



CITY WEST REZONING

CITY WEST ZONING MAP AMENDMENT 18.741

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

REQUIRED ACTION

Recommendation to City Council regarding the rezoning to CW City West.

MOTION SHEET

Approval – Rezoning

In the matter of Zoning Map Amendment 18.741, motion to **recommend approval** to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) *for the following reasons:*

1. *The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,*
2. *The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.*
3. *The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,*
4. *The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,*
5. *The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and*
6. *It provides an opportunity for long-standing businesses to remain at their current location.*

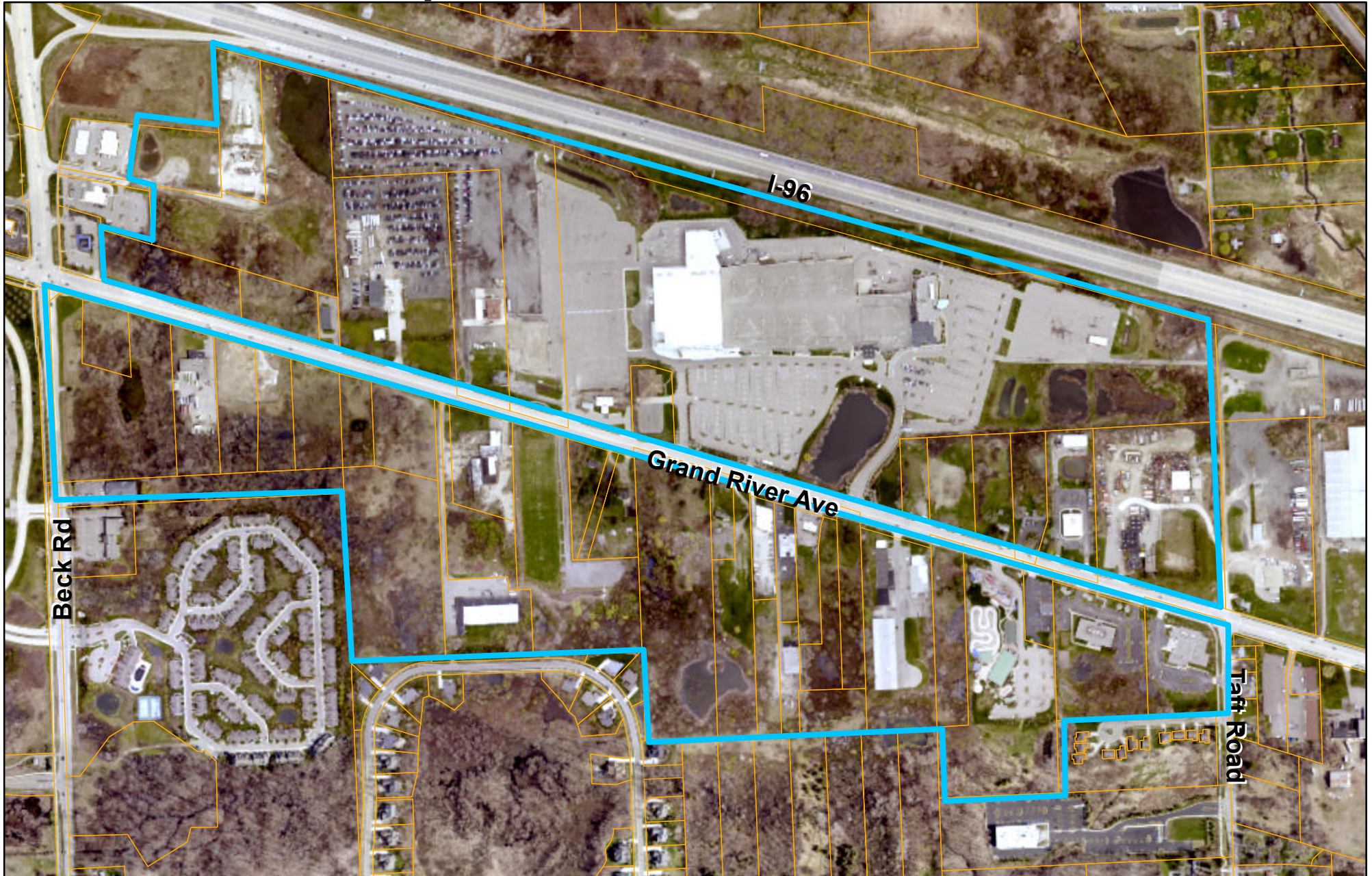
-OR-

Denial – Rezoning

In the matter of Zoning Map Amendment 18.741, motion to **recommend denial** to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) *for the following reasons ...*

MAPS
Location
Zoning
Future Land Use
Natural Features

City West District: 2020 Aerial



0 0.1 0.2 0.4 Miles



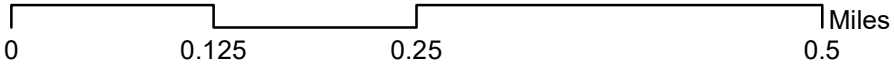
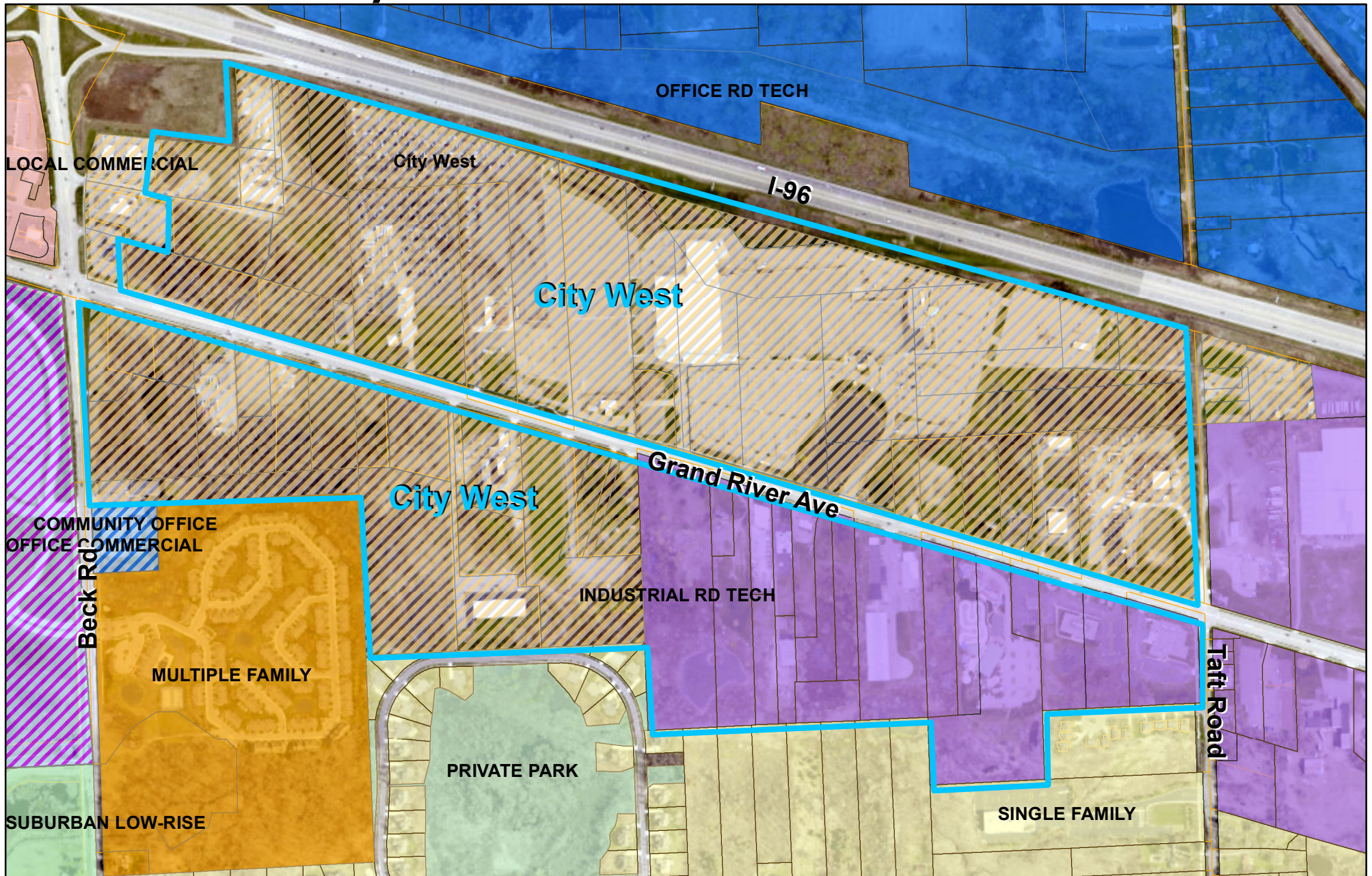
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Map Author: Lindsay Bell
Date: 5/1/23
Project: City West

