



cityofnovi.org

## CITY of NOVI CITY COUNCIL

**Agenda Item 3**  
**May 9, 2011**

**SUBJECT:** Consideration of City-initiated Zoning Map Amendment 18.697 for the "Knightsbridge Gate" property, to rezone land located south of Twelve Mile Road, east of Napier Road in Section 18, from OS-2, Planned Office Service District to R-4, One-Family Residential District. The subject property totals approximately 74.5 acres.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *Bau*

**CITY MANAGER APPROVAL:** *[Signature]*

### **BACKGROUND INFORMATION:**

The Knightsbridge Gate subdivision is being developed under the terms of a Consent Judgment between Paragon Properties and the City of Novi. The judgment permits single family residential development at no more than 4.8 dwelling units per acre, although the current zoning of the property is OS-2, Planned Office Service. This property is the only remaining area within Novi that is zoned OS-2, Planned Office Service. The elimination of the OS-2 District was contemplated during the recent Master Plan review process, and a use designation to match the OS-2 District was not proposed in the Master Plan.

As the first step in eliminating the OS-2 district from the Zoning Ordinance, Planning Staff recommends rezoning the Knightsbridge Gate development to R-4, One-Family Residential to more closely match the uses permitted in the Judgment and the Master Plan for Land Use. Rezoning will not change the terms of the Judgment; the Judgment will still control the use of the Knightsbridge Gate properties.

Rezoning the property to R-4 will reduce the number of inquiries the City receives regarding the approved uses of the Knightsbridge Gate properties. Appraisers, lending institutions, realtors and potential home owners are often puzzled by the properties being zoned for office uses when the properties are homes or residential lots. There is not expected to be any change in property valuations in the development as a result of the rezoning.

The rezoning would have no additional impact on public utilities or natural features, since the necessary utilities are in place to serve the development, and the natural features issues were resolved with the approval of the site plan for Knightsbridge Gate.

The Planning Commission held a public hearing and made a recommendation for approval of the zoning map amendment on April 13, 2011. Relevant meeting minutes including public comments are attached.

### **RECOMMENDED ACTION:**

Approval of City-initiated Zoning Map Amendment 18.697 for the "Knightsbridge Gate" property, to rezone land located south of Twelve Mile Road, east of Napier Road in Section 18, from OS-2, Planned Office Service District to R-4, One-Family Residential District, for the following reasons:

- As the highest density one-family residential district allowing for detached residential structures, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010 and with the

development patterns in the development;

- The use of the property is regulated by the Paragon Properties verses the City of Novi Consent Judgment;
- The proposed R-4 District is in harmony with the single family residential uses permitted in the above Consent Judgment which permits single family homes and with the Knightsbridge Gate site condominium development;
- Rezoning the property does not change any of the terms of the consent judgment; and
- Adequate infrastructure exists to support the proposed and existing single-family homes.

|                                | 1 | 2 | Y | N |
|--------------------------------|---|---|---|---|
| <b>Mayor Landry</b>            |   |   |   |   |
| <b>Mayor Pro Tem Gatt</b>      |   |   |   |   |
| <b>Council Member Fischer</b>  |   |   |   |   |
| <b>Council Member Margolis</b> |   |   |   |   |

|                              | 1 | 2 | Y | N |
|------------------------------|---|---|---|---|
| <b>Council Member Mutch</b>  |   |   |   |   |
| <b>Council Member Staudt</b> |   |   |   |   |
| <b>Council Member Wrobel</b> |   |   |   |   |

**MAPS**

**Location**

**Future Land Use**

**Zoning**

**Regulated Woodlands and Wetlands**

**Knightsbridge Gate Unit Ownership December 2010**



# Rezoning 18.697 Knightsbridge Gate Location Map

City of Wixom

Twelve Mile Rd

Lyon Township

Napier Rd

Subject Property

Knightsbridge Gate

Old Dutch Farm Mobile Home Park

Map Author: Mark Spencer  
Date: 3/31/11  
Project: Knightsbridge Gate Location  
Version #: 1.2

Map Legend

 Tax Parcels



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



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# Rezoning 18.697 Knightsbridge Gate Future Land Use Map

