



**SUBJECT:** Approval of Zoning Map Amendment 18.741 to rezone up to 250 acres of property located north and south of Grand River Avenue, east of Beck Road and west of Taft Road, to CW City West District. **SECOND READING**

**SUBMITTING DEPARTMENT:** Community Development, Planning

**BACKGROUND INFORMATION:**

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features, and size:

- 1) Pavilion Shore Village, near Walled Lake, which was rezoned to a new zoning classification in 2021;
- 2) The Anglin Property near Town Center, which is now incorporated into the Sakura Novi development; and
- 3) City West. City West is located north and south of Grand River Avenue, east of Beck Road and west of Taft Road. The Master Plan recommendation for this area was to create a vibrant, walkable, mixed-use arts and entertainment district that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park.

**CHANGES TO DISTRICT BOUNDARIES**

The boundaries for City West have changed from what was recommended in the 2016 Master Plan. On the north side, the Implementation Committee agreed with staff that the small parcel east of Taft Road next to I-96 did not seem to be necessary to include, and the drive-through uses just east of Beck did not seem to fit with the vision for City West so those developed parcels are not included. At the July 10, 2023 City Council meeting, the property owner of the parcels zoned B-3 General Business at the southeast corner of Beck Road and Grand River Avenue expressed their desire for that area to remain zoned B-3, however they were in favor of the RA-zoned portion of their property to be included in the rezoning. The B-3 portion of two parcels, approximately 3.39 acres, has been removed from the City Council's Recommended Action (below) for the rezoning of properties to City West. On the south side of Grand River, leaving the eastern half toward Taft Road planned for Industrial did not seem to make sense given one of the main pedestrian crossings between north and south is at the main

entrance to the Suburban Showplace. Many of the existing uses in that area also were not incompatible with the uses permitted in the proposed district. Meetings with some of the landowners in that area confirmed that they would like to be included in the City West district. The Implementation Committee agreed that the district should be extended all the way to Taft Road.

### **HISTORICAL CONTEXT**

Historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet been redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

Approximately 144 acres are north of Grand River Avenue with 21 parcels included. Most of the area, 128.13 acres, is currently zoned OST Office Service Technology. There is an EXO Exposition Overlay District over a 55-acre portion of the Suburban Collection Showplace property. Approximately 14.06 acres are zoned I-1 Light Industrial.

To the south of Grand River Avenue, the City West area is recommended to include all the parcels between Beck Road and Taft Road. These properties are currently zoned OS-1 Office Service, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage. One property owner has requested that the portion of B-3 General Business zoning on the southeast corner of Grand River and Beck Road be excluded from the rezoning. Staff recommends the area be rezoned with the surrounding parcels in the interest of creating a cohesive walkable district. This prominent corner would serve as an important entryway into the district.

There are some significant areas of wetland in the southern portion of the district. Preserving those wetlands would help to provide natural buffers between the City West developments and the residential districts to the south. The greater flexibility and emphasis on preserving natural features in the City West text is more likely to result in protection than the current Light Industrial district.

### **EXISTING DEVELOPMENT**

Of the existing structures in the area, the average age is 43 years, with many built between 1967 – 1978. Excluding a few building additions, only two new projects have been developed over the last 10 years: PetSuites (2020) and Beck Plaza, which contains Starbucks (2016). During this same period development has not lagged in the rest of the city.

The number of permitted uses under I-1 zoning is limited when adjacent to single-family districts, which may have contributed to the lack of investment in this area. Restaurant uses in the I-1 district are only permitted in limited circumstances, so the existing

restaurants south of Grand River have been non-conforming uses and have not been permitted to expand or make desired improvements such as adding covered outdoor patio areas. The expense of extending public utilities may have also discouraged new development.

Approximately 110 acres in the district are vacant or have a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 32 acres. Development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. Commercial uses have developed by the I-96 interchange at Beck Road north of Grand River.

### **PUBLIC UTILITIES**

See the June 8, 2023, Engineering review memo for specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be an impact on utility demands with the proposed rezoning, but water system improvements are the specific concern. However, the need for improvements in this water pressure district are needed regardless of how the City West area is developed. The Engineering Division plans to continue discussions with Community Development to better understand the additional demands of any development proposed in the pressure district and to better understand the impact on the City's infrastructure.

Traffic analysis and potential road improvements for any new development will be determined on a site-by-site basis for any property proposed to be developed or redeveloped in the new district. Applicants proposing a new development will need to prepare either a Traffic Impact Statement or Traffic Impact Study as a result of an anticipated number of trips as defined by the Site Plan and Development Manual. Pedestrian improvement opportunities are being considered along the Grand River Avenue Corridor as a part of a larger study that is being contemplated.

### **PLANNING COMMISSION ACTION**

On May 10, 2023 the Planning Commission held a public hearing on the proposed rezoning and recommended approval to the City Council. The minutes from that meeting are included in the packet.

Following the public hearing, the attorney for a property located at the southeast corner of Grand River Avenue and Beck Road, known as the Ward property, has requested a portion of the property zoned B-3 not be rezoned to the new City West District. See the letter in this packet from Mr. David Landry dated June 13, 2023 for details of their request. The portion of property zoned B-3 General Business includes portions of two parcels. The owner is supportive of the remainder of the property, zoned RA Residential Acreage, being rezoned to City West.

Staff supports the entire area being included in the rezoning in order to maintain the consistency and walkability of the district. This corner could serve as an important gateway into the new district and create a link between non-motorized connections within the district and the pathway network on the Ascension Providence Campus,

which would be better served by the standards being established by the City West District. The B-3 General Business district allows a wide range of auto-centric uses that would interrupt the walkability we hope to establish through City West. **However, as noted above in the changes to district boundaries, this B-3 portion of the Ward property is not proposed to be rezoned at this time.** Minutes from the July 10 City Council meeting are included in this packet.

**CURRENT OPTIONS FOR SECOND READING OF THE ZONING MAP AMENDMENT:**

During the First Reading, on May 6, 2024, City Council voted to rezone only the north side of Grand River Avenue to the envisioned City West district. That is therefore the recommended action below. However, in the event the City Council chooses to reconsider that limitation from First Reading, an alternate motion to rezone both sides of Grand River (not including the B-3 parcel on the southeast corner) is also provided.

**RECOMMENDED ACTION:** Approval of Zoning Map Amendment 18.741 to rezone **only the north side of Grand River Avenue between Beck Road and Taft Road, consisting of approximately 137 acres of land**, from I-1 Light Industrial, and OST Office Service Technology to CW City West District. This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park. **SECOND READING**

**-OR-**

**ALTERNATE MOTION to rezone both sides of Grand River Avenue:**

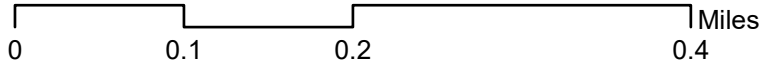
Approval of Zoning Map Amendment 18.741 to **rezone approximately 247 acres of property located north and south of Grand River Avenue**, east of Beck Road and west of Taft Road, from I-1 Light Industrial, RA Residential Acreage, OS-1 Office Service, and OST Office Service Technology (**excluding the B-3, General Business properties at the southeast corner of Beck and Grand River Avenue**), to CW City West District. This motion is made because the proposed City West Rezoning fulfills the concepts provided in the Master Plan for Land Use to provide a new zoning district that will create a vibrant, integrated, mixed-use arts and entertainment district along Grand River Avenue, east of Beck Road, and that would support and enhance the nearby Suburban Collection Showplace and Ascension Providence Park. **SECOND READING.**



MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# City West District: 2020 Aerial



## 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. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Map Author: Lindsay Bell  
Date: 8/18/23  
Project: City West



# City West District: Future Land Use



0 0.1 0.2 0.4 Miles



#### MAP INTERPRETATION NOTICE

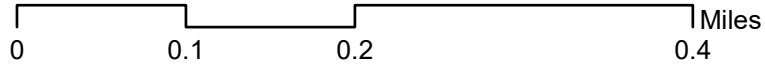
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Map Author: Lindsay Bell  
Date: 8/18/23  
Project: City West



