



MEMORANDUM

TO: PLANNING COMMISSION MEMBERS
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
COMMUNITY DEVELOPMENT *Barb*
DATE: OCTOBER 3, 2012
SUBJECT: 2012 CITY OF NOVI COMMERCIAL LAND USE FACTS

Introduction

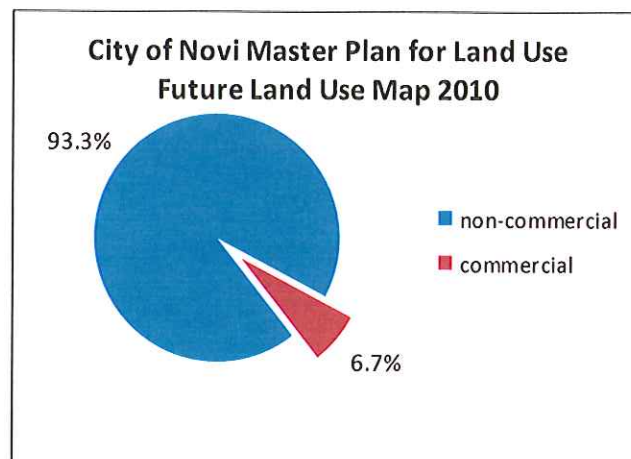
This memo is an updated recap of the various facts regarding commercial land use and commercial centers in the City of Novi. These facts were first recapped in 2005 and updated in 2007 and 2009. This information continues to provide the Planning Division and the Planning Commission with some basic information regarding the spatial and social aspects of retail businesses and commercial centers in the City. Understanding the retail sector is an important part of land use planning for most communities. Retail centers generate tax revenue for the local community, provide jobs, serve the public by providing goods and services, and can bring recognition and place name identity to the host community by just being the "place people want to go." Studies have shown that people tend to shop where they can obtain the order of goods they seek, where they feel safe, where the shopping experience is pleasant, and where the location is convenient. Special events can also draw people to a retail area. In order to create the environment for retail services of the scale and quality found in Novi, it takes a considerable amount of public and private investment to make it successful. Maintaining a place as a vibrant retail destination also takes continued public and private investment to keep it a place that shoppers want to frequent.

For the purposes of this memo, commercial centers are defined as multiple tenant building(s), or multiple building sites, including adjacent commercial lot(s), occupied by retail businesses, banks, restaurants, and similar uses that are perceived as one destination area. These centers typically, but not necessarily, share driveways, parking systems, and utilities. Excluded from this study were hotels, convention facilities, automobile sales lots, gasoline filling stations that are not located on an outlot for the central development, and stand alone businesses (such as Walgreen's, NAPA Auto Parts, etc.).

Spatial Aspects

Master Plan Land Use Information

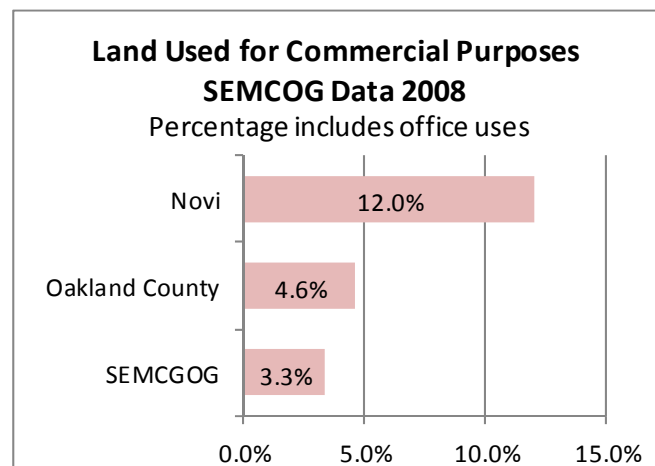
The City of Novi Master Plan for Land Use's [Future Land Use Map, updated in 2010](#), depicts a total of 1125 acres for



commercial purposes. This represents 6.7% of the 16,760 acres of land with a future land use designation within the City Limits. Land planned for commercial purposes includes land designated for the following uses: local commercial; community commercial; regional commercial; town center commercial; town center gateway; planned office service and technology with retail service overlay and planned development (PD2) on the Master Plan's Future Land Use Map. The total does not include land designated for office service commercial uses, which permits a limited amount of commercial uses, unless the property is currently developed for commercial uses (see attached Future Land Use Map).

SEMCOG Spatial Information

The percentage of land used for commercial purposes in the City of Novi is greater than the percentage of land used for commercial purposes in Oakland County or in the SEMCOG region as a whole. SEMCOG commercial land use data for 2008, which includes offices, indicates that 12.0% of the City's land was occupied by commercial uses. This compares to 4.6% for all of Oakland County and 3.3% of the whole SEMCOG region. These statistics indicate that commercial and office uses in Novi serve a market area larger than just the City.



City of Novi Commercial Center Data

The City's GIS mapping data shows that commercial centers represent 81% of the total land used for commercial uses in the City (see attached maps). Commercial centers range in land area from 0.5 to 180 acres and in floor space from three thousand square feet to two million square feet. Currently commercial centers occupy 680 acres of the City including 93 acres approved for future development. When the latter is completed, 3.2% of the City, excluding road right-of-ways and large lakes, will be used for commercial centers. The balance of the land planned for commercial uses on the Future Land Use Map (approximately 445 acres) includes stand-alone commercial buildings, automobile sales lots, gas stations, restaurants, residential and industrial uses and vacant land. See the attached Retail/Shopping Center Recap chart for a detailed review of the City's commercial centers.

Types of Commercial Centers

Commercial, (retail) centers can be categorized into four sub-groups based on their size and the market area they serve (see table to right). Convenience or local business centers serve a neighborhood market area, minor and intermediate comparison or community business centers serve a community, and major comparison or regional business centers serve a region.

Types of Commercial Centers					
<small>Source: Economic Study-Phase 2, June 1998, Brandon M. Rogers & Associates, P.C. in Novi 2020 Master Plan for Land Use, May 1999.</small>					
Type Center	Trade Area	Minimum Support Population	Site Size (acres)	Floor Area (square feet)	Typical Gross Principal Tenant
Convenience (Local Business)	2-3 neighborhoods	5,000 – 10,000	3 – 12	20,000 – 100,000	Supermarket
Minor Comparison (Community Business)	Small Community	20,000 – 60,000	12 - 20	100,000 – 200,000	Junior Department Store
Intermediate Comparison (Community Business)	Large Community	60,000 – 100,000	20 – 40	200,000 – 400,000	Intermediate Department Store
Major Comparison (Regional Business)	Region	250,000+	50+	400,000+	One Major or 2 – 3 Intermediate Department Stores

Major comparison (regional) business centers account for over half of the land area and two thirds of the floor area for all commercial centers in the City. This is another indication of the regional market area served by Novi commercial centers. Commercial centers furnish 5.6 million square feet of floor space in the City (see table below). This will increase to 6.1 million square feet upon the build-out of the planned retail centers in the City. This additional 460,000 square feet of retail floor space includes the following retail floor space: 155,000 square feet at the Vistas (Sandstone Consent Judgment); 118,000 square feet at Main Street (estimated based on previously approved development); 111,000 square feet at Novi Promenade (Consent Judgment); 58,000 square feet at Twelve Mile Crossing at Fountainwalk (approved 2012) and 11,000 square feet at Novi Crescent (approved 2012).

