

MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
March 19, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Matters for Discussion**

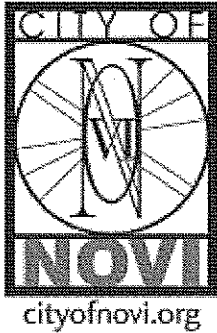
Item 1

Master Plan for Land Use Review

- a) General Information
Retail Vacancy Rates
 - b) Special Planning Project Area 1
Land Use Review (see 3/5 packet)
Ten Mile Associates (Wisne) property
Natural Features Review
Utilities Review
Alternate use and/or recommended uses
 - c) Sections 1, 2, 11 & 12 Discuss potential studies or future land use changes
OST/Office portion (see 3/5 packet)
 - d) Sections 3, 4, 9 & 10 Discuss potential studies or future land use changes
 - e) Sections 17, 18, 19 & 20 Discuss potential studies or future land use changes
5. **Minutes**
February 19, 2009
 6. **Adjourn**

Future Meetings – April 2, April 16, May 7, May 21, June 4 & June 18.

MEMORANDUM



TO: BRIAN COBURN, PE; SENIOR CIVIL ENGINEER
MARK SPENCER, AICP; PLANNER

FROM: BEN CROY, P.E.; CIVIL ENGINEER *BC*

SUBJECT: REVIEW OF IMPACT ON PUBLIC UTILITIES
SPECIAL PLANNING PROJECT AREA 1

DATE: MARCH 13, 2009

The Engineering Division has reviewed the Special Planning Project Area 1 potential study area as requested by the Planning Division. The request consists of approximately 84 acres located south of 10 Mile Road and east of Novi Road in Section 26. The study area involves four parcels, two currently zoned OS-1 and two zoned I-1. The proposed change designates 4 areas, where Area 1 would allow retail or office uses, Area 2 would allow office or RM-1 uses, and Areas 3 and 4 would allow industrial, office or RM-1 uses. Water main and sanitary sewer service exists along the majority of the Ten Mile and Novi Road frontage of this property. This analysis is based on the potential uses of the property as shown on the attached figure provided by the Planning Division.

Water System

The City's water model indicates that the proposed uses of the property would have a negligible impact to the water system. This is due to the size, location and looping of the water mains in this area of the City.

Sanitary Sewer

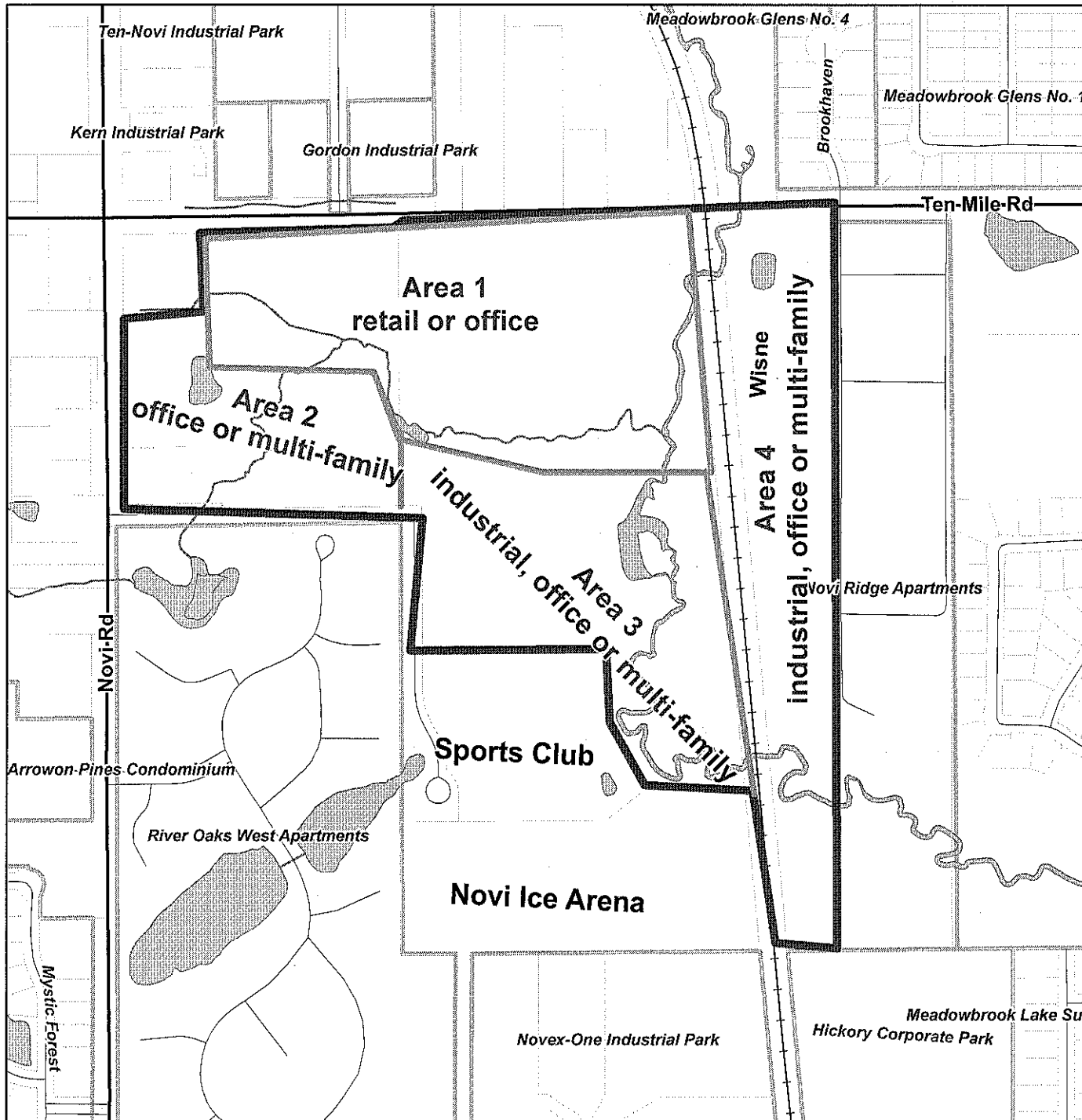
The study area falls within three sanitary sewer districts - the Simmons, Nine Mile, and Interceptor districts. Based on the information provided we can estimate that a zoning revision allowing RM-1 uses would increase the demand by approximately 1.5x for the three areas where RM-1 is an option, or approximately double the demand for the entire property considering all four areas together. Additional sanitary sewer design information would be required to determine if any system upgrades are required to accommodate the increased sanitary sewer flow. If RM-1 was not included as a potential use within the study area, a mix of only office, retail and industrial uses would not increase the demand relative to the existing zoning, and would not have a negative impact on the sanitary sewer system.

