential; and I-2, General Industrial.
- Surrounding Zoning: North: I-1, Light Industrial with consent judgment; I-1, Light Industrial; R-3, One-Family Residential; and further north OSC, Office Service Commercial. East: RM-2, High-Density Mid-Rise Multiple-Family Residential; RA, Residential Acreage. South: RA, Residential Acreage; R-1, One-Family Residential; and R-1 with PRO, One-Family Residential. West: RA, Residential Acreage; and R-1, One-Family Residential.
- Site Use: Vacant land, single-family homes, light industrial and proposed nursing home uses.
- Surrounding Land Uses: North: retail (Target Novi Promenade), vacant and further north hospital/medical park (Providence Park); East: single family residential and vacant; South: public park, large lot single family residential and vacant; West: single family residential, public park and vacant.
- School District: Novi Community Schools

Project Summary

The City of Novi Community Development Department is requesting the rezoning of several parcels in Section 17 and one parcel in Section 20 totaling approximately 131.7 acres by overlaying the PSLR, Planned Suburban Low-Rise Overlay District on parcels zoned RA, Residential Acreage, R-1, One-Family Residential, R-3, One-Family



Rezoning 18.700 Location and Air Photo Map

Residential, RM-1 Low Density, Low-Rise, Multiple Family Residential with a PRO, and I-2, General Industrial. The 2010 Master Plan for Land Use contemplated an ordinance amendment to expand the potential land uses for the properties in the petition to provide for a transitional use area between the higher intensity office, retail and industrial uses to the north and the one-family residential uses to the south. As the accompanying zoning ordinance text amendment is proposed, all uses permitted in the existing underlying zoning districts will continue to be permitted, subject to the conditions and restrictions of the underlying zoning district.

Recommendation

Staff **recommends approval** of the proposed Zoning Map amendment which would overlay the PSLR Overlay Zoning District on properties in the RA, R-1, R-3, RM-1 with a PRO and I-2 zoning districts. The rezoning request is consistent with the Master Plan for Land Use which depicts the area for "Suburban Low-Rise" uses. Approval is

recommended for the following reasons:

1. The proposal is consistent with the 2010 Master Plan for Land Use Future Land Use Map and land use goals;
2. The PSLR Overlay District's set of moderate-intensity permitted uses will be compatible with neighboring single family uses because the District's "form-based" standards will require developments be of a moderate scale and single family residential character;
3. Adequate infrastructure exists or is planned to support the uses permitted in the PSLR Overlay district;
4. The permitted moderate-density residential development could increase the demand for retail, office and industrial floor space in the City and provide additional housing options that could help attract more young families and seniors to the City; and
5. This proposed district is located where the natural and built environment provides defined borders to provide additional buffer and separation from one-family residential area.

Planning Commission Options

The Planning Commission has the following options in its recommendation to City Council:

1. Recommend approval of the rezoning for the petition area with the PSLR, Planned Suburban Low-Rise Overlay District as requested and recommended in the 2010 Future Land Use Map (**Staff recommendation**).
2. Recommend denial of the rezoning request to allow the property to remain zoned as RA, R-1, R-3, RM-1 with a PRO, and I-2, without an overlay.
3. Recommend rezoning of the parcel to any other designation that the Planning Commission determines is appropriate. Given the current Master Plan designation for the property and the developments in the area, there are no other alternatives that the Planning Staff has analyzed at this time. **NOTE:** This option would require the Planning Commission to send notice for and hold another public hearing with the intention of recommending rezoning to another designation.

Master Plan for Land Use

During the City's 2009-2010 review of the Master Plan for Land Use, the area along both sides of Eleven Mile Road between Wixom and Beck Roads was extensively studied. The Study found that high-intensity retail, office and residential development was located within a ½ mile of Grand River Avenue and the Study recommended the creation of a transitional use area located between the higher intensity development located near Grand River and the nearby existing and planned single family home areas. It further recommended that the transitional area permit moderate-intensity development while establishing a set of "form based" standards to create a

predictable streetscape to help maintain the single-family residential character of the area. The 2010 Master Plan for Land Use incorporated the Study's recommendations and established a proposed "suburban low-rise" use area and a set of supporting land use goals. All of the properties in the proposed rezoning are within the designated "Suburban Low Rise" land use area identified on the Future Land Use Map.

Zoning

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

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

Parcels fronting on Wixom Road

| | Existing Zoning | Existing Land Use | Master Plan Land Use Designation |
|--------------------|---|--|---|
| Subject Properties | R-1, One-Family Residential and I-2, General Industrial | Detached single family residential and Industrial | Suburban Low-Rise |
| Northern Parcels | I-1, Light Industrial with a consent judgment and I-1, Light Industrial | Vacant and large scale retail (Novi Promenade and Target) | Community Retail and Office, Research, Development and Technology |
| Southern Parcels | R-1, One-Family Residential | Public Park (Wildlife Woods) | Public Park |
| Eastern Parcels | RA, Residential Acreage and further east OSC, Office Service Commercial | High voltage electric transmission corridor and further east hospital/medical park (Providence Park) | Public Utility and Office Commercial |
| Western Parcels | R-1, One-Family Residential | Detached Single Family Residential (Island Lake) | Single Family Residential |

Parcel fronting on Beck Road south of Eleven Mile Road

| | Existing Zoning | Existing Land Use | Master Plan Land Use Designation |
|------------------|-----------------------------|--|---|
| Subject Property | RA, Residential Acreage | Large lot detached single family residential | Suburban Low-Rise |
| Northern Parcels | R-3, One-Family Residential | Large lot detached single family residential | Suburban Low-Rise |
| Southern Parcel | RA, Residential Acreage | Vacant | Educational Facility |
| Eastern Parcels | RA, Residential Acreage | Detached single family residential | Single Family Residential |
| Western Parcel | RA, Residential Acreage | Vacant | Educational Facility |

**Parcels fronting on the north side of Eleven Mile Road or fronting on
 Beck Road north of Eleven Mile Road**

| | Existing Zoning | Existing Land Use | Master Plan Land Use Designation |
|--------------------|---|--|---|
| Subject Properties | RA, Residential Acreage, R-3, One-Family Residential and RM-1, Low-Rise, Low-Density, Multiple Family Residential | Vacant land, landscape business and large lot detached single family residential* | Suburban Low-Rise |
| Northern Parcels | RA, Residential Acreage; R-3, One-Family Residential; and further north OSC, Office Service Commercial | Public park (Wildlife Woods); vacant land; and further north hospital/medical park (Providence Park) | Public Park and Office Commercial |
| Southern Parcels | RA, Residential Acreage; and R-1, One-Family Residential; with PRO | Vacant and large lot detached single family residential | Single Family Residential, Educational Facility and Suburban Low Rise |
| Eastern Parcels | RM-2, High-Density Mid-Rise Multiple-Family Residential; and RA, Residential Acreage | Vacant land and detached single family residential | Multiple Family Residential and Single Family Residential |
| Western Parcels | RA, Residential Acreage and R-1, One-Family Residential | Public Park (Wildlife Woods) | Public Park and Public Utility |

*-In addition, the Medilodge convalescent care facility is approved.