LIGHT INDUSTRIAL/  
RESEARCH/ OFFICE

INDUSTRIAL RESEARCH  
OFFICE

MULTIPLE  
FAMILY

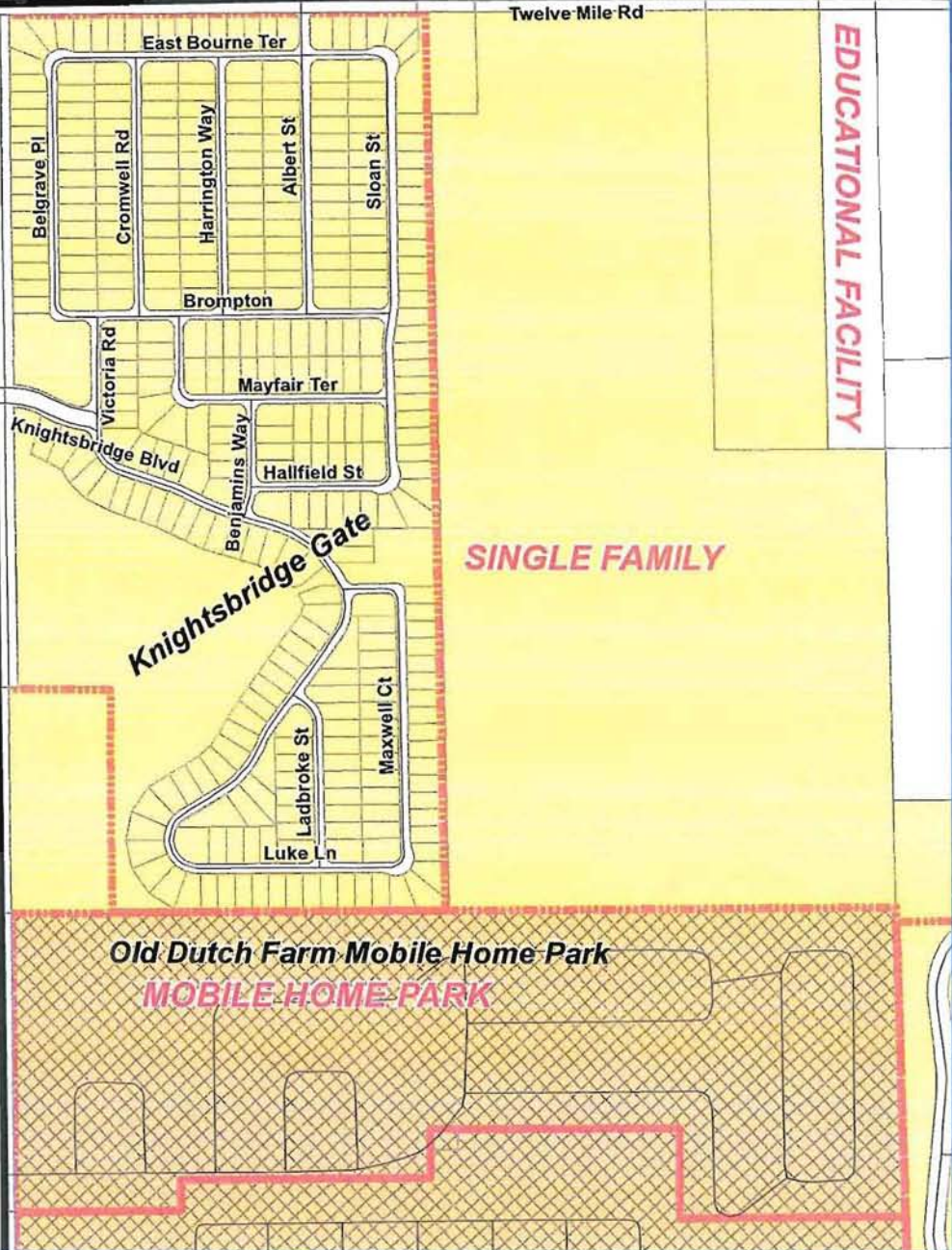
COMMUNITY  
BUSINESS

City of Wixom

Lyon Township

RURAL RESIDENTIAL

Napier Rd



Map Author: Mark Spencer  
Date: 3/11/11  
Project: Knightsbridge Gate FLU  
Version #: 1.2

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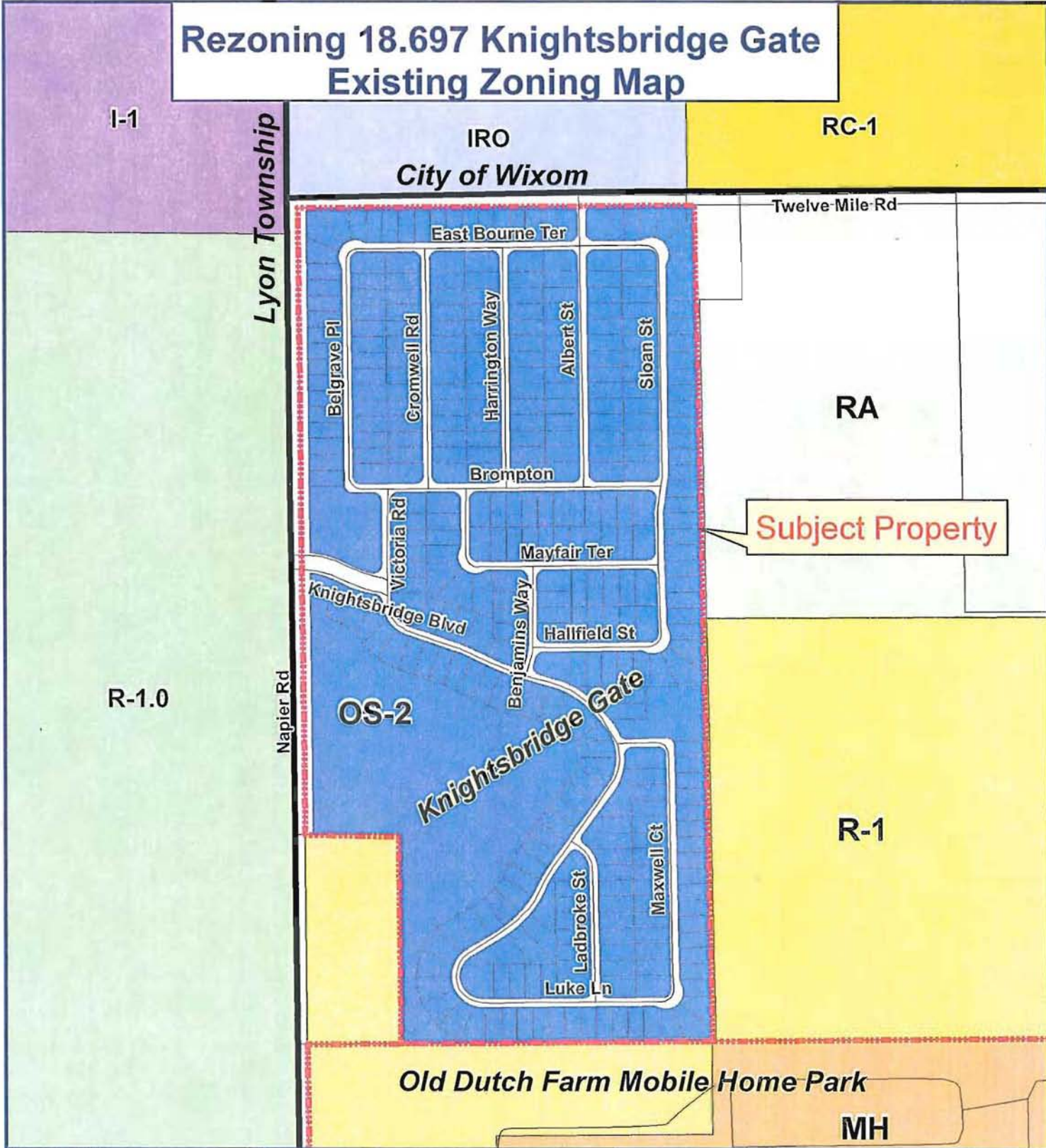


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# Rezoning 18.697 Knightsbridge Gate Existing Zoning Map



Map Author: Mark Spencer  
Date: 3/31/11  
Project: Knightsbridge Gate Zoning  
Version #: 1.2

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**Map Legend**

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| Tax Parcels                       | Novi Zoning                              | R-A: Residential Acreage             |
| Wixom Zoning                      | IRO: Industrial Research Office          | R-1: One-Family Residential District |
| RC-1: Multiple-Family Residential | I-1: Light Industrial District           | MH: Mobile Home District             |
| Lyon Twp. Zoning                  | R-1.0: Residential-Agricultural District | OS-2: Planned Office Service         |