City West District: Future Land Use



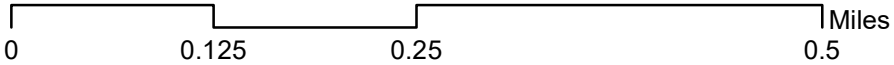
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Map Author: Lindsay Bell
Date: 3/38/23
Project: City West

City West District: Natural Features



Legend

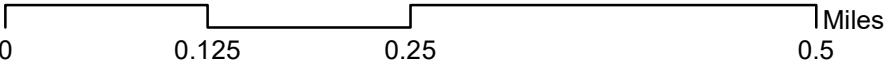
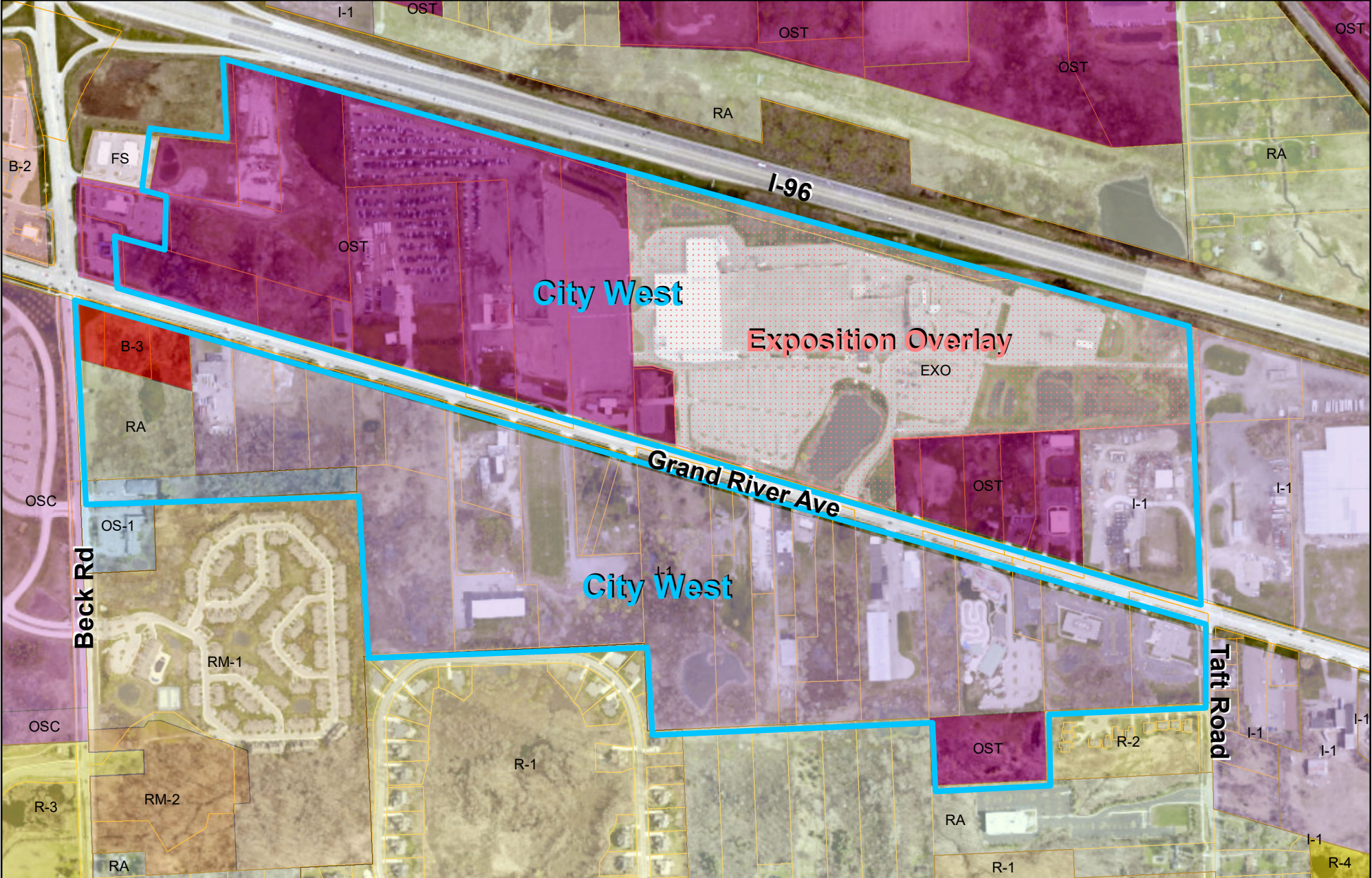
-  Wetlands
-  Woodlands

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City West District: Current Zoning



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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 5, 2023

Planning Review

City West

Zoning Map Amendment 18.741

Petitioner

City of Novi

Review Type

City-initiated Rezoning Request from B-3 General Business, RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial to the CW City West District

Property Characteristics

- Site Location: North and South sides of Grand River Avenue, east of Beck Road and West of Taft Road
- Site Zoning: B-3 General Business, RA Residential Acreage, OS-1 Office Service, OST Office Service Technology, and I-1 Light Industrial OSC, Office Service Commercial and OS-1, Office Service
- Adjoining Zoning: North: (Interstate-96); South; RM-1, R-1, RA, R-2; East: I-1; West: FS, OST, OSC
- Current Site Use: Suburban Collection Showplace, DeMaria, Sidock Group, Fairlane Motel, New Hudson Welding, Bell Fork Lift, Insurance office, Delphinus office building, Miracle Software Systems, Gatsby's restaurant, Paradise Park amusement center, Total Sports, Adams Sports Medicine, Raging Cycles, Szechuan Fan restaurant, Redford Lock, MotorCity Floors and Coatings, Grand River Fields, Carol's Upholstery, Harmon Sign Company, Screen Works print shop, Pet Suites, Amstee Airduct Cleaning, Various vacant buildings, vacant lots
- Adjoining Uses: North: Interstate-96, ITC utility corridor; South: Central Park Estates apartments, Asbury Park neighborhood, Andes Hills neighborhood, Sri Venkateswara Temple, Single family lots; East: Landscaping, Sand & Gravel business; West: Ascension Providence Hospital center, West Market Square retail center
- School District: Novi Community School District
- Area: Approximately 250 acres

