

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, AICP, PLANNER *Kristen*
THRU: BARBARA MCBETH, AICP, COMMUNITY DEVELOPMENT
DEPUTY DIRECTOR
SUBJECT: REZONING 18.703 – BOSCO FAMILY PROPERTY
DATE: OCTOBER 19, 2012

The City Council approved a resolution at their September 24, 2012 meeting requesting the Planning Commission consider a potential rezoning of the Bosco Family property located at the southwest corner of Eleven Mile Road and Beck Road from RA, Residential Acreage to RA with the PSLR, Planned Suburban Low-Rise Overlay. The 2010 Master Plan for Land Use outlined the PSLR concept to expand the potential land uses for the subject property and nearby properties

Last October, the City Council approved the final reading of the Zoning Ordinance Text Amendment and Zoning Map Amendment creating a new Zoning District, referred to as PSLR, Planned Suburban Low-Rise Overlay District. Certain properties were included in this new Overlay District in Section 17, north of Eleven Mile Road, between Wixom Road and Beck Road as identified on the Master Plan for Land Use. The new Overlay District allows for additional uses for the overlay properties in addition to the underlying residential and/or industrial uses. The Master Plan describes the Suburban Low-Rise use area as an area that will maintain the characteristics of a low-rise single-family residential area, while providing a transition between adjacent one-family dwellings and higher-intensity uses. The "overlay" aspect of the district allows currently permitted uses to continue but will also permit an applicant to seek the following additional uses: attached single family and low density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. Multiple family residential uses are included in the district, since part of the intent of this area was to provide a vibrant mixed-use district that includes housing options for seniors as well as young families who may want to live near schools, parks and other homes, as well as being close to the employment opportunities at Providence Park and other commercial establishments along Grand River Avenue.

One property that had originally been contemplated for PSLR Overlay uses, but not included in the final rezoning, is the Bosco family property located on the west side of Beck Road, south of Eleven Mile Road. That property was excluded from the Zoning Map amendment at the time that the other properties were rezoned last October, due to various concerns about extending the Suburban Low Rise uses south of Eleven Mile Road.

Staff's rezoning report from last Fall had indicated that rezoning the Bosco property to allow overlay uses was appropriate for a number of 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; and
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.

This matter was considered by the City Council at their September 24, 2012 meeting where they referred the matter to the Planning Commission for additional study with the following motion:

"Referral to the Planning Commission for Public Hearing and recommendation back to the City Council for consideration of a Zoning Map Amendment to rezone from RA Residential Acreage to PSLR, Planned Suburban Low-Rise Overlay of the Bosco family property location at 25805 Beck Road, parcel 22-20-200-012, on the west side of Beck Road, south of Eleven Mile Road."

Staff is preparing the appropriate reports for the Planning Commission's review. The Planning Commission is asked to set the public hearing for the November 14, 2012 Planning Commission meeting. At that time the Planning Commission would hold the public hearing and forward a recommendation to the City Council.

If any Commissioner has any questions related to this request, do not hesitate to contact Kristen Kapelanski, in the Community Development Department at (248) 347-0586 or kkapelanski@cityofnovi.org.

CITY COUNCIL MEETING
MINUTES – EXCERPT
SEPTEMBER 24, 2012

Member Fischer withdrew this parcel at the time because he thought it was a very prominent corner in the City of Novi and wanted to be careful how to proceed but with additional information, he can support it going through the process.

CM-12-09-167 **Moved by Fischer, seconded by Staudt; MOTION CARRIED: 6-1**

To approve a referral to the Planning Commission for Public Hearing and recommendation back to the City Council for consideration of a Zoning Map Amendment to rezone from RA, Residential Acreage to PSLR, Planned Suburban Low-Rise Overlay of the Bosco family property located at 25805 Beck Road, parcel 22-20-200-012, on the west side of Beck Road, south of Eleven Mile Road.

Member Margolis supported the motion. If you look at the Zoning Map, this parcel is an island within the other Planned Rezoning Overlays.

Member Wrobel said he was hesitant with the rezoning but given the development and the opportunity to send it back to the Planning Commission, he can support it.

Member Mutch expected this to be a land owner proposal coming forward with a specific development proposal or a specific rezoning request for the property. He didn't expect the City to undertake this. The proposed developments were known to City Council when they reviewed this previously and he felt nothing has changed in regards to that. He thought the underlying issue was the extension of the Suburban Low-Rise into the area south of Eleven Mile. Assuming it is not a single family residential development on this property, it creates an island of commercial, office use or potential multi-family use there. It would set a bad precedence. It was a good justification for excluding the Suburban Low-Rise area from south of Eleven Mile. The property owner always has the right to petition for rezoning.