# City West District: Natural Features



## MAP INTERPRETATION NOTICE

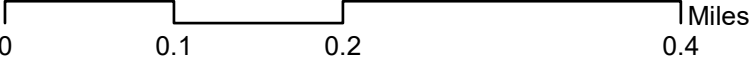
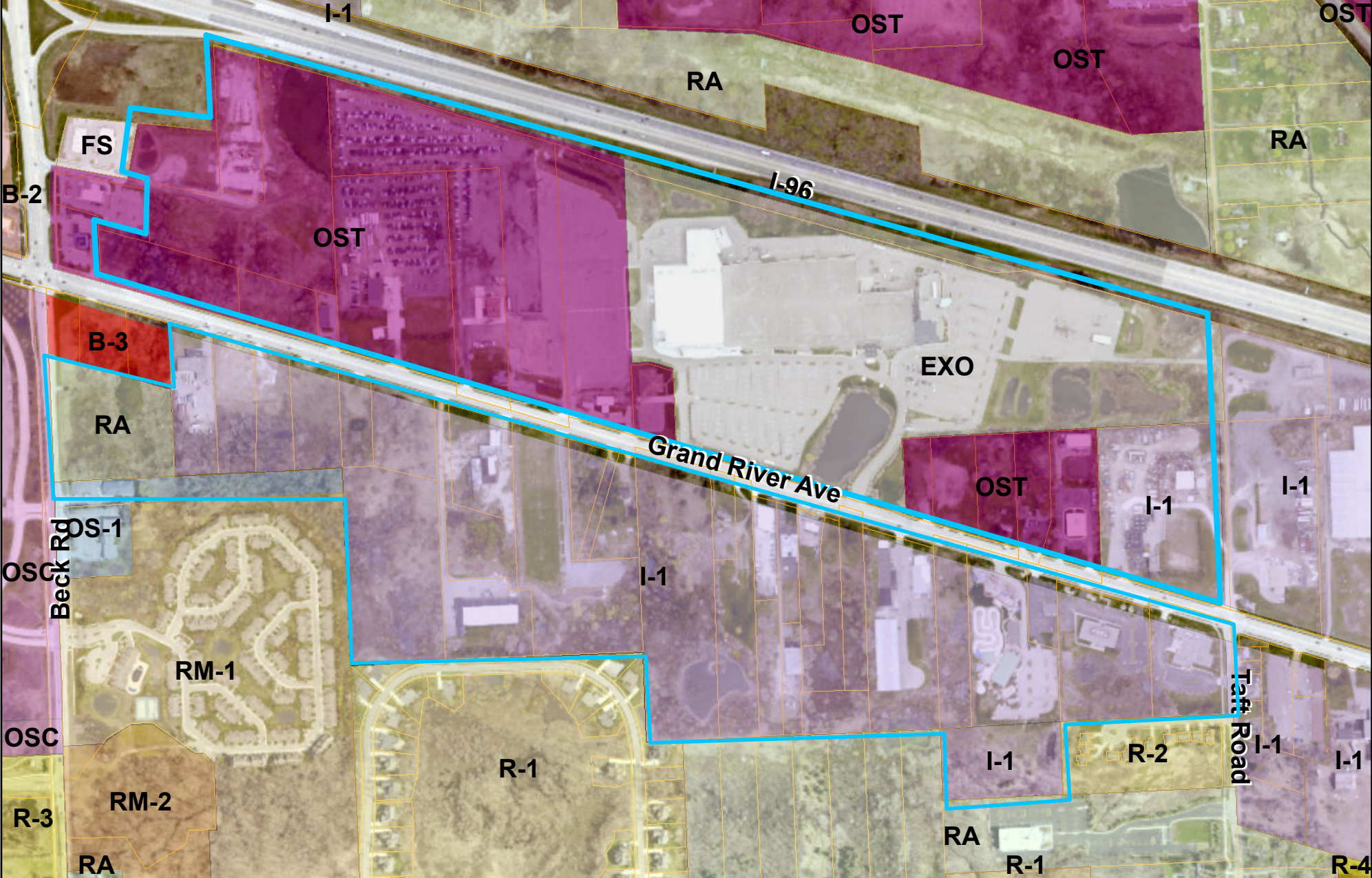
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Map Author: Lindsay Bell  
Date: 8/18/23  
Project: City West



# City West District: Current Zoning



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Map Author: Lindsay Bell  
 Date: 8/18/23  
 Project: City West

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

August 22, 2023

## Planning Review

City West

### Zoning Map Amendment 18.741

#### Petitioner

City of Novi

#### Review Type

City-initiated Rezoning Request from RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial to the CW City West District.

#### Property Characteristics

- Site Location: North and South sides of Grand River Avenue, east of Beck Road and West of Taft Road
- Site Zoning: RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial OSC, Office Service Commercial and OS-1, Office Service
- Adjoining Zoning: North: (Interstate-96); South: RM-1, R-1, RA, R-2; East: I-1; West: FS, OST, OSC, B-3
- Current Site Use: Suburban Collection Showplace, DeMaria, Sidock Group, Fairlane Motel, New Hudson Welding, Bell Fork Lift, Insurance office, Delphinus office building, Miracle Software Systems, Gatsby's restaurant, Paradise Park amusement center, Total Sports, Adams Sports Medicine, Raging Cycles, Szechuan Fan restaurant, Redford Lock, MotorCity Floors and Coatings, Grand River Fields, Carol's Upholstery, Harmon Sign Company, Screen Works print shop, Pet Suites, Amstee Airduct Cleaning, Various vacant buildings, vacant lots
- Adjoining Uses: North: Interstate-96, ITC utility corridor; South: Central Park Estates apartments, Asbury Park neighborhood, Andes Hills neighborhood, Sri Venkateswara Temple, Single family lots; East: Landscaping, Sand & Gravel business; West: Ascension Providence Hospital center, West Market Square retail center
- School District: Novi Community School District
- Area: Approximately 250 acres

#### Project Summary

City staff have initiated the rezoning of the 250-acre area between Beck Road and Taft Road, north and south of Grand River Avenue. The subject properties are currently zoned OS-1 Office Service, OST Office Service Technology, I-1 Light Industrial, and RA Residential Acreage. The subject area is proposed to be zoned CW City West, a new proposed district that was recommended in the 2016 Master Plan Update. As indicated in the figure below, some of the parcels to be rezoned are currently developed consistent with Light Industrial uses and office buildings. A large area north of Grand River contains the Suburban Collection Showplace. Staff is requesting the rezoning in order to bring all



parcels within a single zoning district consistent with the Master Plan recommendation to create a cohesive, walkable, mixed-use district.

### **Recommendation**

Staff **recommends approval** of the proposed Zoning Map Amendment. Approval is recommended for the following reasons:

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.
- ❑ The requested rezoning would help further the objective to provide a wide range of housing options.
- ❑ The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- ❑ The requested rezoning would further the objective to develop the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

### **Master Plan for Land Use**

The 2016 Master Plan Update recommended the creation of a cohesive district that supports long-term vitality and projects a sense of place. "A City West district should use form-based code elements to guide the development of a dense, walkable, unified district featuring a mix of arts, entertainment, retail, restaurant, hotel, convention/exposition, office and residential uses. Standards for streetscape design, sidewalks, public amenities, and structured parking should all be considered. A sub-district permitting different maximum building heights should be established, permitting lower heights south of Grand River, and higher maximums near I-96."

The vision described in the 2016 Master Plan recommended that the City West district north of Grand River would be the highest intensity district in the City of Novi, with buildings up to ten stories and residential density of 30 units per acre. Master Plan open house events garnered comments from both retirees and millennials wanting housing opportunities that would allow them to walk or bike to activity and shopping destinations and within developments that increase the vitality of Novi.

### **Implementation Committee**

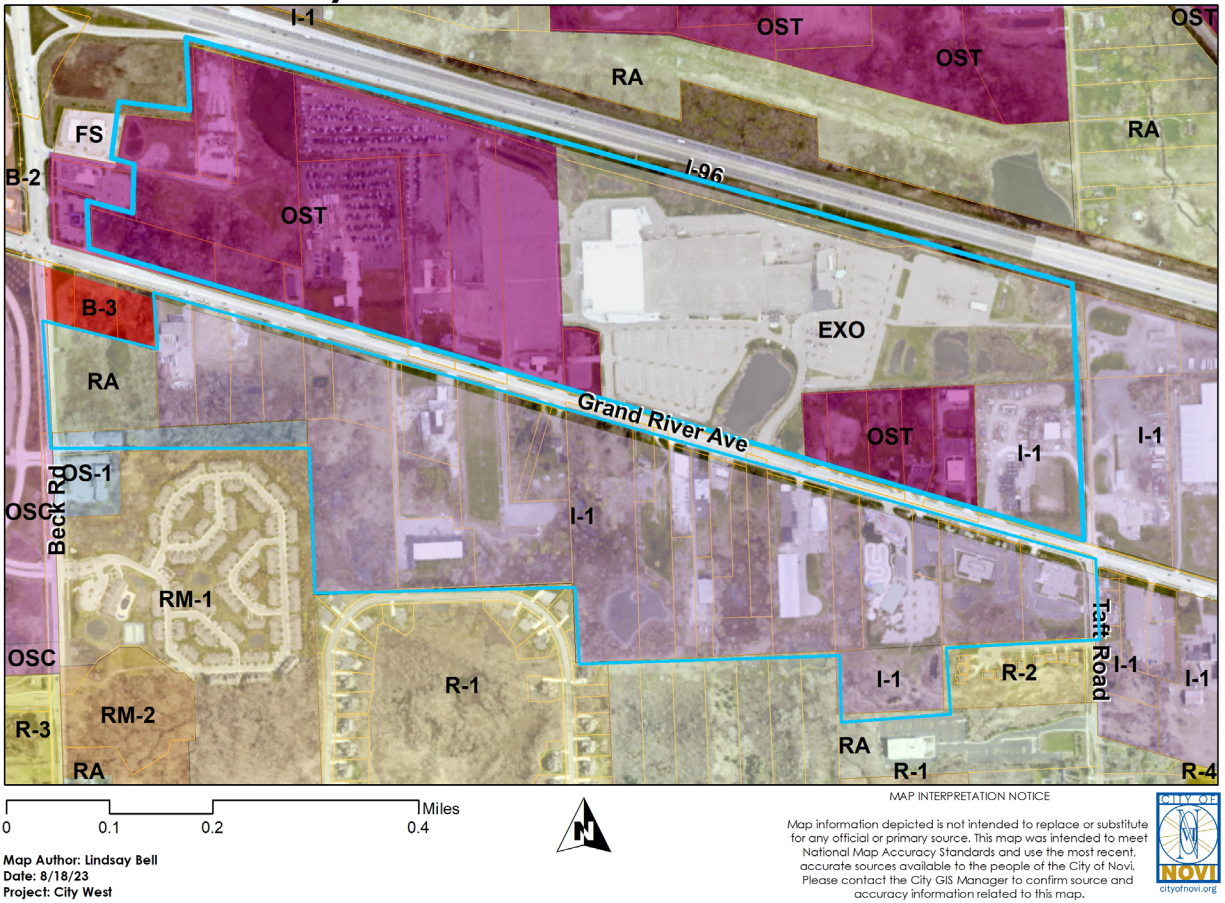
This matter was discussed by the Implementation Committee in April 2021, March of 2022, and January of 2023. The proposed rezoning and text amendment was discussed with the Committee on each occasion as it was being developed. The Committee provided feedback and recommended changes to the boundaries of the district. Members of the Implementation Committee recommended the development of the Design Guide to provide visual guidance on the preferred style of developments and to illustrate requirements.