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the requested PSLR Overlay zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request. The moderate intensity permitted uses permitted in the Overlay District should be compatible with all of the neighboring land uses because the uses are less intense than the uses to the north and the PSLR District's "form-based" standards will require new developments to be of a moderate scale and be designed with a single family residential character.

Comparison of Zoning Districts

The following table provides a comparison of the current and proposed zoning classifications. No alternatives have been provided at this time.

| | RA- Zoning (Existing) | R-1 & R-3 Zoning (Existing) | RM-1 with PRO | I-2 Zoning (Existing) | PSLR- Overlay Zoning (Requested) |
|--------------------------|---|--|--|---|---|
| Principal Permitted Uses | 1. One-family dwellings. 2. Farms and greenhouses. 3. Public parks, and outdoor recreational facilities. 4. Cemeteries 5. Public and private elementary schools. 6. Home occupations. 7. Accessory buildings and uses. 8. Family Day Care Homes. | 1. One-family dwellings. 2. Farms and greenhouses. 3. Public parks, parkways and outdoor recreational facilities. 4. Cemeteries. 5. Home occupations. 6. Accessory buildings and uses. 7. Keeping of horses and ponies. 8. Family Day Care Homes. | Convalescent (nursing), congregate care and assisted living facility with customary accessory uses | 1. Office buildings 2. Public parks & outdoor recreational facilities. 3. Indoor recreation, health and fitness facilities and clubs. 4. Medical offices, laboratories and clinics. 5. Research and development. 6. Data processing and computer centers. 7. Warehousing. 8. Manufacturing. 9. Industrial office sales & service. 10. Trade or industrial schools. 11. Laboratories. 12. Greenhouses. 13. Public utility buildings. 14. Pet boarding. 15. Veterinary Hospitals or clinics. 16. Motion picture, television, radio and photographic production facilities 17. Accessory buildings, structures and uses. 18. Banks 19. Union halls. 20. Trade schools. 21. Industrial tool and equipment sales, service, storage and | 1. Uses permitted in underlying district unless restricted by a PSLR development agreement. |

| | RA- Zoning (Existing) | R-1 & R-3 Zoning (Existing) | RM-1 with PRO | I-2 Zoning (Existing) | PSLR- Overlay Zoning (Requested) |
|--|--------------------------|-----------------------------------|------------------|---|--|
| | | | | distribution. 22. Restaurants. 23. Automobile service. 24. Self-storage facilities. 25. Accessory retail sales. 26. Central dry cleaning plants or laundries. 27. Railroad transfer, classification and storage yards. 28. Tool, die, gauge and machine shops. 29. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies. 30. Municipal uses. 31. Outdoor storage yards. 32. Commercial sale of new and used heavy trucks and heavy off-road construction equipment. 33. Junkyards, incinerators and heavy industrial plants (existing parcel too small for these uses). 34. Lumber and planning mills. 35. Trucking facilities. 36. Ready-mix or transit mix concrete operations. | |

| | RA- Zoning (Existing) | R-1 & R-3 Zoning (Existing) | RM-1 with PRO | I-2 Zoning (Existing) | PSLR- Overlay Zoning (Requested) |
|-------------------|--|---|--------------------------|----------------------------------|---|
| Special Land Uses | 1. The raising of nursery plant materials. 2. Dairies. 3. The keeping and raising of livestock. 4. Historical buildings may be occupied by limited nonresidential uses. 5. Bed and breakfasts. 6. Churches 7. Intermediate and secondary schools. 8. Utility and public service buildings. 9. Group Day Care Homes & Centers 10. Private recreation. 11. Golf courses. 12. Colleges. 13. Private pools. 14. Railroad right-of-way. 15. Mortuaries. | 1. Churches 2. Elementary, intermediate and secondary schools. 3. Utility and public service buildings. 4. Group Day Care Homes & Centers 5. Private recreation. 6. Golf courses. 7. Private pools. 8. Cemeteries. 9. Railroad right-of-way. 10. Mortuaries. 11. Bed and Breakfasts | None | None | 1. Low-rise multiple-family residential 2. Independent and congregate elderly living facilities. 3. Assisted living, convalescent homes and hospice care. 4. Live/work units. 5. Day care centers. 6. General office. 7. Medical offices, laboratories and clinics. 8. Religious centers. 9. Elementary, intermediate or secondary schools, colleges, business and trade schools. 10. Public parks, and recreation facilities. 11. Non-profit community buildings and cultural facilities. 12. Mixed-use buildings. 13. Accessory buildings and uses. |

| | RA- Zoning (Existing) | R-1 & R-3 Zoning (Existing) | RM-1 with PRO | I-2 Zoning (Existing) | PSLR- Overlay Zoning (Requested) |
|-----------------------------|--|--|--|--|--|
| Minimum Lot Size | 43,560 sq. ft. | R-1 -21,780 sq. ft. R-3 12,000 sq. ft. | None | None | None |
| Maximum Residential Density | 0.8 DUs/net site area | R-1 1.65 and R-3 2.7 DUs/net site area | No residential | N/A | 7.3 DUs/net site area |
| Building Height | 2 ½ stories 35 ft. | 2 ½ stories 35 ft. | As depicted on the approved concept plan | 60 ft. | 2 ½ stories 35 ft. |
| Building Setbacks | Front: 45 ft. Side: 20 ft. min. 50 ft. aggregate both sides Rear: 50 ft. | Front: 30 ft. Side: R-1 15 ft. min. 40 ft. aggregate both sides R-3 10 ft. 30 ft. aggregate both sides Rear: 35 ft. | As depicted on the approved concept plan | Front: 100 ft. Side: 50 ft. Rear: 50 ft. | Front: 30 ft. Side: 15 ft. Rear: 35 ft. Section line road: 50 ft. |

Intent of Zoning Districts

The intent of the PSLR, Planned Suburban Low-Rise Overlay District, is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape.

Infrastructure Concerns

Public road, water and sanitary sewer infrastructure is generally adequate to serve the properties in the petition at full build-out with typical minor infrastructure improvements. The proposed increase in development intensity may accelerate the need to widen Beck Road and purchase additional sewer plant capacity. See the City Engineer and Traffic Consultant reports for details (attached).

Natural Features

The City's Regulated Woodland and Regulated Wetland Maps indicate the existence of a substantial amount of regulated woodlands and wetlands on the properties. Most of the regulated woodland areas are also identified as priority habitat areas on the Natural Features Map in the Master Plan for Land Use. Conservation easements are in place or planned on some of the parcels. The location of any woodlands and wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcels. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property. In addition, some of the parcels contain regulated floodplains that could restrict development.