Summary

Of the uses proposed, RM-1 has the greatest impact to the utility demand. However, a mix of only office, retail and industrial uses would result in a demand similar to the existing zoning without any negative impact. A zoning change for this study area that includes an RM-1 use would have a noticeable impact on the sanitary sewer system, approximately doubling the sanitary sewer demand for the area, and increasing the peak sanitary discharge from the City.

The increase in the peak discharge is notable because the City is currently seeking opportunities to resolve the limit on its contractual sanitary sewer capacity at its outlet to Wayne County. Additional contractual capacity (estimated to be 0.47 cfs, or a 2.5% increase, based on the information provided) will be needed to serve the increased density proposed for this study area.

Special Planning Project Area 1 Study Area & Sub Areas

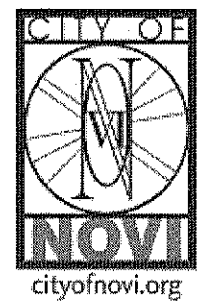
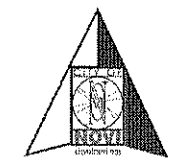


- +—+— railroad
- ▭ Potential Study Area
- Rivers

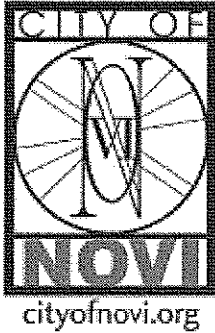


Created by Mark Spencer, AICP
rev. 3/16/09

NOVI PLANNING DIVISION
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0475
WWW.CITYOFNOVI.ORG



MEMORANDUM



TO: MARK SPENCER, AICP, PLANNER
FROM: DAVID BESCHKE, RLA, LANDSCAPE ARCHITECT
SUBJECT: SPECIAL PLANNING PROJECT AREA 1
ENVIRONMENTAL OVERVIEW
DATE: MAY 13, 2009



Special Planning Project Area 1 Study Area has many positive environmental features worth consideration for any rezoning or development that may be proposed. These features include wetlands, woodlands, habitat, river corridors and floodplains. Below is a brief overview of some of the environmental assets of this study area.

City of Novi Regulated Wetland Map

Novi's current Regulated Wetland Map shows that approximately 18 acres of the study area is regulated wetlands. The map serves as a guide indicating the likely presence of regulated wetlands. Any parcel that is proposed for development must first be field delineated for site wetlands to determine the true wetland boundaries. Preliminary review by City of Novi staff and consultants indicate that the study site does in fact indicate a much greater area of wetlands than depicted on the Regulated Wetland Map, as is often the case. The site wetlands classifications are a mix of shrub-scrub and wooded, and are generally of high quality. Any proposed development on the subject site should be carefully considered in light of these environmental features.

City of Novi Regulated Woodland Map

Novi's current Regulated Woodland Map shows that approximately 60 acres of the study area is regulated woodlands. The map serves as a guide indicating the likely presence of regulated woodlands. Any parcel that is proposed for development must be field surveyed for all trees 8" and larger, as well as documenting all understory and lower vegetation to determine the true woodland boundaries. Preliminary review by City of Novi staff and consultants indicate that the study site has a much greater area of regulated woodlands than depicted on the Regulated Woodland Map. Much of the site woodland area is associated with wetlands and provides high quality habitat. Any proposed development on the subject site should be carefully considered in light of these existing woodlands.

City of Novi Natural Features Habitat Map

The City of Novi Natural Features Habitat Map indicates that a small area at the extreme southern end of the study area and east of the railway should be considered as valuable natural features that support habitat for local flora and fauna.

Oakland County Green Infrastructure Project

The recently completed Oakland County Green Infrastructure Visioning Project identified all interconnected networks of open spaces, natural areas and waterways within the county. The project focused on conservation values and the services provided by natural systems in concert with land development. A green infrastructure network is important as it supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life.

The visioning process included the classification of land areas utilizing the terms Hubs, Links or Sites. Hubs are larger environmental areas that anchor the green infrastructure network and provide an origin or destination for wildlife while helping to maintain natural ecological processes. Links are the connections that hold the network together and enable strong environmental functions. Sites are typically smaller than Hubs, and serve as points of origin or destination within a green infrastructure network.

Designated as a Site, Special Planning Project Area 1 Study Area has been identified through the Oakland County Green Infrastructure Visioning Project as being an environmental area worthy of consideration as a valuable portion of an interconnected environmental network. Approximately 80% of the subject study area has been identified as a Site, including all of the subject study area west of the existing railway.

Oakland County Priority Green River Corridors

Oakland County's Priority Green River Vision Map was unveiled in October of 2007. The map was part of a multi-disciplinary study intended to identify priority river corridors that provide significant wildlife habitat, biodiversity function, water quality protection, and community amenities including scenic, recreational, historical and cultural values. The value of riparian buffers and challenges to development implementation were considered.

A significant portion of Special Planning Project Area 1 Study Area is dominated by a waterway identified as the Walled Lake Branch of the Middle Rouge River. This segment of river has high environmental value and is worthy of special consideration should any development be proposed in the vicinity. In addition to the river, Chapman Creek flows centrally through the project area and feeds directly into the Walled Lake Branch of the Middle Rouge River.

