



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
January 6, 2010 at 7:00 p.m.
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475

Members: Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer
Alternate David Greco
Staff Support: Mark Spencer

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Participation and Correspondence**
4. **Staff Report**
5. **Matters for Discussion**

Item 1

Master Plan for Land Use Review

- a) Recommended Master Plan Amendments Review and discuss Planning Staff recommendations and possibly approve with or without modifications, for inclusion in Master Plan Review and proposed Master Plan Amendments to be forwarded to the full Planning Commission.
 - 1) Eleven Mile and Beck Roads Study Area
 - i. Future Land Use designations
 - ii. Future Land Use Map
 - iii. Residential Density Patterns Map
 - iv. Supportive Goals, Objectives and Implementation Strategies
 - v. MediLodge Pre-Application Submittal
 - 2) Town Center
 - i. Future Land Use Map
 - 3) Green Novi
 - i. Goals, Objectives and Implementation Strategies

Item 2

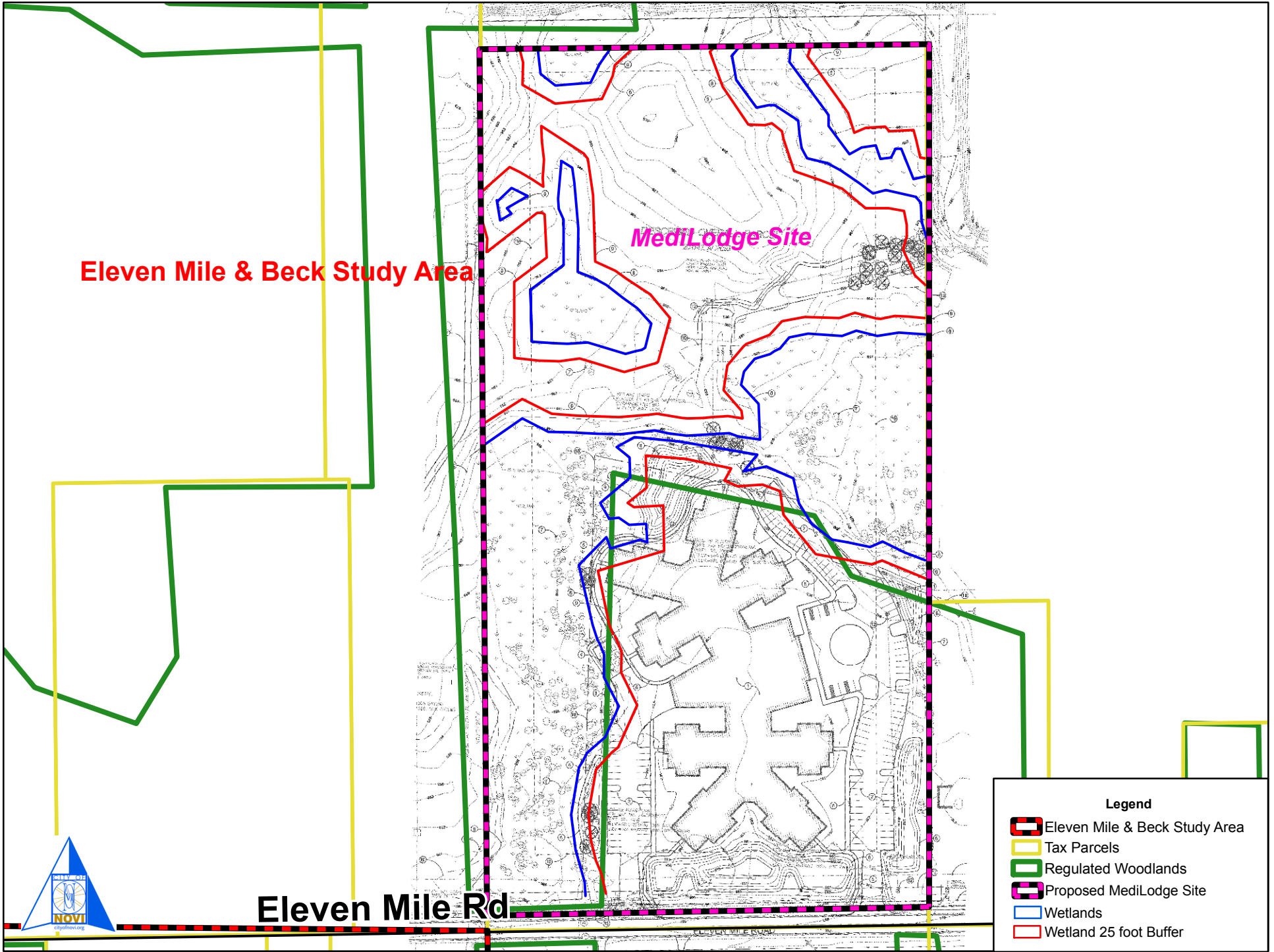
Town Center Rezoning

Review and comment on rezoning petition to rezone two parcels adjacent to Town Center Drive from OSC to TC.

6. **Minutes**
November 19, 2009
7. **Adjourn**

Future Meetings – 1/20, 2/3 & 2/17

ELEVEN MILE AND BECK ROADS STUDY AREA MEDILODGE CONCEPT PLAN



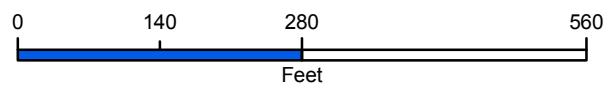
Eleven Mile & Beck Study Area

MediLodge Site

Eleven Mile Rd

Legend

- Eleven Mile & Beck Study Area
- Tax Parcels
- Regulated Woodlands
- Proposed MediLodge Site
- Wetlands
- Wetland 25 foot Buffer



MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, *AICP*, PLANNER
SUBJECT: RECOMMENDED ELEVEN MILE AND BECK ROADS STUDY
AREA MASTER PLAN AMENDMENTS
DATE: DECEMBER 7, 2009

The Master Plan and Zoning Committee has reviewed several proposed Master Plan for Land Use text and map amendments and amendment alternatives for the Eleven Mile and Beck Roads Study Areas. Based on discussions with the Committee members, City Staff and comments from the public, the City's Planning Staff makes the following Master Plan for Land Use amendment recommendations for the Committee's consideration as recommended amendments to be forwarded to the Planning Commission for approval. Upon full Planning Commission approval of the recommended amendments, the Planning Staff will draft a Master Plan Review and finalize the amendments for approval by the Master Plan and Zoning Committee and the Planning Commission will then forward a copy to City Council to approve the distribution of the proposed amendments.

Staff's recommended amendments are listed below with a recap of findings the study area.

Amendment categories include the following:

1. Future Land Use Designations
2. Future Land Use Map Changes
3. Residential Density Patterns Map changes
4. Goals, Objectives and Implementation Strategies
5. Reference material updates

1. FUTURE LAND USE DESIGNATIONS

SUBURBAN LOW RISE - This land use is designated for suburban low rise uses including attached single family residential, multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and minimize the effect that the transitional uses would have on nearby single family residential properties.

