

Zoning Map Amendment 18.703 Bosco Family Property JZ12-11

Zoning Map Amendment 18.703 Bosco Family Property JZ12-11

Public hearing for a City-initiated rezoning for recommendation to City Council for rezoning of property in Section 20, located at the southwest corner of Eleven Mile Road and Beck Road, from the RA, Residential Acreage to the PSLR, Planned Suburban Low-Rise Overlay District. The subject property is 7.4 acres.

Required Action

Recommend to City Council approval or denial of rezoning from RA, Residential Acreage to PSLR, Planned Suburban Low-Rise Overlay.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/06/12	Rezoning is in compliance with the Master Plan for Land Use
Engineering	Comments provided	10/29/12	Summary of findings provided
Traffic	Comments provided	10/31/12	Summary of findings provided

Motion sheet

Approval

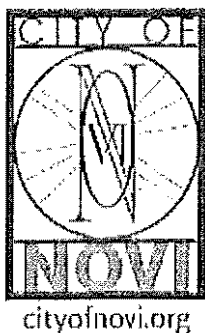
In the matter of Zoning Map Amendment 18.703, motion to **recommend approval** to City Council to rezone the subject property from RA, Residential Acreage District to PSLR, Planned Suburban Low-Rise Overlay District, *for the following reasons...*

1. *The requested zoning is consistent with the Future Land Use Map in the 2010 Master Plan for Land Use as well as the recommended 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 spaces in the City and provide additional housing options that could help attract more young families and seniors to the City; and*
5. *(Additional reasons here if any...)*

Denial

In the matter of Zoning Map Amendment 18.703, motion to **recommend denial** to City Council to rezone the subject property from RA, Residential Acreage District to PSLR, Planned Suburban Low-Rise Overlay District, *for the following reasons...*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 6, 2012

Planning Review

Bosco Family Property

Rezoning 18.703

JZ12-11

Petitioner

City of Novi

Review Type

City-Initiated Rezoning Review

Property Characteristics

- Site Location: Southwest corner of Eleven Mile Rd. and Beck Rd. (Section 20)
- Site Size: 7.4 acres
- Current Zoning: RA, Residential Acreage
- Surrounding Zoning: North (across Eleven Mile Rd.): R-3 with Planned Suburban Low-Rise Overlay; East (across Beck Rd.), West and South: RA, Residential Acreage
- Site Use: Existing single-family home
- Surrounding Land Uses: North (across Eleven Mile Rd.): vacant land, single-family residential; East (across Beck Rd.): single family residential; West and South: vacant land
- School District: Novi Community Schools

Project Summary

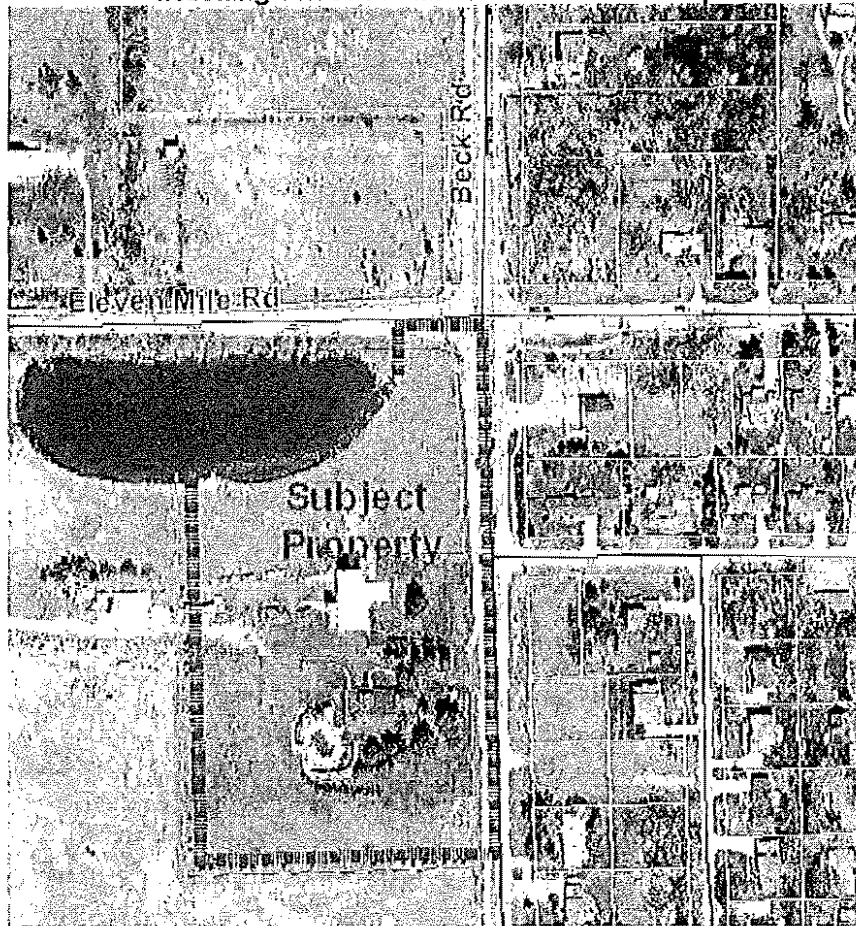
The City of Novi Community Development Department is reviewing the City-initiated rezoning request of a parcel in Section 20 totaling approximately 7.4 acres by overlaying the PSLR, Planned Suburban Low-Rise Overlay (PSLR) District on a parcel zoned RA, Residential Acreage. The 2010 Master Plan for Land Use contemplated an ordinance amendment to expand the potential land uses for the subject property and other nearby properties 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. Nearby properties were previously rezoned to the PSLR District as part of a rezoning approved in 2011. The subject property was originally included in that rezoning proposal but was ultimately removed prior to the City Council's final approval following concerns raised by nearby residents. All uses permitted in the existing underlying RA District will continue to be permitted, subject to the conditions and restrictions of the RA District.