### **Existing Zoning and Land Use**



The map below shows the zoning for the subject area and surrounding properties. The north side of the district abuts Interstate-96, and is primarily zoned for OST – Office Service Technology. The Suburban Center Showplace is covered by the Exposition Overlay district, but the underlying zoning is OST. The area to the south of Grand River is primarily zoned I-1

### City West District: Future Land Use

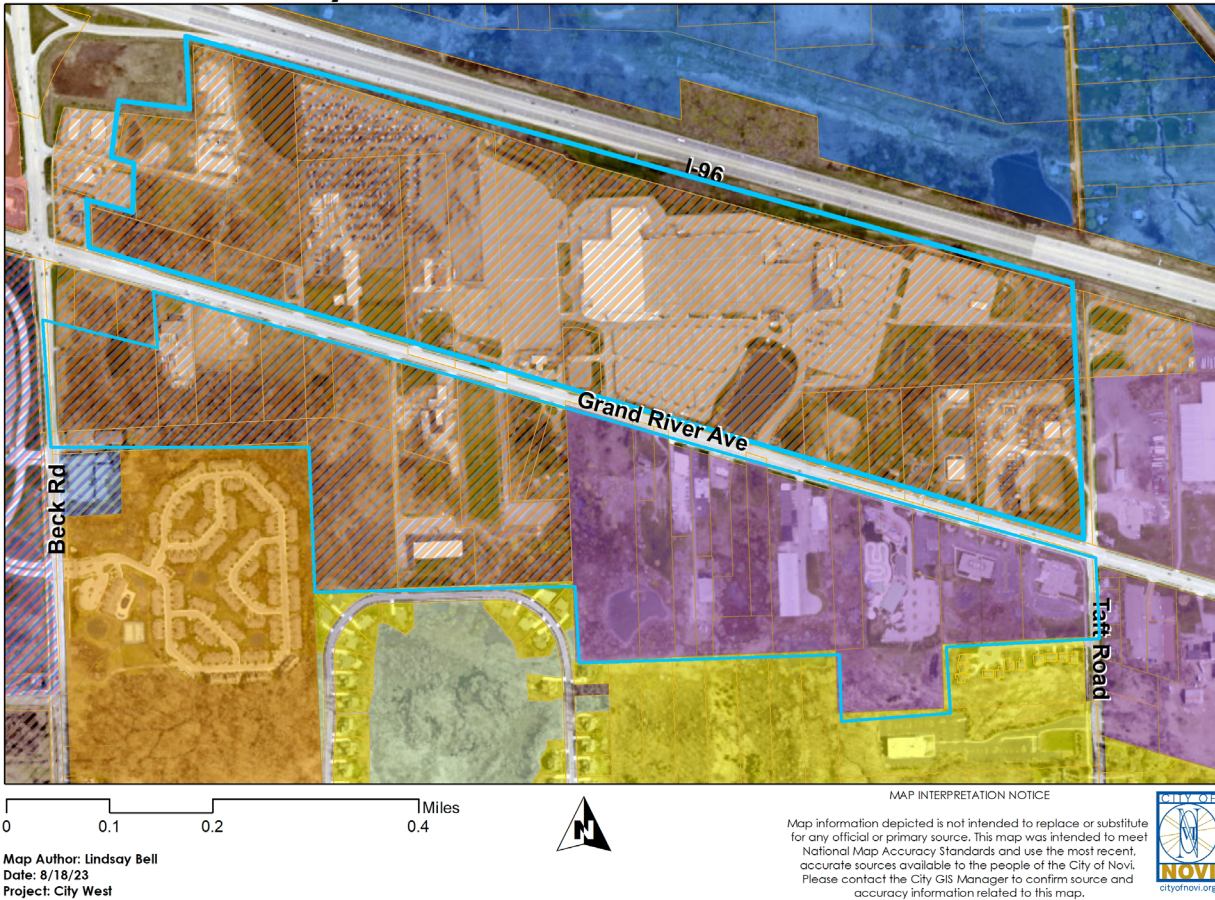


Light Industrial, except for the area that abuts Beck Road, which is zoned for Residential Acreage and OS-1 Office Service. The area to the south is primarily One Family Residential districts, with Central Park Estates zoned RM-1 Low Rise Multiple Family, and a salon zoned OS-1. East of Taft Road is zoned I-1. West of Beck Road is zoned B-2 Community Business (Westmarket Square retail center), and OSC Office Service Commercial (Ascension Providence hospital campus).

#### Compatibility with Surrounding Land Use

The compatibility of the requested CW 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.

### City West District: Future Land Use



Directly to the **north** of the City West area is Interstate 96. A rezoning of the subject property to CW will not adversely affect the properties north of the highway as the interstate forms a significant barrier.

Multifamily apartments and single-family residential uses are located **south** of the subject area. The proposed draft ordinance has been designed to limit the negative impacts on these adjacent uses through increased setbacks and buffering requirements, as well as height limits for the areas closest to the single family areas.

Directly to the **east** of the proposed City West area is a sand & gravel business and landscaping business. To the **west** of the subject area is the Ascension Providence hospital campus, and the Westmarket Square retail center. Positive impacts are anticipated as the subject property could provide places for hospital employees to live, shop and dine, and additional hotels for people to stay in near the hospital. Residents in City West will also provide more customers to the Westmarket Square retail center.

### Comparison of Zoning Districts



The following table provides a comparison of the two major current zoning classifications (OST and I-1) with the proposed City West.

	<b>OST (Existing – North of Grand River)</b>	<b>I-1 (Existing – Mostly South of Grand River)</b>	<b>CW (Proposed)</b>
<b>Principal Permitted Uses &amp; Special Land Uses</b>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Professional office buildings, offices and office sales and service activities</li> <li>Data processing and computer centers</li> <li>Laboratories</li> <li>Research, testing, design and development, technical training, and design of pilot or experimental products</li> <li>Hotels and business motels</li> <li>Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education</li> <li>Motion picture, television, radio and photographic production facilities</li> <li>Medical offices, including laboratories and clinics</li> <li>Facilities for human care</li> <li>Off-street parking lots</li> <li>Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations</li> <li>Financial institution uses with drive-in facilities as an accessory use only</li> <li>Public or private indoor and private outdoor recreational facilities</li> <li>Day care centers and adult day care centers</li> <li>Secondary uses</li> </ol>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Professional office buildings, offices and office sales and service activities</li> <li>Accessory buildings, structures and uses customarily incident to the above permitted uses</li> <li>Public owned and operated parks, parkways and outdoor recreational facilities</li> <li>Public or private health and fitness facilities and clubs</li> <li>Medical offices, including laboratories and clinics</li> </ol> <p>The following uses are subject to Section 4.45:</p> <ol style="list-style-type: none"> <li>Research and development, technical training and design of pilot or experimental products</li> <li>Data processing and computer centers</li> <li>Warehousing and wholesale establishments</li> <li>Manufacturing</li> <li>Industrial office sales, service and industrial office related uses</li> <li>Trade or industrial schools</li> <li>Laboratories experimental, film or testing</li> <li>Greenhouses</li> <li>Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards</li> <li>Public or private indoor recreation facilities</li> <li>Private outdoor recreation facilities</li> <li>Pet boarding facilities</li> <li>Veterinary hospitals or clinics</li> </ol>	<p><b>Principal Permitted Uses</b></p> <ol style="list-style-type: none"> <li>Offices, including professional, medical (including labs and clinics)</li> <li>Municipal uses, such as post offices and similar governmental office buildings</li> <li>Day care centers (4.12.2)</li> <li>Financial institutions (4.81)</li> <li>Retail business or service establishments, including restaurants (4.27)</li> <li>Business schools and colleges or private schools operated for profit (4.27)</li> <li>Instructional Centers (4.62)</li> <li>Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities</li> <li>Art galleries, museums, and non-profit community centers</li> <li>Personal service establishments</li> <li>Private recreational facilities, indoor or outdoor</li> <li>Publicly owned and operated parks, pathways, and recreational facilities</li> <li>Transit station</li> <li>Brewpubs and Microbreweries (4.35)</li> <li>Outdoor restaurants (4.84)</li> </ol>