2. **FUTURE LAND USE MAP RECOMMENDATIONS** (see Recommended Future Land Use Map)

Section 17

- All SINGLE FAMILY [residential] to SUBURBAN LOW-RISE.
- Educational Facility no change
- Public Park no change
- Utility no change

Section 20

- SINGLE FAMILY [residential] to SUBURBAN LOW-RISE southwest corner of Eleven Mile and Beck Roads (Bosco property).
- Educational Facility no change

3. **RESIDENTIAL DENSITY PATTERNS MAP CHANGES** (see Recommended Residential Density Patterns Map)

Section 17 –Maximum residential density from:

- 4.8 to 7.3 parcels north of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 7.3 for parcels north of Eleven Mile and east of the ITC transmission lines where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 7.3 for one parcel west of the ITC transmission lines and east of Wildlife Woods Park where recommended for SUBURBAN LOW-RISE use designation.
- 0.8 to 3.3 for Wildlife Woods Park parcel recommended to keep its PUBLIC PARK use designation and the ITC transmission line corridor recommended to keep its UTILITY designation.

Section 20 - Maximum residential density from:

- 1.65 to 7.3 one parcel at southwest corner of Eleven Mile and Beck Roads (Bosco) recommended for SUBURBAN LOW-RISE use designation.
- 1.65 to 3.3 northern half of area recommended to keep its EDUCATIONAL FACILITY use designation and parcels recommended to keep the SINGLE FAMILY designation.
- Remain 1.65 southern portion of the area recommended to keep the EDUCATIONAL FACILITY designation.

4. **GOALS, OBJECTIVES AND IMPLEMENTATION STRATEGIES RECOMMENDATIONS**

Add the following new **GOALS**, **Objectives** and Implementation Strategies under the listed general Goals, Objectives and Implementation categories. Existing goals, objectives, implementation strategies and general categories are highlighted in *yellow and in italics*.

LAND USE

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.

Implementation Strategy: Create a Planned Suburban Low-Rise form-based zoning district that permits attached single family and low-density multiple family residential, community service, human care, civic, educational, public recreation and office facilities. This new district will provide a transition area from higher intensity commercial, office or industrial areas to one-family residential uses. This district would be located where the natural and built environment provides defined borders to provide separation from one-family residential area. Detached one-family residential uses would not be permitted in this district. The district would be designed to reduce traffic, environmental and visual impacts while providing higher intensity use than detached one-family districts while maintaining a residential character.

STUDY AREA FINDINGS SUPPORTING STAFF'S RECOMMENDATIONS

1. Transition Area

- Currently, a corridor within about one-half mile of the south side of Grand River Avenue between Wixom and Beck Roads is developed with fairly high intensity commercial, industrial and office uses.
- A Suburban Low-Rise use area located about between one-half and three-quarters of a mile from Grand River Avenue would have an increased potential of developing because of an expanded basket of potential uses and at the same time keep the intensity of development to a level that steps down in intensity from the more intense development near Grand River Avenue.
- Increasing single-family residential densities in portions of the Study Area further than three-quarters of a mile from Grand River Avenue will promote a transitional development area that is less intense than the Suburban Low-Rise use area and more intense than the neighboring lower density single-family areas.

- The above two points are logical extensions of the “concentric ring” planning concept that placing less intense rings of development around nodes or lineal areas of more intense development.

2. Compatible with Neighboring Properties

- Keeping the Public Park, Educational Facility and Utility use designations on the properties so designated on the current Future Land Use Map is appropriate due to current ownership, current use of these properties and compatibility with neighboring properties.
- When designed properly, low-rise office, human care, educational, attached single-family and multiple family residential uses can act as transitional use areas between high intensity office, industrial or commercial uses and single family residential uses.
- Suburban Low-Rise use areas that permit office, institutional and residential uses, that include “form based” creative residential appearance design standards and that prohibit retail or commercial looking uses, would foster maintaining the residential character in the area.
- Natural and built environments including wetlands, parks, schools and electrical transmission line corridors separate the Study Area from existing single family residential developments and provide an adequate buffer between higher intensity uses and low intensity single family residential uses.

3. Increased Density Benefits

- Increasing residential densities could increase enrollment in Novi schools.
- Increasing residential densities could provide additional housing opportunities to more demographic groups including seniors and young families.
- Increasing residential densities could increase tax revenue.
- Increasing residential density could generate additional retail, office and industrial floor space demand.
- Increasing density and providing for a mix of uses are principals supported by the American Planning Association, the Smart Growth Network and the Governor’s Council on Physical Fitness.

4. Infrastructure

- Infrastructure is basically adequate with minor manageable utility and road improvements and increasing the City’s sewer plant capacity.