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."

Rezoning 18.703 Location and Air Photo Map



Recommendation

Staff **recommends approval** of the proposed Zoning Map amendment which would overlay the PSLR Overlay Zoning District on the subject property. 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; 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.

Planning Commission Options

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

1. Recommend approval of the rezoning for the subject property 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 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. The subject property is 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 property.

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

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	RA, Residential Acreage	Single-family home with accessory structures	Suburban Low-Rise
Northern Parcels	R-3, One-Family Residential with Planned Suburban Low-Rise Overlay	Large lot detached single family residential and vacant land	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

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 uses permitted in the Overlay District should be compatible with all of the neighboring land uses because 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 classification. No alternatives have been provided at this time.

	RA- 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. Uses permitted in underlying district unless restricted by a PSLR development agreement.
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. 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.
Minimum Lot Size	43,560 sq. ft.	None
Maximum Residential Density	0.8 DUs/net site area	7.3 DUs/net site area
Building Height	2 ½ stories 35 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: 15 ft. Rear: 35 ft. Section line road: 50 ft.

Intent of Proposed Zoning District

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 property in the petition at full build-out with typical minor infrastructure improvements. The proposed increase in development intensity would be considered manageable under the existing roadway in terms of increased traffic. See the City Engineer and Traffic Consultant reports for details (attached).

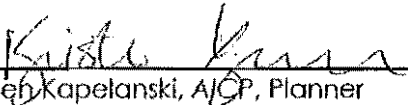
Natural Features

The City's Regulated Woodland and Regulated Wetland Maps indicate the existence of a small portion of regulated wetlands on the property and no regulated woodlands. The location of any wetlands will need to be field verified by the applicant with the submittal of any site plan for the parcel. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property.

Development Potential

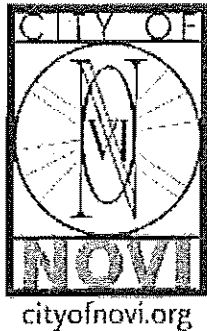
Development under the current RA zoning could result in a residential development of approximately six single-family homes. Other uses permitted in the RA District include plant nurseries, churches, day care facilities, public or private schools or public parks. The subject property would be large enough to accommodate a non-residential use permitted in the RA District. The development of the parcel under the proposed PSLR zoning could result in a multiple family dwelling of up to 48 units or an office establishment of approximately 60,000 sq. ft. The ultimate size of the facility would depend on the parking requirements associated with its specific use. The applicant has not proposed a specific development, use or building size.

Please feel free to contact me at (248) 347-0586 or kkapelanski@cityofnovi.org with any questions or concerns.


Kristen Kapelanski, AICP, Planner

ENGINEERING REVIEW

MEMORANDUM



TO: KRISTEN KAPELANSKI; PLANNER, COMMUNITY DEVELOPMENT
FROM: ADAM WAYNE, STAFF ENGINEER, ENGINEERING
SUBJECT: ENGINEERING REVIEW OF REZONING REQUEST 18.703
DATE: OCTOBER 29, 2012

In response to your request, we have reviewed the proposed rezoning of the parcel at the southwest corner of Beck and Eleven Mile for availability and potential impacts to public utilities. City Council is requesting that 7.3 acres be rezoned from R-A to Planned Suburban Low-Rise (PSLR) Overlay. This parcel has water available on both road frontages, and has sanitary sewer available along the Beck Road frontage. The zoning change would result in an increase Residential Equivalent Unit (REU) to 72 units versus 6 units as currently zoned.

Water Service

Water service is currently available from the existing 16-inch water main on the east side of Beck Road along the frontage of this parcel, and also on the north side of Eleven Mile.

The request is for 7.4 acres to be rezoned from R-A to PSLR, which typically results in a higher water demand. In this case, the impact to the water system by rezoning this parcel would be minimal based on the size of the parcel and its location adjacent to a 16-inch water main having adequate pressure and flow. The water model indicates a pressure decrease of less than one percent as a result of the increased water demand.

Sanitary Sewer Service

As stated above, a PSLR use results in a higher water demand and thus a higher sanitary sewer discharge than an R-A use. Depending on the specific use constructed on this parcel, if rezoned to PSLR the sanitary flows could be as much as eleven (11) times higher than those under an R-A zoning. However, because of the size of the parcel the overall impact of the rezoning is minimized and would have a negligible impact (<2% change) on the capacity of the Lannys Road sanitary sewer service district. The proposed rezoning would result in an increase of 0.03 cfs in the overall discharge to Wayne County.

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 zoning of PSLR. Therefore, we conclude that the rezoning of this parcel alone would have a minimal impact on the public utilities.

The increase in the peak discharge, although small, is notable because the City is currently seeking opportunities to resolve the limit on its contractual sanitary sewer capacity at its outlet to Wayne County. Any increased density also increases the additional contractual capacity needed to serve this district.