Federal Emergency Management Agency (FEMA) Floodplain

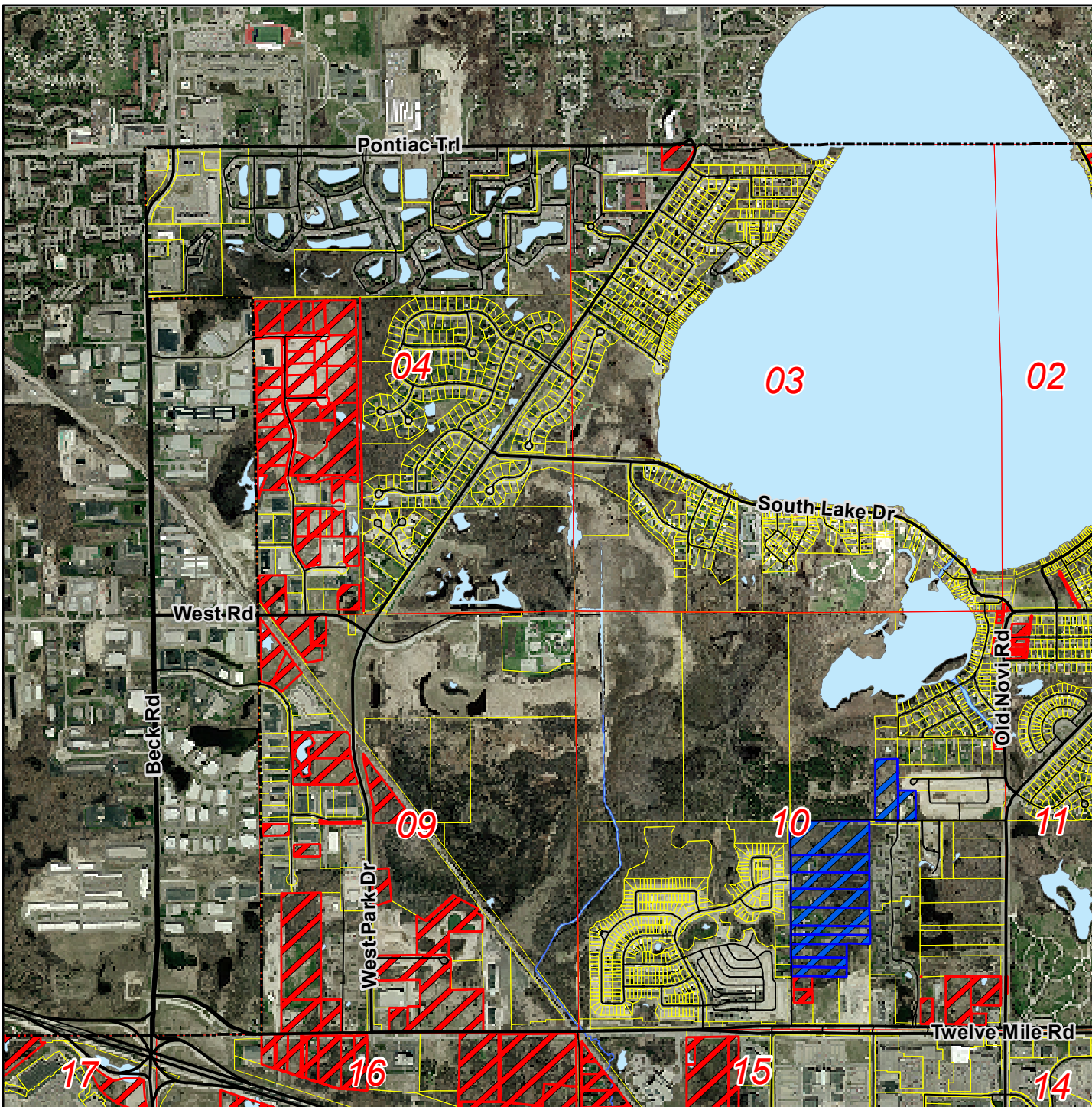
FEMA floodplain mapping indicates that roughly approximately 20 acres of the study area is prone to flooding. For the floodplain area to be specifically delineated for the subject area, a detailed on site survey would be necessary. The FEMA designated floodplain areas are associated with both Chapman Creek and Walled Lake Branch of

ENVIRONMENTAL OVERVIEW

MAY 13, 2009

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the Middle Rouge River. The vast majority of the floodplain is designated AE, which are areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. A small portion is designated zone X, which are areas outside the 1% annual chance floodplain, areas of 1% sheet flow where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the 1% annual chance flood by levees. Areas identified by FEMA mapping are federally regulated and identified floodplain areas cannot be disturbed without prior federal approval and without being mitigated. Mitigation typically occurs on the property to be developed. Due to the fact that the site floodplains are sizeable and wide spread, care must be taken for any proposed development plans that may affect site floodplain.

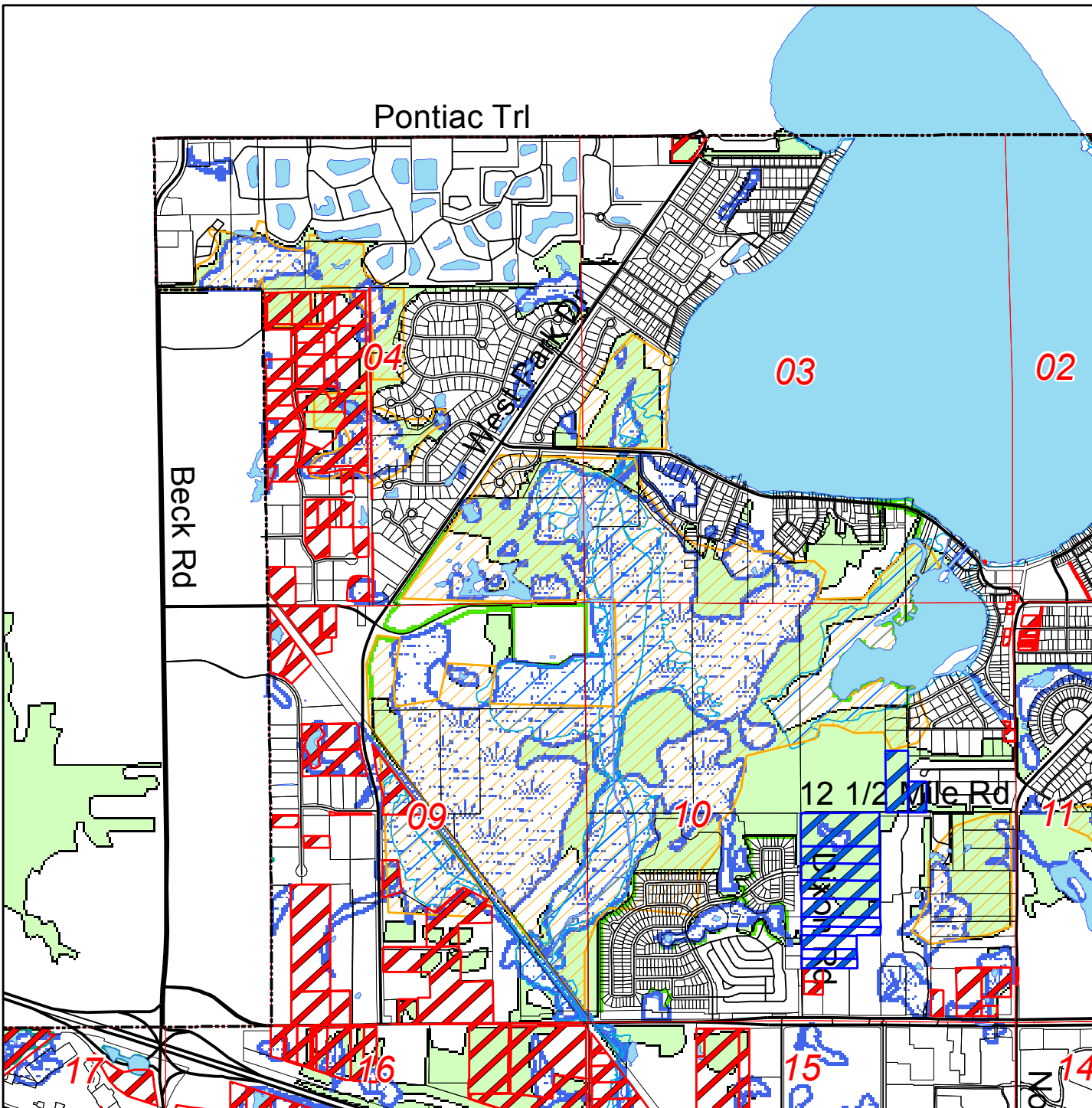










Sec. 3, 4, 9 & 10 Air Photo & Development Parcels

- Potential Development Parcels**
-  Potential Commercial Development
 -  Potential Residential Development
 -  Tax Parcels