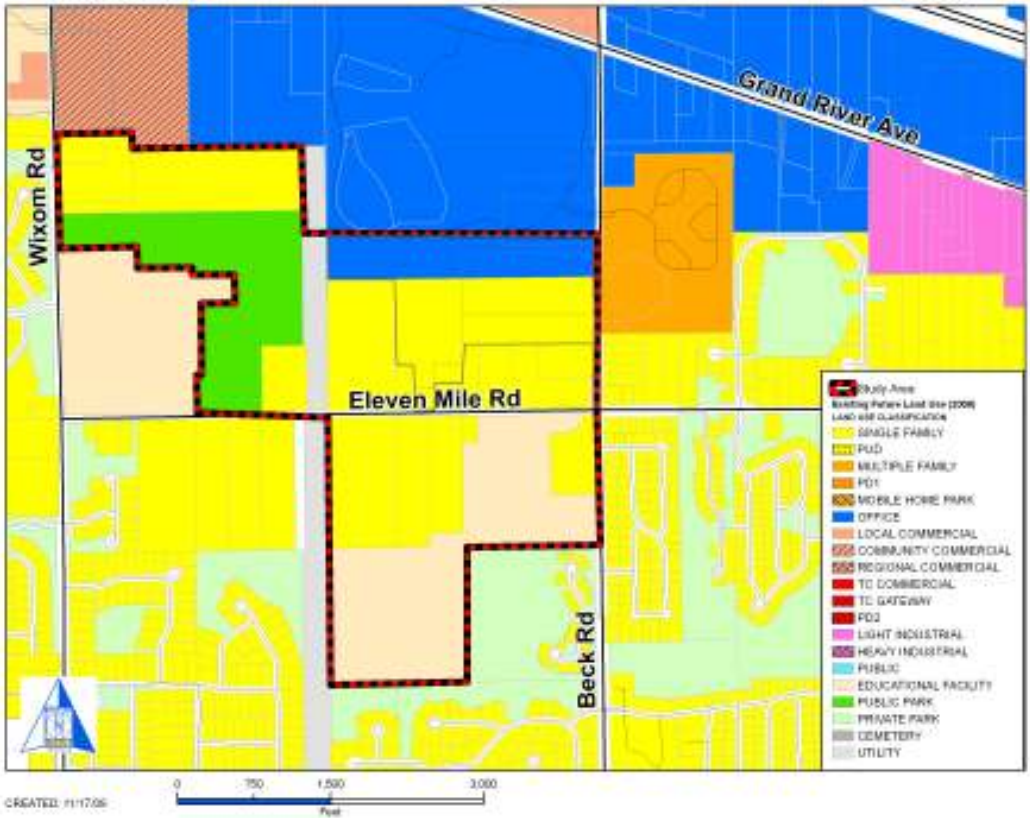
5. Other Reasons

- Suburban low-rise use areas that permit office, institutional and attached single family and multiple family residential uses, would generate more tax revenue than the development of the land with detached single family residential.
- Placing the Bosco property, which is located at the southwest corner of Beck and Eleven Mile Roads, in the Suburban Low-Rise use area is appropriate since the parcel is a small corner parcel that would be difficult to develop as single family and it is within the one-half to three-quarters of a mile from Grand River Avenue corridor.

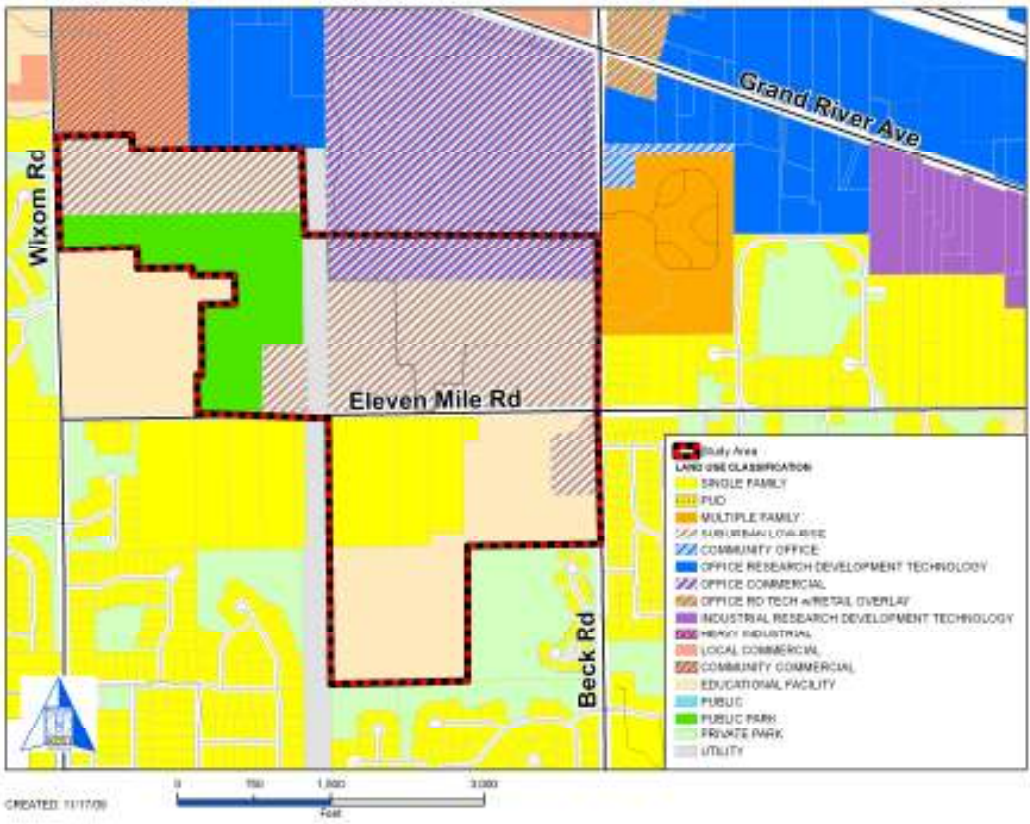
If you have any questions on this material or these findings, please feel free to contact me.