	<p>17. Sit down restaurants 18. Other uses similar to the above uses and subject to the same conditions noted 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses</p> <p><b>Special Land Uses (Retail Service Overlay)</b> The following uses are permitted subject to Section 3.19:</p> <ol style="list-style-type: none"> <li>1. Retail business use</li> <li>2. Retail business service uses</li> <li>3. Restaurants, including sit-down</li> <li>4. Fast food drive-through restaurants</li> </ol>	<p>19. Motion picture, television, radio and photographic production facilities 20. Other uses of a similar and no more objectionable character to the above uses 21. Accessory buildings, structures and uses customarily incidental to any of the above permitted uses</p> <p><b>Special Land Uses</b> The following uses shall be permitted where the proposed site does not abut a residentially zoned district:</p> <ol style="list-style-type: none"> <li>1. Metal plating, buffing, polishing and molded rubber products</li> <li>2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows:             <ol style="list-style-type: none"> <li>a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics</li> <li>b. Industrial tool and equipment sales, service, storage, and distribution</li> <li>c. Eating and drinking establishments and motels</li> </ol> </li> <li>3. Automobile service establishment</li> <li>4. Self-storage facilities</li> <li>5. Retail sales activities</li> <li>6. Central dry cleaning plants or laundries</li> <li>7. Railroad transfer, classification and storage yards</li> <li>8. Tool, die, gauge and machine shops</li> <li>9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies</li> <li>10. Municipal uses</li> <li>11. Motion picture, television, radio and photographic production facilities</li> <li>12. Outdoor space for parking of licensed rental motor vehicles</li> <li>13. Accessory buildings, structures and uses</li> </ol>	<p>16. Principal uses similar to those listed above, as determined by the Planning Commission 17. Off-street parking lots and structures (not to include vehicle storage) 18. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19)</p> <p><b>Mixed-Use Development Option Permitted Uses –</b></p> <ol style="list-style-type: none"> <li>1. Any of the Principal Permitted Uses above</li> <li>2. Multiple-family residential</li> <li>3. Live/work units</li> <li>4. Hotels (4.28.1)</li> <li>5. Business establishments which perform services on the premises</li> <li>6. Health and fitness clubs, public or private</li> <li>7. Dry Cleaning Establishments or Pick Up Stations (4.24)</li> <li>8. Other uses similar to the above uses subject to conditions noted</li> <li>9. Accessory structures and uses customarily incidental to the above permitted uses (4.19)</li> </ol> <p><b>Special Land Uses</b></p> <ol style="list-style-type: none"> <li>1. Amusement and entertainment uses, including theaters, athletic and performing arts venues</li> <li>2. Private clubs, organizations, cultural facilities, and lodge halls</li> <li>3. Places of worship</li> <li>4. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)</li> </ol>
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		customarily incident to any of the above permitted uses	
<b>Minimum Lot Size</b>	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
<b>Minimum Lot Width</b>	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
<b>Maximum Building Height</b>	46 feet or 3 stories, whichever is less OR 65 feet, with building setbacks increased (Sec. 3.20.1.A.ii) OR 115 feet if located within 1,200 feet of freeway (Sec. 3.20.1.A.iii)	40 feet; 25 feet when abutting residential (Section 3.14.5.C)	35 feet within 100 feet of SFR 40 feet between 100-200 feet of SFR North of Grand River: 8 stories with bonus height South of Grand River: 5 stories with bonus height
<b>Building Setbacks</b>	Front Yard: 50 feet Rear Yard: 50 feet Side Yard: 50 feet	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)	Front yard: 20 feet (Major arterials) Rear yard Non-Res: 100 feet for buildings if adjacent to residential Rear yard Residential: 2 feet each foot of building height if adjacent to residential
<b>Parking Setbacks</b>	Front Yard: 20 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)	Front yard: 20 feet (Major arterials) Rear yard: 50 feet if adjacent to residential See proposed Ordinance for other yard requirements

**Natural Features**

The attached maps from the City’s mapping portal show that there are regulated wetland and woodland at various locations throughout the subject area. The City’s maps provide the best approximation of the location of the woodlands and wetlands without specific surveying of those areas. The actual location of any woodlands and wetlands will need to be field verified by applicants with the submittal of any site plan for the parcels, and verified by the City’s consultants. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property, and follow the typical standards for review and approval according to the City’s ordinances.

**Submittal Requirements**

The City’s Department of Public Works staff has placed the rezoning signs on properties along the Grand River Avenue corridor and at Beck Road and Taft Road, in accordance with the public hearing requirements for the proposed rezoning. Staff has verified the locations and language provide on the signs that meet the standards of the City’s Site Plan and Development Manual.

**ENGINEERING MEMO**

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# MEMORANDUM



**TO:** VICTOR CARDENAS, INTERIM CITY MANAGER  
**FROM:** BEN CROY, CITY ENGINEER  
**SUBJECT:** CITY WEST DISTRICT UTILITY DEMANDS  
**DATE:** JUNE 8, 2023

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The Department of Public Works Engineering Division has been working with the Community Development Department projecting assumptions regarding anticipated utility demand within the proposed City West District (Grand River between Beck Road and Taft Road). Based on these discussions, the City West District potential development is estimated to demand 1,550 REUs for water service. One REU (Residential Equivalency Unit) equates to the utility demand from one single-family home. Water system improvements will be required to maintain adequate water pressures in the western limits of the city regardless of whether the area develops as proposed or as currently zoned. No improvements are anticipated to be required for the sanitary sewer system.

The City West District is located within the Intermediate Pressure District. Other areas in this pressure district (Section 18 and Sections 29-32) along the western extremities of the city currently maintain pressures and flow rates on the low end of desired ranges and could drop below minimums as demand in other areas increase. This future condition was identified and evaluated in the 2014 Water Master Plan Update. At that time, several projects were recommended to address the need for improvements with additional development. The attached map and table from the 2014 update have been updated with capital projects completed by the City or as part of private development projects. The attached also includes proposed projects which complete the entire water system improvement plan. The proposed improvements include ~9,100 feet of water main along Eight Mile, Napier and Nine Mile (referred to as the Southwest Loop projects #091-14, #091-23, #091-15 considered Phase 1), and the decommissioning of a pressure reducing valve, estimated at \$4-5M and \$200k, respectively.

Coincidentally, around the same time the City West District was being discussed, a new residential development, Parc Vista, was being proposed in the southwest portion of the City on Eight Mile west of Garfield. During the design of this site, staff identified the need for system improvements to maintain the desired minimum flows of 2,000 GPM required for fire protection. The addition of the Southwest Loop will increase flows above this standard and eliminate a long dead-end in the system. Elimination of dead ends is good standard practice to avoid water quality issues, decrease pressure fluctuations and provide redundancy (same as GLWA's regional redundancy main project only scaled to Novi system). Additionally, the Southwest Loop would provide water service to the ITC Sports Park in the future if desired.

As the City develops, system demands are continuously evaluated to identify appropriate infrastructure improvements. Like the improvements discussed above, numerous projects have been identified in the 2014 or earlier master plans, and as additional demand is anticipated, these projects can be implemented. Occasionally private development fills

gaps in the system, but there is no significant private development to make the Southwest Loop. Therefore, staff recommends executing these projects as capital improvements per the Master Plan. Just as the Island Lake Booster Station (#IL-07) was completed as the first step in expanding the west side system, staff continues to evaluate needs as they arise, versus implementing unnecessary improvements. These proposed pressure district expansions have appeared in the CIP at various times, most recently back in FY 2019-20. Consequently, the projects were removed as the certainty of the proposed developments was not confirmed.

Per the Master Plan the Island Lake Pressure District Expansion has been planned for completion in two phases, the first of which Phase 1 is discussed herein. The second phase would complete the district expansion (projects #IL-01, #IL-04, #IL-05) and would be implemented at the appropriate time based on system modeling following further development.



Cost Estimates

The updated cost estimates for the 2008 recommendations are shown in Table 12. Calculations of the cost estimates are included in Appendix A. These cost estimates include cost of construction and professional services but do not include costs for easement acquisition, major utility relocation, bonds, or fees for permitting or inspection.

Table 12: Updated Cost Summary of 2008 Recommendations

ID	Description	Updated Cost Estimate	
<i>Tier 1</i>			
091-06	Install a PRV on 13 Mile Road east of Novi Road and de-commission Meadowbrook PRV if determined necessary.	\$843,000	
<i>Tier 2</i>			
091-10	Extend a 24-inch main 2,600 feet north to 14 Mile Road	\$1,139,000	
091-11	Install new DWSD master meter with PRV	\$1,305,000	
COMPLETE	091-16	Extend 900 feet of 12-inch main from west of Kingswood Boulevard to Columbia Drive.	\$173,000
PROPOSED	091-23	Extend a 12-inch main approximately 5,700 feet from the proposed 12-inch main at Napier Road and Park Place Drive to the south along Napier Road to 8 Mile Road then east to the proposed 12-inch main on 8 Mile Road.	\$1,082,000
	091-25	Extend a 16-inch main approximately 2,400 feet from the existing 16-inch main on 9 Mile Road west of Center Street to the east along 9 Mile Road to the existing 12-inch main at Novi Road and 9 Mile Road.	\$647,000
COMPLETE	091-26	Extend a 12-inch main approximately 1,300 feet from the existing 12-inch main on 8 Mile Road at Club Lane to the east to the existing 12-inch main on 8 Mile Road east of Cambridge Drive. Install 12-Inch main approximately 600 feet from Meadowbrook Rd east to Llorac Ln.	\$362,000
<i>Tier 3 required for other recommendations</i>			
PROPOSED	091-14	Extend a 12-inch water main approximately 2,400 feet from the existing 12-inch water main at 9-Mile Rd and then south on Napier Rd to Park Place Dr. (Required for recommendation 091-23.)	\$457,000
PARTIALLY COMPLETE	091-15	Extend a 12-inch water main approximately 4,300 feet from the existing 12-inch water main at 8-Mile Rd and Garfield Rd to the west along 8-Mile Rd. (Required for recommendation 091-23. Length reduced by 400 feet from 2008 report due to Ballantyne development.) REMAINDER PROPOSED	\$817,000
COMPLETE	091-22	Connect the existing 12-inch water main at Wixom Rd and 10-Mile Rd to the existing 12-inch water main east of Terra Del Mar Drive on 10-Mile Rd with approximately 2,700 feet of 12-inch water main. (Required for Island Lake recommendations.)	\$513,000
<b>Total Cost of Updated Recommendations:</b>		<b>\$7,338,000</b>	

The cost estimates for recommendations new to this report are shown in Table 13. Calculations of the cost estimates are included in Appendix A. These cost estimates include cost of construction and professional services but do not include costs for easement acquisition, major utility relocation, bonds, or fees for permitting or inspection.