Development Potential

Based on the total size of the properties, development under the existing zoning could result in site condominiums or subdivisions of approximately 192 houses, a 50,000+/- square foot convalescence facility (approved) and a 40,000 square foot industrial building (existing).

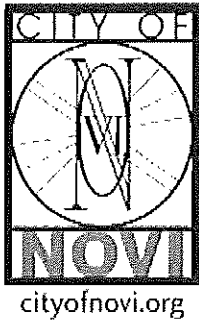
Considering the amount of natural features in the petition area, Staff estimated the usable area in the proposed Overlay District to develop two maximum build-out scenarios. About 25% of the proposed District is within a floodplain or a wetland and unlikely to be utilized for development. In addition, another 14% of the properties are covered by regulated woodland. Due to the cost of mitigating removed woodland, it is likely that only one-half of this area would be developed. Therefore it is reasonable to assume that about 32% of the acreage will not be development. This leaves a net usable area of about 89 acres. Staff estimates that if only two story offices were placed on the 89 acres, a maximum of 1.2 million square feet of office space could be built. Staff also estimates that if only multiple family dwellings at a maximum density of 7.3 dwelling units per acre are built, that a maximum of 650 multiple family dwelling units could be built.

Please feel free to contact me at (248) 347-0475 or mspencer@cityofnovi.org with any questions or concerns.



Mark Spencer, AICP, Planner

ENGINEERING REPORT



MEMORANDUM

TO: BRIAN COBURN, P.E.; ENGINEERING MANAGER
BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

FROM: NATHAN BOUVY, STAFF ENGINEER

SUBJECT: REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES
REZONING 18.700 PLANNED SUBURBAN LOW-RISE OVERLAY
DISTRICT

DATE: SEPTEMBER 29, 2011

The Engineering Division has reviewed the requested rezoning overlay of 131.7 acres to be rezoned from the current zoning which include: RA, R-1, R-3, RM-1, and I-2. The uses of the proposed rezoning overlay would be office building and multi-family residential with densities of 6 units/acre and 7.3 units acre, respectively.

Utility Demands

A residential equivalent unit (REU) equates to the utility demand from one single family home. If the area were built-out under the current zoning, demand on the utilities for the site would be likely around 273 REUs. Since there are several possible scenarios for development under the proposed zoning overlay, a final build out REU value is difficult to determine. However, based on the information provided by Community Development for build out densities, an estimated demand ranges from 565 REUs to 875 REUs. Therefore, the increase in water and sewer demand as a result of the proposed rezoning overlay could be approximately 2 to over 3 times greater than the existing zoning build-out demands, depending on the uses.

Water System

The project is located within the Intermediate Water Pressure District. Service will be provided to the properties by a 16-inch water main that currently runs along 11 Mile Road and Wixom Road. The proposed rezoning would have minimal impact on available capacity, pressure, and flows in the water system.

Sanitary Sewer

The rezoning area is located within the Lannys Sanitary Sewer District. Several of the properties do not currently have frontage on the sanitary sewer requiring an extension to the property for service.

The proposed zoning overlay would increase the potential sanitary sewer discharge by as much as 3 times what would be expected for the current zoning, depending on the land use scenarios under the proposed overlay. The preliminary calculations determined that the flow could increase from 0.6 cubic feet per second (cfs) to 1.1 cfs, which represents 3.0% to 5.5% of the City's contractual discharge rate. However, it should be noted that the additional flow as proposed under this zoning overlay was analyzed as part of the 2010 Master Plan for Land Use.

Summary

In summary, the water main facilities that are in place are adequate to serve the proposed change in zoning with little or no impact on the rest of the water system and the water master plan. The sanitary sewer facilities have capacity to support the additional flows that would be anticipated with a higher use of the proposed zoning overlay. As with any proposed increase in intensity of development in the City, an additional burden could be placed on the City's daily sewer flow that may necessitate the need to negotiate or acquire additional sewer capacity before build-out. Additional sanitary sewer design information would be required to determine if any system upgrades are required to the local sanitary network to accommodate the increased sanitary sewer flow.

TRAFFIC REVIEW

September 20, 2011

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Planned Suburban Low-Rise (PSLR) Overlay District,
Traffic Review of Proposed Zoning Ordinance Amendment**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following comments.

Overall Traffic Impacts

How might the PSLR Overlay change future transportation requirements?

1. Comparing this letter's first attachment to its second attachment reveals that the proposed district is somewhat smaller than the area assumed in the May 2009 transportation analysis we prepared for the Master Plan Update review process. Excluded are the "Proposed School Property," the area on the south side of 11 Mile Road abutting the utility corridor, and the future City Park. Assuming that those omitted areas eventually develop consistent with their existing zoning, it is reasonable to assume that **the trip generation impacts of the proposed overlay would be less than we previously forecasted.**
2. Our 2009 transportation analysis forecasted future new trip generation in the area under the potential overlay and compared it to what it would be under existing zoning. Assuming that 60% of those trips would use Beck and Wixom Roads north of 11 Mile, adding the new trips to the then-existing (2009) volumes would result in Beck at 11 Mile serving 27,200 vehicles per day (vpd) with the overlay in place as opposed to 23,700 vpd under existing zoning. Modifying our prior forecast to reflect less intense development along the south side of 11 Mile would likely result in an intermediate volume; **however, a modified forecast would not change our previous conclusion that full development in the area – under any density heretofore considered – would warrant the planned widening of Beck Road (to two travel lanes in each direction).**
3. A similar analysis for Wixom Road resulted in future daily volumes of 18,500-20,000 north of 11 Mile and 13,500-14,600 south of 11 Mile. The northerly volume range borders on that typically considered for road widening, even without traffic growth arising from factors more regional in nature. **By removing the "Proposed School Property" from the proposed overlay area, the prospective trip generation is significantly reduced, and along with it, the potential need for widening Wixom Road north of 11 Mile in the foreseeable future.**

4. **11 Mile Road between Beck and Wixom will not need to be widened, and the ordinance language generally prohibiting direct-access drives along section-line roads should result in the addition of a minimal number of warranted left- and right-turn lanes.**

Comments on Specific Proposed Ordinance Provisions

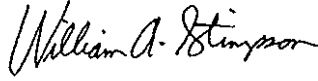
What provisions are most relevant to traffic, and should any of those provisions be refined?