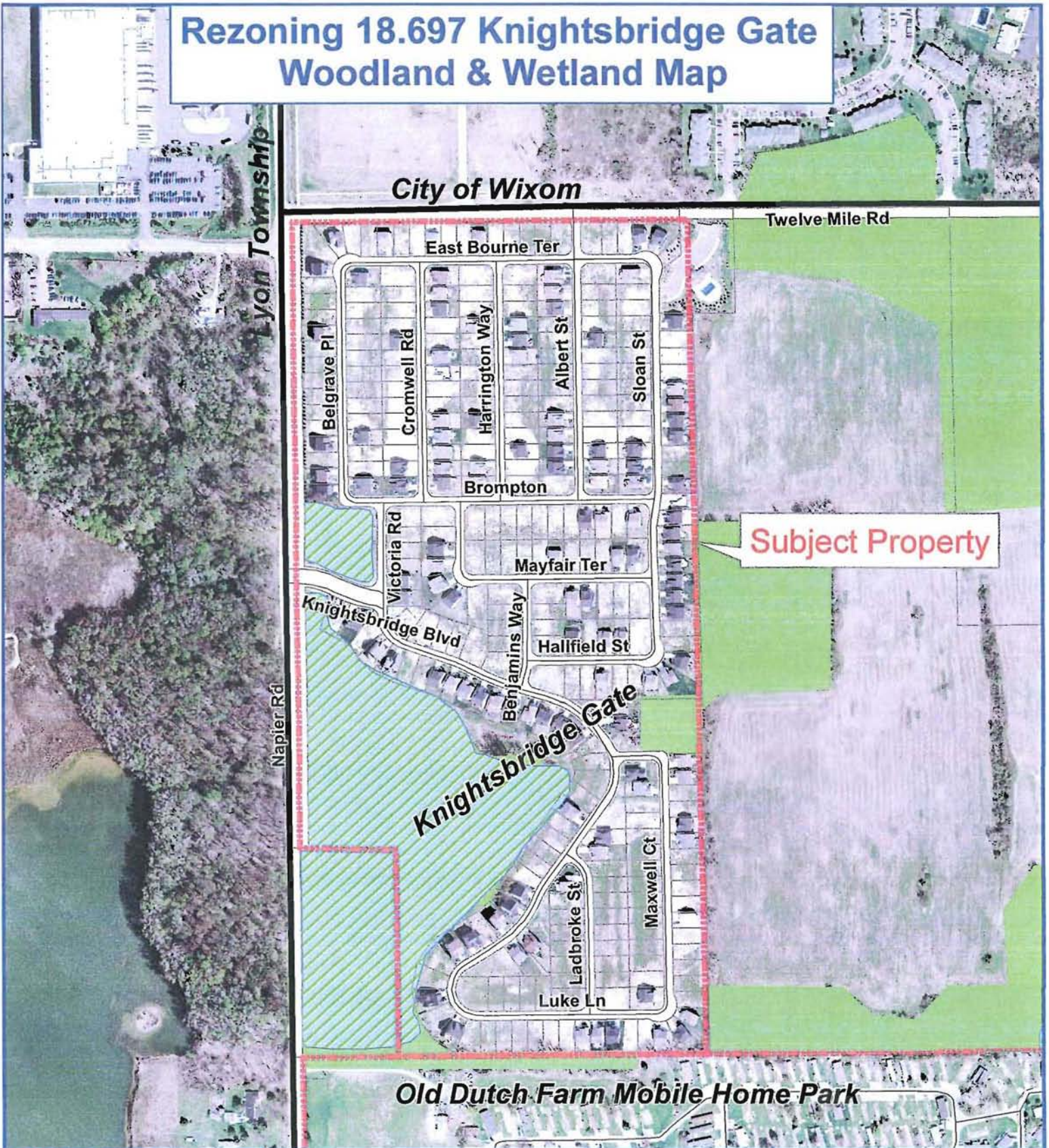


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# Rezoning 18.697 Knightsbridge Gate Woodland & Wetland Map



**Subject Property**

Map Author: Mark Spencer  
Date: 3/31/11  
Project: Knightsbridge Gate WoodWet  
Version #: 1.2

### Map Legend

-  Tax Parcels
-  wetlands
-  Woodlands Areas



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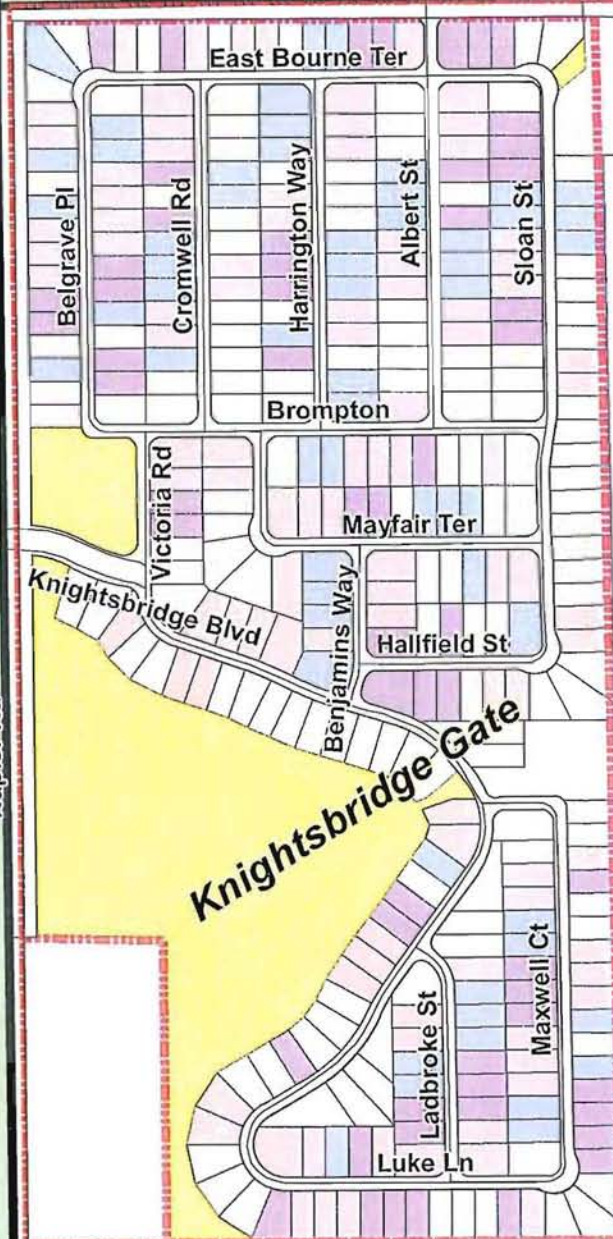
# Knightsbridge Gate Unit Ownership December 2010

## City of Wixom

Lyon Township

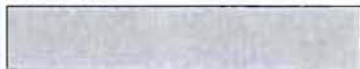
Napier Rd

Twelve Mile Rd



## Old Dutch Farm Mobile Home Park

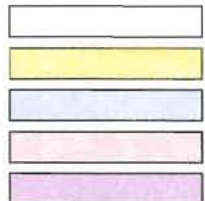
Map Author: Mark Spencer  
Date: 12/16/10  
Project: Knightsbridge Gate  
Version #: 1.2



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### ownership



### Map Legend

- OTHER OWNERS
- KNIGHTSBRIDGE GATE COMMON ELEMENT
- HUNTER PASTEUR HOMES LLC
- S. E. MICHIGAN LAND HOLDING LLC
- WINNICK-KNIGHTSBRIDGE GATE LLC



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1 inch = 412 feet

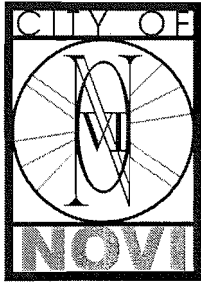


**Planning Commission Minutes**

**Excerpts**

**April 13, 2011**





cityofnovi.org

# *Excerpt* **PLANNING COMMISSION MINUTES**

**Draft**

CITY OF NOVI

Regular Meeting

**Wednesday, April 13, 2011 | 7 PM**

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

## **CALL TO ORDER**

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

## **ROLL CALL**

**Present:** Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson, Member Meyer (7:03 PM), Chair Pehrson, Member Prince

**Also Present:** Mark Spencer, Planner; Kristin Kolb, City Attorney

**Absent:** Member Lynch (excused)

## **PLEDGE OF ALLEGIANCE**

Member Greco led the meeting attendees in the recitation of the Pledge of Allegiance.

