

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: CITY WEST REZONING – SOUTH SIDE OF GRAND RIVER
DATE: JULY 17, 2024

On May 20, 2024, the City Council approved the Second Reading of the CW, City West Zoning Ordinance, and approved the City-initiated rezoning for most of the properties along the north side of Grand River Avenue between Beck and Taft Roads. The City Council made the following motion, that carried 7-0:

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**

An alternate suggested motion was provided in the motion sheet at that meeting that would have rezoned both the north and south sides of Grand River Avenue to the new City West District, as had been reviewed and recommended by the Planning Commission. The south side of Grand River Avenue consists of another 110 acres +/- of land. The City Council chose the first recommended action above, to rezone just the north side of Grand River Avenue, based on discussion that took place during prior meetings.

Following a recent request by Mayor Fischer, staff was asked to provide the steps needed for the possible reconsideration for rezoning the south side of Grand River Avenue. The City West Zoning Ordinance text and Design Guide would not need to be amended; the Council's approval of the CW ordinance left open the possibility that the south side of Grand River could be rezoned at some time in the future. Additionally, the rezoning signs are still in place along the south side of Grand River Avenue. It is assumed that the southeast corner of Grand River and Beck Road would be excluded from the request, as the property owner had previously requested that the existing B-3, General Business zoning be maintained.

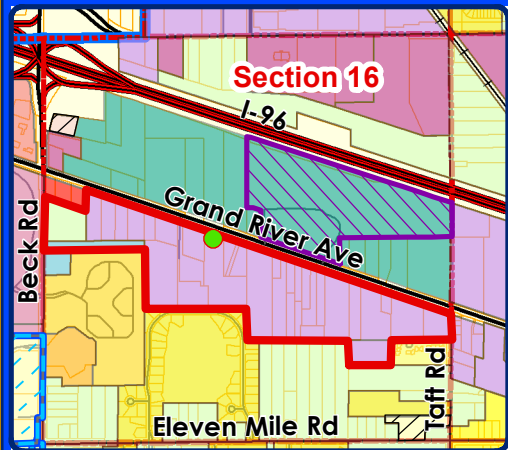
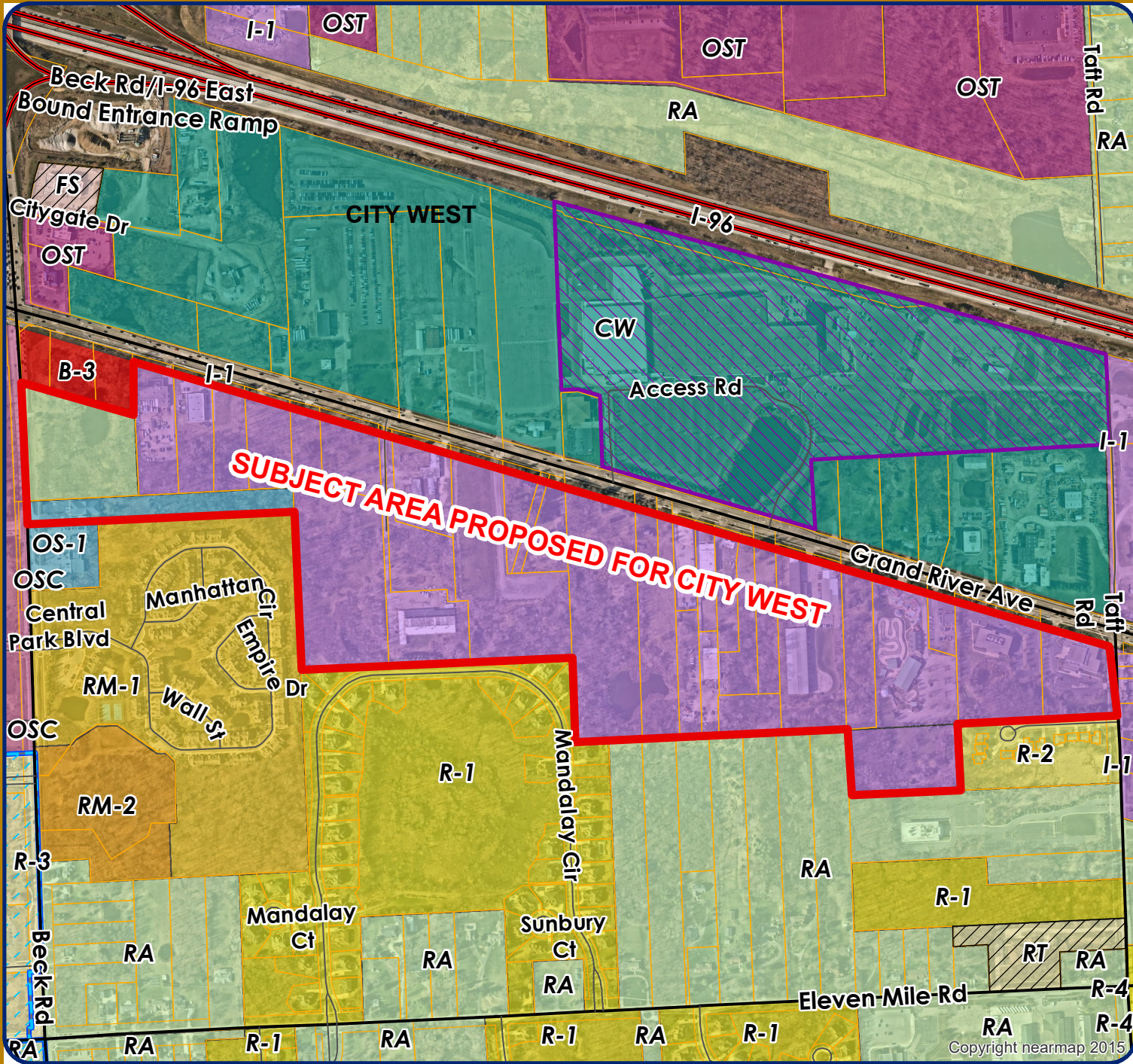
The following steps are needed for new consideration of the rezoning of property on the south side of Grand River:

1. The Planning Commission would consider the new request and would be asked to "set" a public hearing for an upcoming meeting. Following the Planning Commission's discussion and consideration, staff will notify the affected property owners of the new City-initiated rezoning along the south side of Grand River Avenue and seek feedback.
2. Staff would send out public hearing notices to the affected properties, as well as property owners within 300 feet of the request. Staff will provide notice to be published in the Novi News, as well as on the City's website, of the details of the public hearing in front of the Planning Commission.
3. The Planning Commission would hold the public hearing and provide a recommendation to the City Council on the Zoning Map Amendment.
4. The City Council would consider the Zoning Map Amendment at two readings, followed by publication of the Zoning Map amendment, if the rezoning is approved.

If approved, property owners or applicants would be able to submit site plans for consideration under the terms of the CW, City West ordinance.

The Planning Commission is asked to consider the request, and if acceptable, **advise staff to schedule and send public hearing notices for a new public hearing for a City-initiated rezoning to the CW, City West zoning district for properties along the south side of Grand River Avenue.** Before the public hearing notices are sent, staff will reach out to the affected property owners to explain the current situation and request feedback on the new consideration of the rezoning request.

CITY WEST CURRENT ZONING



Subject Property



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 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

Map Author: Lindsay Bell
 Date: 7/18/24
 Project: CITY WEST - SOUTH
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