Existing Land Area & Floor Area by Type of Commercial Center				
Type Center	Total Acres	Percent	Total Floor Area (square feet)	Percent
Convenience (Local Business)	100.1	14.8%	626,000	11.1%
Minor Comparison (Community Business)	56.5	8.3%	408,100	7.3%
Intermediate Comparison (Community Business)	136.8	20.2%	674,500	12.0%
Major Comparison (Regional Business)	384.5	56.7%	3,919,400	69.6%
TOTAL	677.9	100%	5,627,800	100%

Recent Commercial Center Activity

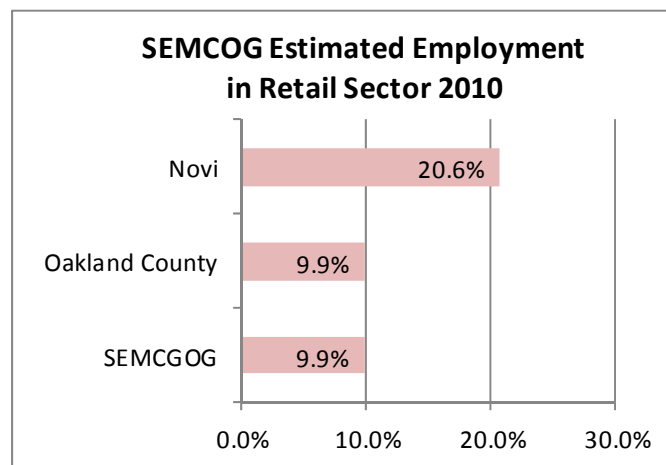
With the general downturn in the economy in 2008, two proposed retail projects in the City were abandoned, the 118,000 square foot retail component for the Triangle Main Street project and the 13,000 Novi Promenade outlot building. Even with the slow economy, retail facilities in Novi continue to expand and refresh their look to appeal to

more customers. In 2009 and 2010, the Novi Town Center refreshed several facades and removed about 150,000 square feet of buildings to prepare for the construction of the 153,000 square foot Wal-Mart store, completed in 2012. Over the last four years, several façade updates occurred at Twelve Mile Crossing at Fountainwalk. The center's owners also completed a 3,000 square foot addition and obtained approval for a new 57,800 square foot building. The City also recently approved a new 10,000 square foot convenience (local) retail establishment "Crescent Place" at the northwest corner of Crescent Drive and Novi Road.

Social Aspects

SEMCOG Employment Data

A substantial portion of the people employed in the City of Novi work in the retail sector. For the latest year available, 2010, SEMCOG's Employment Forecast by Industrial Class estimates that of the 37,928 persons employed in the City, 7,823 were employed in the "retail trade" sector. This represents 20.6% of the workforce. This compares to Oakland County with 9.9% of its workers in the retail sector and the SEMCOG region also with 9.9%. This data also supports the premise that Novi retail businesses serve a market area larger than the City. The SEMCOG Employment Forecast is based on Bureau of Economic Analysis (BEA) county totals and includes estimates for persons not covered by unemployment insurance.



City of Novi Data

Although property values have dropped in the last few years, retail properties continue to be an important part of the City's tax base. One indicator of the importance of developed retail properties in the City of Novi is the percentage of taxable value for developed retail properties compared to the taxable value of all real properties. The City of Novi Assessor placed a taxable value of \$229 million on the total of all developed retail properties. This is about 8.5% of the City's total \$2.7 billion taxable value for real property and 7.8% of the \$2.9 billion total taxable value. Based on the City's 2012 millage rate of 10.2, developed retail properties will generate about \$2.3 million dollars in revenue for the City.

The 2010 Citizen Survey conducted in the City of Novi included positive responses toward commercial uses in the City. Ninety-five percent of residents surveyed said that shopping opportunities were good or excellent. They were also generally satisfied with the speed of retail growth over the last two years and only 22% responded that it was too slow.

Ten Mile and Meadowbrook Commercial Rehabilitation Area

In October 2011, the Novi City Council approved a Tax Abatement Policy for the commercial properties near the intersection of Ten Mile Road and Meadowbrook Road. This Policy allows the City Council to consider approval of a property tax abatement for up to six years for significant improvements made to the properties within the Ten Mile and Meadowbrook Commercial Rehabilitation Area. The policy creates an incentive for property owners to make improvements to existing buildings, or to assemble smaller properties and redevelop them. The tax abatement would effectively "freeze" the taxable value of an eligible commercial property as its value prior to rehabilitation or redevelopment for the duration of the abatement period. The Tax Abatement Policy includes requirements that must be met for a property and a project to be eligible for the tax abatement. Most notable are the requirements that the property must be greater than 2 acres in area, and the investment in rehabilitation or redevelopment hard costs must equal at least 50% of the current commercial property value (not including the land).

Summary

Commercial land uses are important to the City of Novi. Commercial land uses occupy almost seven percent of the City's land and contribute a substantial portion of the City's tax base. Over 20% of the people employed in Novi work in the retail trade sector. Over 80% of the City's commercial properties are developed as commercial centers. These centers provide goods and services to the residents of the City and the region. Commercial centers provide over two-thirds of the City's retail floor space. The City of Novi continues to support retail businesses which assures that Novi continues to be a retail destination and that businesses will continue to invest in the City's commercial centers.

Attachments



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-02-200-041	CVS Pharmacy	1.5	1999	10,878				CVS Pharmacy #8244
50-22-02-200-046	Maples Place build 1	3.2	1999	11,650				Maple Place Investment-Retail, LLC
	Maples Place build 2		1999	21,682				Maple Place Investment-Retail, LLC
50-22-02-200-045	Flagstar Bank	1.1	2003	3,745				Flagstar Bank
50-22-02-200-047	Maples Place build 3	3.5	vacant		6,000			Maple Place Investment-Retail, LLC
	MAPLES PLACE	9.3		47,955	6,000	SE corner Novi & 14 Mile	Convenience (Local Business)	
50-22-03-101-010	Novi Square build 1	4.8	1981	27,090				Kayne Properties, LLC
	Novi Square build 2		1981	12,535				Kayne Properties, LLC
50-22-03-101-011	Bank of America	1.9	1979	2,400				W.C. Properties, LLC
	NOVI SQUARE	6.6		39,625		South side Pontiac Trail west of West Park	Convenience (Local Business)	
50-22-04-100-037	CVS	1.8	2005	12,721				TSDG-Nov, LLC
50-22-04-100-038	Shoppes at the Trail	9.7	2004	74,440				Novi Shopping Center, LLC
50-22-04-100-039	Shoppes at the Trail outlot	1.2	vacant					Novi Shopping Center, LLC
50-22-04-100-040	Comerica Bank	1.1	proposed		3,310			Comerica Bank
	SHOPPES at the TRAIL	13.9		87,161	3,310	SE corner Beck & Pontiac Trail	Convenience (Local Business)	
50-22-04-100-012	K & S Plaza	2.0	1978	16,260				K & S Invest Group, Inc.
	K & S PLAZA	2.0		16,260		East side Beck 1,000 feet south Pontiac Trail	Convenience (Local Business)	
50-22-04-100-032	Beck Village Plaza	5.6	1990	35,040				H & S Global Properties, Inc.
	BECK VILLAGE PLAZA	5.6		35,040		East side Beck 1,500 ft. south of Pontiac Trail	Convenience (Local Business)	