## **APPROVAL OF AGENDA**

Chair Pehrson asked to make the change in the Agenda as noted, to include an additional item under Matters for Consideration, related to setting a public hearing for a text amendment to the fence ordinance.

Moved by Gutman, seconded by Member Larson.

## **VOICE VOTE ON THE AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LARSON.**

**Motion to approve the April 13, 2011 Planning Commission Agenda, as amended. Motion carried 7-0.**

## **AUDIENCE PARTICIPATION**

Mr. Bruce Joseph came forward and said he is a homeowner at Knightsbridge Gate and said he is on the Homeowner's Association Board. He said he is here to give an opinion on behalf of community members in regard to the rezoning.

Mrs. Doina Graetz came forward and she was here regarding the Knightsbridge Gate rezoning that the city has made. She said she will hold her comments until the Public Hearing.

## **CORRESPONDENCE**

Member Greco indicated that there are comments from Mr. Bruce Joseph at 27469 Albert Street in Knightsbridge Gate asking if the rezoning is approved, will there be a joint effort between Wixom and Novi to pave Twelve Mile Road from Napier to Grand River Avenue.

Member Greco said that there is also a note from Doina and Anton Graetz, 51360 Knightsbridge, with no comment as of yet.

## **COMMITTEE REPORTS**

There were no Committee Reports.

## **COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT**

Mr. Mark Spencer, Planner explained that the item Ms. McBeth asked him to pass along to commission was placed in the commission's packet. It is a solicitation to attend a Planning Basics Workshop. These are great programs and have good speakers and give a good understanding on the basics of Planning and Zoning.



Planner Spencer said, if the commission members have not attended one of these types of sessions, this is an excellent opportunity. The City will pay the commission member's way to attend it.

## **CONSENT AGENDA - REMOVALS AND APPROVAL**

### **PUBLIC HEARINGS**

#### **1. ZONING MAP AMENDMENT 18.697**

Public Hearing of the request of the City of Novi for Planning Commission's recommendation to City Council for rezoning of property in Section 18, south of Twelve Mile Road and east of Napier Road, from OS-2, Planned Office Service District, to R-4 One-Family Residential District. The subject property is 74.5 acres.

Planner Spencer explained that the property contained in this petition is the portion of the Knightsbridge Gate site condominium that is located in the OS-2 zoning district. It excludes their clubhouse and pool. This 74.5 acre property is located at the Southeast corner of Twelve Mile and Napier Roads.

This property is subject to a Consent Judgment between Paragon Properties and the City of Novi permitting single family residential development at 4.8 dwelling units per acre for a total 348 homes once all of the lots are built out.

The surrounding land uses include land to the east used for Knightsbridge Gate residential club house and vacant land. To the south is vacant land and Old Dutch Farms Mobile home Park. To the west is a gravel extraction facility, Cadillac Asphalt, single family homes and a light industrial warehouse building in Lyon Township. To the North is a Catholic high school for girls (under construction) and vacant property in City of Wixom.

The property carries a Master Plan future land use designation of single family as are the properties to the east. To the south the properties are designated Mobile Home Park and to the west the properties are designated Rural Residential and light industrial research office and To the north the properties are designated industrial research office.

Planner Spencer continued, the property in the petition is currently zoned OS-2, Planned Office Service. The properties to the east are zoned Residential Acreage (RA) and One-Family Residential (R-1). To the South the properties are zoned One-Family Residential (R-1). To the West, the properties are zoned Residential Agricultural. To the North the properties are zoned Industrial Research Office (IRO).

The recently adopted amended Master Plan for Land Use divided the previously designated "Office" future land use areas into three new office use areas, "Community Office" to coincide with areas zoned OS-1, Office Service District, "Office Commercial" to coincide with areas zoned OSC, Office Service Commercial District, and "Office, Research, Development and Technology" to coincide with areas zoned OST, Planned Office Service Technology District.

Since only one area of the City is currently in the OS-2, Planned Office Service District, Knightsbridge Gate, and the property is subject to a Consent Judgment permitting single family residential development, the elimination of the OS-2 District was contemplated during the Master Plan review process and a use designation to match the OS-2 District was not proposed in the Master Plan.

As the first step in eliminating the OS-2 district from the Zoning Ordinance, Planning Staff recommends rezoning the Knightsbridge Gate development to R-4, One-Family Residential to match the use permitted in the Judgment and the Master Plan for Land Use. This City of Novi petitioned rezoning will not change the terms of the Judgment and which will still control the use of the Knightsbridge Gate properties. Rezoning the property to R-4 will also reduce the number of inquires the City receives regarding the approved use of the Knightsbridge Gate properties. Appraisers, lending institutions, realtors and potential home owners are often



puzzled by the properties being zoned for office uses when the properties are homes or residential lots.

The subject property is developed with the Knightsbridge Gate site condominium and the Planning Staff is not aware of any issues regarding compatibility with the surrounding uses.

The current OS-2 District is intended to be primarily for various types of office uses and the proposed R-4 District is intended to for medium density medium size lot single-family dwellings.

The petition area is adequately served by utilities. Although the area in the petition includes some regulated wetlands and woodlands, all woodland and wetland issues were addressed with the approval of the Knightsbridge Gate development.

Late last year the Planning Staff contacted the four major owners of lots in the development including the home owners association. Staff received no negative responses. At this time, the Planning Department recommends positive consideration of the petition to rezone the subject property from OS-2 to R-4 for the following reasons:

- As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010;
- The use of the property is regulated by the Paragon Properties verses the City of Novi consent judgment;
- The proposed R-4 District is in harmony the single family residential uses permitted in the above Consent Judgment that permits single family homes and the Knightsbridge Gate site condominium development;
- Rezoning the property does not change any of the terms of the above consent judgment; and
- Adequate infrastructure exists to support the proposed single family homes.

Planner Spencer continued by indicating that the Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the property to R-4, One-Family Residential (*STAFF RECOMMENDATION*).
2. Recommend denial of the request, with the zoning of the property remaining OS-2, Planned Office Service.
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Chair Pehrson opened the public hearing and asked if anyone in the audience had any comments to please step forward.

Mrs. Graetz came forward and stated that she hoped the Commission would approve the rezoning and wanted to make sure that the wetlands remain untouched.

