


I. **Historical Review of Planning in the I-96Novi Road [Study] Area,  
Mark Spencer**



## MEMORANDUM

TO: Master Plan & Zoning Committee Members

FROM: Mark Spencer, AICP, Planner 

DATE: June 8, 2007

SUBJECT: Historical Review of Planning in the City of Novi Regarding the I-96/Novi Road Area

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This memo will present a brief discussion of the City of Novi planning efforts regarding the I-96/Novi Road Area. The memo also includes a brief chronology of City's Master Plans.

### **Master Plan History**

The Village of Novi with the assistance of the firm of Waring & Johnson, developed a land use Master Plan in 1967, two years before the City incorporated. The first City of Novi Master Plan for Land Use was completed in 1980 by Vilican-Lehman & Associates. The next update occurred in 1988 and it was prepared with the assistance of Brandon M. Rogers & Associates, P.C. and Barton-Achman Associates, Inc. The Plan was amended in 1990 with help from Brandon Rogers. The Plan was again updated in 1993. This update was produced by Brandon Rogers with the assistance of Birchler Arroyo Associates, Inc. The Plan was next revised in 1999. This plan titled the Novi 2020 Master Plan for Land Use was prepared with assistance from Birchler Arroyo. The last update to the Plan was prepared by the City's planning staff and it was adopted in 2004. All of these plans were produced with the assistance of the City's Planning Commission, consulting engineers, consulting environmental specialist and City of Novi citizens. Attached are portions of the above mentioned Master Plans relating to the following discussion.

### **I-96 Novi Road Area**

In order to simplify the discussion of this area, this memo will refer to four areas associated with the intersection of I-96 and Novi Road (see attached I-96 & Novi Road Planning Area Location Map). The Northwest area's boundaries are Twelve Mile Road, Novi Road, I-96 and Cabaret Drive. The Northeast area's boundaries are Twelve Mile Road, Novi Road, I-96 and a line parallel with the east boundary of Twelve Oaks Mall. The Southeast boundaries are Grand River Avenue, Novi Road, I-96 and a north-south line that touches the eastern extent of Crescent Drive. The Southwest area's boundaries are Grand River Avenue, I-96, and Novi Road. The area extends to about 1,300 feet west of the CSX Railroad and includes the Delwal Corp. property.

## **Northeast Area**

### **1967**

In 1967 the Master Plan's Commercial Plan map depicted a *regional center* node at the location of the Twelve Oaks Mall. It also included a neighborhood shopping node at the corner of Twelve Mile Road and Novi Road. The General Development Plan map, included with the Plan, showed a core *regional center* area with about a ¼ mile wide strip of high density residential (*residential R-2A, R-3 & R-4*) along the south side of Twelve Mile Road and a smaller width strip of the same designation along the east side of this area. In the mid 1970s Twelve Oaks Mall was constructed.

### **1980**

The 1980 Master Plan's Commercial Areas Plan map depicted most of the area for *center commercial* uses. The outlots adjacent to Twelve Mile Road and Novi Road were depicted for *non-center commercial* uses. It also called for the use of a *planned development option* on these outlots.

### **1988, 1990 & 1993**

These designations remained the same in the 1988, 1990 and 1993 plans.

### **1999**

The designation for the entire Northeast area changed to *regional commercial* in the 1999 plan.

### **2004**

In the 2004 plan, the mall area and the west and south outlots remained *regional commercial* and the north outlots were designated for *commercial planned development (PD-2)*. This designation reflects areas where the planned development option (*PD-2*) of the Zoning Ordinance can be used. It permits mixed uses including residential and offices, conference centers and other non-retail uses in the RC, Regional Center zoning district.

## **Southeast Area**

### **1967**

In the 1967 Master Plan's Commercial Plan map, a *civic and business center* node was placed at the intersection of Novi Road and Grand River Avenue. The Plan's General Development map depicts the eastern half of the area for high density residential (*residential R-2A, R-3 & R-4*) and the western half that is adjacent to Novi Road was depicted for *civic and business center* with the exception of a small area around the township hall site that was designated for *municipal center*.

### **1980**

The 1980 Master Plan's Commercial Areas Plan and Novi-Grand River Development Plan maps depicted this area with a potential ring road, *non-center commercial* area adjacent to Novi Road and I-96 and *center commercial* from Grand River Ave. to the proposed ring road except for a small pocket of *office* at the intersection of the ring road and Grand River. East of the ring road, one parcel of *non-center commercial* is depicted adjacent to Grand River and the balance of the area is designated for *office* uses.

### **1988, 1990 & 1993**

In the 1988 Plan, the entire area is designated for *center commercial* except for the area east of Town Center Drive that was designated for *office* uses. The southeast area maintained the same designations in the 1990 Master Plan update and in the 1993 Plan.

### **1999**

In 1999, the Master Plan depicts all of the area west of Town Center Drive for *Town Center Commercial*. This new designation was created to reflect the Town Center zoning district locations and the Town Center Study recommendations to create a "Town Center" area of the City that would be the "center" of the City and an area that would foster a sense of community and place. In this Plan, the office area was continued east of Town Center Drive and north of Eleven Mile Road. The area south of Eleven Mile Road and east of Town Center Drive was designated *Town Center Gateway*, another new designation. This area encourages mixed office, residential and commercial uses in addition to traditional commercial uses.

### **2004**

These designations remained the same for the 2004 Plan.

### **Southwest Area**

#### **1967**

The area west and south of the former Novi Expo site, excluding the former Expo site, was depicted for *manufacturing* in the 1967 Master Plan's Industrial Pattern map. This Plan also included a General Development Plan map that depicted a strip about 500 feet wide adjacent to Novi Road for *civic and business center* uses and the balance of the area west of Novi Road for *industrial* uses. As mentioned above, the 1967 Plan included a *civic and business center* node at the intersection of Grand River Ave. and Novi Road.

#### **1980**

The 1980 Master Plan depicts a proposed ring road from Grand River Ave. to Fonda Drive. In this Plan, the former Expo Center property and the properties due south of this site and west of the proposed ring road were depicted for *light industrial* uses. The remaining western portion of the Southwest Area was planned for *general industrial* uses. The eastern portion of this area continued to be designated for commercial uses. The south 300 feet of land east of the proposed ring road (at the corner of Novi Road and Grand River Ave.) was proposed for *center commercial* uses. The balance of the area east of the ring road and the former Expo Center was depicted for *non-center commercial* uses.

#### **1988 & 1990**

In the 1988 Plan the area was depicted the same except that the *non-center commercial* areas were changed to *center commercial* uses and the general industrial areas were now designated as *heavy industrial*. This area did not experience any proposed uses changes in the 1990 update to the Plan.

#### **1993**

In the 1993 Plan, the location of the proposed ring road was moved west about 300 ft. and the former Expo Center property was master planned for *expo center*. The balance of the area remained the same.

**1999**

In the 1999 Plan, the former Expo Center parcel reverted back to a *light industrial* designation. Also the commercial properties and the two parcels just east of General Filters on Grand River were assigned the new *Town Center Commercial* designation.

**2004**

In 2004, all of the industrial areas were placed in a *downtown west* area designation and the commercial areas remained in a *Town Center Commercial* area.

**Northwest Area****1967**

The 1967 Master Plan's Commercial Plan map included the Twelve Mile Road and Novi Road neighborhood shopping node. The General Development Plan map did not depict any commercial uses in the area. A strip of high density residential (residential R-2A, R-3 & R-4) was depicted adjacent to Novi Road and I-96. The balance of the site was depicted for medium density residential (*residential R-2*).

**1980, 1988, 1990 & 1993**

In the 1980 Plan, the West Oaks I parcel was depicted for *Center Commercial* and the south portion of Fountain Walk, West Oaks II and the area south of West Oaks I was designated for *non-center commercial* with a planned development option. The north portion of Fountain Walk was designated *office* with a planned development option. This area remained had the same designations in the 1988 Plan, the 1990 update and the 1993 Plan.

**1999**

In the 1999 Plan the entire northwest area was designated *regional commercial*.

**2004**

In the 2004 Plan, the West Oaks I and the entire Fountain Walk site remained regional commercial, but the remainder of the area changed to *commercial planned development (PD-2)*.