TRAFFIC REVIEW

October 31, 2012

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



SUBJECT: Potential Rezoning of Bosco Family Property, Traffic Review

Dear Ms. McBeth:

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

Key Findings and Conclusions

1. Rezoning the subject property to PSLR (Planned Suburban Low-Rise Overlay) would (according to City planning staff) permit the construction of 48 multi-family housing units or a 60,000-s.f. medical office building, as opposed to six single-family detached homes under its current RA (Residential Acreage) designation.
2. The potential medical office building could generate as many as 2,238 one-way vehicular trips per day, 143 in the AM peak hour (113 entering and 30 exiting), and 184 in the PM peak hour (52 entering and 132 exiting). These volumes of site traffic would range from 23-33 times as large as would be generated by six single-family homes.
3. Alternatively, the 48 potential apartments would be expected to generate 366 daily trips, 26 AM peak-hour trips, and 37 PM peak-hour trips. These volumes would all be roughly five times as great as the trip generation by six single-family homes.
4. Based on March 2009 traffic counts and the assumption that site-generated traffic would distribute in proportion to existing traffic, the forecasted medical office traffic would constitute 3.9% of the current total entering traffic at the Beck/11 Mile intersection in the more critical PM peak hour, and the forecasted multi-family residential traffic would constitute 0.9%. Site traffic impacts on the order of 5% or less are typically considered manageable by existing road and traffic control features (the signal at Beck and 11 Mile is traffic-actuated). Per City policy, however, a 60,000-s.f. medical office building would generate enough traffic (more than 100 peak-hour, peak-direction trips) to warrant the preparation of a traffic impact statement (addressing the intersection as well as site access drive(s)) in conjunction with a site plan application. Multi-family housing on the site would not require any type of additional traffic study.
5. Regardless of how the site is redeveloped, good access management will be essential to the maintenance of safe and efficient traffic flow. Since direct access to 11 Mile is precluded by the presence of a pond, all vehicular access will have to be taken on Beck or (potentially) any future driveways serving the adjacent (currently vacant) school property. Given the

City's minimum permissible 230-ft driveway spacing on a 45-mph road such as Beck, access on that road will have to be limited to at most two locations: directly across from Sierra Drive and near the site's south property line.

Existing Road and Traffic Conditions

Beck Road is a 2-3-lane arterial with a posted speed limit of 45 mph. Eleven Mile Road is a 2-lane residential collector with posted speed limits of 30 mph east of Beck and 35 mph west of Beck. Both roads are under City jurisdiction. The intersection of Beck and 11 Mile is equipped with left-turn lanes on all approaches, right-turn lanes on the north and south approaches, and a fully-actuated (SCATS) traffic signal (see Figure 1, below).

Approach counts made by the signal system in March 2009 show 18,761 vehicles per day (vpd) on Beck and 3,228 vpd on 11 Mile. The peak-hour volumes on Beck were 1,407 in the AM peak hour (67% northbound) and 1,887 in the PM peak hour (54% southbound). Counts available for May 2012 show 22,771 vpd on Beck, reflecting nearly a full recovery from the pre-recession (May 2006) volume of 23,216. Recently malfunctioning detectors on the westbound 11 Mile approach to the intersection preclude a comparison of volumes for that road.

Trip Generation Comparison

Table 1 (below) presents our trip generation forecast for potential site development under current and proposed zoning. According to City planning staff, the current RA zoning would accommodate six single-family homes; these homes are expected to generate about 68 one-way vehicle trips per day, five in the AM peak hour (80% exiting) and eight in the PM peak hour (63% entering).

Under the proposed PSLR zoning, staff indicates that the site could accommodate 48 multi-family housing units (apartments or condominiums), or alternatively, a 60,000-s.f. medical office building. Apartments typically generate slightly more trips than condominiums; in this case, 48 apartments are expected to generate 366 one-way vehicle trips per day, 26 in the AM peak hour (80% exiting) and 37 in the PM peak hour (65% entering).

Trip Distribution

Based on the 2009 directional split of the peak-hour volumes on Beck Road (cited above), it is reasonable to assume for a medical office building on the site that in the AM peak hour, 67% of its entering traffic would arrive from and later return to the south. In the PM peak hour, one would expect that 54% of its exiting traffic would depart to the south and, by reciprocity, 54% of any entering traffic that hour would arrive from the south.

For multi-family housing on the site, it is reasonable to assume that 67% of its exiting traffic would depart to the north in the AM peak hour and, again by reciprocity, 67% of any entering traffic that hour would arrive from the north. In the PM peak hour, one would expect that 54% of the entering traffic would arrive from the north and the same percentage of the exiting traffic that hour would depart to the north.



Figure 1. Aerial Photo of Bosco Property

Table I. Trip Generation Comparison¹

Land Use	ITE Use #	Size	Weekday Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Existing RA Zoning									
Single-Family Detached Housing	210	6 d.u.	68 ²	1	4	5 ²	5	3	8
Proposed PSLR Zoning									
Apartments	220	48	366 ²	5	21	26 ²	24	13	37 ²
or Condominiums	230	48	310 ²	4	21	25 ²	19	10	29 ²
or Medical Office	720	60,000 s.f.	2,238	113	30	143	52	132	184
Highest Potential Trip Generation			2,238	113	30	143	52	132	184

¹ Based on data and guidelines found in *Trip Generation Manual – 9th Edition*, Institute of Transportation Engineers, 2012. A trip is a one-directional vehicular movement into or out of the site.

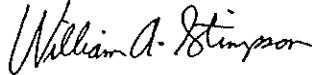
² Due to relatively small number of units, forecast is based on averaging results from both average rate and regression equation.

