

**CITY WEST ZONING DISTRICTS - STAFF MEMO**

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# MEMORANDUM



**TO:** MEMBERS OF THE IMPLEMENTATION COMMITTEE  
**FROM:** JAMES HILL, PLANNER  
**THROUGH:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** REVIEW TEXT AMENDMENT 18.296  
**DATE:** JANUARY 25, 2023

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## BACKGROUND

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. One of the sites identified was named City West. The area is located east of Beck Road, along the north and south sides of Grand River Avenue. Over the last several years we have been working to create a new zoning district that would guide the future development of this area of the city.

Staff last presented to the committee in March 2022. At that time, the group discussed the draft Ordinance text and the idea of expanding the boundaries of the district to include additional area on the south side of Grand River Avenue. The Committee also suggested a companion document that would help illustrate the vision for this area to the community and developers.

## RECENT PROGRESS

Since that meeting, staff has made further changes to the draft Ordinance text in addition to drafting a Design Guide that details standards and includes images and models to help envision the look of the district. Staff has also engaged with property owners and relevant stakeholders through mail notifications, in-person meetings with developers, tenants, and business owners, and by providing a feedback form on the City website.

As suggested by the Implementation Committee, a City West Design Guide, modeled after the 2014 Town Center Area Study, was created to help visualize design standards. It includes background information on the area, inspiration images from around Novi and other communities, and 3D models to visually show certain requirements or suggestions. The Design Guide is meant to supplement the draft Ordinance text, and the text regularly refers to the Design Guide to for design standards in the district. The intent is both documents would be used in conjunction to guide development within the district.

In early November 2022, staff sent letters to property owners and current tenants with a [link to a City web page](#) that contains a feedback form in addition to access to the draft Ordinance text, draft Design Guide, and a map of the district. Emails were sent out to known developers that had expressed an interest in properties within the area in the last several years with the same information. Thus far, several property owners and tenants have reached out and met with staff to offer feedback.

All the responses showed positive support for the amendment to the Ordinance. Some property owners were concerned over how the change would affect a current use that would become nonconforming, but that concern was quelled after meeting in person and explaining how nonconforming uses or structures would be permitted to continue and even expand in a limited capacity. Some current nonconforming uses would actually become more conforming under the proposed standards.

Those spearheading new developments in the area also provided feedback on the Ordinance text. In response, we added lodge halls/fraternal organizations as a Special Land Use, as well as religious organizations/churches as a similar use. Another property owner met with staff to discuss plans to build a mixed-use hotel development on the south side of Grand River. Comments from him and his team suggested an increase in the allowable height for mixed use developments in the south area in addition to a minor change related to shared access drives.

A distinction remains between potential development north and south of Grand River Avenue, but only in density and height. There is no current distinction between north and south areas when it comes to uses, however. This is still up for debate, and a stakeholder who owns much of the land comprising City West expressed concern over allowing hotels as a use south of Grand River due to its proximity to current and planned residential uses.

A commercial broker representing the properties at the southeast corner of Beck and Grand River provided additional feedback on the text amendment and design guide. He noted the need for some clarification in the text to ensure that multifamily could be built as a stand-alone use – if there is proven connectivity. He also noted that the desired look may not be achieved with certain restrictions – namely, the minimum 5-acre parcel size and restrictions on residential density under the Mixed Development Option. Finally, allowing some conditions to be up to the Planning Commission's discretion was a suggestion for allowing some more flexibility to accommodate unforeseen future uses or types of development if the product otherwise “fits.”

## **MASTER PLAN UPDATE**

The consultant for the Master Plan Update has proposed the idea of reducing the number of zoning districts in the city. This may result in a recommendation to create new districts similar to City West. Staff met with the consultant for the Master Plan update and the City Attorney to discuss City West and it was agreed that this amendment should follow through to completion even if the new Master Plan, once adopted, suggests a broader mixed use district. It may be that once adopted, the text amendment for City West will provide a foundation for other new mixed-use districts in the future. Therefore, it would be beneficial to have a fully flushed out version approved by the Planning Commission.

The 2016 Master Plan still serves as the basis for City West, however over time adjustments to the suggested boundaries of the district have been made. As discussed at our previous

meeting, we excluded the area in the EXO (Exposition Overlay District) from City West. There has been some consideration for changing the underlying zoning from OST to City West, however this would require additional text amendments to the EXO. Additional parcels on the south side of Grand River east of the preexisting district boundaries, approximately 26.7 acres, were also included. The committee had also discussed removing the businesses at the northeast corner of Beck and Grand River (Chase Bank, Starbucks, USA 2 Go, etc.) because of the desire to exclude drive-thru businesses. There has been some discussion of expanding the southern boundary all the way to Taft Road.

## **NEXT STEPS**

At this stage in the drafting of the district, we are seeking the Committee's input on the following outstanding issues:

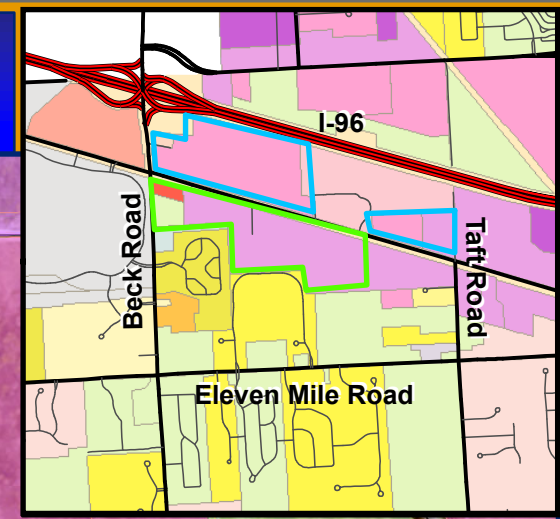
- Are there other/different design considerations/standards we should consider including in the Design Guide to ensure the development proposed for this area the vision described in the Master Plan?
- Do the images shown match your vision for City West? Are there other places or examples that we should consider including?
- Suggest any edits to the proposed text or Design Guide that you believe would be an improvement.
- District boundaries: are there additional changes that should be considered?

The Committee is asked to review the proposed amendments and offer guidance to Staff as we advance these districts through the approval process. Depending on the suggestions for additional changes, we are hoping to present these text amendments to the full Planning Commission to ask them to set a public hearing. Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on the proposed ordinance amendments and rezoning of the areas to the new districts. The attached staff version of the proposed amendment is subject to review and changes by the Implementation Committee, City staff and/or the City Attorney's Office, and the Planning Commission and City Council. Please contact Lindsay Bell 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org) with any questions or concerns.

CITY WEST MAPS

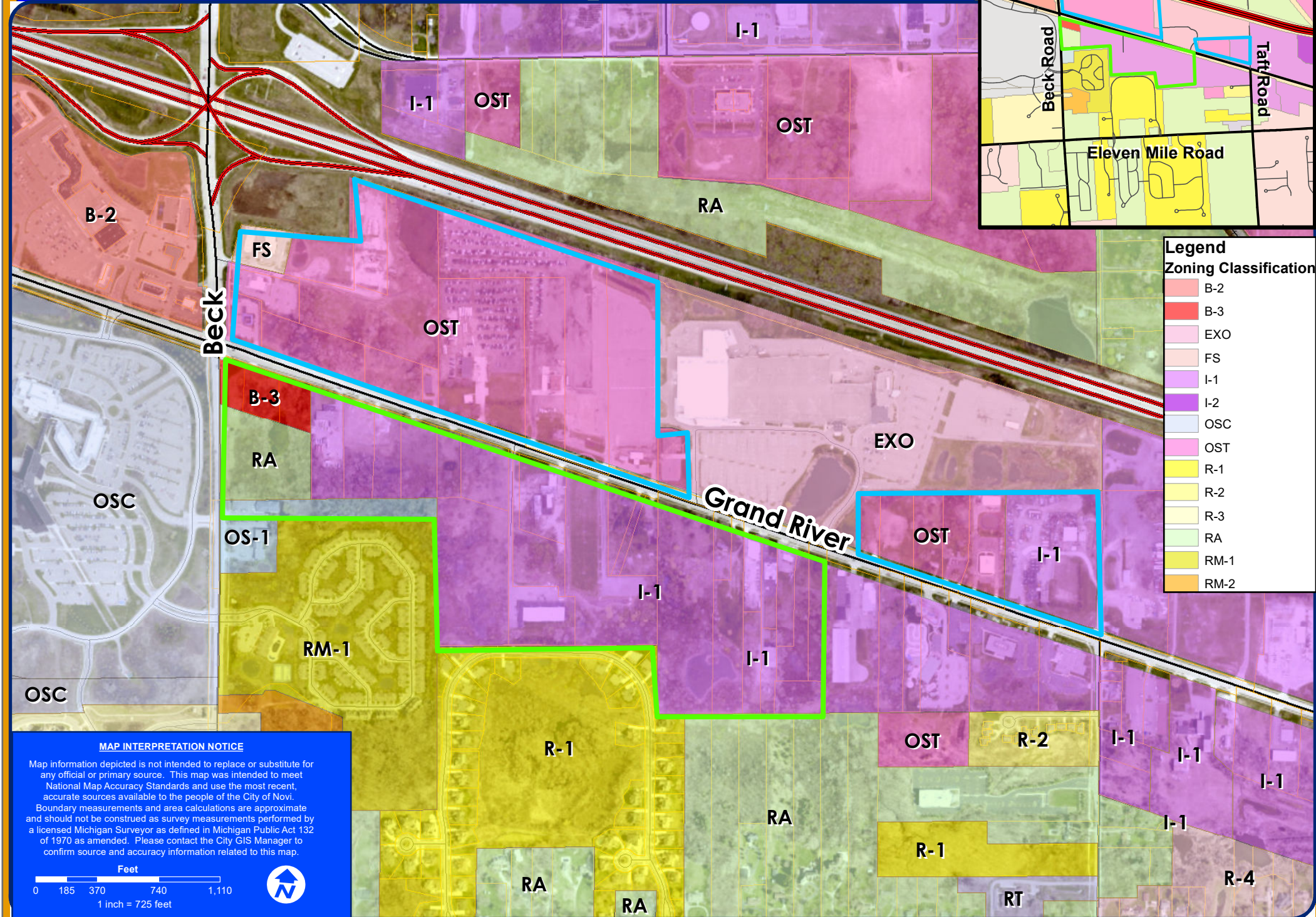
# CITY WEST DISTRICTS

## Current Zoning



**Legend**  
Zoning Classification

	B-2
	B-3
	EXO
	FS
	I-1
	I-2
	OSC
	OST
	R-1
	R-2
	R-3
	RA
	RM-1
	RM-2



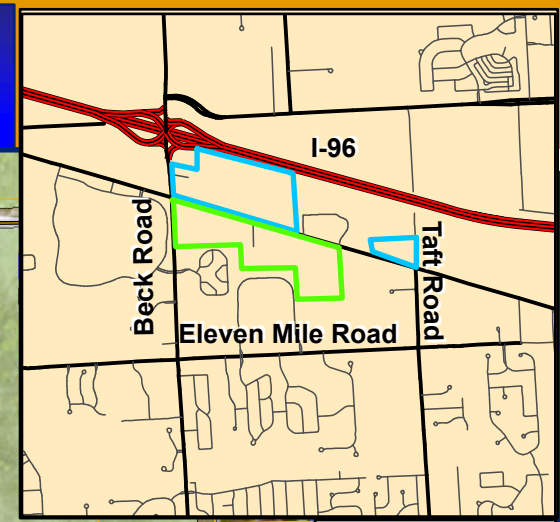
**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



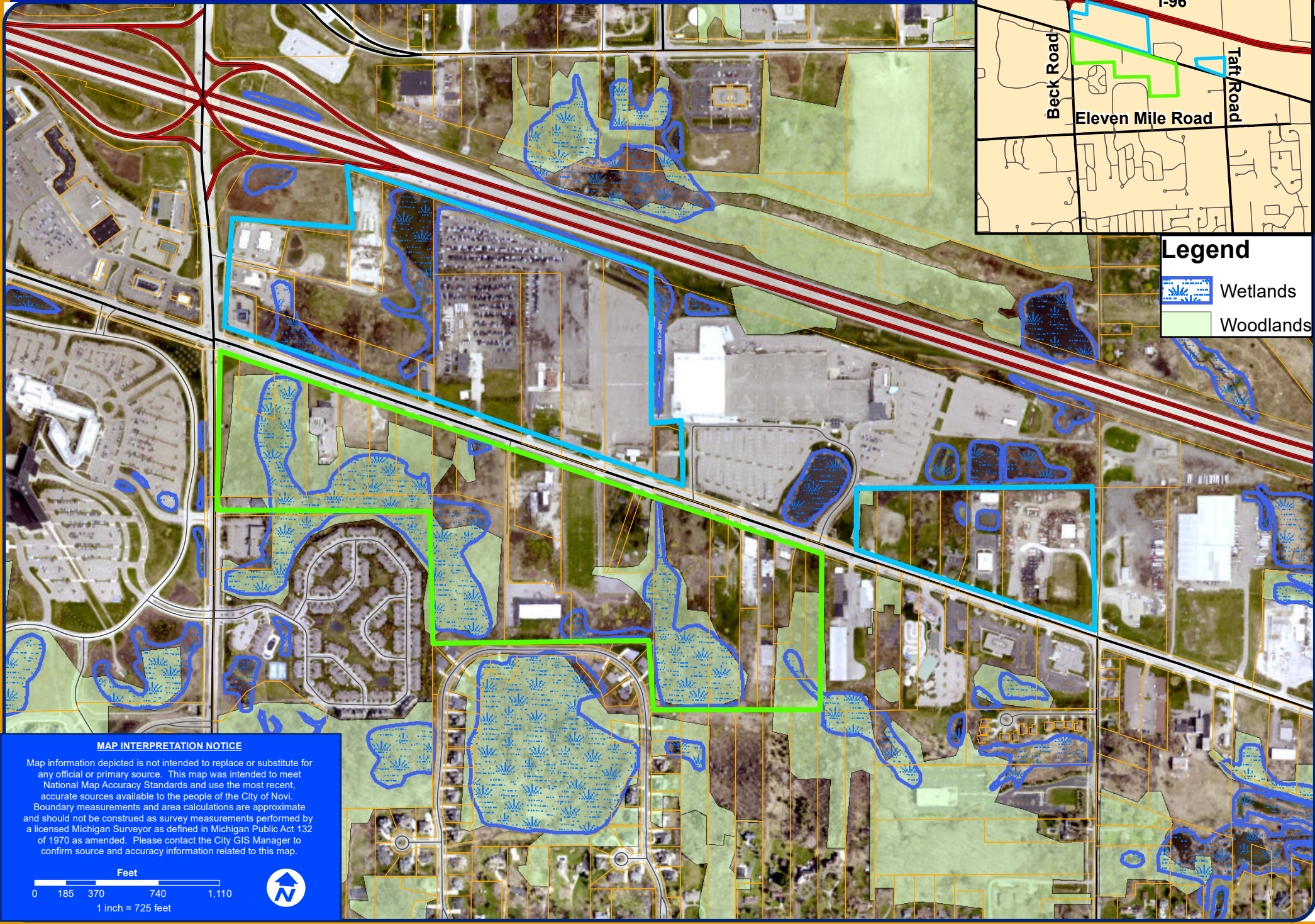
# CITY WEST DISTRICTS

## Natural Features



### Legend

-  Wetlands
-  Woodlands



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**CITY WEST DISTRICT TEXT - DRAFT**



## **City West District**

### 3.0 Zoning Districts

#### 3.1 Districts Established

##### 30. CW City West District

#### 3.1.30 CW City West District

##### **A. Intent and General Provisions**

1. Description of the District. The City West district permits a mix of uses, including amusement and entertainment uses, office, commercial, and multiple-family housing, that are appropriate within the context of the City West area. Key design concepts include multiple-story buildings that frame the internal street network, a corridor of buildings massed along Grand River Avenue, shared access and parking, a mix of uses including commercial and multi-family residential, and public gathering spaces. Buildings should have high-quality materials and allow for changing uses over time. Development will be pedestrian-oriented, with a high degree of transparency on the ground level and functional, attractive outdoor amenities such as plazas, seating and lighting. Parking is placed to the side or rear of main buildings, driveways are consolidated from the major thoroughfare, and on-street parking is permitted on secondary streets.
2. Intent. The intent of the City West district is to encourage high-quality and distinctive development that will complement and support nearby areas. The district will reflect an inviting and vibrant identity for the westerly gateway to the City's Grand River Corridor area while implementing land use planning and development techniques that result in a pleasing, compatible, visual presence. Assembly of small lots and long, narrow lots into larger development parcels is anticipated and encouraged to provide coordinated development with consolidated access points. Minimum lot and frontage thresholds are established for the mixed-use development option to further this objective. Shared parking is strongly encouraged, and vehicular and pedestrian connections between sites is expected.

The district allows an expanded set of principal uses as of right as compared to the former zoning districts. In conjunction with different height, area, and bulk standards, this should increase development and re-development opportunities that will look demonstratively different than existing uses.

Additionally, some of the objectives of the district are intended to be accomplished or facilitated by the establishment of an optional development approval process, the Mixed-Use Development Option (MDO). Under this optional form of development:

- Mixing of uses is permitted, either vertically or horizontally.
- Building heights are greater than most traditional commercial districts in the city.
- Floor area ratios and densities are increased;
- Required setbacks are reduced to encourage a traditional downtown development pattern that frames the primary street frontage.

Under the MDO concept, a wider variety of retail, commercial, office, and residential uses and open spaces are permitted, to further the creation of a dynamic mix of compatible uses. As a trade-off for this greater flexibility, regulations regarding streetscape and landscape design, provisions for parking facilities, architectural and façade design, multi-family residential dwelling units, and setback standards are incorporated into the district,

resulting in a mix of some form-based standards and more conventional guidance. See the City West Design Guide for a complete description of the development vision and guidelines for projects in this district. The MDO, if successfully implemented, should:

- Encourage the use of land in accordance with its character and surroundings;
- Conserve natural resources and natural features;
- Encourage innovation in land use planning;
- Provide enhanced housing, cultural, and recreational opportunities for the people of the City; and
- Bring about a greater compatibility of design and use between and among neighboring properties.

**B. Principal Permitted Uses –**

- i. Offices, including professional, medical (including labs and clinics)
- ii. Municipal uses, such as post offices and similar governmental office buildings
- iii. Day care centers (4.12.2)
- iv. Financial institutions (4.81)
- v. Retail business or service establishments, including restaurants (4.27)
- vi. Business schools and colleges or private schools operated for profit (4.27)
- vii. Instructional Centers (4.62)
- viii. Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities
- ix. Art galleries, museums, and non-profit community centers
- x. Personal service establishments
- xi. Private recreational facilities, indoor or outdoor
- xii. Publicly owned and operated parks, pathways, and recreational facilities
- xiii. Transit station
- xiv. Brewpubs and Microbreweries (4.35)
- xv. Outdoor restaurants (4.84)
- xvi. Principal uses similar to those listed above, as determined by the Planning Commission
- xvii. Off-street parking lots and structures (not to include vehicle storage)
- xviii. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19)

**C. Mixed-Use Development Option Permitted Uses –**

- i. Any of the Principal Permitted Uses above
- ii. Multiple-family residential
- iii. Hotels (4.28.1)
- iv. Business establishments which perform services on the premises
- v. Health and fitness clubs, public or private
- vi. Professional services
- vii. Dry cleaning Establishments or Pick Up Stations (4.24)
- viii. Other uses similar to the above uses subject to conditions noted
- ix. Accessory structures and uses customarily incidental to the above permitted uses (4.19)

**D. Special Land Uses**

- i. Amusement and entertainment uses, including theaters, athletic and performing arts venues;
- ii. Private clubs, organizations, cultural facilities, and lodge halls;
- iii. Places of worship (4.10)
- iv. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)

**E. Development Standards**

**Lot size, Lot Coverage, Lot width:**

See section 3.6.2.D

**Open Space Minimum:**

Gross Open Space: 15% (see Section 3.33.4.1.F)

Usable Open Space: 150 sq ft per dwelling unit

**Building Setbacks**

Minimum front yard setback: See Section 3.33.1.E

Minimum rear yard setback: See Section 3.33.1.E

Minimum side yard setback: See Section 3.33.1.E

**Building Height**

Minimum building height: 2 stories or 20 feet

Maximum building height: 3 stories

**Parking Lot Setbacks**

Front yard setback: Front yard parking is not permitted, unless it is on-street parking

Rear yard setback: 10 feet; If adjacent to existing residential neighborhood a minimum of 30 feet is required

Side yard setback: 10 feet; If adjacent to existing residential neighborhood a minimum of 30 feet is required

**3.6.2 Applicability of Notes to District Standards**

- o City West Districts: H (i.a), L, M, P, Q

### **3.33 City West District REQUIRED CONDITIONS FOR ALL DEVELOPMENT**

1. The following standards shall apply to all uses permitted in the district except as indicated otherwise in this ordinance, or where different or additional standards are either authorized or required for developments utilizing the Mixed Use Development Option (MDO) in section 3.34.

