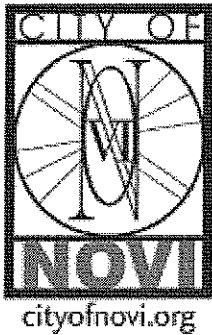


**III. Historical Review of Planning in Twelve Mile, Napier and Wixom
Roads Study Area [Special project Area 2], Mark Spencer**

MEMORANDUM



TO: MASTER PLAN AND ZONING COMMITTEE

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: HISTORY OF PLANNING IN THE TWELVE MILE,
NAPIER AND WIXOM ROAD STUDY AREA

DATE: DECEMBER 5, 2007

This memo will present a brief discussion of the City of Novi planning efforts regarding the Twelve Mile, Napier and Wixom Roads Study Area. It includes material distributed to and discussed by the Master Plan and Zoning Committee at its July 24, 2007 meeting.

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. Please refer to the attached maps and maps SPA4 to SPA9 previously distributed.

1967

In the 1967 Village of Novi Master Plan, the majority of the Twelve Mile, Napier and Wixom Road Study Area was depicted for industrial uses except for the southwest 40 acres that was depicted for residential uses at 1.6 dwellings per acre. This was the least dense designation in this Master Plan.

1980

In the 1980 Master Plan, single family residential densities were reduced to 0.8 dwellings per acre in most of the City's western undeveloped areas. The single family residential use area was enlarged in the Twelve Mile, Napier and Wixom Roads Study Area in 1980 to include most of the Study Area. The density was depicted for one family residential at 0.8 dwelling units per acre. An approximately 500 foot wide strip of land adjacent to Wixom Road was designated for multiple family residential.

1988

In the 1988 Master Plan, the multiple family residential was removed and the entire study area became planned for single family residential with a density of 0.8 dwelling units per acre.

1990

Residential uses were removed from the entire Study Area in the 1990 Master Plan. As part of the City's "Grand Plan" the entire north half of Section 18 except for the northeast 26 acres (that

HISTORY OF PLANNING IN THE TWELVE MILE,
NAPIER AND WIXOM ROAD STUDY AREA
DECEMBER 5, 2007
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is outside of the study area), was planned for heavy industrial uses with the anticipation of relocated the general industrial uses near Grand River and Novi Road to this area. The goal was never achieved and the only industrial use to occupy the area since this time was Cadillac Asphalt who previously operated a plant on the eastern 5 acres of the Study Area located adjacent to Wixom Road.