5. Under the additional overlay uses permitted subject to required conditions (Sec 2303B) are "live/work" units. In addition to residential uses, these units may include "photography, art, craft, music and similar studios" and "professional offices of architects, engineers, lawyers, accountants of similar professionals," each limited to two additional employees. Given such uses' small number of permitted employees, typically low visitation by others, and typically small household size, **we see no basis for expecting live-work units to generate significantly more peak-hour vehicle trips per unit than comparable attached condominiums.**
6. Regarding the components of a PSLR Overlay Concept Plan (Sec 2304B), **we recommend deleting the word "optional" in the phrase appearing between items 1.i and 1.j. Also, we recommend that item 3 read "A traffic impact study as required by the 'City of Novi Site Plan and Development Manual'."** (The italicized word "and" is missing in the draft ordinance, and the cited manual covers all types of traffic impact studies, including a Rezoning Traffic Impact Study.)
7. Under the subsection entitled "Circulation Standards" (Sec 2305B.2):
 - a. The subsection begins with the statement that "All uses that include the construction of a new building shall be designed, *to the extent possible*, with access drives connected only to non-section line roads" (italic emphasis added by us). **If the intent is to generally prohibit ungated access drives along 11 Mile and Beck Roads, we recommend rewording this part to make it more definitive, perhaps using the words "All uses that include the construction of a new building shall be designed with full-time access drives connected only to non-section line roads; any exceptions to this restriction require a formal waiver by City Council." After the next sentence on emergency access, items a and b should be prefaced with the word "Also:"**
 - b. **Sec 2305B.2.a should conclude with the words "...at location(s) acceptable to the City and the neighboring property owner(s)."**
 - c. **In Sec 2305.2.b.i, we suggest that the words "naturally driving at speeds of 30 mph or less" be replaced with the words "driving at speeds typically found on non-arterial residential streets."** (The use of a word such as "naturally," and the mention of a specific numeric speed, could result in difficulties applying and enforcing the ordinance.)
 - d. **In Sec 2305.2.b.ii, the word "proposed" should be replaced with the word "planned."**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President

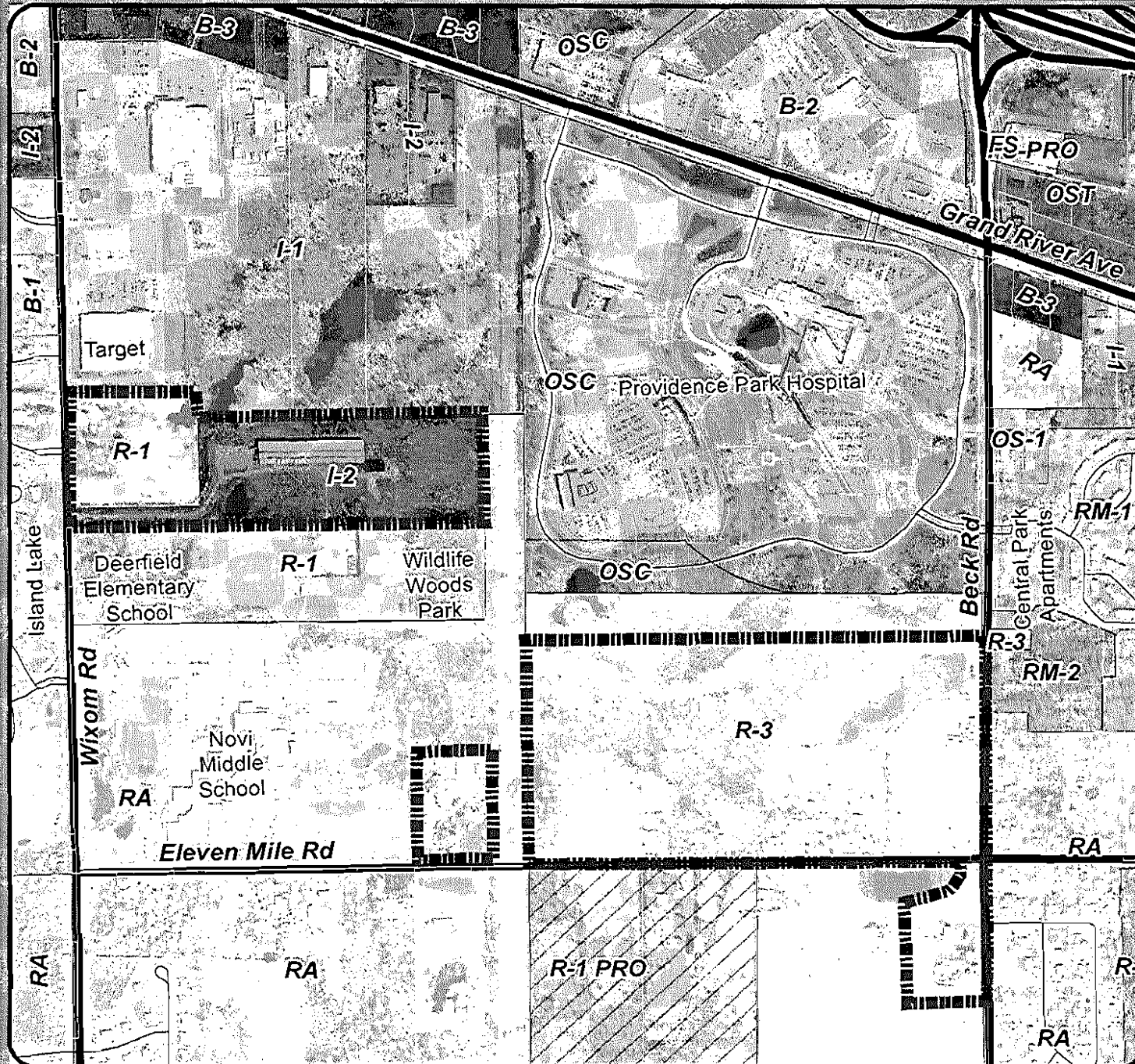


William A. Stimpson, P.E.
Director of Traffic Engineering

Attachments

Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Zoning Map



Map Legend

Tax Parcels

- Tax Parcels
- Proposed PSLR Overlay
- Section Line/Major Roads
- Local Roads

Zoning

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RT PRO: Two-Family Residential District With PRO
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

1 inch = 836 feet



City of Novi

Planning Division
 Community Development Dept.
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Map Author: Mark Spencer