- A. Site Plans. Site plans shall be submitted for preliminary approval by the Planning Commission, in accordance with the provisions of this ordinance and other applicable ordinances in Section 6, unless the proposed plan qualifies for administrative review per Section 6.1.C.
- B. Use. Non-residential uses are not permitted within 300 feet of adjacent single-family residential dwellings outside the district.
- C. Nonconforming Uses: A use that is lawfully operating as of the date this Section takes effect shall be considered a legal non-conforming use, so long as it remains otherwise lawful, subject to the following:
  - a. Such uses may be enlarged or increased by up to 10 percent of the existing total floor area, provided the resulting total floor area does not exceed the maximum floor area ratio as described below.
  - b. Any changes to the building or site at these locations that require site plan approval as described in Section 6.1 shall also require Planning Commission approval under the requirements of the Special Land Use permit approval provisions of that Section.
- D. Maximum floor area ratio (FAR). The maximum FAR (ratio of gross square feet of building area to gross land area of site, less prescribed right-of-way) shall be 0.275. Where an addition is made to an existing structure, the total resultant structure or combination of structures on-site shall be used in the calculations.
- E. Building and Parking Setbacks. Building and parking setback requirements, except as otherwise specified herein, shall be as noted in the table below, as measured from the future Right-of-Way. These setback requirements may be reduced or increased by the approving body where strict adherence would serve no good purpose or where the overall intent of the district would be better served by allowing a lesser or greater setback, provided that:
  - i. An increase or reduction of a setback will not impair the health, safety or general welfare of the city as related to the use of the premises or adjacent premise,
  - ii. The increase or reduction of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building,
  - iii. The increase or reduction of the setback would create a more desirable viewshed along the corridor, and

- iv. The adherence to the required setback would result in the establishment of non-usable land area that could create maintenance problems.

3.33.1.E. Setback Requirements for CW Districts		
Arterials (Grand River, Beck)	Minimum (feet)	Maximum (feet)
Building - Front	20	50
Building - Exterior side	20	50
Parking <sup>6</sup>	30	None
Nonresidential collectors and local streets	Minimum (feet)	Maximum (feet)
Building – Front <sup>2</sup>	0	15
Building - Exterior Side	0 (See §3.6.2.H)	15
Parking (rear and side yard) <sup>3,6</sup>	10	none
I-96 Highway ROW	Minimum (feet)	Maximum (feet)
Building	75	none
Parking <sup>6</sup>	30	none
Notes to Table		

1. Rear and interior side yard setbacks are not prescribed, except as otherwise noted or as necessary to meet landscaping or other requirements, or where the Planning Commission or City Council determines buildings or parking require additional distance
2. No front yard off-street parking is permitted along non-residential collector and local streets. Side yard parking adjacent to a front yard shall be setback from the front façade of the building by a minimum of five (5) feet. See illustration in Section 3.11.6.A.
3. Where buildings abut a residential district, the minimum building setback shall be one (1) foot for each foot of building height.
4. Distance Between Buildings: Buildings with a front-to-front relationship shall have a minimum separation of forty (40) feet. Buildings with a front-to-rear or front-to-side relationship shall have a minimum separation of thirty (30) feet. All other buildings shall have a minimum separation of twenty (20) feet, or thirty (30) feet for buildings sixty (60) feet or more in height, unless otherwise provided for in these district regulations.
5. The front yard setback shall be increased at intersections where necessary to obtain the appropriate clear vision area. Clear vision area shall comply with standards set forth in Section 5.9, Corner Clearance, or any more restrictive standards adopted by the Road Commission for Oakland County (RCOC).
6. Parking Setbacks.
  - a. Off-street parking areas may be located within the exterior side yard along arterial roads if the primary building is oriented to front on a non-residential collector or local street. If parking is located in a side yard, the minimum setback of at least thirty (30) feet is required from the right-of-way line of any major thoroughfare, presently existing or as planned by the Road Commission for Oakland County or the City of Novi Master Plan.
  - b. Parking may front on shared private access road easements and similar private internal streets.
  - c. Surface parking lots shall be screened from all major thoroughfares by: (1) a two and one-half (2.5) foot ornamental brick or stone wall with intermittent landscaped breaks; (2) a semi-transparent screening such as brick pilaster with metal decorative fence in order to maintain attractive streetscapes as approved by the City's Landscape Architect; or (3) a landscaped berm or existing natural vegetation that results in a minimum three (3) foot high screening. The landscaping of such areas shall comply with the standards set forth in Section 5.5.

F. Height. Buildings shall be a minimum of two stories (or equivalent height with quality architectural design) and a maximum of three stories, except as otherwise provided under the MDO. Uncovered roof seating areas for restaurant uses may be permitted by the Planning Commission upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and particularly to residential uses.

G. Pedestrian Development Amenities. Proposed developments, through innovative planning, design and architecture, shall create a significant pedestrian orientation in

keeping with the intent and purpose of the district and shall take into consideration the City West Design Guide recommendations.

- H. Open Space. A minimum of fifteen (15) percent of the gross site area of a commercial or mixed-use development shall be devoted to publicly accessible, permanently landscaped usable open spaces and pedestrian plaza areas (such as internal walkways, linear or pocket parks, plazas, or other space for gathering accessible to non-residential occupants and invitees). Small strips of landscaped area, landscaped end islands in parking lots, and similar areas that are less than twenty (20) feet wide shall not be counted toward the required open space on the site.

Up to 50 percent of the required open space may consist of areas that are regulated by City of Novi woodland and/or wetland ordinances if they are permanently protected by conservation easements. Wherever natural open spaces shall be created or preserved, they shall be physically connected, when possible, to adjacent natural open space areas.

Usable open spaces required for multi-family development units may count toward the 15 percent requirement if the spaces are publicly accessible (e.g., not private patios, roof decks, balconies, and clubhouses) and part of an integrated development plan. All landscaped open spaces and pedestrian plaza areas shall be maintained by the owners of the development it serves.

- I. Facades. All sites in the City West districts are subject to Region 1 standards of Section 5.15. In addition, all exterior walls of any main or accessory building shall be composed of the same architectural building facade materials as others on the site. Exterior building facades shall be primarily of brick or stone, which may be augmented by materials complementary to brick or stone. When renovations, alterations, or additions are made to an existing building within the City West district, the exterior building facades of the entire building shall be brought into compliance with this subsection.

Architectural design and facade material are to be complementary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.

- J. Parking, Loading, Landscaping, Lighting, etc. All sites must comply with Article 5, Site Standards, regarding all applicable requirements, including off-street parking, loading/unloading, signs, landscaping, exterior lighting, and obscuring screens as those standards relate to uses permitted in the City West district. Notwithstanding the above, loading and unloading may be located in a side or rear yard, and shall be located as to be inconspicuous and properly screened. The approving body may modify the size requirement for a loading area, an alternate location, or approve a shared loading area between buildings, when the applicant provides ample justification that the uses proposed will be adequately served.

In those areas where on-street parking is permitted, off-street parking requirements may be reduced by the number of on-street parking spaces adjacent to a use. Parking requirements may be reduced when the approving body determines that given parking areas serve dual functions by providing parking capacity for separate uses which have peak parking demand periods which do not overlap. The applicant shall submit a Shared Parking Study based on requirements set forth in Section 5.2.7 to provide justification for the request. Applicant shall also provide information on cross-access and maintenance agreements.

In those instances when a parking structure, underground parking or municipal parking lot is constructed pursuant to a special assessment district, a parking exempt district shall be created for that area served by the improvement and assessed for its cost.

- K. Sidewalks and Bicycle Facilities. Sidewalks are required abutting any street or internal road to further the goals of the Non-Motorized Plan. Bicycle parking shall meet or exceed the standards set forth in Section 5.16 Bicycle parking facility requirements. See the City West Design Guide for additional details.
- L. Vehicular Access. Vehicular access to a development site shall be designed to provide safe and efficient distribution of traffic to and from the site and should form a logical street network connecting to adjacent parcels in the district where appropriate. Access design that results in an undue intensification of traffic congestion shall be prohibited. Multiple curb cuts onto major arterials is discouraged.
- M. Street and Roadway Rights-of-Way. Nonresidential collector and local streets within the City West district shall provide rights-of-way and road cross sections consistent with the City's Design and Construction Standards. Additional rights-of-way area shall be provided where boulevards, squares or traffic circles are created.

### **3.34 Mixed Use Development Option (MDO) for the City West District**

1. Intent and General Application. The MDO expands the number and kind of uses permitted in the district. In addition to permitting quality residential development and facilitating mixed-use developments, including multiple-family residential, office, and commercial uses, this optional form of development allows for increased building height—up to 110 ft—and increased floor area ratios (FAR), as well as the opportunity to deviate from height, area, and bulk standards provided the deviations benefit the development and surrounding area.

The granting of a Mixed-Use Development Option application requires review and recommendation by the Planning Commission and approval of the City Council, under the process contemplated in MCL 125.3503 As part of the review and appeal process, and in light of the potential additional uses and flexible building standards, the development may be subject to certain conditions, and will have to comply with the Design Guide adopted by the City as part of this ordinance.

For purposes of this Section 3.34, the “City West North” area shall be that part of the district north of Grand River Avenue, and the “City West South” shall be that part of the District south of Grand River Avenue.

2. Uses permitted subject to approval of a Mixed-Use Development Option



- A. For developments utilizing the Mixed-Use Development Option (MDO) the uses listed under Section 3.1.30.B and C will be permitted, as described in Section 4.25, while Multiple-family residential dwellings, including senior, age-qualified, independent housing may be proposed as a stand-alone use.
- B. MDO Projects with a single use may be considered for density reserved for mixed-use projects if there is a clearly designed relationship between complementary uses, including direct pedestrian connections and building entrances located within 100 feet measured along the pedestrian route.

### 3. Eligibility Criteria

- A. MDO projects shall require the applicant to demonstrate to the City Council that each particular use (or single use, as applicable), as well as the quantity and location of such use(s), would result in a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other nearby areas of the City, as intended in this Article.
- B. Minimum acreage for a project is five (5) acres, unless varied by City Council approval with a demonstration by the applicant that the proposed development on less land meets the standards of Section 3.34, and subsections 3.33.1 and 3.33.3, and that the proposed development exemplifies the intent of this Article as stated in Section 3.1.30.A and the Design Guide.
- C. Minimum public road frontage is three hundred (300) feet unless varied by City Council.

### 4. General Approval Standards

- A. As part of the application and review for site plan approval, the applicant for the MDO must demonstrate the following:
  - i. The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
  - ii. Relative to a development otherwise permissible as a Principal Permitted Use under Section 3.1.30.B, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
  - iii. Based upon the proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the MDO project will result in a material enhancement to the area of the City in which it is situated.
  - iv. The proposed development will not have a materially adverse impact upon the Master Plan for Land Use of the City and will be consistent with the intent and spirit of this Section.
  - vi. Each proposed use in the development, as well as the size and location of such use, will result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other nearby areas of the City.
  - vii. The land area proposed for development represents a cohesive and logical consolidation of parcels to allow a coordinated project to be brought forward.
  - viii. The proposed development will be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases or upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials and 3) financial guarantees for completion of improvements.

5. Project Design Standards. The following project design standards shall apply to MDO projects:

A. General Design Standards. The following design standards shall apply to all projects:

- i. Permitted non-residential uses may be allowed in combination with other permitted non-residential or residential uses, based upon a layout and integrated plan approved as part of the site plan.
- ii. The design standards for non-residential uses shall be based upon the regulations in this Ordinance applicable to the corresponding uses, provided that modified design standards may be approved by the City Council based upon a demonstration by the applicant of the following, and the findings of Section 3.34.7.A.i.d:
  - a. The proposed uses will complement and support the intent of the City West district, the convention center and other established uses within this area of the City.
  - b. The project has shown that design coordination and connection with adjacent property, developed or not, has been accomplished;
  - c. An attractive street-level environment has been achieved that focuses on the pedestrian experience and provides public space amenities;
  - d. Vehicular safety provisions and controls have been applied particularly with regard to access to major thoroughfares; and
  - e. Aesthetic quality is improved in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties to accommodate future development.
- iii. There is underground installation of utilities, including electricity and telecommunications facilities, as found necessary or appropriate by the approving body.
- iv. In order to provide efficient circulation and reduce driveways and curb cuts along Grand River Avenue, all development sites fronting on Grand River Avenue shall be constructed to maximize traffic safety. Toward this end, to the extent feasible internal access drive networks shall be established and utilized as local streets. The shared access drives shall be privately owned and maintained, have a cross-section meeting City local street standards, and shall be governed by a cross-access agreement that provides for public access at all times and shall be recorded with the Oakland County Register of Deeds after review and approval by the City Attorney.

The shared access drive shall be a minimum of twenty-eight (28) feet wide (from back of curb) and shall be placed within a thirty-six-foot (36) (minimum) private easement. Parallel parking may be permitted along said shared access drive provided an access aisle of 26 feet is maintained.

The City Council may waive the requirement for a shared access drive where it is not feasible to extend it to another property due to 1) environmental limitations, 2) incompatible adjacent development, 3) shallow lots, or 4) other unique site features.

- v. The City Council shall resolve ambiguities in the interpretation of applicable regulations using the Zoning Ordinance, Master Plan, the Design Guide, and the intent of this Article and other City standards or policies as a guide.

- B. Bonus height. Buildings in an MDO project may exceed the height stated in the Development Standards, subject to the following:
- i. Bonus height may be granted under the following circumstances:
    - a. If underground or structured parking is provided, the maximum height of the building may be increased up to 2 additional floors (1 story per 125 spaces provided);
    - b. If dedicated Open Space or preservation of natural areas is provided in excess of 25 percent of the total site area, the maximum height of the building may be increased an additional story.
    - c. The provision and use of energy and water efficient design, water conservation, reuse and preservation of resources, and sustainable lifestyle solutions such as electric vehicle charging or integration of solar arrays. Applicants shall provide a narrative explaining how sustainability elements have been incorporated and quantify the impacts of those strategies. For achieving Gold or Platinum LEED (Leadership in Energy and Environmental Design) certification or equivalent for green building strategies, the maximum height of the building may be increased an additional floor (up to 1 story).
    - d. Providing 15 percent or more residential units targeted for workforce housing as defined in Section 2 (1 story bonus).
  - ii. Building height shall not exceed one hundred ten (110) feet or 8 stories, whichever is less, in the City West North area or 65 feet or 5 stories, whichever is less, in the City West South area.
  - iii. Buildings utilizing this subsection shall be designed to minimize their impact on surrounding existing uses and roadways, including, but not limited to, building design elements such as variation in building materials, mitigation of exterior and interior building lighting, and utilization of building relief strategies (including step-backs of higher stories).
  - iv. For all buildings utilizing bonus height strategies above, the City Council, following a recommendation by the Planning Commission, shall make a finding that the additional height will complement and be compatible with the vision for the district with respect to the size, height, area, and configuration of adjacent or surrounding parcels and structures and any other relevant characteristics and interest. The City Council shall determine whether the architectural design of the buildings provides adequate building relief to minimize the mass and height of the building and will not have a negative impact on the goal of creating a cohesive, walkable district.
6. Required Site Development Conditions for any MDO project
- A. The required conditions listed within [Section 3.33](#) must be met except as otherwise permitted within this [Section 3.34](#)
  - B. The following standards are required for residential components within MDO projects, either as a component in a mixed-use or a single-use development:
    - i. The net density of units shall not exceed 30 dwelling units per acre in City West North and 20 dwelling units per acre in City West South;

- ii. All residential structures shall have a minimum of two (2) stories except as provided in [Section 3.33.1.F](#).
- iii. Private community swimming pools and similar amenities shall not require additional parking spaces except for barrier free spaces.
- iv. Buildings may be permitted to have parking on the ground level of the building. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view.

C. The following additional required site development conditions shall apply to all MDO projects:

- i. Commercial and office uses may occupy any number of total floors within a building used for residential uses. No commercial or office use shall be located on the same floor as residential use, unless it is considered a live work unit, and no floor may be used for commercial or office purposes which is located above a floor used for residential purposes.
- ii. All trash receptacles and trash collection areas shall be screened from view and shall not be placed within ten (10) feet of any wall of a dwelling structure which contains openings involving living areas.
- iii. HVAC units that are not placed on the roof of a structure must be located away from openings to dwellings, including windows, and must be screened from view.
- iii. Off-street parking shall not be placed within ten (10) feet of any wall of a dwelling structure. Units that have garages may be permitted parking on garage aprons if parking space dimensions are met without encroaching on sidewalks.
- vi. The following densities/intensities shall be permitted based on mixed-use or single-

3.34.6.D Development Density/Intensity – Based on Net Site Area			
	Residential Only	Mixed-Use Developments	Mixed-Use Developments
A. Maximum Density <sup>1</sup>		Single Use Building	Multi-Use Building
City West North	20 du/ac	27 du/ac	30 du/ac
City West South	10 du/ac	17 du/ac	20 du/ac
B. Maximum Percent of Dwelling units by Type			
i. Senior, Age-Qualified Housing			
a. Efficiency	20%	30%	30%
b. One Bedroom	50%	60%	70%
c. Two or more bedroom	100%	75%	75%
ii. Other Housing			
a. Efficiency	15%	25%	30%
b. One Bedroom	50%	60%	70%
c. Two or more bedroom	100%	75%	75%
C. Floor Area Ratio <sup>1</sup>			
City West North		2.0 FAR	2.5 FAR
City West South		1.0 FAR	1.5 FAR

use developments:

D. Maximum Building Height <sup>2</sup>			
City West North	65 feet	65 feet	65 feet
City West South	45 feet	55 feet	55 feet
E. Minimum Building Height <sup>2</sup>			
City West North	35 feet	40 feet	40 feet
City West South	25 feet	25 feet	35 feet

Notes to Table

1. For all development, density/intensity shall be calculated for the net site area of the development.
2. Any structure within one hundred (100) feet of a one-family residential district shall be limited to a maximum of thirty-five (35) feet or three stories. In all other locations building height may be exceeded with bonus height as described in this section.
3. Buildings with a front-to-front relationship shall have a minimum separation of forty (40) feet. Buildings with a front-to-rear or front-to-side relationship shall have a minimum separation of thirty (30) feet. All other interior buildings shall have a minimum separation of twenty (20) feet, or thirty (30) feet for buildings sixty (60) feet or more in height.

E. The table below lists requirements and conditions for Townhouses and Multifamily dwellings in the district but differentiates between some conditions that apply only to dwellings in the City West North area.

3.34.6.E Residential Requirements			
	Townhouses	Multifamily	Multifamily in the CWN area
Maximum Height*	35 ft or 3 stories	65 ft or 5 stories	75 ft or 5 stories
Setback	See Table in section 3.34.1.E		Min interior yard setback: 15 ft  Min rear yard setback: 20 ft
Maximum Density	20 du/ac		30 du/ac
Unit Width	Min 20 ft	n/a	
Distance between buildings	Min: 20ft	Min: one-half the height of the taller building	Min: 20 ft, unless building is 60 ft or greater, then 30 ft
Other limits	Not more than 7 attached units per building	Greatest length or depth of an apartment building shall not exceed 4 times its height	

\*Meeting bonus height conditions may permit buildings to exceed these heights, except when buildings are within 100 feet of single-family residential districts.

7. Review and approval process for all MDO projects

A. Procedure for Review and Approval

i. Consideration of MDO Plan Application:

a. Pre-Application Submittal. Before formal submittal of a MDO plan, the applicant shall apply for and attend a pre-application meeting with the Plan Review Center, and other appropriate officials deemed necessary by the City Planner. Prior to the meeting, the applicant shall provide to the Plan Review Center a conceptual site plan and brief narrative of how the development meets or exceeds the standards of this ordinance and furthers the vision for the district. The Plan Review Center will provide initial comments on the plans.

b. Application.