c: Barb McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development

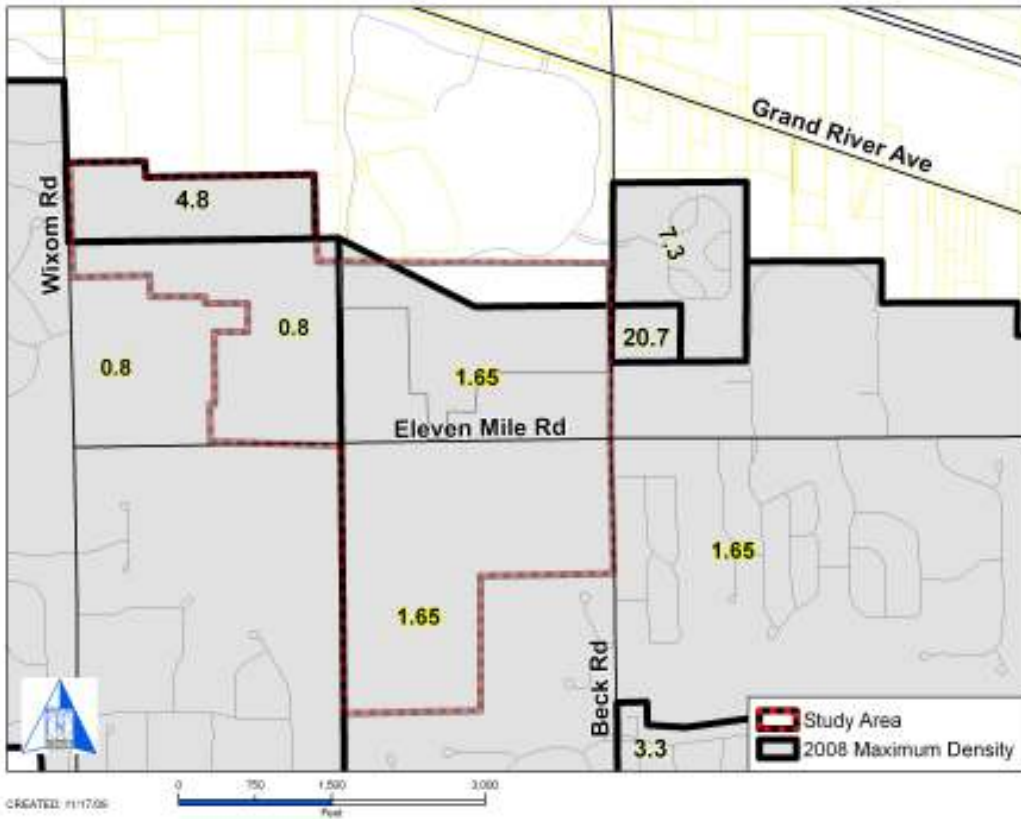
ELEVEN MILE AND BECK ROADS STUDY AREA EXISTING FUTURE LAND USE PLAN



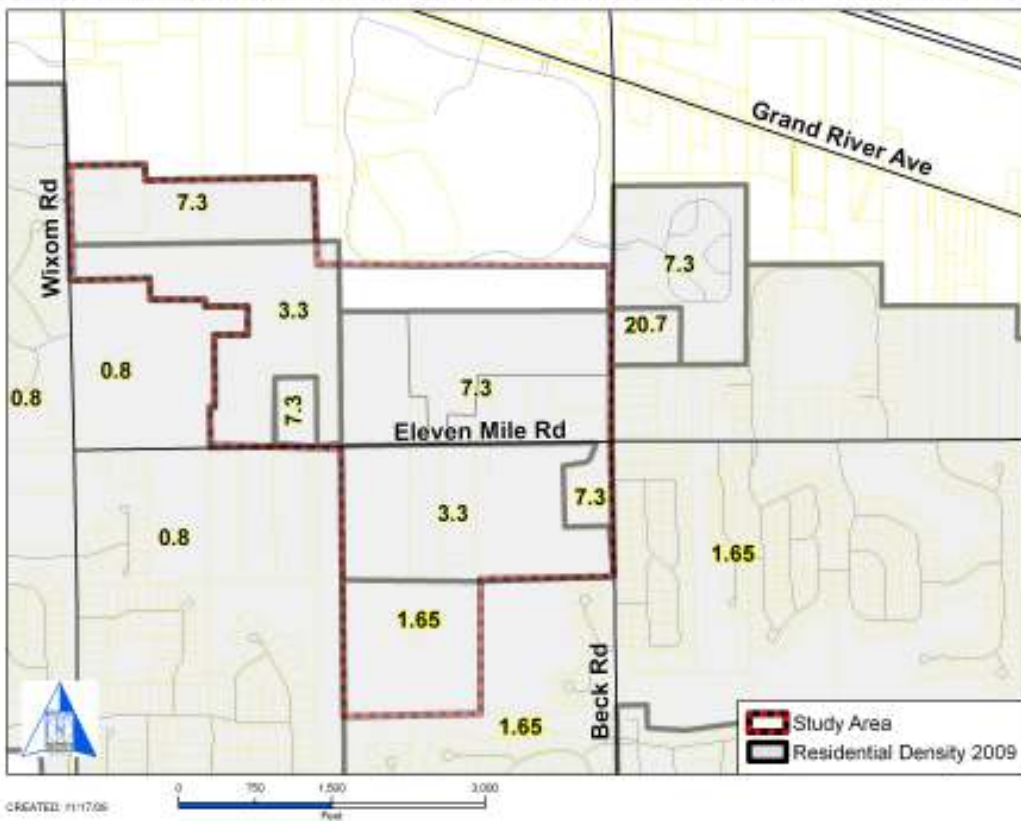
ELEVEN MILE AND BECK ROADS STUDY AREA RECOMMENDED FUTURE LAND USE PLAN



ELEVEN MILE AND BECK ROADS STUDY AREA EXISTING RESIDENTIAL DENSITY PATTERNS



ELEVEN MILE AND BECK ROADS STUDY AREA RECOMMENDED RESIDENTIAL DENSITY PATTERNS



MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, A/CP, PLANNER
SUBJECT: RECOMMENDED TC COMMERCIAL CHANGE
DATE: DECEMBER 17, 2009

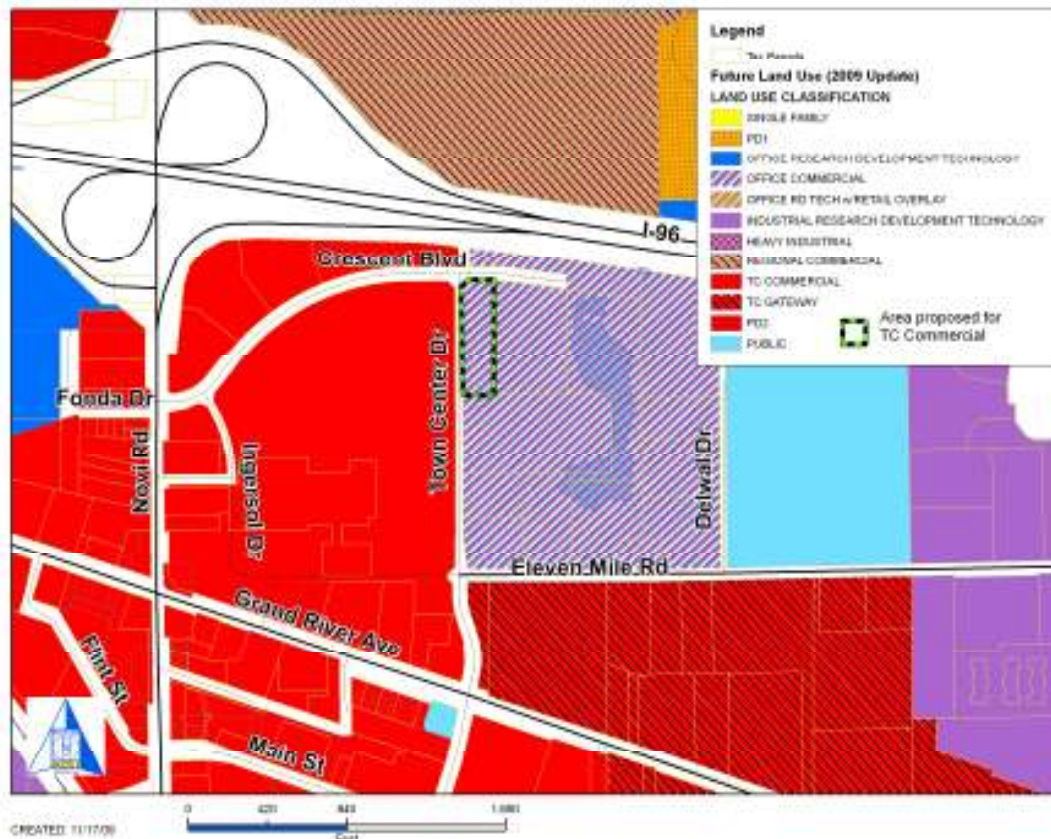
As part of the Master Plan Review process, the Planning Staff has recommended minor changes to the Future Land Use Map to reflect the historic or change of use of the properties.

The Planning Staff recommends amending the Future Land Use Map to remove a 2.2 acre parcel from the Office Commercial use area and place it in the adjacent Town Center Commercial use area. This parcel is located on the southeast corner of Crescent Boulevard and Town Center Drive. The property is owned by Town Center Investors and is developed as a parking lot to support the Town Center retail center development owned by the same firm. The property owner has petitioned the City to rezone this and other properties from OSC, Office Service Commercial to TC, Town Center.