The preceding trip generation forecasts and trip distribution assumptions were used to develop findings included in item 4 above. Feel free to contact us if there are any questions regarding our methodology, findings, or conclusions.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

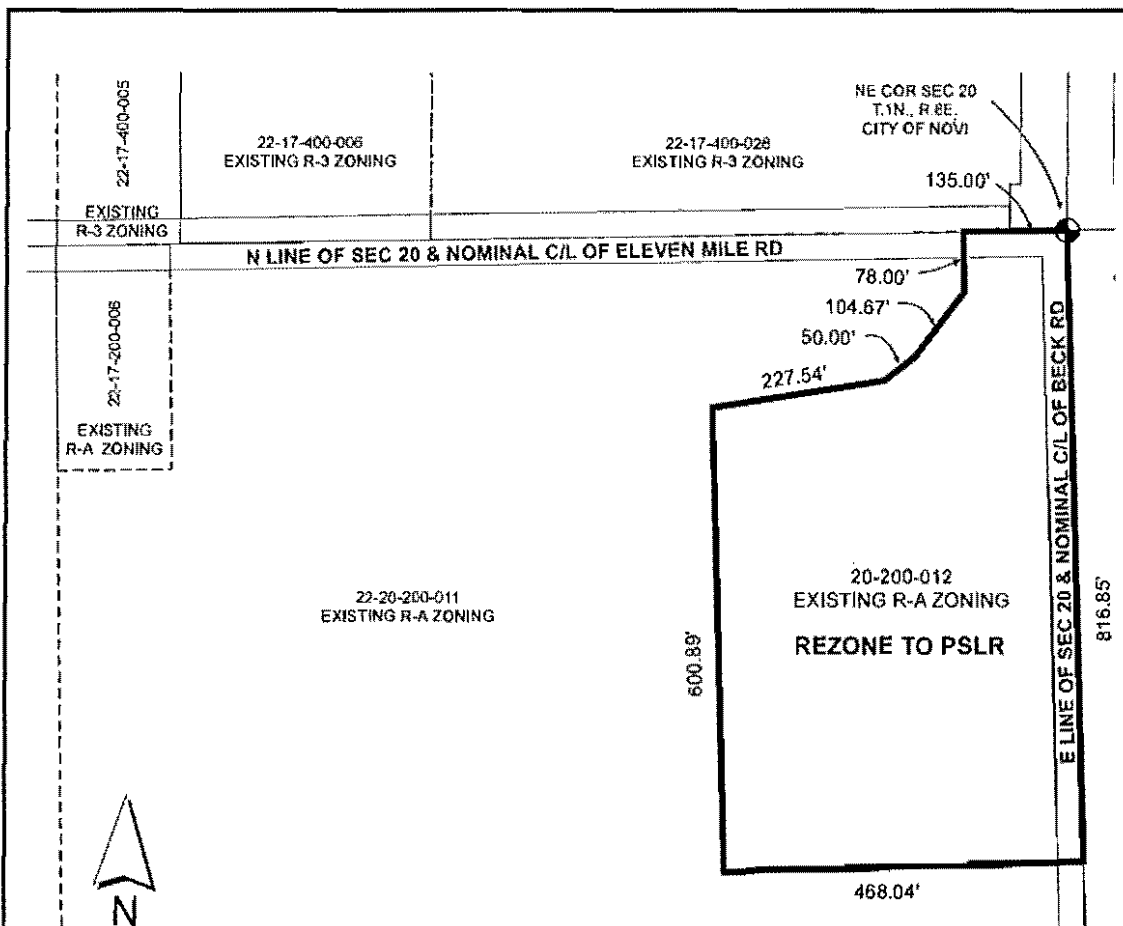


Rodney L. Arroyo, AICP
Vice President



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

PROPERTY SURVEY



To rezone a part of the Northeast ¼ of Section 20, T.1N., R.8E., City of Novi, Oakland County, Michigan being parcel 22-20-200-012 more particularly described as follows:

Beginning at the Northeast corner of Section 20; thence along the East line of Section 20 (nominal C/L of Beck Road) S00°42'51"E, 816.85 feet; thence S89°17'10"W, 468.04 feet; thence N00°42'51"W, 600.89 feet; thence N81°58'24"E, 227.54 feet; thence N52°57'08"E, 50.00 feet; thence N38°27'30"E, 104.67 feet; thence North 78.00 feet to the North line of Section 20 (nominal C/L of Eleven Mile Road); thence along said North line S89°57'54"E, 135.00 feet to the point of beginning. Containing 7.40 acres.

FROM: R-A RESIDENTIAL ACREAGE DISTRICT

TO: PSLR PLANNED SUBURBAN LOW RISE DISTRICT

ORDINANCE NO. 18.703
 ZONING MAP AMENDMENT NO. 703
 CITY OF NOVI, MICHIGAN

ADOPTED BY THE CITY COUNCIL _____

 BOB GATT MAYOR

 MARYANNE CORNELIUS CLERK

CORRESPONDENCE

S. VIRGINIA KALUZNY TRUST
Eugene S. Zembrzuski, Trustee
2842 Shadywood Drive
Troy, Michigan 48098

November 5, 2012

Dear Chairman Mark Peterson and Members of the City of Novi Planning Commission:

I am the Trustee of the S. Virginia Kaluzny Trust, which is the owner of the 20 acre parcel at 48301 Eleven Mile Road, Novi, Michigan.

I wish to inform the Novi City Planning commission as well as City Planning Staff that I am in favor of the City of Novi application for rezoning of the Bosco 7 Acres of property located at the South West Corner of Beck and Eleven Mile Roads.

I respectfully ask that the Planning Commission vote to send a favorable recommendation to the City Council at the Planning Commission Public Hearing for the Novi City Council to vote in favor of Rezoning as presently Master Planned to the "Planned Suburban Low-rise Overlay," zoning classification.

Such rezoning is consistent with the evaluations made by the City of Novi Planning Staff and the Master Planning and Zoning Committee. Moreover, I believe such rezoning will be beneficial to the nearby property owners as well as the City of Novi.