1993

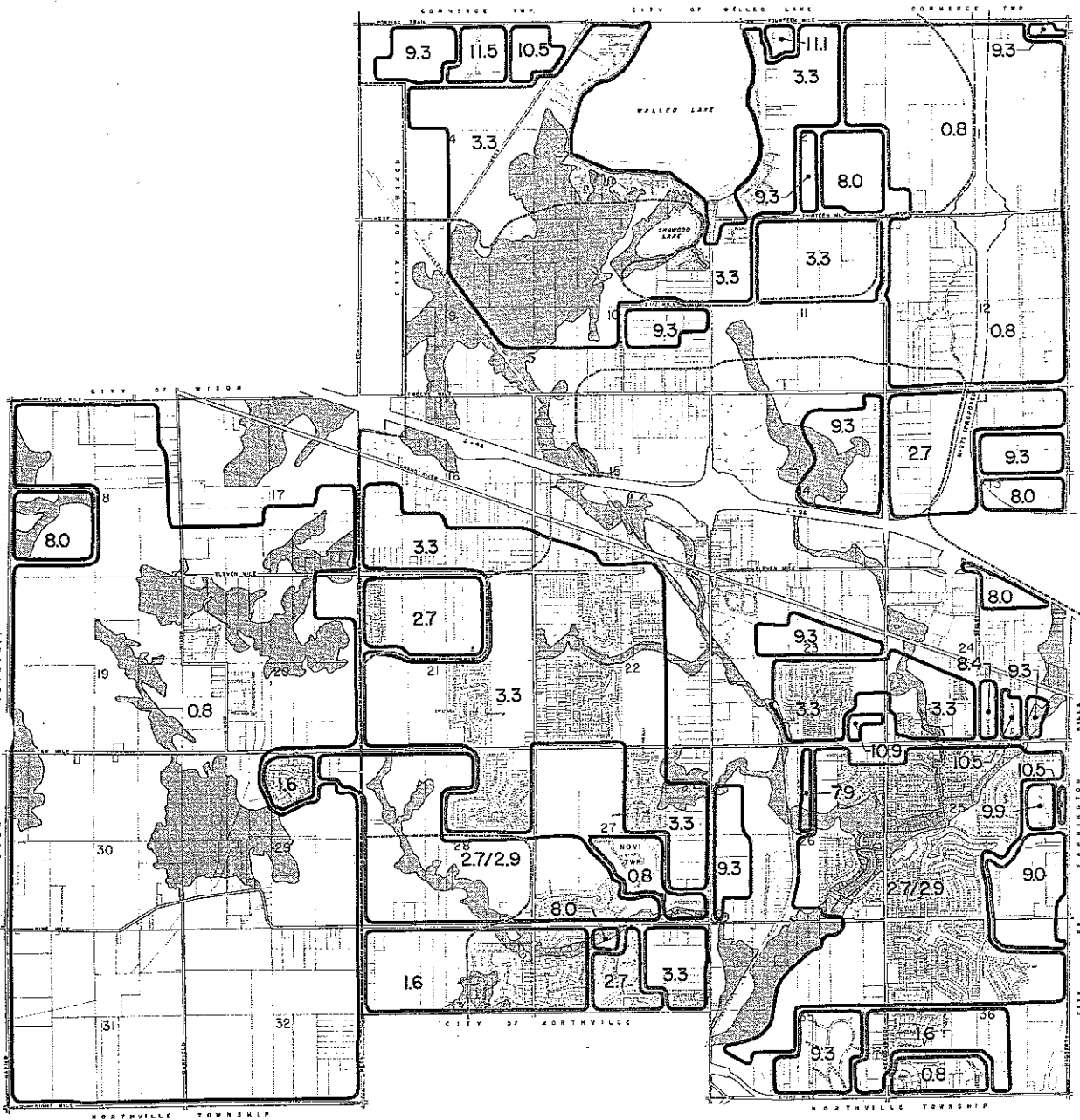
The entire Study Area continued to be depicted for industrial uses but was designated Pd4. This designation was created for this Plan and it was designed to provide space for high tech office, research and prototype manufacturing developments. Most of the other areas in the City that received this designation in 1993 are now in the OST (Office Service Technology) zoning district. Property located at the northeast corner of the City limits and Wixom Road previously listed for commercial uses was also placed in the Pd4 category.

1999

The Pd4 option was dropped from the Master Plan and the Study Area received a split designation with the western half depicted for office uses and the eastern half for light industrial uses.

2004

Due to a number of reasons including poor access, nearby residential development and the properties not being located close to other office and manufacturing areas, the Planning Commission designated the Study Area as Special Project Area 2 and stated that the area needed further study to determine the appropriate use of the property.