Sec. 3, 4, 9 & 10 Woodlands, Wetlands, Flood Zones, Habitat Priority Areas & Potential Development Parcels



- Potential Development Parcels**
-  Potential Commercial Development
 -  Potential Residential Development
 -  Tax Parcels
 -  Habitat Priority Areas
- Flood Zones**
-  1.0% Chance Flood Zone A
 -  1.0% Chance Flood Zone AE
 -  wetlands
 -  WoodlandsUpdate

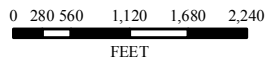
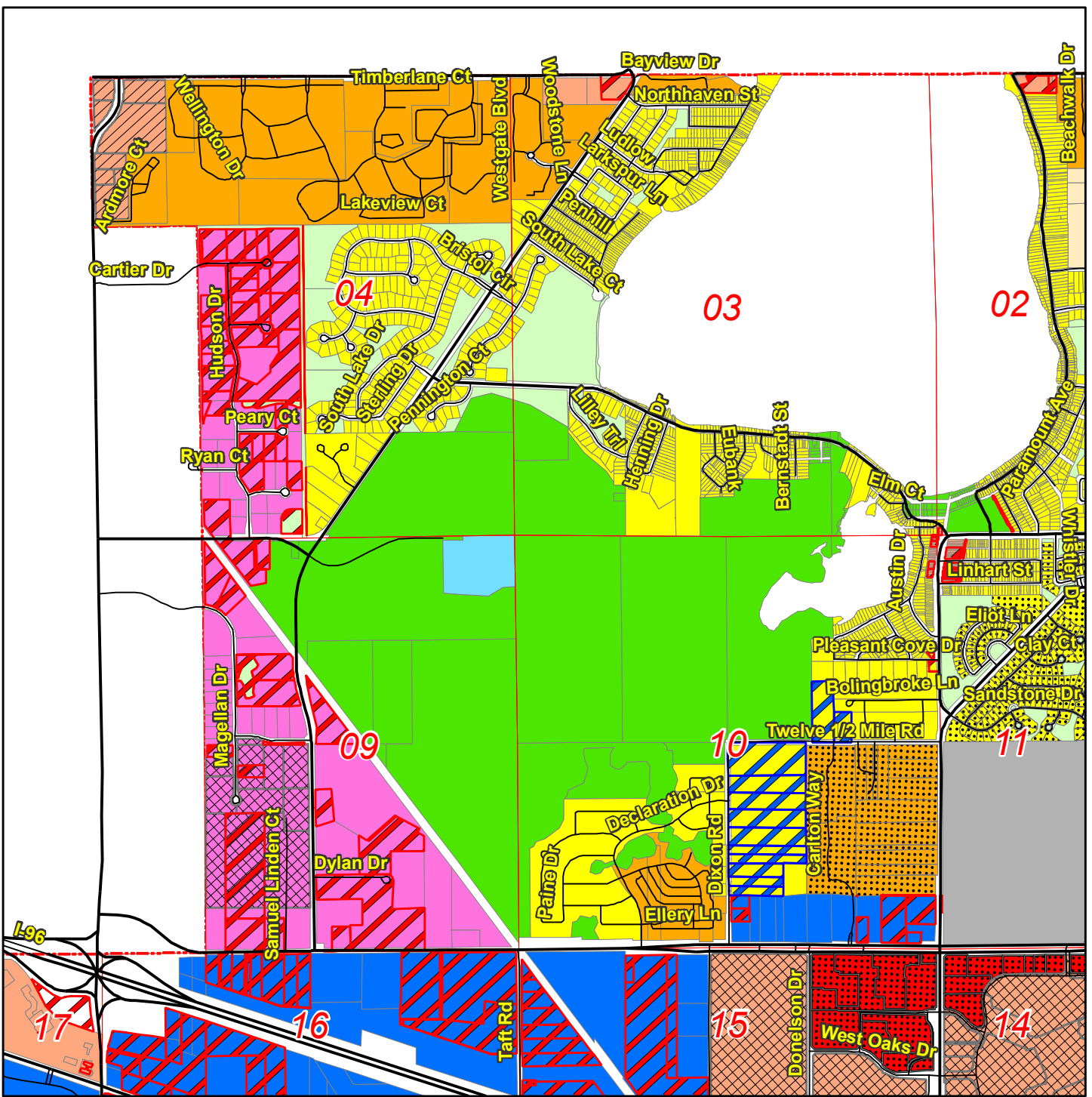


Sec. 3, 4, 9 & 10 Future Land Use & Potential Development Parcels

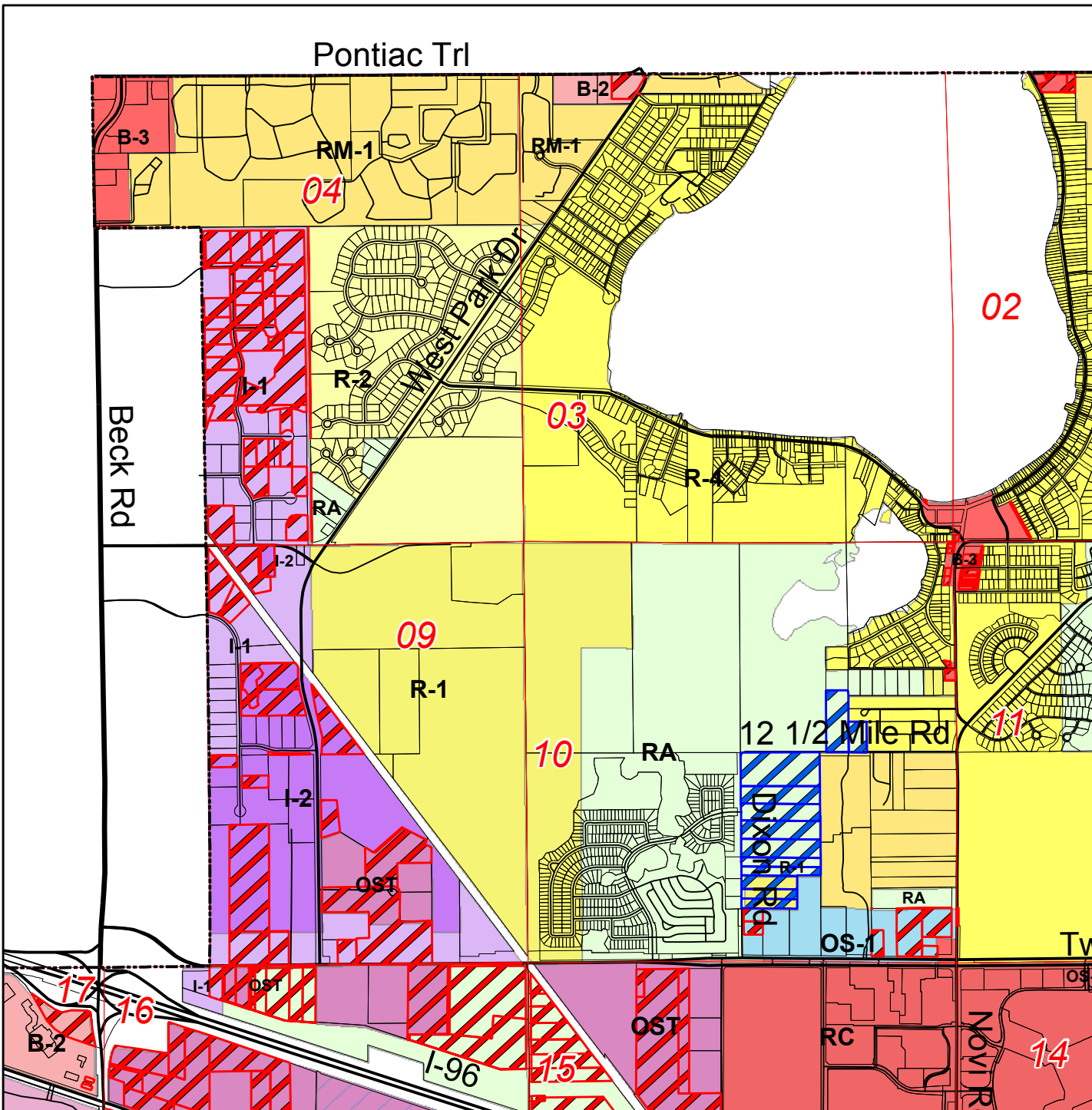
Potential Development Parcels
 Potential Commercial Development
 Potential Residential Development