Sincerely,


Eugene S. Zembrzuski
Trustee

RECEIVED

NOV 5 2012

CITY OF NOVI
COMMUNITY DEVELOPMENT

McBeth, Barb

From: Bill Bowman, Sr. SIOR <billsr@thompson-brownrealtors.com>
Sent: Sunday, November 04, 2012 11:30 PM
To: McBeth, Barb
Cc: Carol Higley; Lee Mamola; Paul Bosco
Subject: Please provide delivery of this memo to Planning Commission Chairman Mark Pehrson and members of the Novi Planning Commission Re Proj No. 10-9424.06

Dear Chairman Mark Pehrson and Members of the City of Novi Planning Commission .

Mr. Paul and Maryanne Bosco are currently out of the Country visiting family and they have asked me to inform the Novi City Planning commission as well as City Planning Staff that they are absolutely in favor of the City of Novi application for Rezoning of their 7 Acres of property located at the South West Corner of Beck and Eleven Mile Roads and ask that the Planning Commission vote to send a favorable recommendation to the City Council at the Planning Commission Public Hearing for the Novi City Council to vote in favor of Rezoning as presently Master Planned to the "Planned Suburban Lowrise Overlay , zoning classification .

The last time that this application was before the Planning commission , the Planning Commission voted unanimously to recommend adoption by the City Council to rezone the parcel as it was already MASTER PLANNED ,

This Zoning "Planned Suburban Low Rise Overlay " was generated out of very detail studies by the City of Novi Expert Planning Staff and then the Master Planning and Zoning Committee which evaluated since early year 2010 at virtually every one of their meetings through 2011 .

I personally exercised my privilege to attend the far majority of those Master Planning Committee meetings and I did report to Mr. and Mrs Bosco after each meeting . The Boscos after receiving information from the Novi Planning staff actually met in person with Ms Barbara Mc Beth and Mr. Mark Spencer , well educated and experienced experts in Urban Planning who were the ones along with members of the Master Plan and Zoning Committee who identified the Bosco property as no longer appropriate for single family residential and most ideal to be planned for future development as the Planned Suburban Low Rise Overlay. This location has continuously increasing traffic double road location at which also is located a Novi Station and now an EMF headquarters .

A review of the requirements and procedures that are contained in the PSLO shows that the almost unique set of required process and procedures for multiple reviews starting with conceptual sketches and meeting with Novi Planning Staff then to Planning Commission and Public Hearing and then to City Council and Public Hearing for review and comment by the public . Also worth noting is the "Form Based " provision which requires design of the buildings to be constructed to be compatible , with the existing residential properties

It should be mentioned that the history of the process leading to the City of Novi Placing this Rezoning to PSLO on the Planning Commission agenda started early 2011 when the identification as to all of the properties so identified for the subject Rezoning started with the formal Master Plan Designation, including all public notices required and all Public Hearings required to get to final Master Plan approval including notification of the other close municipalities. .

Again , Mr. and Mrs Bosco ask that you give serious consideration to the recommendations of your Planning Experts that this PSLO zoning is the proper zoning classification for this subject site which is already MASTER PLANNED for the PLANNED SUBURBAN LOWRISE OVERLAY ZONING

The Bosco's Thank you for your attention and Consideration .



DiClemente Siegel Design Inc.
Engineering and Architecture

November 1, 2012

City of Novi
45175 W. Ten Mile
Novi, MI 48375

Attn: Mr. Mark Pehrson, Chair
City of Novi Planning Commission

Re: Rezoning Planned Suburban Low Rise
DSD Project No. 10-9424.06

Dear Mr. Pehrson and Members of the Novi Planning Commission,

During the past two years or so I have had the pleasure of collaborating with Mr. Bill Bowman from Thompson Brown, and Paul and Maryanne Bosco regarding the potential impact for development of the Bosco's 7 acre parcel. I have prepared preliminary concepts reflecting potential development if the land were to be rezoned to the Planned Suburban Low Rise district.

As an architect familiar with Novi's planning and development since 1982, I applaud the Planning Commission and the City of Novi planners for their leadership role in developing the standards for this district. I believe the standards assure development that will result in innovative design proposals to produce an overall final development that all of Novi can be proud to view.

While there are presently no specific design proposals for the development of this property, I do believe that if the Planned Suburban Low Rise designation is allowed, then the property can become a wonderful opportunity to evolve into uses that are consistent with the neighboring community. The unique requirements of the ordinance also assures the overall architectural scale and character of the abutting homes and houses while also complementing existing natural features such as the pond and terrain.

I encourage the City of Novi Planning Commission provide a positive recommendation to Council that the 7 acres of property commonly referred to as the Bosco Property be rezoned, consistent with the Master Plan, from single family residential to the Planned Suburban Low Rise designation.

Very truly yours,

DICLEMENTE SIEGEL DESIGN INC.