Mr. Bruce Joseph came forward and stated that he believes that the community approves of the rezoning to R-4. It is restrictive and the setbacks are consistent in the distance between the homes. It would be difficult to rezone it to another district given that most of the homes are 10 to 12 feet apart. R-4, in the homeowner's opinion, is consistent with the way the site has been developed.

Chair Pehrson, seeing no one else in the audience wishing to speak, asked if there is any correspondence.

Member Greco said, other than those speaking tonight, there is one letter received by the City on March 29, 2011 from Mr. Matt St. Charles, 27458 Cromwell. The letter approves of the zoning map amendment that is before the Commission today.

Chair Pehrson closed the public hearing turned it over to the Planning Commission for consideration.

Member Gutman complimented the staff on the presentation and said that everything seems to be in order.

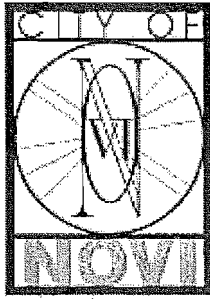
Motion made by Member Gutman, seconded by Member Baratta.

**ROLL CALL VOTE ON RECOMMENDATION OF APPROVAL OF ZONING MAP AMENDMENT 18.697, MOTION MADE BY MEMBER GUTMAN, SECONDED BY MEMBER BARATTA.**

**In the matter of Zoning Map Amendment 18.697, City of Novi, motion to recommend approval to City Council to rezone the subject property from OS-2, Planned Office Service District to R-4, One-Family Residential, for the following reasons: 1) As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010; 2) The use of the property is regulated by the Paragon Properties verses the City of Novi consent judgment; 3) The proposed R-4 District is in harmony the single family residential uses permitted in the above Consent Judgment that permits single family homes and the Knightsbridge Gate site condominium development; 4) Rezoning the property does not change any of the terms of the above consent judgment; and 5) Adequate infrastructure exists to support the proposed single family homes. *Motion carried 8-0.***



## PLANNING REVIEW



cityofnovi.org

## PLAN REVIEW CENTER REPORT

March 31, 2011

Planning Review

**KNIGHTSBRIDGE GATE CITY INITIATED**

**Rezoning 18.697**

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### Petitioner

City of Novi

### Review Type

Rezoning request from OS-2, Planned Office Service District to R-4, One-Family Residential District.

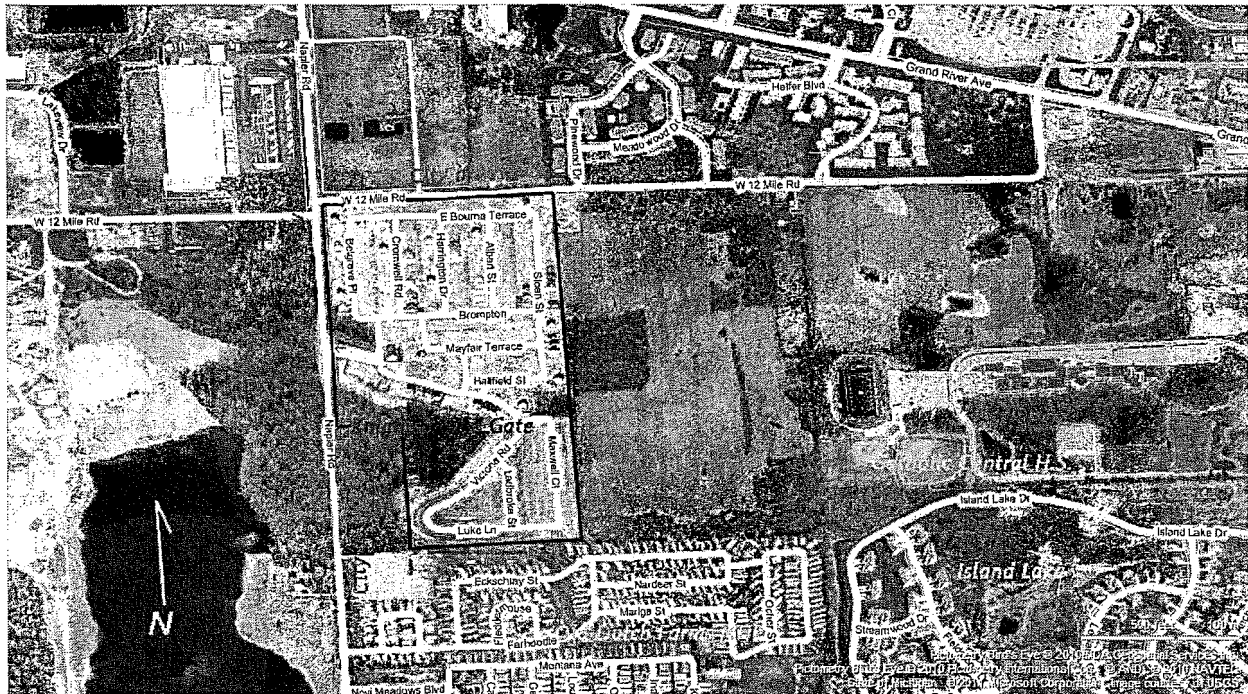
### Property Characteristics

- Site Location: Southeast corner of Twelve Mile and Napier Roads
- Site Size: 74.5 acres
- Surrounding Zoning: East: Residential Acreage (RA) and One-Family Residential (R-1); South: One-Family Residential (R-1); West: Residential Agricultural (R-1.0) in Lyon Township; North: Industrial Research Office (IRO) in the City of Wixom.
- Current Site Use: Developed residential site condominium (Knightsbridge Gate).
- Surrounding Land Uses: East: Knightsbridge Gate residential club house and vacant land; South: vacant land and Old Dutch Farms Mobile home Park; West: gravel extraction, single family homes and light industrial in Lyon Township; and North: Catholic girls high school (under construction) and vacant property in City of Wixom.
- School District: South Lyon Community Schools

### Project Summary

The recently adopted amended Master Plan for Land Use divided the previously designated "Office" future land use areas into three new office use areas, "Community Office" to coincide with areas zoned OS-1, Office Service District, "Office Commercial" to coincide with areas zoned OSC, Office Service Commercial District, and "Office, Research, Development and Technology" to coincide with areas zoned OST, Planned Office Service Technology District. Only one area of the City is currently in the OS-2, Planned Office Service District and this area is the Knightsbridge Gate single-family residential development. This property is subject to a Consent Judgment between Paragon Properties and the City of Novi permitting single family residential development at 4.8 dwelling units per acre. Due to these facts, the elimination of the





**Knightsbridge Gate**

OS-2 District was contemplated during the Master Plan review process and a use designation to match the OS-2 District was not proposed in the Master Plan. As the first step in eliminating the OS-2 district from the Zoning Ordinance, the Planning Staff recommends rezoning the Knightsbridge Gate development to R-4, One-Family Residential to match the use permitted in the Judgment and the Master Plan for Land Use. Rezoning will not change the terms of the Judgment and it will still control the use of the Knightsbridge Gate properties.

