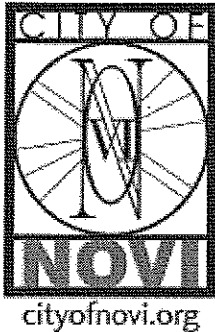


# MEMORANDUM



TO: PLANNING COMMISSION

FROM: MARK SPENCER, AICP, PLANNER



SUBJECT: 2007 MASTER PLAN REVIEW PROPOSED  
ALTERNATIVES

DATE: DECEMBER 7, 2007

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At the direction of the Planning Commission, in June of this year, the Planning Commission's Master Plan and Zoning Committee began to review three areas of the City for review of the recommendations of the 2004 Master Plan:

- the Southwest Quadrant Residential Corners,
- the I-96 and Novi Road area and
- the Twelve Mile, Napier and Wixom Roads area.

Over the last several months, the City of Novi Community Development Staff and the City's Planning Consultant team headed by Birchler Arroyo Associates, Inc. have researched and presented reviews, reports and supporting documents to the Master Plan and Zoning Committee regarding historical land use planning, public utilities, natural features, one-family residential development options, susceptibility to change and a marketing assessment pertaining to the three City of Novi study areas.

During this same time period, the Community Development Staff and the City's planning consultant team solicited public input which was received via several surveys, letters, e-mails, the city's website survey, phone interviews, stakeholder interviews, and at the Vision Fair open house events. The survey results and a compiled list of public comments were presented at a recent Master Plan and Zoning Committee meeting for consideration by the Committee.

The comprehensive public event was the Vision Fair held on October 30<sup>th</sup>, which allowed members of the Planning Commission, the Community Development Department staff and the planning consultant team to share information and discuss concerns with the public about the three study areas. More than 100 members of the public attended this event and one follow-up event, with more than 1500 notices of the event sent to all of the property owners within the three study areas and within 300 feet of any boundary of the study area.

In addition, a special Master Plan Review study session was held by the Planning Commission as a whole on November 7<sup>th</sup>. The Community Development Staff and the City's planning consultant team received input regarding the goals and objectives of the Master Plan from the Planning Commission.

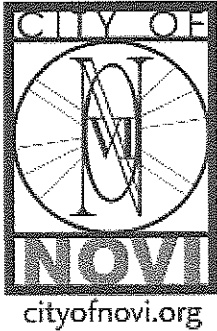
After analyzing the above information, the planning consultant team, in collaboration with the professional staff of the Community Development Department, has produced a "Study Area Alternative" City of Novi Master Plan for Land Use Review that includes two proposed Master Plan alternatives for each of the three study areas. The Planning Commission is asked analyze the submitted "Study Area Alternatives" and the reviews, reports, supplemental information and public input recaps provided with this memo, and at its December 12, 2007 meeting, publicly review the alternatives provided. After this review, the Planning Commission is requested to take action to select from the alternatives provided or as amended, or to make other Master

Plan amendment recommendations [if any] and to direct the Master Plan and Zoning Committee, the Community Development Staff and the City's planning consultant team to prepare a final 2007 Master Plan Review Report and draft proposed Master Plan amendments based on their recommended alternatives or other recommendations.

After staff prepares the final report and proposed amendments for consideration by the Master Plan and Zoning Committee, the documents will be presented to the Planning Commission as a whole for a public hearing. This is expected to take place at one of the Planning Commission meetings scheduled for January 2008. At this meeting, the Planning Commission may elect to send the final report and proposed amendments to the City Council to be approved for distribution or may elect to send the documents back to the Master Plan and Zoning Committee for revision. The City Council may approve the proposed report and amendments for distribution, or may send the documents back to the Planning Commission for revision. The City Council may also elect to take action to require that the completed Master Plan amendments be approved by City Council before adoption.

After the proposed amendments are sent to the previously notified municipalities and utilities for comments as required by the State Planning Act, and the comment time period has expired, the Planning Commission will review the comments and modify the proposed Master Plan amendments if they so desire. After this is complete, the review and amendments will be presented at a public hearing and after which the amendments may be adopted by the Planning Commission. The amendments will then go to the City Council for action if the City Council elected to be the approving body. After approval, the last step in the process is to publish the Master Plan amendments.

If you have any questions on this process or the accompanying materials, please feel free to contact me.



# 2007 Master Plan Review

## **2007 Master Plan for Land Use Review** **Motions**

### **Positive Recommendation** – 2007 Master Plan for Land Use Review

In the matter of the 2007 City of Novi Master Plan Review, motion to adopt the proposed resolution requesting the Master Plan and Zoning Committee, the Community Development Staff and the City's Planning Consultants to prepare a final Master Plan Review Report and to draft proposed Master Plan amendments based on the presented alternates or other recommendations as listed below to be presented to the Planning Commission at a Public Hearing:

1. Southwest Quadrant Study Area:
  - a. Alternate A; or
  - b. Alternate B, and
  - c. Other recommendations...
  
2. Twelve Mile, Napier and Wixom Roads Study Area
  - a. Alternate A; or
  - b. Alternate B; and
  - c. Other recommendations...
  
3. I-96 Novi road Study Area
  - a. Alternate A; or
  - b. Alternate B; and
  - c. Other recommendations...

**Alternate Recommendation** – 2007 Master Plan for Land Use Review

In the matter of the 2007 City of Novi Master Plan Review, motion to request the Master Plan and Zoning Committee, the Community Development Staff and the City's Planning Consultants to amend the draft Master Plan Review Report for presentation to the Planning Commission with the following recommended changes:

1.

2.

3.

**Suggested Resolution**  
**City of Novi Planning Commission**  
**December 12, 2007**

**Whereas**, on June 13, 2007, the City of Novi Planning Commission passed a resolution announcing the start of the 2007 Master Plan Review for three study areas within the City of Novi:

- the I-96/Novi Road Study Area,
- the Twelve Mile, Napier and Wixom Roads Study Area, and
- the Southwest Quadrant Study Area; and

**Whereas**, on October 30, 2007, the City of Novi Planning Commission participated in a "Vision Fair" with members of the community to share information about the Master Plan review and identify the interests of the community; and

**Whereas**, on November 7, 2007 the City of Novi Planning Commission held a special study session to discuss the Master Plan review and reaffirmed a number of the goals and recommendations of the 2004 Master Plan for Land Use; and

**Whereas**, at numerous open meetings the Planning Commission's Master Plan and Zoning Committee reviewed reports and supporting documents produced and presented by the City's Community Development Department and the City's Planning Consultants regarding historical land use planning, public utilities, natural features, one-family residential development options, susceptibility to change and a marketing assessment pertaining to three City of Novi study areas; and

**Whereas**, the Planning Commission's Master Plan and Zoning Committee received and reviewed public comments and survey results collected through the City's website, the "Vision Fair", the display table in the City's Atrium, and through the Chesapeake Group's random phone survey and personal interviews regarding the public's preferences for land uses in the three study areas; and

**Whereas**, the Planning Commission's Master Plan and Zoning Committee reviewed the Draft Study Area alternatives prepared by the City's Planning Consultants in collaboration with the members of the Community Development Department.

**Now, therefore, be it resolved that** the City of Novi Planning Commission hereby directs the Master Plan and Zoning Committee, the Community Development Staff and the City's Planning Consultants to prepare a final 2007 Master Plan Review Report and to draft proposed Master Plan amendments based on the presented alternates or other recommendations as listed below to be presented to the Planning Commission at a public hearing:

1. Southwest Quadrant Study Area:
  - a. Alternate A; or
  - b. Alternate B, and
  - c. Other recommendations...

2. Twelve Mile, Napier and Wixom Roads Study Area
  - a. Alternate A; or
  - b. Alternate B; and
  - c. Other recommendations...
  
3. I-96 Novi road Study Area
  - a. Alternate A; or
  - b. Alternate B; and
  - c. Other recommendations...