Member Gatt felt as beautiful as the property is, it's no longer a residential area. Beck Rd. is a major thoroughfare, the hospital is to the north, and the ambulance company is across the street. The area has changed. He felt they should not deviate from the Master Plan.

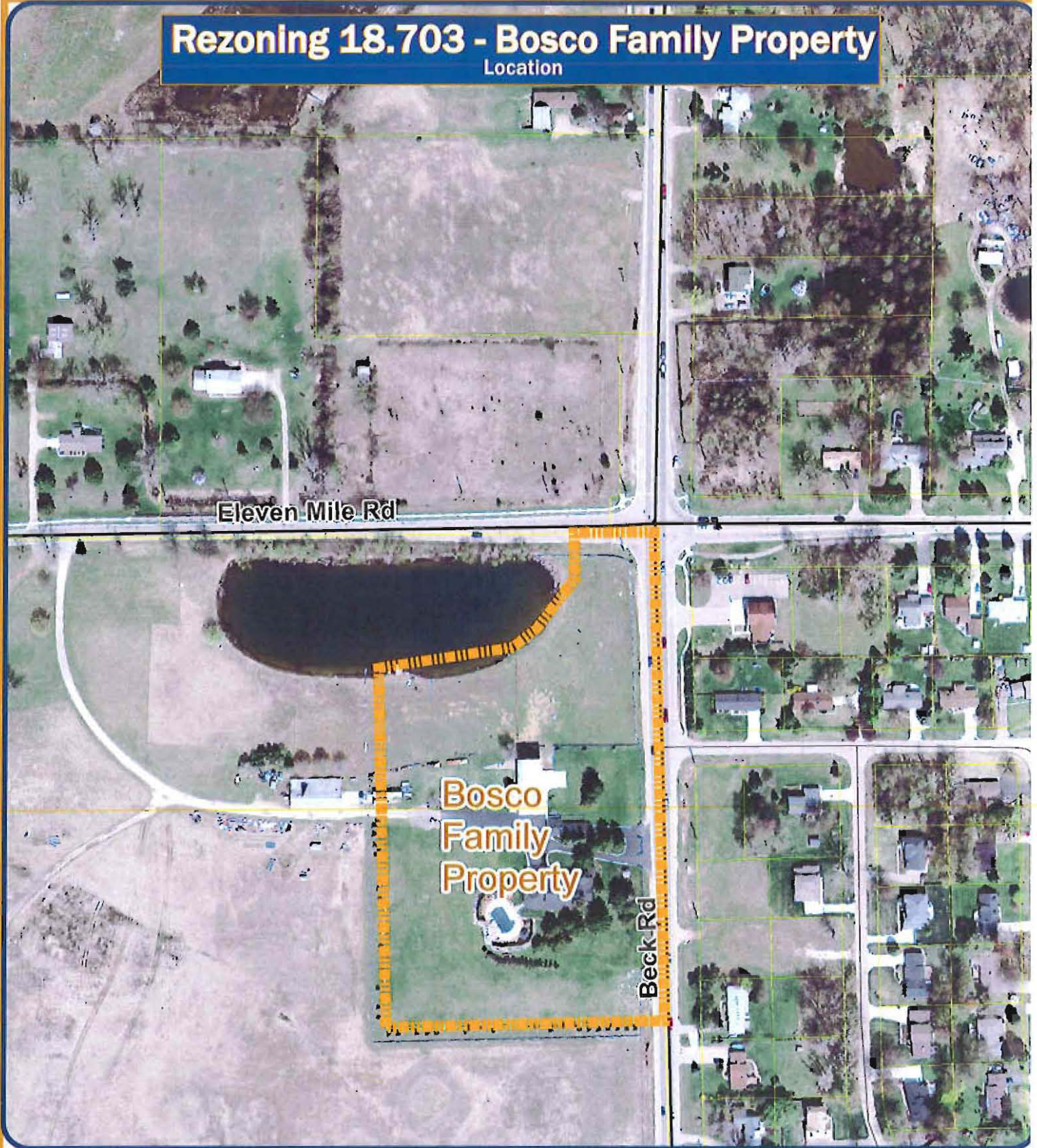
Roll call vote on CM-12-09-167

**Yeas: Wrobel Gatt, Staudt, Casey, Fischer,
 Margolis**
Nays: Mutch

MAPS
Location
Zoning
Future Land Use
Natural Features

Rezoning 18.703 - Bosco Family Property

Location



Eleven Mile Rd

Bosco Family Property

Beck Rd

Map Author: Kristen Kapelanski
 Date: 10-15-12
 Project: Rezoning 18.703 - J212-11
 Version #: 1

Map Legend

 Subject Property

MAP INTERPRETATION NOTICE

Map information is provided as a service and is not intended to replace or substitute for any official or public survey. This map was prepared for informational purposes only. The City of Novi is not responsible for any errors or omissions. The City of Novi does not warrant the accuracy of any information provided on this map. The City of Novi is not responsible for any errors or omissions. The City of Novi is not responsible for any errors or omissions. The City of Novi is not responsible for any errors or omissions.