Table 13: Cost Summary of New Recommendations

	ID	Description	Cost Estimate
COMPLETE	WP-01	Install 1.5 MG ground storage reservoir near West Park Pump Station and reconfigure Pump Station to pump out of storage at 11 MGD. Includes SCADA system.	\$4,004,000
PHASE 2	IL-01	Install approximately 3,000 feet of new 12-inch water through existing Novi Links golf course. (Replaces recommendation 091-28 from 2008 report.)	\$570,000 *
PARTIALLY COMPLETE	IL-02	Install approximately 3,200 feet of new 12-inch water main along 10-Mile Rd from Wixom Rd to Woodham Rd. <b>REMAINDER IN PHASE 2</b>	\$608,000
COMPLETE	IL-03	Install approximately 2,800 feet of new 16-inch water main from Providence Park Hospital to Wixom Rd across City owned parcel.	\$754,000
PHASE 2	IL-04	Install new PRV at 9-Mile Rd and Beck Rd.	\$592,000
PHASE 2	IL-05	Install new PRV at 10-Mile Rd and Beck Rd.	\$665,000
PROPOSED	IL-06	De-commission PRV near Catholic Central School.	\$100,000
PHASE 2	IL-07	Replace Existing Pumps in the Island Lake Pump Station.	\$488,000
<b>Total Cost of New Recommendations:</b>			<b>\$7,211,000 *</b>

\* CIP# IL-01 will be built by a developer and is not included in the cost summation.

### Operational Recommendations







In addition to the CIP recommendations above, there are several operational recommendations to improve system performance and efficiency.

- As part of the WPPS upgrades, system controls should be re-evaluated to eliminate excessive run-time of the WPPS pumps.
- As part of the WPPS upgrades, system operators should open an existing valve in the yard of the WPPS. A map of the WPPS with this valve called out is included in Appendix A.
- Once SCADA upgrades are complete, flows and pressures should be monitored at the ILPS to refine the future design flows required for the expanded Island Lake Pressure District. A preliminary engineering evaluation of upgrades at the ILPS should be performed to refine the cost estimate of station upgrades.
- SCADA upgrades at the ILPS, WPPS, Novi-North PRV, Grand River PRV, and 10-Mile PRV will allow system operators to monitor in-system flows to calculate the distribution of water loss and peak usage within the system. System operators should use this information to guide future CIP recommendations and asset management activities.



# FIGURE A-1 System Improvements

CITY OF NOVI  
07.14.2014







## Legend

-  DWSD Meter
-  PRV
-  De-Commission PRV
-  Proposed PRV
-  New GST
-  Pump Station Upgrades

## Water Main

-  Existing
-  Proposed

## Pressure District

-  High
-  Intermediate
-  Lower
-  Twelve Oaks
-  Existing Island Lake
-  Proposed Island Lake

## 2008 Recommendations Carried Over

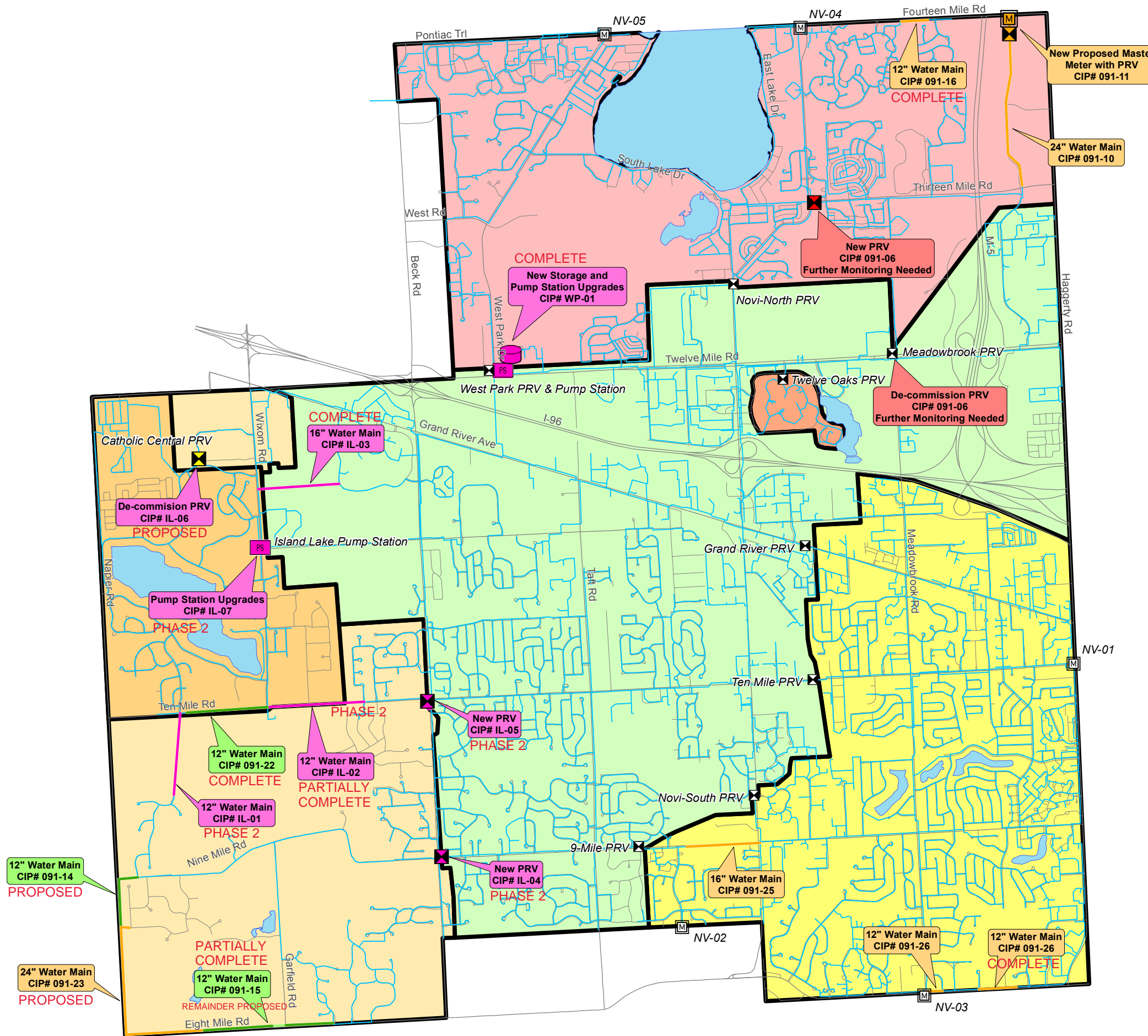
-  Tier 1
-  Tier 2
-  Tier 3



Source: Data provided by Oakland County and the City of Novi. Orchard, Hiltz and McCliment does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 StatePlane Michigan South FIPS 2113 Int'l Feet

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**PRELIMINARY OPINION OF PROBABLE PROJECT COSTS**

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS008	Water Distribution	September 2016	<b>\$2,336,580</b>

**Island Lake Pressure District Expansion - Phase 1**

Sections 29, 30, 31, and 32



**Project Description, Justification, & Operating Budget Impact**

The Island Lake Pressure District (ILPD) expansion project has four key project components which will allow for the expansion of the ILPD into sections 29, 30, 31, and 32. The four main components of this project include: (1) Extension of a 12-inch water main along 10 Mile from Wixom to the stub at Woodham Road; (2) Installation of a new PRV at Ten Mile and Beck Road; (3) Installation of a new PRV at 9 Mile and Beck Road; (4) Pump upgrades at the Island Lake Booster Station. Over the past several years, residents sections 29, 30, 31, and 32 have complained of low pressure issues, especially during high usage periods when lawn sprinkling is occurring. Typically, system operators would increase the discharge pressure from the West Park Booster Station during these periods of pressure complaints; however, there is limited opportunity to boost pressures to the desired level in these sections as it would cause excessively high pressures within the lower elevation areas in the Intermediate Pressure District (along Novi Road north of 9 Mile and south of Grand River). For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

Design Engineering	\$	106,880
Right-of-Way Acquisition	\$	75,000
Geotechnical Design	\$	41,108
Other	\$	-
<b>TOTAL ENGINEERING</b>	<b>\$</b>	<b>222,988</b>
Contingency	\$	44,598
<i>Notes:</i>		
<input type="text"/>		
<b>TOTAL ENGINEERING (including contingency)</b>	<b>\$</b>	<b>267,586</b>

Construction	\$	1,644,302
Construction Engineering	\$	82,216
Crew Days	\$	31,500
Material Testing	\$	41,108
Other	\$	-
<b>TOTAL CONSTRUCTION</b>	<b>\$</b>	<b>1,799,126</b>
Contingency	\$	269,869
<i>Notes:</i>		
<input type="text"/>		
<b>TOTAL CONSTRUCTION (including contingency)</b>	<b>\$</b>	<b>2,068,995</b>

<b>BUDGET DETERMINATION BASED ON YEAR AWARDED</b>			
Budget Determination excludes <b>TOTAL ENGINEERING (including contingency)</b> if completed in prior fiscal year			
2018-19	\$2,336,580	2023-24	\$2,708,737
2019-20	\$2,406,678	2024-25	\$2,789,999
2020-21	\$2,478,878	2025-26	\$2,873,699
2021-22	\$2,553,244	2026-27	\$2,959,910
2022-23	\$2,629,841	2027-28	\$3,048,707

**Engineering Completed in Prior Fiscal Year?**

**Funding Source?**

**Outside Funding?**

**PRELIMINARY OPINION OF PROBABLE PROJECT COSTS**

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS009	Water Distribution	September 2016	<b>\$882,255</b>

**Island Lake Pressure District Expansion - Phase 2**

Section 29, 30, 31, and 32



**Project Description, Justification, & Operating Budget Impact**

The Island Lake Pressure District (ILPD) phase 2 expansion project has two key project components which will allow for the expansion of the ILPD into the northeast quadrant of section 18. The two main components of this project include:

(1) Installation of a 16-inch water main through Wildlife Woods Park to provide sufficient conveyance to the Island Lake Booster Station.

