

October 21, 2015 Master Plan Update Open House Comments

Existing Conditions

Comment sheets

- Economic development group statement that current unemployment rate is great news ignores the fact that per capita income dropped 6.8% and household income dropped 11.9% from 2000-2010
- Am in support of rezoning 42400 12 Mile; corner of 12 Mile and Novi Road. I am the court-appointed receiver over this property. We propose a use by Community Choice Credit Union. Please provide notice of any meetings involving the property.
 - Anthony Guerriero, 6828 Park Avenue Allen Park MI 48101
313.388.0500. guerriero.law@sbcglobal.net
- 52%....do no need to use a car very often. This is counter to trend in Novi development.
- The age range of 35-64 includes two generations challenging to accurately picture needs and interests.
- Millennial group under-represented in Novi because there is nothing here for them. Live in Novi, Ann Arbor, Grand Rapids, or even Detroit and they will not choose Novi. How do you attract the generation that makes cities vibrant?
- When I retire, where can I move to in Novi that allows me to walk or ride a bike a mile or two and access activities and shopping as Ann Arbor or Northville or Plymouth offers?
- Healthy food and green space are listed as top priorities yet no agricultural zoning or interest mentioned.
- Suggest the northeast corner of 9 Mile and Novi Road be zoned RM-2 instead of RM-1 – Irwin Arkin
- Midrange housing stock for Millennials and young families. The more they can be mixed into existing developments, the better. Let's think about near senior centers, walkable destinations. Should our subdivision ordinances reflect a component of a duplex or other small attached units within single family plans?

Future Land Use

Comment sheets

- Novi Road at 13 Mile development should consider mixed housing styles. It also should include a park of fairly good size, as was anticipated when the original Vistas/Sandstone developments were designed. That density of people in that area deserve a walkable gathering space with some level of public amenities.
- Novi needs a community recreation center.
- I am the court-appointed receiver of the property at the northeast corner of Novi Road and 12 Mile Road. The other three corners are commercial, while this corner is residential zoning. We believe the property should be zoned commercial and would propose a use by Community Choice Credit Union. **See above contact information for Anthony Guerriero.**

From Post-its on board:

1. *Not used*
2. (dot at Tollgate) Michigan State University facility will remain & should be designated as educational use./Michigan State University Tollgate should appear in land use documents as an educational facility.
3. (dot at Novi & 12 Mile) Interested in NE corner of 12 Mile & Novi Rd for credit union.
4. (dot on large area of public land marked “vacant” near Garfield & 9 Mile) What is this all about?
5. (dot just south of 96/696/275 interchange) This site should remain I-1. Potential uses: Office research, corporate HQ, Office/warehouse, Hi tech
6. (dot at 10 Mile & railroad tracks) East-west pathway along 10 Mile Rd like Indy’s Cultural Trail—a “destination” pathway to tie the city together.

Grand River Corridor

Comment sheets

- Would like to see bike lanes in corridor or something that helps separate walking traffic a little better from possible future cycling use.
- Possible to connect up to lanes on Town Center Drive and build a biking corridor for future development.
- Ferndale is a great model for this.

From Post-its on board:

1. *Not used*

2. (dot located on south side of GRA, halfway between Beck & Wixom, partly vacant land alongside high line corridor) We would like it to remain I-1. Potential uses: Medical office, corporate HQ, Office/warehouse, Hi tech
3. (dot located in Town Center) More lighting in business areas (Novi Town Center and Grand River corridor) to encourage walking between businesses. Also, it's more friendly.
4. (dot located in Town Center) Cleaning up and maintaining weed control and other cleanups within the sidewalks. This would also include Novi Rd & 10 Mile Rd intersection.
5. (dot located at Novi & Grand River) Add NB & SB dedicated turn lanes on Novi Rd.
6. (dot located in Town Center) With a ring road in place in NE quadrant, this stretch of Grand River could be made more ped-friendly w/ complimentary businesses.
7. (dot located near NE Town Center future ring road) Ring Road to GR to divert traffic from area between Main Street & Novi Rd.

Vision Station: What three things do you value about Novi?

Comment sheets

- Keep up the good work developing bike paths and sidewalks.
- 1. Develop affordable housing 2000-2500 sq ft. or 2 attached condo complex. Sdickow10@gmail.com for 1-8.
- 2. Bring gourmet stores/market like Papa Joe's or Whole Foods or similar stores.
- 3. Visit other communities in the US to gather ideas and suggestions and learn from them. See what's popular out there.
- 4. Bring unique shopping experience like small clothing boutiques or wine tasting place or specialty foods or unique restaurants.
- 5. Do similar things like outdoor open shopping experience like Partridge Creek in the east side or in Rochester Hills.
- 6. City of Novi lost a big opportunity to have a fantastic attraction at Fountain Walk. "A premier Novi location." Now it's just restaurants and bars.
- 7. Housing: Houses should be by more popular areas. I think that younger generations want to live near the city or in the city with the most big, modern houses. Also, they want to live with people their age. 13 years old, grade 9.
- 8. They should build more places that go with each other, like: Novi high and Novi Public Library, so we can act as a community. Joining together is being a community and we need to do that. 13 years old, 9th grade ☺
- A recreation center similar to Livonia's (multi-level).
- Parks, green spaces add to the community.
- Grand River corridor- could offer opportunity to an aging population, younger folks just out of college and be suitable living for people with special needs. Exciting idea.

- The north end of town needs a more permanent facility for city services. We should hold public meetings and festivals north of I-96.
- 1. Preserving natural area. 2. Parks. 3. Bike Paths.
- What are plans for Beck Rd from 8 to Grand River? Widen, boulevard, repair?
- We need an artistic district, possibly near Main Street, to include performing arts, galleries, studios, potentially small, unique jewelry & art stores. Give residents a place to gather organically. No art, no heart!
- Maintain green space and open feeling along Meadowbrook Rd between 12 Mile & 13 Mile. Use existing MSU property as an anchor for this idea. Once development comes in and Natural Beauty Rd feel is lost it cannot be recovered.

Vision Station: What would make Novi better ten years from now?

Comment sheets

- A community recreation center.
- A central shopping entertainment place where people gather.
- An area to live in Novi where I can walk or ride a bike a mile or two and access entertainment and shopping while still living in a home.
- This is on Meadowbrook: what can you do about stronger enforcement for enforcing the city by-laws of Novi? Example- many large logs laying on the ground instead of on a pallet, 2. Also tree branches in back yard laying on the ground with no pallets under them. The pile is as large as a length/width a large car.
- 1. Natural area preservation 2. Walkability/bikeability 3. Find a way to attract millennials.
- We need an artistic center for people to gather for concerts, etc.
- Cottage style homes, bungalow/courtyard style housing. 1. Affordable housing to keep students in Novi 2. Accessible housing for seniors. 3. More green space in the industrial parks. 4. More green space in restaurant areas.

Additional Thoughts

Comment sheets

- Give the residents in Novi a place to gather with their friends during the day. To do a puzzle, talk, and play a pick-up game (ex: board games, Mexican Train or a game of Rummy). The Senior Center does not accommodate anyone who just wants to get together and talk.
- We need more semi-detached condos in the are that has a first floor bedroom (ex: Briarwood Condos on Beck Road). Also the “cottages” on Meadowbrook Road are quite nice for seniors that want to downsize. These are the ones on the grounds of the Senior Center. Can’t you get someone to build these with a garage? They would be perfect for people who would like to live in a ranch

style home. People age 60 or 70 would like to move out of their 2 story home and buy something in Novi. My friends and I do not want to move into an apartment, we would rather purchase a home.

- When will the bridge over the stream on Chattman be repaired? The south side of the bridge is pulling away from the base.
- When are you going to redo the roads in Meadowbrook Lake subdivision?
- What about the traffic on 10 Mile from City of South Lyon to Beck every morning and night? More subdivisions are being built – how are you going to accommodate all those people driving on 10 Mile every day?
- Expected to see the Mayor and city manager. So instead I will send an email:
 - My sub – Whispering Meadows roads are terrible. Some areas got fixed four times but still falling apart.
 - Why is city putting new sidewalks on 11 Mile when our sub needs more sidewalks?
 - Why is city messing up the trash business putting out an RFP before a public hearing; when I go to Arizona for 2 months, I still pay for garbage service that I am not using.
 - I am retired on a fixed income
 - John Popovczak: 248.568.4143 adrijopo@gmail.com

Via email:

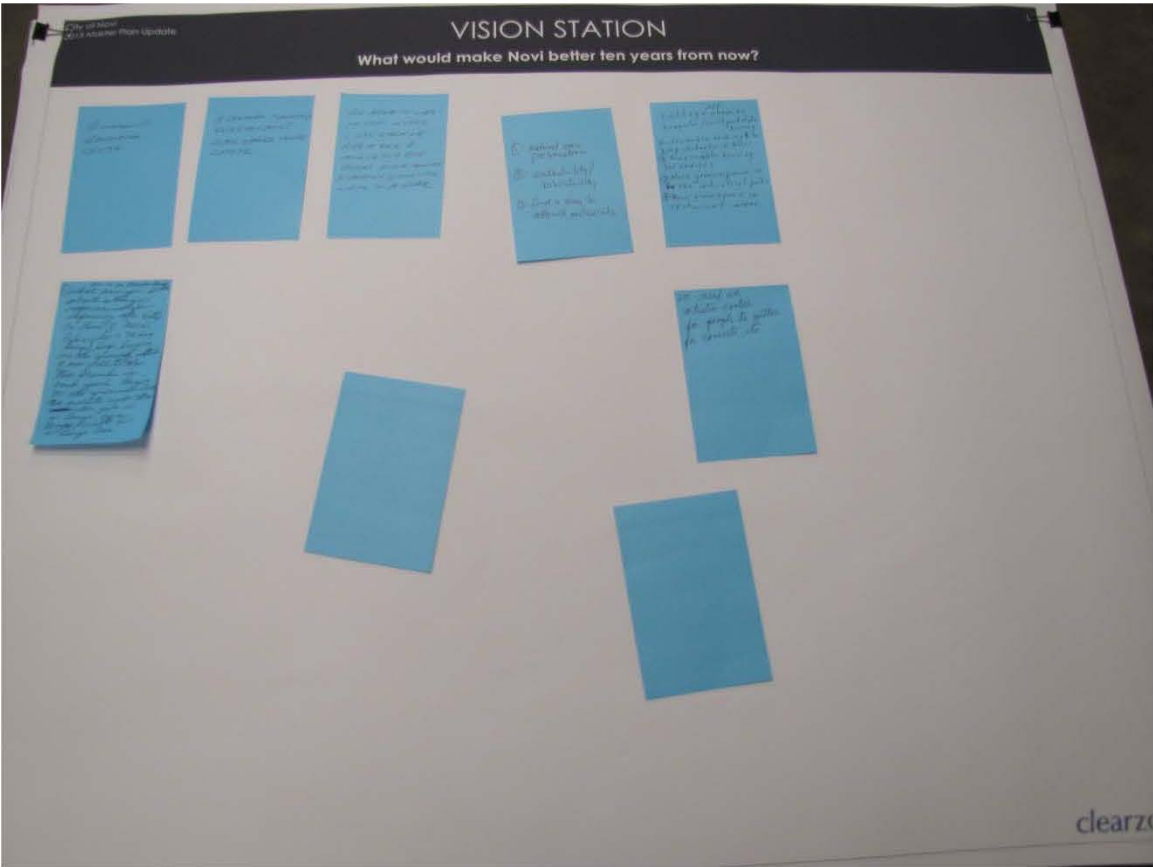
This is regarding our city future and growth. There needs to be something done about the 2 lane rural highway structure we currently have (ie Beck, 8 mile, etc). These roads are constantly full and traffic is backed up far beyond usual peak time travel congestion. The wait time to drive from 6 mile to 11 mile is absurd. For me just leaving our subdivision in Maybury- to the corner of 8 mile and Beck (less than 1/2 a mile) may take up to 25 minutes some mornings. The smallest commute will take triple what a reasonable estimate would be due to the traffic. Clearly the cities out here are allowing new subs to pop up without keeping up our roads and controlling traffic to reflect the population growth. The roads need to have more lanes and be expanded. One lane of traffic is just not enough.

Not to mention there are still "end speed zone" signs up right past 8 mile and Beck (and possibly other places). This is clearly no longer a rural area.

I'm willing to bet I speak for almost every person who drives a car and lives in my subdivision- or one nearby.

Thanks.
Melissa Khalil

Photos of Boards with Comments



City of Novi
2015 Master Plan Update

VISION STATION

What three things do you value about Novi?

clearzoning

City of Novi
2015 Master Plan Update

FUTURE LAND USE

Comment on the City's 2010 Master Plan for Land Use

2010 Future Land Use and Vacant Land Analysis
City of Novi
Oakland County, Michigan

Future Land Use	Area (Acres)	% of Total	2010 Future Land Use	Area (Acres)	% of Total
Waterways	1,200	0.5%	Waterways	1,200	0.5%
Open Space	1,800	0.7%	Open Space	1,800	0.7%
Greenbelts	2,500	1.0%	Greenbelts	2,500	1.0%
Community Parks	3,500	1.4%	Community Parks	3,500	1.4%
Neighborhood Parks	4,500	1.8%	Neighborhood Parks	4,500	1.8%
Community Center	5,500	2.2%	Community Center	5,500	2.2%
Community Office	6,500	2.6%	Community Office	6,500	2.6%
Other Potential Development	7,500	3.0%	Other Potential Development	7,500	3.0%
Other Commercial	8,500	3.4%	Other Commercial	8,500	3.4%
Office (Not Part of Office Center)	9,500	3.8%	Office (Not Part of Office Center)	9,500	3.8%
Regional Potential Development	10,500	4.2%	Regional Potential Development	10,500	4.2%
Other Industrial	11,500	4.6%	Other Industrial	11,500	4.6%
Local Commercial	12,500	5.0%	Local Commercial	12,500	5.0%
Community Commercial	13,500	5.4%	Community Commercial	13,500	5.4%
Regional Commercial	14,500	5.8%	Regional Commercial	14,500	5.8%
Office	15,500	6.2%	Office	15,500	6.2%
Office Center	16,500	6.6%	Office Center	16,500	6.6%
Office Center	17,500	7.0%	Office Center	17,500	7.0%
Education Facility	18,500	7.4%	Education Facility	18,500	7.4%
Public	19,500	7.8%	Public	19,500	7.8%
Public Park	20,500	8.2%	Public Park	20,500	8.2%
Private Park	21,500	8.6%	Private Park	21,500	8.6%
Community	22,500	9.0%	Community	22,500	9.0%
City	23,500	9.4%	City	23,500	9.4%
City of Novi	24,500	9.8%	City of Novi	24,500	9.8%
County Line	25,500	10.2%	County Line	25,500	10.2%
Municipal Boundary	26,500	10.6%	Municipal Boundary	26,500	10.6%
Total	240,000	100%	Total	240,000	100%

0 0.5 1 Miles

clearzoning

2013 Master Plan Update

GRAND RIVER CORRIDOR

Help discover its potential

The Grand River corridor features a wide variety of uses and destinations, including the Town Center, auto-oriented commercial development, the Suburban Showplace Collection, St. John's Providence Park Hospital, industrial uses on both small and large scales, vacant land, and a handful of residential developments.

Wilson Rd, 11 Mile Rd, Twelve Mile Rd, Twelve Oaks Lake, Fairview Ave

Use the post-its and dots provided to highlight problem areas, things you'd like to see more of, your ideas for improving the corridor, and your questions regarding the future of Grand River. For the purposes of this Master Plan, please be aware that we are primarily focusing on the corridor outside of the Town Center area.

Handwritten notes on post-its:

- 1. I would like to see more of the... (illegible)
- 2. I would like to see more of the... (illegible)
- 3. I would like to see more of the... (illegible)
- 4. I would like to see more of the... (illegible)
- 5. I would like to see more of the... (illegible)
- 6. I would like to see more of the... (illegible)

clearz



City of Novi Planning Commission
Study Session
2016 Master Plan for Land Use Update
May 13, 2016
Novi Civic Center – Council Chambers
45175 W. Ten Mile, Novi, MI 48375
DRAFT Minutes

CALL TO ORDER

Study session started at 7:22 p.m.

ROLL CALL

Present: Mark Pehrson, Michael Lynch, Ted Zuchlewski, Dave Baratta
Not Present: Tony Anthony, Robert Giacobetti and David Greco
Staff Present: Barbara McBeth, Deputy Director Community Development; Sri Ravali Komaragiri, Planner; Kirsten Mellem, Planner; Adrianna Jordan, Planner; Rick Meader, Landscape Architect; Jeremy Miller, Engineer; Dave Gillam, City Attorney;
Consultants Present: Rod Arroyo, Jill Bahm and Joe Tangari from Clear zoning ; Allie Pearson from Grissim Metz and Andriese

DISCUSSION ITEMS

2016 Master Plan for Land Use Update

Clearzoning consultants made a detailed presentation on the changes to the 2015 Master Plan Update. The slides from the presentation are attached to this document.

- Members asked for clarification regarding the increased density of 20-30 DUA along Grand River corridor.
- Planning Commission were curious if any road improvements are proposed to accommodate increased traffic.
- Jill Bahm responded that they are proposing transit to accommodate as Grand River Avenue is a fixed width.
- Commission suggested that it is a good strategy to capitalize on Suburban Collection events by creating a cluster of entertainment, restaurants and retail.
- Allie Pearson from Grissim Metz and Andriese Associates went over details of Grand River corridor plan.
- Commission liked the bridge enhancements that are suggested in the plan.
- They inquired if any road improvements such as a boulevard or a landscaped island are recommended.
- Allie responded that they were not considered due to the cost involved in addition to getting necessary approvals from Oakland County.
- Commission inquired if the corridor plan is recommending a consistent look for the corridor. For example, a nautical theme such as the one along Lake St. Claire Shores.
- Joe from Clearzoning responded that a consistent look is proposed for buildings and the specifics vary by different districts and target areas. The plan recognizes that different functions of the corridor require different treatments. All areas are unified by a consistent theme.
- With regards to Pavilion Shore Village, Commission asked if the traffic has been assessed. They asked if the proposed changes to retail attract enough people or would it result in low-quality housing.
- Consultants responded that the roads do provide a good amount of traffic and the neighborhoods surrounding it have higher density than elsewhere in the city to support the businesses.

- After the presentation, consultants explained the next steps in the update process. At the next meeting, Planning Commission may recommend to City Council to distribute to adjacent communities for the required 63-day review.
- After review period, Planning Commission has to hold required public hearing and take action to adopt the Master Plan.
- Commission appreciated the presentation and asked if they have more time to look into the plan.
- City planner Barb responded that the staff has been looking at the plan, but Commission can take a close look at it now. Comments are solicited from the public, planning Commission, and other staff.
- Barb suggested that the Commission provide any additional comments within the next three weeks. Staff can add the master plan status update to PC Agenda to May 25 meeting. Staff can then determine if the Master Plan update is ready for recommendation to Council.