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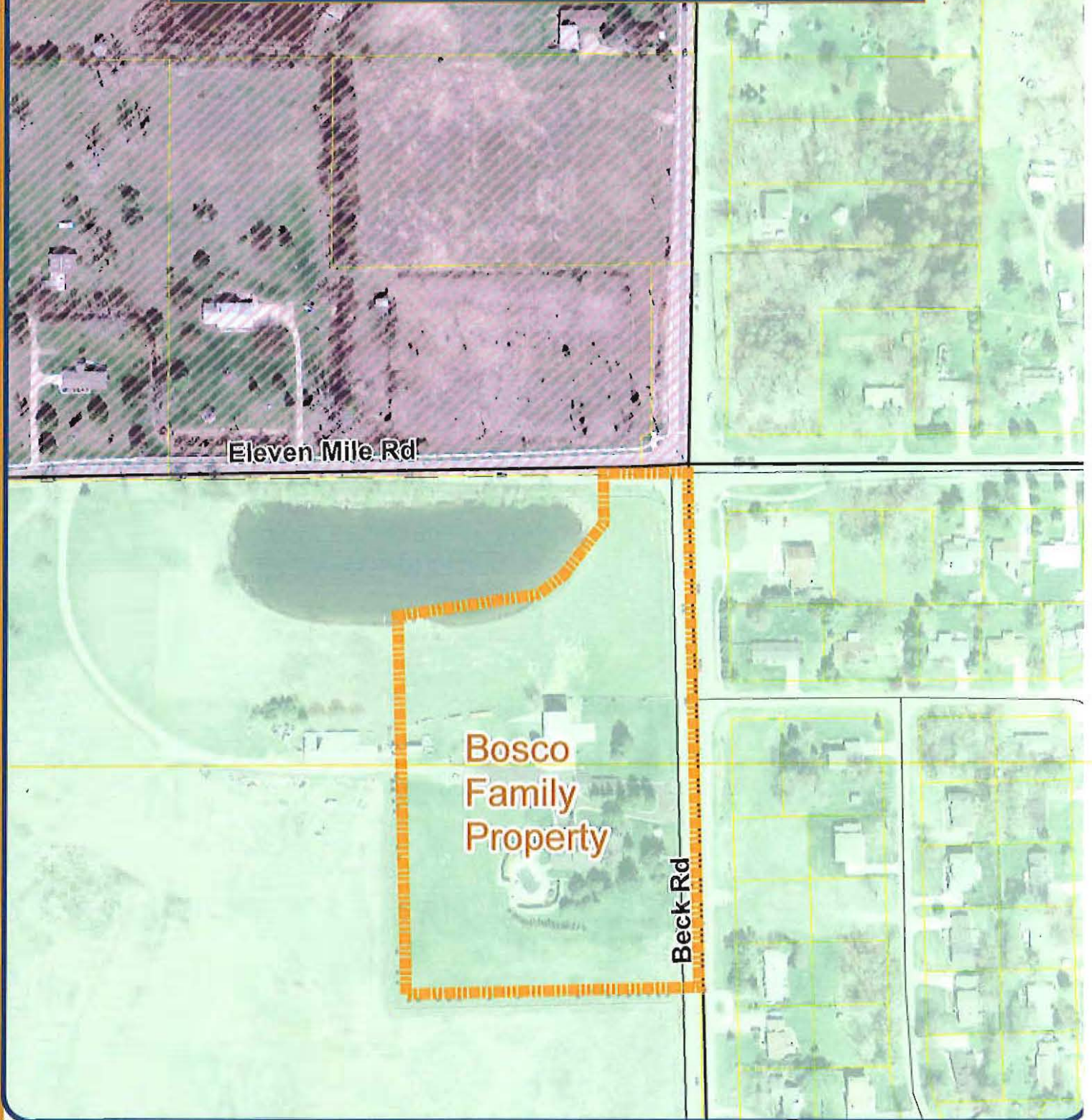
Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



