

**VIII. City of Novi [supplemental Southwest Quadrant] Master Plan for  
Land Use Review, 2007, Brandon M. Rogers & Associates, P.C.**

## **CITY OF NOVI MASTER PLAN OF LAND USE REVIEW, 2007**

- Summary of Past Master Plans 1967-2004 regarding Southwest Quadrant of City
- City-Wide Retail Studies as Related to Southwest Quadrant of City
- Rationale for Low Density Residential Planning in Southwest Quadrant of City
- Natural Resources Preservation in Southwest Quadrant of City

**October 26, 2007**

**Prepared by**

**Brandon M. Rogers & Associates, P.C.  
Planning Consultants**

**CITY OF NOVI MASTER PLAN FOR LAND USE UPDATE, 2007  
LAND USE REVIEW**

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October 26, 2007

## HISTORY OF MASTER PLANNING IN SOUTHWEST QUADRANT OF CITY OF NOVI

### Introduction

The following discussion presents summary conclusions of the eight Master Plans of Land Use during the 1967-2004 period with special reference to the Southwest Quadrant areas of the City. Refer to following Location Map.

#### **1967 Master Plan for Land Use**

Prepared by Waring and Johnson, Planning Consultants, in 1967 this was the first Master Plan adopted by the then Village of Novi, which was incorporated on October 9, 1958.<sup>1</sup>

Based on the Neighborhood Unit Plan, Plate 14 following Page VI-5 for the Southwest Quadrant of the Village and Population by Neighborhoods, Table XIV on Page IV-2 (being Units XXI, XXII, XXIII, XXIIIA and XXIV, there were 125 residential units in 1967. The number of residential units was expected to increase substantially to 4,358 units by 1980. (Table XIV, Page IV-3.) As to residential density, the gross density of 1.7 dwellings units per acre (du/acre) was forecast for Year 1980.

A neighborhood shopping center was proposed at intersection of Nine Mile Road and Garfield Road and at intersection of Ten Mile Road and Beck Road.<sup>2</sup> A major park was proposed in Section 29 and a parkway was proposed in Sections 29 and 32 recognizing a variable width right-of-way following for the most part along "a natural drainage area with natural shrub and tree plantings" giving a park like character. (Page VII-5, and Plate 16.)

#### **1970 Special Master Plan Update Study, Sections 1-4 and 9-13.**

This Plan was intended to serve as a major updating of a portion of the City's Master Plan of 1967 as a result of "increasingly numerous development proposals". The Plan does not address the Southwest Quadrant area.

1. Master Plan Novi, Waring and Johnson, Planning Consultants, September 25, 1967, Page II-2.  
2. Master Plan Novi, Waring and Johnson, op. cit., Plate 8, following Page IV-11.

### 1980 Master Plan for Land Use.

Prepared by Vilican-Leman & Associates, Inc, during the 1974 and 1980 period, the Plan recommended Single Family Residential use at a gross density of 0.8 du/acre for the entire four square mile Southwest Quadrant area<sup>3</sup> except for the northeast corner of Section 29 which was proposed for 1.6 du/acre and 2.7/2.9 du/acre. [Refer to following Residential Density Patterns Map.] Recommendations for this area were based on consideration of (1) residential density patterns established by the then existing zoning standards, (2) existing residential density patterns, and (3) the availability of public utilities and the ability to extend these utilities throughout the designated areas.<sup>4</sup> A Center Commercial location was proposed at northeast corner of Ten Mile Road and Beck Road. Floodway and Wetland areas are shown in Sections 29 and 30.

### 1988 Master Plan.

Prepared by Brandon M. Rogers & Associates, P.C. in association with Barton-Aschman Associates, Inc., the Plan recommended Residential Acreage (RA) zoning for the entire Southwest Quadrant except for One-Family Residential District (R-1) for east half of Section 29. The Residential Density Patterns map recommended the entire Southwest Quadrant area for a density of 0.8 du/acre except for the northeast corner of Section 29 (circa 80 acres) for 1.6 dus/acre.<sup>5</sup> [Refer to following Residential Density Patterns Map.] Residential Goals and Objectives in the Plan referred to those in City's Statement of Purpose adopted in 1986 wherein there was an expressed "need to provide single family and multiple family 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."<sup>6</sup>

### 1990 Master Plan for Land Use Update

This Plan was intended to update the 1988 Master Plan for Land Use. It included a Residential Density Pattern map from the 1988 Master Plan for Land Use again reflecting a density of 0.8 du/gross acre for the Southwest Quadrant. [Refer to Density Map included in discussion of 1988 Master Plan for Land Use following Page 2.] The Density Plan reflected a concerted effort to plan a variety of residential densities in the City compatible with available and expected infrastructure, established development patterns and City woodland/wetland protection policies.<sup>7</sup> Reference made to the Goals and Objectives Related to City of Novi Philosophy Statement adopted by the Novi City Council and Planning Commission on Feb. 1, 1986 and the Natural Resources Design Plan proposed in 1989.

3. Master Plan for Land Use, City of Novi, Michigan, Vilican-Leman & Associates, Inc., October 1980, p. 10.

4. Master Plan for Land Use, op. cit., p.8

5. Master Plan for Land Use, City of Novi, Michigan, Brandon M. Rogers & Associates, P.C., January 1988, following Page 54

6. City of Novi, A Statement of Purpose - Our Hope and Plan for the Future, A Philosophy Statement, Adopted by Joint Resolution of the City Council and Planning Commission, Feb. 1, 1986, p. 1.

7. Master Plan for Land Use, Executive Summary, April 1990, p. 18.

### 1993 Master Plan for Land Use

This Plan was prepared by Brandon M. Rogers & Associates, P.C. in association with Birchler Arroyo Associates, Inc., during the 1990-1993 period to reflect major development, economic trends and public input in the City. The Plan emphasized fact that City recognized "environmental preservation and conservation measures....The City has two strong environmental protection ordinances, one for wetlands and another for woodlands". Habitat preservation measures were also evaluated.<sup>8</sup> The Master Plan recognized the need to provide "for all types of housing....Despite the urbanization [sic. in City of Novi]....there is still room for small farms and large residential lots."<sup>9</sup>

Regarding the Southwest Quadrant, the Residential Density Pattern map, Map 3 of the Master Plan for Land Use, recommended two acre minimum lot size (0.4 du/acre) for Sections 30 and 31 and west half of Sections 29 and 32, one acre minimum lot size (0.8 du/acre) for east half of Section 32, and 1.65 dus/acre for east half of Section 29. [Refer to following Residential Density Patterns Map.]