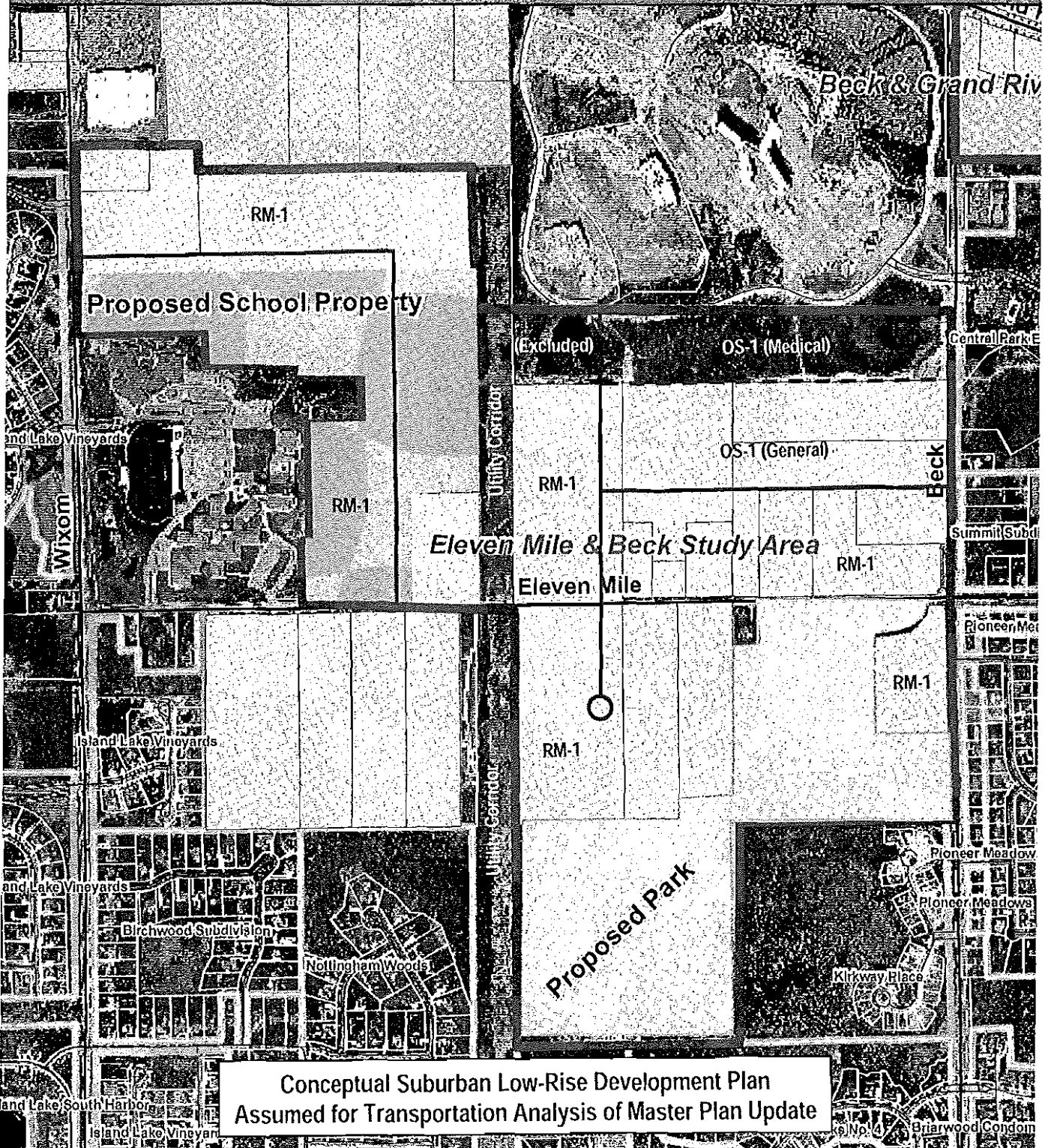
Date: 9/14/11

Project: Rezoning 18.700 PSLR Overlay zoning Version #: 1.0

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.

CITY OF NOVI 2009 MASTER PLAN REVIEW STUDY AREA Eleven Mile & Beck Study Area



Conceptual Suburban Low-Rise Development Plan
Assumed for Transportation Analysis of Master Plan Update

Master Plan Review Study Area
 Potential Commercial Development Parcels
 Potential Residential Development Parcels

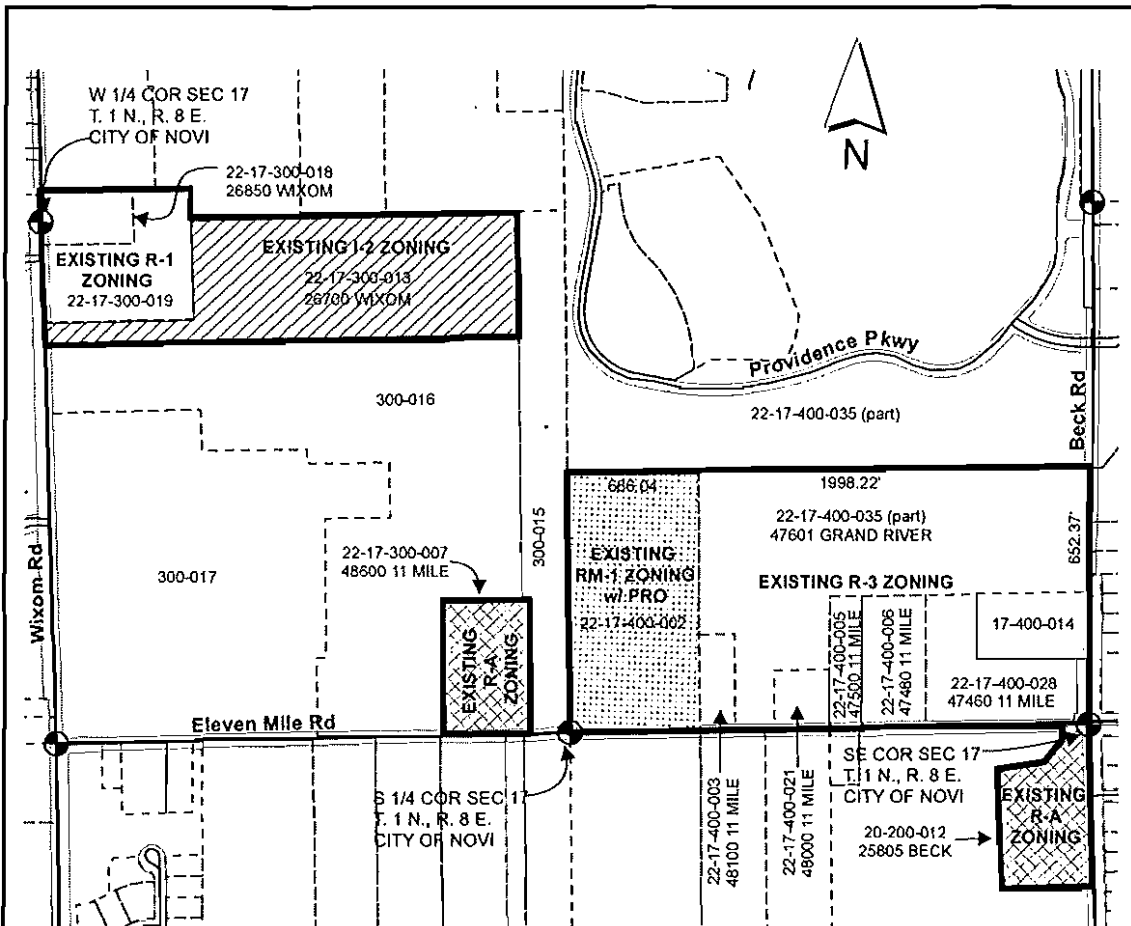


CITY OF NOVI
 PLANNING DIVISION
 15120 WENTWORTH RD
 NOVI, MI 48242-3027
 (248) 633-1100



MAP INTERPRETATION NOTICE
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PROPERTY SURVEY



To rezone a part of the South 1/2 of Section 17 and the Northeast 1/4 of Section 20, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan being parcels 22-17-300-007, 22-17-300-013, 22-17-300-018, 22-17-300-019, 22-17-400-002, 22-17-400-003, 22-17-400-005, 22-17-400-006, 22-17-400-014, 22-17-400-021, 22-17-400-028, 22-20-200-012 and the portion of 22-17-400-035 described as follows:

Commencing at the southeast corner of Section 17, thence N. 01°21'47"W. 667.12 feet along the east line of section 17 to the point of beginning; thence S. 87°20'58" W. 1326.12 feet; thence S. 01°53'29" E. 368.99 feet; thence S. 87°21'00"W. 280.07 feet; thence S. 01°53'15" E. 298.00 feet; thence S. 87°21'00" W. 199.89 feet; thence N. 02°09'22" W. 484.00 feet; thence S. 87°21'00" W. 180.00 feet; thence N. 02°09'22" W. 834.05 feet; thence N. 87°19'01" E. 1998.22 feet; thence S. 01°21'47" E. 652.37 feet to the point of beginning, containing 36.03 acres more or less.

FROM: RA RESIDENTIAL ACREAGE DISTRICT
 R-1 ONE-FAMILY RESIDENTIAL DISTRICT
 R-3 ONE-FAMILY RESIDENTIAL DISTRICT
 RM-1 LOW DENSITY, LOW-RISE MULTIPLE-FAMILY RESIDENTIAL DISTRICTS
 I-2 GENERAL INDUSTRIAL DISTRICT

TO: SUBURBAN LOW-RISE OVERLAY DISTRICT

ORDINANCE NO. 18.700
ZONING MAP AMENDMENT NO. 700
CITY OF NOVI, MICHIGAN

ADOPTED BY THE CITY COUNCIL _____

_____ MAYOR
 DAVID LANDRY

_____ CLERK
 MARYANNE CORNELIUS

MAPS

Location

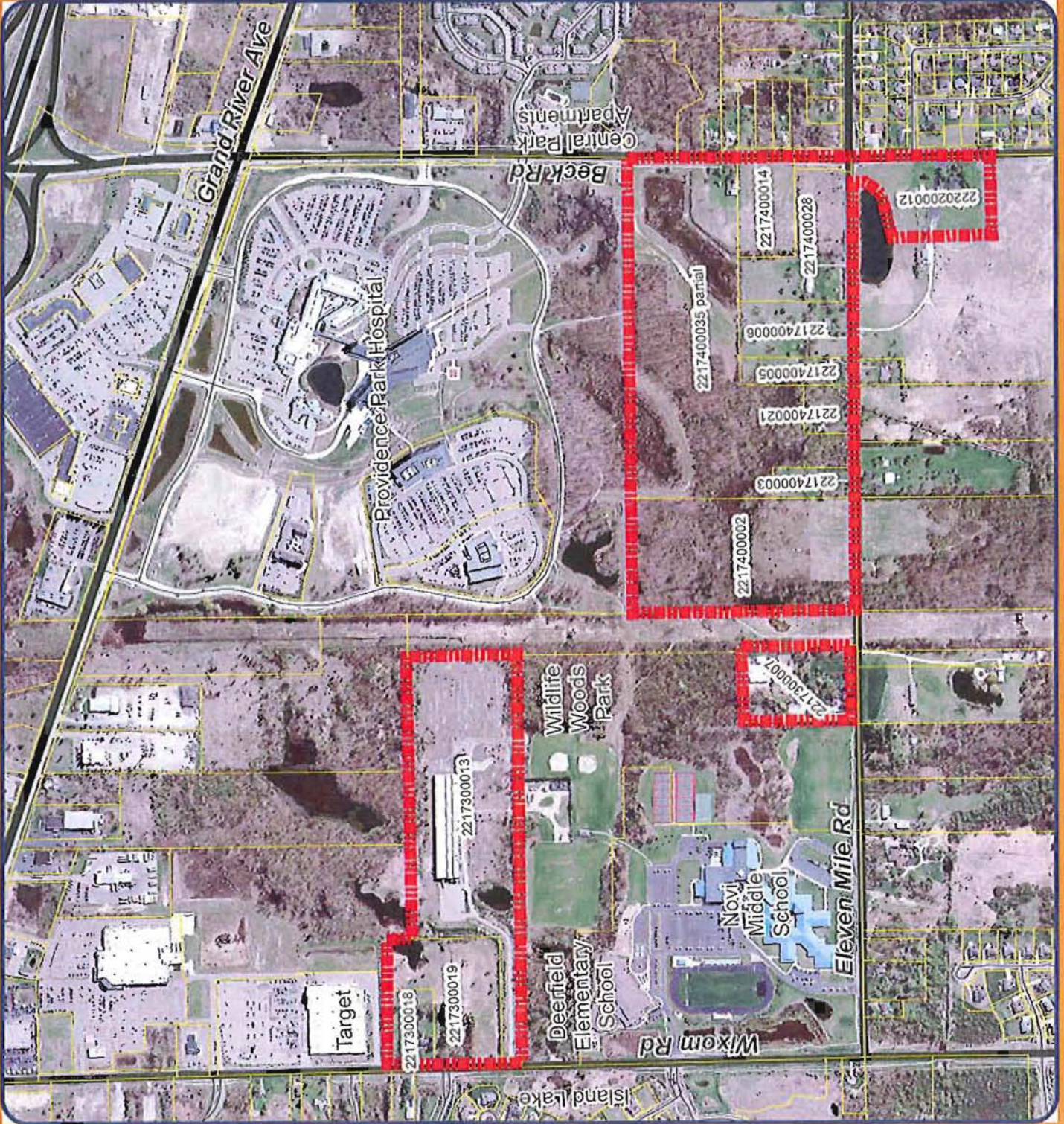
Future Land Use

Zoning

**Natural Features (Flood Plains, Regulated Woodlands and
Wetlands)**

Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Location Map and Air Photography



Map Legend

Tax Parcels



Proposed PSLR Overlay

Section Line/Major Roads
Local Roads



City of Novi
 Planning Division
 Community Development Dept.
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