Lee J. Mamola, AIA
Director of Architecture

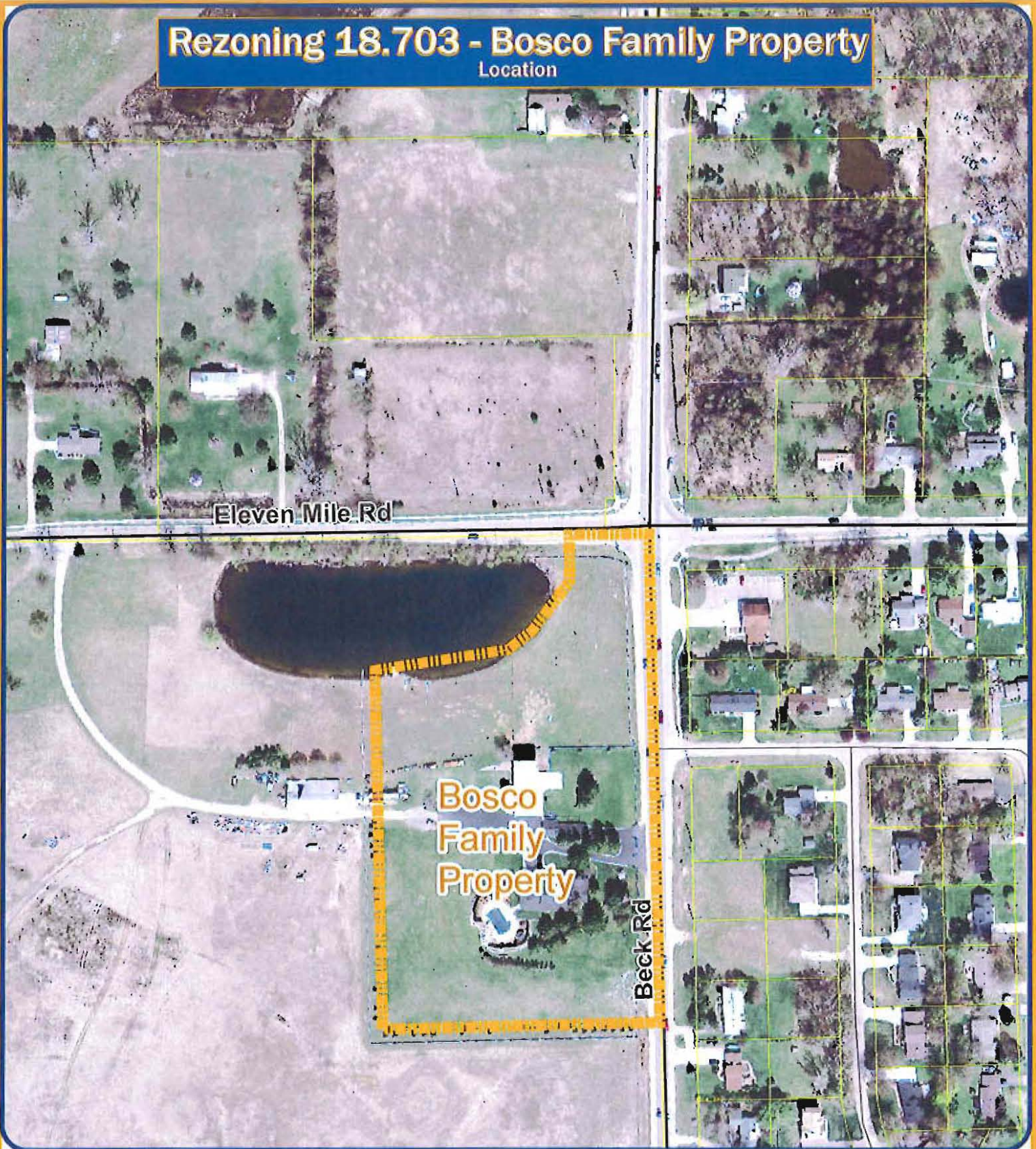
cc: Bill Bowman
Paul Bosco

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MAPS
Location
Zoning
Future Land Use
Natural Features