LAND USE CLASSIFICATION



-  SINGLE FAMILY
-  PUD
-  MULTIPLE FAMILY
-  PD1
-  MOBILE HOME PARK
-  OFFICE
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  TC COMMERCIAL
-  TC GATEWAY
-  PD2
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC
-  EDUCATIONAL FACILITY
-  PUBLIC PARK
-  PRIVATE PARK
-  CEMETERY
-  UTILITY

































Sec. 3, 4, 9 & 10 Zoning & Potential Development Parcels



Potential Development Parcels

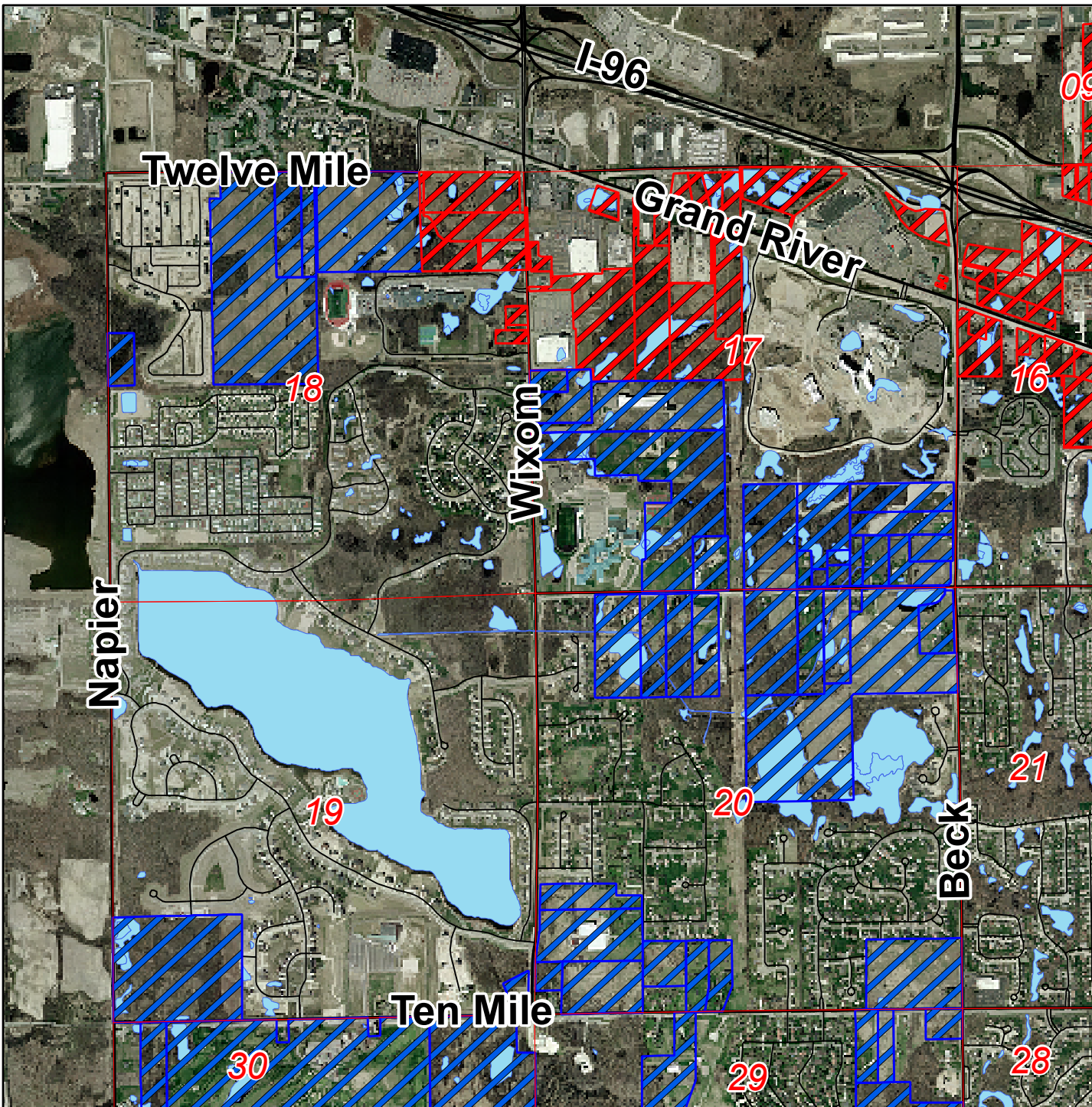
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Zoning

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-1 PRO: R-1 With Planned Rezone Overlay (PRO)
-  R-2: One-Family Residential District
-  R-3: One-Family Residential District
-  R-4: One-Family Residential District
-  RT PRO: Two-Family Residential District With PRO
-  RM-1: Low-Density Multiple Family
-  RM-2: High-Density Multiple Family
-  RM-2 PRO: RM-2 with Planned Rezone Overlay
-  MH: Mobile Home District
-  B-1: Local Business District
-  B-2: Community Business District
-  B-3: General Business District
-  C: Conference District
-  EXO: OST District with EXO Overlay
-  EXPO: EXPO District
-  GE: Gateway East District
-  FS: Freeway Service District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  NCC: Non-Center Commercial District
-  OS-1: Office Service District
-  OS-2: Planned Office Service District
-  OSC: Office Service Commercial
-  OST: Office Service Technology
-  RC: Regional Center District
-  P-1: Vehicular Parking District
-  TC: Town Center District
-  TC-1: Town Center -1 District