1 inch = 210 feet

Rezoning 18.703 - Bosco Family Property

Zoning



Map Author: Kristen Kapelanski
 Date: 10-15-12
 Project: Rezoning 18.703 / J212-11
 Version #:

Map Legend

-  Subject Property
-  RA
-  PSLR
-  RM-2

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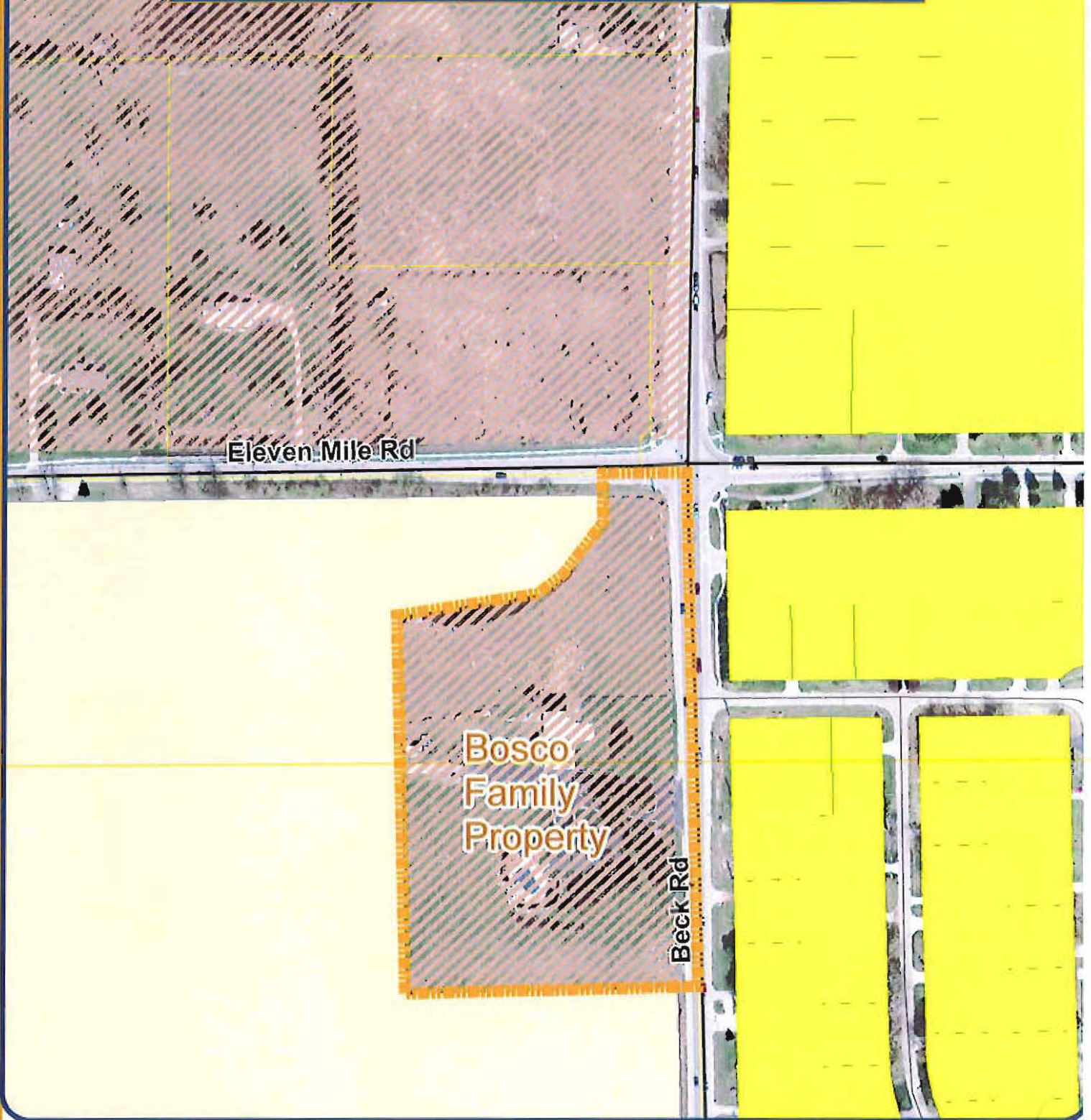
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1 inch = 219 feet






Rezoning 18.703 - Bosco Family Property

Future Land Use



Map Author: Kristen Kapelanski
 Date: 10-15-12
 Project: Rezoning 18.703 - J212-11
 Version #: 1

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Map Legend	
	Subject Property
	Single Family
	Multiple Family
	Suburban Low-Rise
	Educational Facility



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