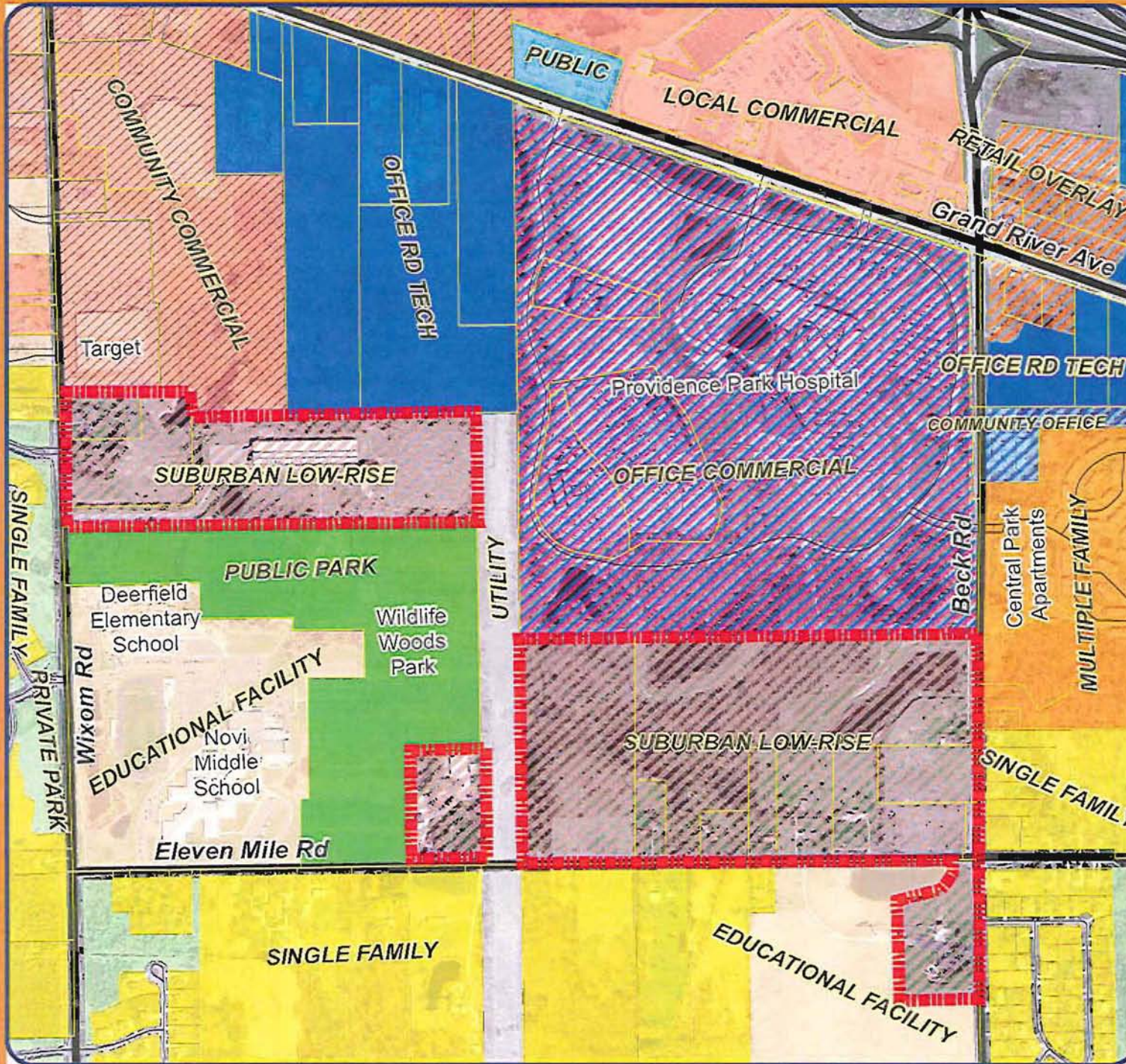
Map Author: Mark Spencer
 Date: 8/31/11
 Project: Rezoning 18.700 PSLR Overlay location
 Version #: 1.0

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Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Future Land Use Map



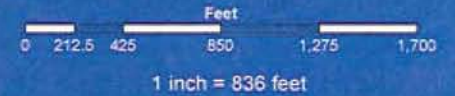
Map Legend

Tax Parcels

- Tax Parcels
- Proposed PSLR Overlay
- Section Line/Major Roads
- Local Roads

FUTURE LAND USE CLASSIFICATION

- SINGLE FAMILY
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RESEARCH DEVELOPMENT TECHNOLOGY
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK
- UTILITY



City of Novi

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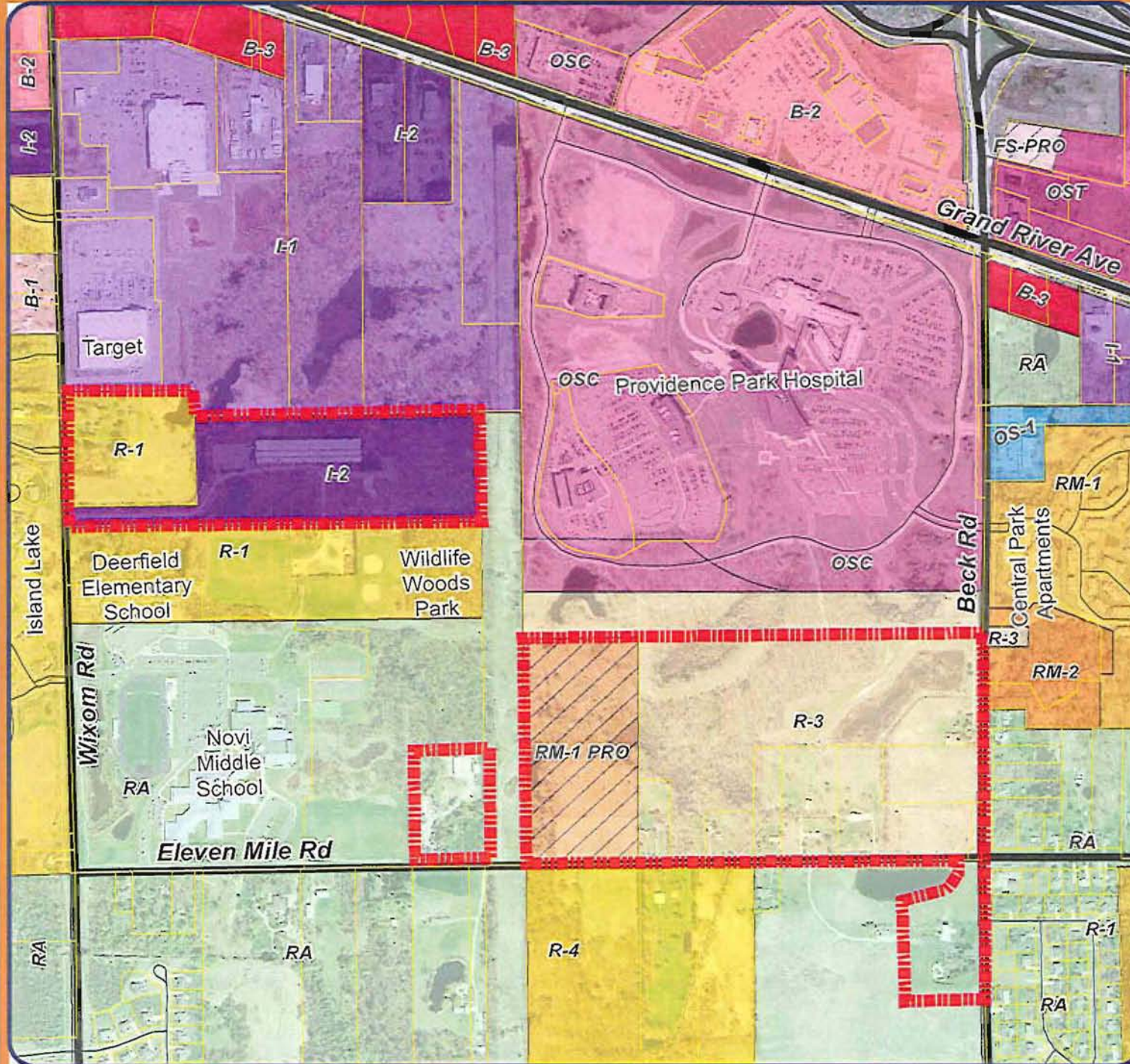
Map Author: Mark Spencer
 Date: 9/27/11
 Project: Rezoning 18.700 PSLR Overlay FLU #: 1.0