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-11-200-012	Vistas (Sandstone)	16.0	concept		154,860		bal. consent judgement	Servco, Inc.
50-22-11-126-004	Rite Aide	2.2	2006	11,180				J & W Novi, LLC
50-22-11-200-006	Sunshine Market Fuel Station	1.2	2008	3,960				Sunshine Express Novi Properties
	VISTAS (Sandstone)	19.4		15,140	154,860	SW & SE corner Novi & 13 Mile	Minor Comparison (Community Business) when completed	
50-22-14-100-034	Hagopian Rugs	2.7	1998	29,884				Twelve Mile Hagopian LLC
50-22-14-100-038	Twelve Oaks Mall	4.2	vacant					Taubman Co.
50-22-14-100-039	Twelve Oaks Mall	4.6	vacant					Taubman Co.
50-22-14-200-040	Twelve Oaks Mall	25.5	detention					Twelve Oaks Mall, LLC
50-22-14-100-042	Sears	17.8	1977	241,725				SRC Facilities Statutory Trust
50-22-14-100-070	Lord & Taylor	8.6	1978	123000				LT Property Co. LLC
50-22-14-100-047	former Comerica Bank	1.6	1980	4264				Wolf Investment, LLC
50-22-14-100-048	Macy's	16.6	1978/2007	300,000			addition	May Co. Department Stores
50-22-14-100-049	Red Lobster	2.8	1983	8,597				GMRI, Inc.
50-22-14-100-050	Denny's	1.4	1979	5,667				Novi Real Estate Group, LLC
50-22-14-100-051	former La-Z-Boy Furniture	2.2	1978	17,616				Novi Acquisition LLC
50-22-14-100-052	J.C. Penny	11.0	1987	148,812				J.C. Penny Corp., Inc.
50-22-14-100-057	McDonald's	1.5	2008	5,137				McDonalds - GFM Novi, Inc.
50-22-14-100-071	Twelve Oaks Mall build 3	18.7	2007	97,000				Twelve Oaks Mall, LLC
50-22-14-100-072	Nordstrom	2.6	2007	169,000				Twelve Oaks Mall, LLC
50-22-14-100-061	Newton Furniture Store	1.7	1983	20,000				Wolf Investment, LLC
50-22-14-100-062	Twelve Oaks Mall	14.3	vacant					Twelve Oaks Mall LLC
50-22-14-100-063	Gormans Furniture	1.8	1988	50,028				Oaks Corner, Inc.
50-22-14-100-065	Cellular One	1.5	1994	7,120				Cellular One Sales and Service
50-22-14-100-066	Ethan Allen	1.4	1999	19,362				Ethan Allen Retail, Inc.
50-22-14-100-068	Twelve Oaks Mall	0.7	vacant					Twelve Oaks Mall LLC
50-22-14-100-069	Twelve Oaks Mall build 1	24.2	1976	486,997				Twelve Oaks Mall, LLC
50-22-14-100-069	Twelve Oaks Mall build 2		1976	218,000				Twelve Oaks Mall, LLC



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-14-326-002	Twelve Oaks Mall	12.5	vacant					Twelve Oaks Mall, LLC
	TWELVE OAKS MALL	180.0		1,952,209			Major Comparison (Regional Business)	
50-22-14-351-063	Novi Town Center (1)	35.0	1987	114,413				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (2)		2010	26,915	reconstructed 2010			Novi Town Center Investors
50-22-14-351-063	Novi Town Center (3)		1987	40,206				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (4)		2007	39,451				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (5)		2007	6,317				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (6)		2007	5,868				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (7)		2008	6,304				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (8)		2008	8,340				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (9)		1987	41,842				Novi Town Center Investors
50-22-14-351-063	Novi Town Center (10)		2010	25,848	reconstructed 2010			Novi Town Center Investors
50-22-14-351-064	Wal-Mart	12.8	2012	153,702				Wal-Mart
50-22-14-376-009	Novi Town Center	1.0	vacant					Novi Town Center Investors
50-22-14-126-014	Discount Tire	1.0	1990	7,005				Halle Properties, LLC
50-22-23-126-012	Steve & Rocky's	1.7	1994	7,021				Antoniou Realty of Mich., LLC
50-22-23-105-001	Bank One	2.3	1979	6,118				Bank One
50-22-23-101-008	Novi Town Center	0.9	2008	5,634				Novi Town Center Investors
50-22-14-351-057	Kim's Garden	1.1	1978	5,984				Wong Family Ltd. Partners
50-22-14-352-003	Boston Market	1.2	1995	3,218				Commercial Net Lease Realty
50-22-14-352-002	Fifth Third Bank	1.4	1981	4,378				Fifth Third Corp
50-22-14-301-003	Famous Daves	2.3	1993	7,301				Alonco Novi, LLC
50-22-14-301-004	Olive Garden	3.4	1991	9,361				General Mills Restaurants
50-22-14-301-005	Red Robin	2.8	1992	6,627				Ansara Bros. Real Estate
50-22-14-301-006	T.G.I. Friday's	2.8	1994	7,504				GE Capital Finance
	NOVI TOWN CENTER	69.5		539,357		NE corner Grand River & Novi	Major Comparison (Regional Business)	
50-22-15-200-059	West Oaks II	14.9	1986	4,071				Ramco/West Oaks II, LLC
50-22-15-200-059	West Oaks II		1986	58,942				Ramco/West Oaks II, LLC
50-22-15-200-059	West Oaks II		1986	23,962				Ramco/West Oaks II, LLC
50-22-15-200-059	West Oaks II		1986	6,833				Ramco/West Oaks II, LLC
50-22-15-200-059	West Oaks II		1986	8,086				Ramco/West Oaks II, LLC
50-22-15-200-059	West Oaks II		1999	46,486				Ramco/West Oaks II, LLC