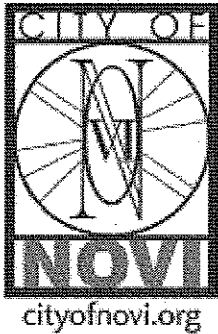
Staff supports this amendment since it will be likely to have little future impact since the parcel is developed and due to its size and shape it could only support a very small amount of retail. Since the property is currently in the Office Service Commercial zoning district it could currently be developed for retail.

Please contact me if you have any questions on this recommendation.

TOWN CENTER PROPOSED FUTURE LAND USE MAP CHANGES



MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: PROPOSED "GREEN" NOVI MASTER PLAN AMENDMENTS
DATE: DECEMBER 18, 2009

During a recent Master Plan and Zoning Committee meeting, Committee members asked Staff to draft Master Plan amendments that would encourage "Green" development in the City of Novi. The Planning Staff reviewed current City Council policies (see attached adopted resolutions), LEED goals and the City's current environmental protection ordinances and drafted a set of proposed Goals, Objectives and Implementation Strategies (attached). At this time the Planning Staff recommends their inclusion in the Master Plan.

Background

Natural features such as streams, ponds, wetlands and woodlands are part of the "green infrastructure" of the City of Novi. Green infrastructure supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life. Conserving green infrastructure can produce economic dividends for communities, businesses, and residents, as well as, providing a framework for sustainable development. Studies have shown that natural areas and green space are amenities that add value to nearby properties.

The City of Novi has a long history of protecting natural features in the City. From the inclusion of the Residential Unit Development (RUD) option that permitted clustering of development to preserve natural features in the Zoning Ordinance in 1966 to the adoption of low impact development (LID) practices in an update to the storm water management ordinance in 2007, the City has developed ordinances to protect natural features throughout its history as a village and later a city. The Wetland and Watercourse Protection and the Woodland Protection Ordinances adopted in the 1980s have facilitated the preservation of many acres of wetlands and woodlands in the City.

Green Building

Promoting "Green" building is another way of protecting the environment. The notion of a "Green" building is a building that has little impact upon the natural environment. A "Green" building can incorporate low impact site strategies, effective lighting, clean air for the building occupants, recycled building materials or energy efficient building design.

LEED stands for Leadership in Energy and Environmental Design. The program is the nationally recognized benchmark for green building design, construction, and operation, administered by the U.S. Green Building Council. The organization has developed standards to allow buildings to become LEED certified. The LEED system is a point-based system, with 62 different provisions and up to 69 total points to determine the level of green construction. With four levels of certification (Platinum, Gold, Silver, and Certified) across multiple types of construction (including residential and rehabilitation of older buildings), the program remains

voluntary in nearly all instances, effectively promoting sustainable development while giving the development community the ability to choose the level of their investment. Green construction is looked at as a "Triple Bottom Line," promoting Economic Prosperity, Social Responsibility, and Environmental Stewardship.

Historically, the perception has been that green construction is often more expensive than traditional construction. Although construction costs can vary widely between projects and locations throughout the Country, costs of LEED certified buildings are often on par with traditional development. More importantly, long-term maintenance and operation is, in nearly every circumstance, less costly than traditional development. The USGBC is currently working to educate the development and regulatory communities regarding the cost issue, in an effort to gain wider support for green building.

Michigan has started to move to the forefront of the green building movement, behind a number of initiatives. On January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development." In September of 2007, the Novi City Council adopted two resolutions in support of LEED buildings. The first resolution, encouraged voluntary participation by private developments in the City of Novi to be energy efficient and environmentally sustainable, through the use of the standards established and published by the United States Green Building Council, and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist. The resolution also stated that the City would review the City's ordinances and policies and consider modifications to encourage "green" and environmentally-friendly construction, utilizing the LEED checklist and related standards as a baseline for consideration. The second resolution, stated that the City, when building new public buildings or conducting major remodeling of buildings, would strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable.

Recommendation

The proposed "Green" Master Plan amendments are a natural extension of existing City policy. Incorporating these into the Master Plan will further promote "Green" building in the City. At this time, the Planning Staff asks that the Master Plan and Zoning Committee recommend including the Planning Staff's recommended "**Green**" goals, objectives and implementation strategies (as presented or as amended) in the Master Plan Review and in the proposed Master Plan Amendments to be forwarded to the full Planning Commission.

Draft "Green" Goals, Objectives and Implementation Strategies

ENVIRONMENTAL/OPEN SPACE

Add the following under the above category

Goal: Continue to promote and implement green building techniques, sustainable design best management practices and energy conservation in the City of Novi.

Objective: Encourage energy efficient and environmentally sustainable development through the use of the standards established and published by the United States Green Building Council and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.

Implementation Strategy: Review and consider regulatory incentives to encourage environmentally friendly, energy conservation, the use of green technology or LEED certification as part of development or redevelopment projects.

Implementation Strategy: Establish ordinance provisions to reduce the number of required parking spaces when bicycle access and bicycle racks are provided and when the applicant can demonstrate, and provide facilities for, access by other alternative methods of transportation, i.e. walking or mass transit.

Implementation Strategy: Review and develop ordinance provisions to permit the installation of renewable energy systems for residential, industrial and commercial uses.

Objective: Educate residents and developers on the benefits of green building techniques, sustainable design best management practices and energy conservation strategies.

Implementation Strategy: Develop educational material to promote the most desirable green practices the City seeks in development and redevelopment projects.

Implementation Strategy: Develop educational materials to encourage reducing waste that end up in landfills, reuse, recycling and energy conservation practices. Materials could include the benefits of such practices and highlight recycling services available, energy conservation techniques and resources for including renewable energy sources in homes and businesses.

Objective: Strive to use sustainable design, best management practices and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable when designing or remodeling City owned buildings and facilities.

Implementation Strategy: Maintain membership in the United States Green Building Council and other organizations to have continued access to the resources and information leveraged by these organizations.

Implementation Strategy: Review and consult the LEED checklist for each City-initiated project and ensure consultants are familiar with LEED certification criteria and sustainable design.

Implementation Strategy: Consider the addition of renewable energy generators to the City's current and future buildings.

GOAL: Protect Novi's remaining woodlands and wetlands

Add under the above Goal

Objective: Protect the City's water features.

Implementation Strategy: Continue to review and update storm water management standards and ordinances to reduce the impact of development on the hydrologic environment.

Implementation Strategy: Consider ordinance changes to reduce parking requirements and reduce impervious surfaces.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION ADOPTING LEED STANDARDS AS NOVI'S OFFICIAL GREEN BUILDING CRITERIA

Minutes of a _____ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on 9/24, 2007, at _____ o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, on January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development"; and

WHEREAS, on September 24, 2007, the City Council received a report from City Staff regarding "green" construction and Leadership in Energy and Environmental Design (LEED) standards that were developed by the United States Green Building Council, a non-profit organization, and are being used nationwide; and

WHEREAS, green construction has been viewed as promoting the "Triple Bottom Line" by promoting Economic Prosperity, Social Responsibility, and Environmental Stewardship, and

WHEREAS, green construction can reduce energy consumption by up to 30%, saving building tenants up to fifty cents in operating costs per square foot, per year; and

WHEREAS, all fifty states are home to at least one LEED certified project and fifty-six units of local government have already adopted LEED as their green building standards; and

WHEREAS, the City of Novi prides itself on being an environmentally-friendly community, promoting the preservation of wetlands, woodlands, and other natural features; and

WHEREAS, the City of Novi strives to remain on the cusp of new building and planning techniques to make Novi an even more desirable and environmentally-conscious community;

NOW, THEREFORE, BE IT RESOLVED, that the Novi City Council hereby resolves:

1. To encourage voluntary participation by private developments in the City of Novi to be energy efficient and environmentally sustainable, through the use of the standards established and published by the United States Green Building Council, and the related standards provided by the Leadership in Energy and Environmental Design (LEED) Registered Project Checklist.

2. To further review the City's ordinances and policies and consider modifications to encourage "green" and environmentally-friendly construction, utilizing the LEED checklist and related standards as a baseline for consideration.

3. To maintain membership in the United States Green Building Council to allow access to the resources and information leveraged by this nationwide organization.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, CITY CLERK

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at _____ meeting held this _____ day of _____, 2007.

MARYANNE CORNELIUS, CITY CLERK

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION CONCERNING GREEN CONSTRUCTION FOR FUTURE PUBLIC BUILDINGS

Minutes of a _____ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on 9/24, 2007, at _____ o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS, on January 13, 2007, the City Council adopted goals and strategies for the City of Novi, including the goal that Novi will "Be a community that values natural areas and natural features" with an adopted strategy to "Allow and encourage green building and development"; and

WHEREAS, On September 24, 2007, the City Council received a report from City Staff regarding "green" construction and Leadership in Energy and Environmental Design (LEED) standards that were developed by the United States Green Building Council, a non-profit organization, and are being used nationwide; and

WHEREAS, green construction can save a building owner approximately twenty percent in operation and maintenance costs over the life of a building; and

WHEREAS, forty-six percent of all LEED certified buildings are owned by federal, state, or local units of government; and

WHEREAS, State of Michigan Executive Directive 2005-4, "Energy Efficiency in State Facilities and Operations," required that all future State of Michigan capital outlays in excess of one million dollars achieve a minimum of twenty-six points on the LEED Registered Project Checklist, allowing the project to be registered as a "green" building; and

WHEREAS, the City of Novi taxpayers will benefit in the long term from reduced operating and maintenance costs and a healthier environment;

NOW, THEREFORE, BE IT RESOLVED, that the Novi City Council hereby resolves:

1. That future publicly-constructed buildings in the City of Novi shall strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these buildings will be energy efficient and environmentally sustainable;

2. That future major renovations to publicly-owned buildings in the City of Novi shall strive to use "best practices" and utilize LEED certification criteria, to the extent such criteria and certification are financially, physically, and operationally feasible, thereby ensuring that these renovations will be energy efficient and environmentally sustainable;

3. Where LEED certification is not financially, physically, or operationally feasible, the standards in place for the LEED certification process shall be used as "best practices" in designing or remodeling a facility.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, CITY CLERK

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at _____ meeting held this _____ day of _____, 2007.

MARYANNE CORNELIUS, CITY CLERK



MASTER PLANNING & ZONING
City of Novi Planning Commission
November 19, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room C
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Meyer

Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Community Development Director, Kristen Kolb, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Meyer, seconded by Member Cassis – **Motion passed 3-0**

VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER CASSIS

Audience Participation and Correspondence

Planner Spencer suggested to include audience participation with the review for the study area. Committee agreed.

Chairperson Gutman asked Planner Spencer if there was any correspondence. Planner Spencer responded none.

Staff Report

Planner Spencer stated he has been working on the schedule for the Committee for next year, but I'm looking at the 1st and 3rd Thursdays through the rest of the master plan review process and then backing off to one meeting a month if needed on the 1st Thursday of the month.

Member Cassis asked if we could move from Thursdays to Tuesdays. Chairperson Gutman stated he was fine with that so long as it doesn't conflict with the Planning Commission Meetings. Planner Spencer stated that in the past they did opposite Wednesdays of the Planning Commission meetings, is that something we can consider. Committee agreed with Planner Spencer on the Wednesdays for the meetings. Second preference would be the 1st Thursday of the month. Planner Spencer will work on some dates for Wednesdays for the next meeting.

Matters for Discussion

Item 1

Master Plan for Land Use Review

a) Recommended Master Plan Amendments

1) Grand River Avenue and Beck Road Study Area

Future Land Use designations and Future Land Use Map

Future land use designations. Staff proposes to eliminate the Office use designation in this study area and replace with Office, Research, Development and Technology for all Office use areas in this district. He explained that the Committee previously agreed to Staff's proposed amendment to eliminate the Office designations and replace with three new categories: Community Office; Office Commercial and Office, Research, Development and Technology. He stated Staff also proposes a definition for a special office area, Office, Research and Technology with a Retail Service Overlay. The [proposed] definition for retail service overlay is land uses designated with a Office, Research

Development and Technology designation an additional retail services overlay designation to include retail service uses that serves party and visitors to an office use area including but not limited to fuel stations, car washes, restaurants including drive-thru's, and convenient stores in Office, Research, Development and Technology use areas.

Committee agreed with Planner Spencer on the definition.

Ms. Kristin Kolb [city attorney's office] stated that Mr. Schulz City Attorney was going to get Planner Spencer some comments on that, he wanted to formulate some language to fill in a gap in the master plan because right now there is no guidance on what that retail services overlay would include. He was going to propose adding a provision in there to indicate if and when that overlay is developed the standards that are developed will apply then that designation would kick in.

Planner Spencer asked Ms. Kolb "if it would only kick in when the standards are developed" is the language that you wanted to add to the definition.

Ms. Kolb responded yes. Mr. Schulz had a concern regarding a past parcel that there was no related district created and there were no standards or guidelines for how that overlay district would be implemented.

Planner Spencer indicated he had also included goals, objectives and implementation strategies. He added is there still another gap to go with this? Ms. Kolb stated yes. She also said that typically overlay districts have standards and guidelines. Ms. Kolb said that Mr. Schulz will get some language to the committee to consider.

John Bowen [in audience] commented that this is one of his issues with the overlay concept. As a developer he likes the idea of the overlay concept it gives the city some flexibility with the type of uses that are permitted. He stated they need some certainty with some pieces on what is permitted. He also indicated previously we had talked with the city about a parcel [pointing on map] in terms of commercial zoning or B-2 or B-3 something that would specifically outline what they could do with the site. He stated that is what is required to market the piece. You can say retail overlay allows for certain uses, but without an identification for instance, is a drugstore permitted across the street from Providence Hospital that would service people going to the hospital. He asked for Planner Spencer's opinion on that.

Planner Spencer stated his opinion is that the zoning ordinance would be developed under the Master Plan guidelines and that is something that would have to be figured out during the drafting of specific zoning ordinance language.

John Bowen stated we have been working on this since February and [the City] hasn't come up with a change of use for that site. Planner Spencer stated that the Master Plan changes come first and then the zoning ordinance follows it. Mr. Bowen agrees that the language needs to be more specific about what is contemplated.

Member Meyer stated if he is hearing correctly both from our attorney and from the conversation we are looking for a clarification of the uses. Ms. Kolb City Attorney stated that in any zoning district you would need some guidelines and regulations. Ms. Kolb also suggested to Planner Spencer to put some language to indicate that the retail services overlay essentially doesn't kick in until the standards are in place in the zoning ordinance. Planner Spencer answered he doesn't have a problem with putting that language in.

Related Objectives and Implementation Strategies

Planner Spencer went on to discuss the goals, objectives and implementation strategies under the land use category are already in the master plan. The goal is to develop the Grand River and Beck Study Area in a manner that supports and compliments the neighboring areas. The objective is to develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates continuing

reinvestment in the area and high quality development. Implementation strategies would be to gradually phase out outdoor storage uses as redevelopment occurs in the study area. The second one is to encourage the use of landscaping or other buffering techniques to improve the appearance of the study area from I-96 and Grand River Avenue and Beck Road. The next objective is to improve traffic circulation in the Grand River and Beck Road Study Area with an implementation strategy of developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan, to create greater potential for additional development and redevelopment to reduce conflict on Beck Road and Grand River Avenue. The last goal objective falls under the current economic physical category. The existing goal is to ensure that Novi continues to be a desirable place to do business. A current objective is to continue to promote and support development in Novi's Office Service Technology district. The strategy would be to investigate amending the zoning ordinance to permit retail services within office use areas designated on the Future Land Use Map for retail services overlay as a special development option conditioned on restricting access to streets other than arterial or section lined streets.

Transportation Plan Map

Planner Spencer moved on to discuss the transportation review [committee's packet] dated November 17th from Birchler Arroyo and their recommendation stems from the three traffic alternatives we gave them. Planner Spencer went through the three alternatives with the committee. Based on the review from Birchler Arroyo they are recommending a modified option, which is to move the proposed loop road further away from the drive way into Providence Parkway this is to meet our current drive way spacing requirements. Planner Spencer said on the North side [pointing on map] this is where Birchler Arroyo originally proposed a traffic light [between Rock Financial and Beck Road] meets the Road Commission's requirement for spacing.

Mr. Bowen stated that he feels the collector road moving down further by the Rock Financial Showplace makes a great deal of sense he also added you would have freeway access and a Grand River access. He feels that will spur a lot of technical developments. He also said he would like to see that piece [the proposed Retail Service Overlay area] slide over [to the east] and get a little more retail space and make some parcels that are marketable.

Planner Spencer stated that we considered how many different retail services are needed to support this area for the motoring public and the people coming in and out of the area when making our recommendation.

Ms. McBeth Deputy Director of Community Development Department asked Planner Spencer how many acres are in the area that he has identified. Planner Spencer answered on the north side we have about 3 1/2 acres [pointing on map] 1.9 acres and 2.5 acres. Committee went on to discuss further with the audience the different parcels and what is usable for development and what is not.

Planner Spencer also said that Birchler Arroyo is strongly recommending no left turns onto Beck Road out of this area. Committee discussed the traffic situation further in the Beck Road and Grand River Avenue Study Area.

Mr. Bowen asked Planner Spencer if Birchler Arroyo explained why it would be a problem to put a signalization at Beck Road and Grand River.

Planner Spencer stated that Birchler Arroyo did say the existing left hand turn lane from the collector loop onto southbound Beck should be prohibited once there is an alternative route to Grand River.

The committee discussed further the collector road system and Birchler Arroyo's alternatives with the audience.

Chairperson Gutman asked Planner Spencer if the proposed retail overlay is providing additional services that don't already exist right now. Planner Spencer said yes.

Committee discussed further the Retail Service Overlay use designation in the area and how the increase in retail will generate more traffic.

Planner Spencer discussed staff's findings in Planner Spencer's review.

I-96 Grand River Avenue and Beck Road vicinity has a limited amount of retail services to serve visitors and employees who travel to the area. Allowing a limited amount of retail services in the study area is suggested in the retail services overlay designation and beyond what is permitted in the Office, Research, Development & Technology land use designation. [limited retail] may encourage the development and redevelopment of neighboring properties. Planner Spencer said staff's thoughts are if you had some conveniently located services it might encourage the location of an office building nearby.

Planner Spencer stated a limited amount of retail services could be designed to be compatible with nearby Office, Research, Development & Industrial uses. Requiring retail service developments to have access to both Beck Road and Grand River Avenue will reduce traffic impacts of any retail development on Beck Road especially by eliminating left hand turns out onto to Beck Road north of Grand River Avenue which is recommended in the traffic engineering review letter of November 17, 2009.

Planner Spencer indicated that a new collector road system could facilitate the development of the existing deep lots fronting along Grand River Avenue by providing additional road frontage. Redesignating the Office Land Use Area in the Study Area to Office, Research, Development & Technology use designation will support the OST zoning district and help promote these areas as an attractive place for new and existing businesses to locate.

Planner Spencer stated in the 2001 Grand River geographic area plan supported a limited amount of retail in the Study Area. He said a limited amount of retail services in the Study Area would have little impact upon the city's infrastructure.

Mr. Spencer indicated that 55% of the 2009 Master Plan Review Survey respondents strongly agreed or agreed that it is important to provide retail services to serve the motoring public in areas in the city that have a high volume of visitors and employees that travel through the areas.

Planner Spencer stated next that 94% of those same survey respondents strongly agreed or agreed that it is important for new developments to have good internal roadway and driveway systems to minimize the impact upon existing road systems.

Review rezoning submittal 18.691

Planner Spencer will go through Planner Kristen Kapelanski's rezoning review.

The petition is for 1.64 acres currently zoned OST. The applicant is asking to rezone it to the Freeway Service District, which does not comply with the current Master Plan designation of Office uses. Staff is suggesting the applicant wait until the Master Plan process is completed and ordinance changes are in place.

Member Cassis asked how long would that take. Planner Spencer answered it could take about 3 months.

Chairperson Gutman asked Planner Spencer if we were to recommend approval of this rezoning what exposure would this bring to the city if we were to push this forward.

Planner Spencer answered it would give more leverage to other people to rezone properties that are contrary to the master plan.