City Clerk  
File Copy

# MASTER PLAN 1967




NOVI

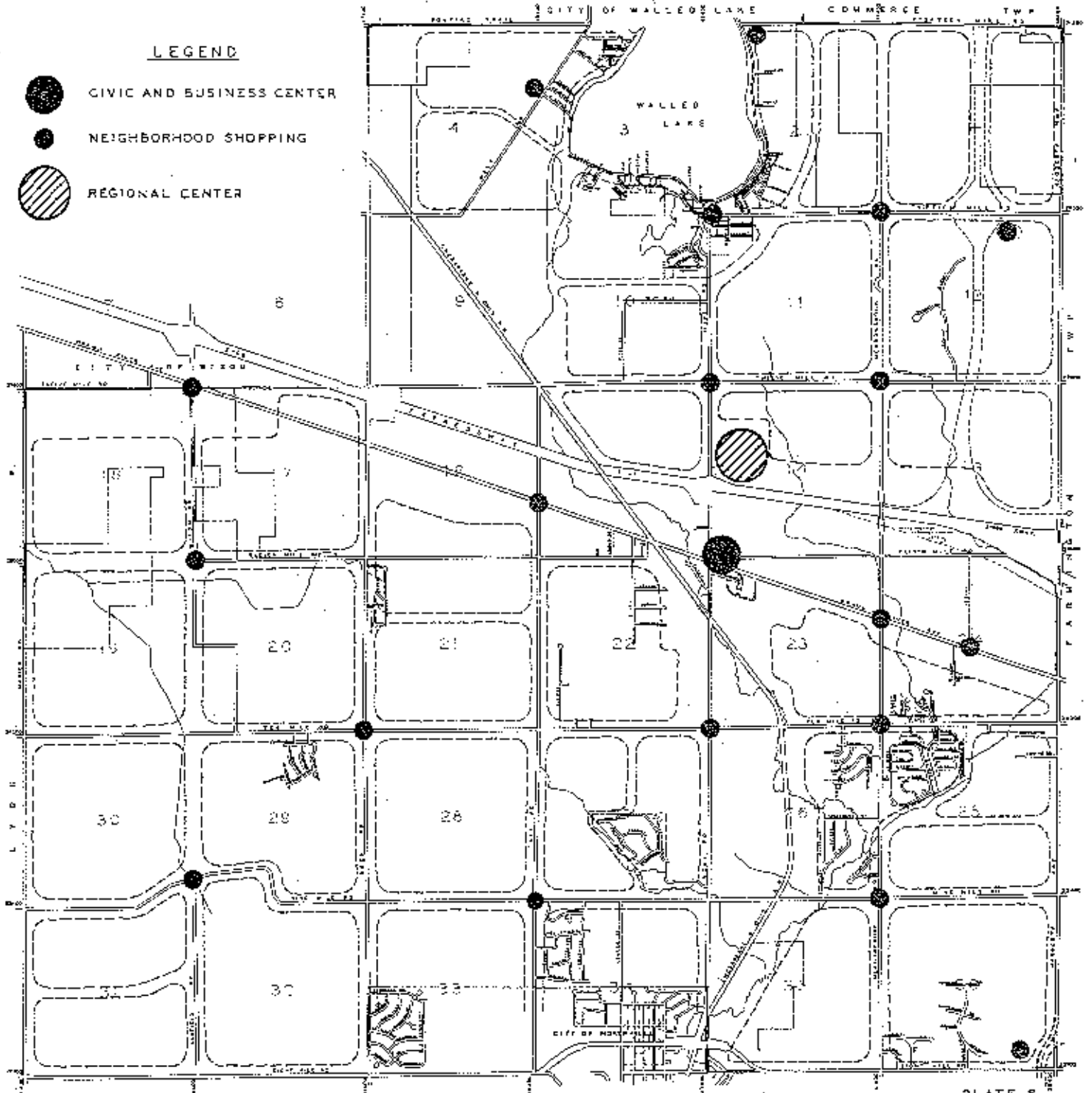
OAKLAND COUNTY, MICHIGAN

# COMMERCIAL PLAN NOVI

  
 COUNTY OF OAKLAND  
 CITY OF NOVI  
 MICHIGAN

## LEGEND

-  CIVIC AND BUSINESS CENTER
-  NEIGHBORHOOD SHOPPING
-  REGIONAL CENTER



APR. 1967

PLATE 8

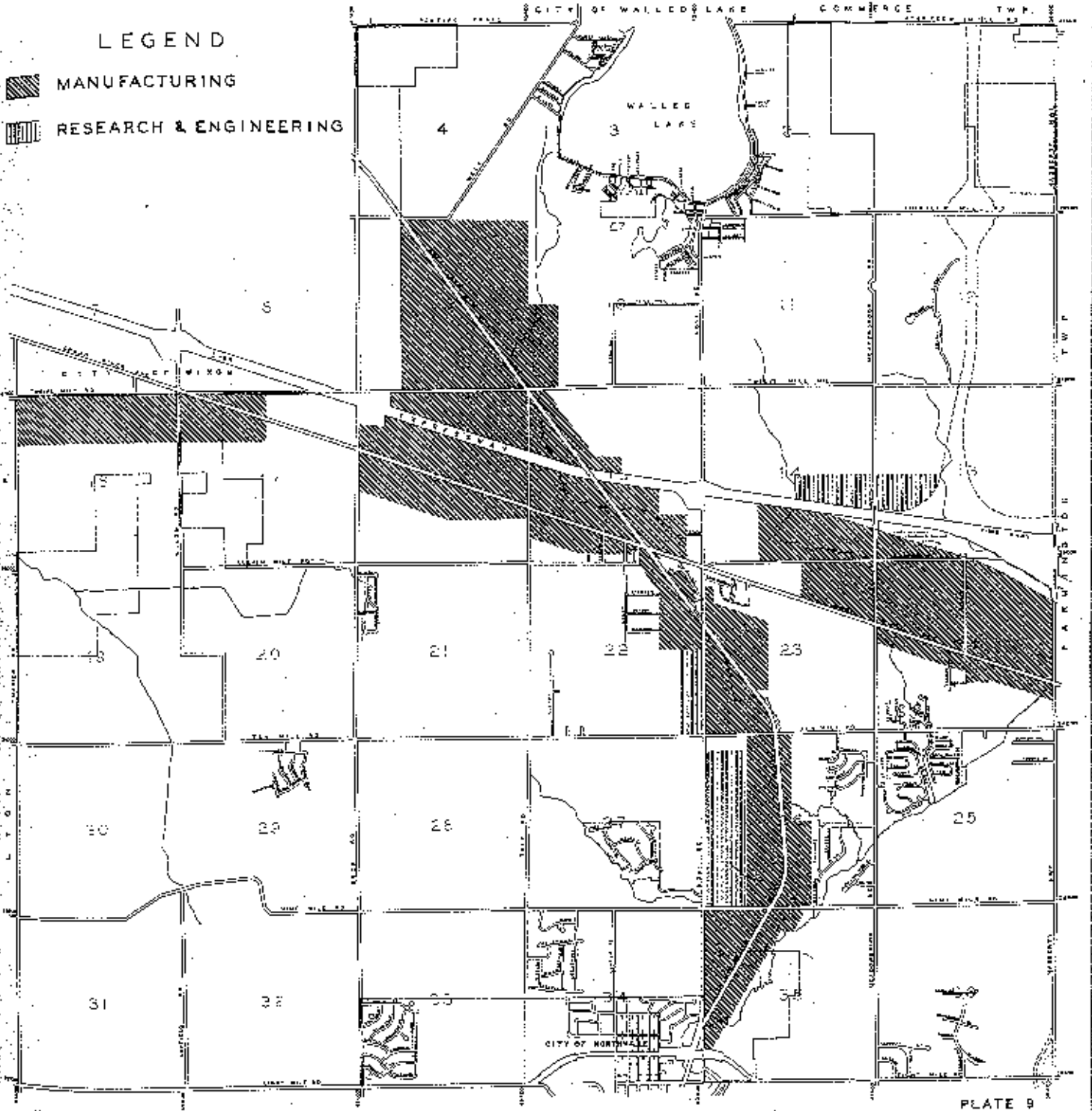
1967

# INDUSTRIAL PATTERN NOVI

COUNTY OF OAKLAND  
OAKLAND COUNTY  
MICHIGAN

## LEGEND

- MANUFACTURING
- RESEARCH & ENGINEERING



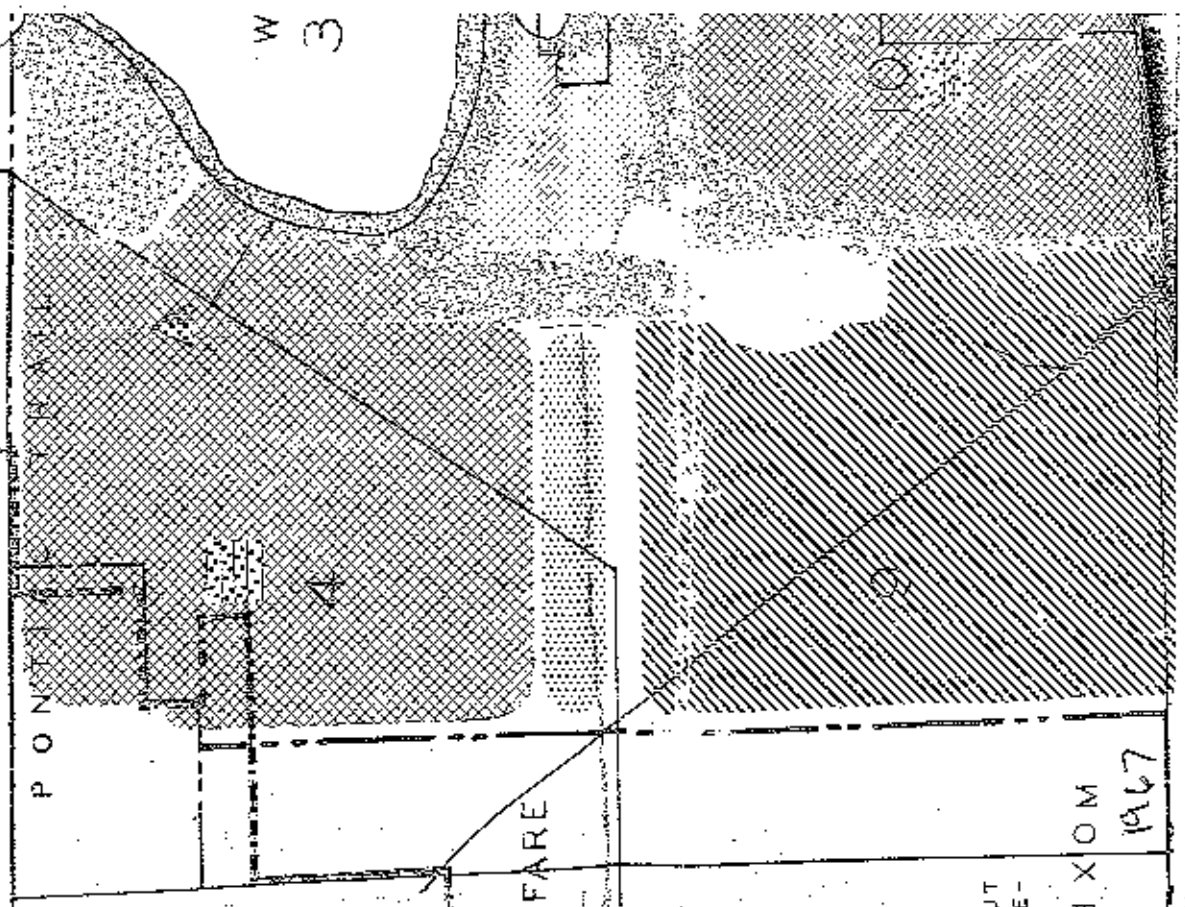
AUG 1967

PLATE 9














1967



# GENERAL DEVELOPMENT PLAN INCORPORATED AREA OF NOVI OAKLAND COUNTY, MICHIGAN

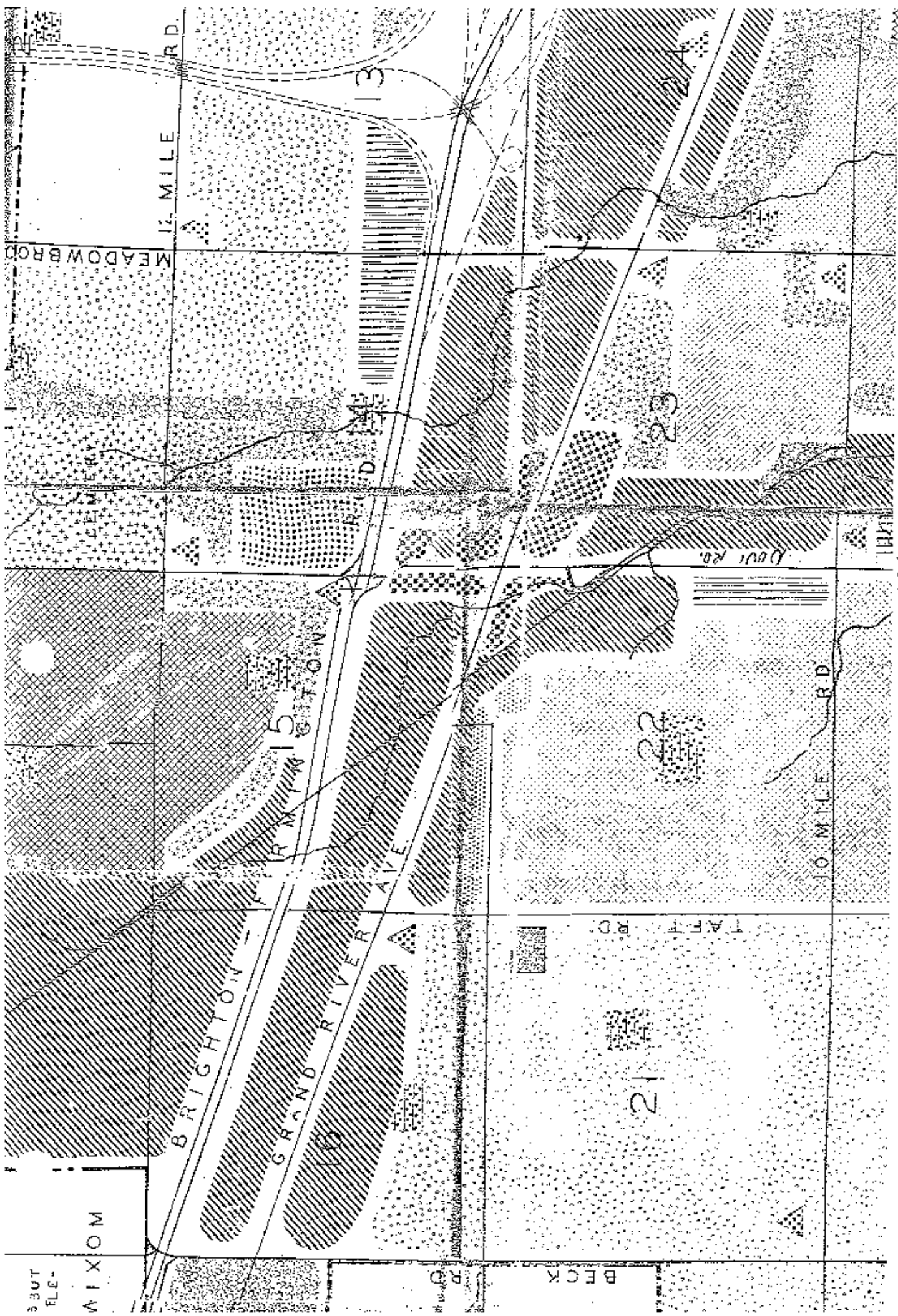


## LEGEND

-  RESIDENTIAL- R-1F & R-1E
-  RESIDENTIAL- R-1H & R-1S
-  RESIDENTIAL- R-1A & R-1
-  RESIDENTIAL- R-2
-  RESIDENTIAL- R-2-A R-3 & R-4
-  CIVIC AND BUSINESS CENTER
-  COMMERCIAL-NEIGHBORHOOD & THOROUGHFARE
-  INDUSTRIAL RESEARCH & ENGINEERING
-  COMMUNITY OPEN SPACE
-  NEIGHBORHOOD OPEN SPACE
-  EXISTING SCHOOLS
-  CEMETERIES REGIONAL CENTER
-  MUNICIPAL CENTER

THESE VARIOUS SYMBOLS DO NOT PIN POINT DEFINITE LOCATIONS BUT INDICATE THE NEED AND GENERAL DISTRIBUTION OF THE VARIOUS ELEMENTS OF THE PLAN.

CITY OF NOVI  
1967



3307  
FILE-

WIXOM

1/2 MILE RD.

MEADOW BROOK

BRIGHTON

GRAND RIVER AVE

10 MILE RD.

15

13

14

10

21

22

23

24

1001 RD.

1001 RD.

10 MILE RD.

1001

1967

BECK

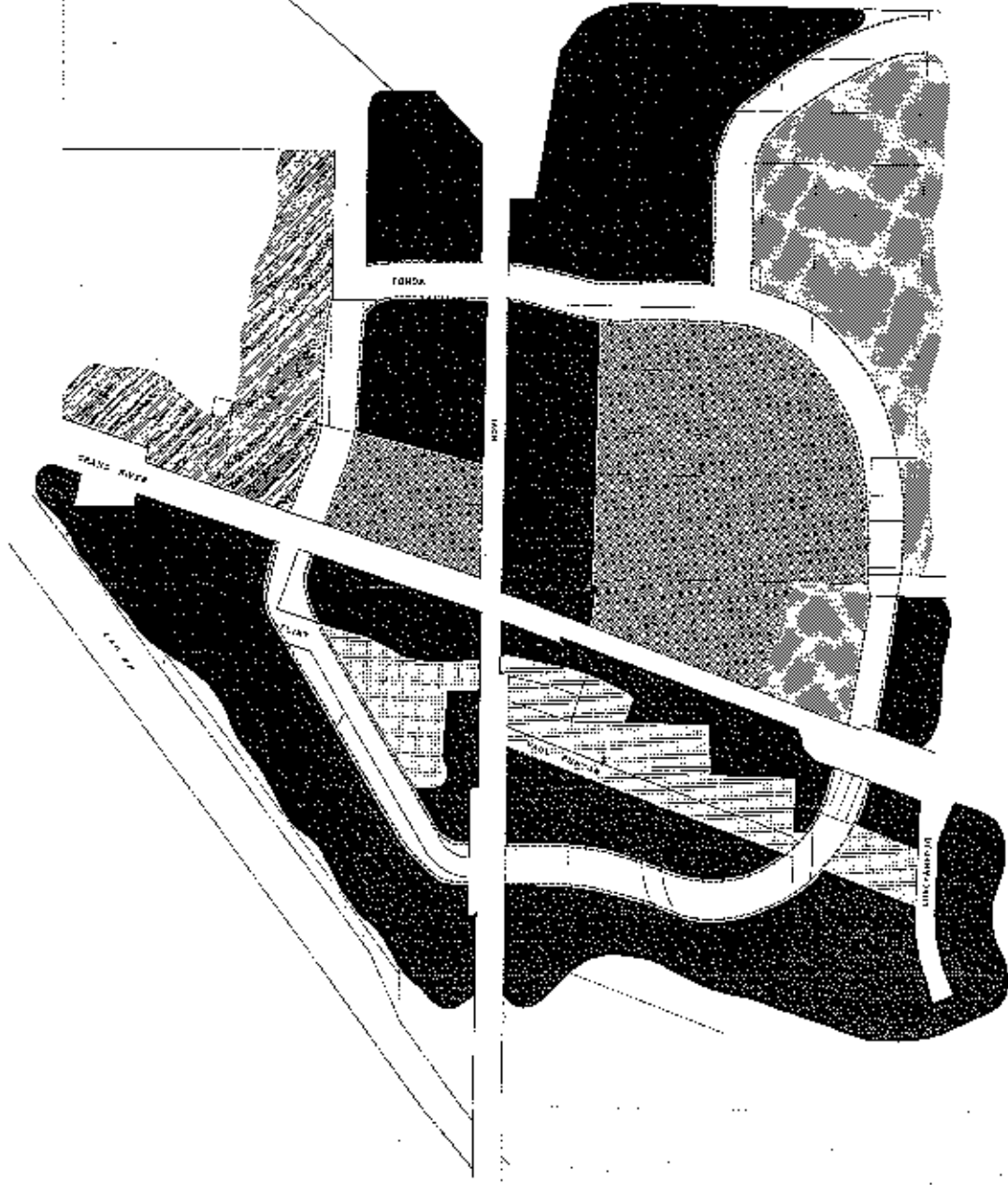
MASTER PLAN FOR LAND USE  
A GUIDE FOR THE LONG-RANGE  
PHYSICAL DEVELOPMENT OF NOVI, MICHIGAN

PREPARED FOR:  
NOVI PLANNING BOARD

PREPARED BY:  
VILICAN-LEMAN & ASSOCIATES, INC.  
COMMUNITY PLANNING CONSULTANTS  
29621 NORTHWESTERN HIGHWAY  
SOUTHFIELD, MICHIGAN 48034

OCTOBER 1980

7-36



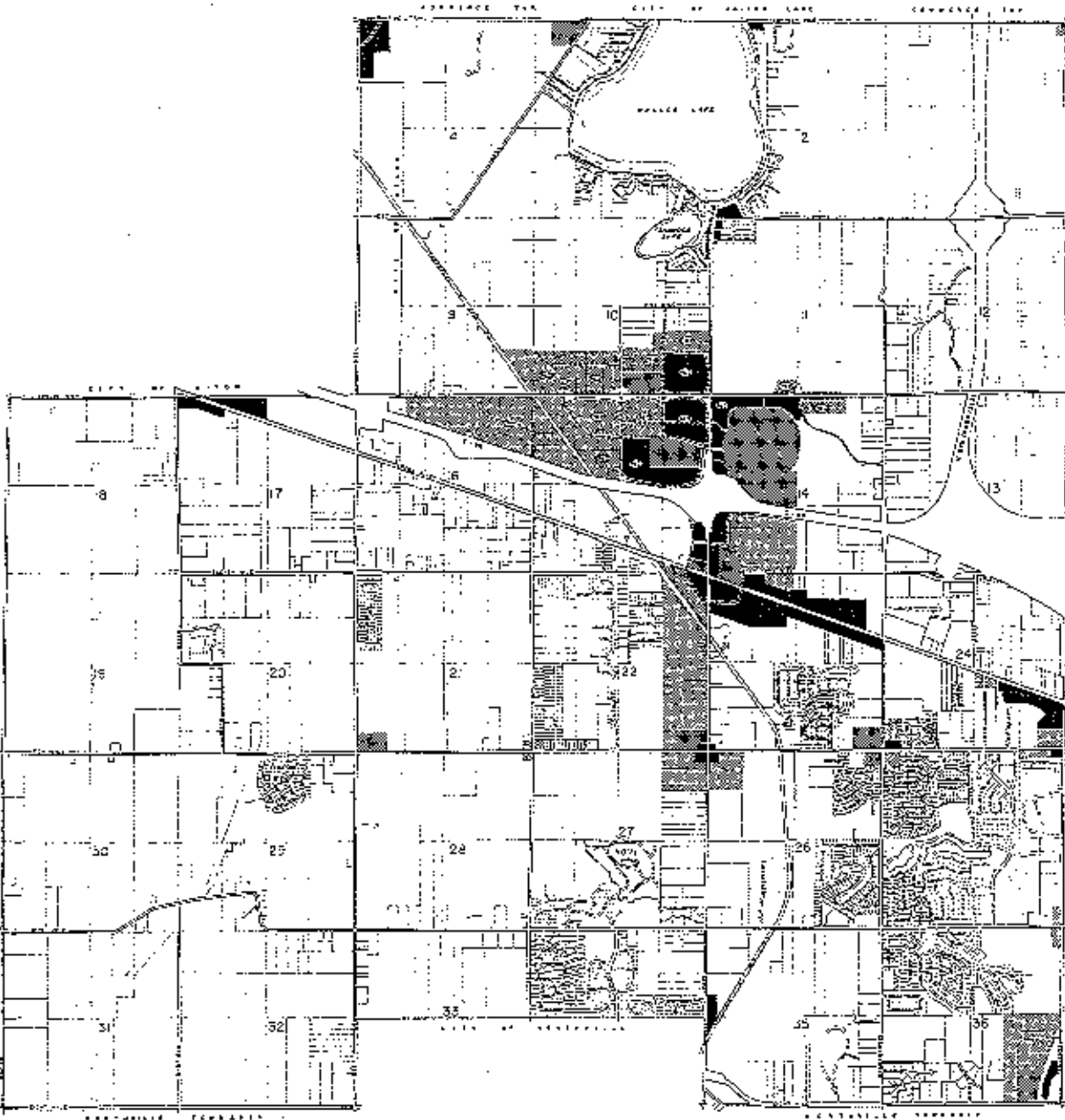
- OFFICE
- CENTER COMMERCIAL
- MAIN CENTER COMMERCIAL
- RESIDENTIAL OFF-BUFFER ZONED LAYER
- INDUSTRIAL
- PROPOSED BUS ROAD





1980



**NOVI-GRAND RIVER AREA DEVELOPMENT PLAN**  
CITY OF NOVI, MICHIGAN

Prepared by the City of Novi  
Planning Department  
1980



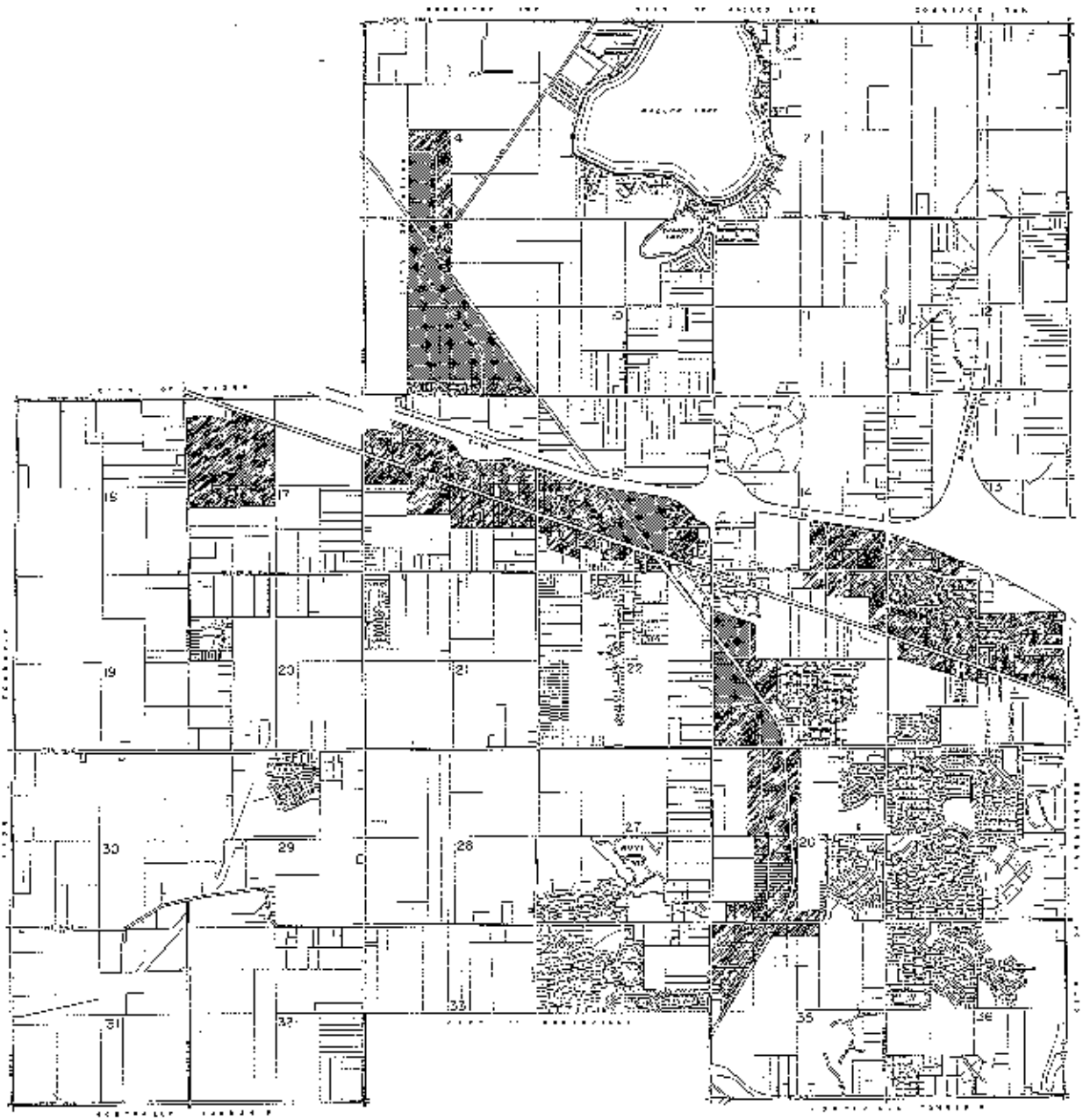
-  OFFICE
-  OFFICE GENERAL
-  PLAZA CENTER COMMERCIAL
-  THE PLAZA DEVELOPMENT OFFICE BUILDING

1980



**COMMERCIAL AREAS PLAN**  
CITY OF NOVI MICHIGAN

allison leitch & associates, inc.  
community planning consultants



[Cross-hatch pattern] LIGHT INDUSTRIAL USE (I-1)  
 [Dense cross-hatch pattern] GENERAL INDUSTRIAL USE (I-2)  
 [Dotted pattern] FUTURE INDUSTRIAL ZONE

1980



**INDUSTRIAL AREAS PLAN**  
 CITY OF NOVI MICHIGAN

J. COLEMAN & ASSOCIATES, INC.  
 COMMUNITY PLANNING CORPORATION

**MASTER PLAN**

**CITY OF NOVI  
MICHIGAN**

**January 1988**

**Brandon M. Rogers & Associates, P.C., Planning Consultant  
in association with Barton-Aschman Associates, Inc.**

3. **Cedar Ridge** (39,094 sq.ft.), north side of Grand River Avenue between Novi Road and Meadowbrook Road.
4. **"The Landing"** (a.k.a. Novi Shoreline Project) (10,000 sq.ft.), Novi Road at Thirteen Mile Road.
5. **Meadowbrook Center** (3,780 sq.ft.), North side of Ten Mile Road, easterly of Meadowbrook Road.
6. **Eaton Center** (15,075 sq.ft.), north side of Ten Mile Road, westerly of Novi Road.