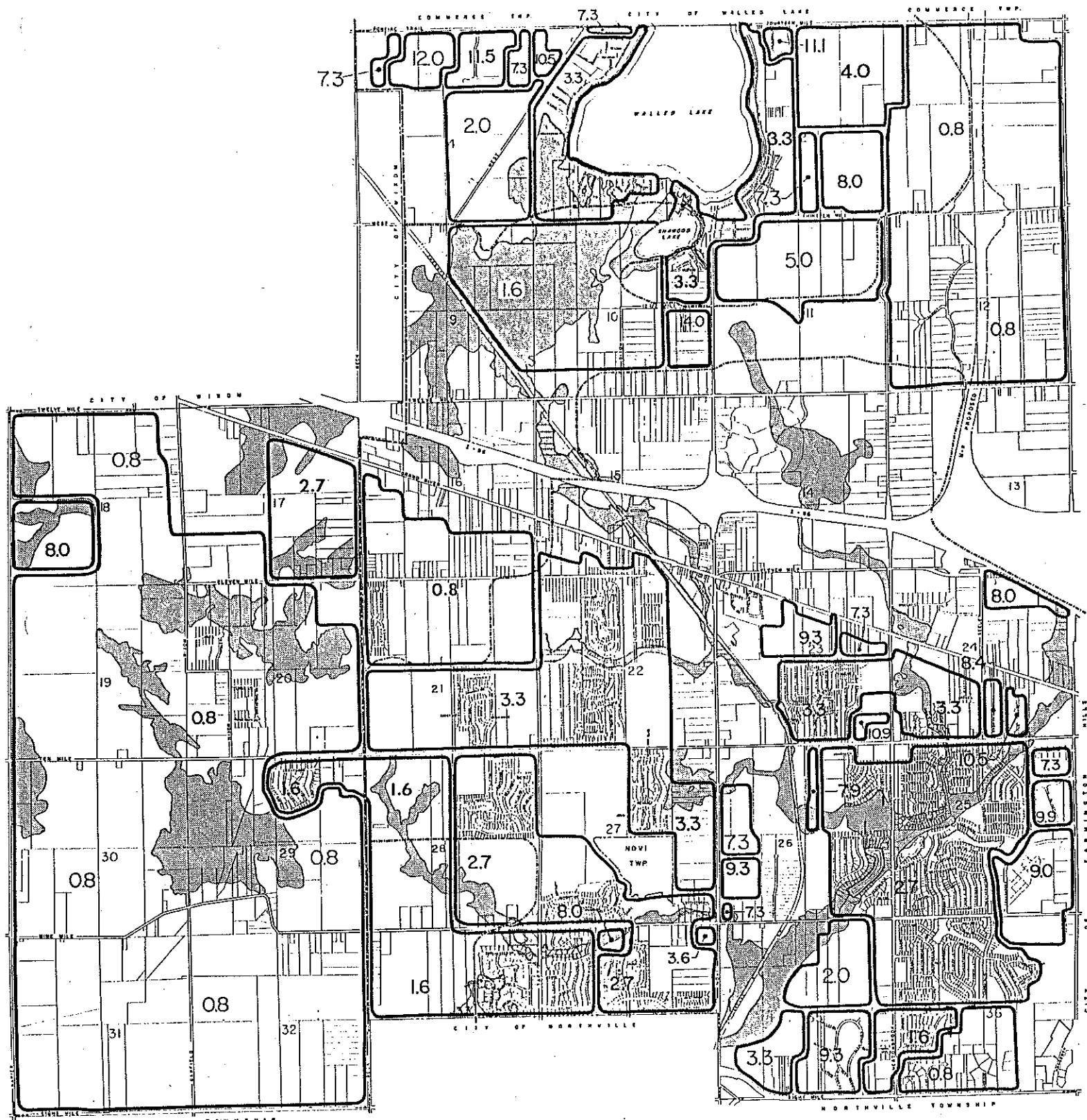
- 0.0 DWELLING UNITS PER ACRE
- CURRENT SANITARY SEWER SERVICE AREA
- POTENTIAL SANITARY SEWER SERVICE AREA
- ▨ FLOODWAY & WETLAND AREAS