Rezoning the property to R-4 will also reduce the number of inquiries the City receives regarding the approved use of the Knightsbridge Gate properties. Appraisers, lending institutions, realtors and potential home owners are often puzzled by the properties being zoned for office uses when the properties are homes or residential lots.

### **Recommendation**

The Planning Department **recommends positive consideration** of the petition to rezone the subject property from OS-2 to R-4 for the following reasons:

- As the highest density one-family residential district, the proposed R-4 District is consistent with the single family residential use designation in the Master Plan for Land Use 2010;
- The use of the property is regulated by the Paragon Properties versus the City of Novi consent judgment;
- The proposed R-4 District is in harmony the single family residential uses permitted in the above Consent Judgment that permits single family homes and the Knightsbridge Gate site condominium development;

- Rezoning the property does not change any of the terms of the above consent judgment; and
- Adequate infrastructure exists to support the proposed single family homes.

### **Planning Commission Options**

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

1. Recommend rezoning of the property to R-4, One-Family Residential (**STAFF RECOMMENDATION**).
2. Recommend denial of the request, with the zoning of the property remaining OS-2, Planned Office Service.
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

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

The existing Master Plan for Land Use currently designates the property for single family residential uses with a maximum density of 4.8 dwelling units per acre. A rezoning of the property to R-4 would be consistent with the master plan's land use designation but permit a lower density than the maximum density depicted in the Master Plan. Staff considered asking for a rezoning to RT, Two-Family Residential, since this district permits up to 4.8 dwelling units per acre. This would not be consistent with the one-family development of the property. Therefore, the Planning Staff decided to recommend R-4 since to be consistent with the one-family use.

### **Zoning**

The following table summarizes the zoning and land use status for the property in the petition and the surrounding properties.



**Existing Zoning, Existing Land Use and Future Land Use  
 For Subject Property and Adjacent Properties**

|                                  | <b>Existing Zoning</b>  | <b>Existing Land Use</b>  | <b>Master Plan Future Land Use Designation</b>             |
|----------------------------------|---|---|--|
| Subject Site                     | OS-2, Planned Office Service  | Knightsbridge Gate site condominium for single family homes                 | Single Family Residential                                  |
| Northern Parcel (City of Wixom)  | IRO, Industrial, Research, Office and RC-1, Multiple Family Residential | Catholic Girls High School under construction & Multiple-Family Residential | Industrial/Research/Office and Multiple-Family Residential |
| Southern Parcel                  | R1, One-Family Residential  | Old Dutch Farms Mobile Home Park  | Mobile Home Park   |
| Eastern Parcels                  | RA, Residential Acreage and R-1, One-Family Residential                 | vacant  | Single Family Residential                                  |
| Western Parcels in Lyon Township | I-1, Light Industrial and R1.0 Residential Agricultural                 | Gravel pit and light industrial   | Rural Residential and Light Industrial/Research/Office     |

Compatibility with Surrounding Land Use

The subject property is developed with the Knightsbridge Gate site condominium. The surrounding land uses are shown on the above chart. The compatibility of the R-4, One-Family Residential zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

The property to the **north** of the subject property is located in the City of Wixom and it is developed with multiple-family dwellings and a Catholic girl's high School is under construction.

The property to the **west** of the subject property is in Lyon Township and is developed with single-family residential dwellings, a light industrial building and a gravel extraction site that includes a large lake.

The property to the **south** of the subject property is developed as a mobile home park (Old Dutch Farms) and vacant land.

The property to the **east** of the subject property is vacant land.

Comparison of Zoning Districts

The following chart compares the permitted uses and bulk requirements of the property's current RA zoning and the proposed RM-1 zoning. A comparison of the OS-2 district was provided as an alternative since a nursing home is also a permitted use in this district.

|                          | <b>OS-2</b>   | <b>R-4</b>   |
|--------------------------|---|--|
| Principal Permitted Uses | <ol style="list-style-type: none"> <li>1. Office buildings</li> <li>2. Medical offices</li> <li>3. Facilities for human care i.e. sanitariums, hospitals, <u>convalescent homes</u> &amp; assisted living facilities</li> <li>4. Off street parking lots</li> <li>5. Public parks and outdoor recreation</li> </ol> | <ol style="list-style-type: none"> <li>1. One-Family detached dwellings.</li> <li>2. Farms and greenhouses Publicly owned and operated parks and outdoor recreational facilities.</li> <li>3. Cemeteries.</li> <li>4. Home occupations</li> <li>5. Accessory buildings and uses,.</li> <li>6. The keeping of horses and ponies</li> <li>7. Family Day Care Homes</li> </ol>  |
| Special Land Uses        | <ol style="list-style-type: none"> <li>1. Accessory retail &amp; service uses in same building as permitted use</li> <li>2. Sit down restaurants</li> <li>3. Public owned buildings</li> <li>4. Banks</li> <li>5. indoor recreation</li> <li>6. Day care centers</li> </ol>   | <ol style="list-style-type: none"> <li>1. Churches</li> <li>2. Public, parochial and private elementary intermediate or secondary schools</li> <li>3. Utility and public service buildings and uses</li> <li>4. Group day care homes, day care centers and adult day care centers</li> <li>5. Private noncommercial recreational areas, institutional or community recreation centers, and nonprofit swimming pool clubs</li> <li>6. Golf courses</li> <li>7. Colleges, universities and other such institutions of higher learning, public and private</li> <li>8. Private pools</li> <li>9. Mortuary establishments</li> <li>10. Bed and breakfasts</li> </ol> |

|                           | <b>OS-2</b>   | <b>R-4</b>  |
|---------------------------|---|---|
| Minimum Lot Size          | None  | 10,000 square feet  |
| Maximum Building Height   | 42 feet three stories                               | 35 feet 2 ½ stories   |
| Minimum Building Setbacks | Front – 50 feet<br>Side – 50 feet<br>Rear – 50 feet | Front - 30 feet<br>Side - 10 feet minimum 25 feet total<br>Rear – 35 feet |

Intent of Zoning Districts

The current OS-2 District is intended to be primarily for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. The R-4 District is intended to be medium density medium size lot single-family dwellings.

Infrastructure Concerns

The area is adequately served by utilities to serve the Knightsbridge Gate development. See the City Engineer's review for details.

Natural Features

Although the area in the petition includes some regulated wetlands and woodlands, all woodland and wetland issues were addressed with the approval of the Knightsbridge Gate development.

Please contact Mark Spencer at (248) 735-5607 or [mspencer@cityofnovi.org](mailto:mspencer@cityofnovi.org) with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner



# ENGINEERING REVIEW

## MEMORANDUM



**TO:** BARB MCBETH, AICP; DEPUTY DIR. COMM. DEV.

**FROM:** BRIAN COBURN, P.E.; ENGINEERING MANAGER *BTL*

**SUBJECT:** REVIEW OF REZONING IMPACT ON PUBLIC UTILITIES  
REZONING 18.697 CITY INITIATED REZONING

**DATE:** MARCH 30, 2011

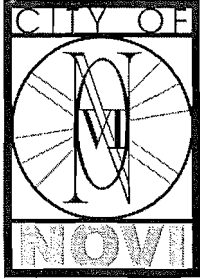
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The Engineering Division has reviewed the City initiated rezoning request for the properties located at the southeast corner of Napier Road and 12 Mile Road containing the Knightsbridge Gate development. The City desires to rezone all 74.5 acres of the site from OS-2 to R-4.