Other retail projects expected to be developed or started in the 1988-89 period are:

1. **Sandstone PUD** (90,000 sq.ft.), north of Twelve Mile Road, easterly of Novi Road.
2. **Westbrooke Place** (commercial space 120,000 sq.ft. in addition to office space, restaurants and hotel), north side of Grand River Avenue, west of Beck Road.
3. **Twelve Oaks** (approximately 550,000 sq.ft., of additional space to the 1,200,00 sq.ft. of existing center) at southeast quadrant of Novi Road and Twelve Mile Road.

#### Future Retail Trade Potential and Space Needs

The City of Novi has a strong Retail Trade sector. New shopping centers are being built in the 1985-1988 period which will further strengthen the tax and employment base of the City. However, traffic generated from these retail

1988



uses will place demands upon City, County and State agencies to upgrade the transportation system. Further, the concentration of many of the retail trade establishments near the I-96/Novi Road intersection based upon the City's Master Plan will require special attention. In the final analysis, the City's ability to optimally capture its economic potential becomes a question of whether such items as accessibility, traffic control, parking and urban design and beautification are well handled by the City, other governmental agencies and commercial developers.

Novi has a "downtown" serving not just the City but a large surrounding region. Access to this downtown is facilitated by a freeway network focusing on the City. Pressures to further intensify this concentration must be carefully weighed so that the attractiveness and functioning of the City as a good place in which to live and shop is not diminished.

Considering shopping center classification, reference is made to Table 39. It is again evident that the City's major shopping centers (Twelve Oaks, West Oaks I, West Oaks II, Novi Town Center), comprising approximately 2,300,000 sq.ft. of floor space and several department stores, more than meet City residents' future needs.

Several convenience shopping centers exist in the City including convenience-type stores in the major shopping centers. These centers, augmented by the proposed imminent commercial projects noted earlier and future development on planned commercial sites, plus shopping centers near the City (e.g., Meijers in Northville Township at Haggerty and Eight Mile Roads, downtown Northville and new planned shopping centers in Commerce Township and Farmington Hills in vicinity of Haggerty and Fourteen Mile Roads) are planned and intended to provide convenient local business services to City residents in the future.

It is concluded that no new convenience shopping center sites are needed to serve the expected City population by Year 2010. The Ten Mile/Beck Roads and Westbrooke shopping center sites are well located to serve the west side of the City and the low density housing expected. The Ten Mile/Novi Roads and Ten Mile/Meadowbrook Roads area shopping centers, as well as smaller centers

along East Grand River Avenue and on Novi Road, south of Nine Mile Road, are suitably located to serve the southeast part of City. The Sandstone PUD shopping area, "The Landing" and businesses along Novi Road south of

TABLE 39  
SHOPPING CENTER CLASSIFICATION \*

Type Center	Trade Area	Minimum Support Population	Site Size (acres)	Gross Floor Area (Sq. ft.)	Principal Tenant
Convenience (Local Business)	2-3 neighborhoods	5,000-10,000	3-12	20,000-100,000	Supermarket
Minor Comparison (Community Business)	Small Community	20,000-60,000	12-20	100,000-200,000	Junior Department Store
Intermediate Comparison (Community Business)	Large Community	60,000-100,000	20-40	200,000-400,000	Intermediate Department Store
Major Comparison (Community Business)	Region	250,000+	50+	400,000+	One Major or 2-3 Intermediate Department Stores

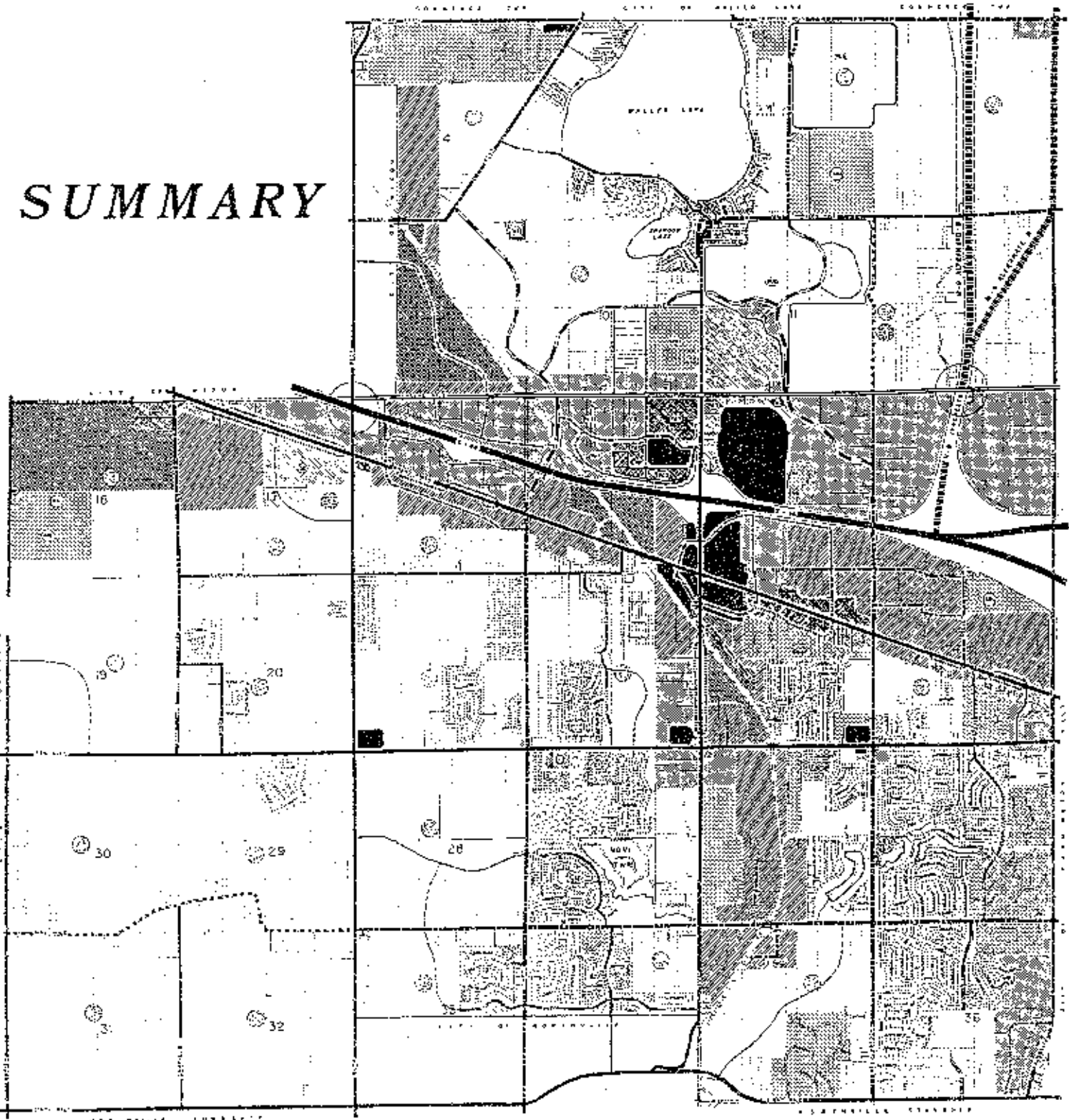
\* McKeever, J. Ross; Griffen, Nathaniel M.; and Spink, Frank H., Jr.; Shopping Center Development Handbook, Community Builders Handbook Series (Washington, D.C.: Urban Land Institute, 1977.); plus other sources.

Thirteen Mile Road, and the sites at Pontiac Trail/West Roads and Pontiac Trail/Beck Roads all serve the south part of City. Finally, as noted earlier, the Twelve Oaks/West Oaks/Town Center complex provides many convenience shopping services.



1990

# SUMMARY



## MASTER PLAN FOR LAND USE City of Novi, Michigan

## MASTER PLAN FOR LAND USE

### GOALS AND OBJECTIVES RELATED TO CITY OF NOVI PHILOSOPHY STATEMENT

(Adopted by the Novi City Council and Planning Commission February 1, 1986)

#### RESIDENTIAL

##### Philosophy

"The cornerstone of our community is its residential neighborhoods. We see room in our community for all types of housing. Despite the urbanization which is to some extent inevitable, we believe there is still room for small farms and large residential lots. It is our commitment to plan and to provide for these types of residential uses for along period of time into the future..."

##### Goals

1. To review and revise (if necessary) the Residential Areas Plan of the Master Plan. Specifically, the distribution of lot sizes and types and housing densities shall be considered in relation to existing conditions, natural resources, sewer capacity, traffic congestion, recreation, and eventual size of the population. This could perhaps be accomplished by examining distinct areas or districts within the City of Novi each year.
2. To establish a maximum population holding capacity for City which recognizes the need to provide single family and multiple housing neighborhoods with spaciousness and low density housing, and to avoid overcrowding residential areas with housing where existing or proposed feasible infrastructure cannot support such development.
3. To guide residential development having a distinct character which sets apart, or identifies, that development as unique in the City of Novi. For example, creative use of natural features, landscaping, site layout and architecture are factors which could contribute to establishing such a unique character.
4. To encourage development of all types of single family housing while assuring that the zoning is compatible with environmental conditions.

##### Philosophy

"Our primary method of minimizing any possible deleterious effects to the integrity of our neighborhoods which might be caused by nonresidential uses is to centralize the nonresidential uses in specific sections of the City. Where distance between residential and nonresidential uses cannot be achieved, our intention is to soften the effect on the residential uses through barriers, buffering, or beautification requirements. In the rare instances where it is necessary for the convenience of residents to have commercial services integrated in with residential uses, the utmost care must be taken in the placement and intensity of the foreign use."

##### Goals

1. To review and establish a policy regarding the concept of mixed land uses in light of the Philosophy Statement of the City of Novi and the population size goals of the City.
2. To review and revise (if necessary) the proposed land use mix and zoning standards in Novi to assure that negative impacts on the residential areas and from nonresidential uses are minimized as much as possible.
3. To develop and implement a coherent urban design plan including an architectural policy.

## OFFICE - COMMERCIAL - INDUSTRIAL

### Philosophy

"...Offices of major national corporations and of local individuals should be able to operate here in the most pleasant surroundings.

### Goals

1. To review and revise (if necessary) the Master Plan for office and land use locations with respect to density, office type, traffic capacity and flows, impacts on residential areas, and infrastructure needs (e.g., police and fire protection).
2. To permit continuation of the quality of the I-96/12 Mile Road Corridor for Office/High Tech development for the area west of Haggerty Road.
3. To consider freeway exposure as affording an attractive setting for offices.
4. To plan office districts of different land use intensities and impacts.
5. To develop white collar service industries and varied job sources convenient to residential neighborhoods.

### Philosophy

"Because of tradition and the salutary effects (be they actual, symbolic, or psychological) of uninterrupted sky and sunlight upon our citizenry, we are, and intend to remain, a low profile community. We will never be a city whose horizon is shaped by skyscrapers. However, in light of our freeway location and our line in the path of urban development, some slight deviations from this aspect of our character might occur. Reasons for such minor deviations might be the opportunity to preserve significant natural areas, to obtain an extraordinarily beautiful architectural landmark for the City, or to achieve an unusually advantageous economic benefit for the City all the while being certain that no present or future or harmful effects will be caused in our residential areas."

### Goals

To review and revise (if necessary) the Office Land Use Plan and the Zoning Ordinance to determine where such deviations could be allowed (if anywhere) and under what restrictions and requirements.

### Philosophy

"We want business of all sizes to thrive here...with full recognition of our responsibility to plan for a city that can 'afford itself', we will encourage commercial investment in the community and the innovative and ambitious use of property. But this encouragement will be given only to the extent that such uses have a positive effect on the people who live here. Sound planning considerations must prevail over untempered market place demands."

### Goals

1. To review and revise (if necessary) the Commercial Uses Plan to determine how much, what types, and where commercial uses are needed in the City in light of the economic benefits to the City, the convenience and needs of Novi's citizenry, traffic flows, infrastructure requirements (e.g., police and fire protection), existing conditions, and other land uses, especially to the end of reducing the negative impacts on the residential areas of the City.

## OFFICE - COMMERCIAL - INDUSTRIAL Continued

2. To discourage the proliferation of strip commercial uses.
3. To discourage the overdevelopment of commercial uses.

### Philosophy

"...we should have a place for clean industries to develop and produce the finest of modern technology..."

### Goals

1. To define "clean industry" considering the environmental impact of such uses (e.g., the production, uses, natural resources (including ground water), infrastructure needs, traffic impacts, relationship to residential land uses, etc.

## TOWN CENTER AREA

### Philosophy

The goals and objectives for development of the Town Center Area are to reflect the City Novi's long term commitment to establish a quality Town Center District.

### Goals

1. To identify and locate public and private areas of concern and responsibilities is of primary importance.
2. To create a sense of image and orientation and provide multi-access from Novi Road and Grand River Avenue.
3. To delineate and detail the special districts within the Town Center Area.
4. To enhance the total environmental quality of the area.
5. To encourage multi-seasonal and day/night use of activities.
6. To develop parks and open green space and plazas within each quadrant of the Town Center Area.
7. To provide design guidance and goals for private development, establish detailed standards for public implementation to provide unity and image throughout the district, and promote continuity and compatibility among public and private development.

## ENVIRONMENT

### Philosophy

"...Our most priceless commodity is our open land and natural environment. Our ideal is for each resident to be able to see as much open sky and natural beauty as possible. We are committed to always take the greatest care when anything is built on our precious land.

**MASTER PLAN FOR LAND USE**

**CITY OF NOVI**

**MICHIGAN**

**June 1993**

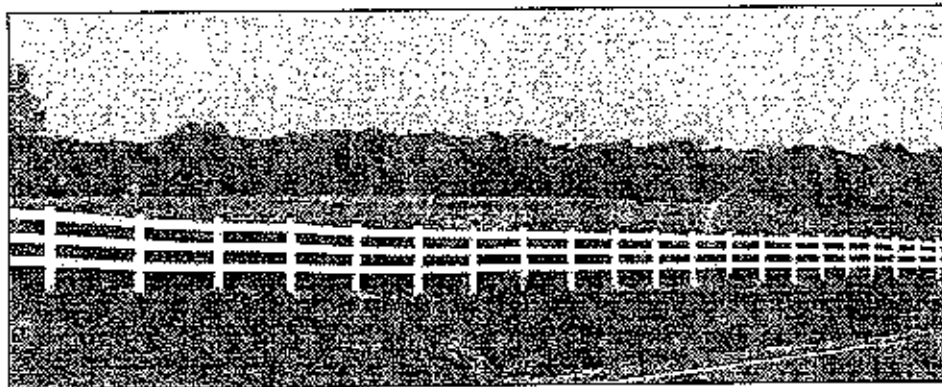
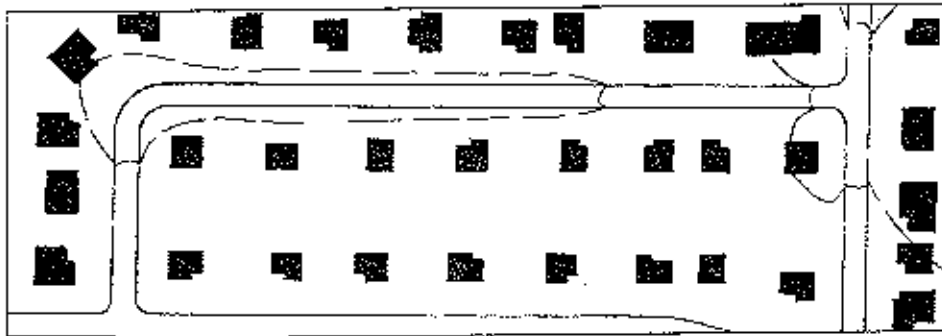
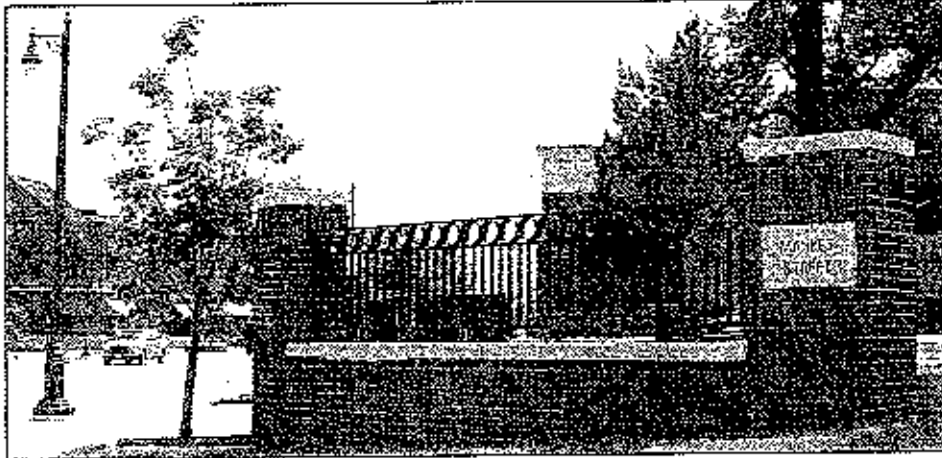
Brandon M. Rogers & Associates, P.C., Planning Consultant  
in association with Birchler Arroyo Associates, Inc.





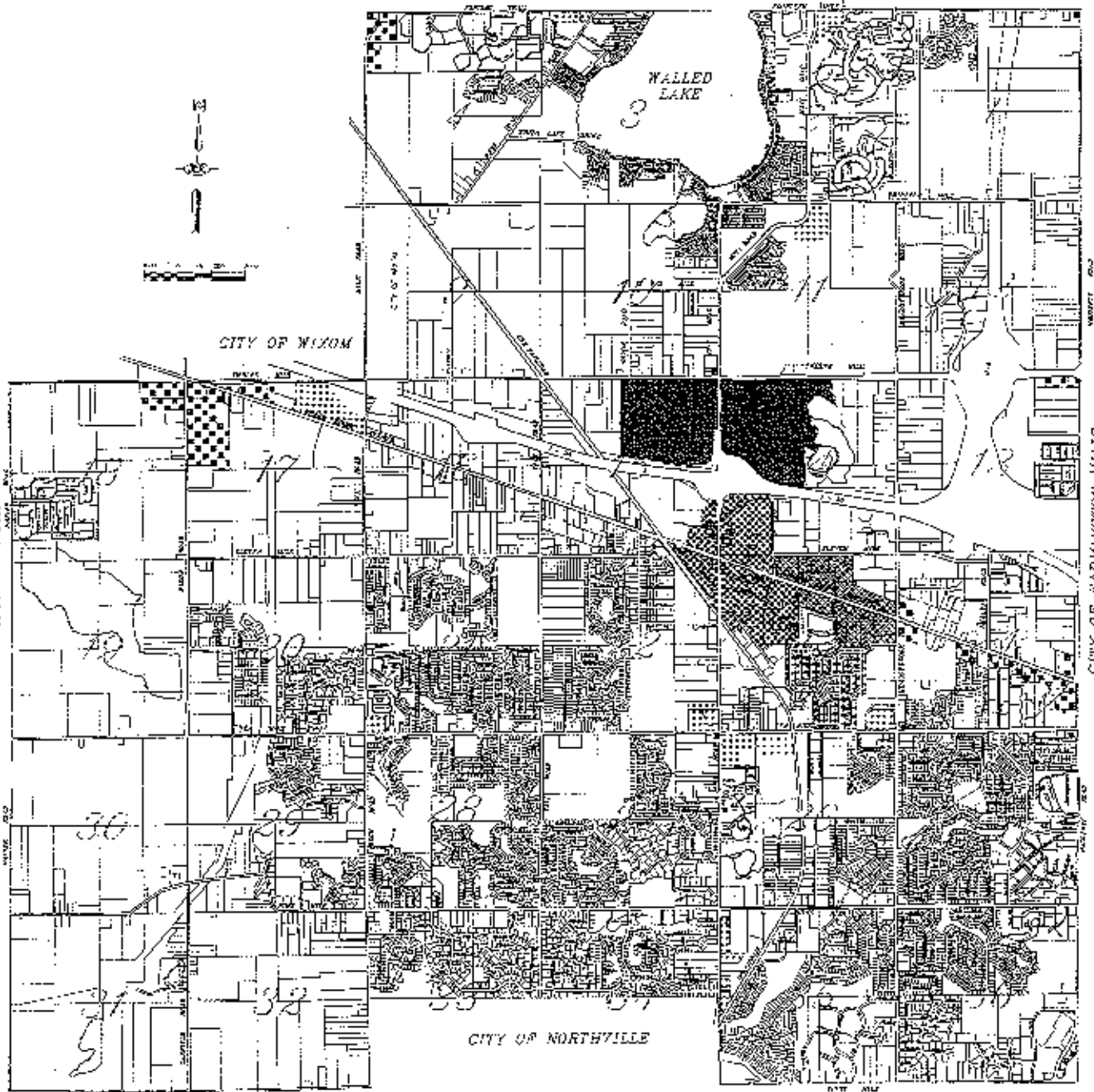
# NOVI 2020

## Master Plan for Land Use



Prepared by:  
City of Novi Planning Commission

Assisted by:  
Birchler Arroyo Associates, Inc.



CITY OF NOVI

PREPARED BY JOY & ASSOCIATES, INC.  
REVISED TO JANUARY 1999

-  Local Commercial
-  Community Commercial
-  Town Center Commercial
-  Town Center Gateway
-  Regional Commercial

COMMERCIAL AREA PLAN



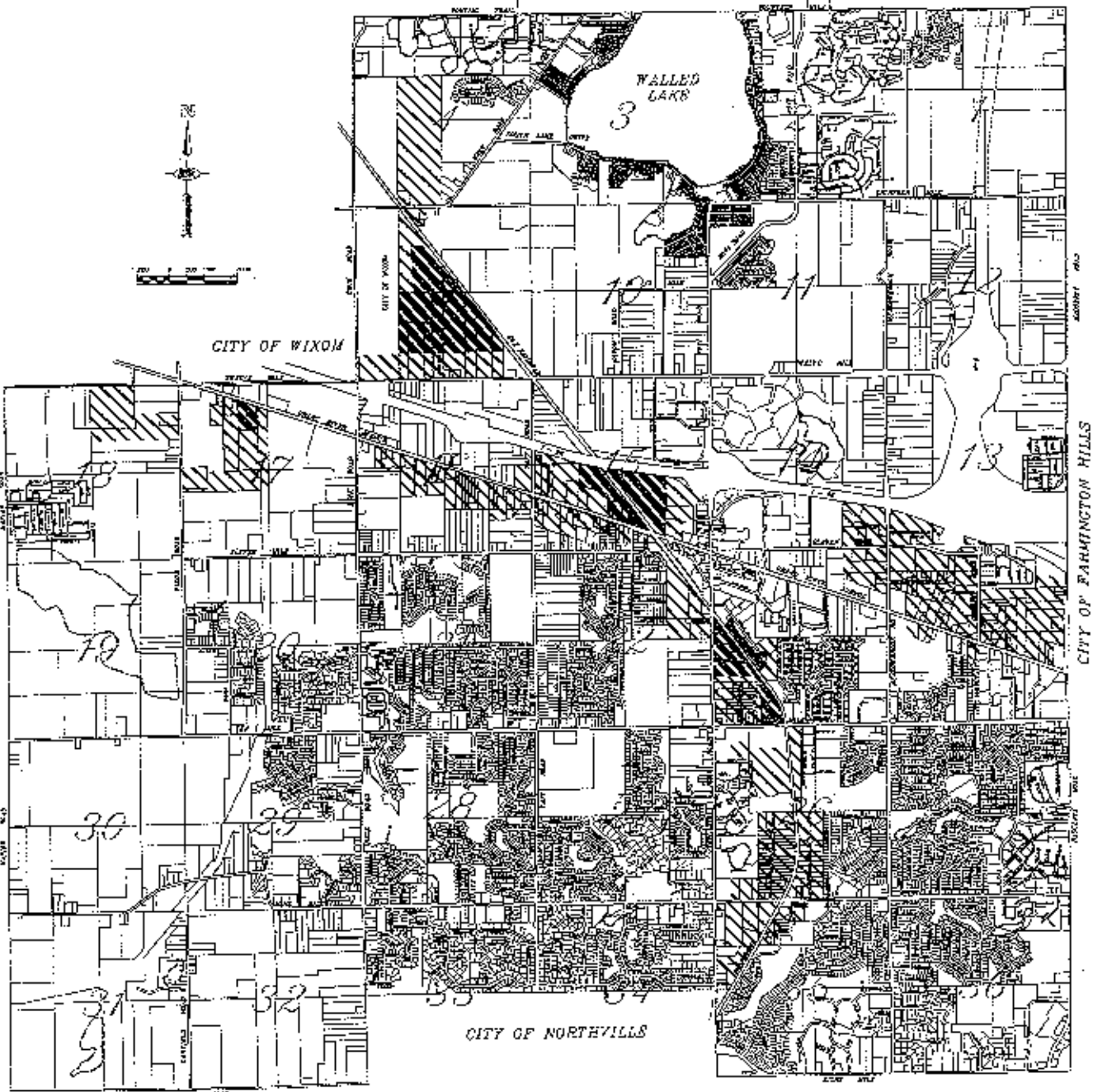
LU 3

1999

COMMERCE TWP



CITY OF WALLED LAKE

COMMERCE TWP



CITY OF NOVI

PREPARED BY: JOE & ASSOCIATES, INC.  
UPDATED TO: JANUARY 1998

-  Light Industrial
-  Heavy Industrial

### INDUSTRIAL AREA PLAN



LU 5

Page 87

1999



## INDUSTRIAL AREAS PLAN

### INTRODUCTION

The City of Novi has extensive areas planned and zoned for industrial use. These areas are principally along the Grand River Avenue/I-96 corridor and the CSX Railroad corridor. The City has been attractive to a diversified mix of light industrial/warehouse/wholesaling establishments owing to its strategic location in the Southeastern Michigan area and accessibility by several freeways. Ample industrial land is available in a range of parcel sizes at reasonable cost. The value to the City in terms of tax base and job opportunities is significant. As stated in the City of Novi Philosophy Statement,<sup>12</sup> "...we [City] should have a place for clean industries to develop and produce the finest of modern technology..." Objectives for such achievement, as stated in the Goals and Objectives of the Master Plan for Land Use are to:

- Consider the environmental impact of commercial and industrial uses (e.g., the protection, use, or disposal of hazardous and toxic materials as regulated by the City's Hazardous Chemical Ordinance and other regulations).
- Review and revise (if necessary) the Industrial Areas Plan in light of existing land uses, natural resources (including ground water), infrastructure needs and traffic impacts.
- Establish, as needed, development and operational controls to permit industrial use compatibility with adjoining residential neighborhoods.
- Provide opportunity for industrial growth and rejuvenation by examining need for improved access roads, control of unwise expansion of nonconforming uses in industrially zoned districts, and improved municipal services.

### EXISTING LAND USE, DEVELOPMENT AND SALES TRENDS

Based upon findings in the Existing Land Use Survey, there were in 1990 1,784 acres of land zoned for industrial use of which 794 acres or 44.5 percent were actually so used. In 1986, 694 acres were used. More specifically, not counting extractive industrial use, 383 acres of Light

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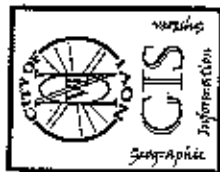
<sup>12</sup> City of Novi, Philosophy Statement, op.cit.



# Master Plan for Land Use 2004

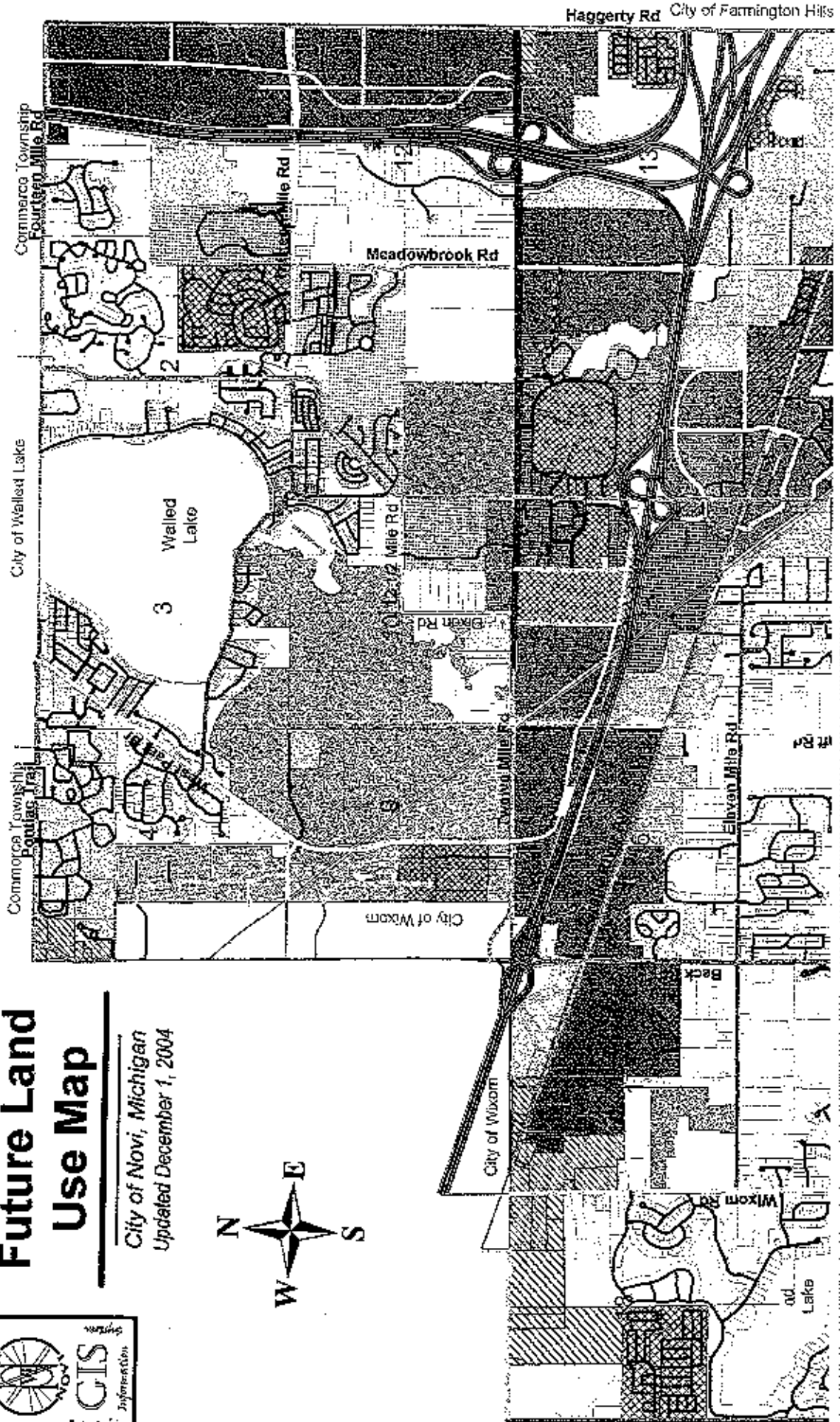


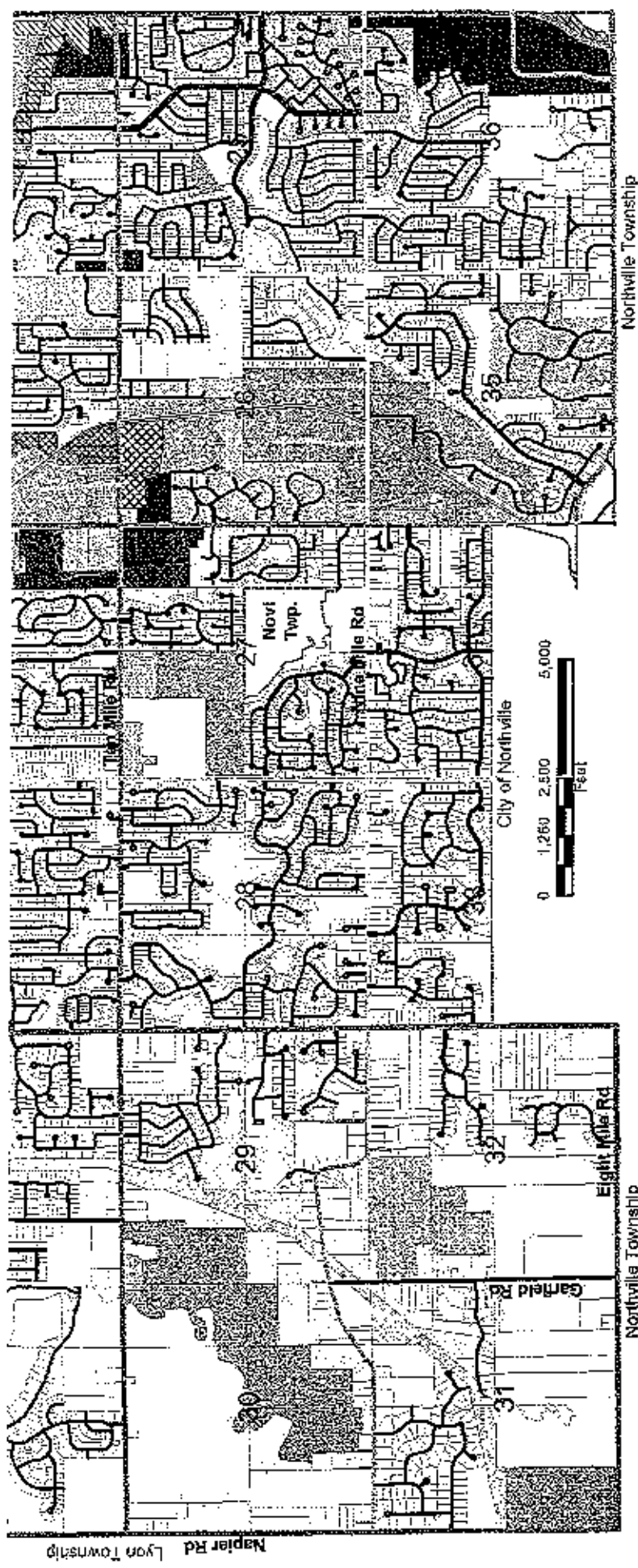




# Future Land Use Map

City of Novi, Michigan  
Updated December 1, 2004





**Notes:**

1. This plan is intended to show general use and is not intended to indicate precise size, shape or dimension. These proposals reflect future land use recommendations and do not necessarily imply that change zoning is appropriate.
2. See future land use regulatory section in the text of the Master Plan for definition of each category.
3. The "Environmental Sensitive" category includes regulated wetlands of 6 acres or more. Smaller regulated wetlands were not shown due to the scale of the master plan map. Other natural resources are more fully described and shown in the master plan text.

**City of Novi Master Plan for Land Use**

was hereby certified that on December 1, 2004 the City of Novi Planning Commission formally adopted the updated map and accompanying text, maps and charts, which are referred to in the document entitled "Master Plan for Land Use 2004" Pursuant to the requirements of the Michigan Planning Act, Public Act 205 of 1991.

*[Signature]*  
 John Kocan, Chairman

*[Signature]*  
 Lowell Sprague, Secretary

Residential	Commercial	Miscellaneous	Thoroughfare Classification
Single Family	Office	Not Township	Primary
MUP	Local Commercial	Parks	Major Arterial
Multiple Family	Community Commercial	Lots	Minor Arterial
PD1	Regional Commercial	Utility	Minor Arterial
Water Home Park	Town Center Commercial	Industrial/Trade	Res Arterial Collector
Industrial	Town Center Gateway	Railroad	Local Residential Street
Light Industrial	PD	City Boundary	Proposed Residential Collector
Heavy Industrial	Neighborhood Park	Special Planning District Area 1	Proposed Non-Residential Collector
Public	Parks & Open Space	Special Planning District Area 2	Proposed Non-Residential Collector
Education/Flexity	Parks		Proposed Non-Residential Collector
	Frills		Proposed Non-Residential Collector

[www.novimasterplan.org](http://www.novimasterplan.org)

2004