AUDIENCE PARTICIPATION

Four people from audience spoke at the study session. A brief summary of their comments is provided below

- Karl Migrin, resident
 - Soils map has not been updated to reflect the Garfield drain labeling error
 - How does the Nine Mile road between Beck and Napier impact sewer addition?
 - What about the paving along Napier between Nine and Ten Mile roads
- John Kuenzel, resident
 - Provided letter to Planning Commission, included in the packet
 - Complained about absence of notice placed in the Novi News regarding the Master Plan meeting
 - Requesting that the Master Plan update be presented at HOA breakfast ON May 14, 2016
- Irwin Arkin, Property Owner
 - Made a brief presentation on supporting the change of land use recommendation of subject property(50-22-300-003/009) from RM-1 to RM-2
- Andrew Mutch, Council Member
 - Has read the whole draft plan and identified areas that need further attention
 - Zoning around Walled Lake, 50% ZBA variances were along or on Walled Lake for regular improvements
 - More attention to maintaining older neighborhoods, city need strategies for maintenance for structures that are over 50 years old. Possibly streamline the review processes.
 - Missing Middle, has been used to justify development throughout the city and has been developer driven rather than following the master plan recommendations
 - the city should identify where and how much missing middle is needed
 - 1,000 units of lot sizes less than R-4 have already been approved
 - PC should be proactive rather than reactive
 - Planning Commission has approved projects with over 80% of the woodlands being taken down, the woodlands ordinance is good but the PC has not been enforcing them as they should
 - We should protect these natural resources
 - 24% of the total area is covered by woodlands now, but what have we lost since the last master plan?
 - Key element, financial sustainability
 - Provide some analysis on land uses that make long term economic sense to provide the required services that residents expect in the City of Novi

ADJOURN

The meeting was adjourned at 8:44pm.

Echo Valley Civic Association

Board of Directors: Gina Van Horn, Margo Smith, Stacey Rose, Ed Papciak, Gordon Melms, John Kuenzel, Nick Kalweit

John A. Kuenzel
23819 Heartwood
Novi, MI 48374
May 24, 2016

RECEIVED

MAY 24 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

Planning Commission
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Dear Sirs:

According to the latest census, 44 % of city residents currently live either in condos or apartments in the City of Novi. Those areas are limited in density to approximately 10 residential units per acre of land. The city is now proposing mixed use areas along Grand River which would allow 20 units per acre in several areas, and 30 units per acre with 10 story high rise residential towers between Grand River and I-96. These are radical changes.

The Board of Directors of the Echo Valley Civic Association representing over 100 families has voted to oppose these radical changes which would urbanize our city, crowd our roads, and make further demands on our city services. It appears that the city has been hiding these dramatic proposals by scheduling public input sessions during dinner hours, posting notices of the input sessions only on the website or on the electronic message board near the Civic Center, and by not posting notices and articles in the Novi News. Just reading the proposed document has proven to be quite a challenge as most of the proposed changes become discernible only in the middle of the 127 page document. On May 14 at the Novi Homeowners Leadership Breakfast, the Director of Community Development admitted that the plan was a radical change. He also acknowledged the deficits in communication about it, and yet the May 19th Novi News still had no mention of the admittedly radical plan.

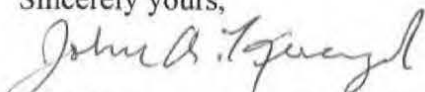
At that same leadership breakfast, we learned that this action for intense urban zoning was motivated by a desire to construct another hotel near the Suburban Collection Showplace convention area. Opening up 20-1 and 30-1 high density zoning isn't necessary to do a hotel. The city already facilitated the current Hilton Hotel without it. Crowding is not a solution, it is a problem.

A more reasonable plan for our city would be to rezone all of the mixed use areas along Grand River to a density consistent with the roughly 10 units per acre averaged by our current condo and apartment zoned areas.

As residents of the City of Novi, we recognize that change and development is happening in our city. In the past two decades we faced challenges near us where developers tried to change residential to commercial areas, and when they couldn't do that, they tried to repeatedly intensify the density of land use on the residential lands which surround us. The development of our city should be motivated by concerns for the quality of life of our citizens and not by the desires for profits by land owners, land speculators and developers.

Most residents of Novi moved here to enjoy a spacious comfortable suburban community with good schools, beautiful parks, a great library, recreational and sports opportunities, and excellent nearby restaurants and shopping. Our city has all of this. Proposed changes to our Master Plan should preserve all of this and not overload our infrastructure. Please remove the radical changes from the proposed Master Plan.

Sincerely yours,



John A. Kuenzel, President, for the Board of Directors

**ATTORNEYS AND COUNSELORS AT L A W
RENTROP & MORRISON, P. C.**

39572 WOODWARD AVENUE, SUITE 222
BLOOMFIELD HILLS, MICHIGAN 48304

Susan E. Morrison

TELEPHONE (248) 644-6970

E-mail: smorrison@rentropmorrison.com

FACSIMILE (248) 644-7141

MEMORANDUM

To: **Sri Komaragiri, City of Novi Planning Department
Rod Arroyo, Clearzoning**

From: **Susan E. Morrison and Gary R. Rentrop on behalf of Americana Foundation**

Re: **Tollgate Farm and Education Center, Meadowbrook Road at 12 Mile Road, Novi, MI
Open House Comments for 2015 Novi Master Plan Update**

Date: **October 26, 2015**

It was a pleasure to speak with both of you at the Novi Open House on October 21, 2015. As I indicated to you, I am enclosing the Americana Foundation's comments regarding the Master Plan by email. The following are items we urge you to revise or retain, as noted below, in any update to the Master Plan. Page references below are to the 2010 Master Plan:

1. Page 6 of Master Plan:

Under the heading "Community Character" and the line stating "GOAL: Protect the City's historic buildings and sites" we urge you to include the following additional objective:

"Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with and do not detract from the historic building or site."

See **Exhibit 1**.

2. Page 11 of Master Plan:

We noted on one of the displays at the Open House a graph showing the top three attributes that people surveyed nationwide indicated they wanted as a high or top priority for their community: "Quality of Environment" – 87%, "Healthy Food" – 73%, and "Green Space" – 55%. **The Tollgate Farm and Education Center provides all three of these amenities for Novi residents and the wider region.** Given this trend, Novi should be justifiably proud of and should want to publicize that Novi is the site of the historic Tollgate Farm and Education Center with its beautifully restored farmhouse and barns from the early years of Novi's history, and with its setting and programs that showcase all of the amenities noted above.

We urge you to insert a sentence similar to the underlined language below, into the Brief History summary at **page 11**:

“ . . . Farming was the principal land use activity in the early days. One of the early farmsteads dating back to 1836 along scenic Meadowbrook Road still exists with a restored farmhouse and barns, and which has educational programs open to the public as the Tollgate Farm and Education Center. . . .”

See **Exhibit 2**.

3. Page 29 of Master Plan:

The “Existing Land Use Map” shows the portion of the historic Tollgate Farm and Education Center (“Tollgate Farm”) that is owned by the Americana Foundation (the westernmost 100 acres of the 160-acre farmstead) as “Vacant”. The designation should show the portion of Tollgate Farm owned by the nonprofit Americana Foundation as “Public/ Institutional” -- the same designation that is shown for the portion of Tollgate Farm that is owned by Michigan State University (MSU). If there was a designation added to the map for “Educational Facility” that would be even more accurate. Changing the “Vacant” designation here may require changing references to “vacant land” elsewhere in the Master Plan (e.g. on **page 33** there is a reference in line 7 to acres of “vacant land”).

See **Exhibit 3**.

4. Page 43 – 44, and page 57 of Master Plan:

Novi should proudly include the Tollgate Farm and Education Center in its list of “Land Use – Public Facilities” located at **pages 43 – 44** of the 2010 Master Plan.

Possible language to insert could be:

“Tollgate Farm and Education Center: Tollgate Farm is located on an original 160-acre farmstead dating back to the first generation of European settlers in the area. First farmed in the late 1830’s, the farm originally included a log cabin constructed from logs cut from woods on the property. A large Greek revival farmhouse, built between 1840 and 1855, has been carefully restored and still stands on Meadowbrook Road. The original 160-acre tract was reassembled by Adolf and Ginger Meyer starting in 1951 and the Americana Foundation was created with a mission of preserving the farm in perpetuity to remind people of the beauty of a rural, agricultural landscape and to insure that people know where their food really comes from. In 1987 the Foundation donated 60 acres to MSU to help further this mission.

Tollgate Farm and Education Center serves the community in multiple ways. Thousands of adults and children each year learn from and enjoy the educational programs, local food and natural beauty through summer and year-round camps, school field trips, master gardener certification, community and regional festivals, 4H and CSA farm markets and as a meeting place for local organizations and passive recreation.”

Also, because the facilities listed at **pages 43 – 44** also appear on the map located at **page 57**, Tollgate Farm and Education Center should be included on this map with its acreage shown along with the schools and parks already shown on the map.

See **Exhibit 4.**

5. Page 73 of Master Plan:

Critical to maintaining the historic, aesthetic and rural experience of Tollgate Farm is maintaining the “scenic drive” character of Meadowbrook adjacent to Tollgate Farm. At **page 73**, lines 1 – 2, the Master Plan notes that four road segments “have been designated as scenic drives because of their proximity to **outstanding natural features.**” We urge Novi to strengthen the protection for the few remaining “scenic drives” in Novi and urge you to add language in the last sentence of paragraph 1 on **page 73** as shown in the following underlined text:

“ . . . Efforts should be made to preserve the natural vegetation along these roadways, to minimize roadway expansion, and to avoid increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.”

See **Exhibit 5.**

6. Page 88 of Master Plan:

Paragraph 2 on **page 88** (which references the build-out potential for the 160-acre Tollgate Farm) is inaccurate and should be eliminated. The Tollgate Farm and Education Center, owned in part by the Americana Foundation and in part by MSU, is required by restrictions from the original donor to remain as a farm and used for educational purposes in perpetuity.