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-15-200-059	West Oaks II		1986	18,013				Ramco/West Oaks II, LLC
50-22-15-200-097	vacant	0.4						Archie Vanerslander
50-22-15-200-099	vacant	1.0						Archie Vanerslander
50-22-15-200-070	Bank of America	1.7	1982	4,950				Bank of America Corp.
50-22-15-200-103	ABC Warehouse	3.2	1989	34,000				Gordon Hartunian
50-22-15-200-104	Art Van Furniture	6.7	1980	102,520				Archie Vanerslander
50-22-15-200-061	Bed Bath/Value City	6.8	1986	93,171				West Oaks Drive Novi, MI, LLC
50-22-15-200-106	Toys R Us	4.2	1986	47,920				Tru Properties 2005 REI, LLC.
50-22-15-200-105	Petco	2.0	1986	25,720				Pacific PetC-Novi LLC
50-22-15-200-058	Kohl's	5.8	1987	69,283				Kohls Department Store #9
50-22-15-200-101	West Oaks I	20.1	1980	34,345				Ramco Westoaks I LLC
50-22-15-200-101	West Oaks I		1997	49,859				Ramco Westoaks I LLC
50-22-15-200-101	West Oaks I		1980	58,581				Ramco Westoaks I LLC
50-22-15-200-101	West Oaks I		1980	92,435				Ramco Westoaks I LLC
50-22-15-200-102	Carrabbas Restaurant	1.0	unknown	6,426				Ramco Westoaks I LLC
	WEST OAKS I and II	67.8		785,603		W. of Novi, N. of I-96, E. of Donelson & S. of 12 Mile	Major Comparison (Regional Business)	
50-22-15-200-100	Fountain Walk Build. 1	67.2	2002	58,780				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 2		2002	36,050				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 3		2002	35,418				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 4		2001	88,422				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 5		2001	151,212				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 6		2001	947				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 7		2001	83,492				Sun Valley, LTD.
50-22-15-200-100	Fount. Walk Build. 8		2001	35,253				Sun Valley, LTD.
50-22-15-200-100	Fount. Walk Build. 9		2001	43,848				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 10		2002-2009	12,425				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 11		2002	72,986				Sun Valley, LTD.
50-22-15-200-100	Fountain Walk Build. 12		2002	23,359				Sun Valley, LTD.
50-22-15-200-100	outlot		proposed		57,793		proposed	Sun Valley, LTD.
	TWELVE MILE CROSSING at FOUNTAIN WALK	67.2		642,192	57,793	S. of 12 Mile, E. of Donelson, N. of Fountain Walk & E. of Caberet	Major Comparison (Regional Business)	



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-15-476-021	Dara Place	0.5	2007	3,014				Novi Pavillion Limited Partnership
	DARA PLACE	0.5		3,014		W. side of Novi S. of Crescent		
50-22-15-426-042	Crescent Place	1.3	proposed		10,134			Novi Land Co. LLC
	CRESCENT PLACE	1.3		0	10,134	NW corner Crescent & Novi	Convenience (Local Business)	
50-22-15-476-033	Wonderland/Roman Plaza	1.4	1972	15,025				Fortuna Corporation
	50-22-15-476-023	Wonderland Music	0.9	1992	9,417			269159 Novi, LLC
	WONDERLAND PLAZA	2.3		24,442		W. side of Novi 250 ft. N. of Grand River	Convenience (Local Business)	
50-22-17-226-004	Home Depot	3.3	2000	124,018				West Market Square LLC
50-22-17-226-005	WMS retail north	0.8	2000	35,815				West Market Square LLC
50-22-17-226-006	Kroger	1.3	2000	56,970				Kroger Co. of Michigan
50-22-17-226-007	WMS retail east	0.3	2000	11,680				West Market Square LLC
50-22-17-226-022	Comerica Bank	0.1	2008	2,902				B S Partners
50-22-17-226-010	Applebees	0.3	2001	5,514				West Market Square LLC
50-22-17-226-011	Bank of America	0.2	2001	5,221				Bank of America Corp.
50-22-17-226-012	Outback Steak House	0.3	2002	6,260				West Market Square LLC
50-22-17-226-013	TCF Bank	0.2	2004	5,920				TFC Bank
50-22-17-226-021	WMS Common element	46.2		parking detention				West Market Square LLC
50-22-17-226-020	WMS Retail West	0.6	2007	24,938				West Market Square LLC
50-22-17-226-016	WMS Staples	0.5	2004	20,378				Jonna-Prov, LLC
	WEST MARKET SQUARE	54.0		299,616		NW corner Grand River & Beck	Intermediate Comparison (Community Business)	
50-22-17-101-030	Sam's Club & Gas Station	14.0	2005	138,935				Sam's Real Estate Bus. Trust
50-22-17-101-032	Novi Promenade balance	24.8		vacant	110,762	balance permitted in development		Fourteen Corp.
50-22-17-101-029	Novi Promenade outlots	1.6		vacant				886 Mill Street, LLC
50-22-17-101-031	Novi Promenade outlots	1.6		vacant				Fourteen Corp.
50-22-17-101-025	Citizens Bank	1.9	2005	3,088				Citizens Bank



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-17-101-022	Target	13.2	2002	125,400				Target Corporation
50-22-17-101-024	Huntington Bank	1.3	2005	3,889				Huntington National Bank
	NOVI PROMENADE	58.4		271,312	110,762	E. side of Wixom 500 ft. S. Grand River	Intermediate Comparison (Community Business)	
50-22-21-300-025	Briar Pointe Plaza No. build 1	6.4	1994	10,961				Briarwood of Novi Partnership
50-22-21-300-025	Briar Pointe Plaza No. build 2		1994	19,087				Briarwood of Novi Partnership
	BRIAR POINTE PLAZA	6.4		30,048		NE corner Beck & 10 Mile	Convenience (Local Business)	
50-22-22-227-029	City Center Plaza build 1	5.3	1997	26,375				City Center Plaza, Ltd. Partners
50-22-22-227-029	City Center Plaza build 2		2003	5,990				City Center Plaza, Ltd. Partners
50-22-22-227-029	City Center Plaza build 3		2008	3,720				City Center Plaza, Ltd. Partners
50-22-22-227-029	City Center Plaza build 4		2008	6,143				City Center Plaza, Ltd. Partners
	CITY CENTER PLAZA	5.3		42,228		W. side Novi S. side Grand River	Convenience (Local Business)	
50-22-22-400-017	Eaton Center build 1	3.3	1987	7,504				JR Enterprises Novi, LLC
50-22-22-400-017	Eaton Center build 2		1987	3,685				JR Enterprises Novi, LLC
50-22-22-400-017	Eaton Center build 3		1987	4,814				JR Enterprises Novi, LLC
	EATON CENTER	3.3		16,003		N. side 10 Mile 400 ft. west of Novi	Convenience (Local Business)	
50-22-22-400-026	Pine Ridge Shopping Center	5.2	1987	37,933				Pine Ridge Associates, LP
	PINE RIDGE SHOPPING CENTER	5.2		37,933		W. side Novi 300 ft. N. of Ten Mile	Convenience (Local Business)	
50-22-23-351-063	Huntington Bank	0.1	2008	4,060				JBD 5, LLC
50-22-23-351-064	Vantage Pointe	0.1	2008	5,994				JBD 5, LLC