As the Master Plan for Land Use stated:

*The Housing and Density Plan reflects a concerted effort to plan a variety of residential densities in the City compatible with available and expected infrastructure, established development patterns and City woodland/wetland protection policies. Further, the Plan provides for a basis for graduated lowering of densities from central parts of City to outlying parts of the City. This partial "concentric ring" theory supports transitional land use planning objectives and deters leap frog development. The overtaxing of roads with vehicular traffic especially those that are unpaved, the allowance of high density developments in outlying areas that may cause increased land assessments for adjacent properties, and untimely utility requirements seems unwise. A planned residential environment, reserving areas for home sites of varying sizes and style, while preserving the natural beauty and resources of the City, seems highly advisable. This is the recommendation of the Housing and Density Plan.<sup>10</sup>*

Such was the philosophy for the Southwest Quadrant future land use area. (See Map 3.)

8. Master Plan for Land Use, City of Novi, Brandon M. Rogers & Associates, P.C., op. cit. p. 28.

9. City of Novi, A Statement of Purpose – Our Hope and Plan for the Future, a Philosophy Statement, op. cit. 1988.

10. Master Plan for Land Use, op. cit. p. 56.

**1999 Master Plan for Land Use.**

This Novi 2020 Master Plan for Land Use was prepared by Birchler Arroyo Associates, Inc., with input by Brandon M. Rogers & Associates, P.C. As an update to the 1993 Master Plan, this Plan acknowledged the fast growth of the City and included a Novi 20/20 Visioning Process: a community attitude survey of a sample of 3,000 residents, public meetings, cable TV and public hearing.

As contrast to the 1993 Master Plan, the subject Plan recommended one acre minimum lot size (0.8 du/acre) for all of Sections 29-32 inc., except for portions of the east half of Section 29 which was recommended for 1.65 dus/acre, comparable to the 1993 Plan. [Refer to following Residential Density Patterns Map.]

As the Plan stated:

Southwest Novi

*The 0.4 density provided in the previous Master Plan has been increased to 0.8 dwelling units per acre. The change is recommended because the City is not likely to establish a single-family residential zoning district that requires two acre minimum lot sizes. In addition, the 0.8 density recommendation is consistent with recent housing trends in the area. Furthermore, when accounting for regulated wetlands and woodlands in the southwest portion of the City, actual dwelling units per gross acre will actually be lower than the 0.8 density designation.<sup>11</sup>*

**2004 Master Plan for Land Use.**

This most recent Master Plan was prepared by the Novi Planning Commission and Planning Department, adopted December 1, 2004.

Analysis of density areas in the Plan concluded that the lightest density is located in southwest quarter of the City.<sup>12</sup> [Refer to following Residential Density Patterns Map.]

The Future Land Use Map, adopted December 1, 2004, proposed Single Family Residential for the Southwest Quadrant, except for Parks & Open Space in parts of Sections 29, 30, 31 and 32. Public Land use is located in Section 32 on east side of Garfield Road, and Educational Facility use at northeast corner of Eight Mile Road and Garfield Road, and Utility land use along the electric transmission corridor through Sections 29 and 31. The Quasi-Public land use, golf course, was returned to Single Family Residential use.

Currently (May 16, 2007), the Southwest Quadrant is zoned as RA District, one acre minimum lot size, except for portions of east half of Section 29 and north half as adjusted for Section 30, wherein zoning is R-1 District (half acre minimum lot size).

11. Novi 2020 Master Plan for Land Use, Birchler Arroyo Associates, Inc., May 1999, page 65.

12. Master Plan for Land Use 2004, prepared by Novi Planning Commission and Planning Department, 2004, p. 27.



One of the City's adopted Goals and Objectives in the City's 2004 Master Plan for Land Use is to "continue to protect the character of the southwest quadrant of the City as this area is home to the majority of vacant land in the City," by providing feasible development options to maintain the semi-rural character of this area.<sup>13</sup>

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13. Master Plan for Land Use 2004, *op. cit.*, Summary Brochure, dated Dec. 14, 2004.

**CITY-WIDE RETAIL STUDIES, INC. REFERENCE TO SOUTHWEST QUADRANT AREA****Introduction**

Master Plans usually include analysis of market demand for retail uses with a forecast of future demand for such uses. In reviewing Plans adopted by the City of Novi, a general consensus is found which in summary does not recommend any retail land uses in the Southwest Quadrant.

In the perimeter area of the Quadrant the only retail use proposed is for Non Center Commercial at northeast corner of Ten Mile Road and Beck Road in the 1993 Master Plan for Land Use, Center Commercial in the 1980 Master Plan for Land Use, Central Commercial in the 1988 Master Plan for Land Use, Local Commercial in the 1999 Master Plan for Land Use, and Local Commercial in the 2004 Master Plan for Land Use. More specifically, these Plans are discussed following.

**1999 Master Plan for Land Use – Novi 2020**

This 1999 Plan found that on the basis of income of City residents<sup>14</sup> that \$208 million in retail sales could be generated by Novi's population alone. This would require 1.2 million square feet of retail floor area on 148 acres to meet demand. The Plan found that the City at that time provided 644 acres for commercial land uses, or 496 acres more than needed. Most of this excess commercial land use is found in the Comparison Business sector (e.g., the I-96/Novi Road Regional Shopping Center).

While the Plan acknowledges an abundance of major Comparison or Retail Commercial land use space, there is perceived a need for additional Convenience Commercial serving a small group of neighborhoods and Community Commercial uses serving primarily residents in the City of Novi.<sup>15</sup> No new commercial uses are proposed in the Southwest Quadrant except the Local Commercial site at perimeter of Quadrant at northeast corner of Ten Mile Road and Beck Road (Briarwood Plaza).<sup>16</sup>

14. Novi 2020 Master Plan for Land Use, May 19, 1999, p. 72.

15. Novi 2020 Master Plan for Land Use, *op. cit.*, p. 73.

16. Novi 2020 Master Plan 2020, Map LU3, p. 74

### 1993 Master Plan for Land Use

The Plan found that based on 1987 purchasing power of City residents of \$173,709,000, that 116.2 acres of Commercial site area would be needed. This total compares with \$519,096,000 in 1987 sales and 516 acres of Commercial use.<sup>17</sup>

It was determined 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., Meijer's in Northville Charter Township at Haggerty and Eight Mile Road, downtown City of Northville, new shopping centers in Commerce Charter Township and the City of Farmington Hills in vicinity of Haggerty and Fourteen Mile Roads, and Meijer's new store on north side of Grand River Avenue, west of Wixom Road in City of Wixom) are planned and intended to provide convenient local business services to City residents in the future.

It was concluded in the Plan that no new convenience shopping center sites are needed to serve the expected City population by Year 2010. Briarwood Plaza located at northeast corner of Ten Mile Road and Beck Road and the Wixom Meijer's shopping center sites are well located to serve the west side of the City and the low density housing expected.<sup>18</sup>

### 1988 Master Plan for Land Use.

This Plan made a firm recommendation to centralize commercial land use in the vicinity of I-96 and Novi Road in the center of the City. Eleven smaller retail centers, including an existing one at northeast corner of Ten Mile Road and Beck Road, Briarwood Plaza, were recognized.<sup>19</sup>

The Plan concluded that no new convenience shopping center sites are needed to serve the expected City population by Year 2010. The Ten Mile Road/Beck Road and the Wixom Meijer Shopping Center sites were felt to be well located to serve the west side of the City and the low density housing expected.<sup>20</sup>

17. Master Plan for Land Use, Brandon M. Rogers & Associates, P.C., 1993, p. 130.

18. Master Plan for Land Use, 1993, *op. cit.*, p. 130.

19. Master Plan for Land Use, *op. cit.*, p. 124

20. Master Plan for Land Use, *op. cit.*, p. 126

**1980 Master Plan for Land Use.**

Five Convenience Commercial retail centers were proposed in this Plan to augment three Comparison centers at Novi Road/I-96 area, Eight Mile Road/Haggerty Road area, and Novi Road/Ten Mile Road area. The five Convenience centers involved West Road/Pontiac Trail area, Beck Road/Ten Mile Road area, Twelve Mile Road/Dixon Road area, Novi Road/Grand River Avenue area, and Ten Mile Road/Meadowbrook Road area. Only the Meadowbrook Road/Ten Mile Road site was in existence at that time.<sup>21</sup>

21. Master Plan for Land Use, City of Novi, Michigan, Vilican-Leman & Associates, Inc., 1980. p. 22.

### Conclusion

In revisiting the various Master Plans for Land Use adopted by the City of Novi and earlier by the Village of Novi and the long range Master Plan recommendations for future land use, it is concluded that the present absence of planned commercial areas in the Southwest Quadrant is documented in and by past City Land Use Plans and is historically appropriate and reasonable. The Quadrant including its perimeter area has witnessed many new single family residential developments in the past 10 years, including in the 1997-1998 period:

Cheltenham Estates Subdivision

(west side of Beck Road between Nine Mile Road and Ten Mile Road)

Autumn Park Subdivision No. 3

(northeast corner of Nine Mile Road and Beck Road)

Wilshire Abby Subdivision

(west side of Beck Road between Nine Mile Road and Ten Mile Road)

Dunnabeck Estates

(northeast corner of Beck Road and Ten Mile Road)

Currently in 2007, new on-going residential projects in the Southwest Quadrant and immediate perimeter area are:<sup>22</sup> (Refer to following Novi Projects Map.)

Completed

Park Place Subdivision – 102 lots (1997)

Bellagio Estates – 56 site condos (1998)

Under Construction

Provincial Glades – 63 site condos RUD (2003)

Wilshire Abbey Estates Subdivision – 29 lots (1997)

Tuscany Reserve – 61 lots (2002)

Maybury Park Estates – 107 detached condos RUD (2000)

Island Lake of Novi – 876 unit RUD (1997)

Final Site Plans

Evergreen Estates – 7 site condos (2004)

Site Plan/ Plat Submitted

Legacy Parc, 4 phases – 439 RUD units (2004)

Casa Loma – 10 unit single family condos (2005)

22. Novi Projects Map 2001-2007, July 27, 2007

These projects have conformed to the City's Zoning Map which provides R-A Residential Acreage District for all of the Southwest Quadrant (one acre minimum lot size), except for R-1 One Family Residential District (one half acre minimum lot size) for the north half of Section 30 and east half of Section 29 more or less. Four of these projects are RUD's regulated by Section 2404 of Zoning Ordinance which requires a minimum of an 80 acre site area and allows a mixture of one family and attached one-family clusters. Density is based on gross site acreage excluding identified wetlands or watercourses in excess of two acres, providing a maximum density of 0.8 du/acre in an R-A District and 1.65 dus/acre in an R-1 District.

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## RATIONALE FOR LOW DENSITY PLANNING IN SOUTHWEST QUADRANT OF CITY OF NOVI

Throughout the instant survey of the seven Master Plans for Land Use and Updates, it may be observed a consistent policy of encouraging and maintaining a low density single family residential character of this Southwest part of the City. The Plans' Goals and Objectives set forth policy for providing room for homes on spacious lots for a long period of time. In addition to providing spaciousness and avoiding overcrowding, the objective was to prevent existing or proposed feasible infrastructure which cannot support denser housing development. All types of single family housing is to be encouraged provided such are compatible with and recognize environmental conditions such as wetlands, woodlands and poor soils.<sup>23</sup>

Except for the 1993 Master Plan for Land Use, the recommended residential density was 0.8 du/gross acre except for portions of the east part of Section 29 which was recommend for 1.65 (1.6) dus/acre. The Housing and Density Plan of the 1993 Master Plan for Land Use introduced a density of 0.4 du/acre for Sections 30 and 31, and west half of Sections 29 and 31.

Reasons for lowering the density in portions of the Southwest Quadrant are:

1. A concerted effort to plan a variety of residential densities in the City compatible with available and expected infrastructure, established development patterns and City woodland/wetland protection policies.
2. A basis for graduated lowering of densities from the central parts of the City to outlying parts of the City. This "concentric ring" theory supports transitional land use planning objectives and deters leap frog development.
3. To avoid overtaxing of roads with vehicular traffic, especially those that are unpaved.
4. To deter allowance of high density developments in outlying areas that may cause increased land assessments for adjacent properties and untimely utilities' requirements.
5. Provision of planned residential environment and reserving areas for home sites of varying sizes and style which preserve the natural beauty and resources of the City.

For these reasons, the 1993 Master Plan for Land Use recommended 0.4 du/acre for a portion of the Southwest Quadrant which was considered still largely vacant and the location of significant natural resources.

23. Master Plan for Land Use, 1993, op. cit., pgs. 1, 2

## NATURAL RESOURCE PRESERVATION IN SOUTHWEST QUADRANT, CITY OF NOVI

### Introduction

A key element in evaluating natural resource preservation in the Southwest Quadrant of the City of Novi was the adoption of the Natural Resources Design Plan as part of the City of Novi's Master Plan in February 1989. Consideration of the City's then woodlands and wetlands/water courses maps were part of this Plan.<sup>24</sup>

The primary goal in the design of the Natural Resources Design Plan, known as *Rhythms, A Linear Greenway System* (1) was to accomplish the linking of spaces, public and private, rural and urban, into a cohesive system that synthesized the City's heritage and its natural resources. The purpose was to provide a planning tool with strategies for protecting and utilizing Novi's natural resources and incorporating them more effectively with development. Another key focus of the study was planning for the multi-functional use of land so that natural and urban needs could be combined. Through planning, land containing these special natural resource areas could be integrated, maintained and provide opportunities for wildlife habitat, stormwater management, open space planning, wetland and woodland preservation, education and recreation. This policy was especially true in the southwest part of the City.

The Natural Resources Design Plan was initially proposed in January 1987 to develop a comprehensive City-wide Natural Resources Master Plan. Impetus for the study was based on several needs. The first was a desire to have accurate information about the City compiled in one document with comparable same scale maps. Also with the success of the City's Woodland and Wetland Ordinances there was a large amount of unique land that was left natural but was not usable by the majority of residents. There was a desire to plan for the future of Novi in order that future generations might experience these unique natural areas while they were still undeveloped, land prices remained reasonable and there was an opportunity to coordinate public and private development.

It was felt that the greenway system should have a strong identity which could be used as a foundation for the design of individual segments as well as for later publicity. The design theme, *Rhythms*, had special importance because it related not only to the natural rhythms in time and space but also to the rhythms of urban life.

As are depicted on the attached maps, there are significant natural resources including regulated wetlands, watercourses and woodlands, in the Southwest Quadrant.

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24. Natural Resources Design Plan. City of Novi assisted by Linda C. Lemke, RLA, ASLA, Brandon M. Rogers & Associates, P.C., 1989.



The Regulated Woodlands Map<sup>25</sup> reflects Dense Woodlands on nearly half of Section 29 and portions of east parts of Sections 30 and 31, Medium Woodlands for half of Sections 30 and 32, and Light Woodlands in scattered portions of Sections 30, 31 and 32. With urbanization these areas according to the Natural Resources Design Plan are susceptible to development pressures.

Regulated Wetlands, Watercourses and Bodies of Water are found throughout the Southwest Quadrant, most in association with Regulated Woodlands.<sup>26</sup>

The Natural Features Map combines the regulated Woodlands and Wetlands areas and also Habitat locations. Priority One area comprises nearly half of Sections 29 and 30. Included in this area is the feature Park site and Singh Trail (235 acres). Priority Two areas are found in north part of Sections 31 and 32. Priority One and Priority Two areas in Southwest Quadrant comprise nearly half the 2,560 acres in the Quadrant. (See attached map.)<sup>27</sup>

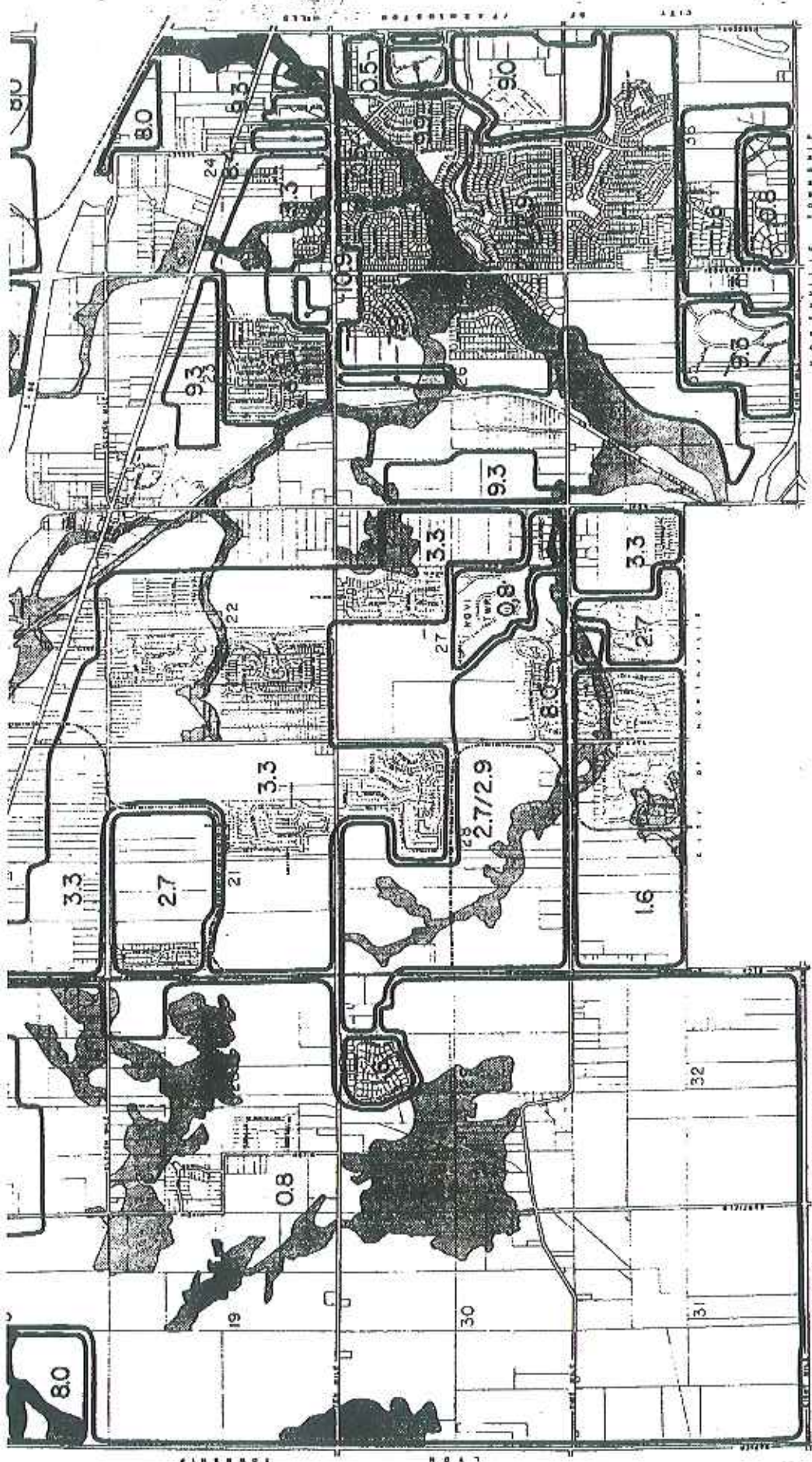
It should be noted that because of the extensive regulated woodlands and wetlands in the Southwest Quadrant of the City, the actual number of dwelling units per gross acre will be lower than the 0.8 du/acre density in the Master Plan for Land Use adopted in 2004.

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25. Extract from Regulated Woodlands Map, City of Novi, updated Nov. 1, 2003.

26. Extract from Regulated Wetland and Watercourse Map, City of Novi, updated August 25, 2003.

27. Master Plan for Land Use 2004, *op. cit.*, Figure 30.



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

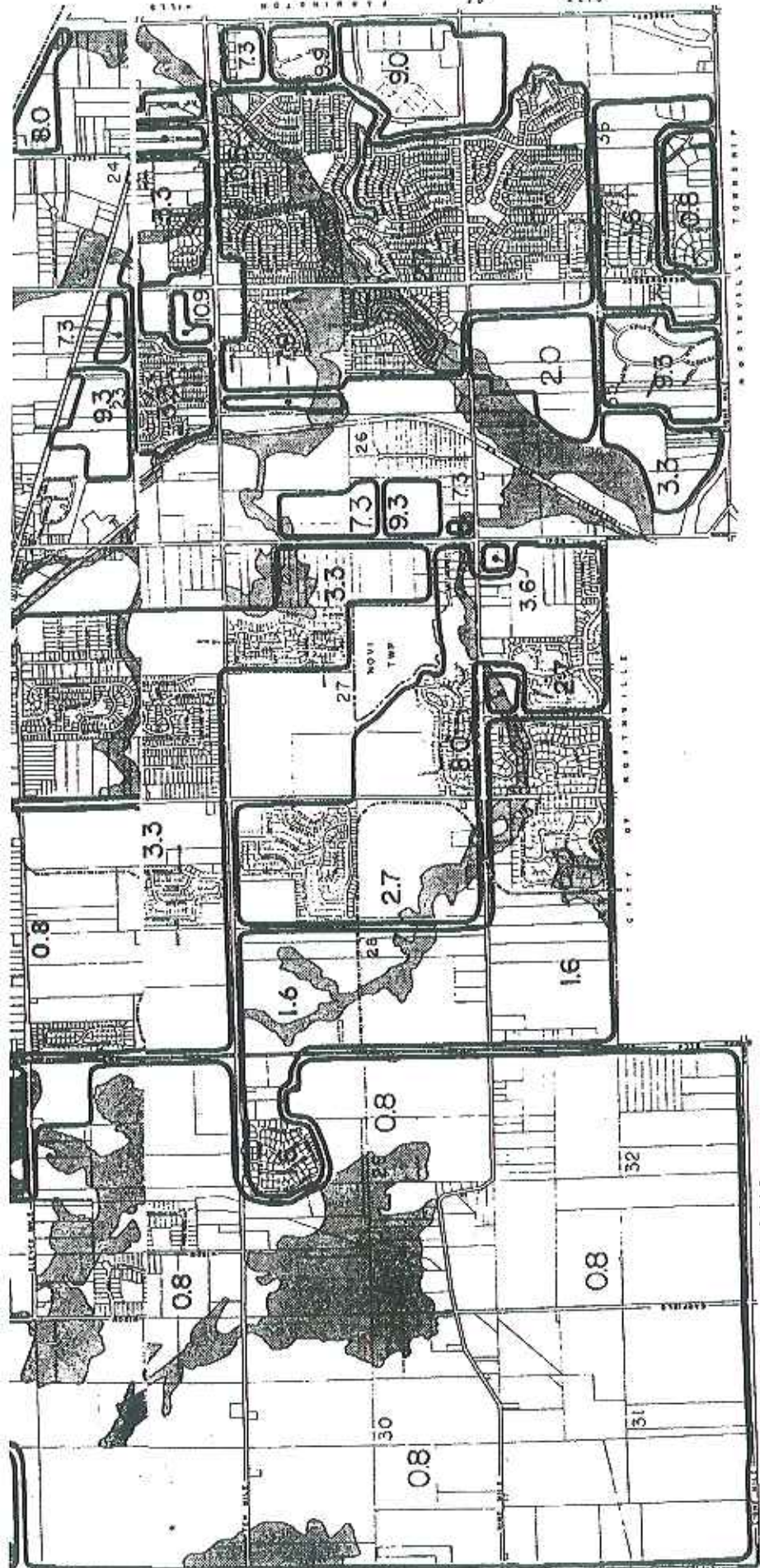


WILCOX, HAMAN & ASSOCIATES, INC.  
COMMUNITY PLANNING CONSULTANTS

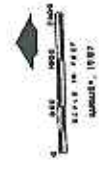
# 1980 Master Plan for Land Use.

## RESIDENTIAL DENSITY PATTERNS

CITY OF NOVI, MICHIGAN

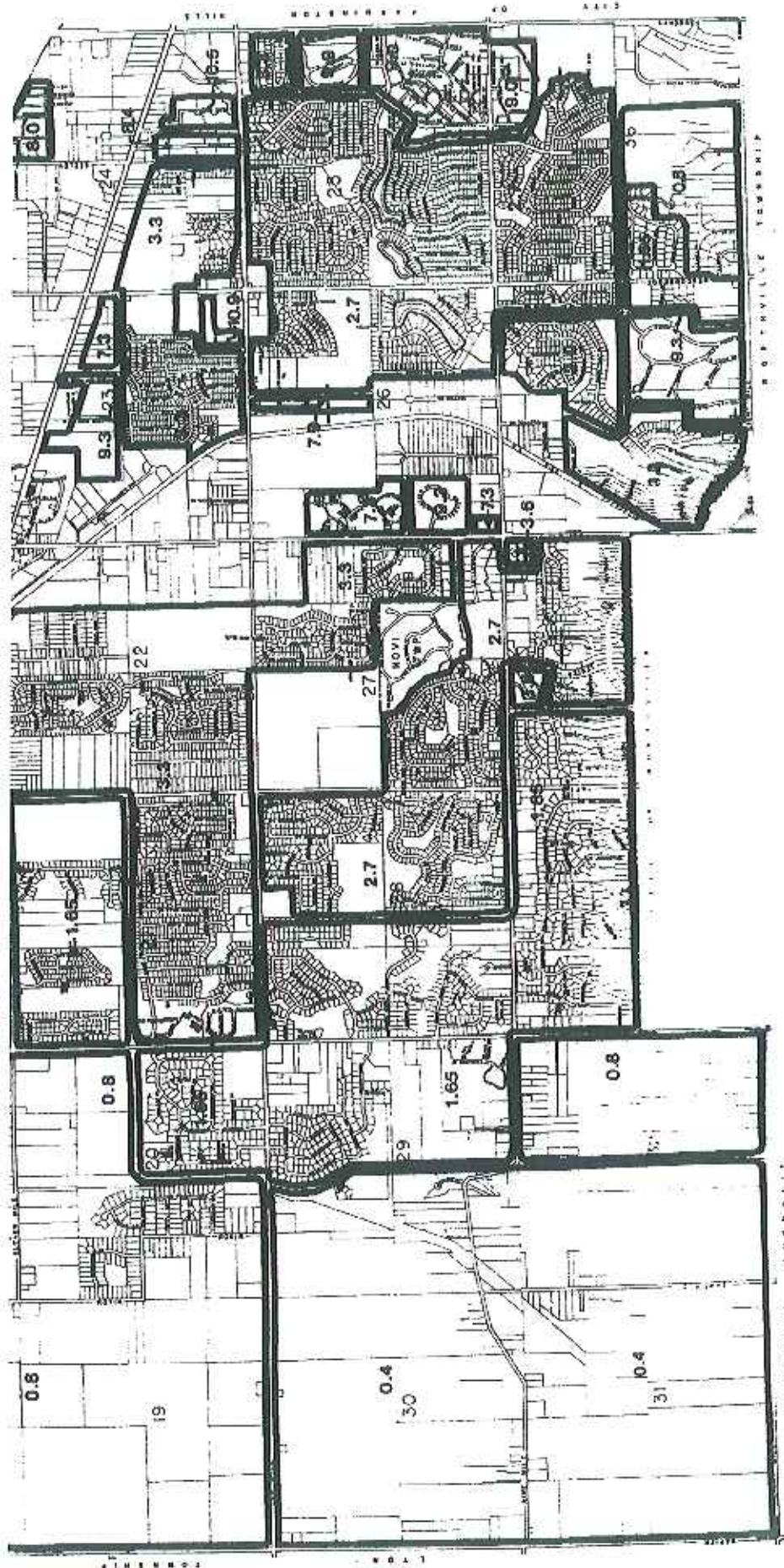


-  DWELLING UNITS PER ACRE
-  CURRENT SANITARY SEWER SERVICE AREA
-  POTENTIAL SANITARY SEWER SERVICE AREA
-  FLOODWAY & WETLAND AREAS



**1988 Master Plan.**  
**RESIDENTIAL DENSITY PATTERNS**  
 CITY OF NOVI MICHIGAN

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

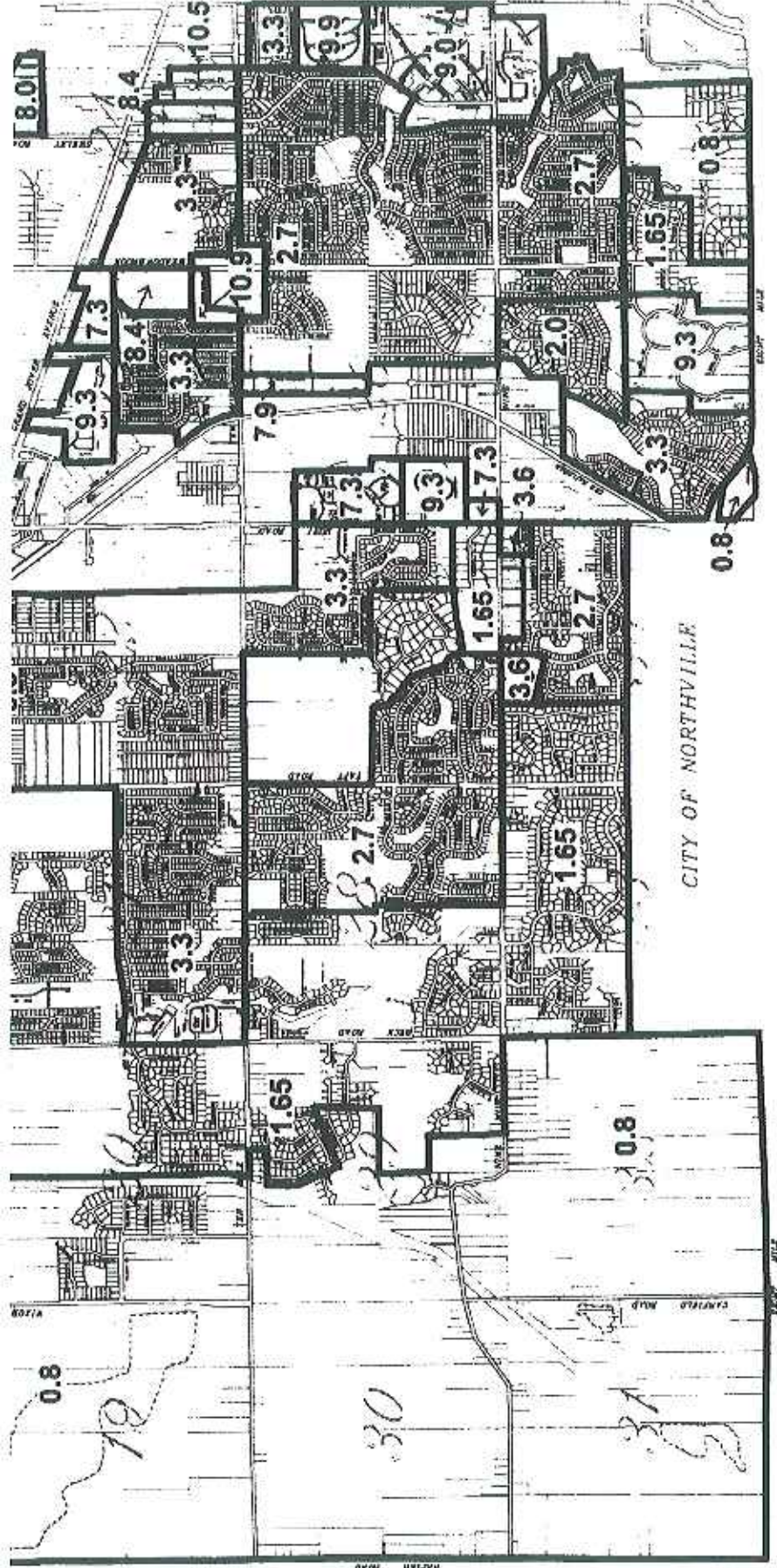


**0.0** DWELLING UNITS PER ACRE

**1993 Master Plan for Land Use**  
**RESIDENTIAL DENSITY PATTERNS**  
 CITY OF NOVI MICHIGAN



JUNE 1993  
 BRANSON M. ROGERS & ASSOCIATES, P.C.  
 COMMUNITY PLANNING CONSULTANTS



CITY OF NOV 1999 Master Plan for Land Use.  
**RESIDENTIAL DENSITY PATTERNS**

Base Map Prepared by:  
 JCK & Associates, Inc.

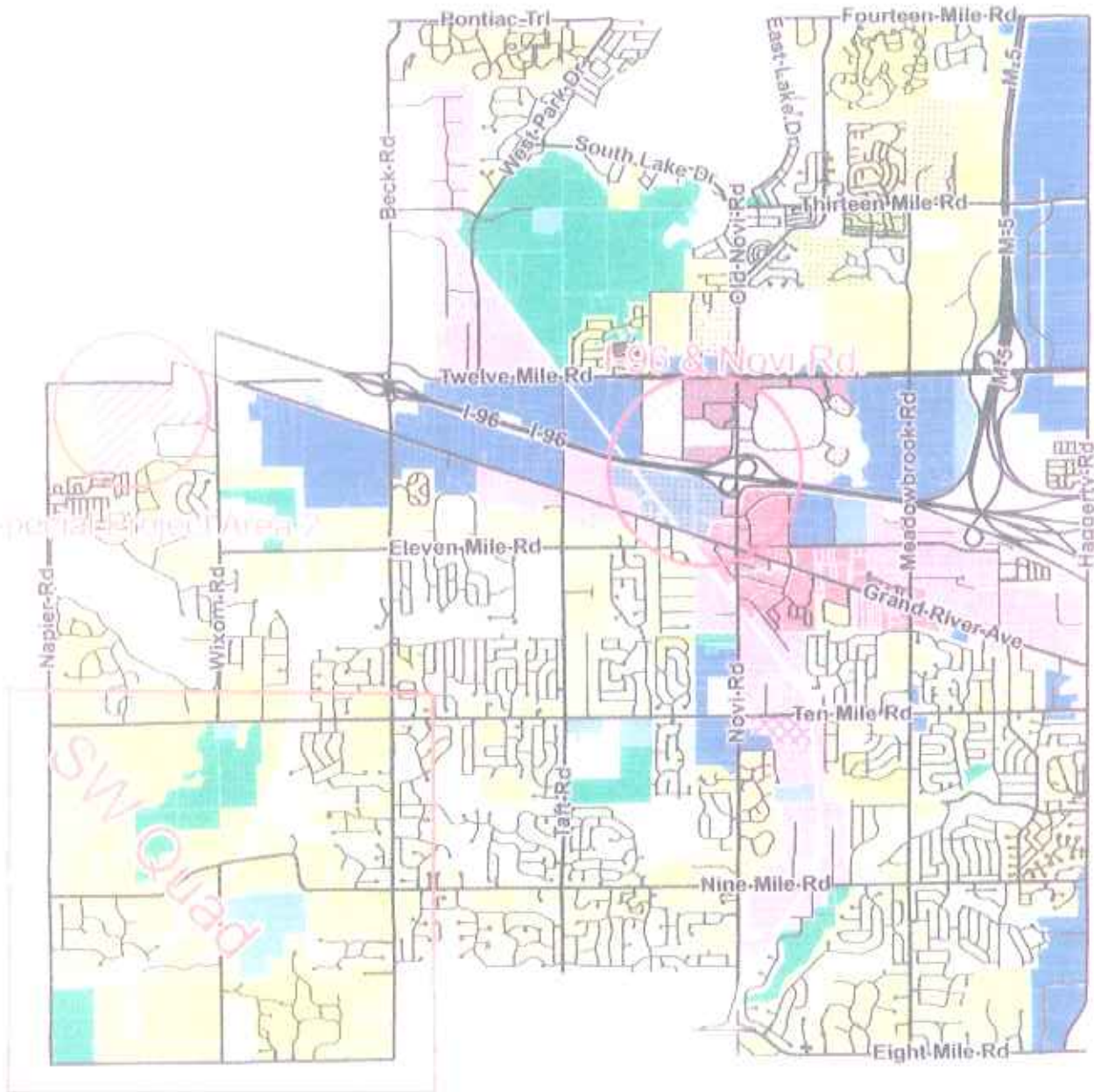


LU 2



# Master Plan for Land Use, 2004

## Future Land Use & Potential Amendment Areas



**FUTURE LAND USE CLASSIFICATION**

- SINGLE FAMILY
- PUD
- MULTIFAMILY
- PD

- MOBILE HOME PARK
- OFFICE
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL

**Legend**

- TC COMMERCIAL
- TC GATEWAY
- DOWNTOWN WEST
- PDZ
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK
- CEMETERY
- UTILITY
- SPECIAL AREA 1
- SPECIAL AREA 2



**CITY OF NOVI PLAN REVIEW CENTER**  
 Created by Mark Spitzer  
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**MAP INTERPRETATION NOTICE**  
 Map information depicted is not intended to replace a professional survey or other official government records. This map was prepared for informational purposes only. The map was prepared using the most recent available source available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by the City of Novi. Survey as defined by Michigan Public Act 207 of 1967 is not intended. It is the responsibility of the City Manager or Council to ensure and accuracy of information related to this map.

## Map Legend

City of Novi Project Status

- SITE PLAN/PLAT SUBMITTED
- FINAL SITE PLAN/PLAT APPROVED
- UNDER CONSTRUCTION
- PROJECT BUILT/OCCUPIED
- LAKES
- MAJOR ROADS
- CSX RAILROAD
- PARCELS
- CITY BOUNDARY



# Novi Projects Map 2001-2007

City of Novi, Michigan  
Map Updated July 27, 2007  
Map Print Date: July 31, 2007







# City of Novi Natural Features Map (By Rank)

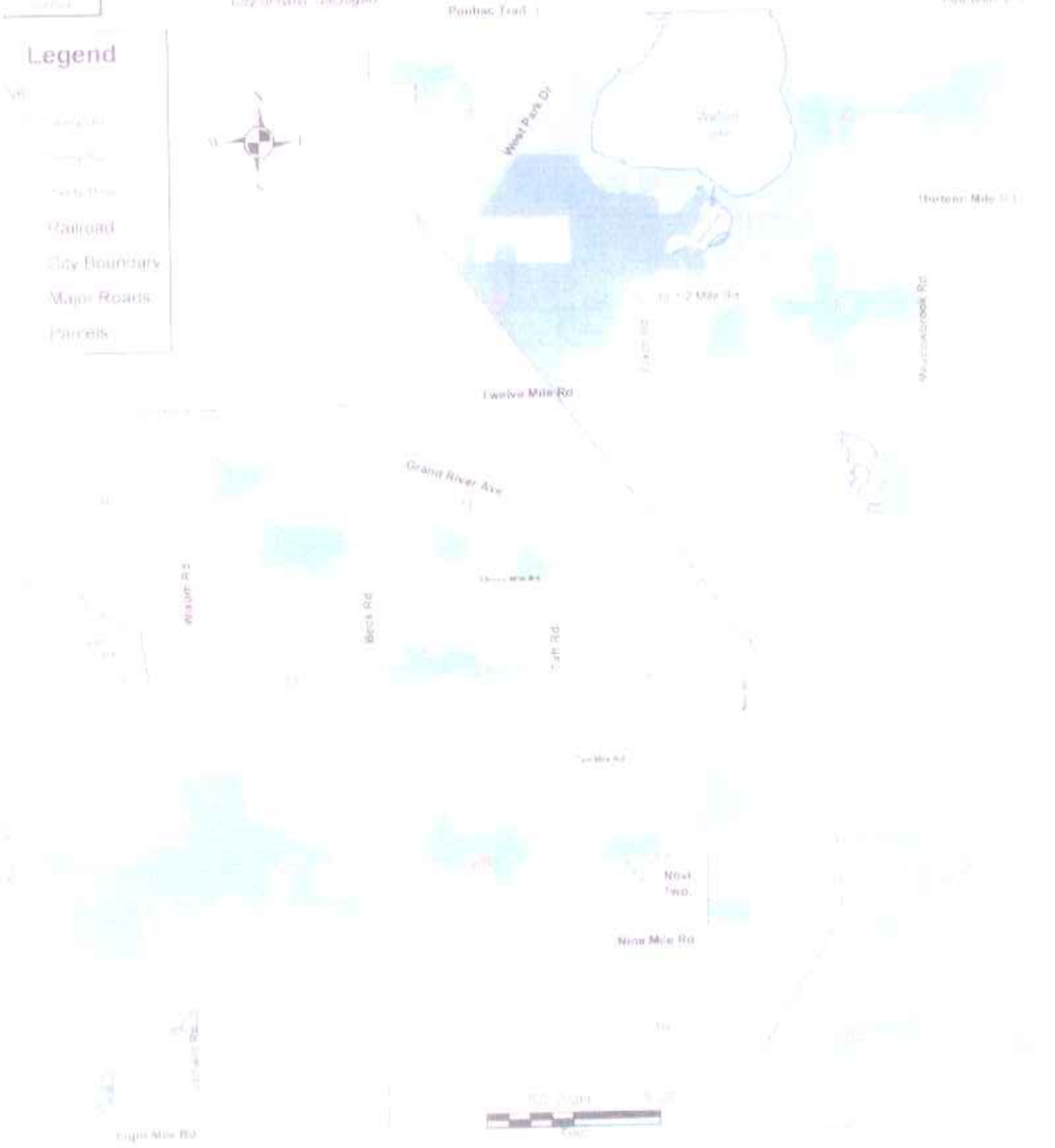
City of Novi, Michigan

## Legend

- Wetland
- Forest
- Field/Other
- Railroad
- City Boundary
- Major Roads
- Parcels



Fourteen Twp.      Fourteen Y.      Thirteen Mile Twp.



# Regulated Woodlands Map

City of Novi, Michigan

Map Updated: November 1, 2003

Map Printed: May 16, 2007

Interpretation Note: Map depicts current roads and parcel boundaries as of print date

## Legend

Woodland Type

Light

Medium

Dense

L = Light

M = Medium

D = Dense

A = Acreage

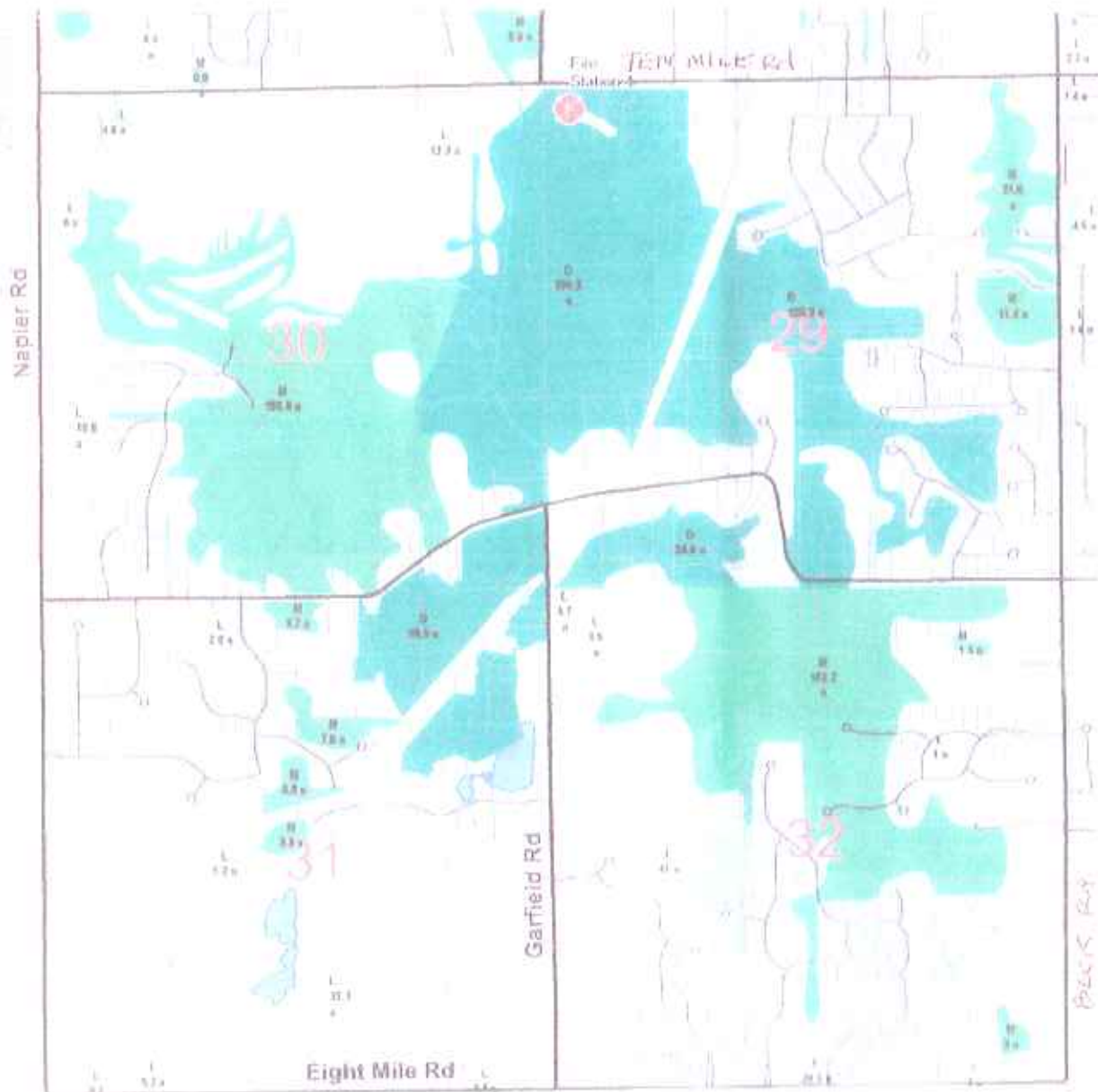
Railroad

City Boundary

Tax Parcels

Rivers & Streams

Lakes



# Regulated Wetland & Watercourse Map

City of Novi, Michigan

Map Updated: August 25, 2003

Map Printed: June 7, 2007

Interpretation Note: Map depicts current roads and parcel boundaries as of print date.

## Legend



Lakes



Streams



Open Water



Wetlands

Parcels



City Boundary

