

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: SET PUBLIC HEARING FOR TEXT AMENDMENT 18.291
DATE: JULY 23, 2021

The City of Novi 2016 Master Plan Update included recommendations for redevelopment of three sites within the City that were considered vacant or under-utilized given their location, unique features and size. One of the sites identified was named Pavilion Shore Village, due its proximity to the City's Pavilion Shore Park to the north. The area is located south of Thirteen Mile Road and extends southward along Old Novi Road. Staff, with feedback from community members and the Implementation Committee, has developed the draft Pavilion Shore Village Zoning District text in response to the Master Plan recommendation for this area.

The relatively small area identified as Pavilion Shore Village in the Master Plan is approximately 6.02 acres. Of that area, approximately 3.15 acres was approved by the Planning Commission and City Council for rezoning and redevelopment using a Planned Rezoning Overlay (PRO) option. The terms of the PRO agreement specify that 20 single family detached homes can be developed, and provides specific conditions for development. This development, known as Lakeview, is shown on the map titled *Lakeview PRO Area*. That development is underway, with recent photos of the area shown in the packet taken on April 22, 2021.

We presented draft text to the Planning Commission in August 2019. At that time, the Planning Commission recommended the proposed district be forwarded to the Implementation Committee for further review.

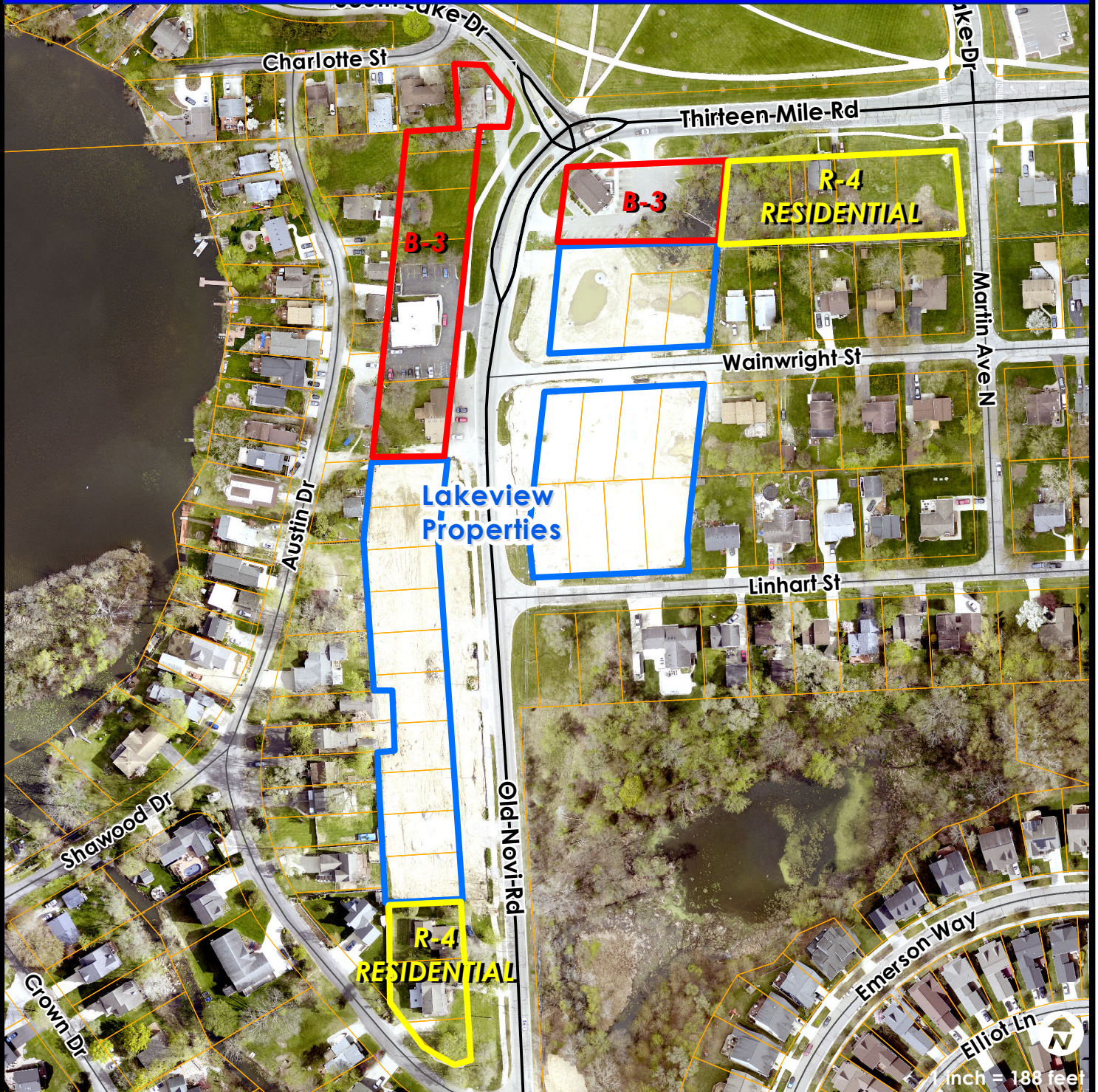
Based on compelling comments from Mr. & Mrs. Duchesneau at that Commission meeting, Staff prepared an **Option B** for the text amendment for the Implementation Committee to consider. With Lakeview currently under development, the six remaining residential parcels either have existing homes or can be developed under the requirements of the R-4 District as currently zoned and configured. The Option B text amendment would therefore remove all the residential parcels, and limit the rezoning to the 1.61 acres of commercial properties. The same uses would be permitted as previously proposed, but Live/Work Units would be added. Members of the Implementation Committee preferred this option and also suggested off-street parking be included as a stand-alone use given the area lacks enough parking to support nearby businesses and the park. The proposed text amendment included in your packet reflects these recommendations by the committee.

Staff has recently reached out to the affected property owners within the proposed district, with a letter explaining the intent of the rezoning and a copy of the draft text amendment. We have heard back from one property owner, who does not object to the rezoning as long as the existing business on his property will be allowed to continue operating. The proposed text allows all the existing businesses to continue.

The Planning Commission is asked to review the proposed text amendment and to set a public hearing for a future meeting. Affected and nearby property owners will be notified of the public hearing. Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on the proposed ordinance amendments. The attached staff version of the proposed amendment is subject to review and changes by City staff and/or the City Attorney's Office. Please contact Lindsay Bell 248.347.0484 or lbell@cityofnovi.org with any questions or concerns.

MAPS

PAVILION SHORE VILLAGE AREA

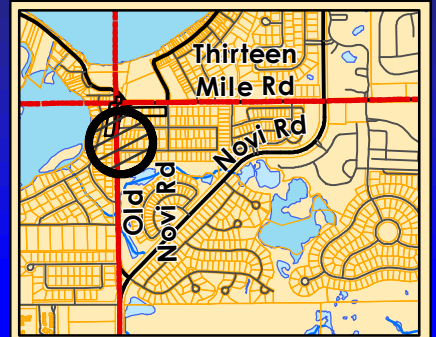


City of Novi

Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

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 Author: Lindsay Bell
 Date: April 2021
 Project: PAV SHORE VILLAGE
 Version #: 1

PAVILION SHORE VILLAGE AREA OPTION B

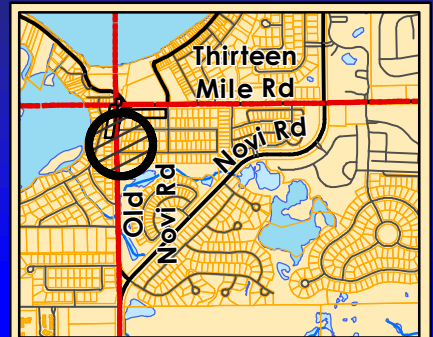


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DRAFT ORDINANCE AMENDMENT

Pavilion Shore Village Zoning District

3.0 Zoning Districts

3.1 Districts Established

29. PSV Pavilion Shore Village District

3.1.29 PSV Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV. Uses that would not be compatible with existing land use and community character of the surrounding areas are prohibited.

B. Principal Permitted Uses

- i. Restaurants: Sit-down, Fast Food Carryout or Fast Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail or sporting goods stores)
- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Off-street parking lot
- vi. Uses similar to those listed above, as determined by the Planning Commission
- vii. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV- Development Standards

Lot Size

Minimum lot area: See Section 3.6.2.D

Minimum lot width: See Section 3.6.2.D

Lot Coverage

Maximum lot coverage: See Section 3.6.2.D

Setbacks

Minimum front yard setback: 0 ft

Maximum front yard setback: 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 10 ft

Building Height

Maximum building height: 30 ft

Parking Setbacks

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

Section 3.32 Pavilion Shore Village Required Conditions

- A. Landscaping Standards. The landscaping for any development, including along the right-of-way, landscaping as a buffer for parking lots, and landscaping as a buffer between commercial and residential uses, shall conform to the standards below.

Non Residential adjacent to Residential				
Required Buffer:		6-foot tall opaque fence or masonry wall along all property lines abutting Single family residential		
Right-of-Way Buffers		Minimum Standards		
	Greenbelt width	Wall	Greenbelt Trees	Canopy Street Trees**
Adj to parking	10 feet	3 ft masonry wall with landscaping in front	1 subcanopy tree per 25 lf	
Not adj to parking	5 feet	36" tall hedge	None	

** Use subcanopy trees where overhead wires exist in right-of-way.

- B. The following conditions shall apply to all uses in the area designated as Pavilion Shore Village district, as shown on the Zoning Map:
 - 1. Off-Street Parking Standards
 - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet, or if no building 10 feet from the Right of Way.
 - b. Rear yard parking adjacent to residential zoning shall be set back 10 feet from the shared property line;

- c. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
- d. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
2. Ground Floor Transparency Standards.
 - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
 - b. At least 60 percent of the building façade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.
3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall include landscape plantings, seating and other such features that reflect a consistent theme, and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained.
4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body upon further review given the proper justification from the applicant that the loading and unloading area is unnecessary for their business or services.
6. The outdoor storage of goods or materials shall be prohibited.
7. All site plans shall be submitted and reviewed according to Section 6.1.

4.0 Use Standards

The following section details where amendments should be made to Section 4.0 Use Standards in the Novi Zoning Ordinance in accordance with the Pavilion Shore Village Overlay District.

The PSV district shall be included in the Use Standards in the following sections:

4.31 VETERINARY HOSPITALS OR CLINICS

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV, TC, and TC-1 districts. They are also a special land use in the I-1 and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV, TC, TC-1, I-1, I-2 and EXPO districts:

- A. All activities must be conducted within a totally enclosed building
 - B. All buildings must be set back at least two-hundred (200) feet from abutting residential districts on the same side of the street.
2. In the B-2, B-3 NCC, PSV, TC, TC-1 and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

4.71 LIVE/WORK UNITS

~~In the PSLR district, e~~Dwelling units providing for living and working areas are permitted as a special land use in the PSLR district and as a principle permitted use in the PSV district, subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one-thousand (1000) square feet in the PSV district.
3. In addition to residential uses the following uses shall be permitted:
 - A. Photography, art, craft, music and similar studios.
 - B. Professional offices of architects, engineers, lawyers, accountants ~~of or~~ other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

**MASTER PLAN EXCERPT:
PAVILION SHORE VILLAGE**

Redevelopment Site 1: Pavilion Shore Village

The intersection of Old Novi Road and Thirteen Mile Road has been identified by the City as a potential redevelopment area. It is envisioned that redevelopment of this area could establish a unique sense of place at the corner of Old Novi Road and Thirteen Mile Road by providing housing and commercial uses that are inspired by the natural and recreational features of the park and lake.

Conceptually known as the Pavilion Shore Village, the site is surrounded on the east and west by medium-density residential development. To the north is Pavilion Shore Park, on the south shore of the 670-acre all-sports Walled Lake. The current land area encompasses a total of 8 acres, which includes 41% vacant, 28% commercial/office, 20% single-family residential, and 11% roadway. The recently upgraded Pavilion

Shore Park north of the intersection provides a desirable park and green space connection adjoining the mixed use redevelopment. The market assessment conducted with this Master Plan Update estimates 50%-60% of new units would be oriented towards active adults with housing concentrations that are walkable and have a range of services. The greatest potential assets of the site are the park and lake to the north. Where feasible, development should face the park to enhance the visibility and competitiveness of the commercial uses and desirability of the residential dwellings. Seasonal and year-round outdoor restaurant-entertainment activity is appropriate.

Components of the District

Housing

Given the proximity to the lake and residential nature of the area, housing is envisioned in either two- to three-story mixed-use buildings oriented to W. Thirteen Mile and Old Novi Roads or as one-story “cottage court” style homes. Smaller, market-rate housing units, either for sale or rent will offer unique housing for young professionals and empty-nesters.

Commercial, Restaurant, and Entertainment Uses

All-sports Walled Lake, Pavilion Shore Park, and nearby Lakeshore Park offer passive and active recreation amenities that draw Novi residents and those from surrounding communities. Commercial uses could tap into the needs of these recreation users and offer related goods and services such as equipment sales, service, instruction, and rentals; fitness-related clothing; and healthy food and dining.



Above, left: Map of Pavilion Shore Village planning area, in context with existing land use. Above, right (clockwise from upper left): unique townhomes in Hudson, Oh; Gaslight Village mixed use in Grand Rapids, MI; Eriksen Cottages on Bainbridge Island, WA; Danielson Grove, Kirkland, WA



Source: Fairmont Properties



Source: CWD Real Estate



Source: Cottage Company



Source: Cottage Company

Transportation & Parking

Vehicular parking could be provided in surface parking lots behind the mixed-use buildings and on-street parking could be allowed along Old Novi Road. Accommodations should be made for bicycle parking to encourage the connections between the nearby recreation facilities. Safe, comfortable, and attractive non-motorized transportation facilities should be provided that connect this site with surrounding neighborhoods, as well as activities and shopping at Twelve Oaks Mall and West Oaks 1 and 2 Shopping Center.

Character of Development & Placemaking

High-quality architectural design and natural materials that visually and physically connect to the natural environment are encouraged. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining Pavilion Shore Park. All development should be sensitive to adjoining residential neighborhoods through screening of parking areas, orientation of commercial uses to W. Thirteen Mile and Old Novi Roads, and by incorporating a mid-block pass through development on W. Thirteen Mile Road that allows visual and physical connectivity with the park and lake.

Sustainability

The attraction of this redevelopment area is the proximity to Walled Lake and related City parks. An emphasis should be placed on low-impact development techniques as this area redevelops. Sites should be designed to mitigate storm-water runoff and landscaping should be comprised of native, low-maintenance plants that do not require chemical treatments for long-term health.

Development of the District

The creation of a simple form-based district that defines building forms and architectural elements should be considered to encourage redevelopment of this area as envisioned.

The City should also prioritize implementation of its Non-motorized Transportation Plan in this area, particularly as it relates to connections with the nearby parks.



Source: Jim Hess



Source: Neumann Smith



Source: Real Building Consultants

Clockwise from top left: Example of walkable environment assisted with sidewalk landscape amenities (East Grand Rapids); Paved pathways in Pavilion Shore Park that continue for miles with a regional network of non-motorized connectivity; Example of green infrastructure surface parking lot in rear of commercial; Attractive shopping and entertainment activities within walking/biking distance; Grand opening in 2014 of fishing pier at Pavilion Park.