(2) Decommissioning of PRV at the Catholic Central Site. The Catholic Central site water main was installed with a backup up pressure reducing valve (PRV) in lieu of a looped system in case water pressure is ever lost from the Intermediate Pressure District. This PRV provides limited redundancy as it rarely operates, so system operators can not tell if it is in working order. In addition, the design of this PRV allows for the Island Lake Booster Station to feed the Intermediate District during times of pressure loss. The design did not take into account the fact that the Island Lake Booster Station is not large enough to feed the Intermediate District. For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

Design Engineering	\$	43,490
Right-of-Way Acquisition	\$	-
Geotechnical Design	\$	15,532
Other	\$	-
<b>TOTAL ENGINEERING</b>	<b>\$</b>	<b>59,022</b>
Contingency	\$	11,805
<i>Notes:</i>		
<input type="text"/>		
<b>TOTAL ENGINEERING (including contingency)</b>	<b>\$</b>	<b>70,827</b>

Construction	\$	621,280
Construction Engineering	\$	37,277
Crew Days	\$	31,500
Material Testing	\$	15,532
Other	\$	-
<b>TOTAL CONSTRUCTION</b>	<b>\$</b>	<b>705,589</b>
Contingency	\$	105,839
<i>Notes:</i>		
<input type="text"/>		
<b>TOTAL CONSTRUCTION (including contingency)</b>	<b>\$</b>	<b>811,428</b>

<b>BUDGET DETERMINATION BASED ON YEAR AWARDED</b>			
Budget Determination excludes <b>TOTAL ENGINEERING (including contingency)</b> if completed in prior fiscal year			
2018-19	\$882,255	2023-24	\$1,022,775
2019-20	\$908,723	2024-25	\$1,053,459
2020-21	\$935,984	2025-26	\$1,085,062
2021-22	\$964,064	2026-27	\$1,117,614
2022-23	\$992,986	2027-28	\$1,151,143

**Engineering Completed in Prior Fiscal Year?**

**Funding Source?**

**Outside Funding?**

**2016 MASTER PLAN FOR LAND USE**

**EXCERPT**

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## Redevelopment Site 2: City West

Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on-street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories.

## Components of the District

### Residential Uses

The residential components of City West should provide unique housing types, with an emphasis on types currently undersupplied in the City. In general, residential uses will be located above commercial uses, and all residential north of Grand River should be on the second floor or higher. Some ground floor residential uses such as row houses may be appropriate south of Grand River on the edge of the district as a transition to nearby neighborhoods. Live-work units may be an appropriate use as well, particularly if City West develops as an arts and entertainment district. Microapartments (small efficiency units) and small one-bedroom units may be an appropriate and viable development model for this area, especially given the needs of frequent business travelers and temporary residents at nearby Providence Park Hospital.

### Commercial, Restaurant and Entertainment Uses

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital. Commercial uses in this area could include specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries, in addition to uses that serve nearby residents. Personal service uses would likely constitute a portion of the overall commercial picture in City West. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces, is a major goal of this redevelopment strategy.

### Office Uses

Office uses in City West should be mostly limited to upper floors and, in vertically mixed buildings, may serve as a transition from retail and restaurant uses on lower levels to residential uses above.



Above, left: Map of City West land use planning area, including footprints of existing buildings. The largest building, at center, is the Suburban Collection Showplace, which is planning to expand. Above, right (clockwise from upper left): public art and gathering space amid high density mixed development in Asheville, NC; high quality building materials and ornamental landscaping in West Bloomfield, MI; finished alley with small retail use in Fort Collins, CO; public plaza and dense, mixed development in Princeton, NJ



## Character of Development & Placemaking

For City West to become a true district, development must follow a unified approach. This could be achieved through the development of design standards or a form-based code to establish district-wide standards for building massing and location, streetscape, and public spaces. Building materials, landscaping, lighting, public furniture, and signage can all be addressed in standards for City West. These standards could also establish sub-districts (for instance, north of Grand River versus south of Grand River). To the extent possible, utilities should be buried.

The planned development of the City West district should include a mix of public plazas and parks that provide gathering places, as well as wide sidewalks that can accommodate outdoor dining. Programming of public spaces is encouraged to promote placemaking and strengthen the identity of the district.

## Transportation

City West should be a walkable district that accommodates all road users and provides connections to Novi's existing and planned non-motorized pathways. Parking should be a mix of on-street spaces, small surface lots in side and rear yards, and, where density supports the investment, structures. Parking structures may stand alone or be integrated into other buildings, but in all cases, they should be designed to the same standards as other buildings in the district. Ground floor liner uses should be incorporated where possible. Parking plans should consider emerging trends in the automotive market such as the rapidly growing number of plug-in vehicles on the road, as well as the growth of car-sharing.

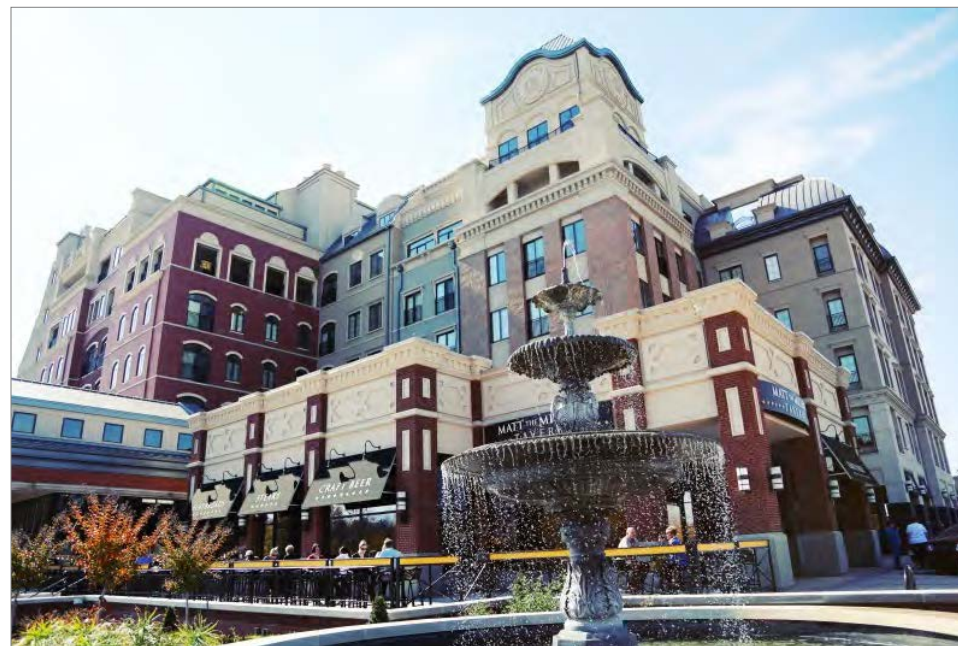
Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City West, with support from the hospital, could play a powerful role in the future development of mass transit on Grand River Avenue, serving as the westernmost destination point for bus rapid transit (BRT). The City should work with its neighbors to determine the feasibility of mass transit to serve the greater corridor and provide expanded mobility options for residents. The cities of Farmington and Farmington Hills have incorporated the potential for BRT along Grand River into their long-range plans.



Source: Roark Premier Team



Source: Elvert Barnes, Wikimedia Commons



Source: Carmel City Center



Source: Central Coast Low Impact Development Initiative

Clockwise from top left: Event in public space, North Hills development, Raleigh, NC, which includes a mix of low-profile buildings and taller structures, including a ten-story hotel; Main North in downtown Royal Oak, MI, is a ten-story mixed-use development with associated structured parking next to two movie theaters; Bioretention swale in Paso Robles, CA, which accomplishes some filtering of runoff before it enters the stormwater system; Carmel City Center in Carmel, IN, is a mixed use development located near the city's downtown Arts & Design District and was developed as part of Carmel's Range Line Road Corridor Plan; Arlington, VA's Pentagon Row project mixes commercial and residential uses around planned, multi-use public spaces.