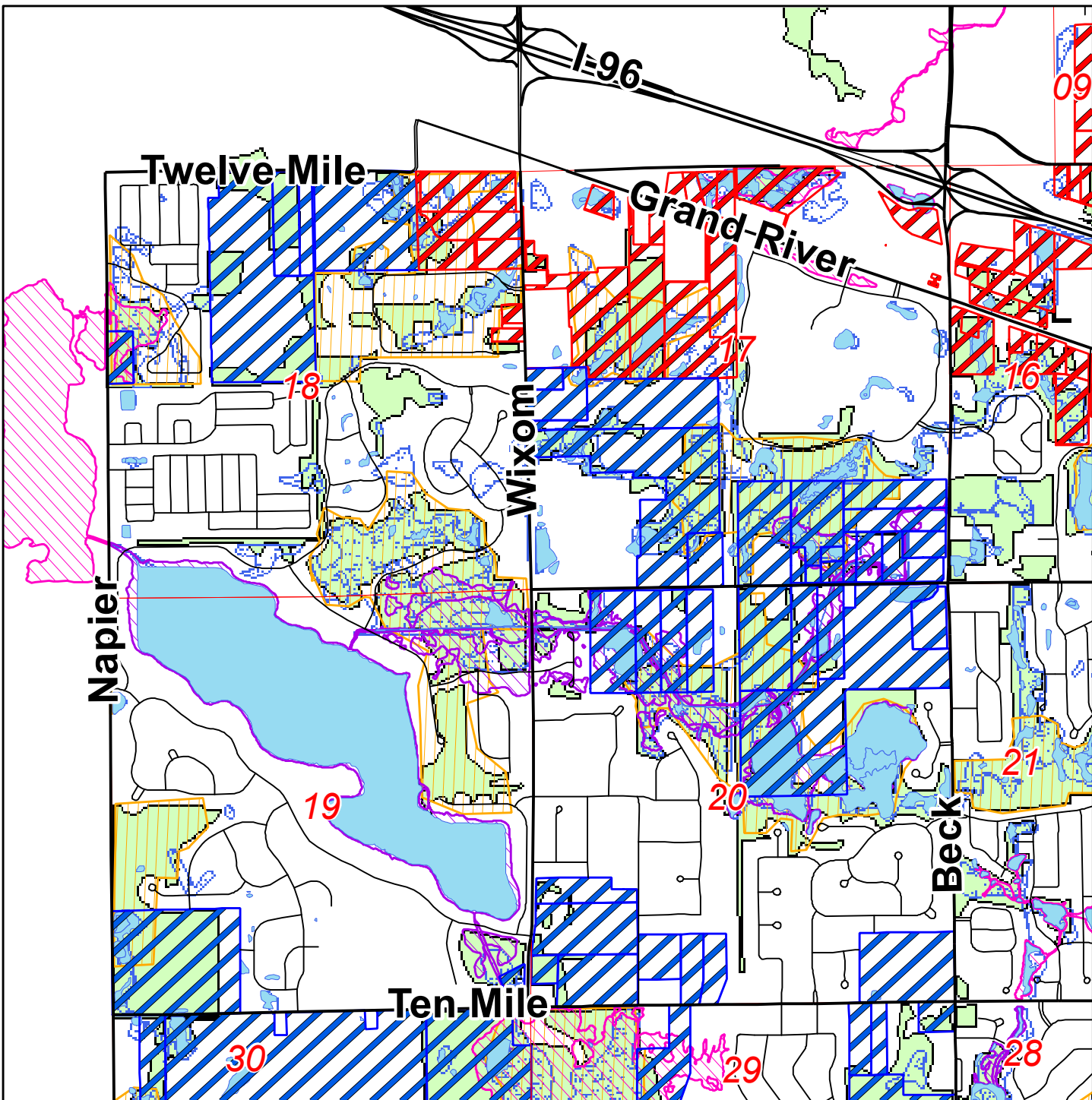
Sec. 17, 18, 19 & 20 Air Photo & Potential Development Parcels





- Potential Development Parcels**
-  Potential Commercial Development
 -  Potential Residential Development



Sec. 17, 18, 19 & 20 Woodlands, Wetlands, Flood Zones & Habitat Priority Areas Potential Development Parcels



Potential Development Parcels

-  Potential Commercial Development
-  Potential Residential Development



Flood Hazard Area

-  100 year flood zone A
-  100 year flood zone AE
-  Habitat Priority Areas
-  wetlands
-  Regulated Woodlands























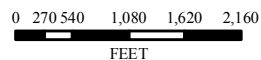
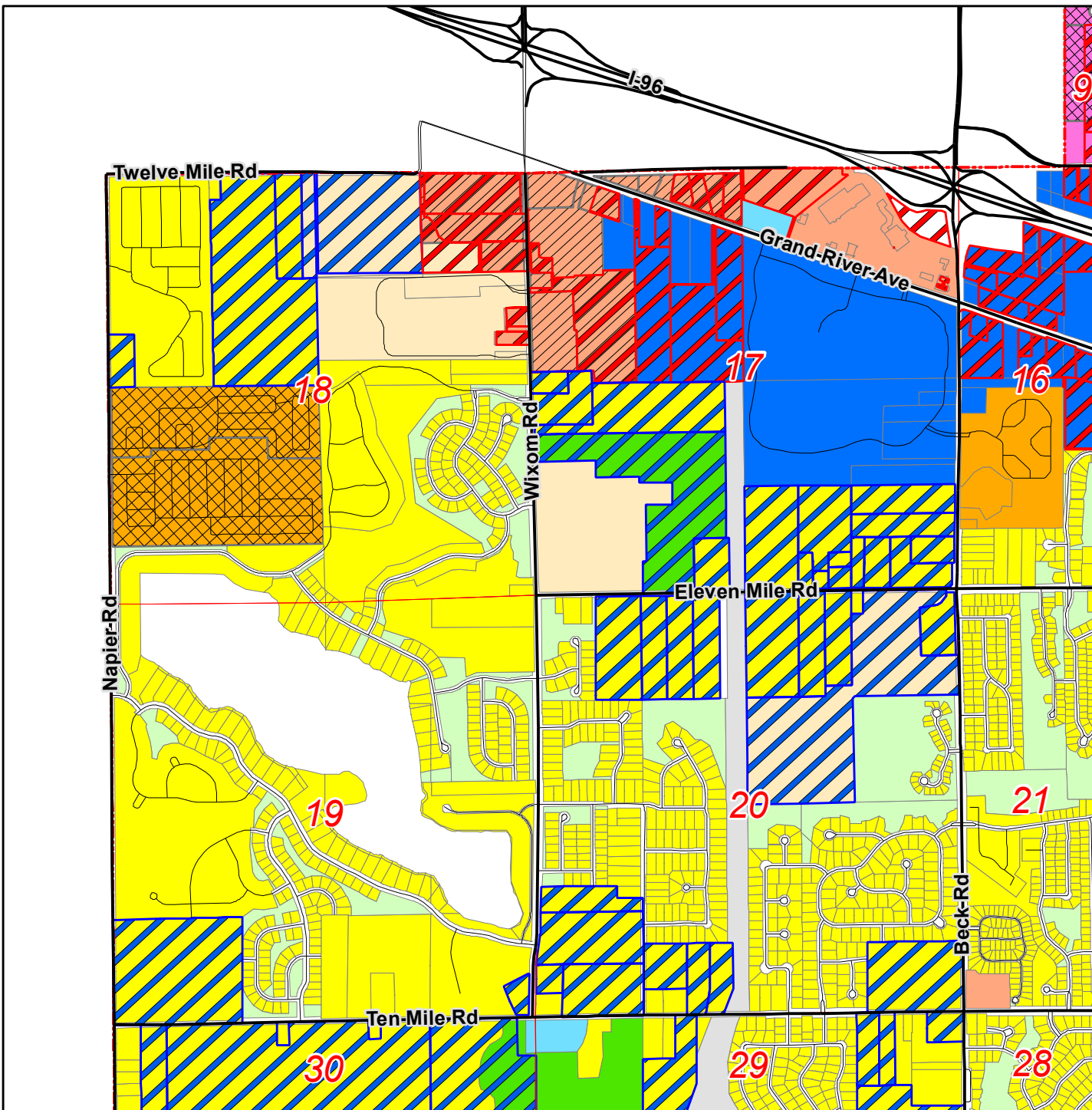
Sec. 17, 18, 19 & 20 Future Land Use & Potential Development Parcels