1. An application to develop under the MDO shall be made to the Planning Commission for its review and recommendation to City Council. The application shall be filed concurrently with a fully documented preliminary site plan. The preliminary site plan shall be completed in accordance with the review requirements as set forth and regulated in the City's Site Plan and Development Manual and Section 6.1. The MDO plan shall include the information required in [subsection 3.34.7.C](#), below.
2. In those instances where it is necessary to request rezoning in order to effectuate a MDO plan, an application to rezone shall be made to the Planning Commission for its review and recommendation to the City Council. The application for rezoning shall be completed in accordance with the City's Site Plan & Development Manual.
3. The Planning Commission may proceed simultaneously with review and recommendation on applications for rezoning, MDO plan and preliminary site plan approval, along with any associated permit reviews.

c. Planning Commission Review. Upon receipt of an application for preliminary site plan, the application shall be reviewed by the Plan Review Center and referred to the Planning Commission for preliminary review. Following preliminary review, the Planning Commission shall set a public hearing date for review of the application. Notice of the public hearing shall be given and the hearing held as provided by the Zoning Enabling Act, at which a review shall be conducted. Following such review, the Planning Commission shall provide its report and recommendation to the City Council. In making its recommendation to the City Council, the Planning Commission shall consider:

- (1) Consistency with the Master Plan;
- (2) Innovative planning and design excellence;
- (3) Relationship to adjacent land uses, design form and layout;
- (4) Compliance with this Ordinance, including subsections 3.33 and 3.34;
- (5) Adherence to the City West Design Guide;
- (5) Benefits to the community such as publicly dedicated parks and open areas, and public facilities.
- (6) Pedestrian and vehicular safety provisions.
- (7) Aesthetic beauty in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties, and
- (8) Provisions for the future users of the project.

- d. City Council Approval. The City Council shall review the Preliminary Site Plan with regard to the Planning Commission's recommendation and the review requirements and conditions set forth in Section 3.34.4.A. The City Council shall determine whether the proposed plan meets the conditions as set forth in Section 3.33 and 3.34, and the standards of Section 6.1.2.C.
- i. As part of its approval of the Preliminary Site Plan, the Council is authorized to impose conditions that are reasonably related to the purposes of this section and that will:
- Insure public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity,
  - Protect the natural environment and conserve natural resources and energy,
  - Insuring compatibility with adjacent uses of land, and
  - Promote the use of land in a socially and economically desirable manner.

All conditions imposed shall be made a part of the record of the approved Mixed Use Development Option.

- ii. Deviations From Area, Bulk, Yard, and Dimensional Requirements. As part of approval of a Preliminary Site Plan, the City Council shall be authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property; provided, however, that such authorization to grant deviations shall be conditioned upon the Council finding:
- a. That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;
  - b. That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;
  - c. That the proposed deviation would not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources;
  - d. That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and
  - e. That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.

In determining whether to grant any such deviation, the Council shall be authorized to attach reasonable conditions to the Site Plan that will:

- a. Insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased services and facility loads caused by the land use or activity,
- b. Protect the natural environment and conserving natural resources and energy,
- c. Insure compatibility with adjacent use of land, and
- d. Promote the use of land in a socially and economically desirable manner.

All conditions imposed shall be made a part of the record of the approval of the Site Plan.

- B. Approved Preliminary Site Plan. Once the preliminary site plan has been approved by City Council, no development shall take place therein nor use made of any part thereof except in accordance with the approved plan or in accordance with an approved amendment thereto. Once approval of the Preliminary Site Plan is granted, the applicant shall proceed with development of the Final Site Plan.
- C. Final Site Plan approval. A Final Site Plan shall be prepared and submitted by the applicant for approval. Review and approval shall be administrative unless the City Council requests that the final site plan be submitted to it for review. The Final Site Plan shall:
- a. Conform with the Preliminary Site Plan and meet the conditions as set forth in the Council's approval.
  - b. Contain all the requirements as set forth in Section 6.1 of this Ordinance and the requirements as set forth in the City's Site Plan and Development Manual.
  - c. The dedication of public rights-of-way or planned public open spaces, where proposed on the site plan or as may be otherwise required, shall have been made.
  - d. In residential use areas, any proffered open space has been irrevocably committed and retained as open space for park, recreation and related uses, and that all such lands meet the requirements of the City.
  - e. Where applicable, road easements or rights-of-way have been provided.
- D. Site Plan Revisions. Revisions to an approved Preliminary Site Plan shall require re-submittal of plan revisions to the City for review. Such revisions shall be resubmitted to the Planning Commission and City Council for review and approval, except those revisions permitted to be reviewed administratively under [Section 6.1.1.C](#). Revisions requiring Commission and Council review shall include physical changes to the exterior building wall façade materials or physical alterations that will significantly change the appearance of a building or site, as determined by the City Planner. The Planning Commission and City Council, in making a review of a revised site plan, shall find that any such revisions forwarded to them for review and approval, meet all the minimum requirements of this Section, including its general intent. Revisions to an approved Final Site Plan shall require re-submittal of plan revision to the City for administrative review.
- E. Phasing: Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase, considered together with other completed phases, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned mixed use development and the residents and property in the surrounding area. The Council may require performance guarantees, in accordance with Chapter 26.5 to ensure that permanent facades are constructed. In developments which include residential and non-residential uses, phasing shall be consistent with the following:



- a. At least thirty (30) percent of all proposed residential units and non-residential floor area shall be constructed no later than concurrent with the first phase of construction.
- b. At least an additional thirty (30) percent of all proposed residential units and twenty (20) percent of non-residential floor area shall be constructed no later than concurrent with any second phase construction; and
- c. The balance of all proposed residential units shall be constructed no later than concurrent with any third phase of construction. For purposes of implementing the residential/non-residential phasing requirements set forth above, the percentages shall be reasonable approximations, as determined in the discretion of the City Council, and such percentages may be substantially modified should the City Council determine in its discretion that the applicant has presented adequate and effective assurances that both residential and non-residential component(s) of the development shall be completed within a specified period.

#### 8. Plan Information

- A. MDO Preliminary site plans shall include the following:
  - a. All requirements listed in the City's Preliminary Site Plan Checklist
  - b. Statement of intent of proposed use(s) of land and any phasing of the project, including anticipated completion date.
  - c. Evidence of market need for the use(s) and economic feasibility of the project.
  - d. Qualifications of applicant/developer including information of past projects, size, location, type etc.
  - e. Existing and proposed right-of-way width of all adjoining and internal roads, and layout of all internal roads and drives.
  - f. A traffic study, prepared in accordance with the City's Site Plan and Development Manual requirements, shall be submitted, unless such requirement is waived by the Plan Review Center during pre-application conference.
  - f. Proposed acceleration, deceleration, and passing lanes.
  - g. All parking areas and number of spaces by size and any requests for shared parking reductions. The City may permit the use of a flexible shared parking formula if a Shared Parking Study is submitted and accepted by the City Council, after review and recommendation by the Planning Commission and City traffic consultant.
  - h. The size and location of areas to be preserved as open and recreational space and intended programming of those spaces.
  - j. Density calculations, number and types of units (if applicable), and floor area per habitable space for each use proposed.
  - k. Fair representation of each type of use, square footage or acreage allocated to each use, locations of each principal structure and use in the development, setbacks, typical layout and elevation for each type of use.
  - l. Specification of each deviation from the applicable ordinance regulations which will be sought to be approved, and the safeguards, features and/or planning mechanisms proposed to achieve the objectives intended to be accomplished by the regulations from which a deviation is being sought.

- m. Community Impact Statement for all projects, including impact on City services, fiscal impact analysis addressing anticipated costs and revenues to City and school district, unless such requirement is waived by the Plan Review Center during pre-application conference.
- n. If phasing is proposed, a plan showing what improvements will be constructed in each phase, with a description of the anticipated timing of construction.

B. Final site plans shall include the following:

- a. All requirements specified in the City's Final Site Plan Checklist and Application.
- b. List all deviations from Ordinance standards granted by City Council and any conditions imposed.
- c. If phasing is proposed, provide detailed plans that show what will be constructed/installed by the completion of each phase to verify that each phase, considered together with previous completed phases, shall be capable of meeting ordinance requirements on its own as described in Section 3.34.7.E, including end of pavement, amenities, lighting, signage, the mechanisms designed to reduce noise, utilities and visual screening features. Required Engineering and Landscape Cost estimates shall also be broken down by phases.

8. Performance Guarantees. The applicant shall comply with the requirements for performance guarantees contained in Chapter 26.5 of the Code of Ordinances, as amended.

#### **4.25 MIXED-USE DEVELOPMENTS**

- 1. Each use shall comprise at of least ten (10) percent in the GE district, TC, and TC-1, and CW districts of either:
  - A. the net site area or
  - B. the total gross floor area of all buildings and not be considered accessory to another principal use.
- 2. A development with both conventional multi-family and senior, age-qualified, independent multi-family uses shall not be considered mixed-use unless a non-residential use is also included.
- 3. A performing arts facility unconditionally dedicated to the public use, under separate agreement with the City, shall be considered a second use, provided that it is a fully enclosed structure with a minimum of five-hundred (500) seats.

#### **4.0 Use Standards**

The following section details where amendments should be made to Section 4.0 Use Standards in the Novi Zoning Ordinance in accordance with the City West District.

CW district shall be included in the Use Standards in the following sections:

- 4.12 DAY CARE CENTERS
- 4.24 DRY CLEANING
- 4.25 MIXED-USE DEVELOPMENTS
- 4.27 RETAIL BUSINESS OR SERVICE ESTABLISHMENTS
- 4.28 HOTELS (1. PERMITTED WHEN NOT ABUTTING RESIDENTIAL DISTRICT)
- 4.30 SALE OF PRODUCE AND SEASONAL PLANT MATERIALS OUTDOORS
- 4.34 PUBLIC OR PRIVATE HEALTH AND FITNESS FACILITIES AND CLUBS
- 4.62 INSTRUCTIONAL CENTERS
- 4.71 LIVE/WORK UNITS
- 4.72 NON-PROFIT COMMUNITY BUILDINGS AND CULTURAL FACILITIES
- 4.81 FINANCIAL INSTITUTIONS
- 4.84 OUTDOOR RESTAURANTS
  - In addition, in the CWN and CWS districts, the following shall apply:
    - Sidewalk cafés or outdoor seating areas shall be permitted on or adjacent to sidewalks, provided a minimum 6-foot wide un-obstructed pedestrian pathway is maintained along the sidewalk. Restaurants, bars, brewpubs, or microbreweries may have outdoor seating with live music and entertainment permitted, so long as the live music and entertainment is not within 500 feet of a residential district boundary line.

## 2.0 Definitions

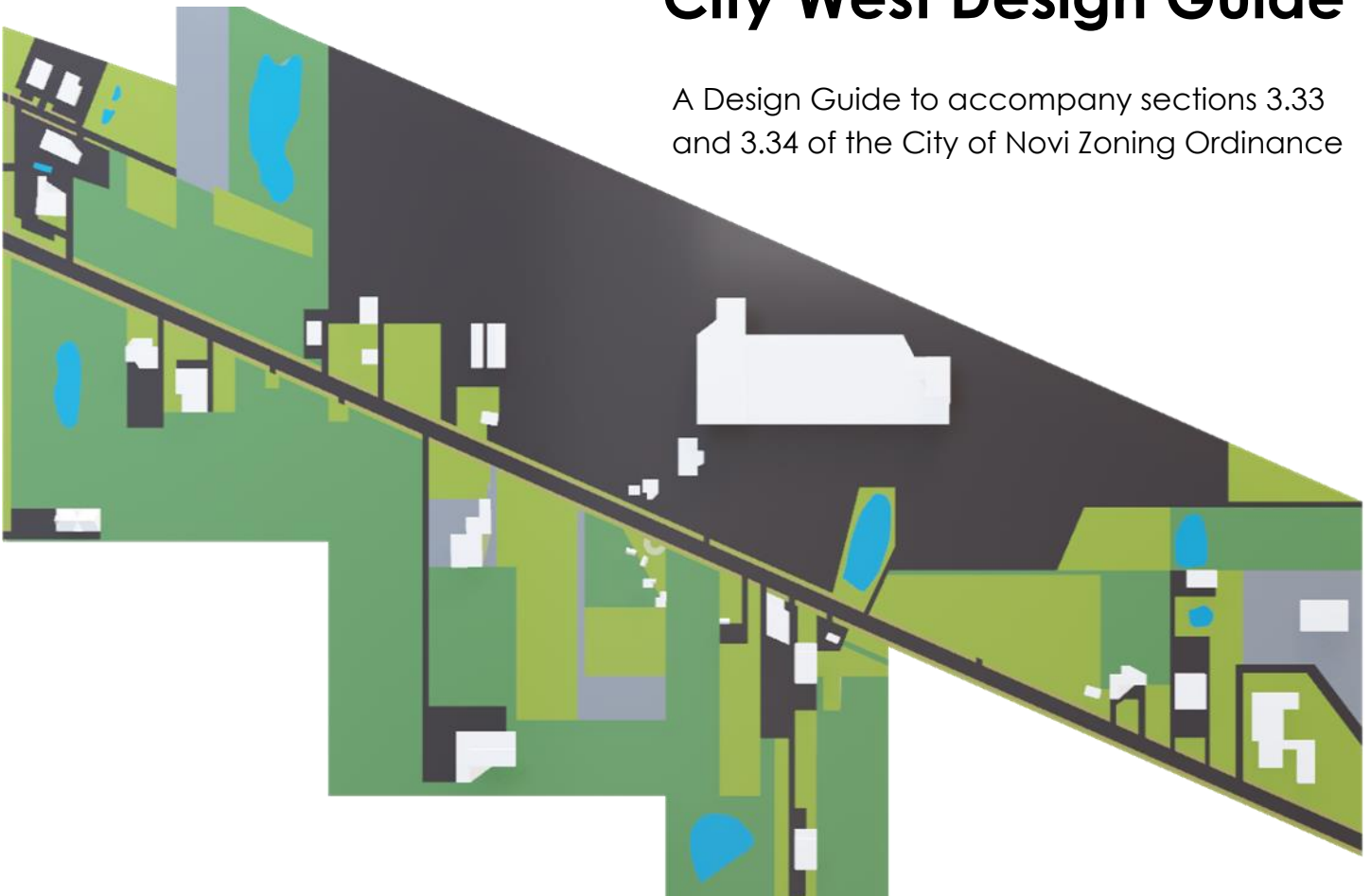
Workforce Housing: housing for sale or for rent with combined annual rental costs or combined annual mortgage loan debt service, property taxes, and required insurance that do not exceed thirty percent (30%) of the gross annual income of a household earning between sixty percent (60%) and one hundred and forty percent (140%) of the area median income, as defined annually by the United States Department of Housing and Urban Development.

**CITY WEST DESIGN GUIDE - DRAFT**

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# City West Design Guide

A Design Guide to accompany sections 3.33 and 3.34 of the City of Novi Zoning Ordinance



## Table of Contents:

- A. Executive Summary
- B. Background & Existing Conditions
- C. Vision and Guiding Principles
- D. Form Based Design & Inspiration Images
- E. Recommended Design Guidelines



# A. Executive Summary

The City West Design Guide is meant to provide guidance and visual representation of the regulations for the City West District in addition to providing design features and concepts recommended to be included in development projects. The goal of the City West Design Guide is to facilitate development that includes high-quality project design and building materials, and works to create a vibrant, people-oriented district in the City of Novi. This guide is broken down into the following four topics:

- B. Background & Existing Conditions
- C. Vision and Guiding Principles
- D. Form Based Design & Inspiration Images
- E. Recommended Design Guidelines

*“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.”*

*- 2016 Master Plan*

The guide is composed of images of developments from Novi and other communities, maps representing the current conditions of the City West area, and 3D models to illustrate standards of this district. Images and renderings are meant to serve as examples, while the Zoning Ordinance contains the actual development regulations, standards and procedures. Inspiration for the vision and guiding principles is based on the recommendations in the 2016 Master Plan and Grand River Corridor Study.



*Figure A1: mixed-use development and streetscape in Fishers, Indiana*

*Figure A2 (below) - Fishers, Indiana mixed-use development; images of Indiana communities courtesy of Rowan Brady of Beckett and Raeder, Inc.*



# B. Background & Existing Conditions

- B.1 — Land Use
- B.2 — Public Facilities
- B.3 — Zoning
- B.4 — Moderate Density Transition from Residential Districts



Figure B2 (above): aerial of the western portion of the City West North area , outlined in blue

Figure B1 (below): aerial of the eastern portion of the City West North area, outlined in blue



Figure B3 (above): aerial of the City West South area, outlined in green

## B. Background & Existing Conditions

### B.1 — Land Use: Description of the District

The City West district is situated southeast of the intersection of Interstate 96 and Beck Road, bounded by I-96 to the north, Taft Road on the east, residential communities to the south, and Beck Road on the west. The historic Grand River Avenue corridor, running from downtown Detroit all the way to Lake Michigan on the west side of the state, bisects the City West area. In this area of the city, Grand River is an auto-centric five-lane major arterial with a speed limit of 50 miles per hour. A mix of older office, industrial and manufacturing buildings, and vacant properties are present on either side. These characteristics make the streetscape inhospitable for pedestrians and cyclists.

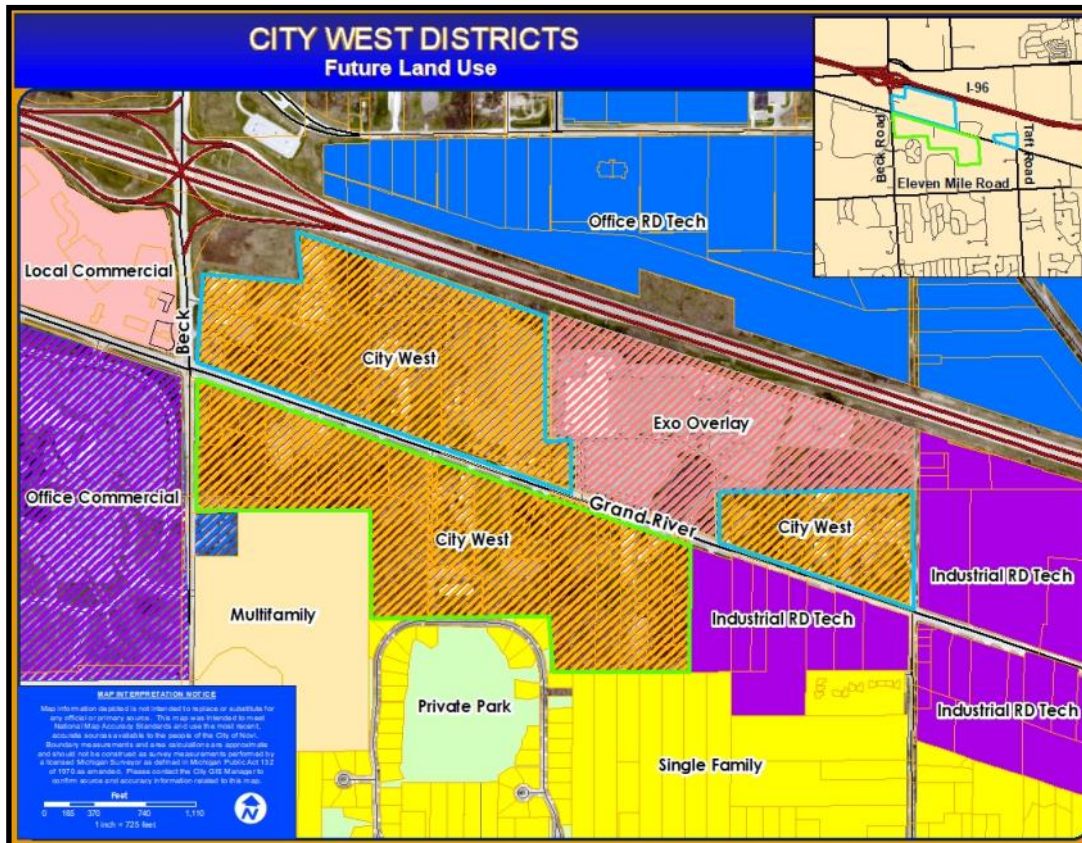


Figure B4 City West Future Land Use Map

Overall, the total land area included in the City West District is approximately 200 acres. Approximately 68.6 acres are vacant or 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 55 acres. Destinations nearby in the corridor include 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.



Figure B5 Ascension Providence Hospital;  
Image source: Novi Chamber of Commerce



# B. Background & Existing Conditions

## B.1 — Land Use: Natural Features

A map of the natural features shows the presence of both woodlands and wetlands in the area. A significant amount of woodlands and wetlands are present in the City West South area, while there are just wetlands located in the City West North area.