See **Exhibit 6.**

7. Page 116 of Master Plan:

In the “Residential Density Patterns” Map it is extremely important that the area designated as 0.8 units per acre density along both sides of Meadowbrook Road north of 12 Mile Road be designated for no greater density than that. This designation matches the current zoning for that area. Maintaining the 0.8 units/acre density is critical for preserving as much as possible the rural character of the setting of Tollgate Farm and to prevent the scenic drive character of Meadowbrook Road from being destroyed by an influx of traffic from higher density development. It is not wise planning to have any density greater than 0.8 units per acre adjacent to the extremely low density farmstead consisting of 1 unit per 160 acres (and which will remain as a farm in perpetuity). The 0.8 unit density is already an insufficient transition or buffer between the farmstead and other higher density categories of use.

See **Exhibit 7.**

8. Page 117 of Master Plan:

In the “Future Land Use Map” the entire 160-acre Tollgate Farm and Education Center should be shown *not* as “Single Family Residential” but as “Educational Facility” for the reasons discussed above.

See **Exhibit 8.**

Executive Summary

GOAL: Provide for planned development areas that provide a transition between high intensity office, industrial and commercial uses and one-family residential uses

Objective: Provide for form-based, low-rise, suburban development options to promote the development of key areas that can provide a transition from higher intensity office and retail uses to one-family residential developments that include access, design and uses standards that promote a residential character to the streetscape and provide increased economic value.

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

GOAL: Create, preserve and enhance quality residential areas in the City

Objective: Develop and improve strategies to preserve and enhance existing residential neighborhoods.

Objective: Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly.

Objective: Encourage residential developments that promote healthy lifestyles.

COMMUNITY CHARACTER

GOAL: Create aesthetically pleasing developments, especially in residential areas

Objective: Set high standards and promote good examples for use of public property through the City's actions.

Objective: Maintain quality architecture throughout the City.

GOAL: Create a stronger cultural presence and identity for the City

Objective: Create gathering places for residents and community activity.

GOAL: Protect the City's historic buildings and sites

Objective: Establish a legally defensible process to protect historic buildings and sites.

ENVIRONMENTAL/OPEN SPACE

GOAL: Protect Novi's remaining woodlands and wetlands

Objective: Maintain an accurate inventory of natural areas.

Objective: Encourage developers to utilize development options currently available through the Novi Zoning Ordinance that preserve natural features on properties.

Objective: Protect and maintain open space throughout the community.

Objective: Protect and maintain water features throughout the City.

See insert at para. 1 of Memo:

Objective: Ensure that uses, density and structures adjacent to historic buildings and sites are compatible with, and do not detract from the historic building or site.



Introduction

Brief History

See insert at para. 2 of Memo

Novi has matured from an early farming community to a prosperous community of more than 50,000 residents. The Erie Canal was opened in 1825 at the same time the City of Novi was settled, drawing settlers from the east coast to Michigan. Farming was the principal land use activity in the early days. But by 1830, there were enough families to support small businesses at the intersection of Novi Road and Grand River Avenue, known as Novi Corners. (fig. 4) As early as 1959, the Village of Novi was considering becoming a city, although Novi did not incorporate as a city until 1969.

Transportation plays an important role in the City of Novi's development. Three key transportation developments drove and continue to drive Novi's land use patterns:

- In the 1850's, Grand River Avenue provided a connection from Lansing to Detroit, passing through the heart of Novi.
- By 1876, the City of Novi became the No. VI stop on the CSX railroad, thus establishing folklore of the origin of the name Novi.
- In the 1950's, the Interstate Highway System divided Novi with the construction of I-96. This freeway allowed fast access to Detroit and took "through commuters" off the Grand River Avenue corridor.

Later, Novi developed commercial and industrial centers of its own, dramatically changing community patterns.



Figure 4. The photograph was taken in the early days of the city at Grand River Avenue and Novi Road.

Historical data sources:

- Louie, Barbara. *No. VI on the Trail: A History of Novi*. Novi, Michigan: Novi Historical Commission, 1991.
- Louie, Barbara and Samuel D. Popkin. *Images of America: Novi*. Charleston, South Carolina: Arcadia Publishing, 1998.
- Rowena Salow. "The Story of Novi's Development". M.A. Thesis. Detroit, Michigan: Wayne State University, 1961.



Existing Land Use Map

City of Novi, Michigan
Updated February 24, 2004

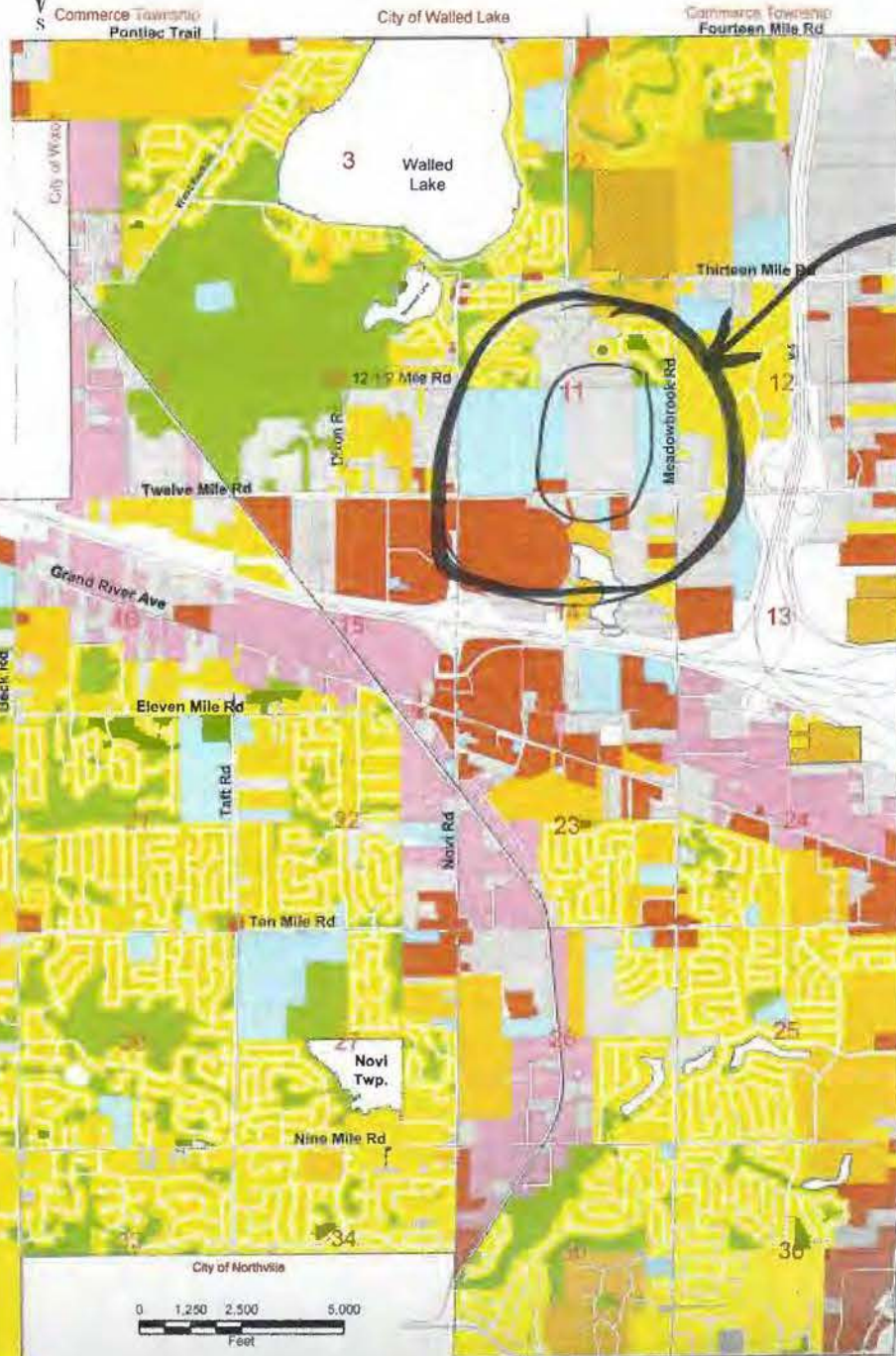
EXHIBIT 3

Legend

Land Use Districts

- Commercial/Office
- Industrial
- Multiple Family
- Mobile Home Park
- Recreation/Preservation
- Single Family
- Public/Institutional
- Public Utility
- Vacant

New Single Family subdivisions are considered Single Family until roads are installed and plats/condominium documents are recorded



See comment at para. 3 of Memo



Created using the (GIS) Geographic Information System of the City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Created by:
Bill Berdeiman
GIS Technician
Department of GIS/
Environmental Services

Date Initially Created:
February 10, 2004
Date of Last Revision:
February 24, 2004
Project Filename:
P:\Proj\2003\ExistingLandUse
Map Name: Existing Land Use

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This map complies with the National Map Accuracy standards. The City of Novi and its Department of GIS/ Environmental Services assume no legal responsibility for the content and/or inappropriate use of this document.



Figure 13.a. Fountainwalk is a lifestyle mall built in 2002.



Figure 13.b. Main Street offers restaurants and specialty shops.

Figure 13. The Existing Land Use map identifies the land use patterns in the city.

Land Use - Residential

Fifty nine percent of Novi's housing was built before 1990, totaling 12,457 building permits. After 1990 there were 8,530 building permits issued through March of 2004. Between 2000 and 2004 there were 1,787 building permits issued. Multiplying these building permits by Novi's year (2000) by persons per household (2.52), projects a current population of 51,889. Residential land use in the City of Novi is nearing build out status with a total of 20,987 building permits issued, over all, through March 2004. According to the city's assessing information, there are approximately 875 acres of vacant land available for residential development as of the end of 2003 and the majority of this land is located in the southwest portion of the city. Not all of these 875 acres can be developed due to the presence of regulated woodlands and wetlands. Several recent residential developments have either been proposed or approved for the southwest portion of the city. (fig. 15) The developments are included in the assessing records as vacant land until housing is built and occupied.

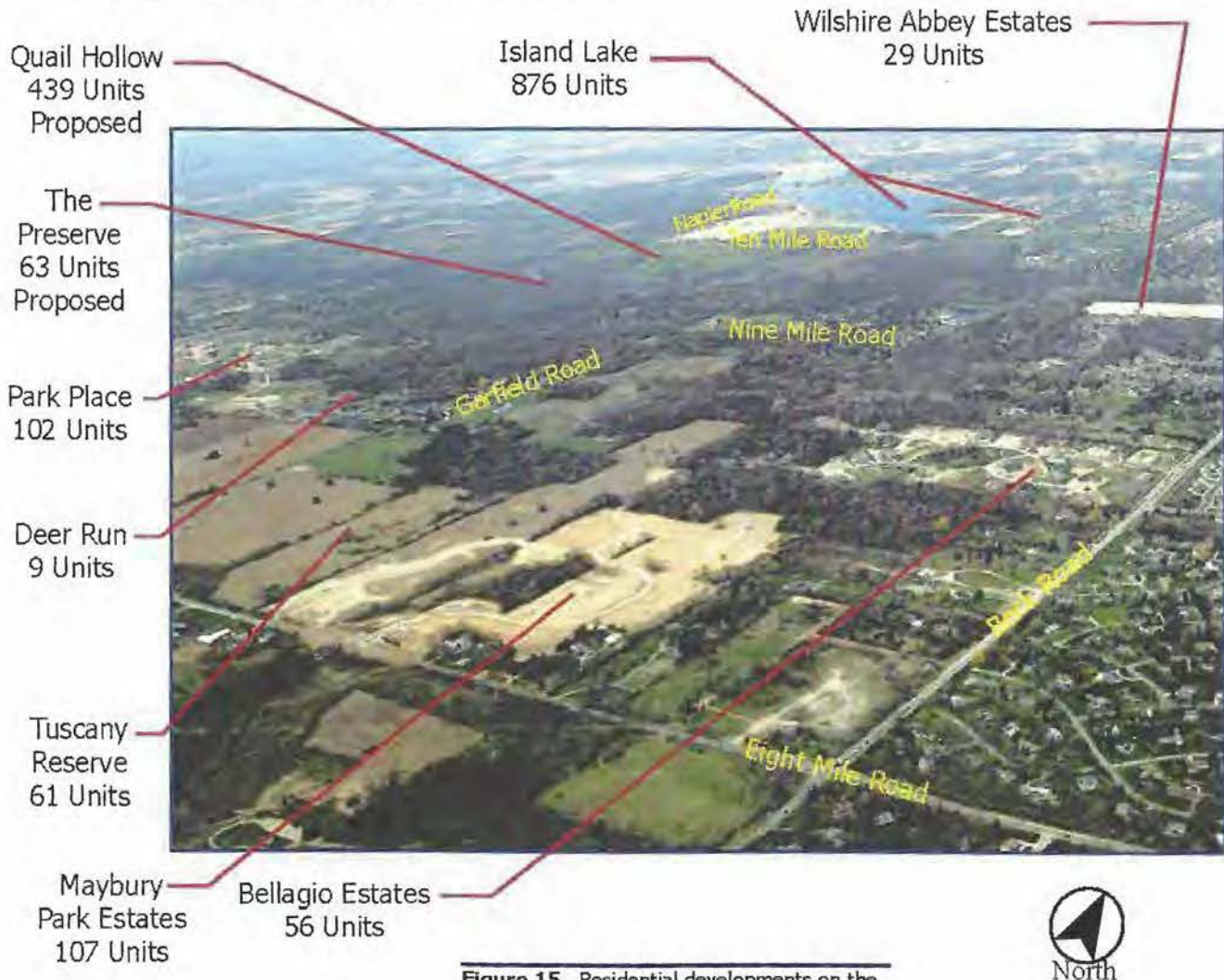


Figure 15. Residential developments on the southwest side of the city under development.



Land Use - Public Facilities

Parks



The City of Novi has eight existing parks and one newly proposed park to service the community.

Brookfarm Park

Size: 7 acres
Underdeveloped

Amenities:
Practice Soccer Field

Spirit of '76 Park

Size: 3 acres
Underdeveloped

Amenities:
Picnic Tables
Barbecue Grills

Power Park

Size: 70 acres

Amenities:
4 Softball Fields-skinned infields and lighting
2 Baseball Fields- skinned infields

Community Sports Park

Size: 73 acres

Amenities:
8 Soccer Fields-irrigated
9 Baseball Fields-skinned infields
Sand Volleyball Courts
2 Tennis Courts
2 Basketball Courts
2 Playground Areas
Picnic Shelter
Picnic Tables
Barbecue grills
2 Concession Stands
3 Restrooms

Rotary Park

Size: 55 acres

Amenities:
Nature Trails
Barbecue Grills
Playground
Picnic Shelter
Tennis Courts
Restroom

Lakeshore Park

Size: 383 acres

Amenities:
Barbecue Grills
Beach/Swimming
Youth Softball
Mountain Bike Trails
2 Playgrounds
Sand Volleyball
Picnic Shelter
Soccer Fields
Restrooms

Wildlife Woods Park

Size: 53 acres

Amenities:
2 Youth Sports Fields- skinned infields
Restroom
Picnic Shelter
Soccer Field

Newly Proposed Park (currently no name)

Size: 253 Acres

Amenities:
Trail



Land Use - Public Facilities

Library

The Novi Public Library is located at 45245 W. Ten Mile Road. It provides a wide variety of books, magazines, audio cassettes and compact disc books, videos and DVDs for all ages. Internet access is also available to the public.

Post Office

The City of Novi has five post office facilities to service the community. The main office is located off Novi Road between Ten Mile Road and Grand River Avenue.

Recreation Centers

Novi Ice Arena opened in September 1998. This multi-surface facility offers two NHL-regulation sized ice sheets, seating capacities of 750 and 200, heated viewing areas, pro shop, concessions, skate rental and meeting space. The arena offers eight large locker rooms, an officials room and a large figure skating dressing room. The facility is host to a variety of programs, including the Novi Youth Hockey Association, Figure Skating Club of Novi, Novi High School, Northville High School and the City of Novi after-school program

Meadowbrook Commons provides ongoing activities for senior citizens.

Township Hall Museum facilitates Novi's After School Recreation Program and is located on Ten Mile Road, just west of the Novi Library.

Schools

Novi has an award winning school district with seven elementary schools, a middle school, and high school. (table 19) Novi is also served by Northville school district, South Lyon school district, and Walled Lake school district. Private education is provided by Novi Christian School, Franklin Road Christian School, Brightmore Christian School, and Catholic Central High School (currently under construction).

Other Facilities of Note

The Novi Expo Center offers extensive facilities for trade shows as well as meeting space. The Expo Center plans to move their operations to a new state-of-the-art facility on Grand River Avenue between Taft Road and Beck Road.

Providence Medical Park offers 24 hour emergency care as well as comprehensive diagnostic and testing facilities. Providence hopes to expand their presence at the corner of Grand River Avenue and Beck Road by adding an in-patient hospital.

See insert at para. 4 of Memo



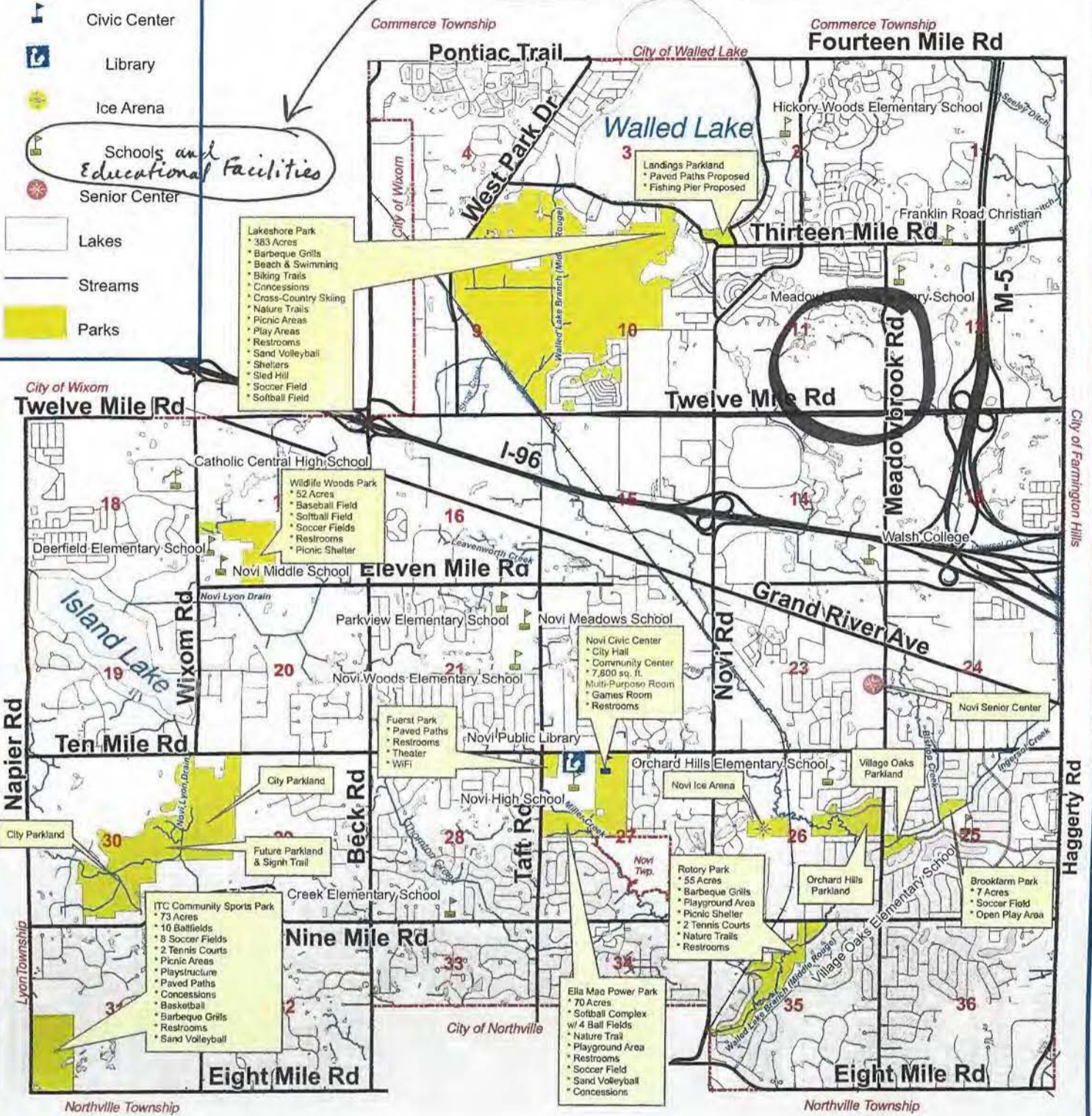
Parks and Recreation Area Map and Site Location and Listings

Legend

- Civic Center
- Library
- Ice Arena
- Schools and Educational Facilities
- Senior Center

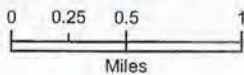
- Lakes
- Streams
- Parks

See para. 4 of Memo



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.



CITY OF NOVI PLANNING COMMISSION

45175 W. Ten Mile Road
Novi, MI 48375-3024
(248) 347-0475
Map Cartographer:
Mark Spencer, AICP, Planner
CREATED: 3/30/10
Version 1.0

Figure 32

Infrastructure - Roads/Non-Motorized Paths

Scenic Drives

Four (4) road segments have been designated as scenic drives because of their proximity to outstanding natural features. These include Meadowbrook Road, from Twelve Mile Road to Thirteen Mile Road, Nine Mile Road, from Beck Road to Napier Road, Dixon Road, north of Twelve Mile Road, and Twelve and One-Half Mile Road, west of Novi Road. Efforts should be made to preserve the natural vegetation along these roadways and minimize roadway expansion, and to avoid



increases in zoning density or permitted use classifications adjacent to scenic drives that would increase traffic.

See insert at para. 5 of Memo.



Figure 43. Scenic drives on Nine Mile Road and Meadowbrook Road.

Other Improvements

The Thoroughfare Plan includes six (6) bridges. All of the bridges are over the CSX Railroad tracks. The rail crossings are ranked in the following order of priority: Novi Road (programmed as part of road widening), Twelve Mile Road, Ten Mile Road, and Nine Mile Road. West Park Drive and Grand River Avenue are completed.



Community Plan and Projections - Build-Out

This build out scenario, including mixed use estimates and applying the vacancy rates and persons per household factors discussed in Step Two, is the most complete of the three options and most accurate in attempting to account for all possible development in the future. Ultimately, Novi's population could be higher or lower than this, due to the following unknown variables.

1. As housing prices continue to increase and the stock of affordable housing is reduced, more people will look to apartment living for some period of time as a moderately priced way to live in Novi. This will likely include those who would like their children to attend the Novi school districts, but cannot afford a house in the community. This will stem the decrease in persons per household for rental units and may ultimately keep the figure closer to the 2000 estimate of 1.60 persons per household in apartments. **Applying the estimate of 1.60 persons per household to the build out amount of apartments would add approximately 2,300 persons to the population estimate.** The likely persons per household in apartments will be somewhere in the middle of the estimate at build-out and the current figure.

See
comment
at
para. 6
of
Memo

2. ~~There are two large undeveloped parcels in Novi. The Michigan State University American Foundation parcels located on the north side of Twelve Mile Road, west of Meadowbrook Road, are currently used as a nature preserve/Michigan State outreach facility. In the current estimates, these properties are estimated to be developed at the RA, Residential Acreage, density. The properties warrant further study by the Planning Department for an ultimate concept as to the future of the site. **Development on these parcels could add any number of persons to the population estimate, depending solely on the ultimate proposals by the building community. If developed under the current master plan designation, the 155.3 acres of land could yield up to 124 dwelling units, adding 406 persons to Novi's population.**~~

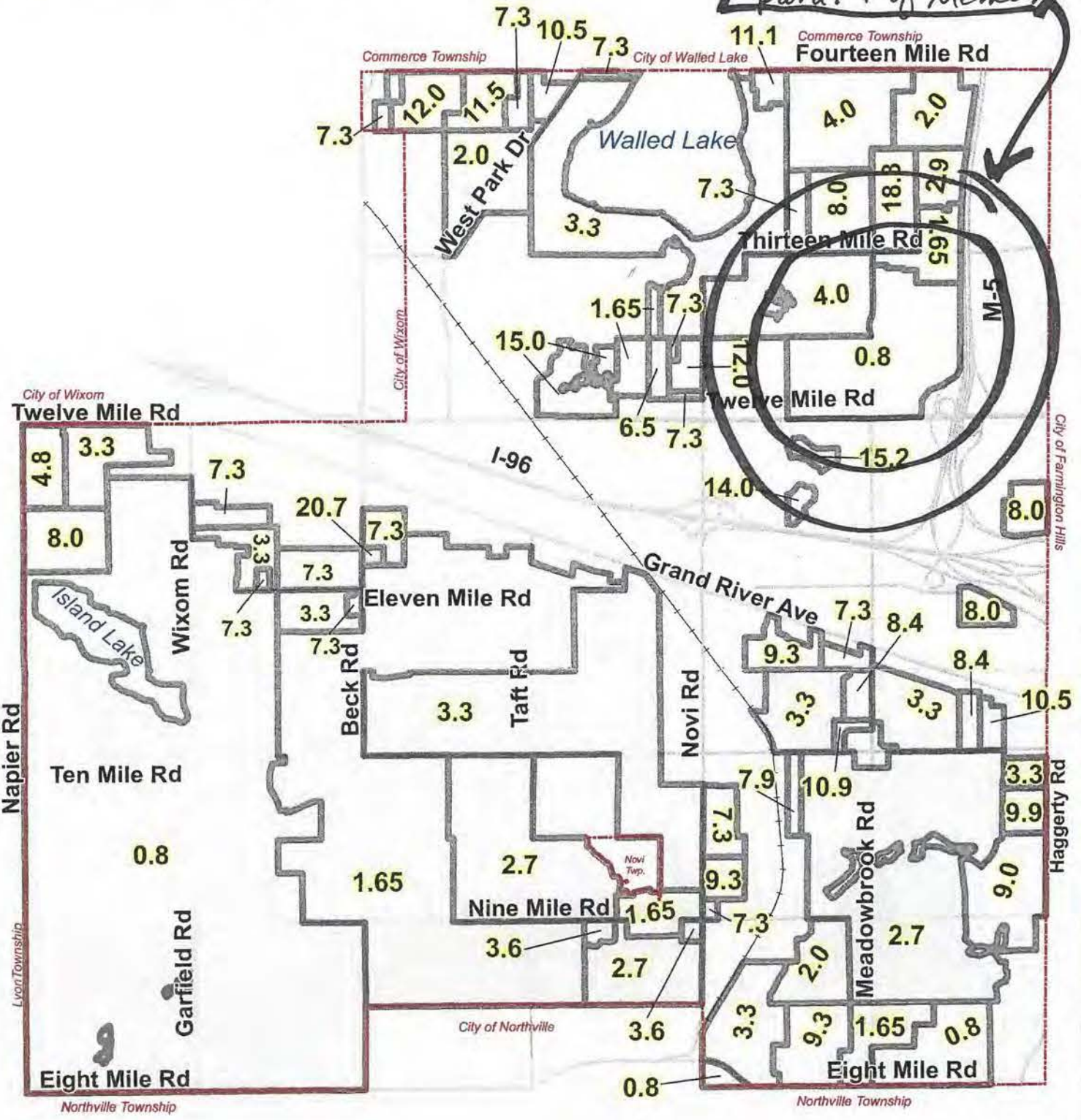
3. The Holloway mine site on Eight Mile Road, just east of Napier Road. As such, the parcel is largely considered to be open water and therefore unbuildable. Eventually this parcel could be reclaimed, much like the Island Lake of Novi site, and used for residential development. **The site is 88 acres of land and at a RA density, the site could yield up to 70 dwelling units, adding 229 persons to the city's population.**
4. The largest unknown variable is the ultimate site design of vacant parcels throughout the city. Many of the parcels that were assigned values in the analysis of future potential units will be unable to reach their maximum potential due to configuration of the parent parcel or existing development on the parcel. This category of variables cannot be predicted and will instead rely on market conditions and site design to determine whether or not Novi reaches its maximum residential potential.
5. Reaching maximum theoretical density in the mixed use districts is infeasible, given site constraints, various ordinance requirements, and limited redevelopment opportunities. The actual yield in these districts will be lower than the projected maximum, depending on site design and the mix of uses proposed. The actual site plans proposed for the properties will ultimately drive the build-out numbers for the district.



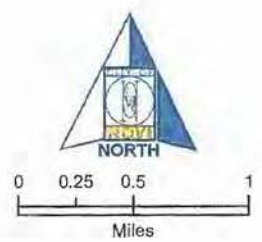
RESIDENTIAL DENSITY PATTERNS

0.0 = maximum dwelling units per acre

See comment at para. 7 of Memo.



Note:
 The actual maximum number of dwelling units permitted per acre may be less due to site conditions and City of Novi Code of Ordinance requirements.



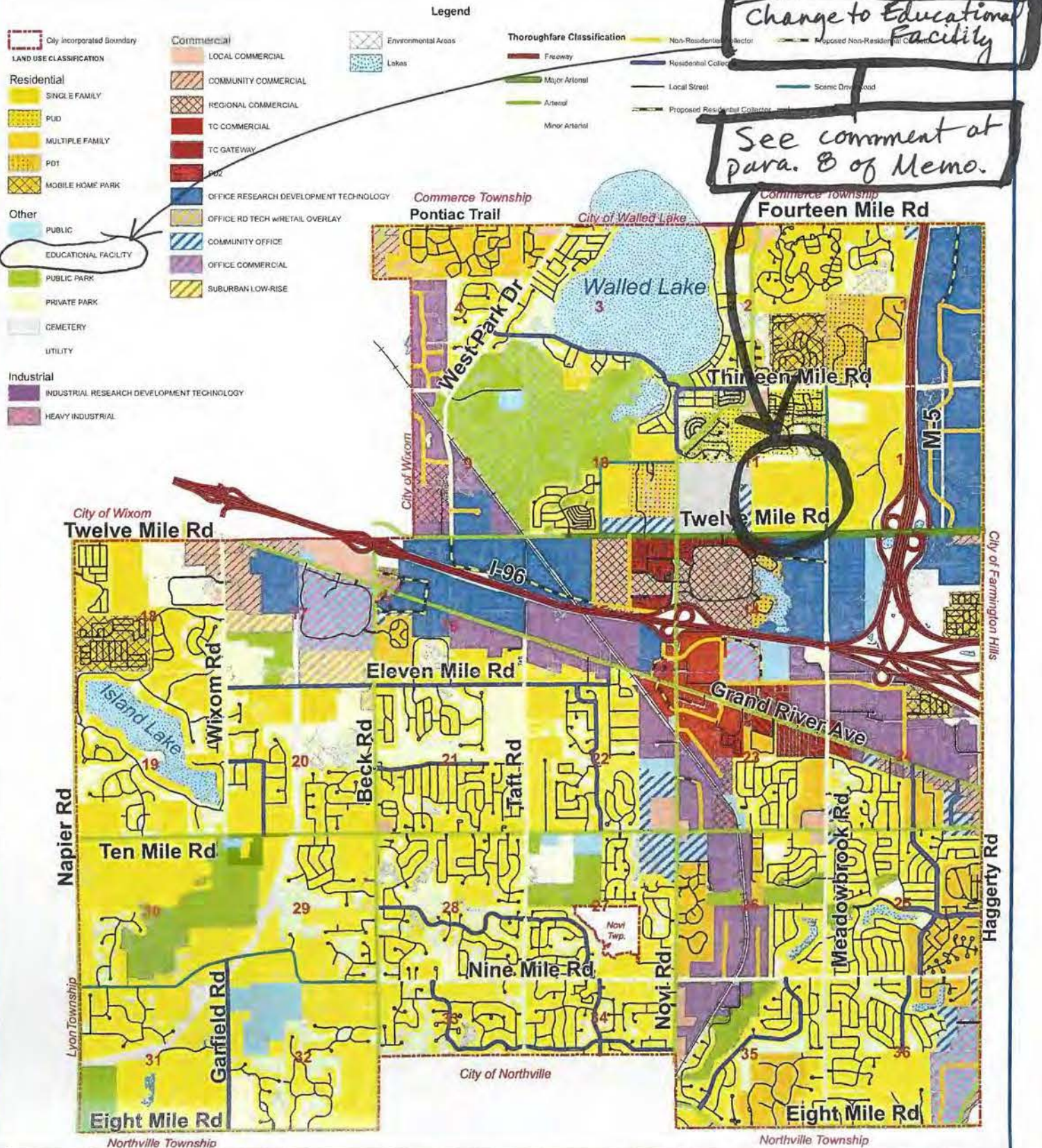
CITY OF NOVI
 PLANNING COMMISSION
 45175 W. Ten Mile Road
 Novi, MI 48375-3024
 (248) 347-0475
 Map Cartographer:
 Mark Spencer, AICP, Planner
 CREATED: 3/31/10
 Version 1.0



Figure 63

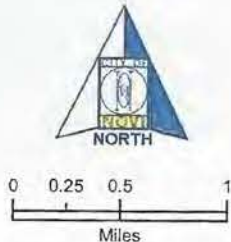
FUTURE LAND USE MAP

City of Novi, Michigan
Adopted August 25, 2010



Notes:

1. This map is intended to show generalized land use and is not intended to indicate parcel size shape or dimension. These uses reflect future land use recommendations and do not imply that short range zoning is appropriate.
2. See future land use categories section in the text of the Master Plan for a definition of each future land use category.
3. The "Environmental Areas" category includes regulated wetlands of 5 acres or more. Smaller regulated wetlands were not shown due to the scale of the map. Other natural resources are more fully described in the Master Plan text.



Change to Educational Facility

See comment at para. 8 of Memo.

Figure 64

October 20, 2015

Narendra & Nishi Nagar
40760 Ladene Lane
Novi, Mi. 48375

RE: Property located at
49700 W. Ten Mile Road
Novi, Mi. 48374

Hello,

My name is Narendra (Ned) Nagar. Nishi Nagar (my wife) and I have been a Novi resident for the last 38 years. We have been operating a Child Day Care business (Blooming Day Child Care Center, a Montessori Preschool) in the City of Novi for the last 18 – 19 years. We presently own two separate lots at the north-east intersection of Ten Mile Road and Wixom Road.

Parcel No. 50-22-20-301-025:

This 2 acre parcel which faces the Ten Mile Road has been developed and currently has City of Novi limitation of 60 children capacity Child Care Center. The lot is currently zoned R-Agriculture. However, back in 1996 we went through the Planning Commission process and we were granted the Special Land Use permit. Under the original plan, a portion of the existing building structure located on the parcel was left intact for future development of the existing building structure to accommodate more children being permitted. During the

last 15-20 years, this part of Novi has seen a tremendous amount of growth and development (primarily residential with families with children requiring our services which must be permitted by the City of Novi approval for up to 120 children in order to compete with new Child Day Care applications (here in Novi). Such increase in City permitted number of children in our existing operation is essential to make equitable our competitive position with other and new applications for Day Care Centers here in the City of Novi.

Through information that we have received from a face to face meeting with the Novi Planning Staff, it is ESSENTIAL THAT THE FIRST STEP in making formal application for increase in City permitted children requires first being in compliance with the City Master Plan – for which we are hereby requesting such change in Master Plan. This communication is to have the Master Plan Committee consider our request for an appropriate Master Plan classification to enable us to continue the Child Care operations economically and grow to meet the ever-increasing community need and to be placed in position, after being a Novi Operating business for 20 years, in an equitable position to compete with other present and newly approved Child Day Care Operations. We have known for some time that we must determine an appropriate time and circumstance to request the City of Novi for approval of increase in the permitted number of children to 120. Now with invitation in hand to participate in Master Plan Study seems the logical time and event to make our request for change in our Master Plan Designations. Thank you for this invitation and announcement that the Revised Master Plan is under study, we are accepting the City's invitation to

participate and requesting changes in the Master Plan designation of our existing Day Care Center site to increase of service to 120 children. Our conclusion and request is based on the experience and observations:

1. The area has seen a consistent growth in and within the service area of our facility. We are constantly receiving requests for opening of certain additional segments of our child care services (e.g. infant care as example).
2. Assuming the Master Plan classification is modified to enable us to pursue under an existing zoning, rezoning permitted process the classification is modified to enable us to expand to no more than 120 children, which would assist in meeting the City of Novi community's increased needs for such services.
3. Such expansion of our facility to accommodate up to 120 children will also increase the tax base of the City of Novi.
4. Such planned expansion would be limited to maintain the original footprint and existing fenced play area with minor modifications, as may be required under the future zoning and increased City of Novi permitted number of children, would not disturb the current layout but still improve the overall taxable value.
5. An observation was made that within the Novi City boundaries from Haggerty on the east side to Napier Road on the west side on Ten Mile Road, just about every major intersection has small and/or medium size business operations.
6. It is also a necessity for a small business, evidenced by our limited number of children at the Day Care Center, to find new and additional sources of revenue to meet increasing cost and stay economically viable. Limited expansion would provide such

opportunity. Lack of such option certainly creates uncertainty about the very survival and an inequitable competition could result in a property being neglected due to lack of resources.

Parcel No. 50-22-20-301-024:

This 3 acre parcel is just north of the above Parcel No. 50-22-20-301-025 and faces the Wixom Road. This lot is also currently zoned R-Agriculture. Based on conversation with city officials, we were informed that under the current plan and zoning, we can probably build only 2 or 3 single family residences.

Again, we would like you to consider appropriate zoning Master Plan reclassification to accommodate a higher yet reasonable number Master Plan Zoning classifications of R-3 – approximately 2 D.U.A. of residential units to be permitted under a revised Master Plan – minimum number of 2 dwelling units per acre. This request is based on the following facts and observations:

1. The Island Lake expansion on the parcel just east and north of our 3 vacant acres have been granted a higher density to build single-family residences to meet the overall layout of the entire project under the Island Lake P.R.D.
2. Building under the existing classification would require 1-1.2 acre parcels and potential a structure which will be bigger both in area and cost. A million to million and a half dollar housing just does not fit with the surrounding structures considerably less in value next door to the North and East.
3. A two or three unit development under the current zoning would provide a certain amount of tax revenue to the city whereas, allowing

construction of identical housing similar to the Island Lakes subdivision would be more practical and may support five or six single-family units. This will certainly result in higher tax revenue base for the city and more equitable treatment of our 3 acre vacant land parcel.

In summary, we as owners of the two properties that we have owned in Novi for a number of years are requesting the appropriate City of Novi Authorities, during this announced Master Plan Study Committee period, followed by the appropriate approvals of such requested modifications of the Master Plan covering the two Novi properties that we own, to be Re-Mastered planned to the following Master Plan, future Land uses as follows:

As related to: **Parcel Tax ID # 22-20-301-025 aka 49700 Ten Mile road** which is presently Zoned and Master Planned as residential and shown in the City of Novi Public Records as Biz, improved and which has been under the same ownership and operated as a Child Day Care Center for the past 17 years by the same owners under Special Land Use Approval Residential which City of Novi restricts number of children to 60 patrons. This is not practical in today's Economic market and extensive increase in Residential Family Development in today's expanding residential construction, the owners and operators of the existing Child Day Care Center are hereby requesting a revised Master Plan future use designation that will permit up to 120 children patrons.

As related to: **Parcel Tax Id # 22-20-301-024** which is presently Zoned and Master Planned for single family residential. Because the


prior Disner property, lying to and abutting our 3 acre vacant parcel on both the North boundary and the East boundary of this subject 3 acre vacant parcel has been developed with actually smaller lot sizes (approximately 2 to 3 D.U.A.) and RA one acre large lot still being imposed on our subject 3 acre parcel, which limits the 3 acres under RA Zoning a maximum of 2 – possibly 3 large out of consistency with much smaller lots – on the North and East boundaries of the subject 3 acres.

We, as the owners of the subject vacant 3 acres are requesting a modification of the present RA (one acre minimum lot size) to a D.U.A. consistent with actual lot sizes now developed as consistent with R-3 or R-4 D.U.A. and for their vacant 3 acres to be re-Master Planned for R-3 or R-4 D.U.A. designations to be consistent in size of lots with those already developed abutting to the North and East boundaries of our vacant three (3) acre parcel.

Thank you for your cooperation and consideration and we as owners of these two parcels will look forward to participating and working with you in accomplishing the two Re-Master Plan requests as stated above.

Respectfully,


Narendra (Ned) Nagar


Nishi Nagar

49700 TEN MILE RD NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-025



Item 1 of 4 3 Images / 1 Sketch

Property Owner: NAGAR, NARENDRA L & NISHI

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1963
 - # of Buildings: 2
 - Total Sq Ft: 5,641
- > Assessed Value: \$163,150 | Taxable Value: \$152,300
- > Building Department Information found
- > Property Tax Information found
- > 1 Utility Billing Account found

Owner and Taxpayer Information

Owner NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION
 49700 TEN MILE
 NOVI, MI 48374

General Information for Tax Year 2015

Property Class	BUS IMP	Unit	50 CITY OF NOVI
School District	Novi	Assessed Value	\$163,150
MAP #	Not Available	Taxable Value	\$152,300
USE	0	State Equalized Value	\$163,150
PROP USE CODE	Not Available	Date of Last Name Change	05/07/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USE	Not Available		

Principal Residence Exemption Information

Homestead Date 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$154,200	\$154,200	\$149,910
2013	\$147,550	\$147,550	\$147,550
2012	\$155,450	\$155,450	\$155,450

Land Information

Zoning Code	R-A	Total Acres	2.261
Land Value	\$87,700	Land Improvements	\$12,688
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	GENERAL BUSINESS	Mortgage Code	00000
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

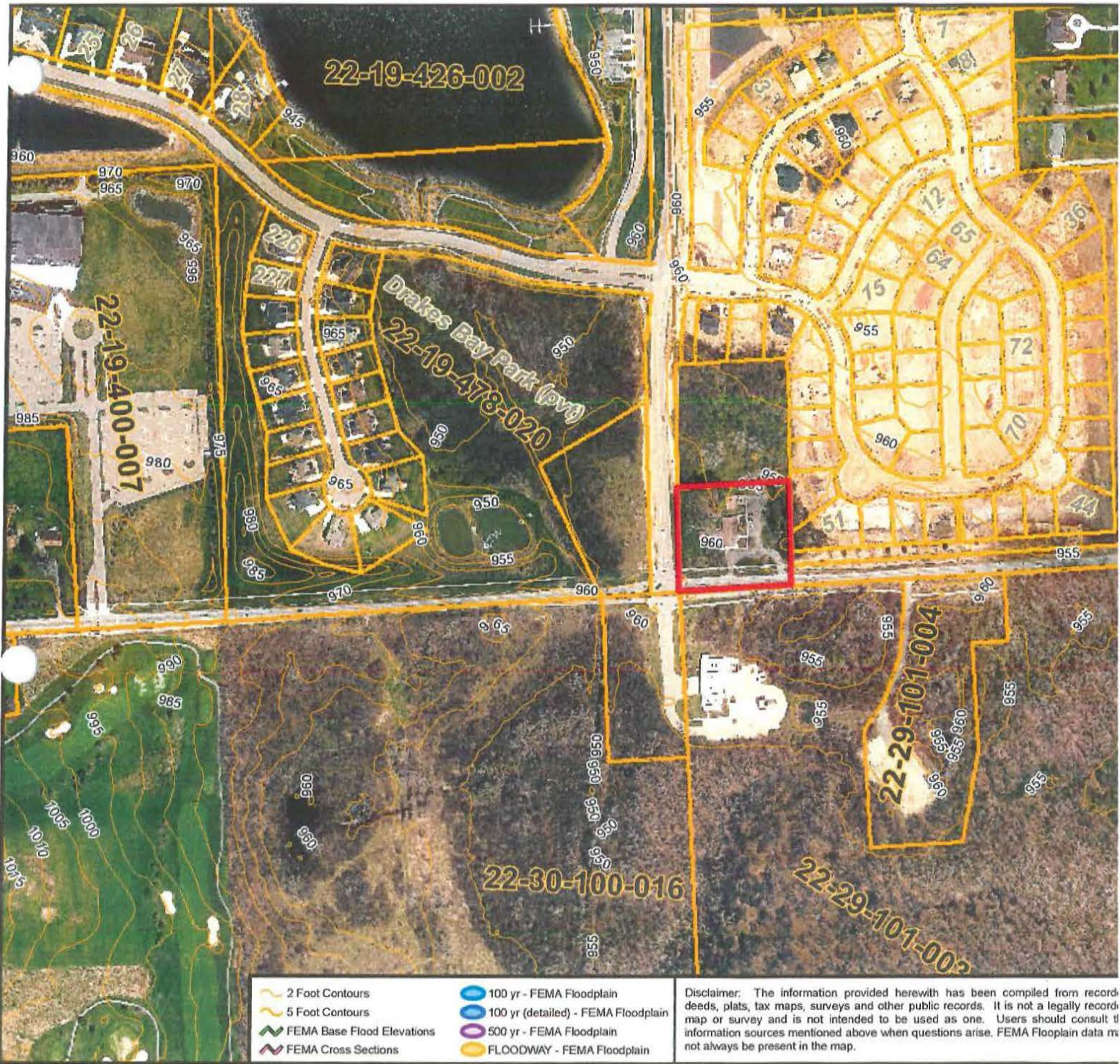
Lot(s) Frontage Depth
 No lots found.
Total Frontage: 0.00 ft **Average Depth: 0.00 ft**

Legal Description

T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT SW SEC COR, TH N 01-40-45 W 300 FT, TH N 86-35-56 E 328 FT, TH S 01-40-45 E 300 FT, TH S 86-35-56 W 328 FT TO BEG 2.26 A2-3-98 FR 008

Land Division Act Information

49700 Ten Mile Road



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from records, deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

TEN MILE RD NOVI, MI 48374 (Property Address)

Parcel Number: 50-22-20-301-024



Item 1 of 1 1 Image / 0 Sketches

Property Owner: NAGAR, NARENDRA L & NISHI

Summary Information

- > Assessed Value: \$35,250 | Taxable Value: \$32,340
- > Property Tax Information found
- > Building Department Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner NAGAR, NARENDRA L & NISHI **Taxpayer** SEE OWNER INFORMATION
 49700 TEN MILE
 NOVI, MI 48374

General Information for Tax Year 2015

Property Class	RES VAC	Unit	50 CITY OF NOVI
School District	Novi	Assessed Value	\$35,250
MAP #	Not Available	Taxable Value	\$32,340
USE	0	State Equalized Value	\$35,250
PROP USE CODE	Not Available	Date of Last Name Change	05/07/2012
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
USE	Not Available		

Principal Residence Exemption Information

Homestead Date 10/07/1999

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	-
2015	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2014	\$35,250	\$35,250	\$31,840
2013	\$35,250	\$35,250	\$31,340
2012	\$35,250	\$35,250	\$30,610

Land Information

Zoning Code	R-A	Total Acres	2.700
Land Value	\$70,500	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	SEC 20 ACREAGE	Mortgage Code	00000
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s) Frontage Depth
 No lots found.
Total Frontage: 0.00 ft **Average Depth: 0.00 ft**

Legal Description

T1N, R8E, SEC 20 PART OF SW 1/4 BEG AT PT DIST N 01-40-45 W 300 FT FROM SW SEC COR, TH N 01-40-45 W 358.30 FT, TH N 86-33-50 E 328 FT, TH S 01-40-45 E 358.50 FT, TH S 86-35-56 W 328 FT TO BEG 2 70 A2-3-98 FR 008