The rezoning of these properties to R-4 would match the density that is approved and under construction for the Knightsbridge Gate development. Therefore, there would be no additional demand or impact to the water or sanitary sewer systems.

**PLANNING COMMISSION MINUTES**  
**March 9, 2011**





cityofnovi.org

# PLANNING COMMISSION MINUTES

Approved

EXCERPTS

CITY OF NOVI

Regular Meeting

**Wednesday, March 9, 2011 | 7 PM**

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

**Present:** Member Greco, Chairperson Gutman, Member Larson, Member Lynch, Member Meyer

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Kristin Kolb, City Attorney; Kristen Kapelanski, Planner

**Absent:** Member Baratta, Member Cassis, Member Pehrson, Member Prince (all excused)

## MATTERS FOR CONSIDERATION

1. **SET A PUBLIC HEARING FOR APRIL 13, 2011 FOR ZONING MAP AMENDMENT 18.697, A CITY-INITIATED REZONING OF THE KNIGHTSBRIDGE GATE CONDOMINIUM PROPERTIES LOCATED IN SECTION 18, SOUTH OF TWELVE MILE ROAD AND EAST OF NAPIER ROAD, FROM OS-2 PLANNED OFFICE SERVICE DISTRICT TO R-4 ONE-FAMILY RESIDENTIAL DISTRICT.**

Member Lynch asked whether the Knightsbridge Gate property was already zoned residential and what properties would be rezoned from OS-2.

Planner Kapelanski stated that the only property zoned OS-2 in the City is the Knightsbridge Gate property. The proposal is to rezone the land to be consistent with the R-4 density.

Member Lynch asked about the Consent Judgment covering the property.

City Attorney Kolb answered the Consent Judgment does not change the zoning of the property. The Consent Judgment just dictates what uses are permitted.

Planner Kapelanski stated that the density that is allowed in the Consent Judgment is consistent with the density allowed in R-4.

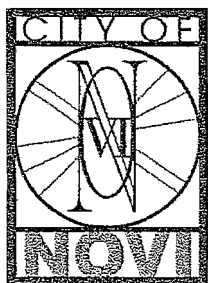
Motion made by Member Meyer and seconded by Member Larson:

**ROLL CALL VOTE ON MOTION TO SET A PUBLIC HEARING FOR ZONING MAP AMENDMENT 18.697 MADE BY MEMBER MEYER AND SECONDED BY MEMBER LARSON:**

**Motion to set a public hearing for Zoning Map Amendment 18.697 for April 13, 2011. Motion carried 5-0.**

**REQUEST FOR COMMENTS**

**Letters  
Responses**



December 16, 2010

Knightsbridge Gate Association  
1100 Victors Way, Ste. 50  
Ann Arbor, MI 48108

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

Terry K. Margolis

Andrew Mutch

Dave Staudt

Wayne Wrobel

City Manager  
Clay J. Pearson

City Clerk  
Maryanne Cornelius

Dear Association President:

The City of Novi is considering rezoning all of the properties in Knightsbridge Gate to the R-4, One-Family Residential District from the current OS-2, Planned Office Service District. Placing the development in a new zoning district will not affect or change any of the approvals or stipulations granted to the Knightsbridge Gate development. As you are aware, the development of the Knightsbridge Gate property is regulated by the 2004 consent judgment between Paragon Properties and the City of Novi. The City's attorney has reviewed the terms of the judgment and determined that the judgment does not prohibit the rezoning of the property and that rezoning the property would not change any of the terms of the judgment.

Knightsbridge Gate is the only property in the City that is located in the OS-2 district. In order to streamline the Zoning Ordinance the City is considering eliminating this district. The R-4 district proposed for the Knightsbridge Gate properties is the City's most intense single family zoning district and the closest match to the approved development found in the Zoning Ordinance. Placing the development in a residential zoning district could also reduce the number of zoning questions that the City or the property owners receive about the zoning of properties in the development.

At this time we would like you to provide us with your comments on the proposed change. Please let us know by January 14, 2011 if you have any concerns regarding this proposed zoning district change.

Thanks in advance for your help on this matter. If you have any questions on this matter, please feel free to contact me at 248.735.5607 or [m Spencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org).

Sincerely,

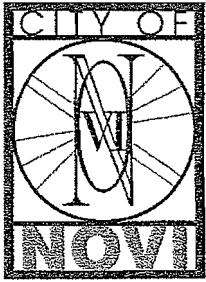
Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development





December 16, 2010

Winnick-Knightsbridge Gate, LLC  
121 West Long Lake Rd., 3<sup>rd</sup> floor  
Bloomfield Hills, MI 48304

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

Terry K. Margolis

Andrew Mutch

Dave Staudt

Wayne Wrobel

City Manager  
Clay J. Pearson

City Clerk  
Maryanne Cornelius

Dear Property Manager:

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Sincerely,

Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

Grand Sakwa-Jacobson Novi, LLC  
28470 13 Mile Rd., Ste. 220  
Farmington Hills, MI 48334

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

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Mark Spencer, AICP  
Planner

City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375  
248.347.0460  
248.347.0577 fax

[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

Hunter-Pasteur Homes, LLC  
32255 Northwestern Hwy., ste. 180  
Farmington Hills, MI 48334

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
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City Manager  
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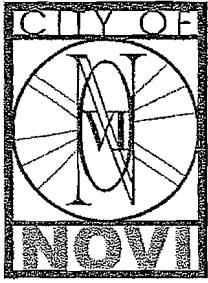
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CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



December 16, 2010

S. E. Michigan Land Holding, L.L.C.  
Knightsbridge Gate Property Manager  
12955 23 Mile Rd.  
Shelby Township, MI 48315

RE: Rezoning of Knightsbridge Gate properties

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Bob Gatt

Justin Fischer

Terry K. Margolis

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Mark Spencer, AICP  
Planner

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[cityofnovi.org](http://cityofnovi.org)

CC: Barbara McBeth, Deputy Director Community Development  
Charles Boulard, Director Community Development



**Spencer, Mark**

---

**From:** Spencer, Mark  
**Sent:** Thursday, January 13, 2011 10:15 AM  
**To:** 'David Gans'  
**Subject:** RE: Knightsbridge Gate

David:

Thanks for your reply regarding the proposed rezoning of Knightsbridge Gate to R-4, one-family residential. Regarding a change in SEV, the City Assessor has stated that it is very unlikely that a rezoning would increase the selling price of any of the homes, therefore, it would be very unlikely to effect the SEV. Regarding the terms of the Consent Judgment, our City Attorney has stated that the change would not change any of the terms of the Judgment. Please let me know if you have any additional questions.