Sustainability

The development of a new district presents a prime opportunity to consider development from a holistic standpoint. Development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Should

development proceed in a coordinated fashion, the City and its partners may consider pursuing LEED-ND certification through the United States Green Building Council; this certification not only provides confirmation that developers have adhered to sustainable development practices, but also serves as a marketing tool for the district. Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or

geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.



Above: Conceptual rendering of potential development of City West. This image is intended to show building massing, including one ten-story building, and provide an example of how buildings might interact with sidewalks and other public spaces. On-street parking spaces line every block, and most parking is concentrated in structures to the right of the image. Frequent programming of public spaces is encouraged



## Development of the District

To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as a stand-alone district rather than as an overlay to existing zoning.



Above: Image, based on development in St. Charles, Missouri, showing the type of streetscape that might characterize City West, along with the three-to-five story buildings envisioned for most of the area north of Grand River. Ground floor retail, space-efficient diagonal parking spaces, and upper floors devoted to office and residential uses combine with an aesthetically pleasing public realm to create a vibrant, pedestrian-friendly district that feels like a cohesive neighborhood.



**PLANNING COMMISSION  
EXCERPT FROM MINUTES  
MAY 10, 2023**

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that was developed. Most of the development will be abutting Grand River, not be sitting in the backyard of the residents. As individual projects come to the Planning Commission, they will make the hard decisions as to whether that particular application has the correct setback and intent for the given area. As has been stated, we are not building another Southfield. The max height on the north side will likely be five stories, and 35 feet on the south side. This is to create flexibility, so we can help developers come forward with their best ideas. What we are trying to do is give those who want to invest in the City of Novi the opportunity to do that within some guidelines to this specific design standard. We hear everything said about setbacks and the applicability of safety and what that means. There are certain things we have no control over, we can ask for with inside the plans certain lighting conditions, certain exit gates to prevent people from wandering into neighborhoods. Just because we vote a certain way, doesn't mean we are not listening. Chair Pehrson appreciates everyone's input and really appreciates the respect given the Planning Commission and hopes that we afforded the same to you.

Motion to recommend approval to City Council to adopt the City West district into the Zoning Ordinance made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Text Amendment 18.296, motion to recommend approval to City Council to adopt the City West District into the Zoning Ordinance as shown in the draft amendment for the following reasons:**

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use environment,**
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
- 6. It provides an opportunity for long-standing businesses to remain at their current location.**

**ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO ADOPT THE CITY WEST DISTRICT INTO THE ZONING ORDINANCE AS SHOWN ON THE DRAFT AMENDMENT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 7-0.*

**3. CITY WEST ZONING MAP AMENDMENT 18.741**

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Senior Planner Lindsay Bell relayed historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s, and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

Approximately 144 acres are north of Grand River Avenue with 21 parcels included. The majority of the area, 128.13 acres, is currently zoned OST Office Service Technology. There is an EXO Exposition Overlay District over a 55-acre portion of the Suburban Collection Showplace property. Approximately 14.06 acres are zoned I-1 Light Industrial. A mix of offices, industrial and manufacturing businesses, and vacant properties are present on either side.

To the south of Grand River Avenue, the City West area is recommended to include all of the parcels between Beck Road and Taft Road. These properties are currently zoned OS-1 Office Service, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage.

There are some significant areas of wetland in the southern portion of the district. Preserving those wetlands would help to provide natural buffers between the City West developments and the residential districts to the south.

Of the existing structures in the area, the average age is 43 years, with many built between 1967 – 1978. Excluding a few building additions, only two new projects have been developed over the last 10 years: PetSuites (2020) and Beck Plaza, which contains the Starbucks (2016). During this same period development has not lagged in the rest of the City.

The number of permitted uses under I-1 zoning is limited when adjacent to single-family districts, which may have contributed to the lack of investment in this area. Restaurant uses in the I-1 district are only permitted in limited circumstances, so the existing restaurants south of Grand River have been non-conforming uses and have not been permitted to expand or make desired improvements such as adding covered outdoor patio areas. The expense of extending public utilities may have also discouraged new development.

Approximately 110 acres in the district are vacant or have a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 32 acres. Development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. Commercial uses have developed by the I-96 interchange at Beck Road north of Grand River.

You may notice that the boundaries for City West have changed from what was recommended in the 2016 Master Plan. On the north side, the Implementation Committee agreed with staff that the small parcel east of Taft Road next to I-96 did not seem to be necessary to include, and the drive-through uses just east of Beck did not seem to fit with the vision for City West. On the south side of Grand River, leaving the eastern half toward Taft Road planned for Industrial did not seem to make sense given one of the main pedestrian crossings between north and south is at the main entrance to the Suburban Showplace. Many of the existing uses in that area also were not incompatible with the uses permitted in the proposed district. Meetings with some of the landowners in that area confirmed that they would like to be included in the district. The Implementation Committee agreed that the district should be extended all the way to Taft Road.

As mentioned previously, staff sent mail notifications to landowners of all 54 parcels subject to the rezoning, and by providing a feedback form on the City website. All the responses we received from landowners within the district have showed positive support for the rezoning.

Staff recommends approval of the proposed Zoning Map Amendment for the following reasons:

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.

- ❑ The requested rezoning would help further the objective of providing a wide range of housing options.
- ❑ The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- ❑ The requested rezoning would further the objective of developing the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

The Planning Commission is asked to hold the public hearing on the zoning map amendment and consider making a recommendation to the City Council regarding the rezoning. Staff is happy to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Mike Duchesneau, 1191 South Lake Drive, relayed he has attended many of the meetings that led to this proposal from the Master Plan update and would like to say that resident's concerns have been discussed in those meetings. The Staff has done a good job considering residents' input, concerns about traffic, and limiting curb cuts. The proposal tends to encourage larger parcels of property to be combined so there is not a hodge podge of one ups. The meetings are ongoing and are monthly. Residents should be voicing their concerns there where changes made as has happened in the meetings Mr. Duchesneau has attended. His reason for being involved in the first place is due to the 2016 Master Plan which adversely affected him in many of the same ways as was discussed and mentioned here today.

Resident (name not discernable), Asbury Park, relayed some of the things he is hearing from the Planning Commission is what they are offering is better, and maybe it is, however he would like to let everyone know that the Light Industrial zoning limits height to 25 feet, whereas the City West zoning allows multiple stories. The residents understand the setback is the same, but the height is a concern. There is an existing building, Screenworks, zoned in I-1, and there has never been a problem.

Blair Bowman, relayed he has a question regarding buffering. Along the common property line there is a 30-foot easement where the City installed a sewer line many years ago. If it is possible, that area might offer an opportunity for a developer to plant replacement trees along the easement. This would create a nice additional buffer, using the existing area there that is within the 100-foot setback and enhancing that by planting in the easement. The question is can you plant in an easement? Mr. Bowman pledges again as this rezoning progresses, and if this is something that does come to a reality, he is happy to meet with the homeowners association to go over plans and whatever they can do to enhance the screening and buffering.

Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission.

Member Lynch relayed after getting the package on Friday, he drove through the surrounding neighborhoods. He gets the feeling most people are not aware how much industrial is currently there and is glad to hear we are not making it any worse than it currently is. In fact, Member Lynch would prefer to see a lot less noise and light intensity being put into the area over what it is currently zoned for. Member Lynch, putting himself in the resident's shoes who live nearby, would not want to see an extrusion plant in his backyard.

Member Roney referred to Mr. Bowman's question regarding planting in an easement. City Engineer Ben Croy relayed that in general it is not good practice to plant in an easement. There will be some opportunity to look for that. Generally, we try to keep trees off of the area directly over the main and in this particular area there is no road nearby so if we have to get equipment back there, we have to drive along the route of the sewer. As long as it is not restricting maintenance access, there may be an opportunity to plant some trees in the easement.

Member Roney remembers discussing during Implementation Committee meetings the northeast corner and why it was excluded, but the Committee did not discuss the southeast corner. If this is moved forward,

is there a way to suggest City Council consider whether that corner should have the same consideration as the northeast corner. City Planner McBeth relayed that it is a good idea to forward that recommendation to City Council and include that there are a couple of pieces we don't have a lot of information on, however Staff is happy to go back to the land owner for additional information.

Member Avdoulos relayed as Member Roney indicated, he is also on the Implementation Committee, and they have been looking at the City West rezoning for some time. All the meetings are open to the public. Our diligent citizens who attend the meetings look out for not only their area but also are good at making sure the Committee keeps residents' thoughts and concerns in mind. Member Avdoulos is a practicing architect by profession and works on a lot of urban projects. He would like to reiterate that the idea was not to create something that would be a hardship to the area but create something that would provide good opportunities and would help existing businesses.

Member Avdoulos relayed it was his understanding that this rezoning would allow Gatsby's to have outdoor seating, which is not currently allowed based on existing zoning. City Planner McBeth confirmed that Gatsby's would like to make some improvements that would expand beyond their existing seating and add a canopy and other improvements, so they are excited that this may be moving forward. Member Avdoulos said we want to create opportunities like this and help support our local businesses. There is an instance when we were working on the Adell Center, and anyone who has property can develop their property, there was a lot of back and forth, through the process we were able to have an open space provided. That is what we are looking for in this area.

Member Avdoulos wants to let the citizens know we are not looking at this cavalierly, but with a lot of information. The Staff has been doing a phenomenal job of putting this together, there were two site visits in Indiana to look at similar plans. We held two Open House meetings where we looked at the Master Plan and this is one of the areas we looked at.

Motion made by Member Avdoulos to recommend approval to City Council to rezone the subject property and seconded by Member Lynch.

