

City of Novi

Master Plan for Land Use Review

Study Area Alternatives - DRAFT

DECEMBER 2007

CITY COUNCIL | David Landry, Mayor | Kim Capello, Mayor Pro-Tem | Bob Gatt | Terry Margolis | Andrew Mutch | Kathy Crawford | David Staudt

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INTRODUCTION

This report presents findings and possible land use alternatives for three study areas within the City of Novi. The 2004 adopted Master Plan for Land Use calls for further study of several specific areas including the Southwest Quadrant Study Area, the Twelve Mile, Napier & Wixom Roads Study Area, and the I-96 / Novi Road Study Area. Based on the recommendation of the Master Plan and Zoning Committee, the Planning Commission initiated a review of these three areas as follow-up to and implementation of the 2004 Master Plan for Land Use recommendations.

The planning process has included collection and review of numerous reports, plans, maps, and data. It has also involved considerable public input including a Vision Fair open house, held on October 30, 2007, telephone surveys, informal surveys as part of the Vision Fair, posting of reports, data, and schedules on the City's web site, mailings to affected property owners as part of the Vision Fair process, and open public meetings.

The professional team participating in the planning process has included City of Novi Community Development Department staff and the consulting team of Birchler Arroyo Associates, Inc. (planning & traffic), Carlisle/Wortman Associates, Inc. (planning), Grissim Metz Andriese (landscape architecture and design), and The Chesapeake Group (market research and needs assessment).

Each Study Area has been reviewed and evaluated by the City and two land use alternatives have been identified for each Study Area. Also included are landscape design, pedestrian and traffic flow, natural feature enhancement, and benchmark development concepts, where appropriate.

Implementation of the planning concepts will depend upon the alternatives chosen. A primary focus of implementation should be amendment to the Novi Zoning Ordinance to make necessary text and map changes that foster development according to the Master Plan for Land Use.

STUDY AREAS

I-96/NOVI ROAD

Includes the southwest quadrant of the I-96 / Novi Road interchange and the Conference District area north of I-96, west of Novi Road.

TWELVE MILE, NAPIER, AND WIXOM ROADS

Includes property north and west of Catholic Central High School, with primary frontage on Twelve Mile Road and limited frontage on Wixom Road.

SOUTHWEST QUADRANT

The Southwest Quadrant includes property west of Beck Road and south of Ten Mile Road, including areas surrounding the intersections of Napier/Ten Mile, Wixom/Ten Mile, and Beck/Ten Mile.

NEEDS ASSESSMENT HIGHLIGHTS

As part of the Master Plan for Land Use update, a market analysis & needs assessment was conducted by the Chesapeake Group. This included extensive data analysis, interviews with community stakeholders, and a telephone survey of 351 residents. The full report (see Appendix) is part of the background data reports prepared as part of the Master Plan Review. A summary of the findings of the report is below:

HOUSING

- Housing absorption in the short-run is likely to be below historic absorption rates in Novi, with the total of between 3,200 and 4,800 new units added through 2015.
- Migration trends from northern states to Florida are slowing, reflecting a desire to of many stay closer to life-long friends, family, and communities. For example, Atlas Van Lines brought 6,700 families in and moved 8,000 families out of Florida last year (Wall Street Journal, 9-29-07).
- The aging of the population in the region as well as some potential for seniors from other areas of the country (return migration) means a larger proportion of new housing units will be oriented toward those 55 or older.

RETAIL

- Forecasted housing growth in zip code areas to the south and southeast of the I-96/Novi interchange and to the north and northeast of the interchange, associated with the I-96/Novi Road Study Area, could support an additional 308,000 square feet of the additional Novi-generated retail goods and related services demand by 2015.
- Forecasted housing growth in zip code areas associated with the Southwest Quadrant Study Area could support an additional 96,000 square feet of the additional Novi-generated retail goods and related services demand by 2015.

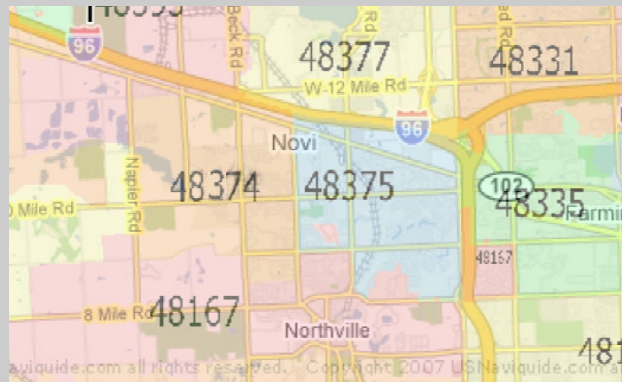
- Forecasted housing growth in zip code areas associated with the Twelve Mile, Napier & Wixom Roads Study Area could support an additional 281,000 square feet of the additional Novi-generated retail.
- Zip code areas associated with the Twelve Mile, Napier & Wixom Roads Study Area have at least one significant potential "anchor" community-serving retail "business" under-represented: supermarkets.

OFFICE

- Between 397,750 and 643,500 square feet of new office space would be required to accommodate the growth in office employment labor force (from household growth) by 2015. This excludes hospital employment.
- The City estimated that about 679,500 square feet of office space will be developed between 2008 and 2010. This would be more than sufficient to accommodate new local employment needs by 2015. Therefore, the industry and Novi must assume regional as well as local-focused activity to absorb the proposed space. The office space associated with growth at the county level outside of Novi will be about 2.4 million square feet by 2015.

RESEARCH AND INDUSTRIAL

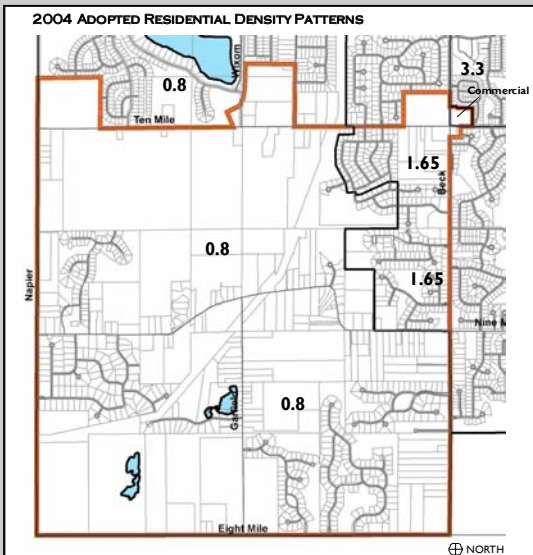
- The success of Novi to date with the OST District, the R & D opportunities, the expansion of medical services in the area, and the amount of additional non-retail, non-residential development in the planning or approval stages (in spite of the economic conditions in the broader community) are all indicators of greater potential.
- The future of much industrial and non-community serving retail and office activity and employment in the United States, Michigan, and Novi likely rests on the ability to find and develop technology and products associated with that technology. Potential new businesses and emerging sectors were identified in the Chesapeake Group report that could propel additional growth in research, office, and industrial space.



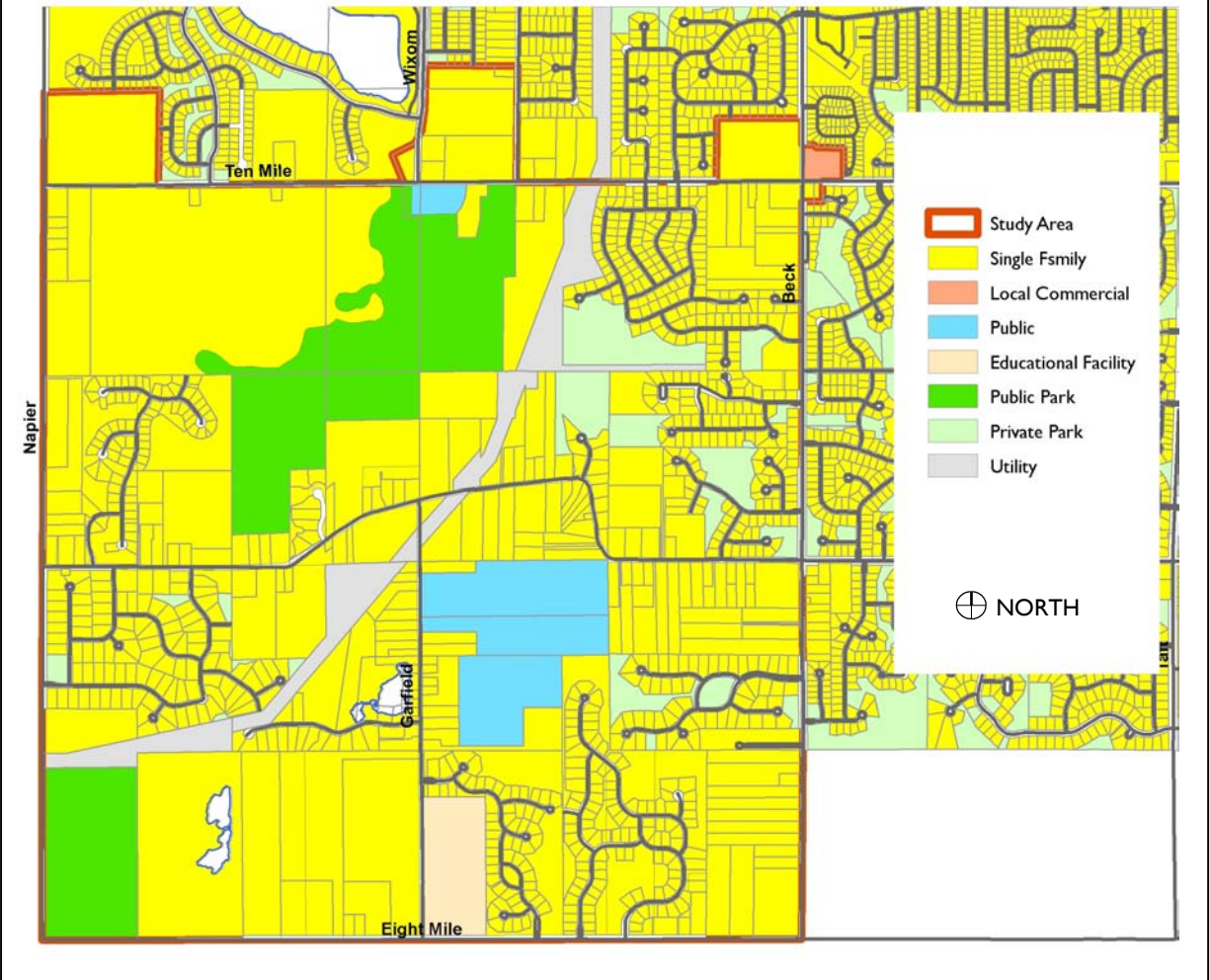
SOUTHWEST QUADRANT STUDY AREA SUMMARY

The 2004 City of Novi Master Plan for Land Use designates the Southwest Quadrant Study Area for:

- Single family residential at densities of 0.8 and 1.65 dwelling units/acre.
- Local Commercial.
- Public.
- Educational Facility.
- Public Park.
- Private Park.
- Utility.