The City West text allows for **up to 50 percent** of the required open space to consist of regulated woodlands and/or wetlands if they are permanently protected by conservation easements (3.33.H).

“Wherever natural open spaces shall be created or preserved, they shall be physically connected, when possible, to adjacent natural open space areas.”

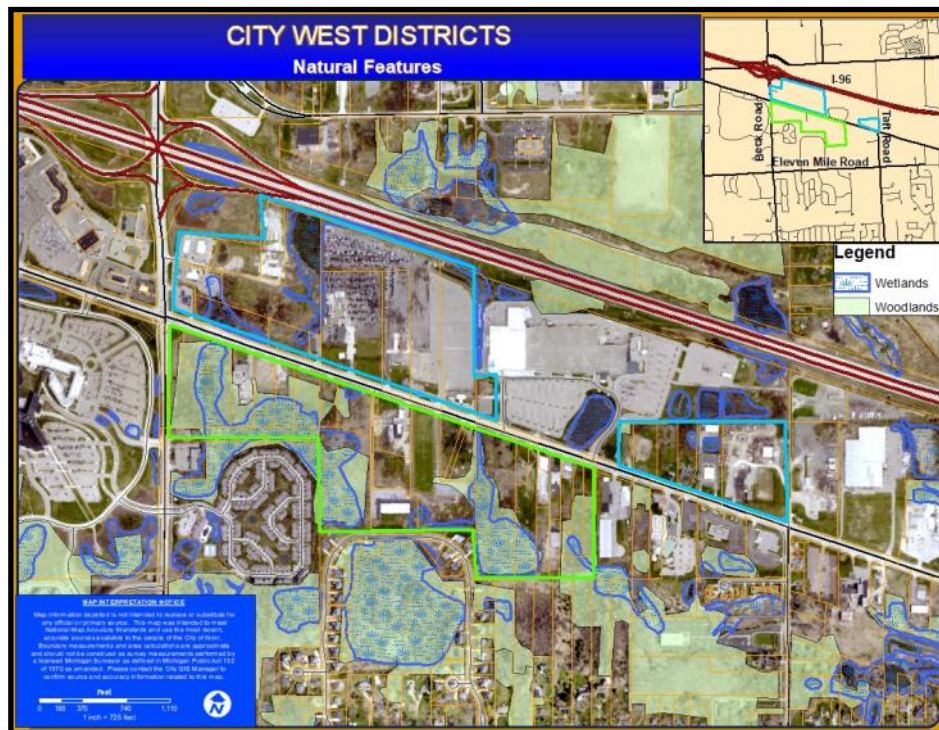


Figure B6 City West Natural Features Map, Woodlands are denoted in light green while wetlands are colored in blue.



Figure B7: aerial of City West facing east

The aerial to the left shows City West facing east down Grand River. Two large ponds (circled in yellow) are present on either side of Grand River, and the difference in woodland concentration between north and south is evident. Buffers and setbacks from natural features help preserve, protect, and maintain quality of woodlands, wetlands, and streams within the district

## B. Background & Existing Conditions

### B.2 — Public Facilities

Public Facilities shown in Figure B8 to the right include the sidewalk inventory of the district — 8-foot sidewalks line both sides of Grand River from Taft to Beck Road. Other facilities of note include traffic signals and street lights, which both can be found at important intersections. Road crossing difficulty, established in the Non-Motorized Transportation Plan, portrays Grand River as category E, the most difficult road category to cross.

Grand River Fields is a city park located in the district that contains a gravel parking lot and multiple soccer fields. It is leased by the city and may not remain a park in the future.

Beck Road runs north and south, connects with Grand River, and has been identified as a major non-motorized corridor in the City of Novi Non-motorized plan. The ITC Trail, depicted below, has been proposed as a regional trail connection crossing Grand River at Beck Road. The Ascension hospital campus has recently expanded their trail network, and connects with the ITC Trail.

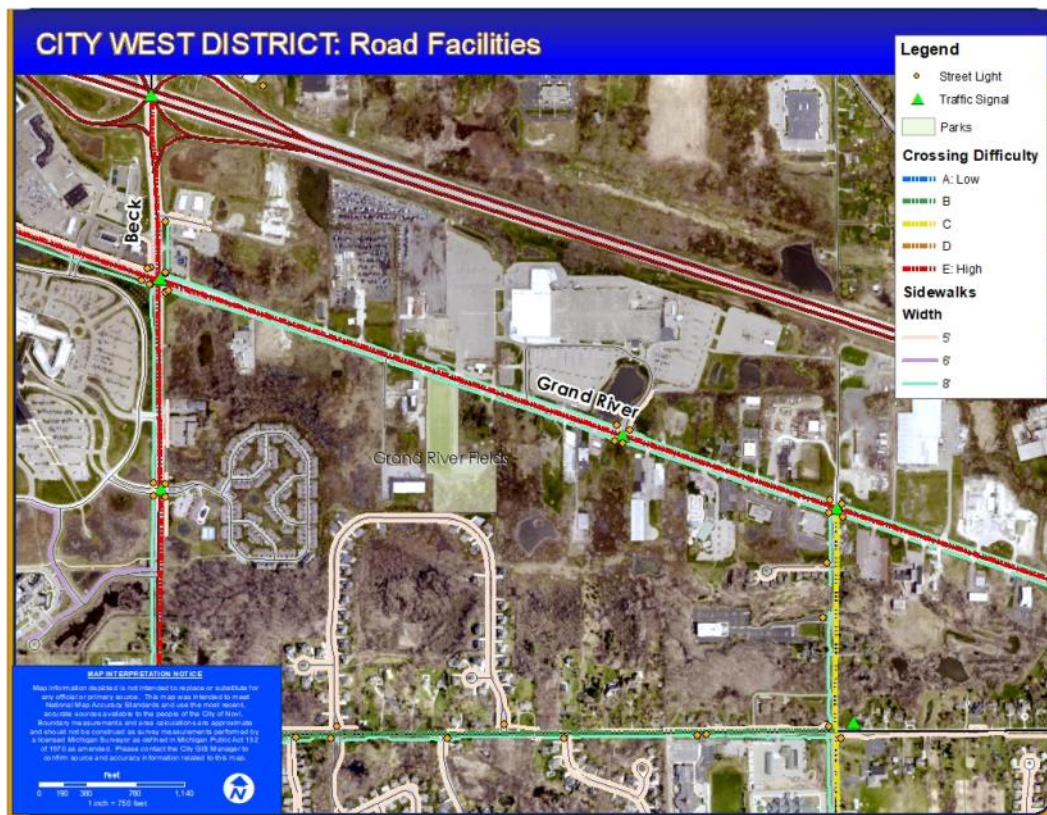


Figure B8: Roads and Sidewalk Facilities map



It is the intent of the City West District to facilitate the construction of additional non-motorized infrastructure with developments that are built in this area. In addition, public open space is integral to creating a walkable and vibrant district that enables outdoor enjoyment and gathering places.

Figure B9: the ITC Trail is a prime example of non-motorized infrastructure in the City of Novi

# B. Background & Existing Conditions

## B.3 — Zoning

The current zoning of the City West area includes six different classifications. Approximately 140 acres are north of Grand River Avenue with 19 parcels included. The majority of the area, 128.13 acres, is currently zoned OST - Office Service Technology. The EXO Exposition Overlay District applies to a 55-acre portion of the Suburban Collection Showplace property. Approximately 10.05 acres are zoned I-1 Light Industrial. One 1.81-acre parcel near the freeway on-ramp fronting on Beck Road is zoned FS Freeway Service. A 6.4-acre area is zoned RA Residential Acreage, and a 3.4-acre parcel is zoned OS-1 Office Service.

To the south of Grand River Avenue, the City West area includes 28 parcels totaling 83.66 acres. The current zoning of the majority of the area is I-1 Light Industrial. One area located at the southeast corner of the intersection of Beck Road and Grand River Avenue is zoned B-3. Fronting on Beck Road, one 6.4-acre area is zoned RA Residential Acreage, and a 3.4-acre parcel is zoned OS-1 Office Service.

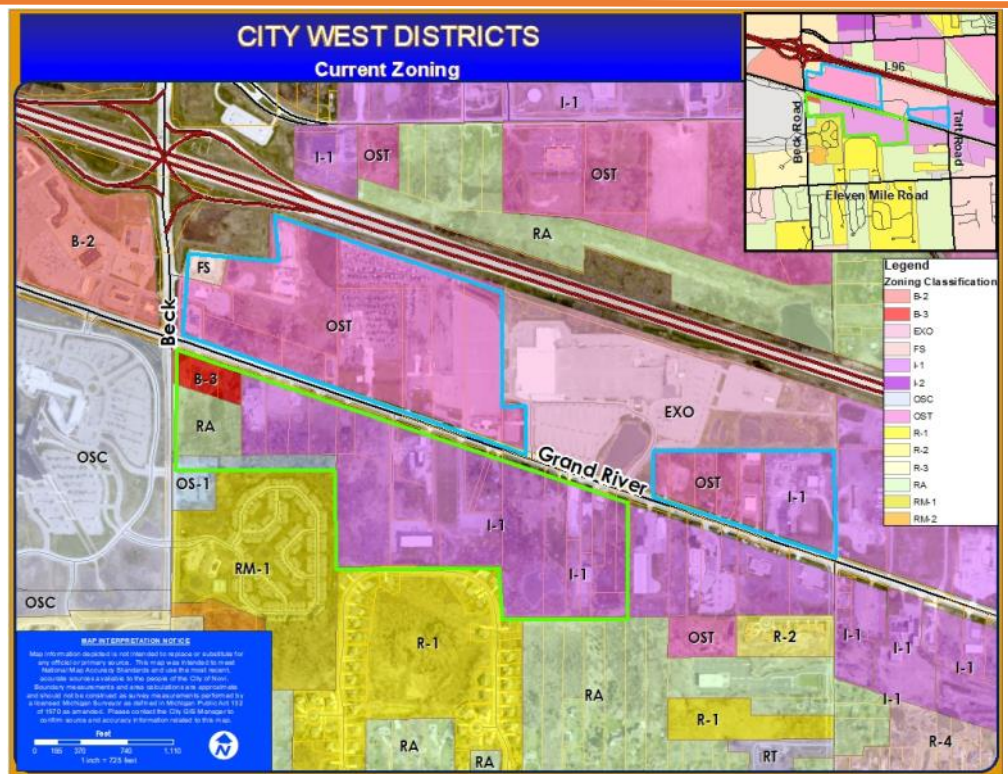


Figure B10: Current Zoning Map of the City West area

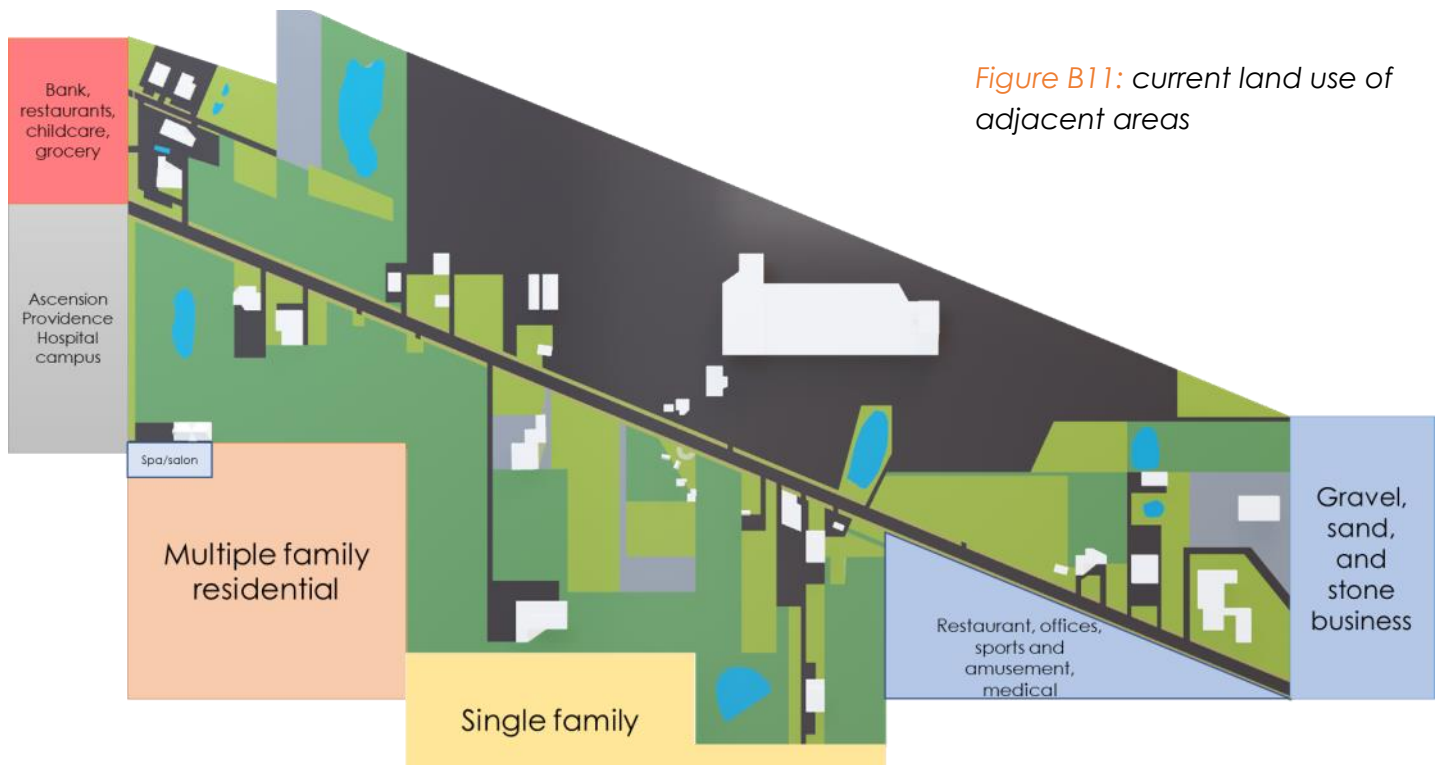


Figure B11: current land use of adjacent areas

# B. Background & Existing Conditions

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## B.4 — Utilities

Placeholder to insert information on utility connections?

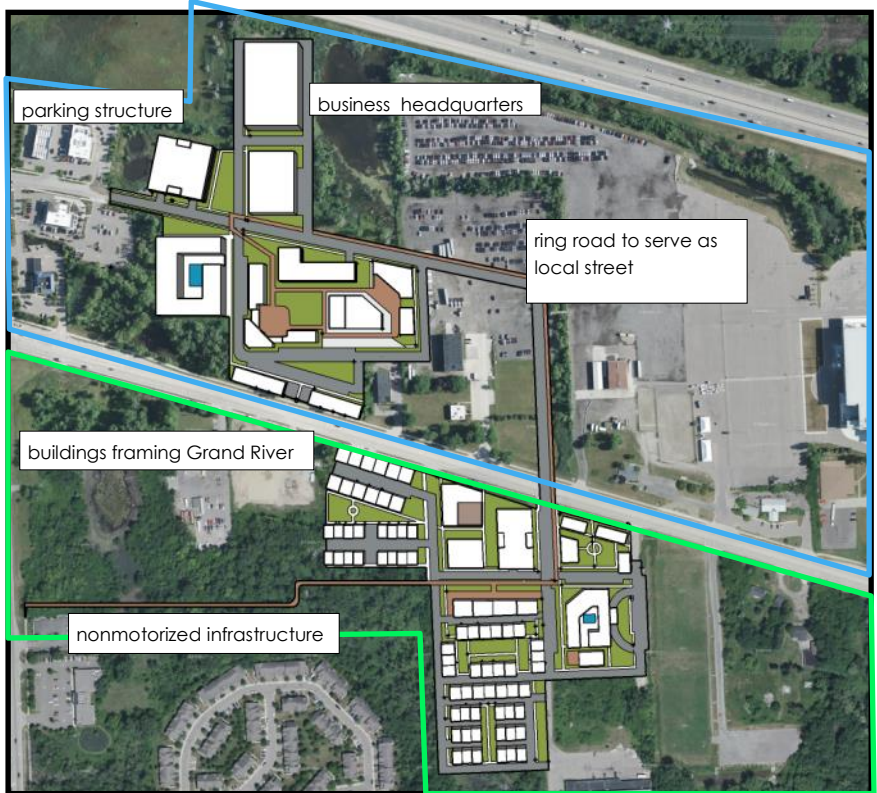
# C. Vision and Guiding Principles

## C.1 — General Vision

Figures C1 and C2 below illustrate the vision for City West in terms of building form north and south of Grand River — taller buildings in the City West North area, especially closer to I-96, and scaled down heights in the City West South area. Shared access and parking, public gathering spaces, pedestrian and vehicle connectivity, and preservation of important natural features are also depicted.

Parking lots are located in the side and back of buildings with the intent of framing both Grand River and the collector streets with buildings.

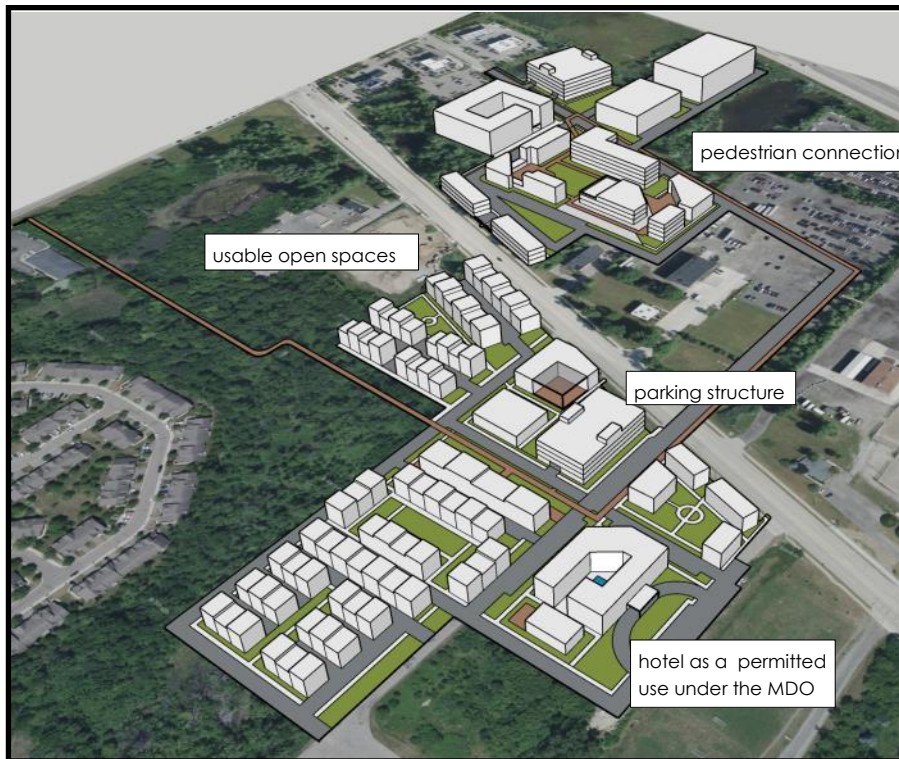
The uses permitted within an MDO project shall work to create a "downtown" sense of place, particularly in terms of massing, market area to be served, walkability and overall intensity.



Figures C1 (above) and C2 (left): aerial views of a part of City West with 3D model example developments overlaid. Additional development anticipated on other parcels.

It is strongly encouraged that internal access drive networks shall be established and utilized as local streets which are to be privately owned and maintained.

Buildings are to be oriented towards the primary pedestrian street



# C. Vision and Guiding Principles

## C.1 — General Vision

Excerpt from the 2016 Master Plan Update describing City West:

*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....Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces is a major goal of this redevelopment strategy.*



*Figure C4 (above): rendering (by Gensler) of an outdoor gathering space at San Pedro Plaza, Los Angeles.*



City West District developments are expected to be designed with pedestrians in mind. Walkable connections between businesses, residences, and entertainment options should provide people with the ability to interact with one another in public areas such as the photos shown to the left and below. The images included on this page provide examples of the kind of public gathering spaces and density that is meant to take place in the City West District.