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-23-351-053	Vantage Pointe Common Element	1.7						
	VANTAGE POINTE	1.9		10,054		behind NE corner Novi & 10 Mile	Convenience (Local Business)	
50-22-23-176-025	North Side of Main Street bldg. 200-300 Retail	2.7	1998	79,806				Main Street Partnership, LLC
50-22-177-001-005	North side of Main St.	7.1	vacant		118,000	est. proposed based on previously approved plans for north and south of Main St.		Victor R. Cassis Trust
50-22-151-035	South side of Main Street	9.4	vacant					TCF Bank
50-22-23-151-013	South side of Main Street	1.5	vacant					TCF Bank
50-22-23-151-003	Main St. Court	3.7	1998	23,731				Grand Grace Holdings, LLC
	MAIN STREET	24.4		103,537	118,000	South and north side of Main St. east of Novi Rd.	Minor Comparison (Community Business)	
50-22-23-176-011	Vic's Market Condominium unit 1	8.2	1994	66,530				Luna Properties Novi, LLC
50-22-23-176-012	Vic's Market Condominium unit 2		1994	3,456				Luna Properties Novi, LLC
50-22-23-176-013	Vic's Market Condominium unit 3		1994	63,329				Luna Properties Novi, LLC
50-22-23-176-016	Grand Novi build 1	3.9	1997	15,601				Grand Novi Association, LLC
50-22-23-176-016	Grand Novi build 2		1997	11,563				Grand Novi Association, LLC
	EAST MAIN/GRAND NOVI	12.0		160,479		SE cor. Grand River & Main	Minor Comparison (Community Business)	
50-22-23-226-023	Country Epicure Village build 1	5.9	1970	8,026				B & L Associates, LLC
50-22-23-226-023	Country Epicure Village build 2		1987	12,238				B & L Associates, LLC
	COUNTRY EPICURE VILLAGE	5.9		20,264		N. side Grand River 3/8 mile W. of Meadowbrook	Convenience (Local Business)	



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-23-226-038	McLaughlin's Thomasville	5.9	1987	30,917				McLaughlin Family Propertyies, Inc.
	MCLAUGHLIN'S THOMASVILLE	5.9		30,917		N. side Grand River 0.43 mile W. of Meadowbrook	Convenience (Local Business)	
50-22-23-228-001	Gateway Village A	0.1	2001	4,974				Shoppes of GV, LLC
50-22-23-228-002	Gateway Village B	0.2	2003	7,111				Shoppes of GV, LLC
50-22-23-228-003	Gateway Village C	0.3	2008	13,761				Shoppes of GV, LLC
	Gateway Village common element	3.0						
	GATEWAY VILLAGE	3.6		25,846		NW corner Grand River & Meadowbrook	Convenience (Local Business)	
50-22-23-426-017	Novi-Ten Shop. Cent. Build 1	11.0	1976	59,550				Novi Meadowbrook Shopping
50-22-23-426-017	Novi-Ten Shop. Cent. Build 2		1976	480				Novi Meadowbrook Shopping
50-22-23-426-017	Novi-Ten Shop. Cent. Build 3		1976	41,600				Novi Meadowbrook Shopping
	NOVI-TEN SHOPPING CENTER	11.0		101,630		NW corner 10 Mile & Meadowbrook	Minor Comparison (Community Business)	
50-22-24-476-025	Pheasant Run Plaza build 1	3.0	1986	12,974				Pheasant Run Plaza, Inc.
50-22-24-476-025	Pheasant Run Plaza build 2		1986	10,224				Pheasant Run Plaza, Inc.
50-22-24-476-025	Pheasant Run Plaza build 3		1989	810				Pheasant Run Plaza, Inc.
50-22-24-476-025	Pheasant Run Plaza build 4		1986	317				Pheasant Run Plaza, Inc.
	PHEASANT RUN PLAZA	3.0		24,325		SE corner Grand River & Karim	Convenience (Local Business)	
50-22-24-476-027	Grand Oaks Center Building 1	2.4	2000	11,825				Grand Oak Center, LLC
50-22-24-476-027	Grand Oaks Center Building 2		2000	9,817				Grand Oak Center, LLC



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
	GRAND OAKS CENTER	2.4		21,642		SW corner Grand River & Karim	Convenience (Local Business)	
50-22-25-226-011	Ten & Haggerty	1.3	1981	7,261				William Licari Trust
	TEN & HAGGERTY	2.4		7,261		Southeast corner 10 Mile & Haggerty	Convenience (Local Business)	
50-22-26-228-031	Novi Plaza East Side build 1	1.6	1972	9,100				Novi Meadowbrook Corners, LLC
50-22-26-228-031	Novi Plaza East Side build 2		1971	9,100				Novi Meadowbrook Corners, LLC
	NOVI PLAZA-EAST SIDE	1.6		18,200		S. side Ten Mile 250 ft. W. Meadowbrook	Convenience (Local Business)	
50-22-26-228-028	Peachtree Shopping Center	2.7	1986	24,949				Polo Run
	PEACHTREE SHOPPING CENTER	2.7		24,949		W. side Meadowbrook 400 ft. S. 10 Mile	Convenience (Local Business)	
50-22-35-101-010	Breckenridge Plaza	1.5	1987	11,301				Breckenridge Plaza, LLC
	BRECKENRIDGE PLAZA	1.5		11,301		W. side Novi 0.4 miles N. of 8 Mile	Convenience (Local Business)	
50-22-35-101-031	Oak Pointe Plaza Build 1	1.0	1993	6,525				Oakpointe Plaza Ass., LLC
50-22-35-101-032	Oak Pointe Plaza Build 2	5.4	1993	16,915				CVS #8140-01
50-22-35-101-032	Oak Pointe Plaza Build 3		1993	20,463				CVS #8140-01
50-22-35-101-033	Oak Pointe Plaza Build 4	1.2	1993	7,500				JHG Investment Co. LLC
	OAKPOINTE PLAZA	7.5		51,403		E. side Novi 300 ft. S. 9 Mile	Convenience (Local Business)	
50-22-36-477-034	High Pointe Shop. Ctr.	12.3	1997	117,081				High Pointe Shopping Center
50-22-36-477-035	On the Border Restaurant	0.6	1997	8,130				Cole OB Novi MI LLC



RETAIL/SHOPPING CENTER RECAP CITY OF NOVI

08/09/2012

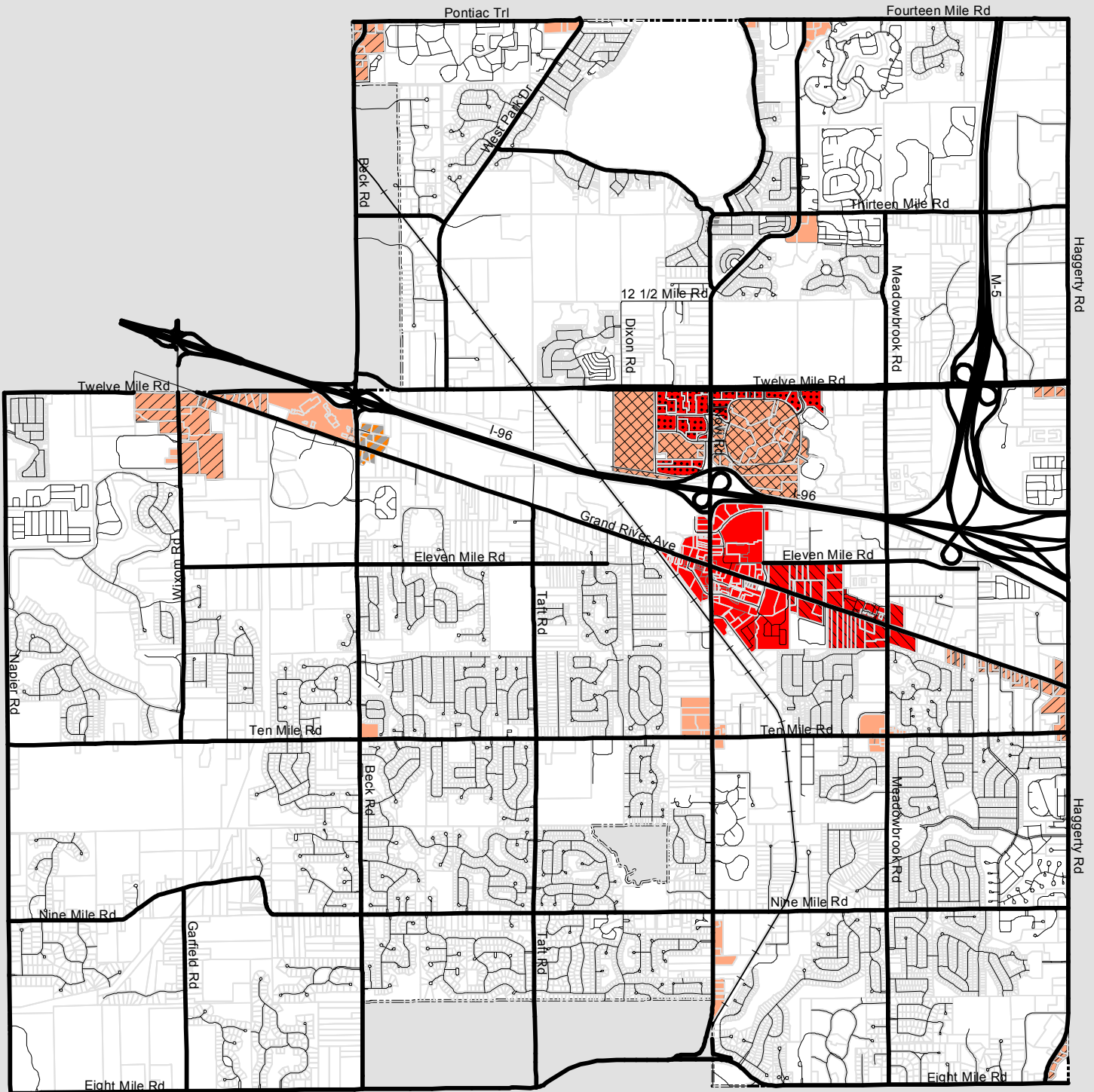
Plan Review Center, Mark Spencer, AICP

Type of center based on floor area at center build out

Parcel Number in 2009	Building/ DEVELOPMENT Name	Area acres	Year Built (permit issued)	Floor Area sq.ft.	Under Construction & Proposed sq. ft.	Location	Type of Center (notes)	Owner Name
50-22-36-477-007	Chili's	1.2	1988	5,682				Binker Michigan, Inc.
	HIGH POINTE SHOP. CENTER	14.1		130,893		NW corner 8 Mile & Haggerty	Minor Comparison (Community Business)	
TOTALS								
		677.9		5,627,839	460,859			
Proposed includes, site plan submitted, and balance of potential building for PUD or Consent Judgment. Main Street estimate from previously submitted plans								
GRAND TOTAL after Completion				6,088,698				

Totals by Center Type	land area (acres)	percent of commercial center land area	existing floor area (sq. ft.)	percent of total existing commercial center floor area
Total Local/Convenience Shopping	100.1	14.8%	625,871	11.1%
Total Minor Comparison Shopping	56.5	8.3%	408,142	7.3%
Total Intermediate Comparison Shopping	136.8	20.2%	674,465	12.0%
Total Major Comparison Shopping	384.5	56.7%	3,919,361	69.6%

City of Novi Commercial Use Areas from 2010 Master Plan for Land Use Future Land Use Map



Map Author: Mark Spencer
Date: September 6, 2012
Project: commercial use areas
Version #: 1.0








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 approximate 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.

Map Legend

Future Land Use (2010 Update)

LAND USE CLASSIFICATION

-  OFFICE RD TECH w/RETAIL OVERLAY
-  LOCAL COMMERCIAL
-  COMMUNITY COMMERCIAL
-  REGIONAL COMMERCIAL
-  TC COMMERCIAL
-  TC GATEWAY
-  PD2



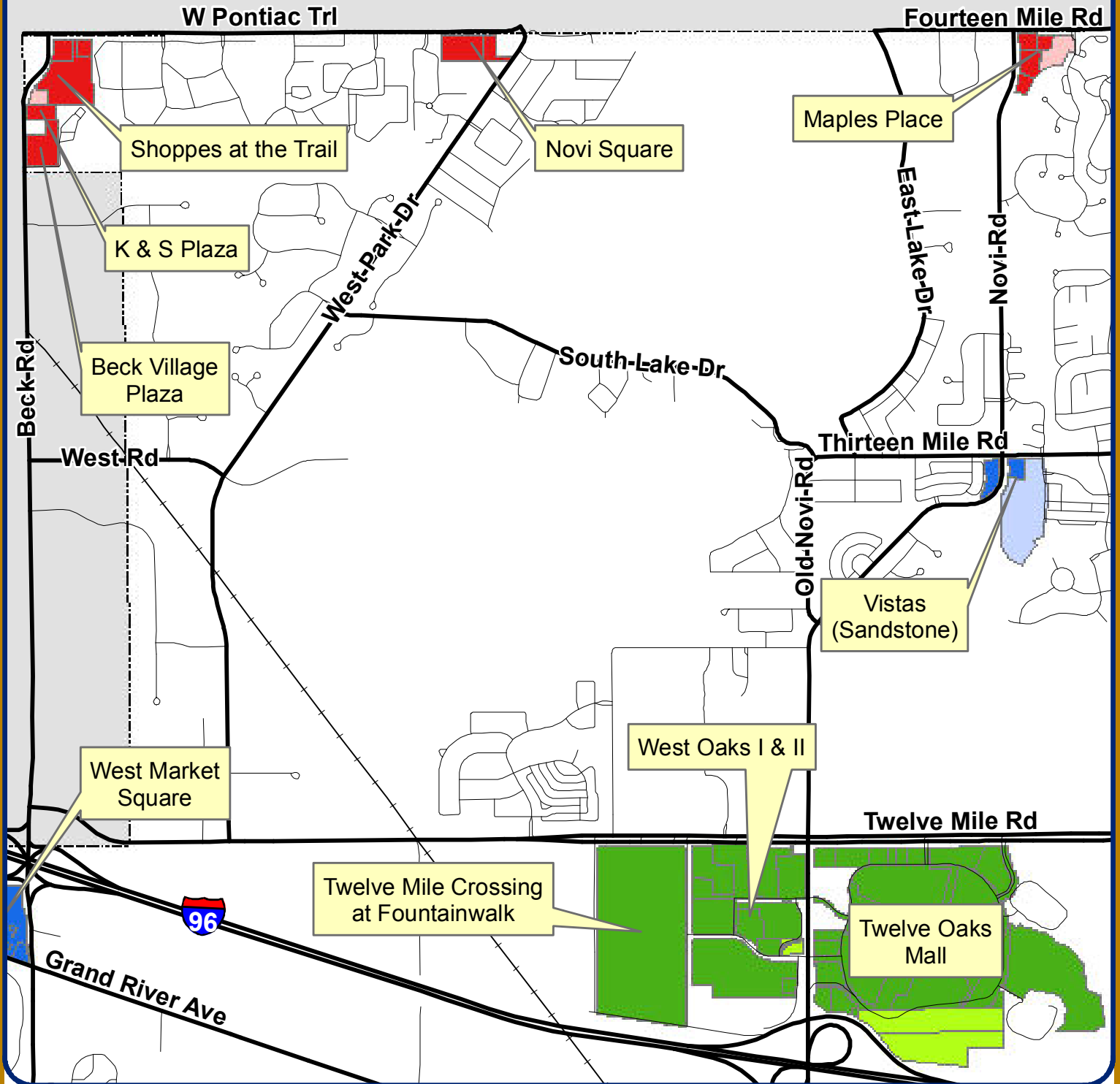
City of Novi

Planning Division
Community Development
451.75 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 4,372 feet

2012 City of Novi Shopping Centers North Area



Map Author: Mark Spencer
 Date: August 9, 2012
 Project: shopping center 2012 north
 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 approximate 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.

Map Legend

Retail Center Type	
■ Major	■ Minor
■ Major Vacant	■ Minor Vacant
■ Intermediate	■ Local
■ Intermediate Vacant	 Local UC
	■ Local Vacant



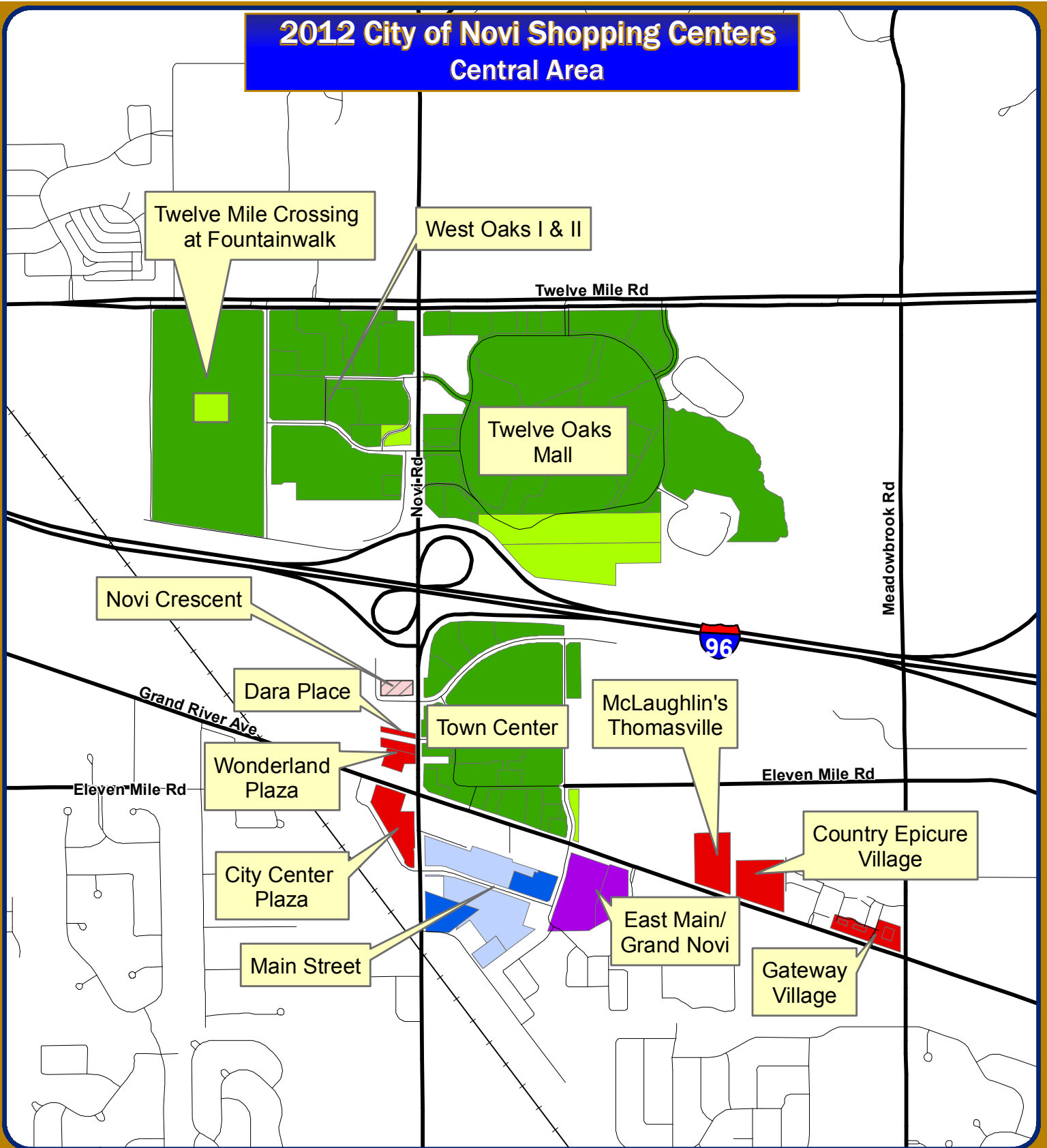
City of Novi

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



1 inch = 1,929 feet

2012 City of Novi Shopping Centers Central Area



Map Author: Mark Spencer
 Date: August 9, 2012
 Project: shopping center 2012 central
 Version #: 1.0

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 approximate 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.

Map Legend

Retail Center Type	
	Major
	Major Vacant
	Intermediate
	Intermediate Vacant
	Minor
	Minor Vacant
	Local
	Local UC
	Local Vacant