Potential Development Parcels

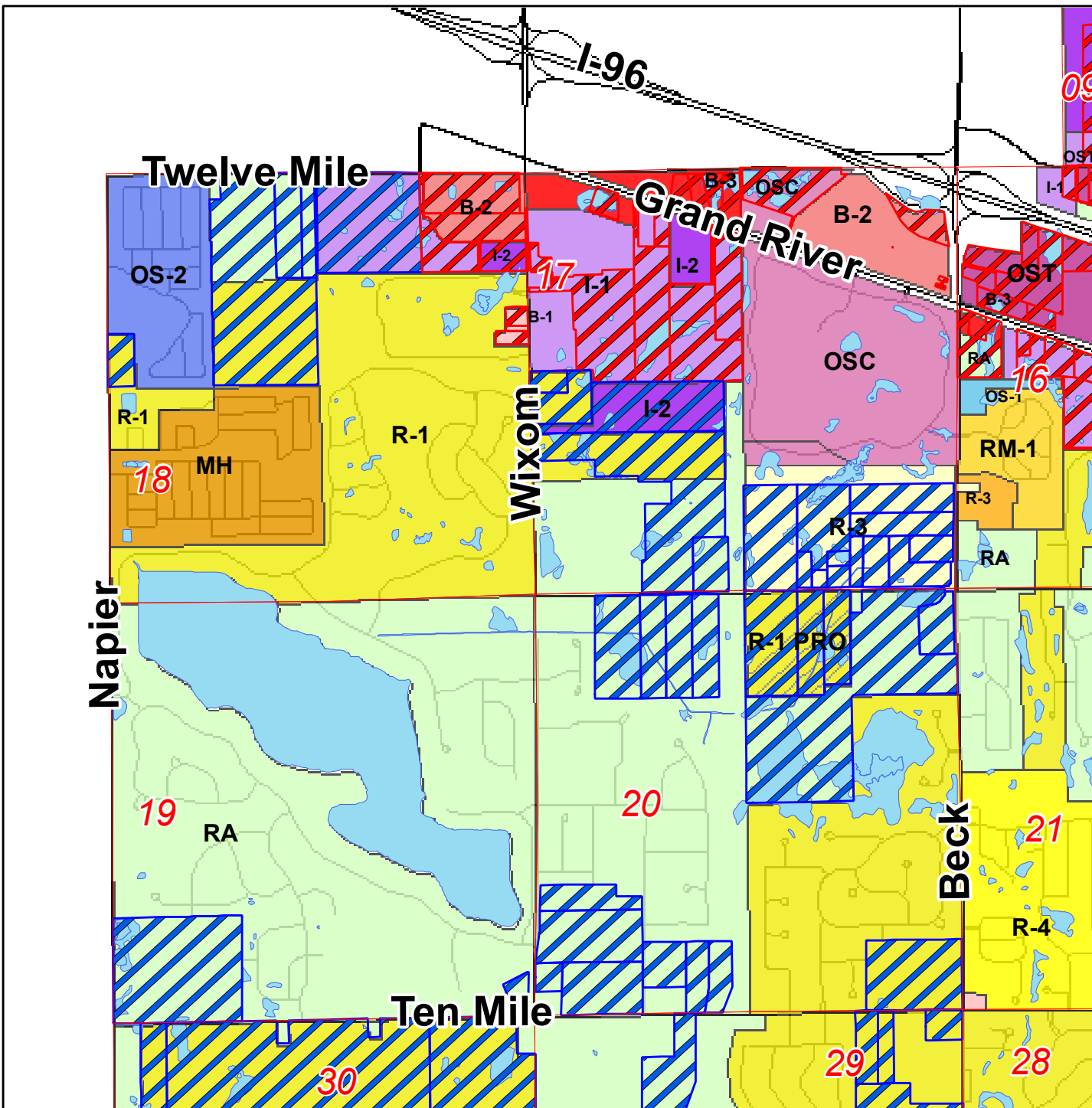
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-  CEMETERY
-  UTILITY



Sec. 17, 18, 19 & 20 Zoning & Potential Development Parcels



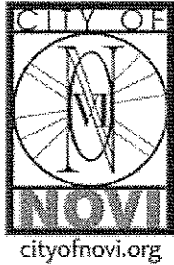
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- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OS-2: Planned Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology





MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
February 19, 2009 at 7:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Cassis:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to approve the Agenda. *Motion carried 4-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Member Gutman opened the floor for public comment.

- John Kuenzel: Concerned that the Master Plan update will explore the possibility of including Multiple Family Residential near the southwest quadrant of the City. He wanted to know if homeowner associations in the area have been notified of this intent. He questioned whether any portion of the southwest quadrant would be under review in this Master Plan update. He asked whether the Master Plan and Zoning Committee minutes could be posted on the website.

Planner Mark Spencer read the correspondence into the record:

- David Jankowski: Asked that the Wisne Design parcel be included in the Special Planning Project Area #1.