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Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Zoning Map



Map Legend

- Tax Parcels**
- Tax Parcels
 - Proposed PSLR Overlay
 - Section Line/Major Roads
 - Local Roads
- Zoning**
- R-A: Residential Acreage
 - R-1: One-Family Residential District
 - R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
 - R-2: One-Family Residential District
 - R-3: One-Family Residential District
 - R-4: One-Family Residential District
 - RT PRO: Two-Family Residential District With PRO
 - RM-1: Low-Density Multiple Family
 - RM-1 PRO
 - RM-2: High-Density Multiple Family
 - B-1: Local Business District
 - B-2: Community Business District
 - B-3: General Business District
 - FS-PRO
 - I-1: Light Industrial District
 - I-2: General Industrial District
 - OS-1: Office Service District
 - OSC: Office Service Commercial
 - OST: Office Service Technology



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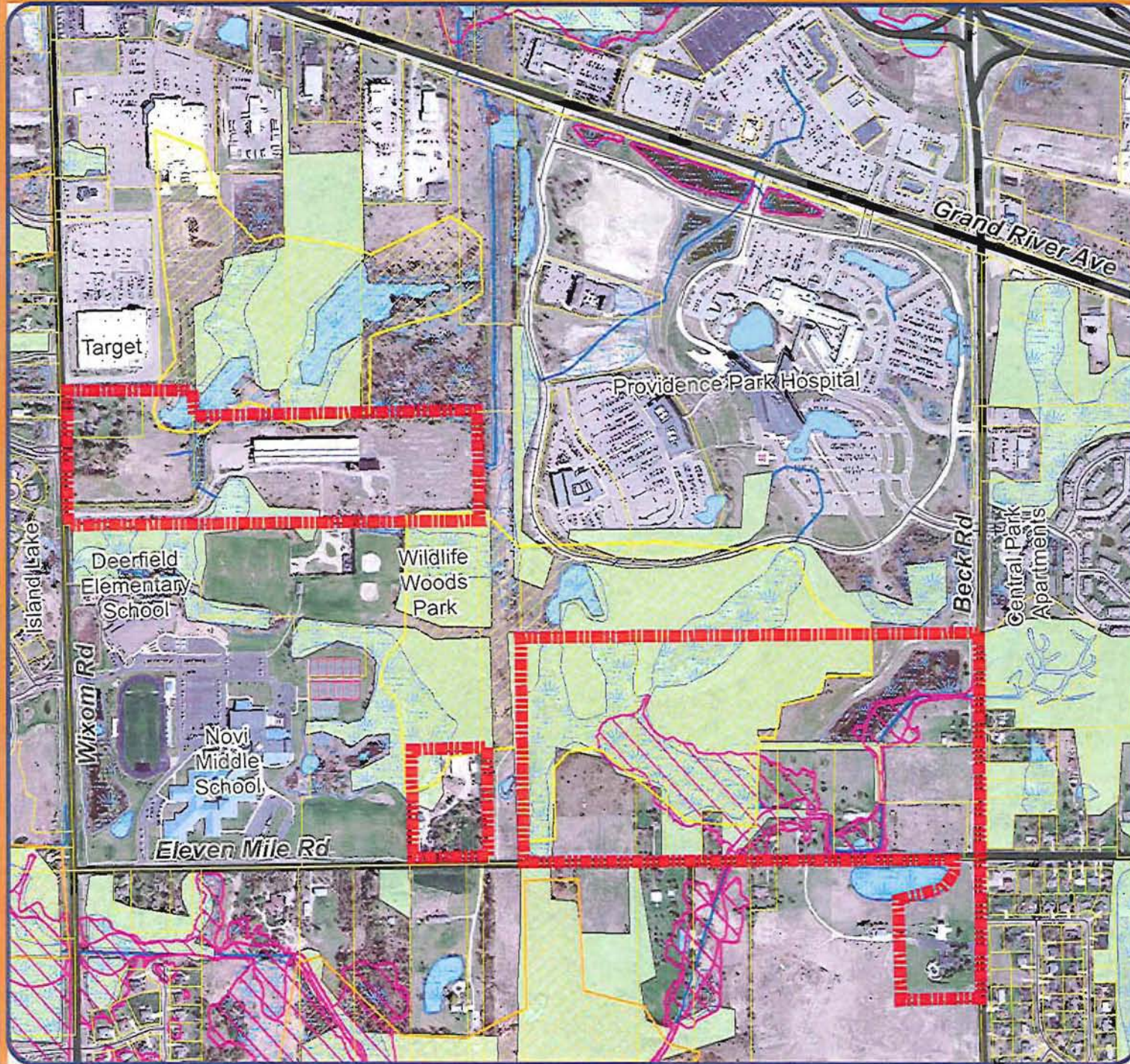
Map Author: Mark Spencer
 Date: 9/27/11
 Project: Rezoning 18.700 PSLR Overlay zoning V 1.2

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Rezoning 18.700 Planned Suburban Low-Rise Overlay District

Natural Features and Flood Plain Map



Map Legend

- Tax Parcels**
 - Tax Parcels
 - Proposed PSLR Overlay
 - Section Line/Major Roads
 - Local Roads
- Habitat Priority Areas**
- RANK**
 - High
 - Medium
 - Low
- FIRM Flood Hazard Areas**
- Flood Zones**
 - 1.0% Chance Flood Zone A
 - 1.0% Chance Flood Zone AE
 - Wetlands
 - Woodlands
 - Lake or Pond
 - Waterways



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cityofnovi.org

Map Author: Mark Spencer
 Date: 9/14/11
 Project: Rezoning 18.700 PSLR Overlay Nat Version #: 1.0

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