*Figure C3 (below): outdoor dining in front of a vertical mixed-use development. Photo courtesy of Bethesda Magazine*



*Figure C5 (left): lighting and pedestrian activity at night at The BLVD in Lancaster County, California. Photo courtesy of the Congress for New Urbanism*

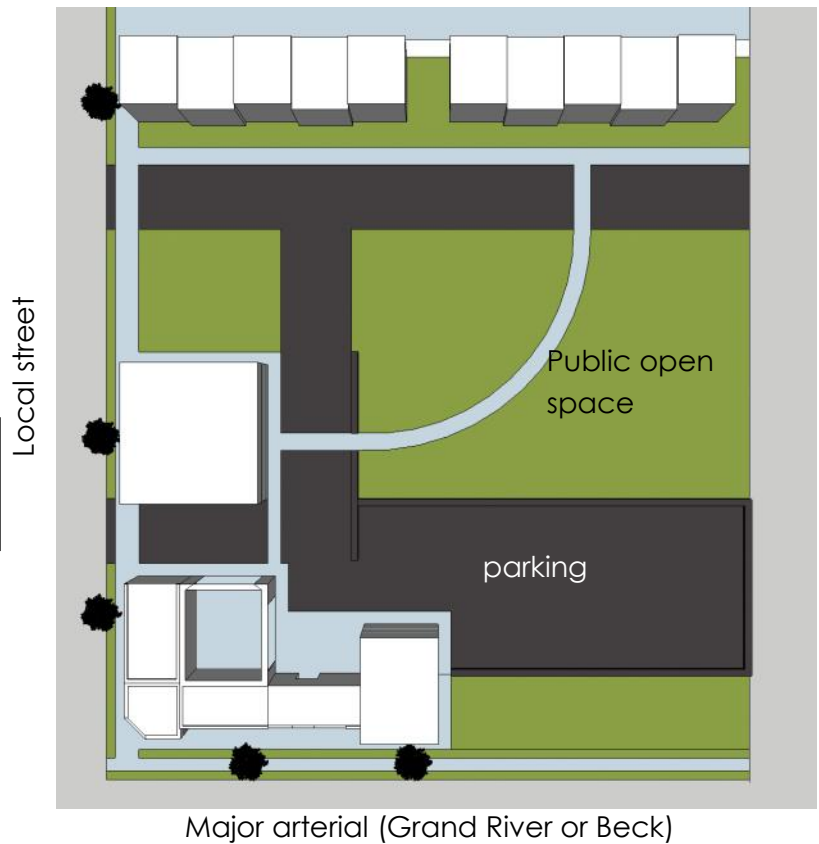
# C. Vision and Guiding Principles

## C.2 — Horizontal Mixed Use

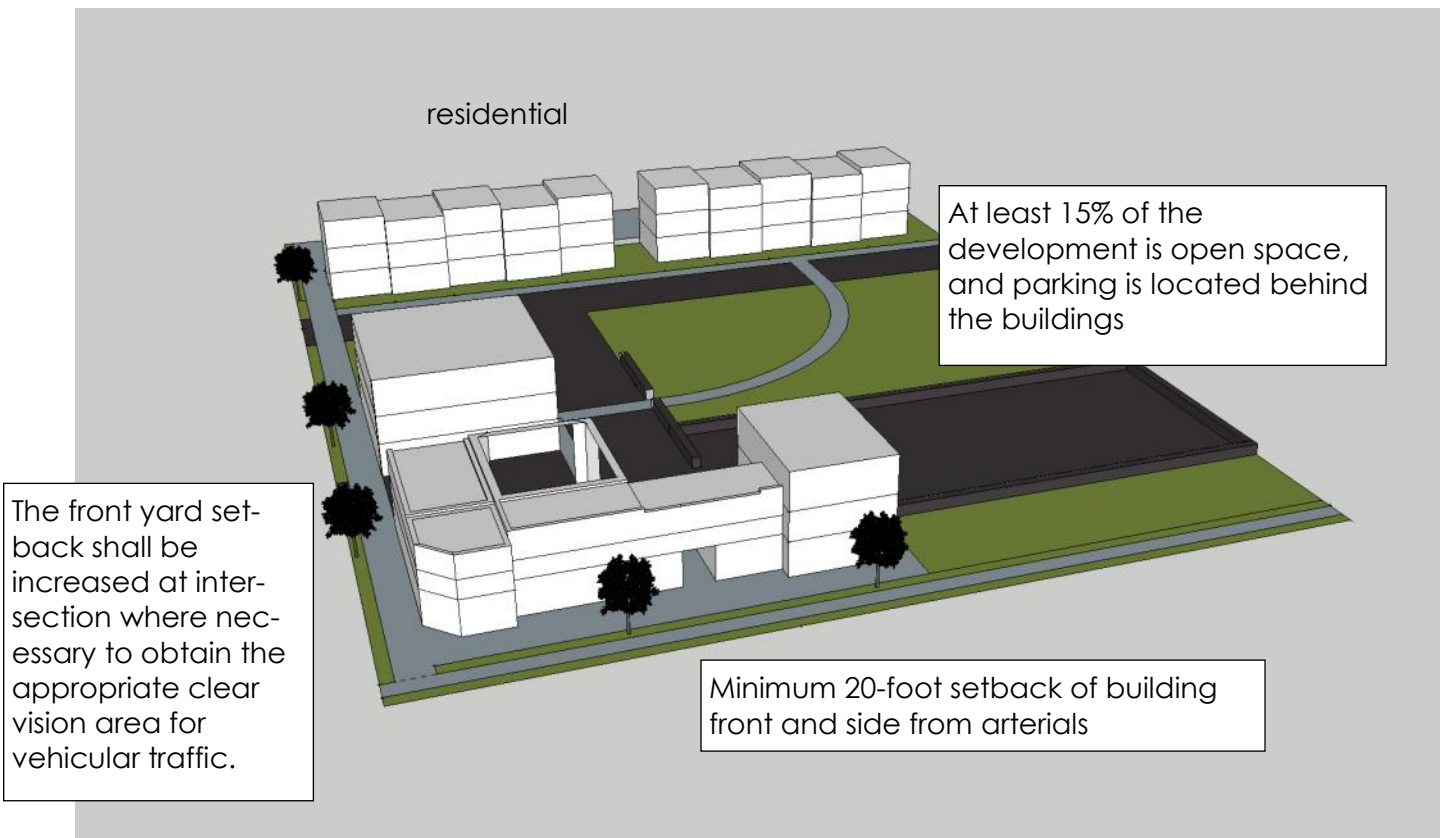
Horizontal mixed-use refers to developments where the site contains separate residential and non-residential buildings, as opposed to vertical mixed-use, where multiple uses are integrated into a single building. Both types of mixed-use developments are encouraged and permitted in the City West District.

For the Mixed-Use Development Option (MDO), the development must have at least 300 feet in public road frontage

Maximum building setbacks of 15 feet from nonresidential collectors and local streets are meant to create a building presence along the street connected by sidewalks. **Setbacks are measured from the future Right of Way.**



Figures C6 (top) and C7 (bottom): plan views of example horizontal mixed-use model



# C. Vision and Guiding Principles

## C.3 — Pedestrian Focus - Street Design

The City of Novi is committed to take part in capital projects that result in traffic-calming and a more pedestrian-oriented streetscape. Nonmotorized transportation infrastructure remains an important part in the City's goals. As it currently stands, Grand River Avenue consists of high volumes of fast-moving traffic that is not conducive to people on foot or on bike.

The diagram on the right portrays a midblock crossing and pedestrian refuge that allows for the crossing of a road like Grand River. These kinds of measures increase the ease and safety of crossing busy thoroughfares.

Other measures can be taken in conjunction with midblock crossings and pedestrian refuges to increase safety and ease of crossing. For example, in the image below, Grand River in Detroit can be seen to be taking on a new design that includes signage, on-street parking, and a two-way bike lane.

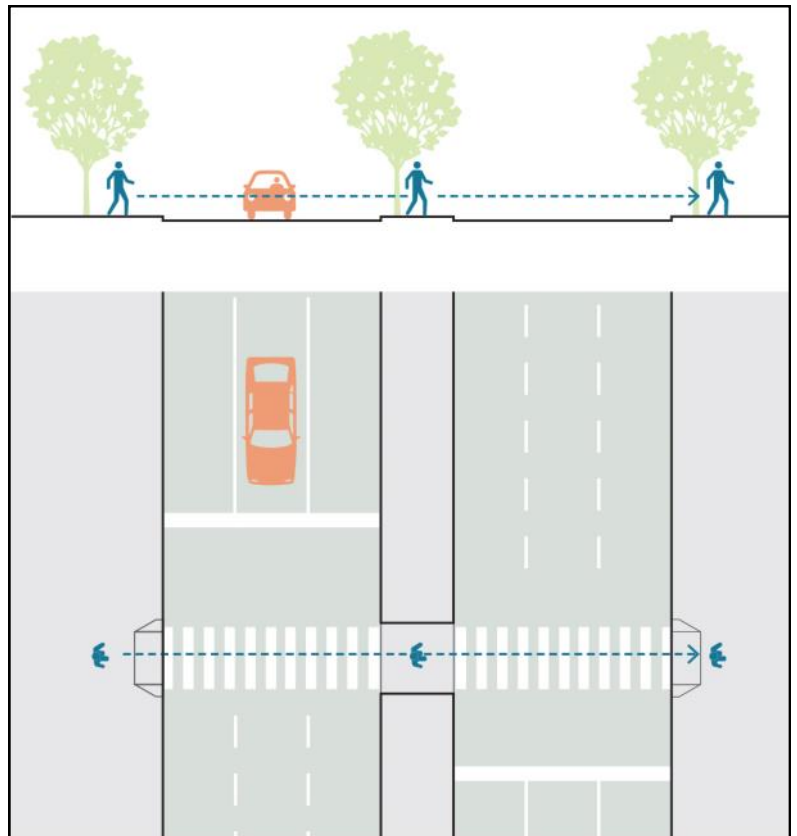


Figure C8: diagram of a midblock crossing; image courtesy of the Global Designing Cities Initiative



Figure C9: new design of a section of Grand River Avenue in the City of Detroit



# D. Form Based Design/Inspiration Images

## D.1 — Townhouses, apartment dwelling development and multifamily housing

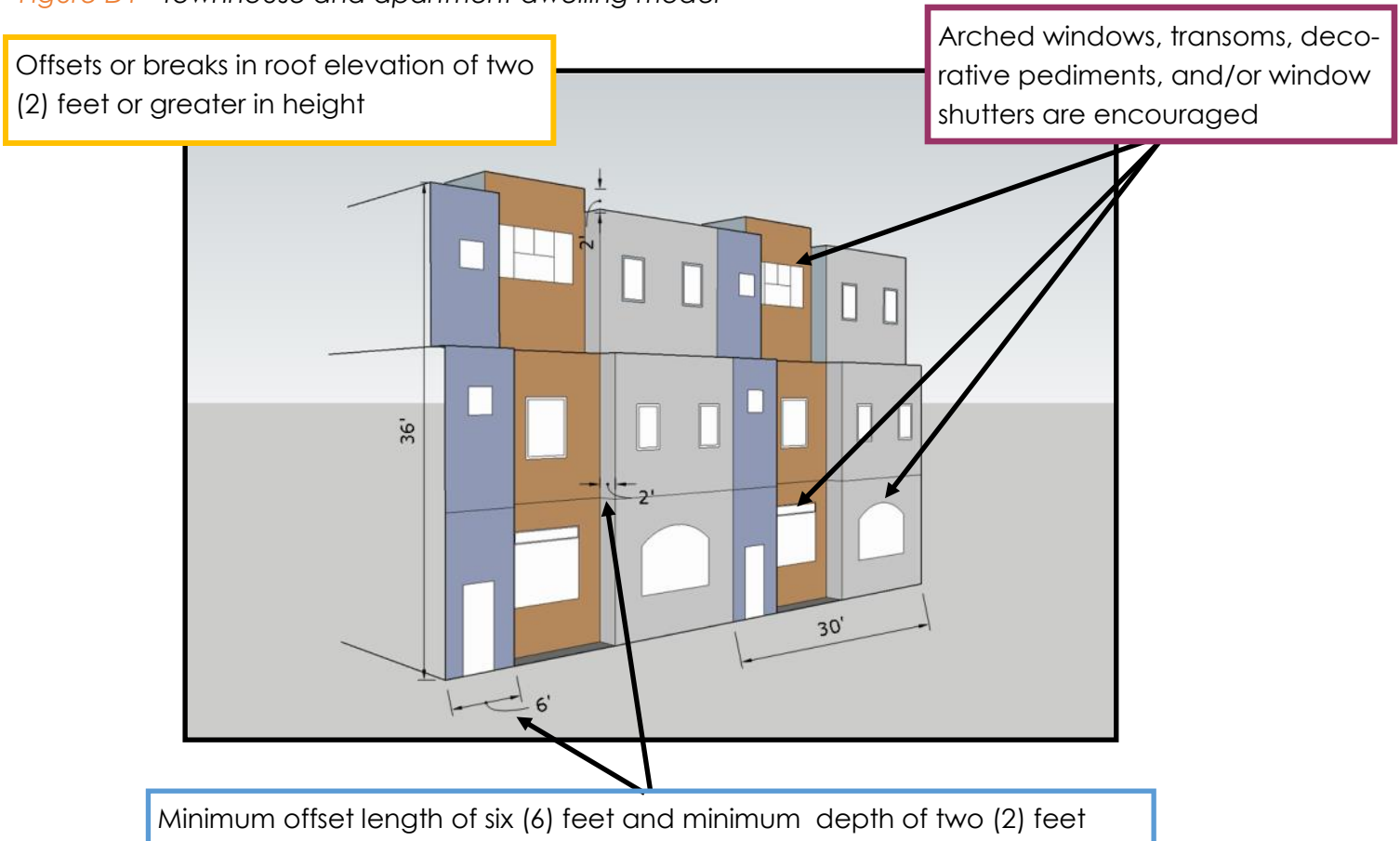
The following text and accompanying images provide guidelines to the development of townhouses, apartment dwellings, and multifamily housing in the MDO.

**Wall offsets:** A wall offset is defined as a projection or recess of a façade wall of at least two (2) feet in depth. Wall offsets should be incorporated onto those building facades having a length of 40 feet or greater. Wall offsets should be a minimum of six (6) feet in length

**Varying roof lines and forms:** Offsets or breaks in roof elevations of two (2) feet or greater in height. Incorporate roof pitch and materials of adjacent buildings into carport or garage roofs.

**Windows:** Decorative window features, such as arched windows, transoms, decorative pediments, and/or window shutters that are sized appropriately and proportionally to the window are encouraged on those facades fronting on streets. The use of recessed windows, moldings, decorative trim and wood frames to add three-dimensional quality and shadow lines to the façade.

Figure D1 - townhouse and apartment dwelling model



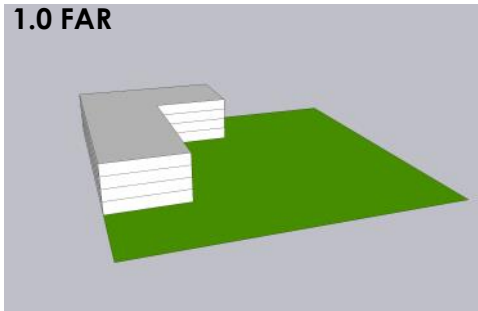
# D. Form Based Design/Inspiration Images

## D.2 — Building Density and Intensity

One of the key incentives for utilizing the MDO in the City West District is to permit greater density/intensity. Consult table 3.34.5.D in the City West District text for greater detail. Without the MDO, the maximum Floor Area Ratio in City West is **0.275**. Under the MDO, the density of the net site area for single-use buildings shall have a maximum FAR of 2.0 in the City West North area and 1.0 in the City West South area. For mixed-use buildings, the maximum FAR is 2.5 for the north area and 1.5 for the south.

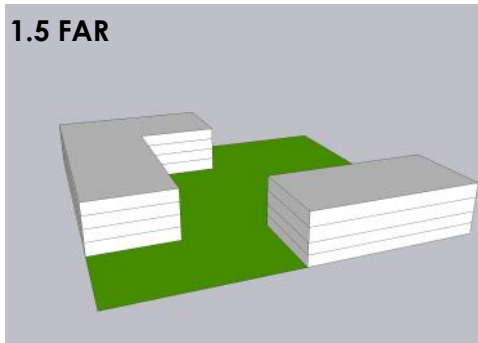
*Figure D2: FAR Models depicting potential density available*

Single-use buildings in City West South Area →



Four-story building covering a quarter of an acre

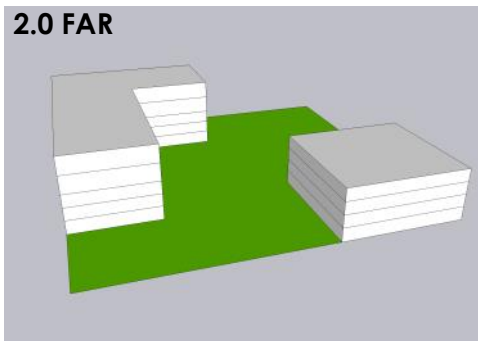
Mixed-use buildings in City West South Area →



Two four-story buildings, one covering a quarter of an acre and the other covering an eighth of an acre

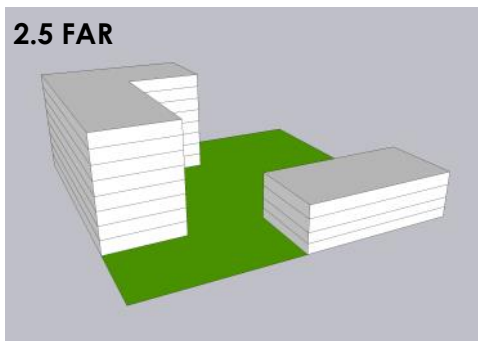
**Note that other conditions such as height, parking and open space preservation must be met and may not be accurately portrayed by these models**

Single-use buildings in City West North Area →



One six-story building covering a quarter of an acre and one four-story building covering an eighth of an acre

Mixed-use buildings in City West North Area →



One eight-story building covering a quarter of an acre and a four-story building covering an eighth of an acre

# D. Form Based Design/Inspiration Images

## D.2 — Building density and intensity

The following table is from the City West Mixed Development Option text and refers to the density of development in the district in terms of dwelling units per acre.

3.34.5.D Development Density/Intensity – Based on Net Site Area			
	Residential Only	Mixed-Use Developments	Mixed-Use Developments
Maximum Density <sup>1</sup>		Single Use Building	Multi-Use Building
City West North area	20 du/ac	27 du/ac	30 du/ac
City West South area	10 du/ac	17 du/ac	20 du/ac

<sup>1</sup>For all development, density/intensity shall be calculated for the net site area of the development



Haggerty Center/The Liv in Livonia is an example of horizontal mixed-use that includes retail/restaurant and single-use residential buildings on the site. The site has a density of 27.4 du/ac

*Figure D3: aerial of Haggerty Center/The Liv*



Main Street Village in Novi is an example of a site with a density of 15.26 du/ac. Developments with this density—if incorporated with a nonresidential use on the site—would be permitted in the City West South District

*Figure D4: Main Street Village in Novi*

# D. Form Based Design/Inspiration Images

## D.2 — Building density and intensity

The following images show other real-world examples portraying what certain density can look like. Refer to table 3.34.5.D on page 15 to see the required conditions for differing levels of density.

*Figure D5 (right): rendering of The Griffin Novi, by Singh Development*

The two renderings shown here are approved developments in Novi—the Griffin Novi (top) and the Bond (bottom). The Griffin will have a density of 23.6 du/ac while the Bond will have a density of 32.5 du/ac.

A residential-only site in the City West North area or a mixed-use site with multi-use buildings in the City West South area permits a maximum 20 du/ac, slightly less than that of The Griffin.

A mixed-use site with multi-use buildings in City West North permits a maximum of 30 du/ac, slightly less than that of The Bond.



*Figure D6 (above): rendering of The Bond, Humphreys & Partners Architects*

*Figure D7 (right): aerial of Huntley Manor Apartments in Novi. Huntley Manor has an overall density of 7.6 du/ac, which would be permitted in the City West South area in a residential-only site.*

NOTE: the minimum acreage for a MDO project is 5 acres, unless otherwise approved by City Council

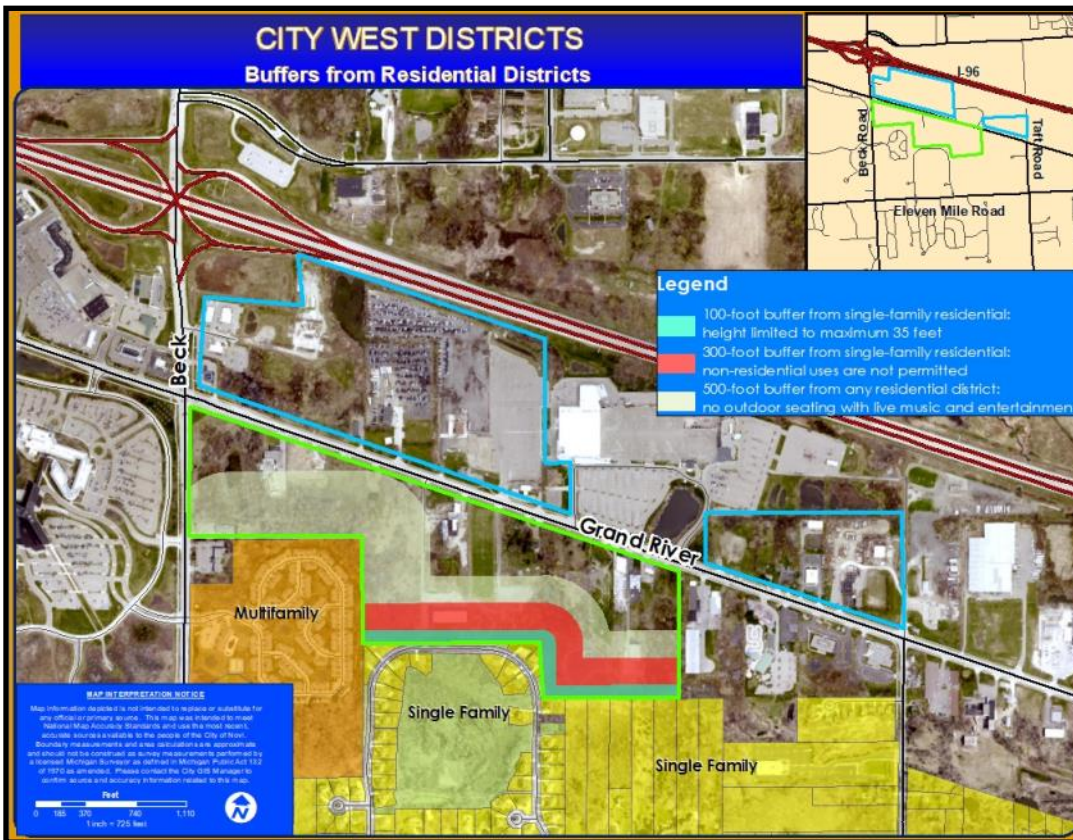


# D. Form Based Design/Inspiration Images

## D.2 — Density Transition from Residential Districts

The City West District, while intended to be one of the most high-density districts in the City, shall provide a more moderate transition where it abuts Single-Family Residential Districts in City West South as portrayed in Figure B12 below.

Figure D8: map of buffers from residential districts and associated conditions in City West



- 100-foot buffer:  
3.34.6.D.2
- 300-foot buffer: 3.33.1.B
- 500-foot buffer: 4.84
- Outdoor Restaurants

Where buildings abut a residential district, the minimum building setback shall be one (1) foot for each foot of building height (3.33.1.E.3)

Figure D9: Main Street Village, pictured to the right, is an example of low-rise multi-family that could be built within a 200-foot buffer of single-family residential uses



# D. Form Based Design/Inspiration Images

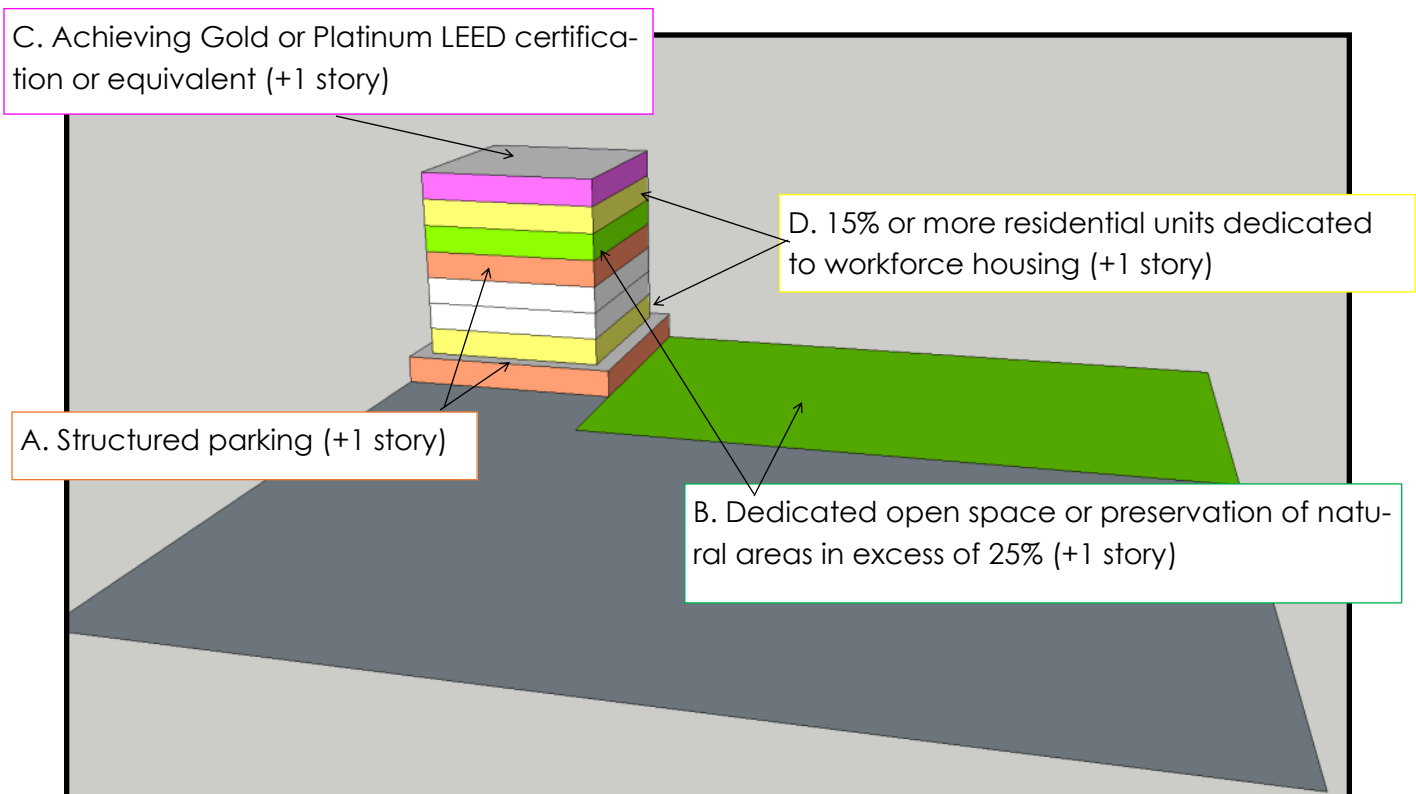
## D.3 — Bonus Height

Within the City West District the minimum building height is 2 stories and the maximum building height is 3 stories. With the Mixed Use Development Option, the maximum height for the City West North area is 65 feet and the maximum height for the City West South area is 55 feet, but that **may be exceeded if bonus height conditions are met.**

Maximum building height in the north area may not exceed one hundred ten (110) feet or 8 stories, whichever is less, and in the south area no building shall exceed 65 feet or 5 stories, whichever is less.

The following model in [Figure D8](#) shows examples of how to achieve greater building height through qualifying for the bonus height conditions as described in 3.34.5.B.

*Figure D10: bonus height model*

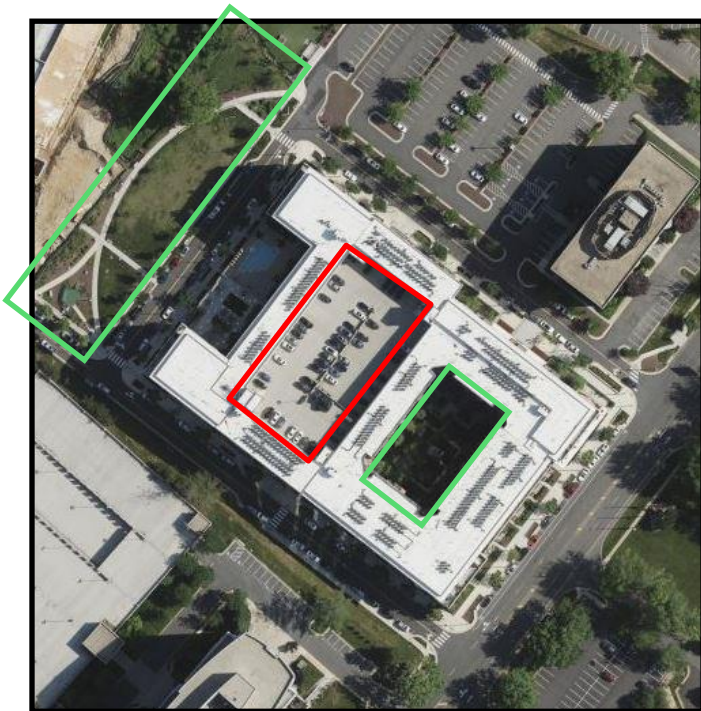


- A. Underground **or** structured parking (up to 2 additional floors—1 story per 125 spaces)
- B. Providing 25% of the total site area as open space; the image above shows the open space consolidated in one location but this does not have to be the case
- C. Applicants shall provide a narrative explaining how sustainability elements have been incorporated and quantify the impacts of those strategies
- D. As described in section 3.34.5.B; the illustration above shows a floor dedicated to workforce housing in yellow and then an additional floor in yellow depicting the bonus story granted for satisfying this condition

# D. Form Based Design/Inspiration Images

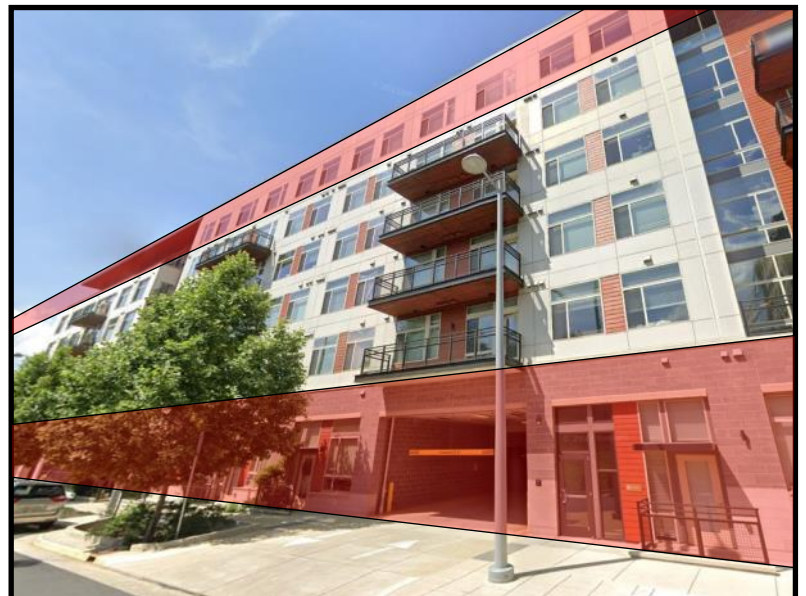
## D.3 — Bonus Height

Below are images of Highgate apartments, a residential building in Tysons, Virginia, a suburb of Washington, D.C. Structured parking is provided for residents with the entrance located on the ground floor. This is an example of a way for additional height to be granted through the bonus conditions as described in the City West Ordinance. **Figure D11** shows an aerial of the apartment complex and the parking structure surrounded by the building. **Figure D112** shows the street entrance to the garage and highlights the additional story granted from the inclusion of structured parking. Another way to earn



**Figure D11:** aerial of Highgate Apartments in Tysons, VA with parking and open space highlighted.

**Figure D12:** street view of Highgate Apartments with structured parking entrance highlighted. The structured parking on the ground floor and the additional height granted via bonus height are highlighted in the image to the right



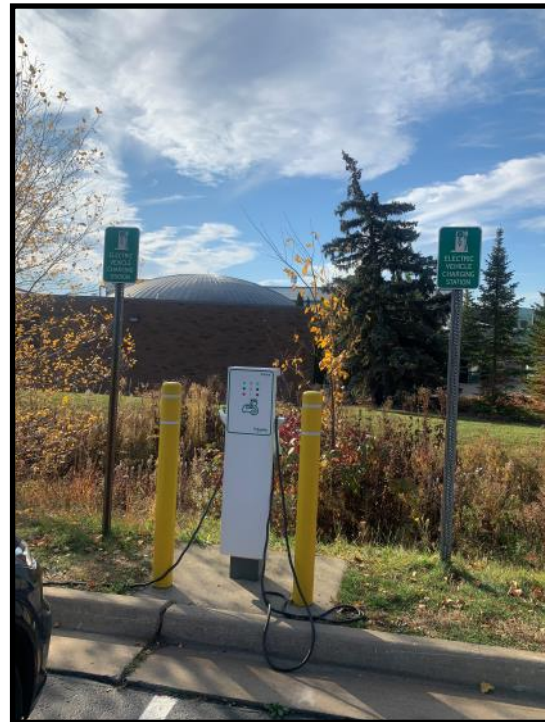
# D. Form Based Design/Inspiration Images

## D.3 — Bonus Height

Achieving gold or platinum LEED certification or the equivalent can be done in many ways. The provision and use of energy and water efficient design, water conservation, reuse and preservation of resources, and sustainable lifestyle solutions are encouraged to be put into practice through this bonus height consideration. Visit the LEED Certification Levels web page to learn more.



*Figure D12: green infrastructure included in the streetscape; source: deeproot.com*



*Figure D13: electric vehicle charging stations at the Novi Public Library; see subsection 5.2.15 for details on EV charging stations*



*Figure D14: solar arrays built in parking lots on Michigan State University's campus*

The images on this page are examples of sustainable components that can be constructed on a site. These components are integrated into a site in parking lots or landscaping areas.



# D. Form Based Design/Inspiration Images

## D.4 — Inspiration Images

The following images are from peer communities or within the City of Novi itself. They contain certain details that could be included in City West developments.



*Figure D15: multi-family, mixed-use development in Carmel, Indiana*



*Figure D16: Gateway Townhomes in Novi have garage parking situated in back of the units*

The landscaping and seating in the image to the right is an example of a public space being made available for nearby residents and visitors to meet. Civita Park also provides fountains and play structures for children, sport courts, picnic areas and native plantings.



*Figure D17: public seating and shade structure in San Diego, CA*

# D. Form Based Design/Inspiration Images

## D.4 — Inspiration Images

The quantity of efficiency and one-bedroom units permitted in a residential development varies depending on whether the housing is senior, age-qualified housing or not — See table 3.34.5.D in the zoning ordinance for exact amounts. **Figures D18** and **D19** show images of a development in Wayzata, Minnesota, composed of senior residential and associated services in the northern half with retail and service businesses located on the ground floors throughout the development.



**Figure D18:** aerial of The Promenade in Wayzata, Minnesota



**Figure D19:** public seating and amenity a part of Folkestone, a senior residential community in Wayzata; source: [preshomes.org](http://preshomes.org)



**Figure D20:** Dartmouth apartment complex in Raleigh, NC; this project provides structured parking on the ground floor (entrance located in the other side of the building), in addition to dense development off of a 5-lane road with a shorter setback. source: [dartmouthapts.com](http://dartmouthapts.com)

Folkestone and The Promenade work well together in the fact that the businesses that operate on the ground floors in and around Folkestone are often catered towards the older population.

It is the intent of the City West District to encourage developments that are complementary to one another.

# E. Recommended Design Guidelines

E.1 General Standards

E.2 Pedestrian Circulation

E.3 Screening

E.4 Lighting

E.5 Site Furnishings

E.6 Bicycle Amenities

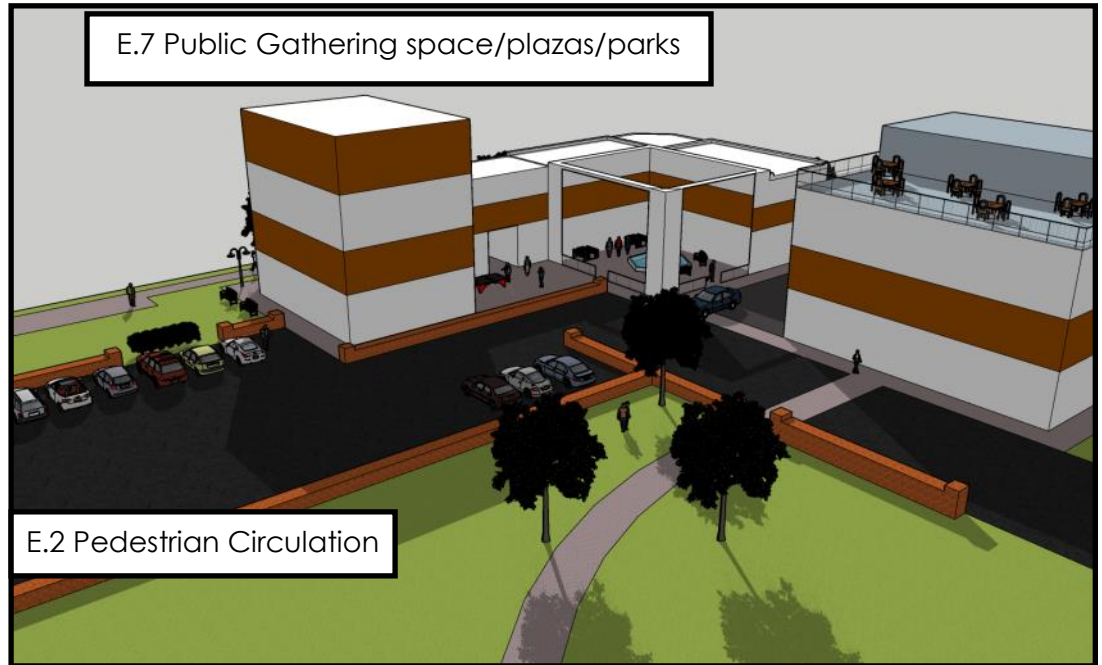
E.7 Public Gathering space/plazas/parks

E.8 Building Design

E.9 Parking Structures

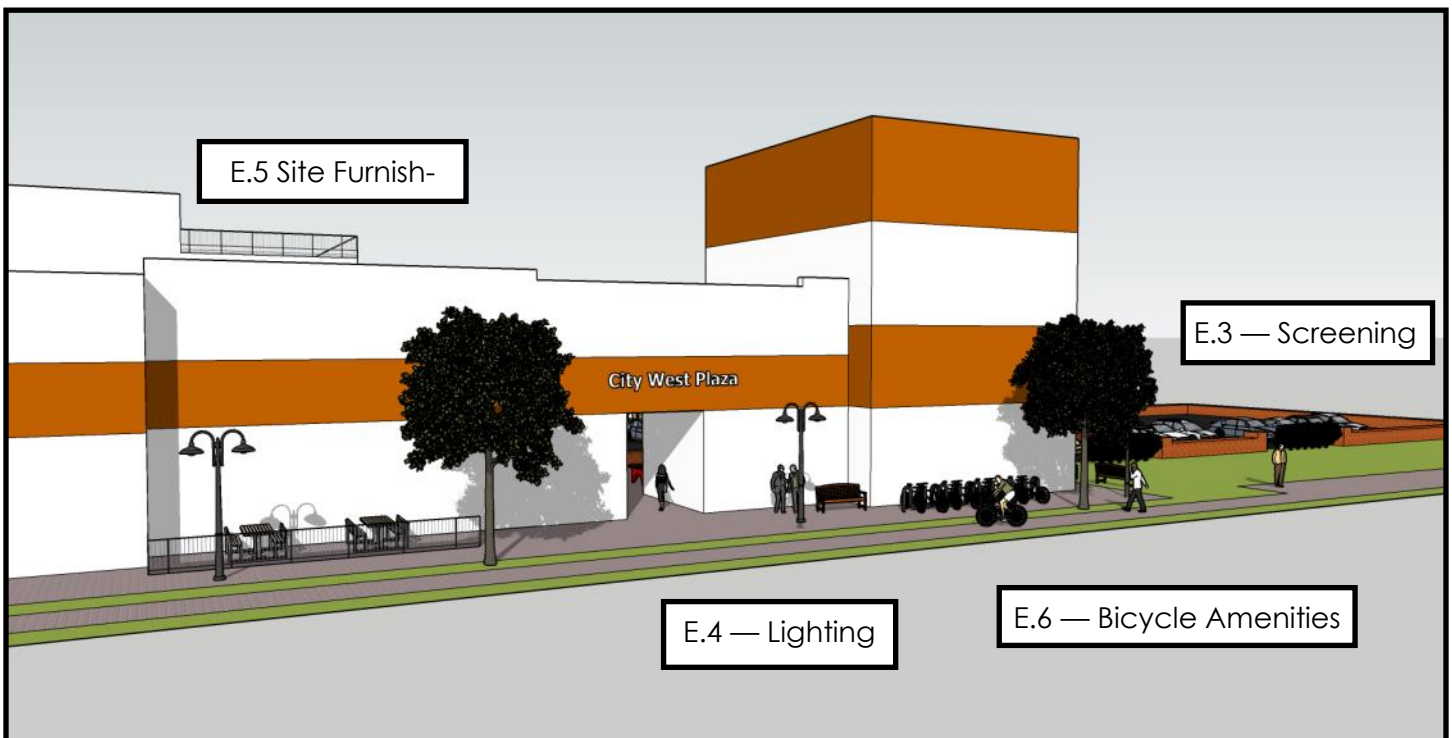
E.10 Landscaping

*Figure E1: model of development with public gathering spaces*



Section E — The Recommended Design Guidelines draws language from the Zoning Ordinance to explain design standards that are encouraged to be incorporated into developments in City West. **Figures E1 and E2** are models containing certain aspects anticipated to be included in City West sites such as amenities for pedestrians, public meeting areas, signage, lighting, and other details as laid out in this section. The section will break each subsection into **Design Intent, Configuration and Scale,** and **Colors and Materials,** where possible.

*Figure E2: model with recommended design guidelines*



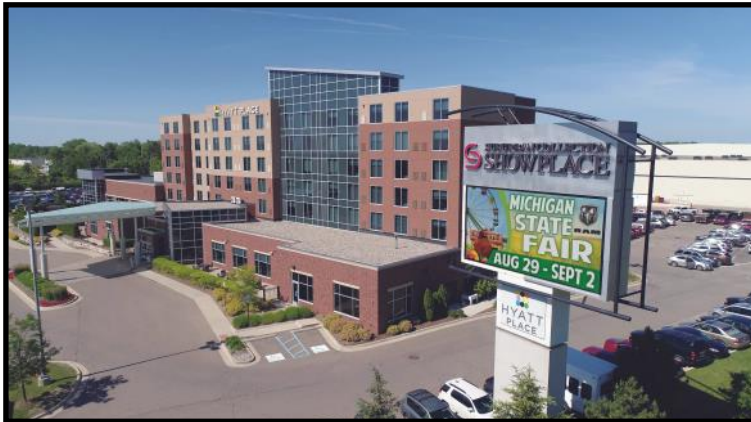
# E. Recommended Design Guidelines

## E.1 — General Standards

### Design Intent

The proposed uses will **complement and support the intent** of the City West district, the convention center and other established uses within this area of the City.

Proposed projects will demonstrate that **design coordination and connection with adjacent property**, developed or not, has been accomplished



The Suburban Collection Showplace brings numerous visitors to Novi every year. The uses in the City West District are meant to supplement the visitors and guests of the city with entertainment and restaurant options, and other complementary uses, within a walkable distance.

*Figure E3 (left): The Hyatt Hotel at the Suburban Collection Showplace in*

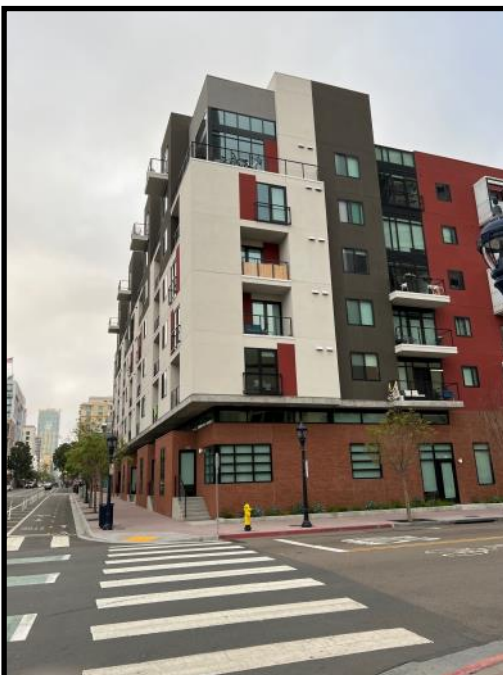
### Configuration and Scale

An **attractive street-level environment** has been achieved that focuses on the **pedestrian experience** and provides public space amenities

**Vehicular safety provisions** and controls have been applied particularly with regard to access the surrounding street network



*Figure E4: splash pads in Carmel, IN*



### Colors and Materials

**Aesthetic quality** is improved in terms of design, exterior materials and landscaping, including internal compatibility within the development as well as its relationship to surrounding properties to accommodate future development

*Figure E5: apartment building in San Diego, CA with high-quality aesthetic design and exterior materials*

# E. Recommended Design Guidelines

## E.2 — Pedestrian Circulation

### Design Intent

Development will be pedestrian-oriented, with a high degree of transparency on the ground level and functional, attractive outdoor amenities such as plazas, seating and lighting. Parking is placed to the side or rear of main buildings, driveways are consolidated on the major thoroughfare, and on-street parking is permitted on secondary streets.

### Scale and Configuration

All buildings shall be oriented parallel to the primary pedestrian street with direct entrances and windows facing the street.

### Color and Materials

Entrance doors are encouraged to include architectural details such as contrasting paint or material colors and decorative trim.

On-street parking permitted on secondary streets

Windows and direct entrances oriented parallel to the primary pedestrian street



Figure E6: townhomes in Carmel, Indiana

Attractive outdoor amenities such as plazas, seating and lighting

Figure E7: pedestrian amenities in Carmel, Indiana

NOTE: MDO Projects with a single use may be considered for density reserved for mixed-use projects if there is a clear relationship between complementary uses, **including if direct pedestrian connections and buildings entrances are located within 300 feet measured along the pedestrian route** (3.34.2.B)



Signage and clear delineation of pedestrian-routes

Figure E8: crosswalk at a residential development in Novi

# E. Recommended Design Guidelines

## E.2 — Pedestrian Circulation

### Design intent

Site amenities shall create tidy and well-landscaped plazas and pedestrian walkways with decorative paving, pedestrian-scale lighting, seating, trash receptacles, landscape treatments, and attractive architectural features at entranceways and focal points of the development (e.g. arch, gateway, bell tower, fountain, public art). All such amenities shall be privately owned and maintained and shall be included in an open space maintenance agreement.



Figure E9: model with fountain, pedestrian walkways, and seating

### Scale and Configuration

Buildings shall be oriented on the property to emphasize a continuous street presence and provide greater pedestrian access and circulation to the site. The main entry to each building shall be from the primary public streetscape, with one entry for every 75 feet of façade along the front lot line. Alongside lot lines, functional entries are required every 100 feet, or fraction thereof, where sidewalks are present.



Figure E10: model showing one entry every 75 feet

Street trees should be planted to define the pedestrian corridor and buffer traffic lanes. It will be necessary to understand mature tree height when trees are located within utility easements.

The design of pedestrian walkways and non-motorized paths shall be reviewed with the view of achieving **connectivity and safety**, and also considering the objectives and intent of this district .

# E. Recommended Design Guidelines

## E.3 — Screening

### Design Intent

Developments which abut off-site single family residential zoned property, shall incorporate noise reduction and visual screening provisions such as earthen and/or landscape berms and/or decorative walls, which shall be approved as to design and location. There is a perimeter setback and screening for the purpose of **buffering the development** in relation to major highways or adjacent residential developments. Developments should include proper setback, landscaping, and massing to address privacy and compatibility with adjacent developments or land.



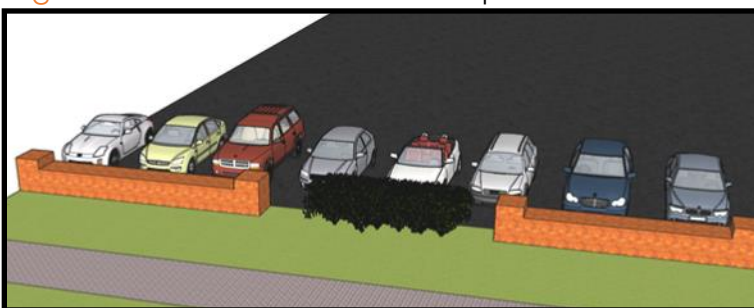
*Figure E11: Huntley Manor Apartments in Novi, has screening that separates Grand River, a major arterial, from residential units. Both decorative walls and landscaping in the form of trees were used to screen the homes from the street.*

### Scale and Configuration

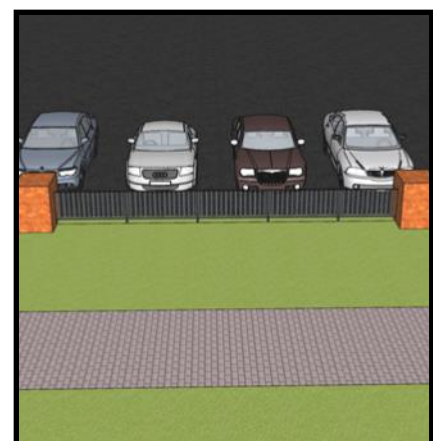
Surface parking lots shall be screened from all major thoroughfares by either (1) a two and one-half (2.5) foot ornamental brick or stone wall with intermittent landscaped breaks, (2) a semi-transparent screening such as brick pilaster with metal decorative fence in order to maintain attractive streetscapes as approved by the City's Landscape Architect or (3) a landscaped berm or existing natural vegetation that results in a minimum three (3) foot high screening.

The figures below show the various screening treatments. **Figure E12** shows a 2.5-foot brick or stone wall with a landscape break. **Figure E13** shows a brick and metal decorative fence. **Figure E14** is an image of a landscape berm along Grand River screening parking from the road.

**Figure E12:** brick wall with landscape break



**Figure E13:** brick with metal fence



**Figure E14(left):** landscape berm off of Grand River at Main Street area in Novi

# E. Recommended Design Guidelines

## E.4 — Lighting

### Design Intent

Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an **integrated and controlled development**, consistent with the character of the community, surrounding development or developments, and natural features of the area.



LED Roadway Series; source: DTE Outdoor Lighting Catalog



LED Teardrop Series; source: DTE's Outdoor Lighting Catalog

### Configuration and Scale

Height of light fixtures will depend on location in the district. The examples on the left include the LED Roadway Series, meant for local roadways and walkways, and the LED Teardrop Series, meant for downtown districts, plazas, and commercial developments.

### Colors and Materials

Light fixtures shall take recommendation from DTE's latest Outdoor Lighting Catalog to determine both light fixture and light pole.

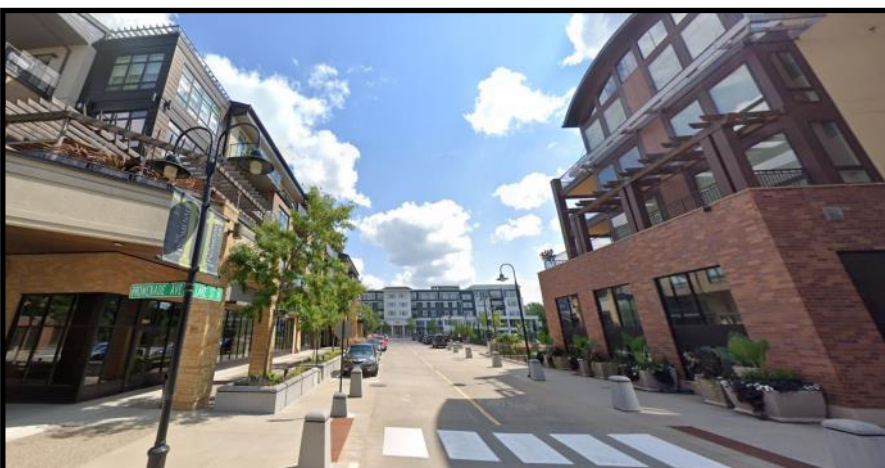
Lighting and landscaping provided along pathway to create a controlled environment. Lighting along pedestrian pathways is essential in maintaining a friendly, safe environment at all times of day.



Figure E15 (below): street view of the Promenade in Wayzata, Minnesota

Figure E16 (above): Monon greenway in Carmel, Indiana.

The development to the left provides ample lighting in addition to porticoes to shelter pedestrians from inclement weather when they walk from place to place





# E. Recommended Design Guidelines

## E.5 — Site furnishings

### Design Intent

Site amenities shall create tidy and well-landscaped plazas and pedestrian walkways with decorative paving, pedestrian-scale lighting, seating, trash receptacles, landscape treatments, and attractive architectural features at entranceways and focal points of the development (e.g., arch, gateway, bell tower, fountain, public art). All such amenities shall be privately owned and maintained .



*Figure E17: the receptacle shown to the left is encouraged to be used as a site furnishing (DuMor receptacle 107—black)*



*Figure E18: the bench shown above is used in parks and along sidewalks within Novi*

## E.6 — Bicycle amenities

### Design Intent

Bicycle parking shall meet or exceed the standards set forth in Section 5.16 Bicycle parking facility requirements. **Figure E19**, shown below on the left, exceeds the standards by providing bicycle fix-it stations in addition to the standard bicycle parking.



*Figure E19: bicycle parking and fix-it station along the Monon Trail in Carmel, Indiana*



*Figure E20: bicycle parking outside of the Civic Center in Novi*

# E. Recommended Design Guidelines

## E.7 — Public gathering space/plazas/parks

### Design Intent

Open Space. A minimum of fifteen (15) percent of the gross site area of a commercial or mixed-use development shall be devoted to publicly accessible, permanently landscaped usable open spaces and pedestrian plaza areas (such as internal walkways, linear or pocket parks, plazas, or other space for public gatherings accessible to non-residential occupants and invitees). Common open space and amenities that **enrich the lives** of the residents should be incorporated.

### Configuration and Scale

Small strips of landscaped area, landscaped end islands, and similar areas that are less than twenty (20) feet wide shall not be counted toward the required open space on the site. Up to 50% of the required open space may consist of areas that are regulated by City of Novi woodland and/or wetland ordinances if they are permanently protected by conservation easements. Wherever natural open spaces shall be created or preserved, they shall be physically connected, when possible, to adjacent natural open space areas.



Figure E21: Huntley Manor Apartments in Novi



Figure E22: Gateway Townhomes in Novi

Figure E23: Farmer's Market in Northville; source: Northville Chamber of Commerce



# E. Recommended Design Guidelines

## E.8 — Building design

- A. All developments with two or more buildings shall be designed with **variation between building setbacks** and/or placement to avoid the creation of monotonous streetscapes. Site plans shall be designed with variation in both the patterns and the siting of structures so the appearance of the streetscape is not repetitive. The following design guidelines shall be considered:
- B. Varying roof lines and forms: provide offsets or breaks in roof elevations of two (2) feet or greater in height. Incorporate roof pitch and materials of adjacent buildings into carport or garage roofs.
- C. Building façade colors and materials: **At least two variations in color and materials** should be used in the treatment of the building façade. Decorative patterns on exterior materials may include scales/shingles, wainscoting, ornamentation, and similar features that incorporate texture and interest.
- D. **Bays, porches and balconies:** Incorporate smaller-scale forms such as bays, recessed or projecting balconies or porches and dormers into the design to visually reduce the height and scale of the building and to emphasize the definition of individual units.
- E. Wall offsets: A wall offset is defined as a projection or recess of a façade wall of at least two (2) feet in depth. Wall offsets should be incorporated onto those building facades having a length of 40 feet or greater. Wall offsets should be a minimum of six (6) feet in length.
- F. Windows: **Decorative window features**, such as arched windows, transoms, decorative pediments, and/or window shutters that are sized appropriately and proportionally to the window are encouraged on those facades fronting on streets. The use of recessed windows, moldings, decorative trim and wood frames to add three-dimensional quality and shadow lines to the façade.
  - On retail buildings, windows within areas of the premises to which the public is invited shall be mostly transparent.

Additional conditions for Townhomes:

- A. No more than 7 attached units per buildings
- B. Minimum unit width of 20 feet
- C. Minimum distance between buildings of 20 feet

For multifamily apartments:

- A. Minimum distance between buildings is one-half the height of the taller building
- B. Greatest length or depth of an apartment building shall not exceed 4 times its height



Figure E24: townhomes in Carmel, Indiana

# E. Recommended Design Guidelines

## E.8 — Building design

### Design Intent

Townhouse and apartment dwellings are **designed to be compatible** with surrounding neighborhoods and land use

### Configuration and Scale

Structural placement, building orientation, and landscaping treatment along the streetscape and open space areas comply with design guidelines. Site design guidelines orient and cluster buildings and design parking, landscaping and open space in ways that **connect to surrounding neighborhoods and complement view-sheds** and surrounding natural features.

*Figure E25: (right) Townhomes as residential infill in Traverse City, Michigan*



Compatibility and connectivity are recommended to take high priority in site design. [Figure E25](#) to the left shows a clustering of residential buildings that frames the street. The plaza in [Figure E26](#) below sits in front of an office building and can serve as a meeting place for those who live and work in the area.

*Figure E26 (below): rendering of a plaza in Virginia Square in Arlington, Virginia; source: arlnow.com*



# E. Recommended Design Guidelines

## E.9 — Parking Structures

### Design Intent

Buildings are encouraged to have parking on the ground level or in structured garages. Structured parking within or under the building shall be aesthetically and effectively screened through architectural design, landscaping, or other means, from adjacent drives, walkways, and buildings, and particularly from the street level view.

### Color and Materials

An architectural treatment, such as a finished fascia, shall be provided to shield any unfinished structural elements (including electrical elements, exposed metal beams, and fireproofing material) or mechanical appurtenances from a viewing position at grade from the opposite side of the street.

### Scale and Configuration

The perimeter of each parking structure floor above street level shall have an opaque screen or other screening mechanism to shield automobiles from public view. The screen shall be at least 3½ feet high measured from the finished floor elevation.



Figure E27: Parking structure with screening and high quality material in Ann Arbor



Figure E28: Parking structure in Traverse City

The top floor of parking structures that are open to the sky are subject to landscaping requirements for parking areas as described in subsection 5.5.3.C.

# E. Recommended Design Guidelines

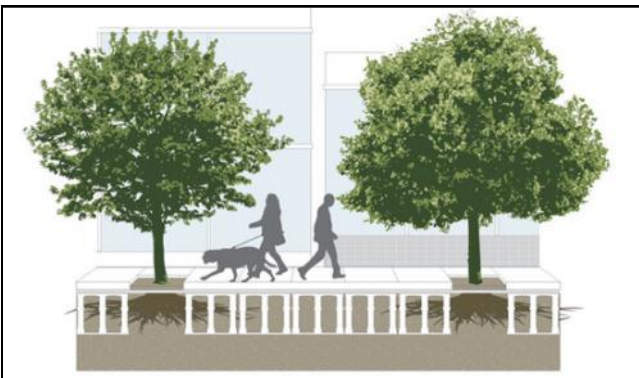
## E.9 — Landscaping

### Design Intent

The intent of the landscaping in City West is to promote walkability, create welcoming environments, and establish public areas where people may gather. Many aspects of the landscaping should be uniform across developments to promote the identity of a single district. City West is meant to be more urban in character, thus the landscape standards regularly applied to developments in other parts of the City may require certain waivers. It should be noted that the **City of Novi Landscape Design Manual** and **Section 5.5 of the Zoning Ordinance** address landscaping standards in full and this section of the Design Guide is meant to supplement that information.

### Configuration and Scale

In areas where the surface is made up primarily of concrete, box planters and other urban style planters are encouraged to be used in front of each building, with occasional larger beds to provide visual interest. Planters should be placed to frame seating areas and in front of buildings. The quantity of trees planted shall be based on building frontage, but will be more flexible in order to prioritize healthy tree growth. For example, if steps are taken to ensure the longevity and health of planted trees, then the required quantity may be lessened. An example of this includes the use of silva cells with permeable pavers (seen below in [Figure E29](#)), which encourage trees' survival with minimal open area.



*Figure E29: illustration of silva cells underneath urban trees; source: [landscapeperformance.org](http://landscapeperformance.org)*



### Colors and Materials

There should be a mix of evergreen and flowering plants used in planting to provide year-round interest. In order to protect trees from bike locks and other potential hazards, tree guards (seen below in [Figure E30](#)) are encouraged to be used.