Planner Spencer went on to discuss another consideration for zoning of this nature could be considered a spot zone since your only talking about 1.64 acre parcel surrounded by office [OST].

Planner Spencer stated that the infrastructure concerns he had previously gone over with the committee. He stated that he had talked about a potential development between 9,000 and 11,000 sq. ft of office to be placed on this parcel [pointing on map]. When compared to a 16 pump gas station and a 2,000 sq. ft fast food restaurant that could be placed on this parcel we are talking about 10 times the traffic impact.

Planner Spencer discussed some site issues with the committee.

John Bowen [in audience] stated that he has brought some boards to show the committee the high quality proposal of the gas station. It suits the quality that he feels the City of Novi expects and provides some uses to the area that are desperately needed. He stated he believes that they can meet the city's standards on site with either some argument for equivalency on parking we can deal with those issues. He stated we are asking the committee tonight to move the project forward. He asked if the committee had any questions.

Planner Spencer wanted to comment about the traffic issues. One of issues Birchler Arroyo did mention is the pass through traffic. The amount of traffic and the amount of turn movements in and out of the site including the customers that will be coming off the road and will be going back onto the road are the things that slow the efficiency of the road way down.

Mr. Spencer asked Mr. Bowen about the floor plan of the building, is there going to be a beer room. Mr. Bowen stated that will be selling beer and wine. Mr. Bowen asked Planner Spencer if there was a city issue with that type of use. Planner Spencer stated he was just bringing this matter to the attention of the Committee and that the City was considering regulating alcohol sales at gas stations. He went on to talk about the features of the building.

Mr. Bowen stated that they would like customers to perceive them as a high end wine shop with liquor and convenience items. Committee discussed further the gas station/convenience store proposal.

Member Meyer stated that at the last Planning Commission meeting there was discussion of a possible ordinance amendment related to sales of liquor, beer and wine at gas stations.

Ms. Kolb City Attorney stated that we were trying to get some direction from the Planning Commission whether they wanted to pursue an ordinance and if so what kind of ordinance. She said they didn't want to pursue it at this time.

Ms. McBeth Deputy Community Development Director stated that the Planning Commission discussed looking at any additional statistics or any kind rationale further discussion to bring the Chief of Police in for further discussion, but no formal motion was made at that time.

Member Meyer stated that he thinks it would be important at some point to have a decision made on this issue.

Committee went to discuss the objectives with Mr. Bowen on the site. Mr. Bowen stated they would just like to move forward with the Planning Commission and then they can work out more of the details.

Member Meyer commented that we don't have a freeway service overlay in place. Planner Spencer responded by saying we do have a freeway service zoning district in place. Member Meyer asked what is preventing them from going ahead and presenting this to the Planning Commission. Planner Spencer stated there is nothing preventing them from doing that if they insist on going ahead with it

they can go to the Planning Commission, but Staff's recommendation will be that it doesn't match the master plan.

Ms. Kolb City Attorney stated that there is an existing zoning district called freeway service that property is not zoned that way.

Mr. Bowen as a property owner asked the committee to take an existing zoning district and put it there right now while I have an active purchaser with an active site plan so that I can make my presentation to you and try to persuade you that in this particular circumstance that rezoning makes the best sense for the community and will be a worthwhile project for the city.

Chairperson Gutman stated that listening to Mr. Bowen comments here it sounds like his desire is to go before the Planning Commission, but the staff and The Master Plan & Zoning Committee has concerns with the project. Planner Spencer wanted to clarify that we are not saying we are not in support of the project, but with this type of project there are site plan issues, size of site kind of small would do better with a bigger site. Planner Spencer stated it could be proposed with a PRO or some other kind of concept plan that includes the infrastructure that we are saying is deficient.

Ms. McBeth stated they are not presenting this as a PRO so they are taking the risk whether they have enough land there to ask to be rezoned.

Mr. Bowen and the committee discussed a PRO process.

Chairperson Gutman stated that the staff thinks a PRO might be more acceptable. Ms. McBeth stated that we cannot require a PRO that is something that would be offered to the developer. The other thing is the freeway service district [gas stations, drive-thru's] are permitted uses in that district so there is no additional layer of protection of a special land use.

Planner Spencer stated that on rezoning petitions we have not had the Master Plan & Zoning Committee make a recommendation in several years there have been discussions. Each commissioner has said what they like or dislike to the applicant and then they take in that feedback before they go to the Planning Commission.

Chairperson Gutman stated to Mr. Spencer that he didn't think were making a recommendation on the project, we are making recommendation to go before the Planning Commission for rezoning. He questioned if we were doing that anymore. Planner Spencer indicated that in recent years the committee hasn't been making recommendations in favor or against any rezoning. Planner Spencer stated that is fine to tell the applicant to go before the Planning Commission with their application for rezoning.

Member Meyer asked Chairperson Gutman if this is 1 of 3 study areas in the city. Chairperson Gutman answered yes. Member Meyers asked if tonight is the night that we are making our comments as to whether this is what it's going to be on the master plan for land use that is recommended to the Planning Commission in January or February whenever the process is done, or is this just another conversation tonight without any decision.

Chairperson Gutman stated that is a very good question. The intent is to make a recommendation ultimately it will be bundled up in the end with the final review.

Chairperson Gutman asked Planner Spencer if he had anything else to put on record. Planner Spencer answered no unless Ms. McBeth had something. Ms. McBeth answered no. She asked Planner Spencer if he wanted to offer some guidance. Planner Spencer stated his guidance is to approve the text as submitted with the changes that City Attorney would make.

Member Cassis asked Planner Spencer if the boundaries are the same ones that Mr. Arroyo talked about.

Planner Spencer stated that Mr. Arroyo asked us to include this small piece [pointing on map] and Planner Spencer said he has no objection to adding that piece of the Ward property to the Retail Service Overlay area.

Mr. Bowen stated that alternative 3A would be an option for tonight that you could make a motion to approve, which would be to move the boundary line.

Committee went on to discuss the boundary line with Mr. Bowen and squaring off that small piece of property before the motion is made.

Motion by Member Cassis supported by Member Meyer to accept staff's addition of small area south of Grand River to Retail Service Overlay as recommended by Birchler Arroyo, and city attorney's changes to Retail Service Overlay definition. **Approved 3-0**

MINUTES

Moved by Member Cassis, seconded by Member Meyer

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER CASSIS AND SECONDED BY MEMBER MEYER:

A motion to approve the October 7, 2009 minutes. Motion carried 3-0

ADJOURN

Moved by Member Cassis, seconded by Member Meyer:

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER CASSIS AND SECONDED BY MEMBER MEYER:

A motion to adjourn.

The meeting adjourned at 9:17 PM

Future Meetings

December 3, 2009

December 17, 2009

Transcribed by Bonnie S. Shrader
Customer Service Representative

December 10, 2009

Date Approved: