

redevelopment ready
communities®



Report of Findings

CITY OF NOVI

AUGUST 11, 2014

Recap of the RRC Process

Novi applied in the 1st open round in 2013

Kick off presentation

Staff attended Best Practice trainings

RRSites study completed




Evaluation conducted

Report of Findings completed



Methodology



	Green indicates the best practice component is currently being met by the community.
	Yellow indicates some of the best practice component may be in place, but additional action is required.
	Red indicates the best practice component is not present or outdated.

Best Practice One:

Community Plans & Public Outreach

Evaluates community planning and how a community's redevelopment vision is embedded in the master plan, capital improvements plan, downtown development plan and corridor plan.

Assesses how well the community identifies its stakeholders and engages them, not only during the master planning process, but on a continual basis.

1.1: The Plans

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The governing body has adopted a master plan in the past five years.	✓	
	The master plan identifies a strategy for development or the governing body has adopted a redevelopment plan.	✓	12 months
	The governing body has adopted a capital improvements plan.	✓	
N/A	The governing body has adopted a downtown development plan.		
	The governing body has adopted a corridor plan.	<input type="checkbox"/> Adopt a corridor plan as a stand-alone document or as part of a master plan update as outlined in RRC Best Practice 1.1	18 months

1.2: Public Participation

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community has a public participation plan for engaging a diverse set of community stakeholders.	<input type="checkbox"/> Draft public participation plan as outlined in RRC Best Practice 1.2	12 months
	The community demonstrates that public participation efforts go beyond the basic methods.	✓	
	The community shares outcomes of all public participation processes.	✓	

Best Practice Two:

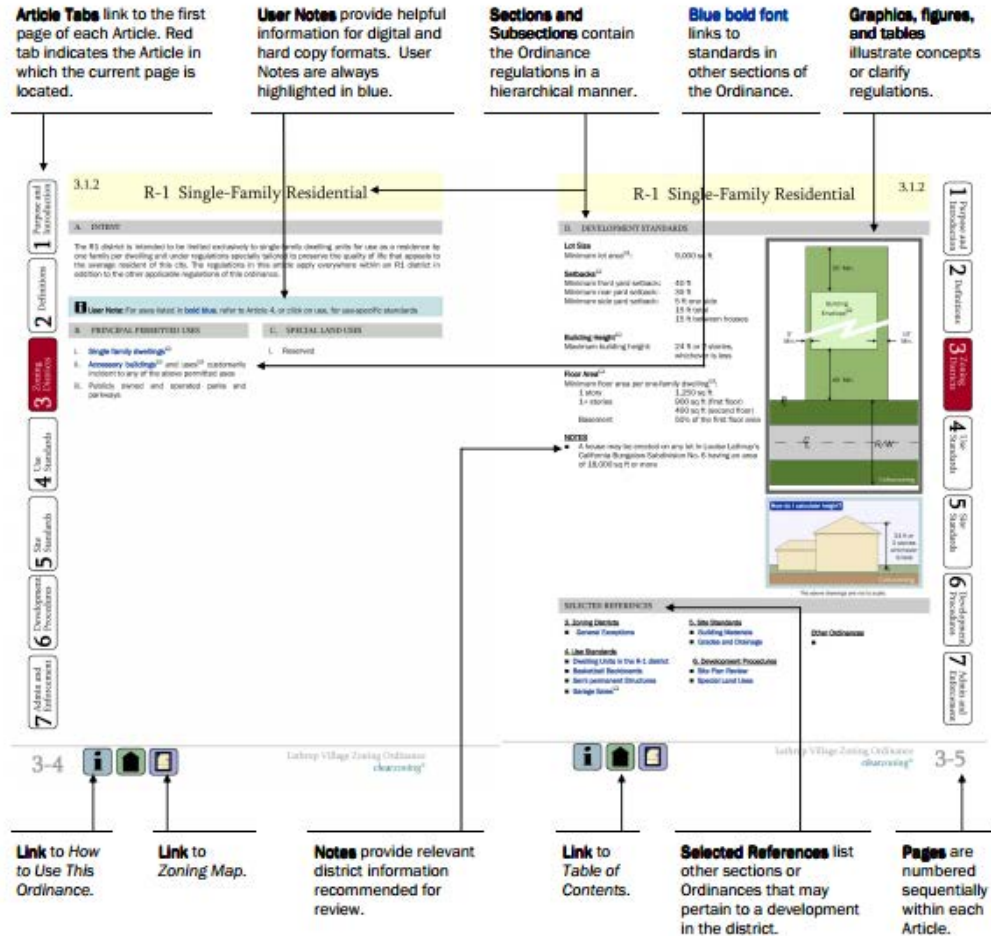
Zoning Policy & Regulations

Evaluates a community's zoning ordinance and how well the ordinance regulates for the goals of the master plan.

How to Use This Ordinance

1. CONTENT ORGANIZATION AND PAGE LAYOUT

The Zoning Ordinance is organized into seven Articles, which are further divided using standard outline hierarchy. The content and page layout are designed to promote a clear understanding of requirements, as well as quick retrieval of relevant standards, procedures and other information. The following key assists with navigating through this document.



2.1: Zoning Regulations

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
Green	The governing body has adopted a zoning ordinance that aligns with the goals of the current master plan.	✓	
Green	The zoning ordinance is user-friendly and accessible online.	✓	
Yellow	The zoning ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired.	<input type="checkbox"/> Align multifamily residential standards for mixed use developments with non-mixed use developments as outlined in RRC Best Practice 2.1	12 months
Green	The zoning ordinance includes flexible zoning tools to encourage development and redevelopment.	✓	
Green	The zoning ordinance allows for a variety of housing options.	✓	
Green	The zoning ordinance includes standards to improve non-motorized transportation.	✓	
Green	The zoning ordinance allows for flexible parking requirements.	✓	
Green	The zoning ordinance includes standards for green infrastructure.	✓	

Best Practice Three:

Development Review Process

Evaluation of the community's site plan review policies, project tracking and availability of development information.

Evaluation of the community's site plan review procedures and internal/external communication.

3.1: Site Plan Review Policy

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
Green	The zoning ordinance articulates a thorough site plan review process.	✓	
Green	The community has a qualified intake professional.	✓	
Green	The community defines and offers conceptual site plan review meetings for applicants.	✓	
Green	The community has a clearly documented internal staff review policy.	✓	
Green	The appropriate departments engage in joint site plan reviews.	✓	
Green	The community has a method to track development projects.	✓	
Yellow	The community promptly acts on development requests.	<input type="checkbox"/> Incorporate all reviewing bodies into the site plan review process as outlined in RRC Best Practice 3.1	12 months
Green	The community encourages a developer to seek input from neighboring residents and businesses at the onset of the application process.	✓	
Green	The community annually reviews the successes and challenges with the site plan review and approval procedures.	✓	

3.2: Site Plan Review Process

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community maintains an online guide to development that explains policies, procedures and steps to obtain approvals.	✓	
	The community annually reviews the fee schedule.	✓	

Best Practice Four:

Recruitment and Training

Assessment of how the community encourages ongoing education and training, and tracks training needs for appointed officials, elected board members and staff.

Evaluation of how the community conducts recruitment and orientation for newly appointed or elected officials and board members.

4.1: Training for Elected Officials, Board Members and Staff

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community sets expectations for boards and commission positions.	✓	
	The community provides orientation packets to newly appointed and elected members of development related boards and commissions.	✓	

4.2: Recruitment and Orientation

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community has a dedicated source of funding for training.	✓	
	The community identifies training needs of the governing body, boards, commissions, and staff.	✓	
	The community encourages board and commission members to attend trainings.	✓	
	The planning commission, zoning board of appeals and the governing body conduct collaborative study sessions.	✓	

Best Practice Five:

Redevelopment Ready Sites



Assesses how the community identifies, visions and markets their priority redevelopment sites.

5.1: Redevelopment Ready Sites

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community identifies and prioritizes individual redevelopment sites.	<input type="checkbox"/> Prioritize the city's prime redevelopment sites as outlined in RRC Best Practice 5.1	6 months
	The community gathers preliminary background information for prioritized redevelopment sites.	<input type="checkbox"/> Gather preliminary background information for the city's prime redevelopment sites as outlined in RRC Best Practice 5.1	12 months
	The community has developed a vision for the priority redevelopment areas.	<input type="checkbox"/> Develop a vision for the city's prime redevelopment sites as outlined in RRC Best Practice 5.1	12 months
	The community identifies available resources and incentives for prioritized redevelopment sites.	✓	
	A "Property Information Package" for the prioritized redevelopment site(s) is assembled.	<input type="checkbox"/> Assemble a property information package for identified redevelopment sites as outlined in RRC Best Practice 5.1	12 months
	Prioritized redevelopment sites are actively marketed.	<input type="checkbox"/> Market identified redevelopment sites according to plan developed by steering committee as outlined in RRC Best Practice 5.1	12 months

Property Information Package

- ❑ Site location street map
- ❑ Vision or Goal for the redevelopment
- ❑ Current status of site
- ❑ Current and future zoning
- ❑ Traffic Study
- ❑ Infrastructure
- ❑ Legal Description
- ❑ Available Financial Incentives
- ❑ Property Tax Assessment
- ❑ Previous Uses
- ❑ Existing conditions of structure/site

UTICA JUNCTION

Property Information

Address	28392 Utica Rd.
Location	Roseville, MI
Potential Foot-print	.44 Acres
Potential Use	Four unit retail center
Owner	City of Roseville

Below: Rendering of future site





Site Status

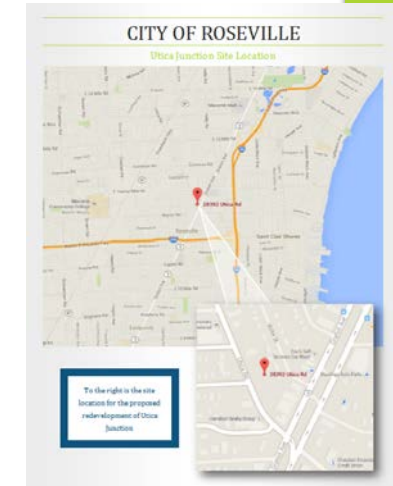
Owned by the City of Roseville, this vacant site has previously been used for parking. In addition, the property contains a paved road, storm sewer, sidewalk, water, sewer, electric, gas, curb, street lights and high speed internet.

Vision

As the anchor to downtown Roseville, the development of a 19,000 square foot lot to a retail establishment is top priority. It is important that this new construction development demonstrates urban characteristics such as zero set back buildings, sidewalk grade store frontages, large, open windows on storefronts to increase street activity and outdoor seating to provide depth to the downtown visual experience.

*See Appendix A for complete site package.

The City of Roseville has a PIP for a targeted redevelopment site.



PROPERTY INFORMATION

Zoning

Currently zoned as B-3 with an overlay district, future zoning is commercial with an overlay district. The purpose of the overlay district is to allow for the development of a fully integrated, mixed use, pedestrian-oriented town center area, as designated on the zoning map and in the master plan. The intent of this district is to minimize traffic congestion, infrastructure costs and environmental smart growth principles.

Traffic

The surrounding roads and highways have high traffic volume. As Utica Rd. passes by the site the speed limit is decreased, which offers a more inviting environment for pedestrians and bikers. On an average day, Utica Road has around 15,500 vehicles passing the site, and around 16,800 traveling on the adjacent Gratiot Ave.

Infrastructure

Paved road, storm sewer, sidewalk, water, sewer, electric, gas, curb, street lights, and high speed internet.

Legal Description

T1N, R13E, SEC 17 ASSESSORS REPLAT OF ASSESSORS PLAT NO. 9 PART OF LOT 5 DESC AS FOLL: BEG AT NW COR LOT 5; TH S20°28'E 50.0 FT ALG NELY SIDELINE UTICA JUNCTION RD; TH N69°32'E 44.42 FT TO A PT ON NELY LINE LOT 5; TH N62°05'W 66.88 FT TO PT OF BEG; ALSO PART OF LOT 9 DESC AS FOLL: BEG AT SW COR LOT 9; TH N20°28'W 67.63 FT; TH S62°11'W 131.87 FT TO PT OF BEG; ALSO LOT 10 EXC SELY 48.90 FT; ALSO LOT 24 OF SUBURBAN HOMES SUB N'ANNEX.

Financial Incentives

Local Incentives: Insert here
 State Incentives: The city will work with the developer to secure any available state incentives.

Property Tax Assessment

Tax ID: 14-17-208-044
 Assessed Value: \$55,983

Previous Uses

Vacant commercial land, parking lot

Existing Conditions

Vacant with paved & leveled surface

Demographics:

Population: 47,299
 Households: 19,553

1: Source: Esri Business Analyst www.esri.com



Best Practice Six:

Community Prosperity

Assesses what goals and actions a community has identified to assist in strengthening its overall economic health.

Assesses how the community promotes and markets itself to create community pride and increase investor confidence, as well as an evaluation of the ease of access to documents on the community's website.

6.1: Economic Development Strategy

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The governing body has approved an economic development strategy.	<input type="checkbox"/> Draft and adopt an economic development strategy as outlined in RRC Best Practice 6.1	12 months
	The governing body annually reviews the economic development strategy.	✓	

6.2: Marketing and Promotion

Status	Evaluation criteria	Recommended actions for certification	Estimated timeline
	The community has developed a marketing strategy.	✓	
	The community has an updated, user-friendly municipal website.	✓	

Next Steps

Governing body adopts resolution of support to proceed with the RRC program

Continue to implement actions toward certification

Submit quarterly progress reports

CERTIFICATION!