Rezoning 18.703 - Bosco Family Property

Location



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

Map Legend

 Subject Property



City of Novi

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

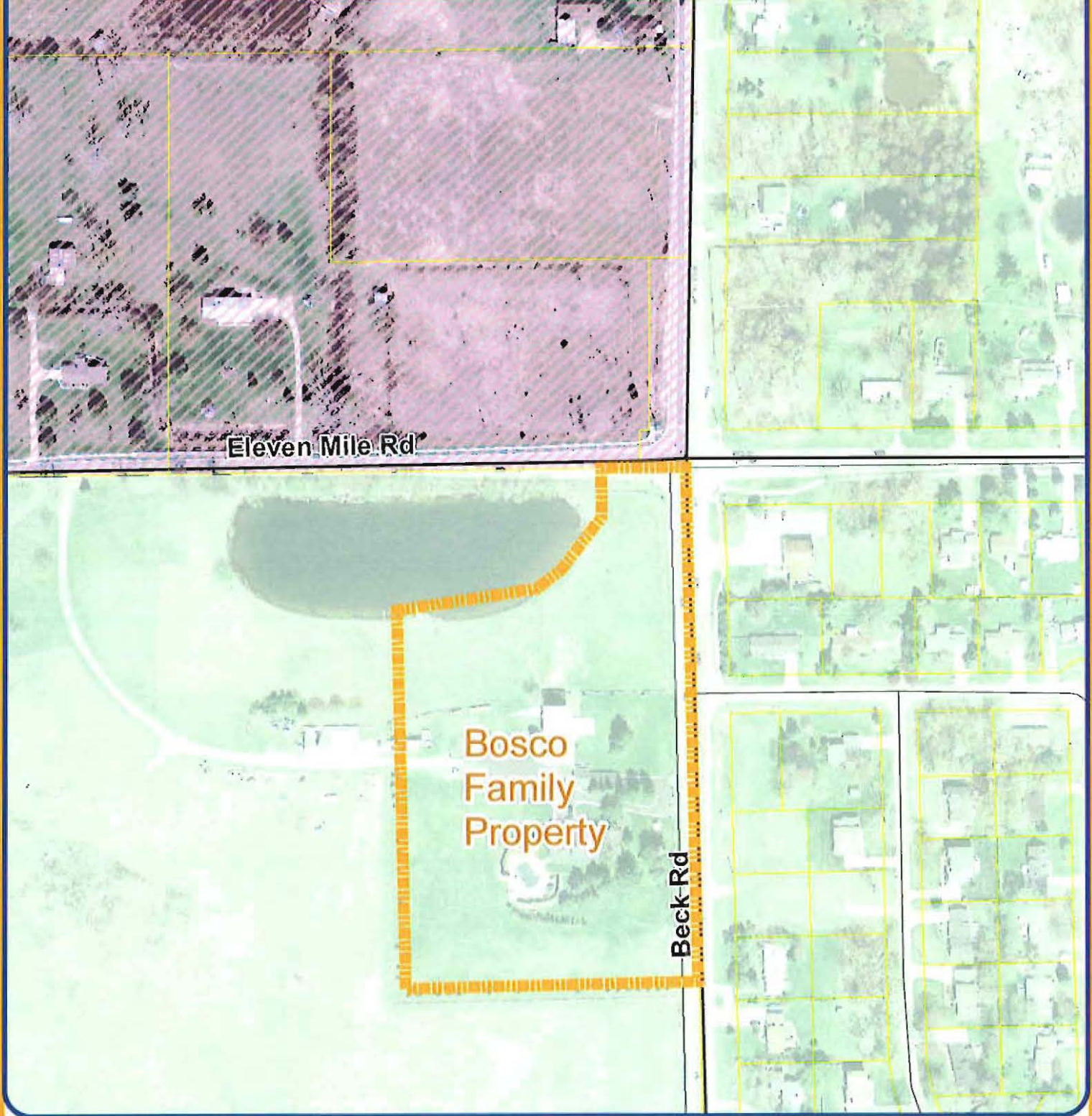


1 inch = 219 feet

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to represent or substitute for any official or primary source. This map was intended to assist National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary, measurements, and annotations shown are approximate and should not be considered as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 112 of 1970 as amended. Please contact the City GIS Manager for further source and accuracy information related to this map.

Rezoning 18.703 - Bosco Family Property

Zoning



Map Author: Kristen Kapelanski
 Date: 10-15-12
 Project: Rezoning 18.703 / JZ12-11
 Version #:

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any other or primary source. This map was obtained by using National Map Accuracy Standards and was the most current available to the City of Novi.
 Boundary measurements and area calculations are approximate and should not be used for any purposes other than those intended by the original Michigan Statewide as defined in Michigan Public Act 74 of 1930 as amended. Please contact the City GIS Manager for further questions and accuracy information related to this map.