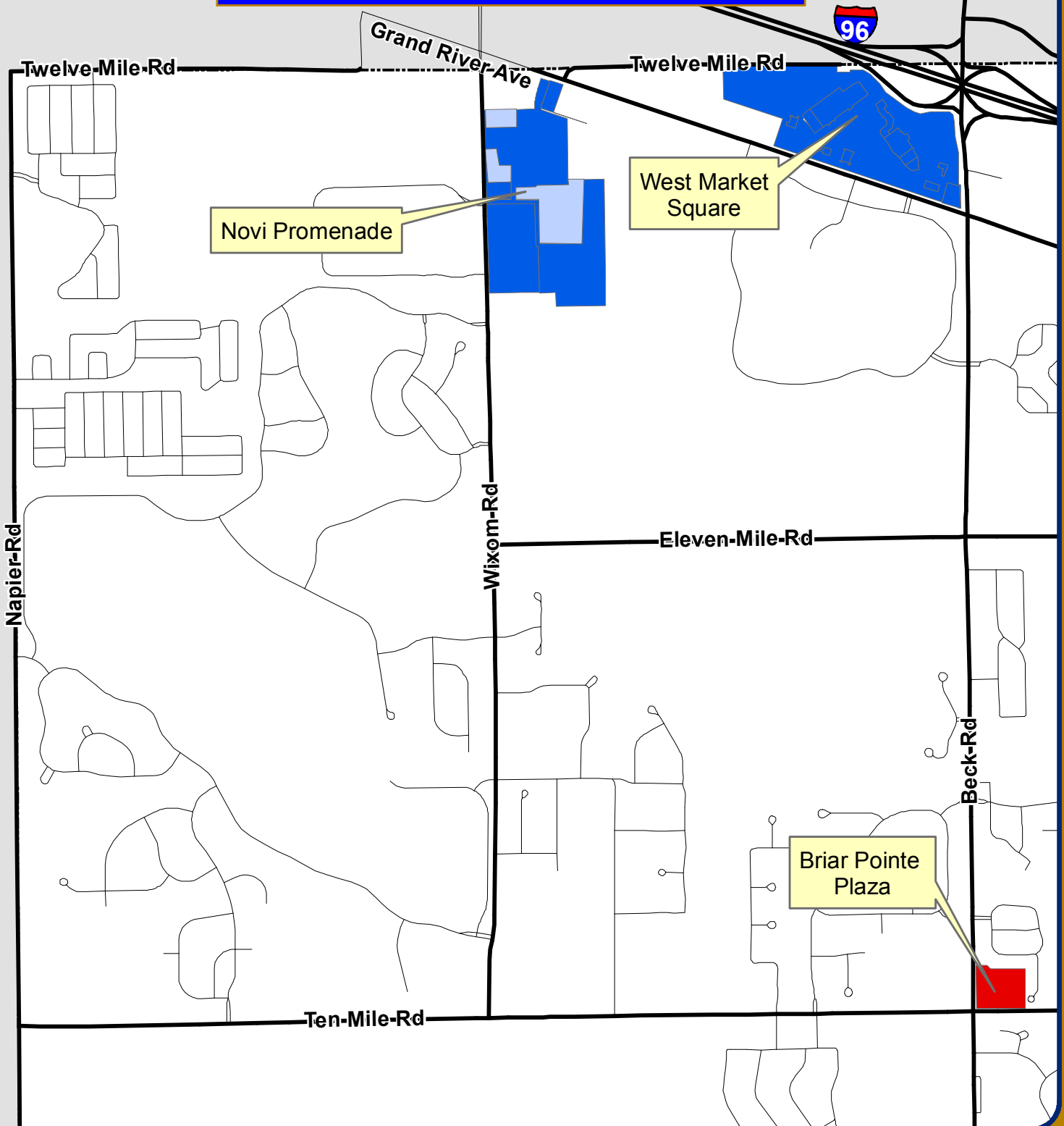
City of Novi

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



1 inch = 1,435 feet

2012 City of Novi Shopping Centers West Area



Map Author: Mark Spencer
 Date: August 9, 2012
 Project: shopping center 2012 west
 Version #: 1.0

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 approximate 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.

Map Legend

Retail Center Type	
	Major
	Major Vacant
	Intermediate
	Intermediate Vacant
	Minor
	Minor Vacant
	Local
	Local UC
	Local Vacant



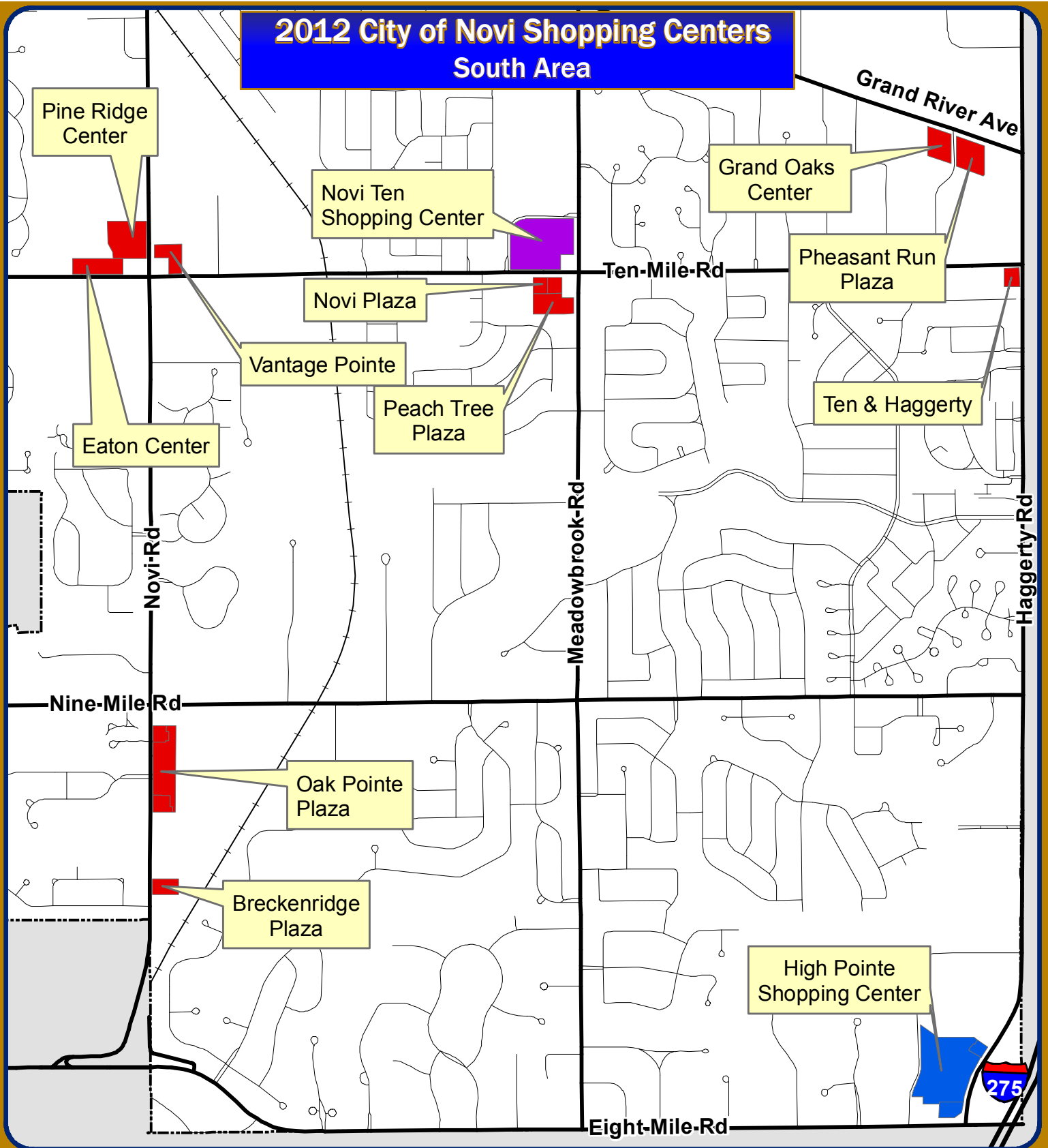
City of Novi

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



1 inch = 1,547 feet

2012 City of Novi Shopping Centers South Area



Map Author: Mark Spencer
Date: August 9, 2012
Project: shopping center 2012 south
Version #: 1.0

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 approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 232 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

Retail Center Type	
	Major
	Major Vacant
	Intermediate
	Intermediate Vacant
	Minor
	Minor Vacant
	Local
	Local UC
	Local Vacant



City of Novi

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



1 inch = 1,611 feet