Mark Spencer, AICP, Planner  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375  
248-735-5607

---

**From:** David Gans [mailto:dgans@winnickhomes.com]  
**Sent:** Monday, December 20, 2010 2:59 PM  
**To:** Spencer, Mark  
**Subject:** Knightsbridge Gate

I am in receipt of your letter dated Dec. 16, 2010 regarding the proposed re-zoning of Knightsbridge Gate from OS-2 to R-4. so long as the rezoning will not impact any SEV's as well as the that the consent judgment will still control the development of the subject property.

David A. Gans  
121 West Long Lake road  
Third Floor  
Bloomfield Hills, Michigan 48304

Office: 1 248 593 9820  
Fax: 1 248 593 9821

## Spencer, Mark

---

**From:** Spencer, Mark  
**Sent:** Wednesday, January 12, 2011 3:52 PM  
**To:** 'Linda Martin'  
**Subject:** RE: Knightsbridge Gate - Rezoning

Linda:

Thanks for your response. I confirmed with the City's Assessor that proposed zoning change will have no affect on the assessed value of the homes. Please let me know if you have any other questions. I look forward to your Board's support on this matter.

Mark Spencer, AICP, Planner  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375  
248-735-5607

---

**From:** Linda Martin [mailto:lmartin@kramertriad.com]  
**Sent:** Monday, January 03, 2011 12:16 PM  
**To:** Spencer, Mark  
**Subject:** Knightsbridge Gate - Rezoning

Mark,

I am the Community Association Manager for the Knightsbridge Gate Association at 12 Mile/Napier. We received the attached letter form you regarding rezoning the homes in Knightsbridge Gate from OS-2 (Planned Office Service) to R-4 (One-family Residential).

The Board would like to know what affect this will this have on tax Assessments?

Please advise.

Thank you!

Linda Martin, CMCA, AMS  
Community Association Manager

**Kramer-Triad Management Group, L.L.C., AAMC**  
[www.kramertriad.com](http://www.kramertriad.com)

[www.associaadvantage.com](http://www.associaadvantage.com)

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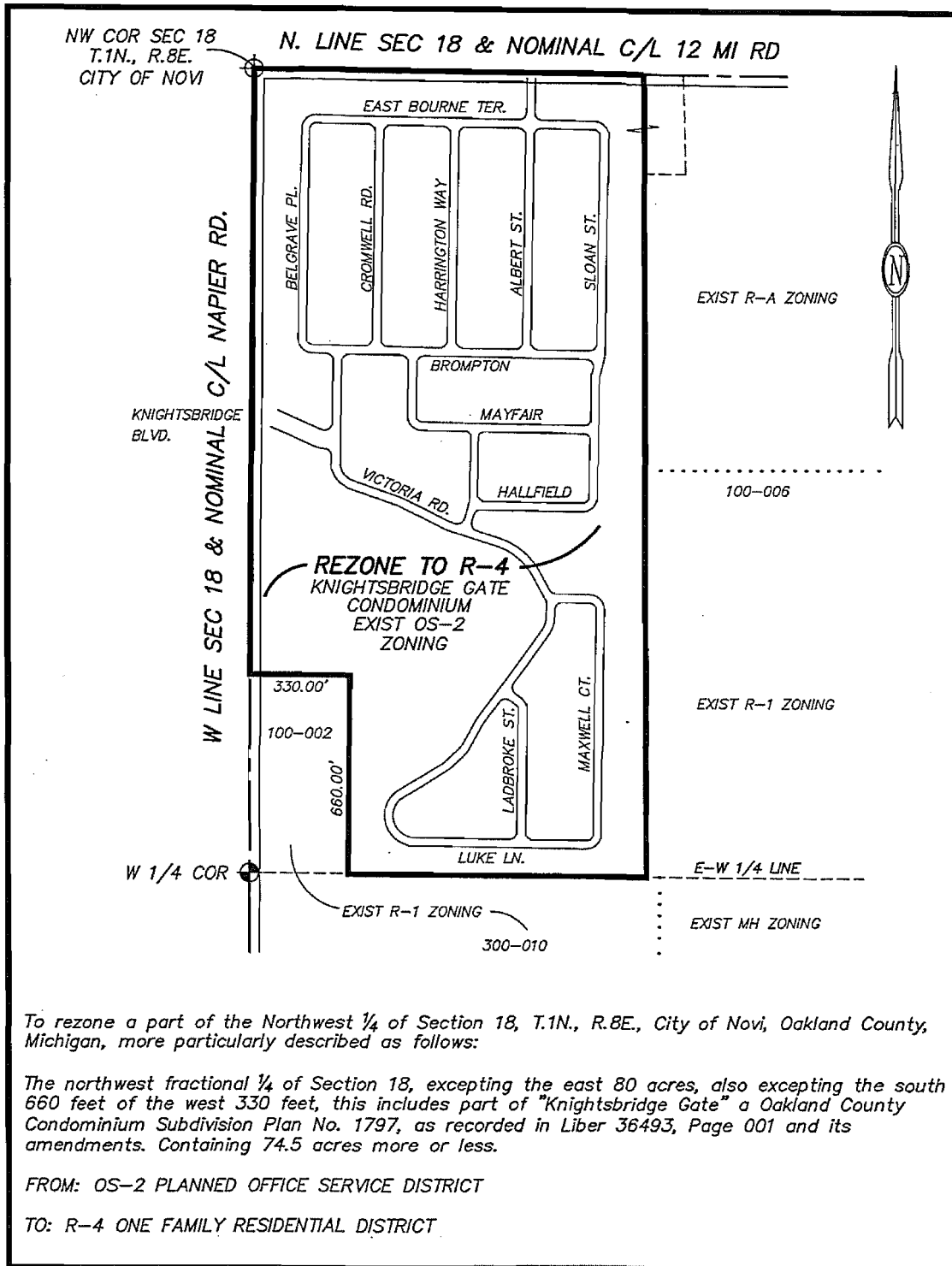
40000 Grand River Ave., Suite 100  
Novi, MI 48375  
Phone (248) 888-4700  
Fax (248) 888-4721

**Associa - The Leader in Community Association Management**

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04/06/2011

# PROPERTY SURVEY



To rezone a part of the Northwest 1/4 of Section 18, T.1N., R.8E., City of Novi, Oakland County, Michigan, more particularly described as follows:

The northwest fractional 1/4 of Section 18, excepting the east 80 acres, also excepting the south 660 feet of the west 330 feet, this includes part of "Knightsbridge Gate" a Oakland County Condominium Subdivision Plan No. 1797, as recorded in Liber 36493, Page 001 and its amendments. Containing 74.5 acres more or less.

FROM: OS-2 PLANNED OFFICE SERVICE DISTRICT

TO: R-4 ONE FAMILY RESIDENTIAL DISTRICT