*Figure E30 (above): image of tree guards in New Zealand; source: [urbaneffects.co.nz](http://urbaneffects.co.nz)*

*Figure E31 (left): image of a linear pocket park in between townhomes near Richmond, VA*

# E. Recommended Design Guidelines

## E.9 — Landscaping

### The “Aesthetics Waiver”

To allow for the necessary flexibility of urban landscape design, landscaping standards will still follow standards laid out in the City of Novi Landscape Design Manual and the relevant parts of the Zoning Ordinance but will also be up to the discretion of City staff — the Landscape Architect and Planners. An “Aesthetics Waiver” may be recommended for a project that does not adhere to some of the conditions set forth in existing landscape design standards, but utilizes alternative means of achieving a high standard of public space, landscape and/or streetscape design.

Other aspects that contribute to the landscaping aesthetic will be considered for such a waiver including lighting, site amenities, and pedestrian connections. Staff may request a narrative describing how the landscaping plan is deserving of an Aesthetics Waiver, and they will use the following priorities as listed to decide how much, if any, of the landscaping plan can be approved as submitted.

#### 1. Health

- Silva cells
- Porous paving or larger grates
- Variety of species
- Irrigation plan

#### 2. Protection

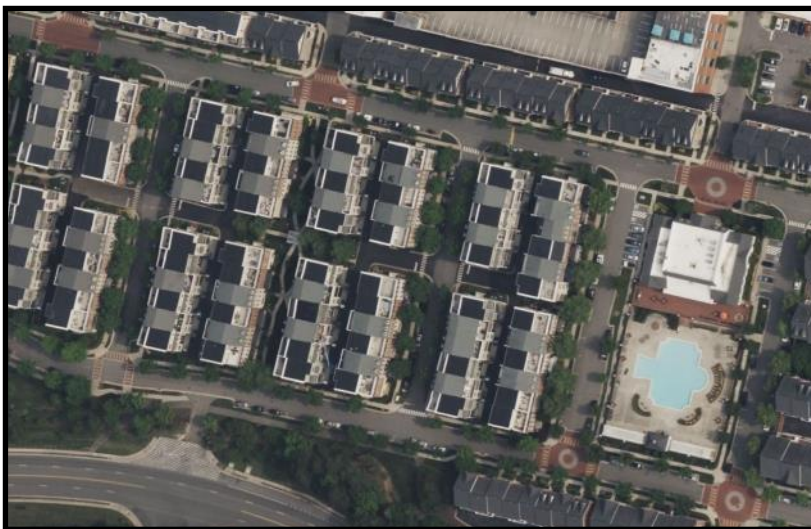
- Tree guards
- Additional efforts to protect landscaping

#### 3. Lighting

- Innovative lighting design (such as light up paving)

#### 4. Material

- High quality pavers
- Unique designs



*Figure E32: An aerial of the Westbridge Apartments near Richmond, VA.*



*Figure E33: Solar-powered light-up paving in Dallas, TX; photo courtesy of Lea Stewart*

The aerial shown above shows the use of brick pavers at intersections of a multifamily development. This high-quality addition is an example of material treatments that could qualify a project for waivers from typical standards based on an aesthetically pleasing landscape design.

**MASTER PLAN FOR LAND USE EXCERPT:  
RECOMMENDATIONS FOR CITY WEST**

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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.

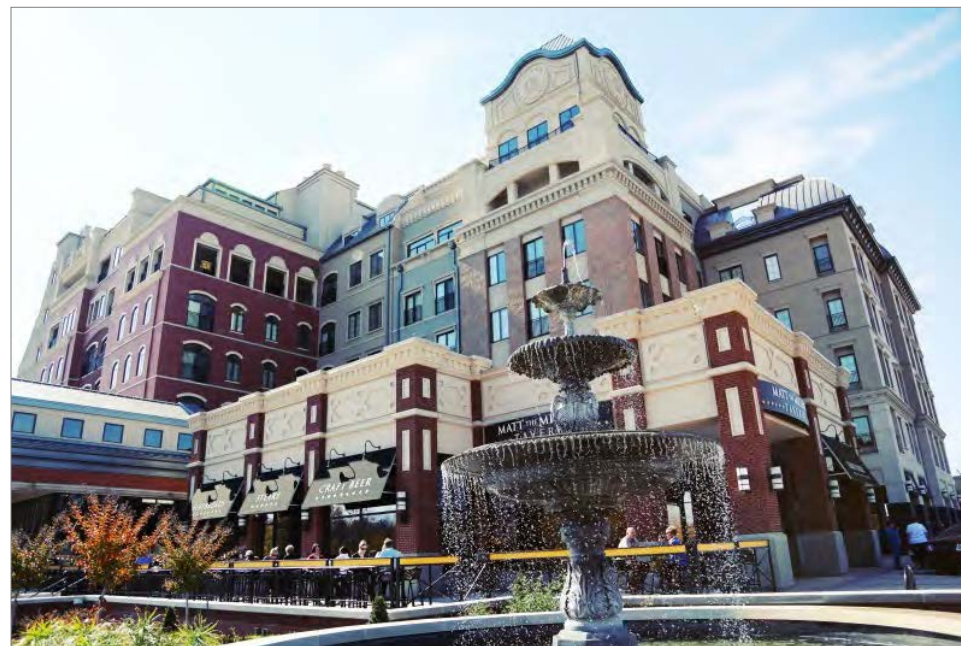
Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City 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

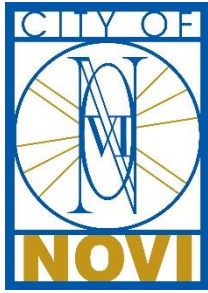
To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as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

**LETTER TO PROPERTY OWNERS**

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November 15, 2022

Dear City of Novi property owner or current tenant,

City of Novi staff have been working on drafting an ordinance to establish a new district in the city that is intended to create a higher density, pedestrian-oriented area with a mix of uses including residential, office, retail, and commercial. The City West District will lie north and south of Grand River Avenue and stretch from Beck to Taft, with a few exclusions. Please consult the included map for reference of the new district.

The ordinance text includes two new sections, the first of which establishes the district and underlying requirements for all buildings and uses. The second section establishes the Mixed-Use Development Option, a new development option meant to incentivize mixed-use development by offering greater height, density, and more permitted uses. Please visit [www.cityofnovi.org/services/community-development](http://www.cityofnovi.org/services/community-development) and scroll to the What's Trending section to view the City West ordinance text and accompanying Design Guide.

You are receiving this letter because you own or rent property in this proposed district and your opinion on the future of this area in the city is vitally important. It is the hope of city staff that property owners in this proposed district can take the time to review both the text ordinance and the design guide to understand the district that the city is envisioning for City West. We hope to get as many comments as possible before a public hearing is scheduled for consideration by the Planning Commission for a recommendation to be considered by the City Council, which will likely be after the first of the year.

A fillable online form can be found at the previous web page, where we welcome your feedback. The form also provides the opportunity to input contact information if you wish to meet with us in person or virtually on Microsoft Teams. Please email James Hill at [jhill@cityofnovi.org](mailto:jhill@cityofnovi.org) or call the Community Development Department at [248.347.0547](tel:248.347.0547) if you have any further questions or would prefer to set up a meeting directly.

Thank you,  
Barbara McBeth, AICP  
City Planner

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
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**Community Development  
Director**  
Charles Boulard

**Community Development  
Deputy Director**  
Larry Butler

**City Planner**  
Barbara McBeth

**Building Division**  
248.347.0415  
248.735.5600 fax

**Planning Division**  
248.347.0475  
248.735-5633 fax

**Ordinance Enforcement  
Division**  
248.735.5678  
248.735.5600 fax

**City of Novi**  
45175 Ten Mile Road  
Novi, Michigan 48375

cityofnovi.org

**SUMMARY OF PROPERTY OWNER FEEDBACK  
ON PROPOSED CITY WEST DISTRICT**

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Tracking City West calls and correspondences:

11/21 – Max Elbaz called asking about the new zoning district. Didn't know which parcel was his at first but later was able to find out – 46153 Grand River Ave – now tied up in an LLC (46153 Grand River Investors). His questions pertained to building height, location of new district, any expected opposition, and basically questions regarding new development. I helped him navigate to the City West web page where I told him he would find more information and resources. He seemed to approve of the new zoning when I told him of the higher density and permitted uses. Upon researching him, it seems that he is an investor and developer, having his name attached to two LLC's registered with the state, the first of which being Elkar Equities – self-described primary business in annual financing report as land developer - and the second being Adel Homes, inc. – self-described primary business as construction and development.

The property has had the same for sale sign in the same place since at least 2008. It is a vacant, roughly 10-acre piece of land that has some wetlands and a decent amount of wooded area

11/28 – Robert Massard, President of Redford Security Locks at 46085 Grand River Ave, emailed asking about the form on the city website because it wasn't working for him. I emailed muniweb and Laura fixed the form which I then relayed to Robert. His feedback had to do with how the ordinance change would affect existing light industrial uses such as his business. A meeting has been set up for Thursday, 12/1 at the Civic Center. Here are his responses to the feedback form:

**What are your initial thoughts on the City West ordinance text?** I'm not 100% clear on how this overall plan effects existing light industrial buildings currently in place and operating. I need further clarification on, specifically, how this effects me and my business operations

**What are your thoughts on the City West design guide?** I'm not 100% clear on how this overall plan effects existing light industrial buildings currently in place and operating. I need further clarification on, specifically, how this effects me and my business operations

**Are you in favor of the change in zoning proposed by the City West Ordinance?** Maybe

**Are there any questions you have about the City West ordinance and Design Guide?** I think I understand the intent, but I am sure not clear as to what this means for existing light industrial buildings in the area and how it effects me and any requirements, if any. I need specific further clarification

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?** Yes

12/1/22 Met with Robert Massard for a short meeting to discuss how the new ordinance would impact his existing business. We learned that when he originally tried to move into the building in 2008, he had to clarify that his business was a commercial and



industrial locksmith and that it generally did not do walk-ins. This was so that the use could be justified for the light industrial zoning. He also talked about the fact that his building was not hooked up to a sanitary sewer line and that the closest one was south of his property quite a ways and would cost around 100,000 dollars to install. Currently, he is on septic and the septic field is located south of the building and is preventing any expansion of his parking lot. When asked of expansion, the parking situation was the only thing he thought could happen but only if he was somehow hooked up to sewer and could do away with the septic. The parking would be for service vehicles if he were to acquire another commercial locksmith business and its clients. The building is around 10,400 square feet and is used mainly for warehousing products in addition to some small office space in the front. He had a positive reaction to the plan and ordinance itself – as long as he isn't forced out – which we assured him was not our intention. He brought up what he sees as blight in the properties located to the west of his – excluding the people immediately adjacent (Motor City Flooring). Since he acquired his property in 2008, it has nearly tripled in value. He hopes that with new development a sewer line is installed on the south side of Grand River and if so he hopes to connect to that line. We corresponded with Engineering and Humna shared that a sewer line there is not in the Capital Improvement Plan. He approved of the name for the district, saying that City West markets itself well because the name tells you where you are in the city. When people think of Novi they think of the malls and this district is west of that.

12/1/22 Met with Craig Stigleman from the Shriners to discuss the property he is interested in purchasing on the north side of Grand River from the Varterian brothers, in addition to an additional one acre from Blair Bowman that is adjacent to the other parcel. This was the second meeting we had with Craig and his architect. They were 35 days into their 90-day due diligence and wanted to ensure that their use would be allowed. Other information about the plans he provided included the intention to work with Blair to create a joint retention pond, which Barb responded to by bringing up the plans for Engineering to adapt to the county's new stormwater management policies in the front end of the new year. Craig continued to explain that the primary use of the building would be office – managing the logistics of the organization's hospital operations. He continued to insist that the use should not be defined as a lodge hall or a fraternal organization because the "lodge" aspect was more of a meeting room that would hold meetings 4 times a year for the executive board. I asked him about his intention to transfer the liquor license from their previous Southfield location, and he said that yes, he intended to serve alcohol but only to members and they would not be open to any members of the public. We concluded that the current use most likely would not fit the current zoning of OST but that he should provide a narrative to explain the use exactly and that if he wanted to precede immediately then he should do so under the current zoning rather than waiting for the City West ordinance to pass. Barb said that they would be in a gray area because while we review their proposal we would be looking at it through the lens of the proposed ordinance in addition to the current conditions connected to the site. He also told us that he had soil borings and phase 1 G2 scheduled soon, so it seems that they are moving along! The architect

approved of the name for the district, citing similar reasons as Rob Massard did, but he wondered why the district didn't extend to Taft on the south side of Grand River.

Letters:

Letter sent to 46411 Grand River was sent back to the City with the "vacant" message. Current owner is James and Mary Frankfurth (they own the three residential properties immediately east of Grand River fields). John O'Brien with Berger and Co. called Lindsay expressing interest in those properties in addition to Max Elbaz's property to build multi-family.

Letter sent to 46585 Grand River was sent back saying "no such number exists." Mike Shammami owns this parcel and currently it was believed the Carol's Upholstery operated from within the building. Shammami was contacted individually so he's been informed of the upcoming changes.

12/7/22

James and Mary Frankfurth, who own the properties at 46401, 46409, and 46411 Grand River ave (22-16-300-095; 21-16-300-023; 21-16-300-024) filled out the online feedback form for City West which was linked in the letters sent out to property owners. Here is how they answered the questions

**What are your initial thoughts on the City West ordinance text?** I like it as I read thru it I appreciate the amount of time and thought that went into the study. I feel that the end results for the direction of the city and its citizens will be a positive for all concerned in the futures development.

**What are your thoughts on the City West design guide?** I like what I see in your presentation

**Are you in favor of the change in zoning proposed by the City West ordinance?** Yes

**Are there any questions you have about the City West ordinance and Design Guide?**  
Not at this time, thanks for asking

**Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?** No

12/6/22

Letter returned to the City because "not deliverable as addressed unable to forward." The letter was meant to be sent to Wixmix LLC at 27460 Beck Road – property in City West north now owned in part by Blair Bowman. Filed the letter and disregarded due to our preexisting contact with Bowman. Meeting scheduled with him on December 16.

12/13/22

Letter returned to the City because "vacant". The letter was meant to be sent to Lapham Investments Ltd at 46103 Grand River. A letter was sent to the taxpayer address at 18412 Blue Heron Drive West in Northville. This entity owns a house and a few buildings in addition to some vacant land on the south side of Grand River immediately west of Motorcity floors and coating.

Letter returned to the City because "not deliverable as addressed unable to forward." The letter was meant to be sent to iDream Enterprises, which owns the building south of Redford Lock and Security in addition to the parcel west of that. The building address and the taxpayer address are the same – 46089 Grand River Ave – so it is unlikely that this individual will be reached due to the address not being deliverable

Letter returned to City because "vacant." Address is 46401 Grand River, where there is a house and the property is owned by James and Mary Frankfurth, who have already provided feedback via the online form.

12/15/22

Meeting with Mike Shammami, Carmine Avantini, and Brian (?) to talk about the Holiday Inn and commercial building mixed use site located on the south side of Grand River along the east side of Heyn Drive. The following questions were asked and discussed during the meeting:

- hotel as a principal permitted use – why is a hotel listed as a permitted use only under the MDO and not as a standalone building?
  - We responded in saying that the MDO serves as an incentive to developers who seek more height and greater density
  - They questioned whether the decision had to do with demand and if we wanted to avoid a proliferation of hotels
- Administrative processes and procedures – same as PRO, PD1, PD2?
  - We told them that City West attempted to mash up the best of the PD1, Gateway East, PRO, and others to form one text ordinance
- They continued to question whether the hotel use belonged in the MDO rather than as a principal permitted use, citing that the MDO added some conditions that developer would have to follow
  - We responded by saying under the current conditions for uses not built as part of an MDO, a hotel could not feasibly be built due to height restrictions
- Mike has had conversations with Blair Bowman, and Mike said that his hotel is not intended to steal guests from the Hyatt but rather satisfy overflow
  - Mike differentiated between the Hyatt and his hotels in saying that the Hyatt was operated by a management company while his hotels were owner-operated

- Mike said that Blair bought the property immediately west of Heyn drive, adjacent to Mike's property, yet Blair won't engage in any progress towards easements that would be of a mutual benefit
  - This was somewhat contradicted later when Mike said that Blair was open to the idea of shared access drive
- Mike's Holiday Inn – 4-story hotel, full service
- Had a question about parking setback requirements, but question was resolved rather quickly
- Insisted that the shared access drive mentioned on page 10 of the ordinance text was too stringent. Firstly, the required minimum 28-foot wide shared access drive was too wide and secondly, the required minimum 36-foot easement was too large, especially when it comes to smaller properties.
  - Suggested that language be included to say "...as determined by the City engineer"
- Concerned about if their hotel use met certain conditions
  - Height – it seemed to be 10 feet too tall, and they claimed that 4 stories would most likely not be able to be built under the 45 foot maximum in City West south
  - We clarified the meaning of the bonus height considerations, saying that for each condition one extra story was permitted rather than all conditions being necessary to qualify for bonus height

12/16/22

Meeting with Blair Bowman to talk about City West and his future developments. The following list contains discussion points during the meeting:

- Asked about uses that are not permitted in City West – gas stations, drive thru restaurants, car dealerships
  - Asked particularly about car dealerships because of potential or electric vehicle manufacturers such as Tesla showing interest in the past on his parcels on the north side
- Showed interest in establishing a pedestrian connection from the north to the south, such as a sky bridge
  - We explained the proposed ring road and the potential for a grade-level crosswalk
  - He hoped for an intersection with a signal connection north and south located a little west of Heyn Drive
- Discussion of uses not permitted led to the question of allowing hotel as an MDO permitted use south of Grand River
  - He did not see the hotel proposed on the Shammami site to be a good use for that location
  - He controls the land to the east and west of that site and is hoping to build mixed-use "urbanesque" multifamily

- Already in the process of delineating the wetlands east of Central Park Estates
  - Explained his plans for Central Park East and Central Park South. CSE is located in the future City West district and will be denser in development. Potential for a Cantoro's-type use with lofts on top fronting Grand River
  - Central Park South would be a single building located in an RM-2 district
  - Narrow, gated access drive would connect the original central park with the development on Grand River – cited an example in downtown Brighton
  - Development on what is now grand river fields would be similar
  - Mentioned “pedestal-style” architecture for these buildings, citing the communities near Indianapolis as examples
  - These would most likely be rentals
- Expressed concern over the funding acquired by downtown Detroit and events moving there for convention-style events
- Also expressed concern over Hyatt wanting to construct a Hyatt House in Wixom potentially
- He liked the name, ‘City’ West showed that it was urban
- Explained that the denser development in City West would most likely occur on the frontage of Grand River, while the area closer to I-96 and near the Showplace would remain as supportive property to his events
  - Parking, etc.
- We asked about the exact area of the exo layer and where the boundaries should be located
  - Mentioned that it could very well cover the entire 110 acres but that he'll provide a drawing of where he believes it would be beneficial to extend the exo layer, if at all
- Brought up the fact that much of the land closer to I-96 is not suitable for denser development without significant cost; this is due to the land formerly being used for construction storage – there are quite possibly buried cranes in the earth
- Mentioned residential on north side fronting Grand River
- Understands and supports the possibility of transit coming into Novi after the transit millage passed

12/16/22

Mark Szerlag of Thomas Duke Realty came in to talk about City West in addition to the property he is representing – the Ward property at the corner of Beck and Grand River.

- Had questions about the buffers – had to explain the buffer from all residential districts that exists for outdoor live music
- Asked whether multifamily had to be a part of MDO?

- Recognized that we need to clarify that multifamily can be built as standalone as long as there is connectivity
  - But we still want mixed use to be incentivized by that permitted use
- Noted a contradiction between permitting banks, fast food, and drug stores but disallowing drive thrus
- Stated that we may not get the desired look with the minimum 5 acre parcel and maximum 10 du/ac for residential only developments in an MDO
- Should find some developments that we like the look of
  - For example Cady Street in Northville or the bond
- The 10% required mixed use will be more difficult to manage for larger buildings with greater square footage – perhaps include language that says this condition is up to the Planning Commission's discretion

1/2/23

Email received from Jeff Heyn in response to an email we sent him November 15, 2022 about the City West draft text and design guide being posted online – said he was interested to read the information, and that he and his partners are very much in favor of the concept and visions. As landowners they hope to move forwards in collaboration with the planning and development opportunities for City West.