RESIDENTIAL DENSITY PATTERNS
CITY OF NOVI MICHIGAN

Wilton-Taman & Associates Inc.
community planning consultants

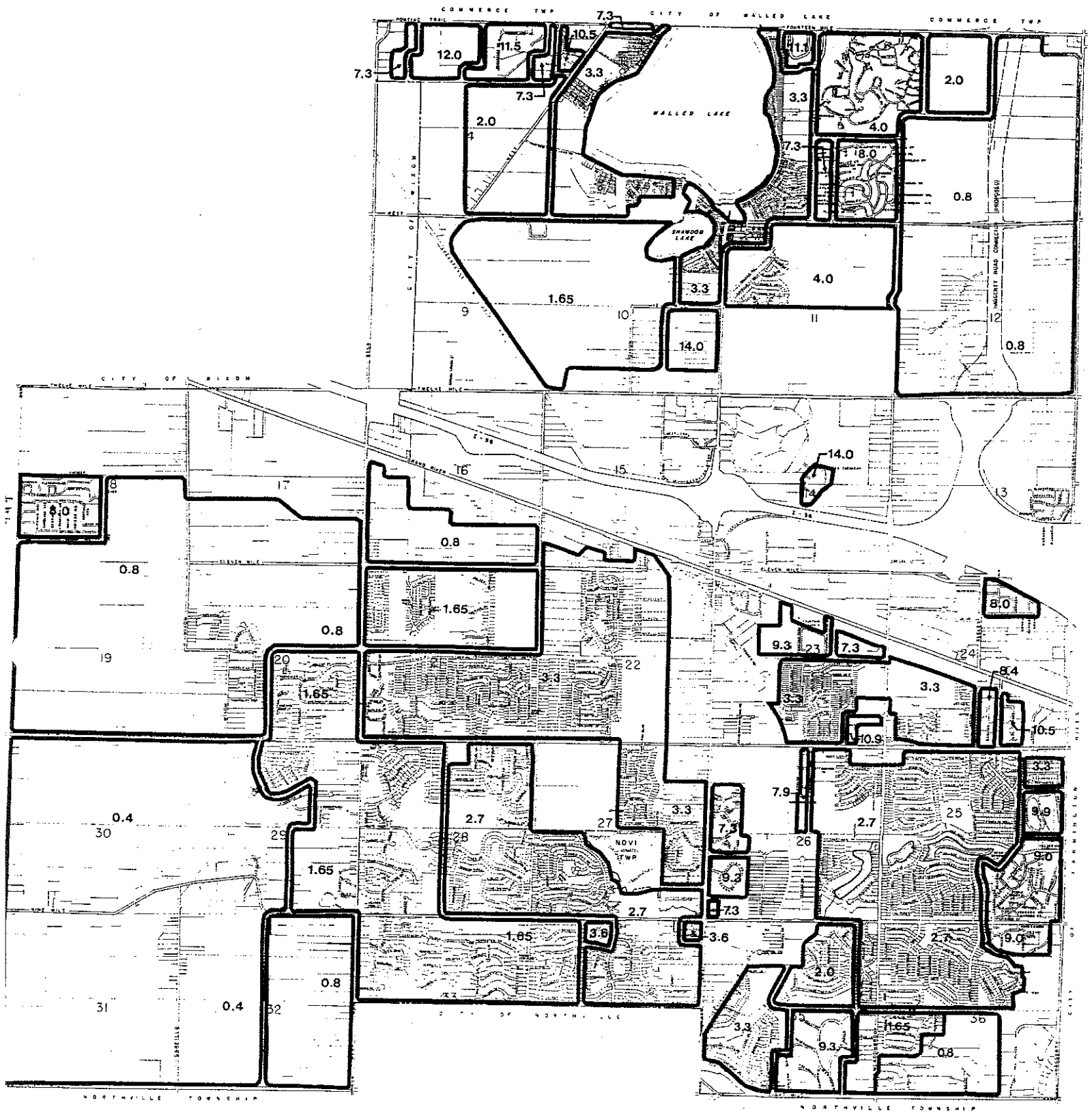
1980



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1988





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1993



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CITY OF NOVI MICHIGAN

JAN 1993
BRANDON M. ROGERS & ASSOCIATES, P.C.
community planning consultants