Map Legend

-  Subject Property
-  RA
-  PSLR
-  RM-2

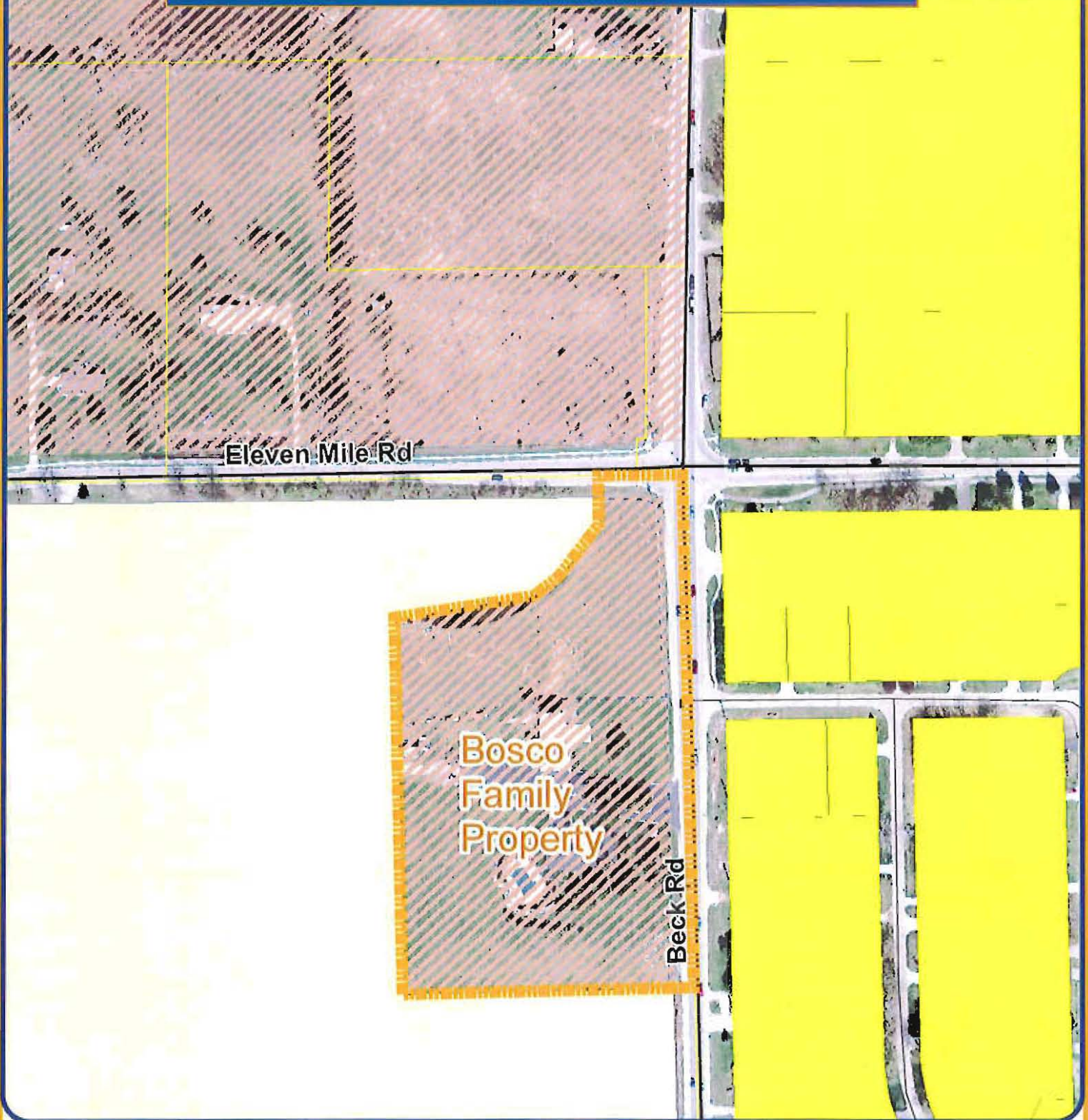


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



Rezoning 18.703 - Bosco Family Property

Future Land Use



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

Map Legend

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

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official regulatory source. This map was prepared to meet National Map Accuracy Standards and use the most recent available sources available to the people of the City of Novi.
 Property measurements and any calculations are approximate and should not be considered as survey measurements performed by a licensed Michigan Surveyor as defined by Michigan Public Act 132 of 1976 as amended. Please contact the City GIS Manager for additional details and accuracy information related to this map.



City of Novi

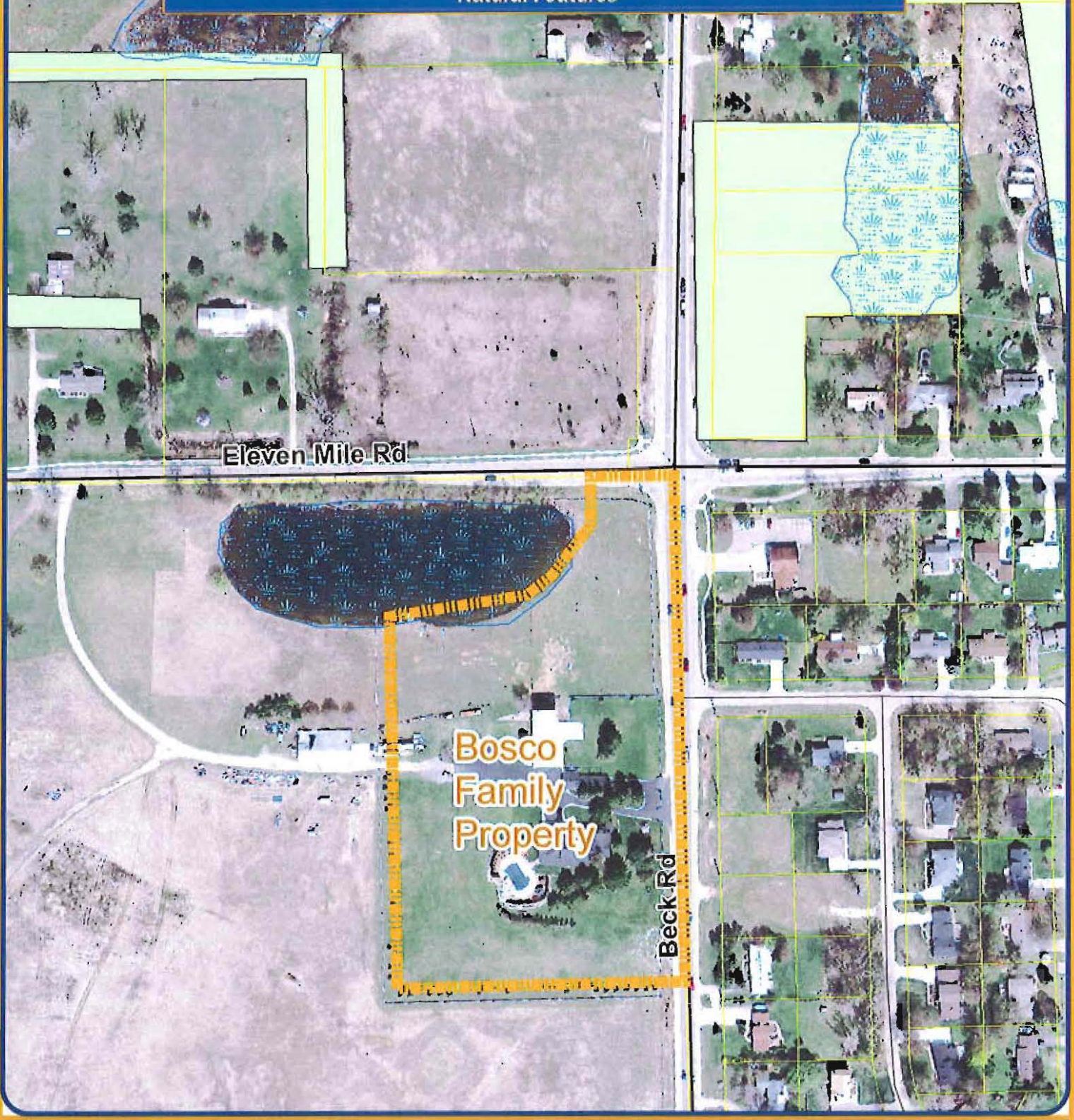
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1 inch = 219 feet

Rezoning 18.703 - Bosco Family Property

Natural Features



Map Author: Kristen Kapelanski
 Date: 10-15-12
 Project: Rezoning 18.703 / JZ12-11
 Version #: 1

MAP INTERPRETATION NOTICE

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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



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