2004 ADOPTED FUTURE LAND USE PLAN

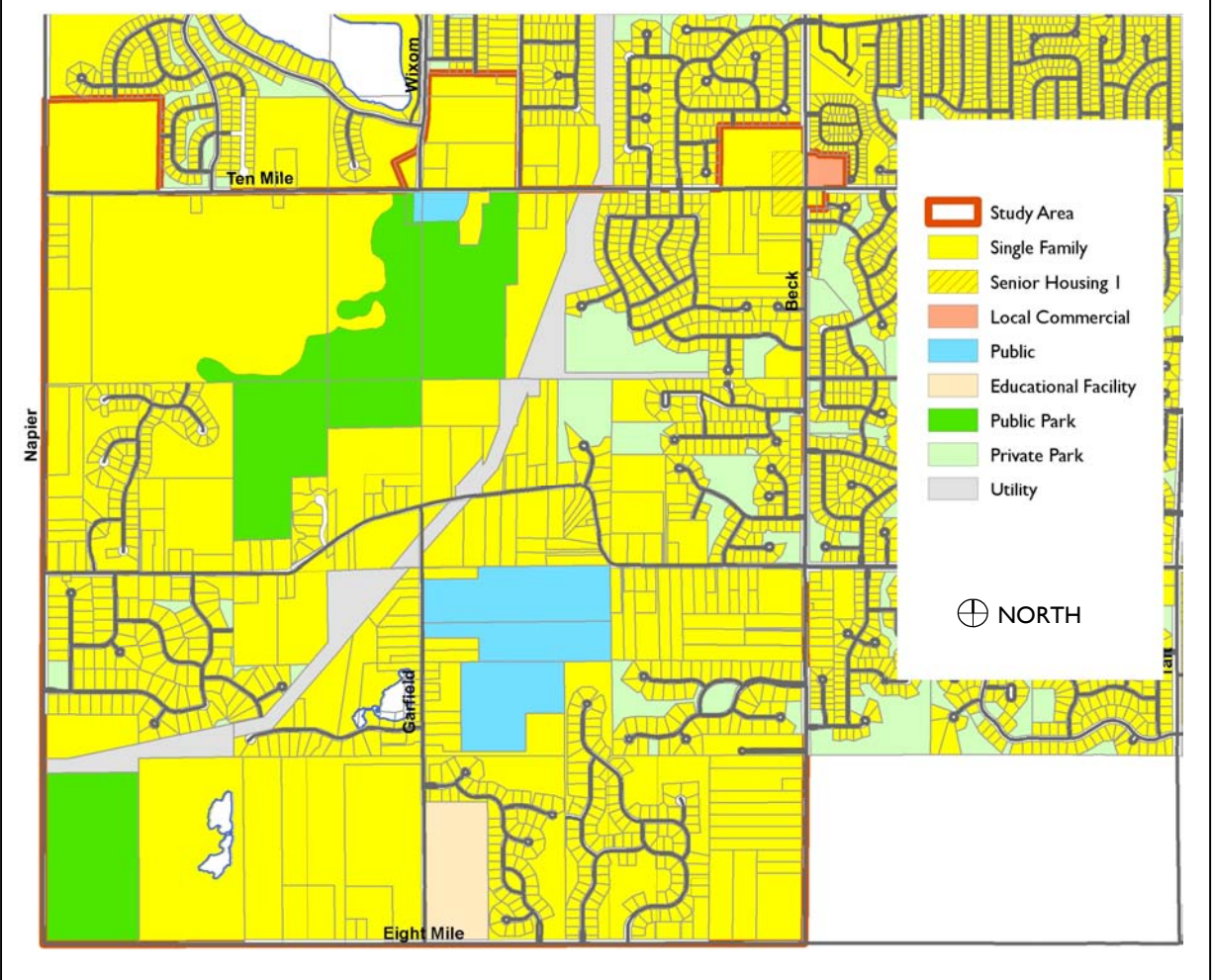
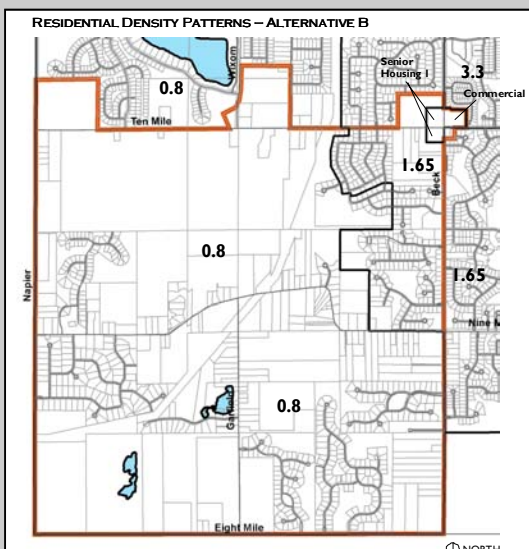


Alternative A proposes no change from the adopted 2004 Master Plan for Land Use.

PROPOSED FUTURE LAND USE PLAN – ALTERNATIVE A No change from 2004 Adopted Master Plan for Land Use

Alternative B proposes the same land uses as the 2004 Master Plan for Land Use with one exception: the northwest and southwest corners of Ten Mile and Beck Roads are designated for Senior Housing 1 (low intensity senior housing).

PROPOSED FUTURE LAND USE PLAN – ALTERNATIVE B



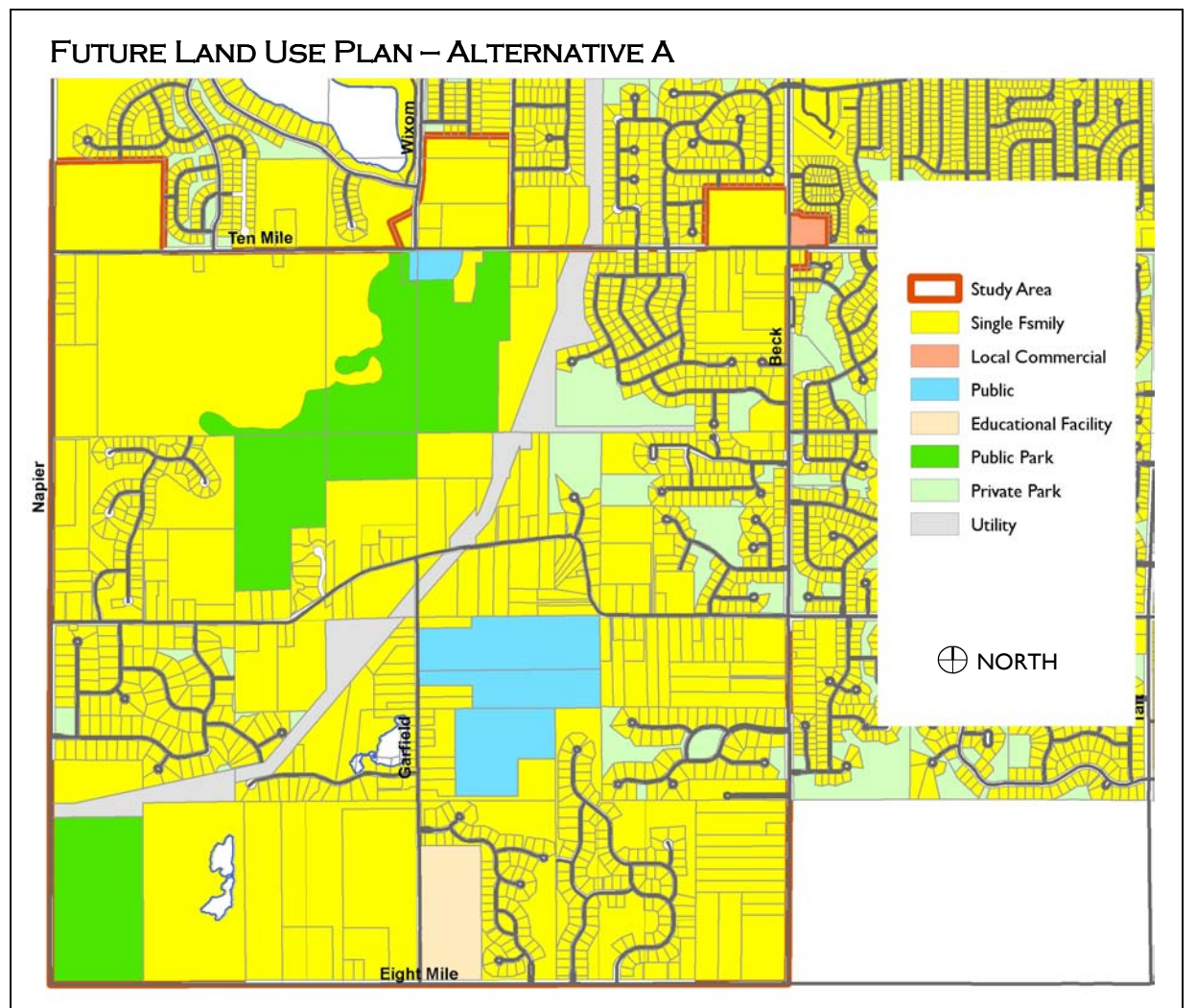
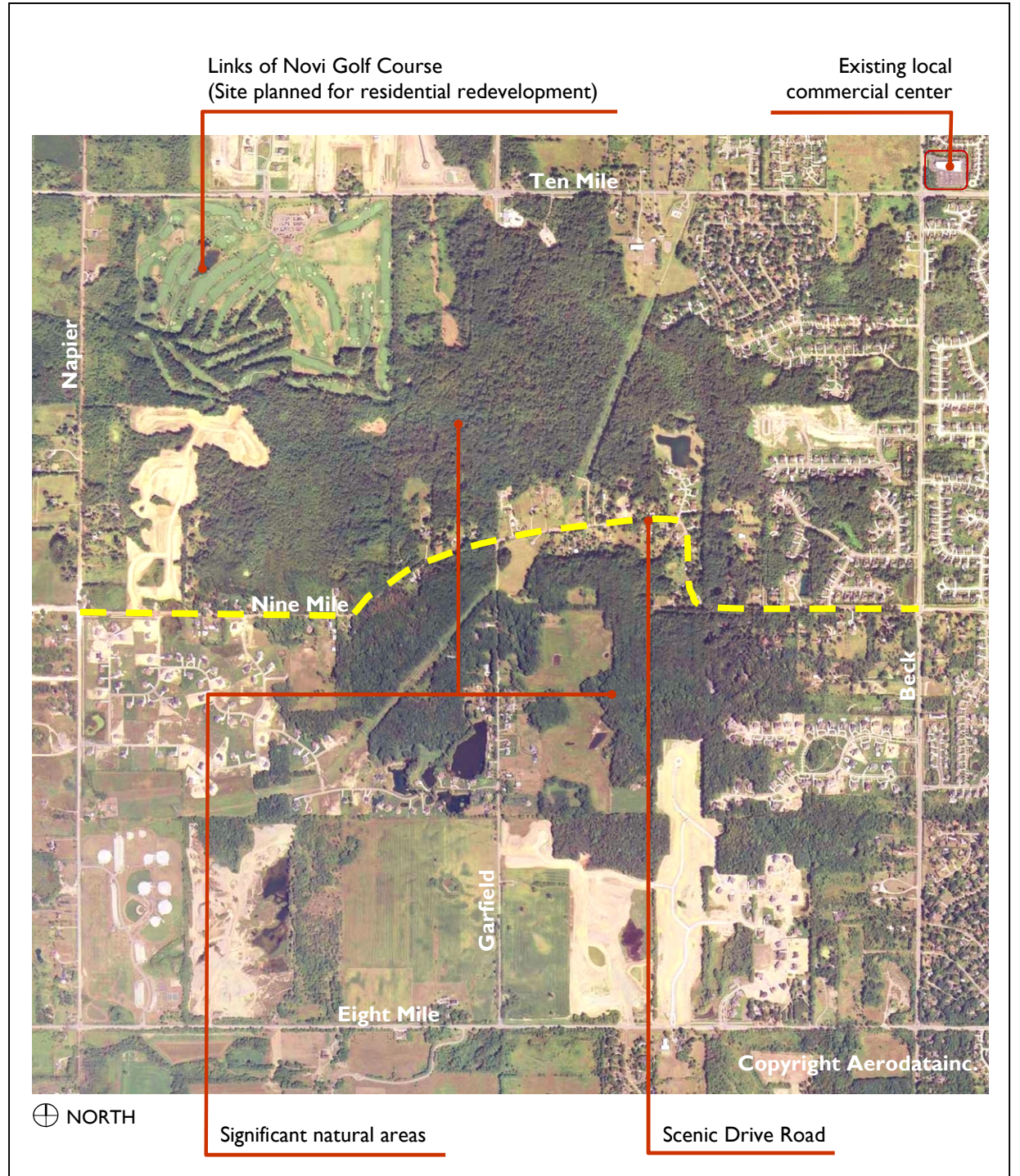
SOUTHWEST QUADRANT STUDY AREA ALTERNATIVE A

PLANNING FRAMEWORK

- The Southwest Quadrant has been planned for single family residential uses, parks, open space and public and educational facilities since 1967.
- The City of Novi has maintained a consistent policy of maintaining a low density residential character in the Southwest Quadrant throughout the City's (and formerly Village's) history of land use planning.
- Nine Mile Road is designated as a Scenic Drive Road by the 2004 City of Novi Master Plan for Land Use.
- A significant portion of the Southwest Quadrant study area is designated as a Core Reserve Area by the 1996 City of Novi Wildlife Habitat Master Plan.
- Existing development within the Southwest Quadrant is primarily low density detached single family residential homes.
- A significant amount of woodlands and wetlands exist within the study area.
- Sewer service in the study area has been planned based on the existing low densities of 0.8 and 1.65 units/acre.
- Most recent developments within the study area have been approved under the City's residential development options, which resulted in the preservation of open space, natural features, and wildlife habitat.
- Significant citizen input indicates that maintaining the low density residential character of the Southwest Quadrant is a high priority for residents; and to preserve that character, residents are willing to travel outside of the study area for goods and services.
- A local commercial center is located within the study area at the northeast corner of Ten Mile and Beck Roads.
- Additional local and community commercial areas are located along Grand River Avenue at Beck Road, along Wixom Road south of Grand River, and in Wixom, Lyon Township, and Northville.

LAND USE PLAN

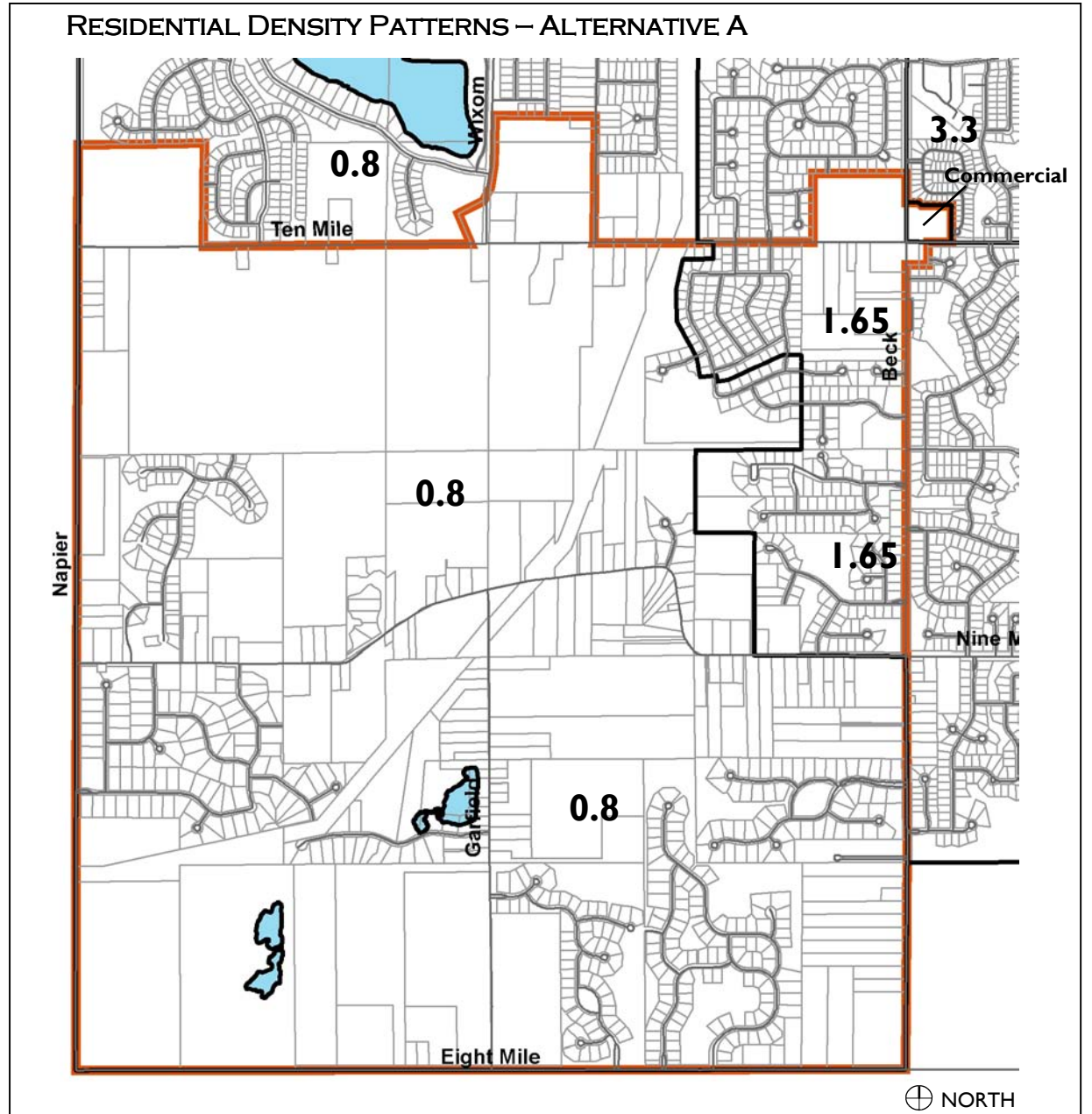
- **Single-Family Residential.** Continue to plan for primarily low density, detached single family residential uses throughout the Southwest Quadrant Study Area.
- **Local Commercial.** Continue to plan for a local commercial area at the northeast corner of Ten Mile and Beck Roads to meet the convenience shopping needs of residents in nearby neighborhoods.
- **Public.** Continue to designate the City-owned land in the study area for public use.
- **Educational Facility.** Continue to plan for a future educational facility at the northeast corner of Eight Mile and Garfield Roads.
- **Public Park.** Continue to plan for public parks and open space.
- **Private Park.** Continue to designate private parks and open space within residential developments.



SOUTHWEST QUADRANT STUDY AREA ALTERNATIVE A

FORM, SITE DESIGN & CIRCULATION

- The existing low density residential development pattern of the study area shall be maintained.
- Future development within the Southwest Quadrant should preserve the view of natural features and open space from major roadways.
- Preservation of open space and natural features within the study area should continue to be encouraged.
- Future development should be sensitive to the Core Reserve wildlife habitat and Wildlife Movement Corridors within the Southwest Quadrant.
- Residential development options, such as the One Family Cluster Option, should be reviewed to permit greater flexibility for development of challenging properties, such as the southeast corner of Ten Mile and Beck Roads, within the density recommendations of the Master Plan.
- Alternative forms of access (e.g., shared driveways and T-turnarounds) to challenging properties, such as the southeast corner of Ten Mile and Beck Roads, should be explored to permit greater flexibility for development within the density recommendations of the Master Plan.
- Nine Mile Road should continue to be designated as a Scenic Drive Road, and the City could explore designation as a Natural Beauty Road. Existing vegetation along the roadway should be preserved to maintain the unique scenic character of the area.



EXAMPLES OF SINGLE FAMILY HOMES ON LARGE LOTS



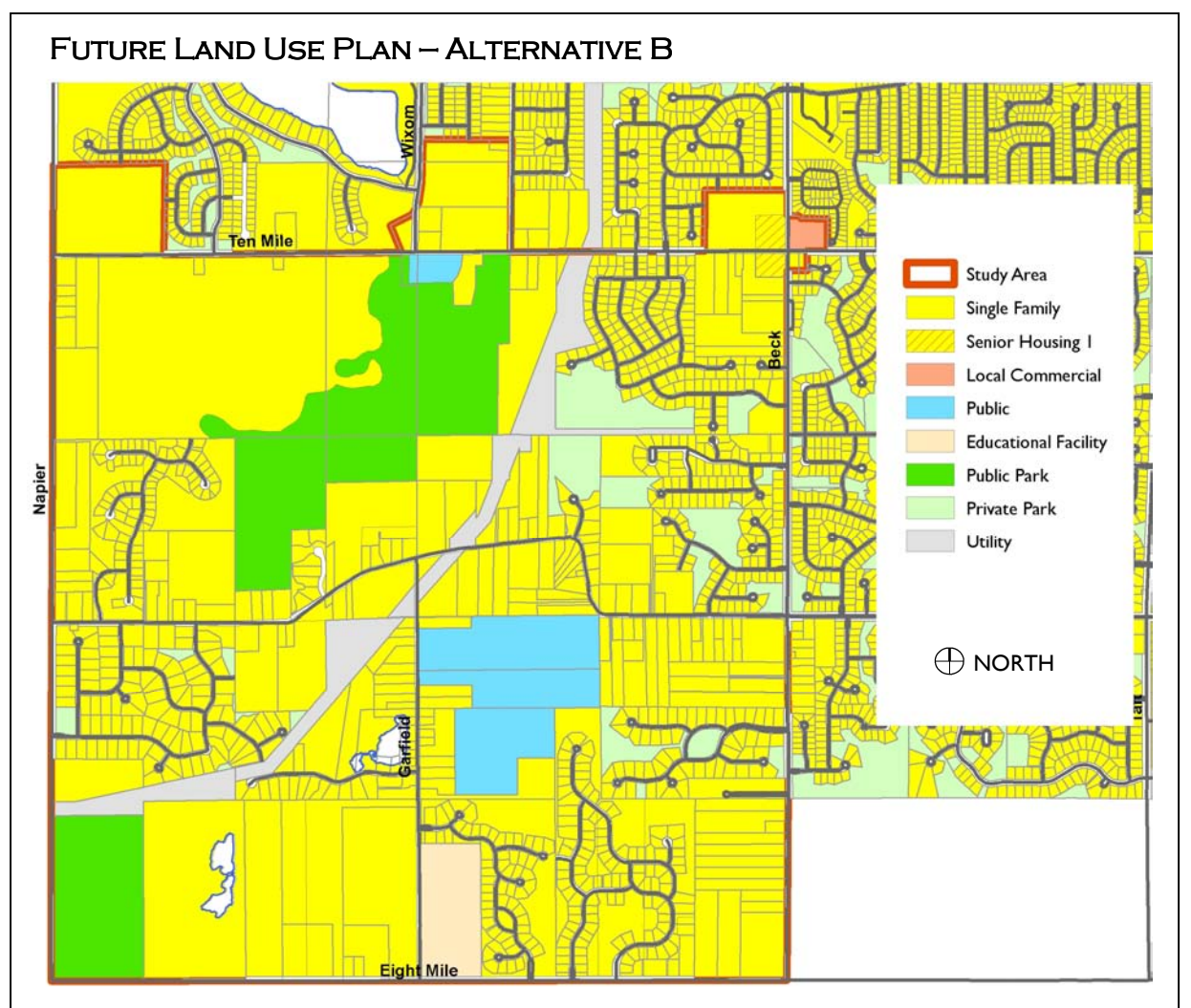
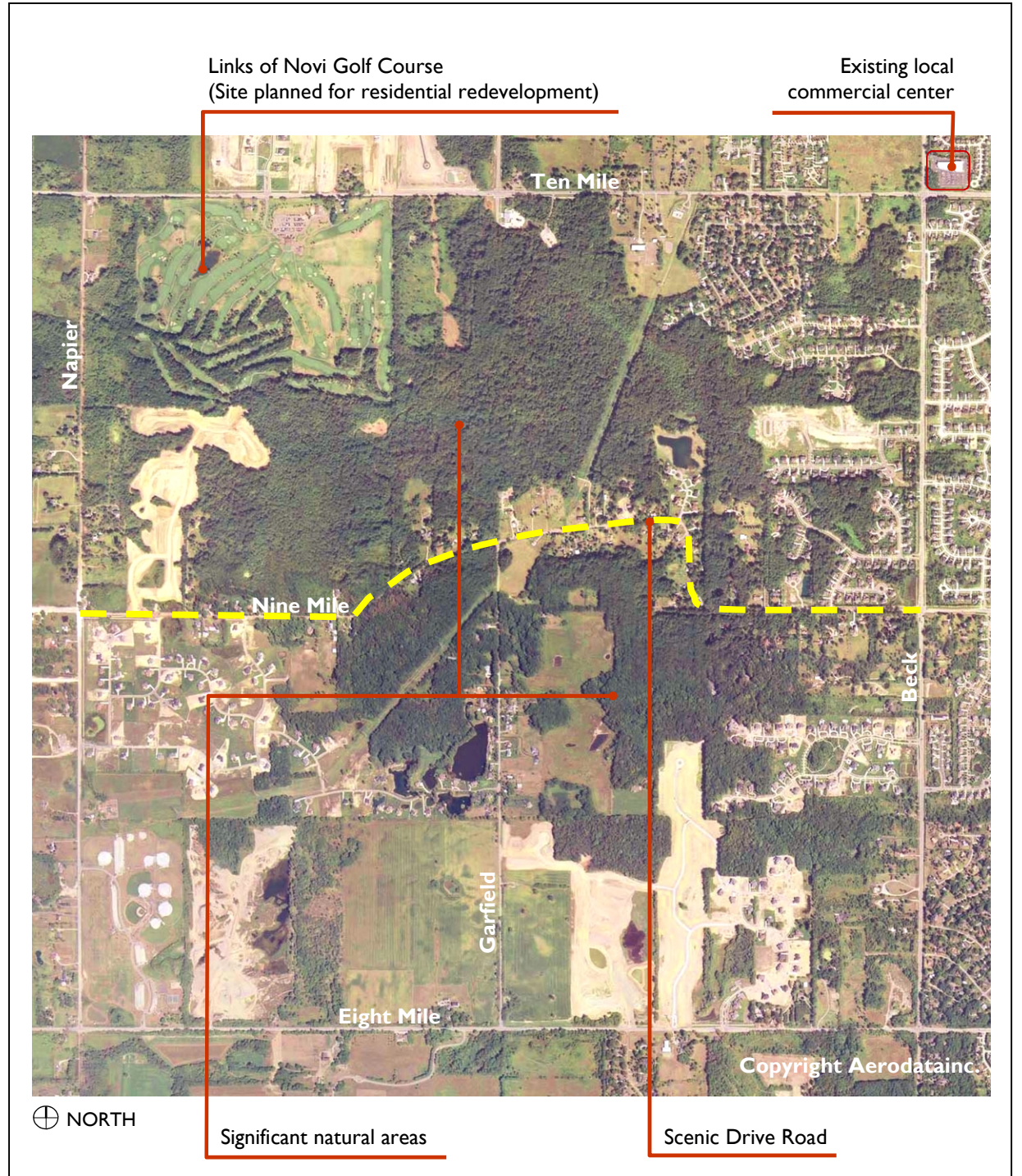
SOUTHWEST QUADRANT STUDY AREA ALTERNATIVE B

PLANNING FRAMEWORK

- The Southwest Quadrant has been planned for single family residential uses, parks, open space and public and educational facilities since 1967.
- The City of Novi has maintained a consistent policy of maintaining a low density residential character in the Southwest Quadrant throughout the City's (and formerly Village's) history of land use planning.
- Nine Mile Road is designated as a Scenic Drive Road by the 2004 City of Novi Master Plan for Land Use.
- A significant portion of the Southwest Quadrant study area is designated as a Core Reserve Area by the 1996 City of Novi Wildlife Habitat Master Plan.
- Existing development within the Southwest Quadrant is primarily low density detached single family residential homes.
- A significant amount of woodlands and wetlands exist within the study area.
- Sewer service in the study area has been planned based on the existing low densities of 0.8 and 1.65 units/acre.
- Most recent developments within the study area have been approved under the City's residential development options, which resulted in the preservation of open space, natural features, and wildlife habitat.
- Significant citizen input indicates that maintaining the low density residential character of the Southwest Quadrant is a high priority for residents; and to preserve that character, residents are willing to travel outside of the study area for goods and services.
- A local commercial center is located within the study area at the northeast corner of Ten Mile and Beck Roads.
- Additional local and community commercial areas are located along Grand River Avenue at Beck Road, along Wixom Road south of Grand River, and in Wixom, Lyon Township, and Northville.

LAND USE PLAN

- **Single-Family Residential.** Continue to plan for primarily low density, detached single family residential uses throughout the Southwest Quadrant Study Area.
- **Senior Housing 1.** Designate areas for low intensity senior housing that could include independent and assisted living and congregate care facilities.
- **Local Commercial.** Continue to plan for a local commercial area at the northeast corner of Ten Mile and Beck Roads to meet the convenience shopping needs of residents in nearby neighborhoods.
- **Public.** Continue to designate the City-owned land in the study area for public use.
- **Educational Facility.** Continue to plan for an educational facility along Eight Mile Road.
- **Public Park.** Continue to plan for public parks and open space.
- **Private Park.** Continue to designate private parks and open space within residential developments.

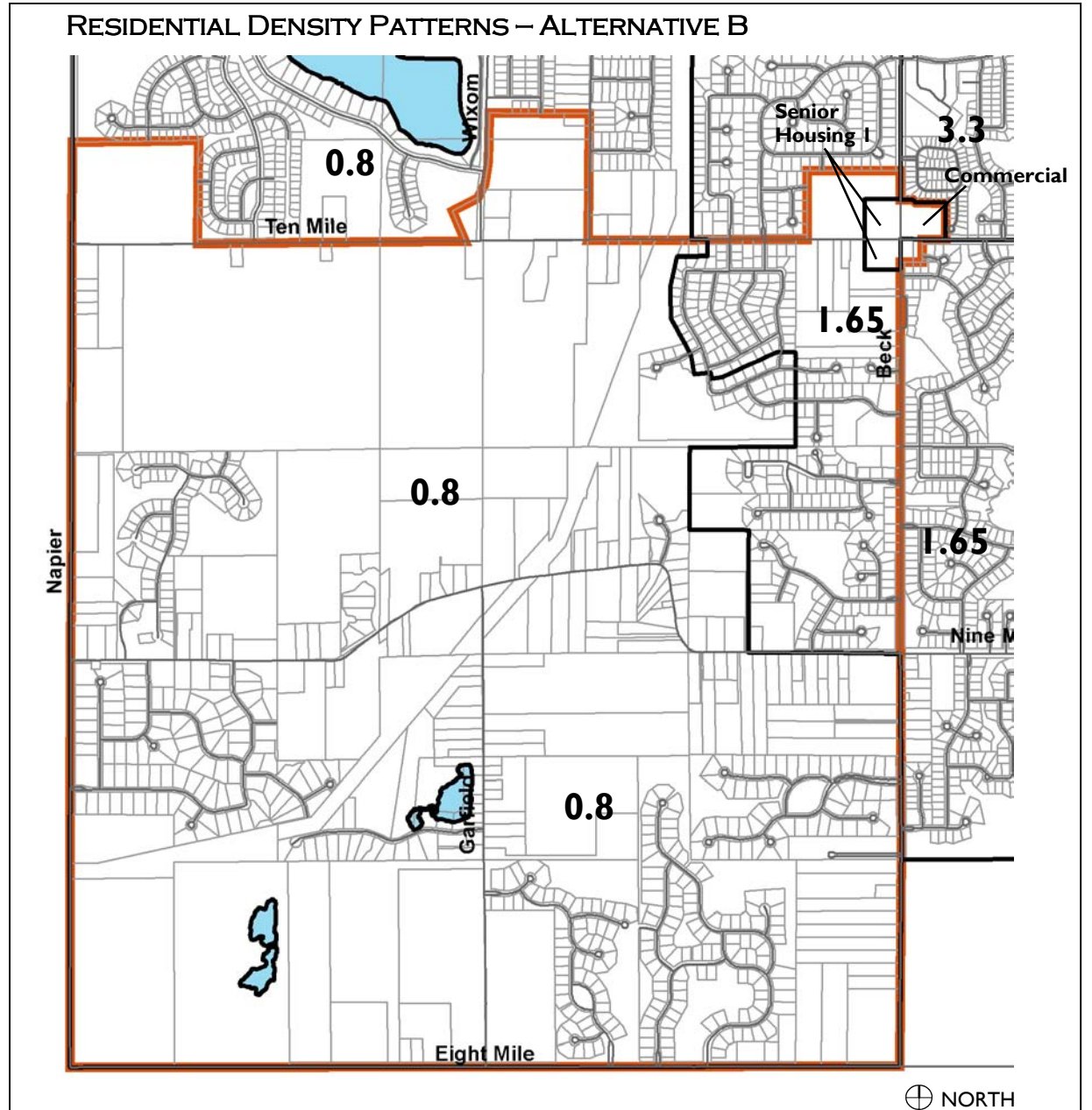


SOUTHWEST QUADRANT STUDY AREA

ALTERNATIVE B

FORM, SITE DESIGN & CIRCULATION

- The existing low density residential development pattern of the study area shall be maintained.
- Future development within the Southwest Quadrant should preserve the view of natural features and open space from major roadways.
- Preservation of open space and natural features within the study area should continue to be encouraged.
- Future development should be sensitive to the Core Reserve wildlife habitat and Wildlife Movement Corridors within the Southwest Quadrant.
- Residential development options, such as the One Family Cluster Option, should be reviewed to permit greater flexibility for development of challenging properties, such as the southeast corner of Ten Mile and Beck Roads, within the density recommendations of the Master Plan.
- Alternative forms of access (e.g., shared driveways and T-turnarounds) to challenging properties, such as the southeast corner of Ten Mile and Beck Roads, should be explored to permit greater flexibility for development within the density recommendations of the Master Plan.
- Nine Mile Road should continue to be designated as a Scenic Drive Road, and the City could explore designation as a Natural Beauty Road. Existing vegetation along the roadway should be preserved to maintain the unique scenic character of the area.
- The architecture and site design of Senior Housing 1 development within the study area shall be sensitive to and compatible with the surrounding low density single family residential areas.
- Senior Housing 1 buildings shall be limited to a maximum height of 2.5 stories.
- Senior Housing 1 development shall include landscaping and other buffering techniques to ensure compatibility with adjacent single family neighborhoods.



EXAMPLES OF SINGLE FAMILY HOMES ON LARGE LOTS



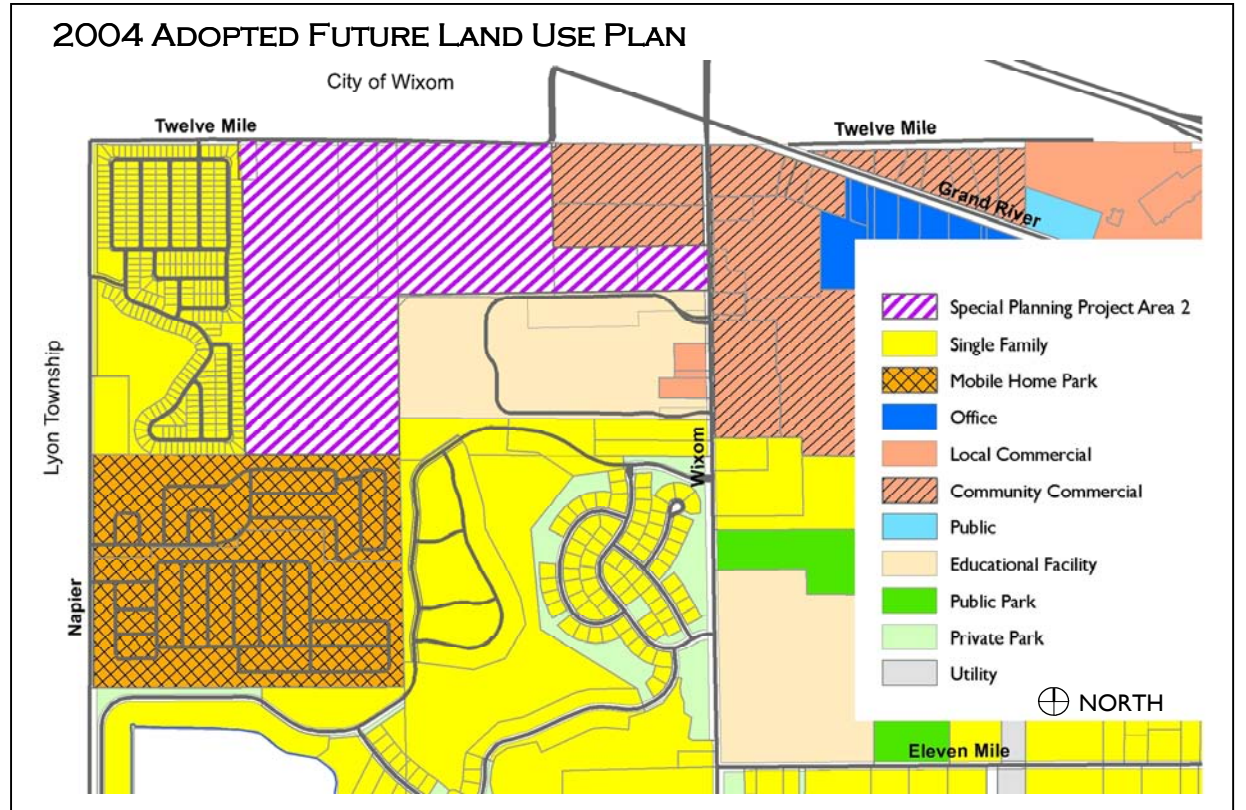
EXAMPLES OF LOW INTENSITY SENIOR HOUSING



12 MILE, NAPIER, & WIXOM ROADS STUDY AREA

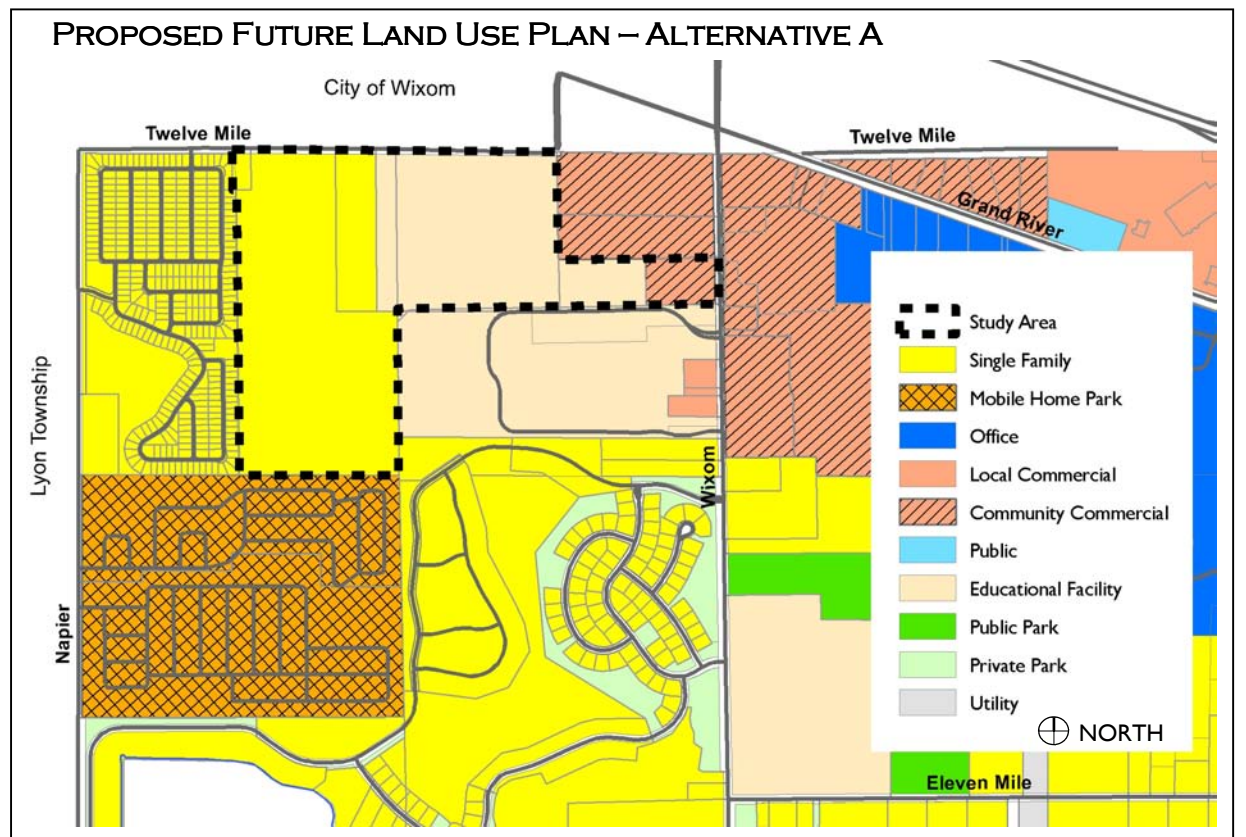
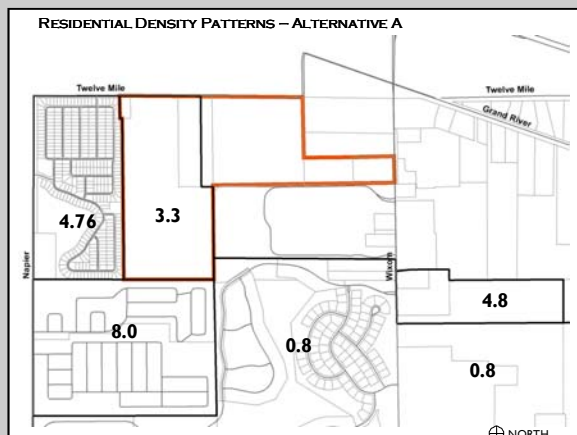
SUMMARY

The 2004 City of Novi Master Plan for Land Use designates the Twelve Mile, Napier, and Wixom Roads Study Area as Special Planning Project Area 2.



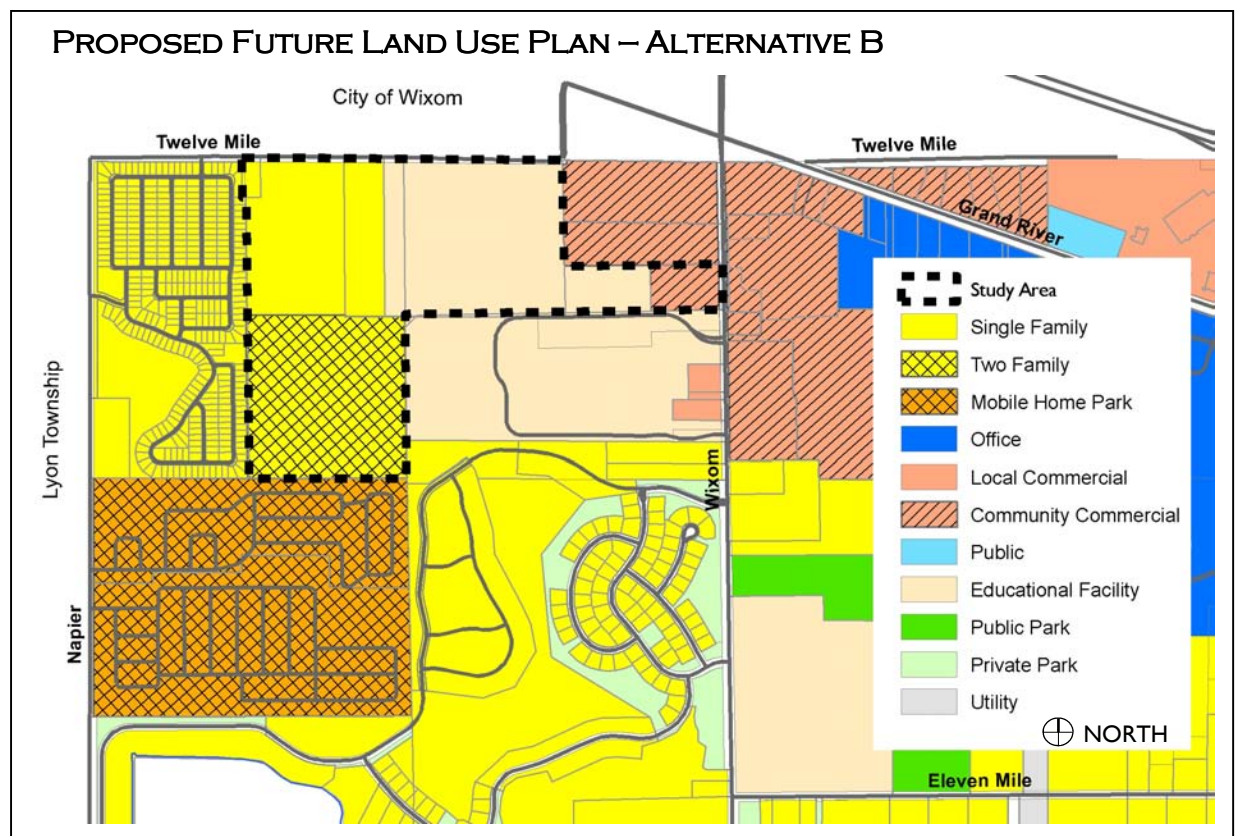
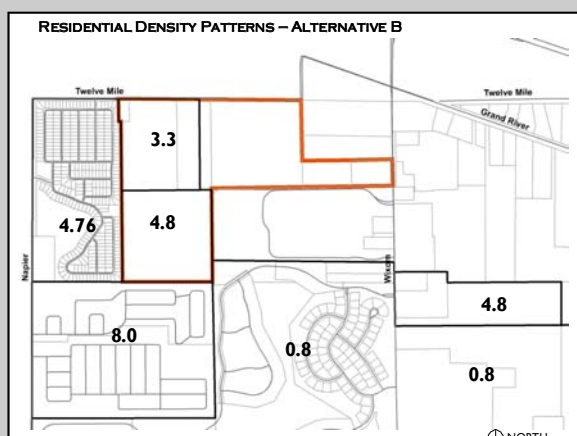
Alternative A proposes to designate the study area for:

- Single family residential at a density of 3.3 dwelling units/acre.
- Educational Facility.
- Community Commercial.



Alternative B proposes to designate the study area for:

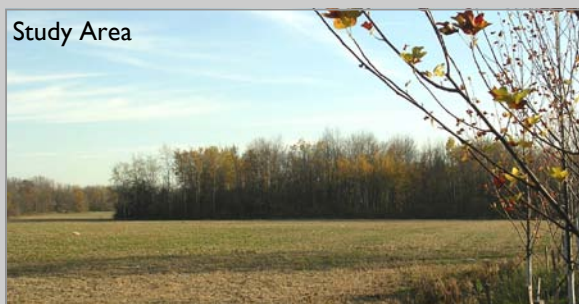
- Single family residential at a density of 3.3 dwelling units/acre.
- Two family residential at a density of 4.8 dwelling units/acre.
- Educational Facility.
- Community Commercial.



12 MILE, NAPIER, & WIXOM ROADS STUDY AREA ALTERNATIVE A

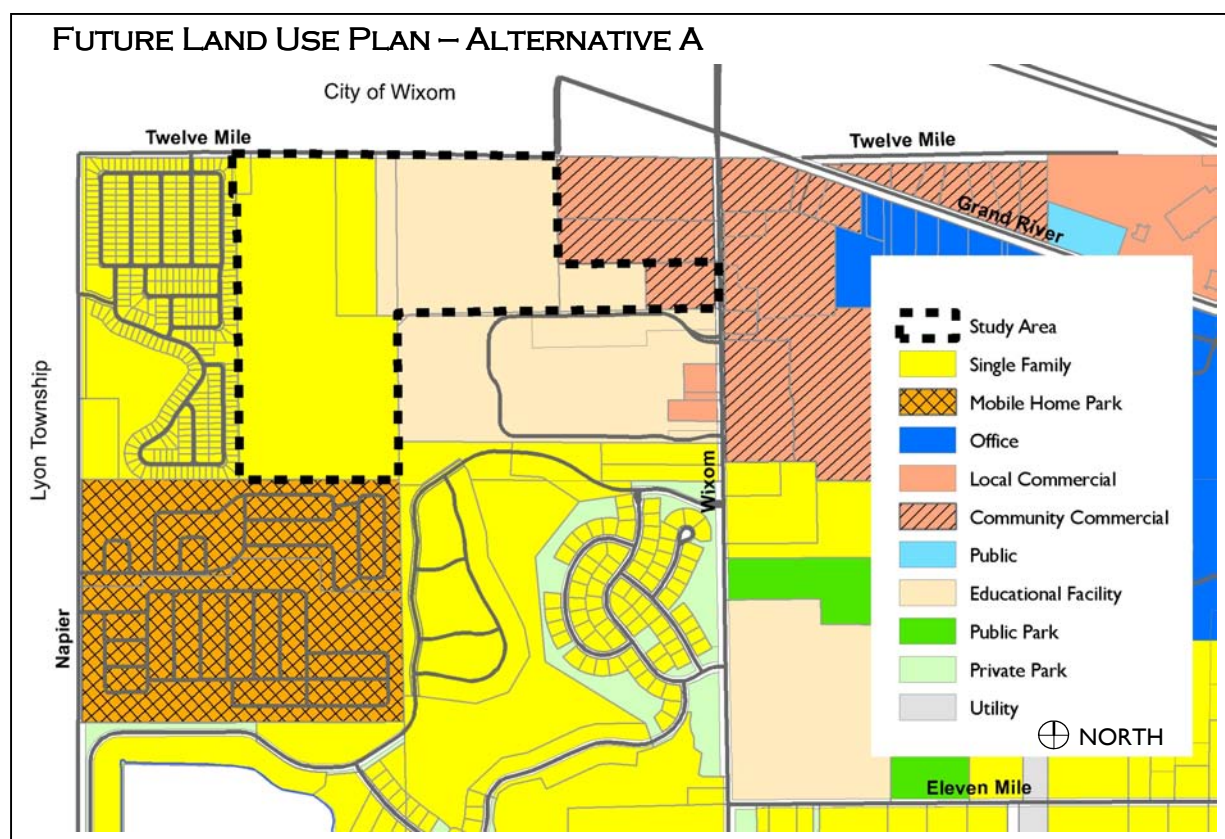
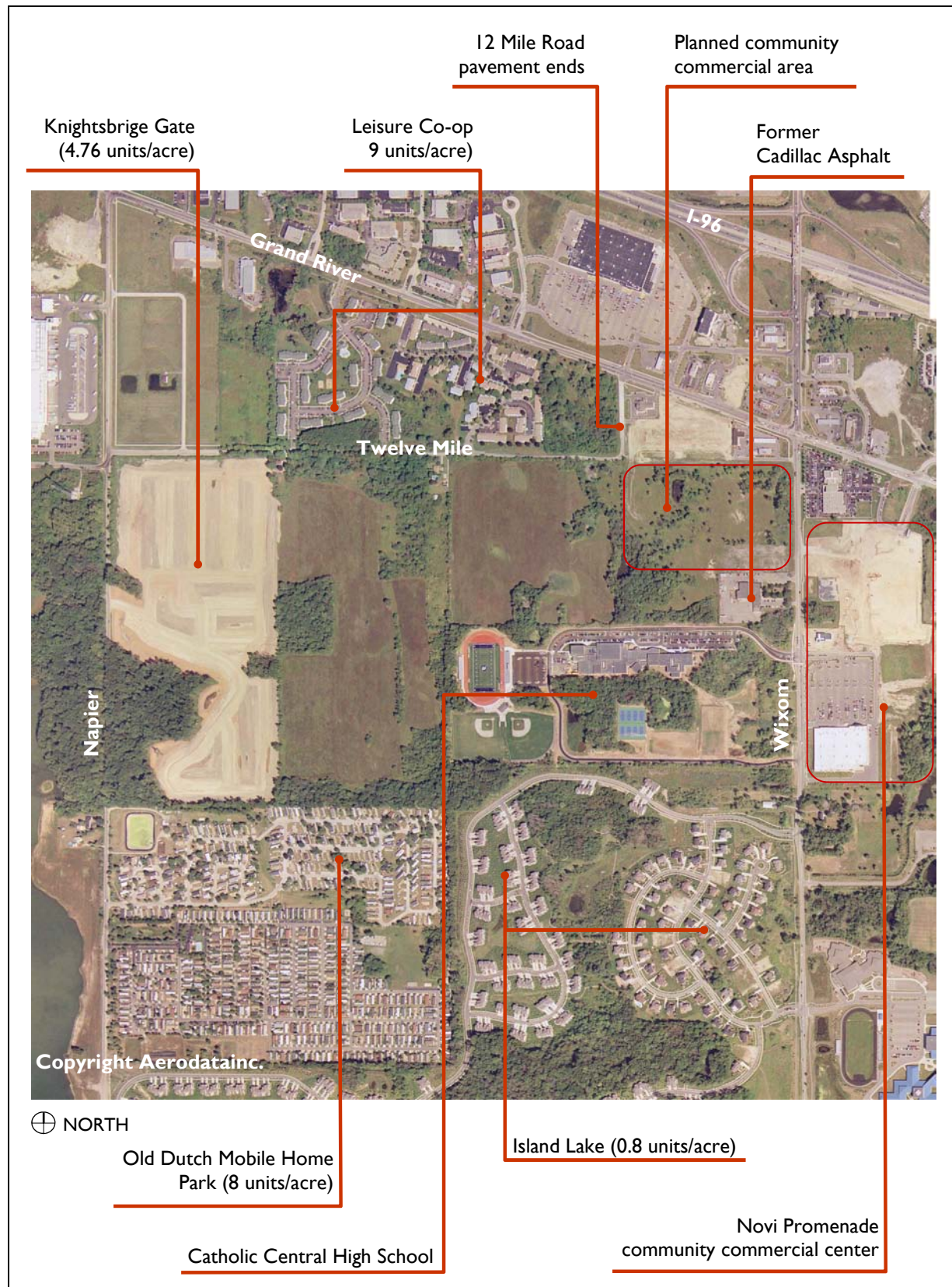
PLANNING FRAMEWORK

- The 2004 City of Novi Master Plan for Land Use designates the Twelve Mile, Napier, and Wixom Roads Study Area as Special Planning Project Area 2.
- Existing development within the surrounding area consists of single family and multiple family residential uses, an educational facility, and commercial uses.
- Nonresidential uses in the vicinity include Catholic Central High School, Varsity Lincoln Mercury, Target, and Sam's Club.
- The study area is influenced by the surrounding residential developments of Knightsbridge Gate (4.76 units/acre), Old Dutch Mobile Home Park (8 units/acre), Wixom Leisure Co-op (9 units/acre), and Island Lake (0.8 units/acre).
- The City of Novi has received preliminary plans for an additional private educational facility and residential development within the study area.
- Twelve Mile Road is gravel and unimproved. Prior to any significant future development within the study area, the road will require paving and substantial improvements.
- The Needs Assessment identified future demand for additional commercial uses in the zip code areas associated with the western portion of the City. In addition to the existing commercial development in Novi, and existing and planned commercial areas in Wixom, Lyon Township and Northville, the City of Novi is planning for additional commercial areas along Grand River Avenue at Beck Road and along Wixom Road south of Grand River to serve the western portion of the City.



LAND USE PLAN

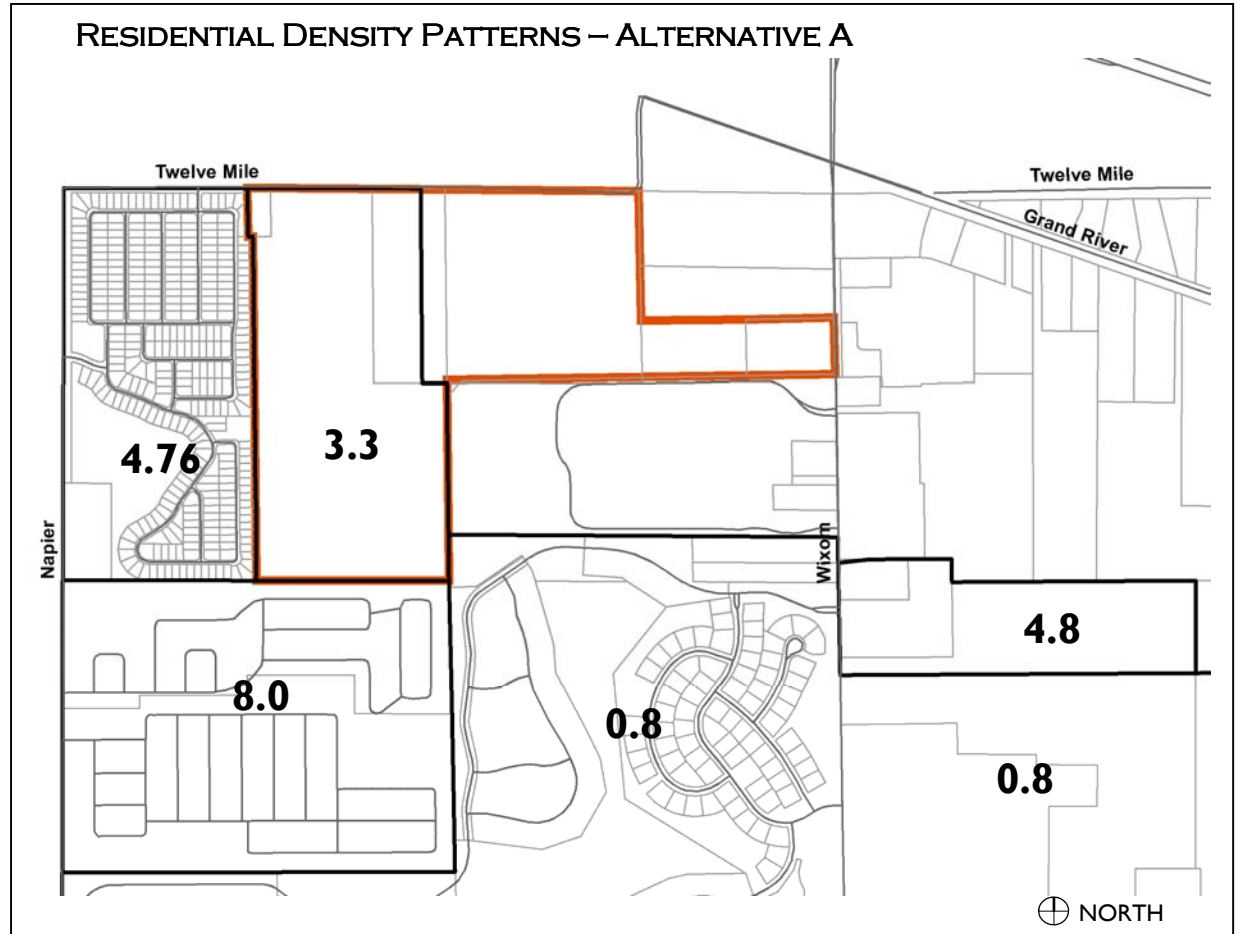
- **Single-Family Residential.** Designate the western portion of the study area for single family residential uses.
- **Community Commercial.** Extend the planned community commercial area south along Wixom Road to include the study area's Wixom Road frontage.
- **Educational Facility.** Plan the central portion of the study area for educational facility use.



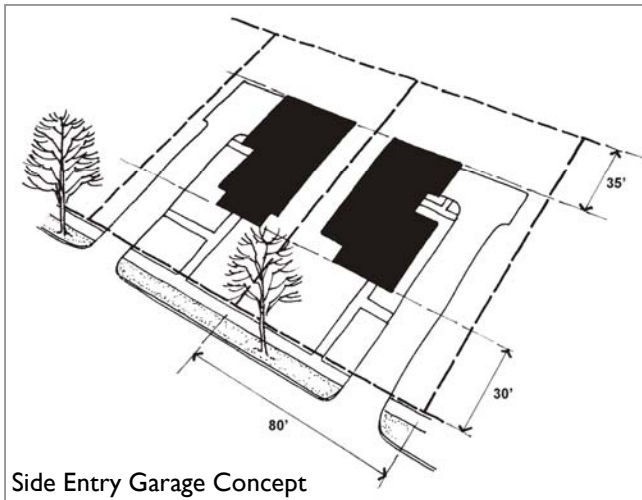
12 MILE, NAPIER, & WIXOM ROADS STUDY AREA ALTERNATIVE A

FORM, SITE DESIGN & CIRCULATION

- Single family residential development within the study area shall not exceed 3.3 dwelling units/acre.
- Future single family residential should be developed with generous lot widths and setbacks including:
 - ◊ 80-foot lot widths
 - ◊ 30-foot front setbacks
 - ◊ 10-foot side setbacks
 - ◊ 35-foot rear setbacks
- Consider zoning amendments to establish residential appearance standards, such as:
 - ◊ Where possible, a high percentage of single family homes should have side entry garages.
 - ◊ Front facing garages should contain design features that soften their appearance from the street, such as special trim packages, textured garage doors, brackets, and garage door windows.
 - ◊ Housing styles shall include masonry materials on the front façade and windows on all four sides.
- Pedestrian amenities shall be provided, such as open space and park areas, sidewalks, and pedestrian connections to surrounding areas.
- Future development within the study area should occur with paving and improvements to Twelve Mile Road.
- Commercial development within the study area should include high quality masonry facades, well landscaped parking areas, and pedestrian connections to neighboring uses.
- Access management techniques, such as shared drives and interconnected parking areas, should be required for new commercial development along Wixom Road within and to the north of the study area.



EXAMPLES OF SINGLE FAMILY HOMES WITH SIDE ENTRY GARAGES



EXAMPLES OF PEDESTRIAN & OPEN SPACE AMENITIES



12 MILE, NAPIER, & WIXOM ROADS STUDY AREA ALTERNATIVE B

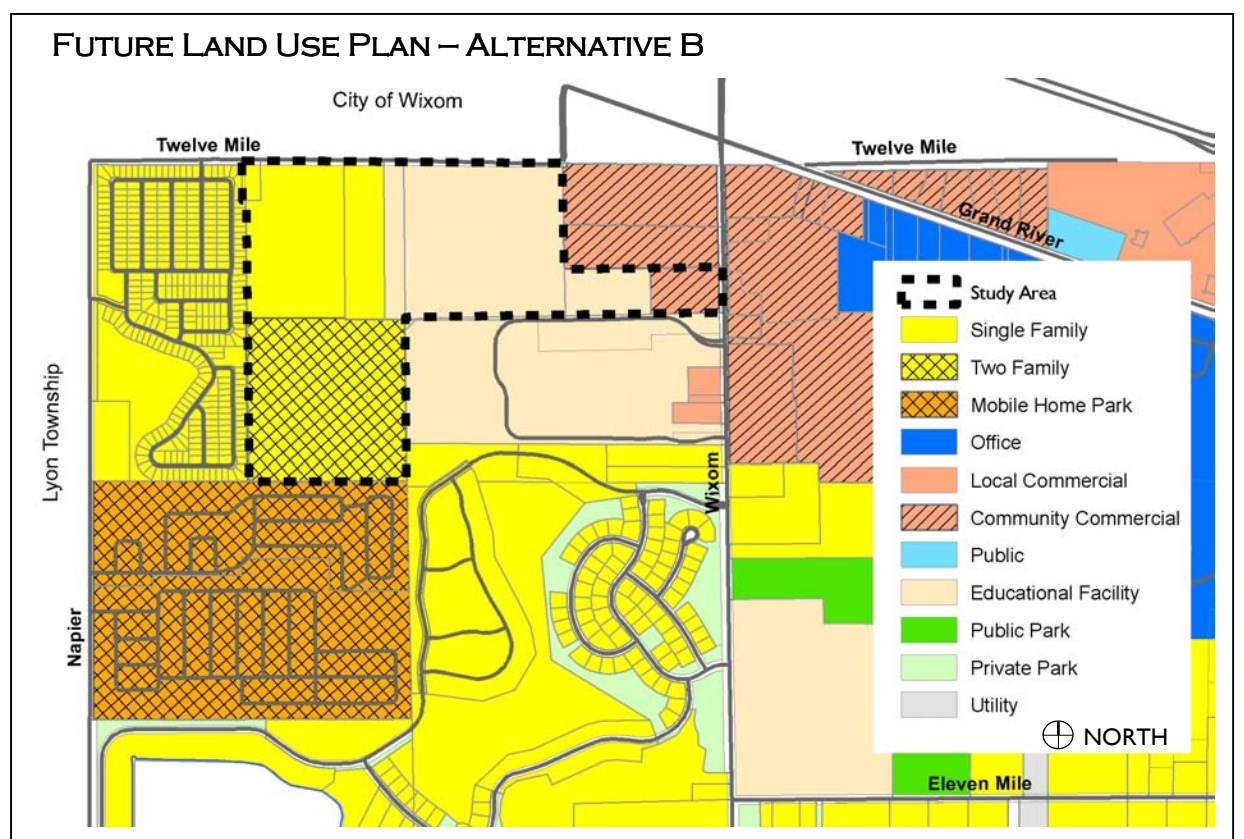
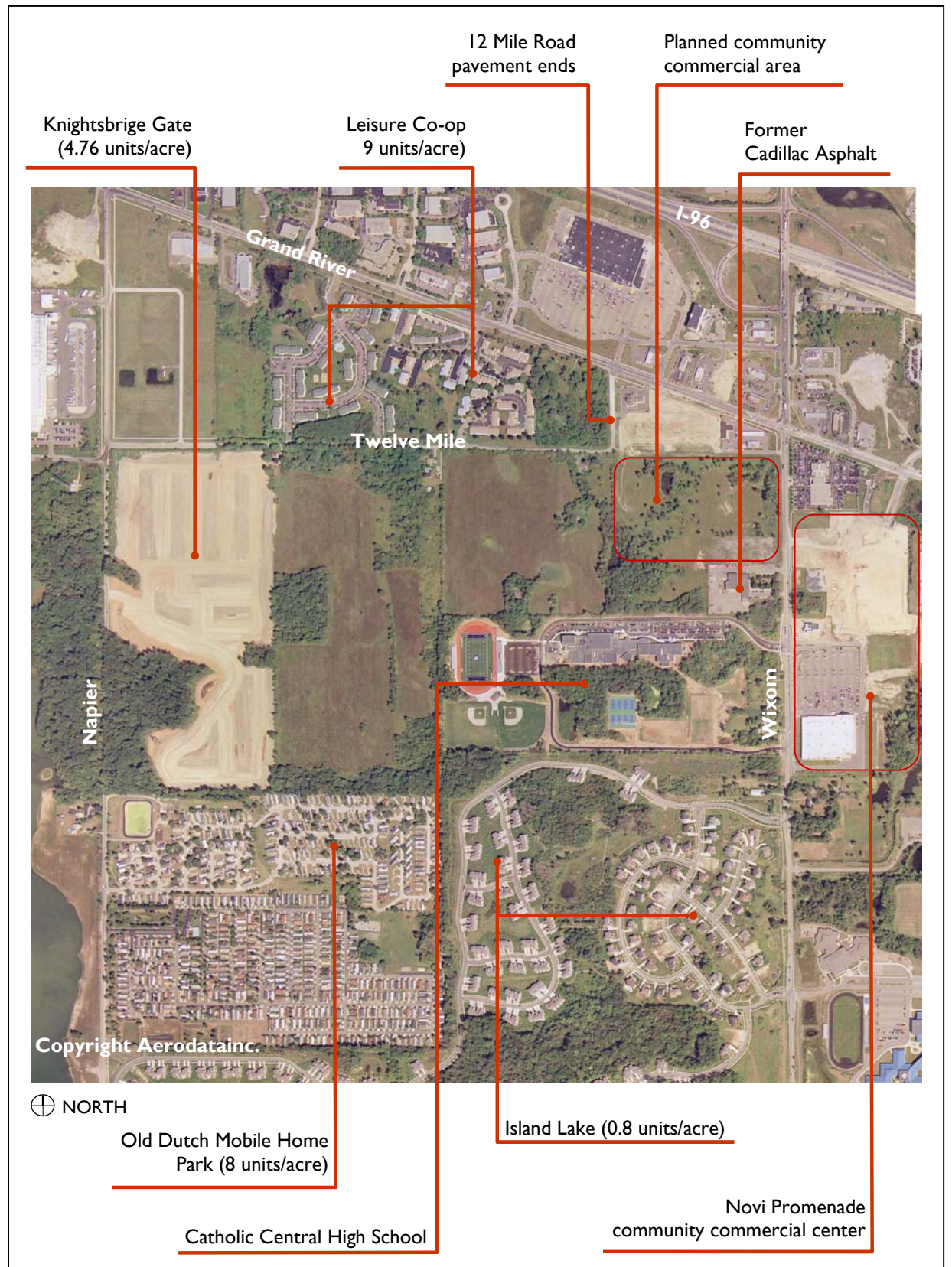
PLANNING FRAMEWORK

- The 2004 City of Novi Master Plan for Land Use designates the Twelve Mile, Napier, and Wixom Roads Study Area as Special Planning Project Area 2.
- Existing development within the surrounding area consists of single family and multiple family residential uses, an educational facility, and commercial uses.
- Nonresidential uses in the vicinity include Catholic Central High School, Varsity Lincoln Mercury, Target, and Sam's Club.
- The study area is influenced by the surrounding residential developments of Knightsbridge Gate (4.76 units/acre), Old Dutch Mobile Home Park (8 units/acre), Wixom Leisure Co-op (9 units/acre), and Island Lake (0.8 units/acre).
- The City of Novi has received preliminary plans for an additional private educational facility and residential development within the study area.
- Twelve Mile Road is gravel and unimproved. Prior to any significant future development within the study area, the road will require paving and substantial improvements.
- The Needs Assessment identified future demand for additional commercial uses in the zip code areas associated with the western portion of the City. In addition to the existing commercial development in Novi, and existing and planned commercial areas in Wixom, Lyon Township and Northville, the City of Novi is planning for additional commercial areas along Grand River Avenue at Beck Road and along Wixom Road south of Grand River to serve the western portion of the City.



LAND USE PLAN

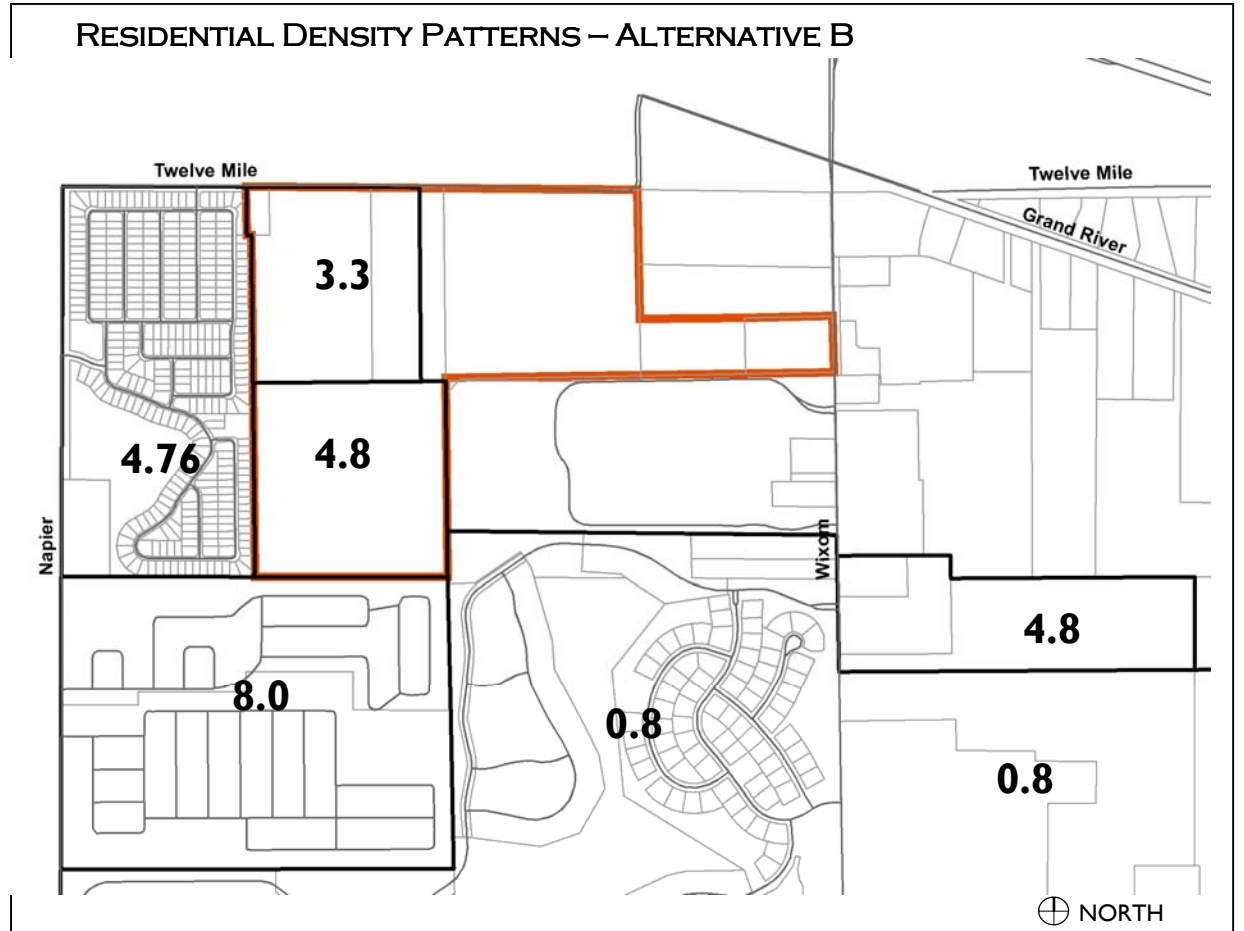
- **Single-Family Residential.** Designate the northwestern portion of the study area for single family residential uses.
- **Two-Family Residential.** Plan for two family residential uses on the southwestern portion of the study area.
- **Community Commercial.** Extend the planned community commercial area south along Wixom Road to include the study area's Wixom Road frontage.
- **Educational Facility.** Plan the central portion of the study area for educational facility use.



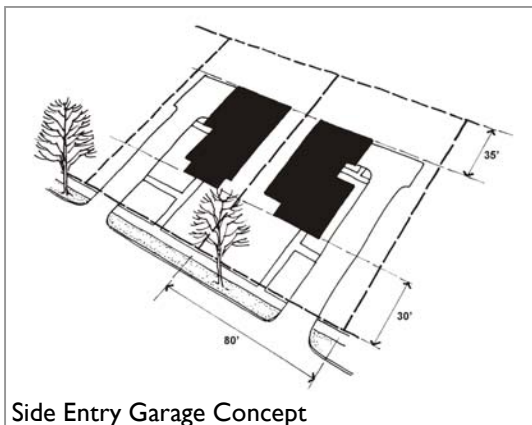
12 MILE, NAPIER, & WIXOM ROADS STUDY AREA ALTERNATIVE B

FORM, SITE DESIGN & CIRCULATION

- Single family residential development within the study area shall not exceed 3.3 dwelling units/acre.
- Future single family residential should be developed with generous lot widths and setbacks including:
 - ◊ 80-foot lot widths
 - ◊ 30-foot front setbacks
 - ◊ 10-foot side setbacks
 - ◊ 35-foot rear setbacks
- Consider zoning amendments to establish residential appearance standards, such as:
 - ◊ Where possible, a high percentage of single family homes should have side entry garages.
 - ◊ Front facing garages should contain design features that soften their appearance from the street, such as special trim packages, textured garage doors, brackets, and garage door windows.
 - ◊ Housing styles shall include masonry materials on the front façade and windows on all four sides.
 - ◊ Housing styles shall include masonry materials on the front façade and windows on all four sides.
- Two family residential development within the study area shall not exceed 4.8 units/acre.
- Future two family residential should be developed in accordance with the following:
 - ◊ 50-foot lot widths
 - ◊ 30-foot front setbacks
 - ◊ 10-foot side setbacks
 - ◊ 35-foot rear setbacks
- Street and pedestrian connections should be required between the single family and two family residential areas. Additional access for the two family area should be provided at the western boundary of the educational facility in order to minimize two family traffic through the single family neighborhood.
- Pedestrian amenities shall be provided, such as open space and park areas, sidewalks, and pedestrian connections to surrounding areas.
- Future development within the study area should occur with paving and improvements to Twelve Mile Road.
- Commercial development within the study area should include high quality masonry facades, well landscaped parking areas, and pedestrian connections to neighboring uses.
- Access management techniques, such as shared drives and interconnected parking areas, should be required for new commercial development along Wixom Road within and to the north of the study area.



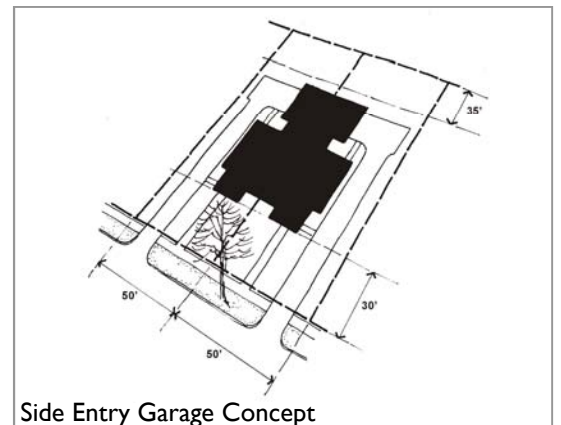
EXAMPLES OF SINGLE FAMILY WITH SIDE ENTRY GARAGE



Side Entry Garage Concept



EXAMPLES OF TWO FAMILY WITH SIDE ENTRY GARAGES



Side Entry Garage Concept



EXAMPLES OF PEDESTRIAN & OPEN SPACE AMENITIES