ELECTION OF CHAIR AND VICE CHAIR

Moved by Member Meyer, seconded by Member Lynch:

VOICE VOTE ON CHAIR ELECTION MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER LYNCH:

A motion to elect Andy Gutman as Master Plan and Zoning Committee Chair. *Motion carried 4-0.*

Moved by Member Gutman, seconded by Member Lynch:

VOICE VOTE ON VICE CHAIR ELECTION MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:

A motion to elect Michael Meyer as Master Plan and Zoning Committee Vice Chair. *Motion carried 4-0.*

MATTERS FOR DISCUSSION

1. Master Plan for Land Use Review

Planner Mark Spencer began the discussion regarding the Master Plan update.

A. Kick-Off

The letter has been sent to the surrounding communities, railroad and utilities regarding Novi's Master Plan update review. The Master Plan webpage is up and running, and ideally, packets will be online the Friday before the week of a meeting. Approved minutes will be posted. The same format used for the Planning Commission and City Council Agendas and Minutes is not available for this process.

The website gives helpful information regarding the Master Plan process. If a homeowners' association would like to host a stakeholders meeting and have City staff attend, the City is happy to comply. There will be a public input session, most likely near the end of the process when recommendations have been developed.

B. Work Plan

This is a tentative plan. The Committee will review the City section by section. It may wish to expand its review to include a thoroughfare review, pathways plan, etc. The new woodland map could easily be incorporated into this new review.

Staff will be producing general reviews for the Committee's benefit. Reports will be updated with regard to housing, retail, office and industrial forecasts and studies. A retail vacancy study has been distributed and the response rate is above 50% at this time. After review of this information the City will host stakeholder and public visioning meetings. If, after these steps, the Committee recommends amendments to the plans, steps 13 and beyond will be implemented. Committee work can be done by early June. The Planning Commission can wrap their work up by the end of June. The latter steps would take this process through the third week in August.

Mr. Spencer said someone will be attending a seminar in the upcoming weeks to learn more about incorporating an alternative energy discussion into Master Plan. The Staff keeps its ear open for any training or educational opportunity that will keep the City updated on new processes. The Committee was encouraged to contact Staff if they become aware of any opportunities.

C. Define Study Areas

The document provided to the Committee mapped out probable review zones based on natural boundaries and corridor-type boundaries. These can be adjusted at the request of the Committee. Once these study areas are defined, Mr. Spencer said that the consultants and engineering staff will be asked to weigh in on each area. This Committee will provide each with a variety of scenarios – even a blend of zonings – so that the reports will respond to each possibility.

Eleven Mile - Beck Road Area

The area includes Singh's Oberlin project that has since been abandoned. The Signature Park area was identified. The term "Potential Suburban Low-Rise Area" was a term put forth for consideration, and it does not include the Signature Park area. Potentially developable parcels were identified. There is some vacant of Providence property to consider. There are some wetland complexes, the ITC corridor, and parkland going to the school in the immediate area, which create the natural boundaries of this review section.

Providence has previously considered adding community-valued projects on their site, such as an educational nature facility or senior living. This idea of Suburban Low-Rise adds to the Single Family Residential in the area, and acts as a transition in the area. All the land in the area is not usable because of the wetlands and Providence's conservation easement. The benefit of Signature Park in this area is that the natural features will remain in tact. Kirkway Place has also provided a conservation easement that will add to the natural beauty of the area and act as a buffer.

Mr. Spencer was careful not to include parcels into this review area that might infringe on the existing residential, though if the Committee wished to include them they could be added.

Eleven Mile has previously been identified as both a residential collector and a minor arterial road. The speed limit is 30 mph and it has a fairly low traffic count. This lends itself to adding capacity to the area. The current design can handle up to 20,000+ trips per day. Mr. Spencer said that sections of Ten Mile of the same size handle up to 25,000 trips per day. That intensity is too much for Eleven Mile, but there is additional traffic capacity on both Wixom and Beck roads, so increasing the intensity of the uses in the area could be appropriate to some degree. Once the Committee commits to the area of the review, Staff can prepare traffic and density numbers for its review.

Committee concerns include:

- This is a school Bus Route.
- Could Senior Housing work in this area? The previous Master Plan update revealed the position that this use should be closer to the retail area along Grand River (than in the southwest quadrant).
- What are the traffic implications relating to increased density?

The parcel just south of Central Park Estates is already zoned for Multiple Family Residential, and was not included in this study area. The area does include the natural areas and the park land. These elements were added to demonstrate the buffer zones that would be necessary for any future Multiple Family Residential use. This perimeter seemed confusing in that it suggested that the park land could be developable, and if the millage fails the land returns to school district's jurisdiction. Mr. Spencer suggested moving the area's boundary as demonstrated at the meeting. Both he and Ms. McBeth reminded the Committee that the boundaries serve the "study" area, not the "future zoning designation" area. The Committee determined that the boundaries would remain, and that the park land would be better identified as such in illustrations.

Mr. Spencer encouraged the Committee to consider how the land designation and the Ordinance must work together in order to achieve the desired results. As an example, the Gateway District encourages mixed use, but the parameters of the residential component do not provide the customer base upon which the commercial element of that district relies.

Grand River - Beck Road Area

Mr. Spencer enlarged the boundary of this study area than what has previously been considered for this area. The area includes the land up to the freeway and east to Rock Financial. The properties in this area are developed, but not all properties to capacity. The Committee discussed what exists in the area, what has been proposed in the past, what new interest there is in the area, and what could be a good fit. Westmarket Square has not ruled out adding a gas station on their site. The Olde Town Office Village is still expected to be built,

Special Planning Project Area 1

The Committee discussed the area known as Special Planning Project Area 1. Mr. Spencer noted the grade difference near the middle of the site. There are wetlands that are fed by the Middle Rouge River. The Committee agreed to expand the area of the study area to include additional parcels (Wisne). Mr. Spencer also noted that there is also railroad track that borders this study area; the railroad companies actually prefer to have residential a minimum of 600 feet away from their tracks.

The Committee discussed the boundaries of the proposed study areas and reached a consensus that the study area boundaries were acceptable as presented.

Other Areas

The Committee discussed accessing the City maps using the City's mapping portal, and that Mr. Spencer would continue to make relevant copies for the meetings. The Committee review the City section by section.

D. Reviews

Special Planning Project Area 1

Mr. Spencer stated that Planner Kristen Kapelanski has drafted a report on this area. He said that the Committee could look at the possibility of B-2 zoning at an upcoming meeting.

SCHEDULE/FUTURE AGENDA

The next Meeting is scheduled for March 5, 2009.

APPROVAL OF DECEMBER 2, 2008 MINUTES

Moved by Member Meyer, seconded by Member Gutman:

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GUTMAN:

**A Motion to approve the December 2, 2008 Master Plan and Zoning Committee minutes.
*Motion carried 4-0.***

ADJOURN

Moved by Member Lynch, seconded by Member Cassis:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:

A motion to adjourn. *Motion carried 4-0.*

The meeting adjourned at or about 8:30 PM.

Transcribed by Jane L. Schimpf,
Customer Service Representative
March 16, 2009
Date Approved: