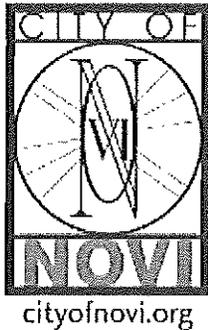


MEMORANDUM



TO: PLANNING COMMISSION
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: CITY INITIATED REZONING OF OS-2 DISTRICT PROPERTIES
DATE: MARCH 3, 2011

The recently adopted amended Master Plan for Land Use divided the previously designated "Office" future land use areas into four new office use areas, "Community Office" to coincide with areas zoned OS-1, Office Service District, "Office Commercial" to coincide with areas zoned OSC, Office Service Commercial District, and "Office, Research, Development and Technology" to coincide with areas zoned OST, Planned Office Service Technology District. In addition, a new "Office, Research, Development and Technology with Retail Service Overlay" use area was included to permit an additional set of retail uses in select office areas.

Only one area of the City is currently in the OS-2, Planned Office Service District and this area is the Knightsbridge Gate single-family residential development (see attached map). This property is subject to a Consent Judgment between Paragon Properties and the City of Novi permitting single family residential development at 4.8 dwelling units per acre. Due to these facts, the elimination of the OS-2 District was contemplated during the Master Plan review process and a use designation to match the OS-2 District was not proposed in the Master Plan.

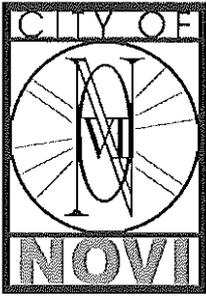
As the first step in eliminating the OS-2 district from the Zoning Ordinance, the Planning Staff recommends the City of Novi initiate the rezoning of the Knightsbridge Gate development to R-4, One-Family Residential to match the density permitted in the judgment and as listed in the Master Plan. If City Council approves the rezoning, Staff will draft a proposed set of Zoning Ordinance amendments to eliminate the OS-2 District and to modify the OSC and OST sections of the Zoning Ordinance to address these sections' reference to uses permitted in the OS-2 District. Currently, all uses permitted in the OS-2 district are permitted in the OSC and OST district subject to the conditions of approval listed in the OS-2 District. Staff will propose to merge the OS-2 uses and conditions into the OSC and OST sections.

To help determine if there would be any major opposition to the proposed rezoning, the Planning Staff sent letters to the three major property owners in the development (see attached map), the developer and the homeowners association explaining the City's intentions and offering to discuss with them any concerns they may have about the rezoning. At this time, Staff received and responded to two concerns. First, would a change in zoning district change the terms of the Consent judgment and second, would the change affect taxable property values (SEV). The City Attorney was consulted on this proposal and he reviewed the terms of the Paragon Consent

Judgment and determined that the Judgment does not prohibit the rezoning of the property and that rezoning the property would not change any of the terms of the judgment. The proposed rezoning was discussed with the City Assessor and he stated that the proposed rezoning is not very likely to change the selling prices of the homes, thus since the SEV is based on the home values, the SEV would not change.

At this time, Staff requests the Planning Commission consider setting a public hearing on the proposed rezoning for April 13, 2011.

If you have any questions on this matter or if you need any additional information, please feel free to contact me.



December 16, 2010

Grand Sakwa-Jacobson Novi, LLC
28470 13 Mile Rd., Ste. 220
Farmington Hills, MI 48334

RE: Rezoning of Knightsbridge Gate properties

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Justin Fischer

Terry K. Margolis

Andrew Mutch

Dave Staudt

Wayne Wrobel

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

Dear Property Manager:

The City of Novi is considering rezoning all of the properties in Knightsbridge Gate to the R-4, One-Family Residential District from the current OS-2, Planned Office Service District. Placing the development in a new zoning district will not affect or change any of the approvals or stipulations granted to the Knightsbridge Gate development. As you are aware, the development of the Knightsbridge Gate property is regulated by the 2004 consent judgment between Paragon Properties and the City of Novi. The City's attorney has reviewed the terms of the judgment and determined that the judgment does not prohibit the rezoning of the property and that rezoning the property would not change any of the terms of the judgment.

Knightsbridge Gate is the only property in the City that is located in the OS-2 district. In order to streamline the Zoning Ordinance the City is considering eliminating this district. The R-4 district proposed for the Knightsbridge Gate properties is the City's most intense single family zoning district and the closest match to the approved development found in the Zoning Ordinance. Placing the development in a residential zoning district could also reduce the number of zoning questions that the City or the property owners receive about the zoning of properties in the development.

At this time we would like you to provide us with your comments on the proposed change. Please let us know by January 14, 2011 if you have any concerns regarding this proposed zoning district change.

Thanks in advance for your help on this matter. If you have any questions on this matter, please feel free to contact me at 248.735.5607 or [mspencer@cityofnovi.org](mailto:m Spencer@cityofnovi.org).

Sincerely,

Mark Spencer, AICP
Planner

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

CC: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development

Grand Sakwa-Jacobson Novi, LLC
28470 13 Mile Rd., ste. 220
Farmington Hills, MI 48334

Knightsbridge Gate Association
1100 Victors Way, Ste. 50
Ann Arbor, MI 48108

S. E. Michigan Land Holding, LLC
12955 23 Mile Rd.
Shelby Township, MI 48315

Winnick-Knightsbridge Gate, LLC
121 West Long Lake Rd., 3rd floor
Bloomfield Hills, MI 48304

Hunter-Pasteur Homes, LLC
32255 Northwestern Hwy., ste. 180
Farmington Hills, MI 48334

Spencer, Mark

From: Spencer, Mark
Sent: Thursday, January 13, 2011 10:15 AM
To: 'David Gans'
Subject: RE: Knightsbridge Gate

David:

Thanks for your reply regarding the proposed rezoning of Knightsbridge Gate to R-4, one-family residential. Regarding a change in SEV, the City Assessor has stated that it is very unlikely that a rezoning would increase the selling price of any of the homes, therefore, it would be very unlikely to effect the SEV. Regarding the terms of the Consent Judgment, our City Attorney has stated that the change would not change any of the terms of the Judgment. Please let me know if you have any additional questions.

Mark Spencer, AICP, Planner
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375
248-735-5607

From: David Gans [mailto:dgans@winnickhomes.com]
Sent: Monday, December 20, 2010 2:59 PM
To: Spencer, Mark
Subject: Knightsbridge Gate

I am in receipt of your letter dated Dec. 16, 2010 regarding the proposed re-zoning of Knightsbridge Gate from OS-2 to R-4. so long as the rezoning will not impact any SEV's as well as the that the consent judgment will still control the development of the subject property.

David A. Gans
121 West Long Lake road
Third Floor
Bloomfield Hills, Michigan 48304

Office: 1 248 593 9820
Fax: 1 248 593 9821

Spencer, Mark

From: Spencer, Mark
Sent: Wednesday, January 12, 2011 3:52 PM
To: 'Linda Martin'
Subject: RE: Knightsbridge Gate - Rezoning

Linda:

Thanks for your response. I confirmed with the City's Assessor that proposed zoning change will have no affect on the assessed value of the homes. Please let me know if you have any other questions. I look forward to your Board's support on this matter.

Mark Spencer, AICP, Planner
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375
248-735-5607

From: Linda Martin [mailto:lmartin@kramertriad.com]
Sent: Monday, January 03, 2011 12:16 PM
To: Spencer, Mark
Subject: Knightsbridge Gate - Rezoning

Mark,

I am the Community Association Manager for the Knightsbridge Gate Association at 12 Mile/Napier. We received the attached letter form you regarding rezoning the homes in Knightsbridge Gate from OS-2 (Planned Office Service) to R-4 (One-family Residential).

The Board would like to know what affect this will this have on tax Assessments?

Please advise.

Thank you!

Linda Martin, CMCA, AMS
Community Association Manager

Kramer-Triad Management Group, L.L.C., AAMC
www.kramertriad.com

www.associaadvantage.com

Providing exceptional discounts on household goods and services to millions of homeowners nationwide

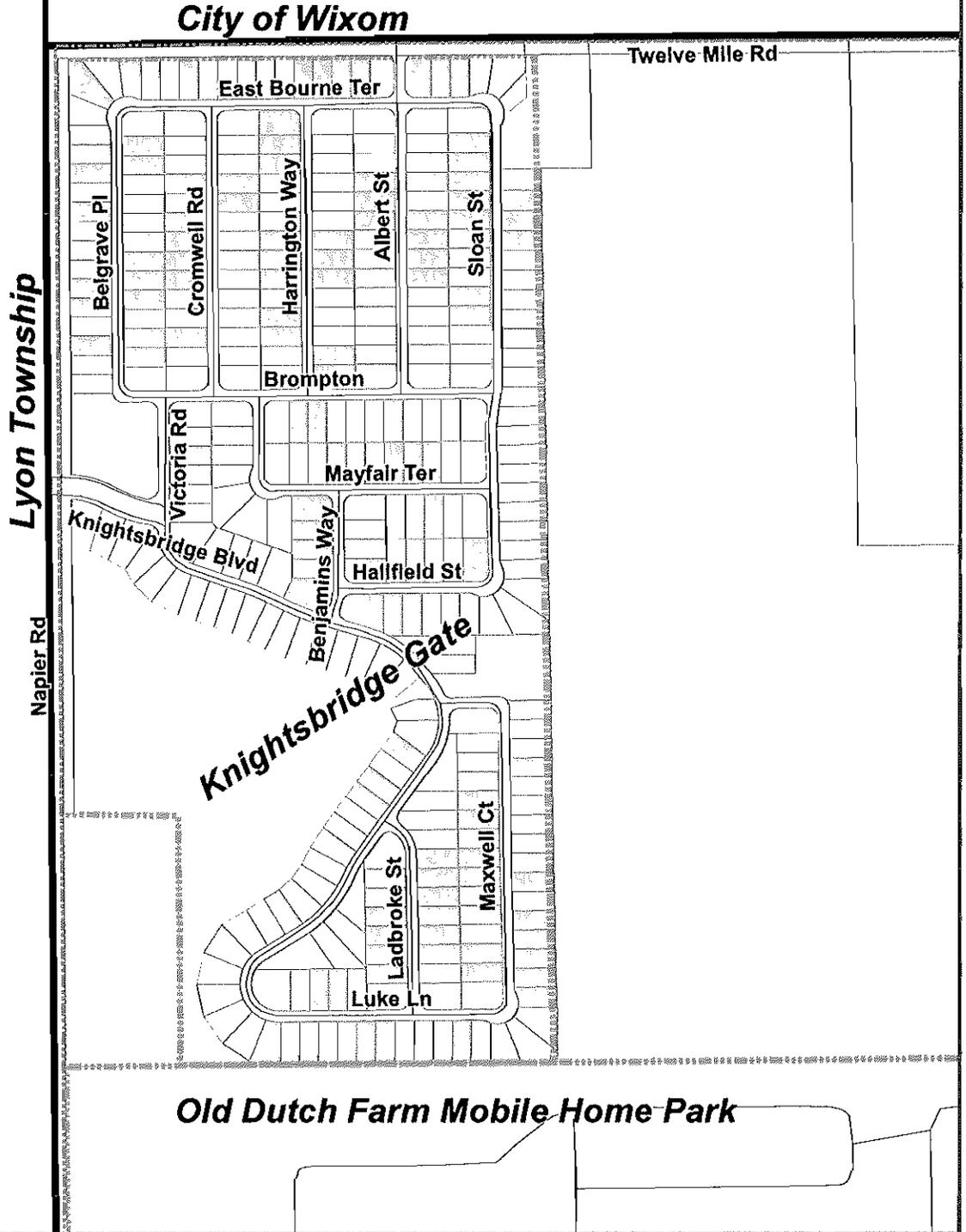
40000 Grand River Ave., Suite 100
Novi, MI 48375
Phone (248) 888-4700
Fax (248) 888-4721

Associa - The Leader in Community Association Management

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03/03/2011

Knightsbridge Gate Unit Ownership December 2010



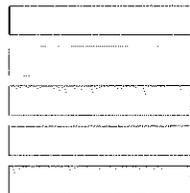
Map Author: Mark Spencer
 Date: 12/16/10
 Project: Knightsbridge Gate
 Version #: 1.2



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximations and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

ownership

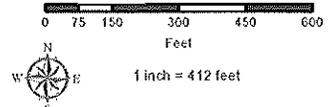


Map Legend

- OTHER OWNERS
- KNIGHTSBRIDGE GATE COMMON ELEMENT
- HUNTER PASTEUR HOMES LLC
- S. E. MICHIGAN LAND HOLDING LLC
- WINNICK-KNIGHTSBRIDGE GATE LLC



City of Novi
 Planning Division
 Community Development Dept.
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



Knightsbridge Gate Future Land Use Map

LIGHT INDUSTRIAL/
RESEARCH/OFFICE

INDUSTRIAL RESEARCH
OFFICE

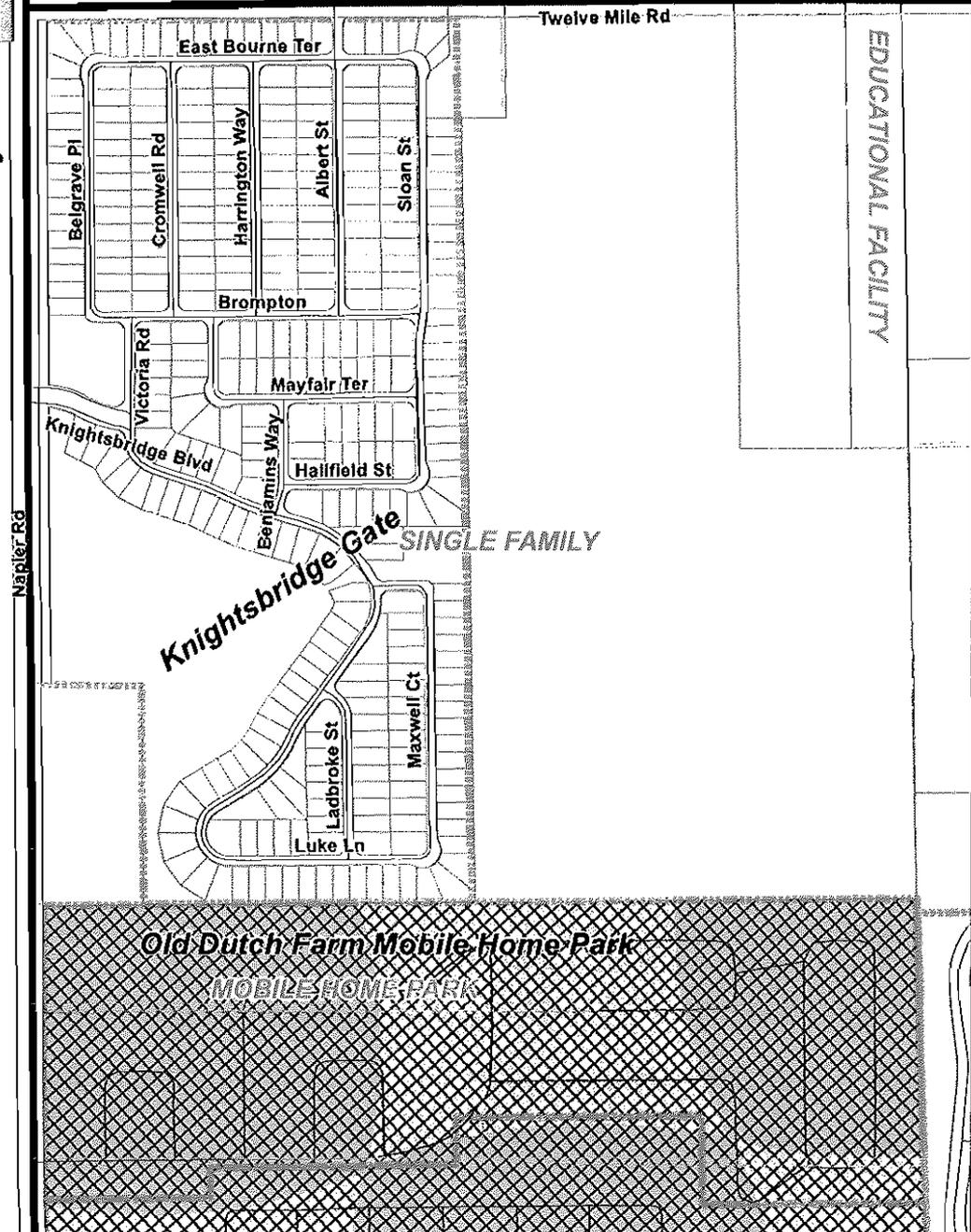
MULTIPLE
FAMILY

COMMUNITY
BUSINESS

Lyon Township

City of Wixom

RURAL RESIDENTIAL



Map Author: Mark Spencer
Date: 12/16/10
Project: Knightsbridge Gate FLU
Version #: 1



MAP INTERPRETATION NOTICE

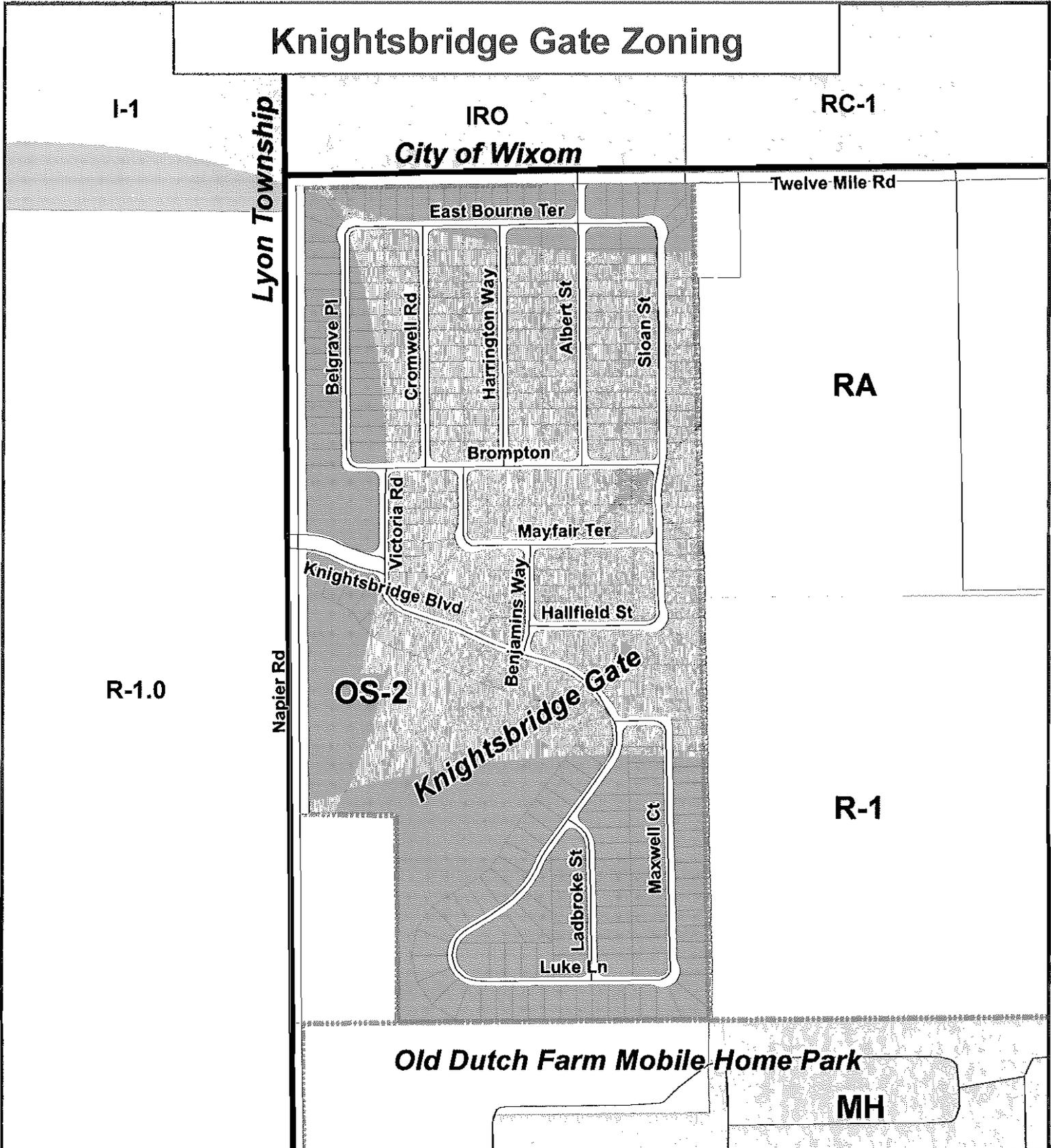
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City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



Knightsbridge Gate Zoning



Map Author: Mark Spencer
 Date: 12/16/10
 Project: Knightsbridge Gate Zoning
 Version #: 1

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Map Legend

- | | | | |
|--|--------------------------------------|--|--|
| | Tax Parcels | | Lyon Twp. Zoning |
| | Novi Zoning | | I-1: Light Industrial District |
| | R-A: Residential Acreage | | R-1.0: Residential-Agricultural District |
| | R-1: One-Family Residential District | | Wixom Zoning |
| | MH: Mobile Home District | | IRO: Industrial Research Office |
| | OS-2: Planned Office Service | | RC-1: Multiple-Family Residential |



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