**In the matter of Zoning Map Amendment 18.741, motion to recommend approval to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) for the following reasons:**

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,**
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
- 6. It provides an opportunity for long-standing businesses to remain at their current location.**

**ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM OS-1 (OFFICE SERVICE), RA (RESIDENTIAL ACREAGE), I-1 (LIGHT INDUSTRIAL), B-3 (GENERAL BUSINESS), and OST (OFFICE SERVICE TECHNOLOGY) to CW (CITY WEST) MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

*Motion carried 7-0.*

**PROPERTY OWNER REQUEST FOR PARTIAL EXCLUSION  
JUNE 13, 2023**

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June 13, 2023.

City of Novi Planning Department,  
City of Novi Mayor Robert Gatt  
and City Council  
45175 West Ten Mile Rd  
Novi, MI 48375-3024

**via e-mail only**

RE: Proposed City West Ordinance  
Property at South East corner of Grand River Avenue and Beck Road

Dear Ms. McBeth, Mayor Gatt, and City Council Members:

I represent the Joanne M. Ward Revocable Trust, the owner of two parcels of property located at the South East corner of Grand River Avenue and Beck Road: parcel number 22-16-151-010, consists of approximately three acres and parcel number 22-16-151-012, consists of approximately seven acres. The portion of these parcels on the South East corner of Grand River Ave and Beck Road is currently zoned B-3 while the portion to the south along Beck Road is currently zoned RA. I am writing with respect to the Proposed City West Zoning Ordinance and in particular, we are requesting that the parcel on the South East corner of Grand River and Beck not be included within the City West Ordinance but that the parcel be allowed to remain as Zoned B-3. While we support most of the Proposed City West Ordinance and indeed, we have no objection to that portion of the Ward property to the south along Beck Road being included within a City West Ordinance, we believe that the actual property on the corner of Grand River and Beck Road should be treated the same as the other corner parcels at this intersection.

On the South West corner of Grand River and Beck Road is Ascension Providence Hospital. That parcel is zoned OSC. On the North West corner is the Home Depot commercial, zoned B-2. On the North East corner are several parcels zoned OST which are occupied by a Bank and several other commercial businesses. It only makes sense to treat the South East corner of this intersection the same as the other three corners. They are all zoned commercial, non-residential, and should all be treated equally.

The South East corner has been zoned B-3 for many years. It has been owned by the Joanne M. Ward Revocable Trust and with the passing of Ms. Joanne Ward the Trust now wishes to sell

the parcel. In fact, a Purchase Agreement has been executed with a purchaser who is anxious to begin developing the corner parcel.

The Intent section of the Proposed City West Ordinance, Section 3.1.30.A.1 states that the intent of the City West District is to include “multiple-story buildings that frame the internal street network, a corridor of buildings massed along Grand River Avenue...”. With the other three corners of Grand River and Beck Road being zoned OSC, B-2, and OST, buildings on those parcels are not “massed along Grand River Avenue.” If development proceeds as intended under the City West Ordinance it would make little sense to have buildings “massed along Grand River” on the South side all the way to Beck Road but not on the North side all the way to Beck Road. That would result in development on the corner to be grossly inconsistent.

All four corners of Grand River and Beck Road are prime commercial/retail parcels. While the property on the east side of Beck Road to the south of the corner could logically be included in a City West Ordinance, with the possibility of even being joined with other parcels to the East to comprise a much larger parcel, the actual parcel on the corner of Grand River and Beck should remain zoned similar to the other three corners.

We would, therefore, respectfully request that if the City of Novi moves forward with the enactment of a City West Ordinance that the property on the South East Corner of Grand River and Beck Road not be included and allowed to remain as currently zoned and be treated equally and consistently with the other three corners of this intersection.

We thank you for considering our thoughts on this matter.

Very truly yours,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

*David B. Landry*

David B. Landry

DBL/cw

Encl. cc City of Novi Planning Department c/o Ms. Barbara McBeth  
cc Mayor and City Council

**JULY 10 CITY COUNCIL MEETING MINUTES**

**EXCERPT**

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both that side of the street in the back and on the other side of the street. He said these are the kinds of issues that really kind of torment him and that we are trying to create something somewhere where it really is not a natural area to put something through.

Mayor Pro Tem Staudt asked City Attorney Schultz if we were able to separate the north side from the south side. He wondered how we deal with this ordinance, or do we have to do it as one big chunk. City Attorney Schultz said no, you could separate them. He thought a surgery and thinking about it in terms of writing in the ordinance, but there is already a conceptual difference between the two in terms of height and things like that. He said if that were the direction, he thought it would be possible to do just ordinance writing wise. He said to be clear and to add on to Ms. McBeth's answer, there is nothing in this ordinance that would affect the pond one way or the other. He said that is an entire set of city ordinance that he thought Ms. McBeth was talking about the wetland ordinance that allows developers to do things that his ordinance does not make it any more or less likely to have that kind of effect. Mayor Pro Tem Staudt said, or less likely, in the ordinance. Mr. Schultz said if you are focusing just sort of on this spotlight. Mayor Pro Tem Staudt commented that this area abuts residential properties. He thought that if you take that pond out in that wetland area, and move it over somewhere, where there is nothing currently, doesn't seem to him to be a good exercise in this situation. He said one of his recommendations would be to add something to the ordinance that prevented this kind of thing happening. He said we will keep talking about it, we want to preserve the woodlands and wetlands, then we talk about filling them in and moving them somewhere else. He thought this is inconsistent with when we start abutting residential property, and putting these mixed use and commercial properties, it gets a lot more complicated. He said in this situation, we are talking about the lot, a lot of the land that we have available in our city right now is really the end of the development land, the backlots. He said many of these backlots have challenges, that is the reason they are not developed. There are a lot of woodlands and wetlands in them. He did not want to create a City West ordinance that in any way encourages somebody to fill in a woodland or wetland. He preferred that we put in language that prevented that from happening. He said he was not asking you at this point, he was giving you his narrative on this. He said there are certain things that he would like to see his colleagues consider. He wondered if it was best to do it all at once. He wondered if then, we are going to have some kind of vote at this at the end of this process, moving it forward to a second reading. He asked if we could do individual things that we are looking at and get those approved and then move on the other things. City Attorney Schultz said there is not timeline here. He wondered if it is here for first reading, but like with any other ordinance, you are not obligated to approve first reading if you want to talk about it more, get your thoughts together and convey those to City Administration.

Mayor Pro Tem Staudt asked Mr. Landry, just be clear, what properties are you asking to remain in the current zoning. He asked which one is in the B-3 zoning. Mr. Landry said currently, the property on the southeast corner is zoned B-3 and that B-3 zoning encompasses two portions of two parcels. Mayor Pro Tem Staudt asked for him to explain what the drawbacks of this rezoning are for your clients. Mr. Landry replied that his client owned this property, and it has been in the family since the 1940s and it was purchased



by the Ward family back then it was used for several different things. He mentioned there are certain tax reasons when you buy property. He said you can imagine what it is worth now, if somebody sold that property, there would be huge capital gains tax. He stated Mrs. Ward passed away recently. He stated if you pass the property on probate, it is a stepped-up basis. He said the family is ready to develop the property. He said the family already has a developer interested in developing the property as zoned the B-3 part as zoned B-3, he said he did not have a site plan to show you, and he did not have a specific use to show you. He said there are obvious B-3 uses, some uses that are not included within the City West and the City West ordinance does include drive through. He said they have had some conversation with the Administration on that and drive throughs included as an accessory use, but you can imagine across from a hospital, so be a perfect parcel for a 24 hour Walgreens or a CVS, but that is a particular kind of use that would be perfect at this location. Mayor Pro Tem Staudt said he was advised earlier today that whatever the current B-3 zoning is, it would carry on into the new zoning. He asked him if that was his understanding of it? Mr. Landry said he did not have it in front of him, but no, there are certain B-3 uses that are not carried over into the ordinance. Mayor Pro Tem Staudt asked if City Planner McBeth could shed some light on that.

City Planner McBeth said the B-3 district allows sort of our most intense commercial uses. She gave examples such as car washes, gas stations, used car lots, things like that, a whole variety of things that you would expect in a retail location. She said the pharmacy that we are talking about with the drive through would also be permitted in the City West ordinance as it is currently drafted. Mayor Pro Tem Staudt asked Mr. Landry what the discrepancy was between? He wondered why they had to hire an attorney to come to us to ask for that property to be excluded. He wondered where the confusion was. Mr. Landry said his clients are interested in developing this under B-3 with setbacks and certain things of that nature, as opposed to the proposed City West ordinance. He said a gas station is one that would not be included, they do not necessarily now, have a commitment for a gas station. He pointed out that gas stations today are not the gas stations of yesterday. He said they do not look like gas stations; they sell a lot of different products. He said that was one that he could tell you from memory that is not included in the City West ordinance.

Mayor Pro Tem Staudt said he was going to make a recommendation and he did not know if we need an approval on this or not at this point. He said he wanted to remove the two parcels 50-22-16-151-010 and 50-22-16-151-012 from the ordinance.

**MOTION WITHDRAWN**

**CM 23-07-087      Moved by Staudt, seconded by Gatt;**

**Approval to remove two parcels 50-22-16-151-010 and 50-22-16-151-012 from the proposed Zoning Map Amendment 17.741.**

Member Fischer directed his question to City Attorney Schultz. He asked him if it is possible to put an overlay on these two properties and basically say, we recognize and allow you to build under the B-3 development of the B-3, but you are also eligible to develop under