Project Summary

City staff have initiated the rezoning of the 250-acre area between Beck Road and Taft Road, north and south of Grand River Avenue. The subject properties are currently zoned OS-1 Office Service, OST Office Service Technology, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage. The subject area is proposed to be zoned CW City West, a new proposed district that was recommended in the 2016 Master Plan Update. As indicated in the figure below, some of the parcels to be rezoned are currently developed consistent with Light Industrial uses and office buildings. A large area north of Grand River

contains the Suburban Collection Showplace. Staff is requesting the rezoning in order to bring all parcels within a single zoning district consistent with the Master Plan recommendation to create a cohesive, walkable, mixed-use district.

Recommendation

Staff **recommends approval** of the proposed Zoning Map Amendment. Approval is recommended for the following reasons:

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.
- ❑ The requested rezoning would help further the objective to provide a wide range of housing options.
- ❑ The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- ❑ The requested rezoning would further the objective to develop the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend approval of the rezoning of the parcel to CW, City West (*Staff Recommended*).
2. Deny the request, with the zoning of the property remaining as is.
3. Recommend rezoning of the parcels to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option would require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The 2016 Master Plan Update recommended the creation of a cohesive district that supports long-term vitality and projects a sense of place. "A City West district should use form-based code elements to guide the development of a dense, walkable, unified district featuring a mix of arts, entertainment, retail, restaurant, hotel, convention/exposition, office and residential uses. Standards for streetscape design, sidewalks, public amenities, and structured parking should all be considered. A sub-district permitting different maximum building heights should be established, permitting lower heights south of Grand River, and higher maximums near I-96."

The vision described in the 2016 Master Plan recommended that the City West district north of Grand River would be the highest intensity district in the City of Novi, with buildings up to ten stories and residential density of 30 units per acre. Master Plan open house events garnered comments from both retirees and millennials wanting housing

opportunities that would allow them to walk or bike to activity and shopping destinations and within developments that increase the vitality of Novi.

Implementation Committee

This matter was discussed by the Implementation Committee in April 2021, March of 2022, and January of 2023. The proposed rezoning and text amendment was discussed with the Committee on each occasion as it was being developed. The Committee provided feedback and recommended changes to the boundaries of the district. Members of the Implementation Committee recommended the development of the Design Guide to provide visual guidance on the preferred style of developments and to illustrate requirements.

Existing Zoning and Land Use

The map below shows the zoning for the subject area and surrounding properties. The north side of the district abuts Interstate-96, and is primarily zoned for OST – Office Service Technology. The Suburban Center Showplace is covered by the Exposition Overlay district, but the underlying zoning is OST. The area to the south of Grand River is primarily zoned I-1

City West District: Current Zoning



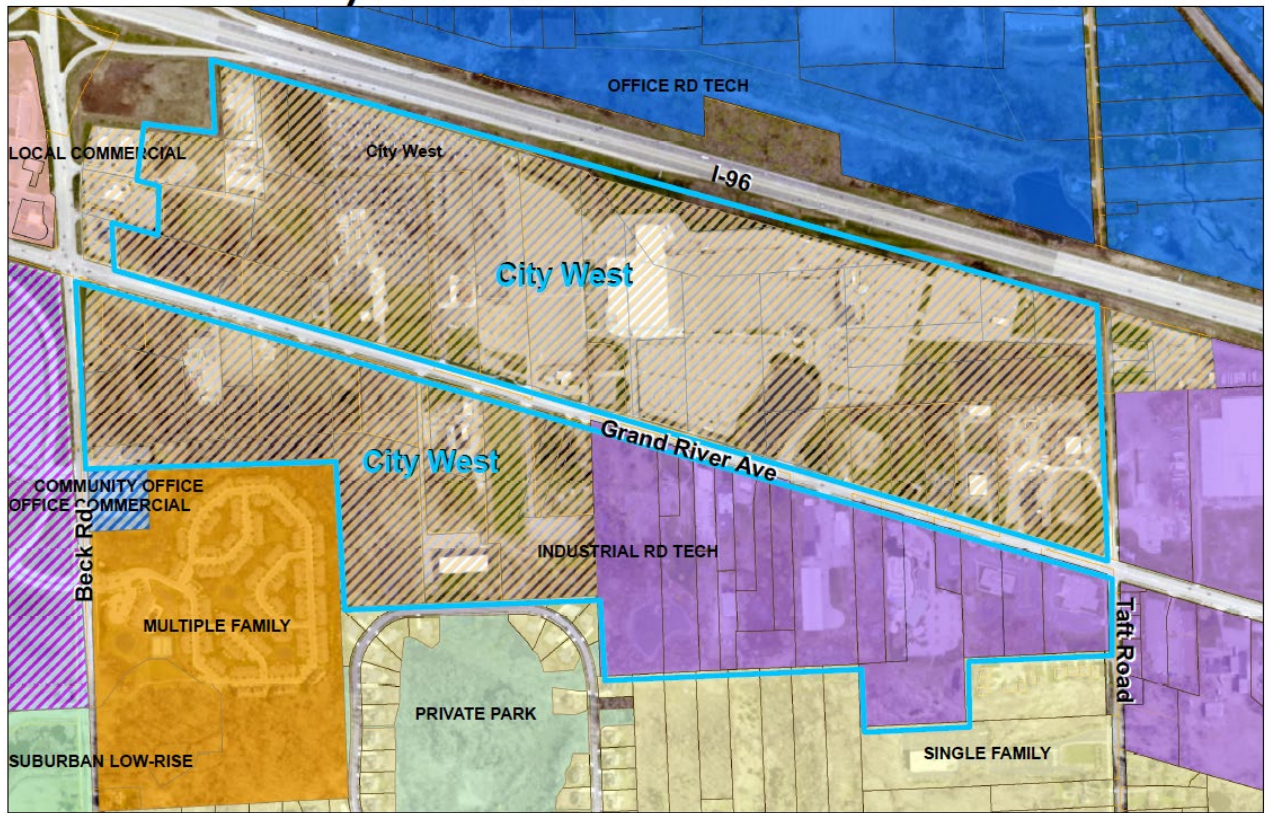
Light Industrial, except for the area that abuts Beck Road, which is zoned for B-3 General Business, RA Residential Acreage, and OS-1 Office Service. The area to the south is primarily One Family Residential districts, with Central Park Estates zoned RM-1 Low Rise Multiple Family, and a salon zoned OS-1. East of Taft Road is zoned I-1. West of Beck Road

is zoned B-2 Community Business (Westmarket Square retail center), and OSC Office Service Commercial (Ascension Providence hospital campus).

Compatibility with Surrounding Land Use

The compatibility of the requested CW zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning request.

City West District: Future Land Use



Directly to the **north** of the City West area is Interstate 96. A rezoning of the subject property to CW will not adversely affect the properties north of the highway as the interstate forms a significant barrier.

Multifamily apartments and single-family residential uses are located **south** of the subject area. The proposed draft ordinance has been designed to limit the negative impacts on these adjacent uses through increased setbacks and buffering requirements, as well as height limits for the areas closest to the single family areas.

Directly to the **east** of the proposed City West area is a sand & gravel business and landscaping business. To the **west** of the subject area is the Ascension Providence hospital campus, and the Westmarket Square retail center. Positive impacts are anticipated as the subject property could provide places for hospital employees to live, shop and dine,

and additional hotels for people to stay in near the hospital. Residents in City West will also provide more customers to the Westmarket Square retail center.

Comparison of Zoning Districts

The following table provides a comparison of the two major current zoning classifications (OST and I-1) with the proposed City West.

	OST (Existing – North of Grand River)	I-1 (Existing – Mostly South of Grand River)	CW (Proposed)
Principal Permitted Uses & Special Land Uses	<p>Principal Permitted Uses</p> <ol style="list-style-type: none"> Professional office buildings, offices and office sales and service activities Data processing and computer centers Laboratories Research, testing, design and development, technical training, and design of pilot or experimental products Hotels and business motels Colleges, universities, and other such post-secondary institutions of higher learning, public or private, offering courses in general, technical, or religious education Motion picture, television, radio and photographic production facilities Medical offices, including laboratories and clinics Facilities for human care Off-street parking lots Public owned and operated parks, parkways and outdoor recreational facilities Publicly-owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations Financial institution uses with drive-in facilities as an accessory use only Public or private indoor and private outdoor recreational facilities Day care centers and adult day care centers 	<p>Principal Permitted Uses</p> <ol style="list-style-type: none"> Professional office buildings, offices and office sales and service activities Accessory buildings, structures and uses customarily incident to the above permitted uses Public owned and operated parks, parkways and outdoor recreational facilities Public or private health and fitness facilities and clubs Medical offices, including laboratories and clinics <p>The following uses are subject to Section 4.45:</p> <ol style="list-style-type: none"> Research and development, technical training and design of pilot or experimental products Data processing and computer centers Warehousing and wholesale establishments Manufacturing Industrial office sales, service and industrial office related uses Trade or industrial schools Laboratories experimental, film or testing Greenhouses Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards Public or private indoor recreation facilities Private outdoor recreation facilities Pet boarding facilities 	<p>Principal Permitted Uses</p> <ol style="list-style-type: none"> Offices, including professional, medical (including labs and clinics) Municipal uses, such as post offices and similar governmental office buildings Day care centers (4.12.2) Financial institutions (4.81) Retail business or service establishments, including restaurants (4.27) Business schools and colleges or private schools operated for profit (4.27) Instructional Centers (4.62) Outdoor theaters, plazas, parks, public gathering places, farmers markets and like public facilities Art galleries, museums, and non-profit community centers Personal service establishments Private recreational facilities, indoor or outdoor Publicly owned and operated parks, pathways, and recreational facilities Transit station Brewpubs and Microbreweries (4.35) Outdoor restaurants

	<p>16. Secondary uses 17. Sit down restaurants 18. Other uses similar to the above uses and subject to the same conditions noted 19. Accessory buildings and uses customarily incidental and integral to any of the above permitted uses</p> <p>Special Land Uses (Retail Service Overlay) The following uses are permitted subject to Section 3.19:</p> <ol style="list-style-type: none"> 1. Retail business use 2. Retail business service uses 3. Restaurants, including sit-down 4. Fast food drive-through restaurants 	<p>18. Veterinary hospitals or clinics 19. Motion picture, television, radio and photographic production facilities 20. Other uses of a similar and no more objectionable character to the above uses 21. Accessory buildings, structures and uses customarily incident to any of the above permitted uses</p> <p>Special Land Uses The following uses shall be permitted where the proposed site does not abut a residentially zoned district:</p> <ol style="list-style-type: none"> 1. Metal plating, buffing, polishing and molded rubber products 2. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows: <ol style="list-style-type: none"> a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics b. Industrial tool and equipment sales, service, storage, and distribution c. Eating and drinking establishments and motels 3. Automobile service establishment 4. Self-storage facilities 5. Retail sales activities 6. Central dry cleaning plants or laundries 7. Railroad transfer, classification and storage yards 8. Tool, die, gauge and machine shops 9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies 10. Municipal uses 11. Motion picture, television, radio and photographic production facilities 12. Outdoor space for parking of licensed rental motor vehicles 13. Accessory buildings, 	<p>(4.84)</p> <p>16. Principal uses similar to those listed above, as determined by the Planning Commission 17. Off-street parking lots and structures (not to include vehicle storage) 18. Accessory structures and uses customarily incidental to the above permitted uses, except drive-through windows (4.19)</p> <p>Mixed-Use Development Option Permitted Uses –</p> <ol style="list-style-type: none"> 1. Any of the Principal Permitted Uses above 2. Multiple-family residential 3. Live/work units 4. Hotels (4.28.1) 5. Business establishments which perform services on the premises 6. Health and fitness clubs, public or private 7. Dry Cleaning Establishments or Pick Up Stations (4.24) 8. Other uses similar to the above uses subject to conditions noted 9. Accessory structures and uses customarily incidental to the above permitted uses (4.19) <p>Special Land Uses</p> <ol style="list-style-type: none"> 1. Amusement and entertainment uses, including theaters, athletic and performing arts venues 2. Private clubs, organizations, cultural facilities, and lodge halls 3. Places of worship 4. Drive throughs, as an accessory to a permitted use (Sec. 5.3.11)
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		structures and uses customarily incident to any of the above permitted uses	
Minimum Lot Size	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
Minimum Lot Width	See Section 3.6.2.D	See Section 3.6.2.D	See Section 3.6.2.D
Maximum Building Height	46 feet or 3 stories, whichever is less	40 feet; 25 feet when abutting residential (Section 3.14.5.C)	35 feet within 100 feet of SFR 40 feet between 100-200 feet of SFR North of Grand River: 8 stories with bonus height South of Grand River: 5 stories with bonus height
Building Setbacks	Front Yard: 50 feet Rear Yard: 50 feet Side Yard: 50 feet	Front Yard: 40 feet Rear Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H) Side Yard: 20 feet, 100 feet when abutting residential (Section 3.6.2.H)	Front yard: 20 feet (Major arterials) Rear yard Non-Res: 100 feet for buildings if adjacent to residential Rear yard Residential: 2 feet each foot of building height if adjacent to residential
Parking Setbacks	Front Yard: 20 feet Rear Yard: 20 feet Side Yard: 20 feet	Front Yard: 40 feet (Section 3.6.2.E) Rear Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F) Side Yard: 10 feet, 100 feet when abutting residential (Section 3.6.2.F)	Front yard: 20 feet (Major arterials) Rear yard: 50 feet if adjacent to residential See proposed Ordinance for other yard requirements

Infrastructure Concerns

See the Engineering review letter for specific discussion of water and sewer capacities in the area serving the subject property. The Engineering review indicates there will be an impact on utility demands as a result of the proposed rezoning. The attached review letter assumes the “worst-case scenario” in terms of required utility capacity. Depending on how the proposed City West District is developed, it will likely result in the need for infrastructure improvements, based on assumptions and a limited study. The Engineering Division plans to continue discussions with Community Development to better understand the demands of the district and to better understand the impact on the City’s infrastructure.

Traffic analysis and the requirements and potential road improvements for any new development will be determined on a site-by-site basis for any property proposed to be developed or redeveloped in the new district. Applicants proposing a new development will need to prepare either a Traffic Impact Statement or Traffic Impact Study as a result of an anticipated number of trips as defined by the Site Plan and Development Manual. Pedestrian improvement opportunities are being considered along the Grand River Avenue Corridor as a part of a larger study that is being contemplated.

Natural Features

The attached maps from the City's mapping portal show that there are regulated wetland and woodland at various locations throughout the subject area. The City's maps provide the best approximation of the location of the woodlands and wetlands without specific surveying of those areas. The actual location of any woodlands and wetlands will need to be field verified by applicants with the submittal of any site plan for the parcels, and verified by the City's consultants. Impacts to these natural features will be reviewed and discussed during the site plan submittal for any project on the property, and follow the typical standards for review and approval according to the City's ordinances.

Submittal Requirements

The City's Department of Public Works staff has placed the rezoning signs on properties along the Grand River Avenue corridor and at Beck Road and Taft Road, in accordance with the public hearing requirements for the proposed rezoning. Staff has verified the locations and language provide on the signs that meet the standards of the City's Site Plan and Development Manual.

Lindsay Bell, *AICP*, Senior Planner
Barbara McBeth, *AICP*, City Planner

ENGINEERING MEMO

MEMORANDUM



TO: BARB MCBETH, CITY PLANNER
FROM: BEN CROY, CITY ENGINEER
SUBJECT: REVIEW OF PROPOSED CITY WEST DISTRICT UTILITY DEMANDS
DATE: MAY 1, 2023

The Engineering Division initiated a review of the proposed City West District located along Grand River Avenue between Beck and Taft Roads. The vision for the district is a pedestrian-oriented development, resulting in a higher density use of the area compared to the current and proposed uses. Although the specific details of the development are not yet known, a limited analysis was conducted using information provided by the Community Development Department based on assumptions regarding the anticipated uses within the district. The preliminary findings are summarized below:

Utility Demands

A residential equivalency unit (REU) equates to the utility demand from one single-family home. Based on an assumption that the proposed development will be at maximum build-out, the City West district could result in a utility demand of approximately 6,400 REUs. However, following Community Development Department discussions with land owners, it may be more realistic to expect a demand of approximately 1,550 REUs. The revised 1,550 REUs was used for the analysis discussed in this memo, since it is likely a more accurate estimate for the future demand.

Water System

The City West District is located within the Intermediate Pressure District. Water service is currently available from a water main along Grand River varying in size between 24-inch and 16-inch. This area of the city's water distribution system is somewhat limited in terms of looping (redundancy) due to the I-96 corridor to the north which limits the availability for connections. Therefore, the proposed City West District may have a significant impact on the operation of the water system in this area. Although there may be sufficient capacity, pressure and flows available to serve the proposed City West District itself, the demand the district will have results in reduced pressure and flow in the western portions of the City (Sections 17-18 and 29-32).

An expansion of the Island Lake Pressure District, as shown in the attached figure, would likely be required to properly serve the areas to the west impacted by the increased demand. The expansion of the Island Lake Pressure District has been evaluated in prior Master Plans. The improvement would consist of pump and equipment upgrades at the Island Lake Booster Station, additional water main segments and two new pressure reducing valves, with an estimated cost ranging between \$3-6M (pending deemed further analysis). In either scenario of development (maximum density or lesser extent), system improvements will likely be required.

Sanitary Sewer

The site is located within the Lanny's Road Sewer District. Sanitary service for the majority of the area would be provided by the existing 21-inch sewer to the south, midway between Grand River and Eleven Mile. The proposed City West District could potentially have a significant impact on the available capacity of the downstream sanitary sewer.

If the City West District develops at a density less than the potential maximum, as discussed above, it is expected the existing sanitary sewer infrastructure will be adequate. Recent analysis shows the breakpoint would be the addition of 3,000 REUs, where anything beyond that may result in capacities being exceeded. Given the large area the district covers, the locations of the connections to the existing sewer are a variable that can have a significant impact on capacities in the existing system. Continued analysis will be required as the district develops to determine how it will impact the system.

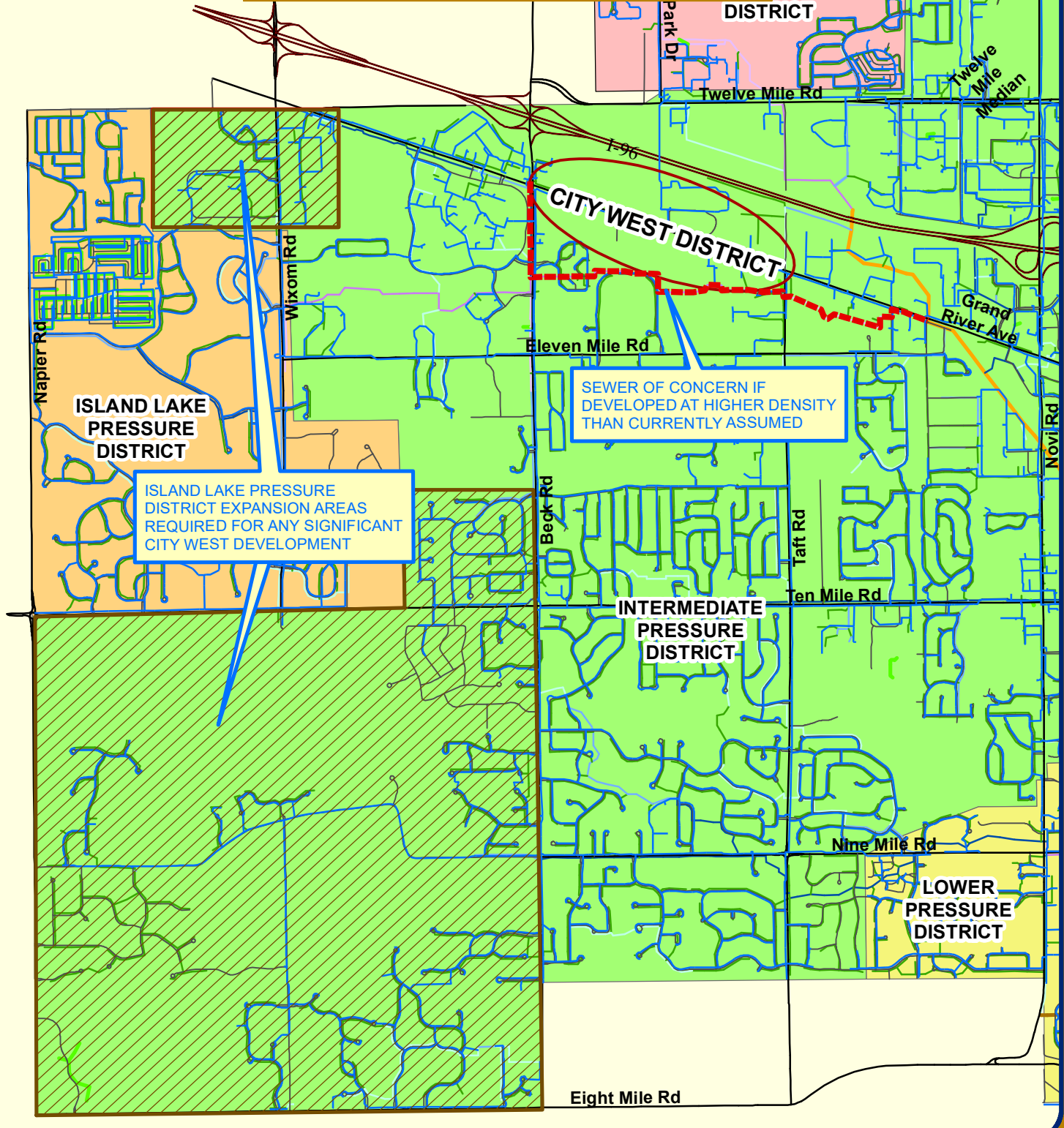
If built out to the maximum potential density, the existing sanitary sewer would not have sufficient capacity to serve the City West District. Additional sanitary sewer infrastructure improvements involving the replacement of existing sewer mains and/or the addition of new sewer mains would be required. The worst-case scenario involves the replacement of approximately 10,000 feet of sewer, as shown in the attached figure, at an estimated cost of \$14.3 million. However, the need for this is not anticipated based on the current information indicating the likely built-out scenario.

Summary

Depending on how the proposed City West District is developed, it will likely result in the need for infrastructure improvements, based on assumptions and a limited study. The Engineering Division plans to continue discussions with Community Development to better understand the demands of the district and to better understand the impact on the City's infrastructure.

cc: Jeff Herczeg; Director of Public Works
Scott Roselle; Water & Sewer Manager

CITY WEST DISTRICT UTILITY DEMAND ANALYSIS




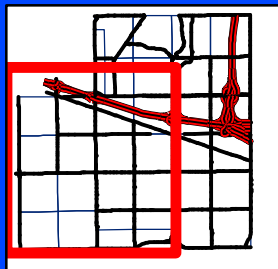
Map Author: Croy
Date: 4/20/23
Project: City West
Version #: v1.0

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Map Legend

 Island Lake District Expansion



City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



1 inch = 2,958 feet
PAGE 126



2016 MASTER PLAN FOR LAND USE

EXCERPT

Redevelopment Site 2: City West

Grand River Avenue between Taft and Beck includes the Suburban Collection Showplace, a convention center that plans to expand with additional convention space and an entertainment venue. Other development in this section of the Grand River Corridor is a mix of commercial, office, and industrial uses. Many sites are underutilized, disused, or vacant. This area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern. Structured parking and diagonal on-street parking along circulation roads will help to reduce the amount of land devoted solely to pavement. This plan envisions three to five story buildings for most of the area, while buildings with frontage on I-96 may rise as high as ten stories.

Components of the District

Residential Uses

The residential components of City West should provide unique housing types, with an emphasis on types currently undersupplied in the City. In general, residential uses will be located above commercial uses, and all residential north of Grand River should be on the second floor or higher. Some ground floor residential uses such as row houses may be appropriate south of Grand River on the edge of the district as a transition to nearby neighborhoods. Live-work units may be an appropriate use as well, particularly if City West develops as an arts and entertainment district. Microapartments (small efficiency units) and small one-bedroom units may be an appropriate and viable development model for this area, especially given the needs of frequent business travelers and temporary residents at nearby Providence Park Hospital.

Commercial, Restaurant and Entertainment Uses

The district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the hospital. Commercial uses in this area could include specialty retail or a cluster of similar uses, such as high-fashion stores or art galleries, in addition to uses that serve nearby residents. Personal service uses would likely constitute a portion of the overall commercial picture in City West. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces, is a major goal of this redevelopment strategy.

Office Uses

Office uses in City West should be mostly limited to upper floors and, in vertically mixed buildings, may serve as a transition from retail and restaurant uses on lower levels to residential uses above.



Above, left: Map of City West land use planning area, including footprints of existing buildings. The largest building, at center, is the Suburban Collection Showplace, which is planning to expand. Above, right (clockwise from upper left): public art and gathering space amid high density mixed development in Asheville, NC; high quality building materials and ornamental landscaping in West Bloomfield, MI; finished alley with small retail use in Fort Collins, CO; public plaza and dense, mixed development in Princeton, NJ

Character of Development & Placemaking

For City West to become a true district, development must follow a unified approach. This could be achieved through the development of design standards or a form-based code to establish district-wide standards for building massing and location, streetscape, and public spaces. Building materials, landscaping, lighting, public furniture, and signage can all be addressed in standards for City West. These standards could also establish sub-districts (for instance, north of Grand River versus south of Grand River). To the extent possible, utilities should be buried.

The planned development of the City West district should include a mix of public plazas and parks that provide gathering places, as well as wide sidewalks that can accommodate outdoor dining. Programming of public spaces is encouraged to promote placemaking and strengthen the identity of the district.

Transportation

City West should be a walkable district that accommodates all road users and provides connections to Novi's existing and planned non-motorized pathways. Parking should be a mix of on-street spaces, small surface lots in side and rear yards, and, where density supports the investment, structures. Parking structures may stand alone or be integrated into other buildings, but in all cases, they should be designed to the same standards as other buildings in the district. Ground floor liner uses should be incorporated where possible. Parking plans should consider emerging trends in the automotive market such as the rapidly growing number of plug-in vehicles on the road, as well as the growth of car-sharing.

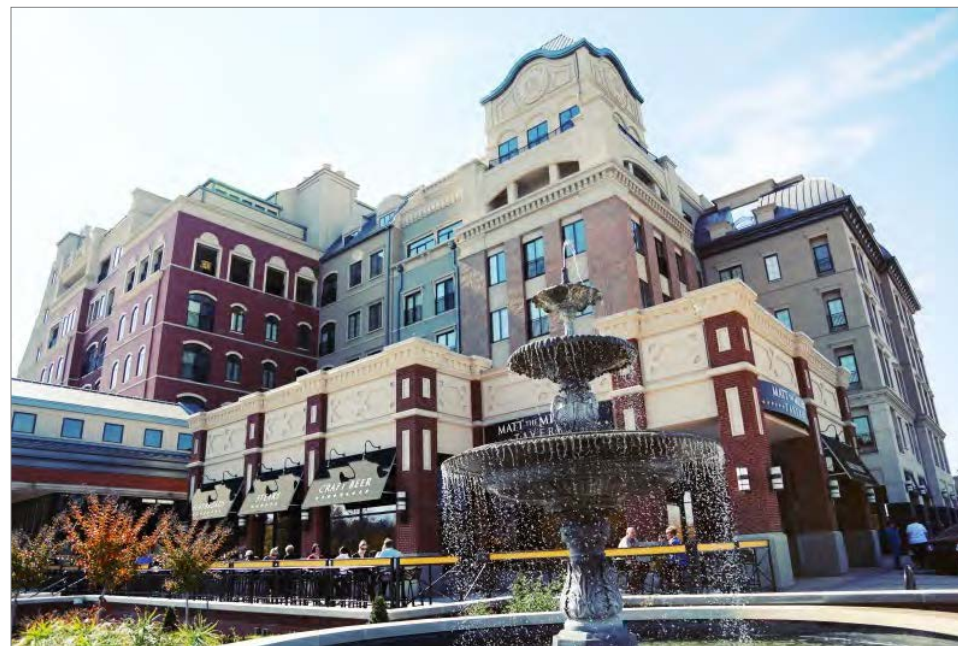
Walkability should be aided by compact development and frequent crossing locations on all internal streets, as well as signal protection at major intersections. Bicycle parking should be provided throughout the district, and sheltered where possible. Finally, if developed to its full potential, City West, with support from the hospital, could play a powerful role in the future development of mass transit on Grand River Avenue, serving as the westernmost destination point for bus rapid transit (BRT). The City should work with its neighbors to determine the feasibility of mass transit to serve the greater corridor and provide expanded mobility options for residents. The cities of Farmington and Farmington Hills have incorporated the potential for BRT along Grand River into their long-range plans.



Source: Roark Premier Team



Source: Elvert Barnes, Wikimedia Commons



Source: Carmel City Center



Source: Central Coast Low Impact Development Initiative

Clockwise from top left: Event in public space, North Hills development, Raleigh, NC, which includes a mix of low-profile buildings and taller structures, including a ten-story hotel; Main North in downtown Royal Oak, MI, is a ten-story mixed-use development with associated structured parking next to two movie theaters; Bioretention swale in Paso Robles, CA, which accomplishes some filtering of runoff before it enters the stormwater system; Carmel City Center in Carmel, IN, is a mixed use development located near the city's downtown Arts & Design District and was developed as part of Carmel's Range Line Road Corridor Plan; Arlington, VA's Pentagon Row project mixes commercial and residential uses around planned, multi-use public spaces.

Sustainability

The development of a new district presents a prime opportunity to consider development from a holistic standpoint. Development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Should

development proceed in a coordinated fashion, the City and its partners may consider pursuing LEED-ND certification through the United States Green Building Council; this certification not only provides confirmation that developers have adhered to sustainable development practices, but also serves as a marketing tool for the district. Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or

geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.



Above: Conceptual rendering of potential development of City West. This image is intended to show building massing, including one ten-story building, and provide an example of how buildings might interact with sidewalks and other public spaces. On-street parking spaces line every block, and most parking is concentrated in structures to the right of the image. Frequent programming of public spaces is encouraged

Development of the District

To facilitate and guide development of the City West district, development of a new zoning classification will be necessary. Form-based standards for the district should be considered as one method of achieving the desired development pattern. The district would likely be more effective if adopted as a stand-alone district rather than as an overlay to existing zoning.



Above: Image, based on development in St. Charles, Missouri, showing the type of streetscape that might characterize City West, along with the three-to-five story buildings envisioned for most of the area north of Grand River. Ground floor retail, space-efficient diagonal parking spaces, and upper floors devoted to office and residential uses combine with an aesthetically pleasing public realm to create a vibrant, pedestrian-friendly district that feels like a cohesive neighborhood.

Hill, James

From: postmaster@muniweb.com
Sent: Sunday, April 23, 2023 3:49 AM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: Khurram Abbas

Email: [REDACTED]

Phone: [REDACTED]

Your property address(es) that you own or rent

26508 Mandalay Cir, Novi

What are your initial thoughts on the City West ordinance text?

Not supportive of what I see in the text for adequate consideration to nearby sub division's residents (Asbury Park) despite the building setbacks, heights and density mentioned. Based on what I see, the woodlands on the North West side of Asbury Parks would be removed to make way for a parking lot. I am not in favor of removing anymore trees in the city, especially to support what I would refer to as commercial over development of the city. We in our sub get way too much noise coming in from events up there anyways, most notably Monster Jam events (trucks and announcements over loud speakers).

What are your thoughts on the City West design guide?

Moot point for me since I am not in favor of any rezoning done here.

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

I would like to see some consideration to not removing the trees on north west side of our sub division (adjacent to screen works) which I thought were protected wetlands. Would like to understand how the city will ensure the residents in Asbury Park, which is a premier residential sub division is not adversely impacted by City West.

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

Yes

Form inserted

4/23/2023 3:48:20 AM

Hill, James

From: postmaster@muniweb.com
Sent: Sunday, April 23, 2023 8:07 PM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: swanand dhayagude

Email: [REDACTED]

Phone: [REDACTED]

Your property address(es) that you own or rent

26348 Mandalay Cir. Novi, MI 48374

What are your initial thoughts on the City West ordinance text?

We do not like it and do not approve of it..

What are your thoughts on the City West design guide?

We do not like it and do not approve of it..

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

No

Form inserted

4/23/2023 8:06:24 PM

Hill, James

From: postmaster@muniweb.com
Sent: Wednesday, April 26, 2023 9:00 PM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: Lauren Santeiu

Email: [REDACTED]

Phone: [REDACTED]

Your property address(es) that you own or rent

26349 Mandalay Circle Novi, MI 48374

What are your initial thoughts on the City West ordinance text?

I am absolutely opposed to any development that demolishes the wetlands behind the homes in our subdivision (Mandalay circle). The reason we were drawn to Asbury park is the abundance of trees and wetlands. Novi is becoming way too commercialized. We don't need any more homes, subdivisions or light industrial developments taking over our beautiful trees areas and wetlands.

What are your thoughts on the City West design guide?

See my answer to the above. Quit cutting down all the trees in Novi to build it up more.

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

Yes

Form inserted

4/26/2023 9:00:08 PM

Hill, James

From: postmaster@muniweb.com
Sent: Wednesday, May 3, 2023 4:17 PM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: Clare Smith

Email: [REDACTED]

Phone:

Your property address(es) that you own or rent

26271 Mandalay Circle

What are your initial thoughts on the City West ordinance text?

This ordinance will impact the wetland natural resources (one thing that makes Novi so special) that surround the community I live in south of Grand River. The ordinance will also negatively impact home values and quality of life of residents in the Novi community south of Grand River. The negative impacts I mentioned here are not outweighed by the positive impact of this ordinance. I hope you take these negative impacts to heart.

What are your thoughts on the City West design guide?

This ordinance will impact the wetland natural resources (one thing that makes Novi so special) that surround the community I live in south of Grand River. The ordinance will also negatively impact home values and quality of life of residents in the Novi community south of Grand River. The negative impacts I mentioned here are not outweighed by the positive impact of this ordinance. I hope you take these negative impacts to heart.

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

No

Form inserted

5/3/2023 4:15:44 PM

Hill, James

From: postmaster@muniweb.com
Sent: Wednesday, May 3, 2023 2:44 PM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: Charles Smith

Email: [REDACTED]

Phone: [REDACTED]

Your property address(es) that you own or rent

26271 Mandalay Cir, Novi, MI 48374

What are your initial thoughts on the City West ordinance text?

I am strongly opposed to this ordinance as it has a significant and negative impact to my residential neighborhood, Asbury Park. I decided to live in this neighborhood in large part because of the natural resources, including the wetlands. I am concerned the wetlands will be disturbed, and this is a critical natural habitat that should remain protected. Additionally, there is already a significant amount of noise due to Grand River traffic and I-96. I am concerned this the development will negatively impact quality of life and home values in my neighborhood.

What are your thoughts on the City West design guide?

The design guide does not take into account the impact to the residential and wetland areas south of Grand River.

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

No

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

No

Form inserted

5/3/2023 2:42:45 PM

Hill, James

From: postmaster@muniweb.com
Sent: Sunday, April 23, 2023 6:40 PM
To: Hill, James
Subject: City West Ordinance and Design Guide Feedback Form

Name: Surabhi Sardesai

Email: [REDACTED]

Phone: [REDACTED]

Your property address(es) that you own or rent

26348 Mandalay Cir Novi MI 48374

What are your initial thoughts on the City West ordinance text?

Absolutely not ok with the rezoning because this directly impacts our property line, privacy and the trees and view from our backyard.

What are your thoughts on the City West design guide?

Are you in favor of the change in zoning proposed by the City West ordinance?

No

Are there any questions you have about the City West ordinance and Design Guide?

Would you be interested in meeting with City of Novi staff to discuss the City West ordinance and design guide?

No

Form inserted

4/23/2023 6:38:31 PM

LAW OFFICES
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

37000 GRAND RIVER AVENUE, SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

Office: (248) 476-6900

Direct: (248) 919-3783

Fax: (248) 476-6564

D. B. LANDRY
dlandry@lmdlaw.com

May 5, 2023.

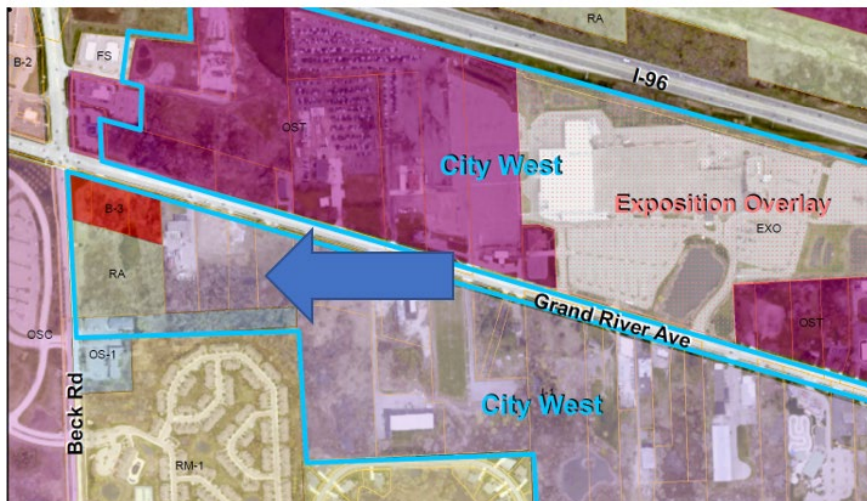
via email to bmcbeth@cityofnovi.org

City of Novi Planning Department
and Planning Commission
c/o Ms. Barbara McBeth
45175 West Ten Mile Rd
Novi, MI 48375-3024

RE: Proposed City West Ordinance
Property at South East corner of Grand River Avenue and Beck Road (Owner:
Joanne Ward Revocable Trust).

Dear Ms. McBeth and Planning Commission:

I represent the Joanne M. Ward Revocable Trust, the owner of two parcels located at the South East corner of Grand River Avenue and Beck Road. The parcel on the corner, parcel number 22-16-151-010, consists of approximately three acres and is currently zoned B-3. The parcel immediately to the South, parcel number 22-16-151-012, consists of approximately seven acres and is currently zoned RA. Please accept this letter as the property owner's comment and objection to a small part of the Proposed City West Ordinance.



The concern is with respect to a potential prohibition of drive-through use associated with a retail business use, in particular a drugstore, and a restaurant use. The current Zoning, B-3, would allow a drugstore as a Principal Permitted Use, i.e., a retail business use, under Zoning Ordinance Section 3.1.12.B.i. A drive-through window for such a drugstore would be potentially allowed as a Special Land Use under Section 3.1.12.C.iii. Thus, any potential drugstore with a drive-through window would be required to satisfy the Special Land Use Ordinance provisions and approval by the Planning Commission. The same is true for a restaurant. The provisions of the Proposed City West Ordinance are not so clear and in fact, are ambiguous. It is the request of the property owner that such drive-through use associated with a retail drugstore or a restaurant would be permitted under the City West Ordinance subject to review and approval of the Planning Commission and City Council, similar to the approval of such use under the existing B-3 Ordinance and the current Gateway East Ordinance.

The City staff memorandum to the Planning Commission dated March 28, 2023, recognizes that: “More recent development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. (Memorandum Page 2).” The economic and public benefit of Ascension Providence Hospital to the City of Novi is beyond question. As the Planning Department and Planning Commission will recall, when Providence Hospital was approved several years ago it was anticipated that the completed hospital would require surroundings land uses necessary to complement the hospital use. Such uses included residential housing for hospital workers, and commercial and retail uses that provide products and services the demand for which is created by the hospital. One such demanded use is a retail drugstore. The obvious potential location for such a drugstore is the parcel on the South East corner of Grand River Avenue and Beck Road, directly across Grand River Ave from the Hospital, which parcel is currently zoned B-3 and allows a drugstore with a drive-through.

The property has been owned by the Joanne M. Ward Trust for many years. With the recent passing of Ms. Ward, the Trust is now in a position to sell the property. Since the hospital has been completed the demand for drugstore use at this location has been very high.

No drugstore will build without a drive-through window amenity. The Planning Department and Planning Commission is no doubt aware that many businesses in general in 2023 conducting business and provide goods and services via a drive-through window including restaurants. For a drugstore such drive-through pharmacy services are essential. Such use would allow for 24-hour pharmacy services. Therefore, the demand for such an amenity clearly exists.

Any potential negative aspects of a drive-through amenity, i.e., vehicle stacking, noise, adjacency issues, etc., can be quickly dealt with via the Special Land Use process. Indeed, the current B-3 Ordinance provisions include these protections. Therefore, it is our request that the City provide in any ultimate City West Ordinance a provision that would allow for a drive-through amenity as part of a retail drugstore use or restaurant use within the City West District with the protection of Special Land Use or similar provisions.

City West Ordinance as Proposed

The language of the Proposed City West Ordinance is ambiguous. Under Section 3.1.30.B.v the Principal Permitted Uses would include “retail business or service establishments (4.27).” Under the definitional section of the City of Novi Zoning Ordinance, Section 2.2, “retail business uses” include “drugstores”. The Principal Permitted Use of “retail business or service establishments” in the City West Ordinance refers specifically to Section 4.27 of the City Zoning Ordinance. Section 4.27 provides that “all retail business or service establishments are permitted as follows...” The Subsection which follows only prohibits a drive-through amenity for restaurants “or other places serving food or beverage...” Section 4.27 does not prohibit drive-throughs for drugstores.

Section 3.33.B of the Proposed City West Ordinance provides: “Uses with a drive-through window are not permitted in the district.” However, under the following Section 3.34, the Mixed Use Development Option for City West, Section 3.34.2.A, provides that “the uses listed under Section 3.1.30.B and C will be permitted”. As stated above, Section 3.1.30.B allows for retail uses, and Section 4.27 does not prohibit drive-through drugstores. Moreover, Section 3.34.6 provides that “the required conditions listed in Section 3.33 must to be met except as otherwise permitted within this Section 3.34.” Therefore, a reading of the Proposed City West Ordinance can be made that a drugstore with a drive-through is a Permitted Use. Restaurants are also a principle Permitted Use in the proposed City West Ordinance.

Recommended additional language to the Proposed City West Ordinance.

It is respectfully suggested that a drugstore with a drive-through should be allowed on the corner of Grand River Avenue and Beck Road as the need for such amenity clearly exists. The same is true for a restaurant. It is suggested that such use can be accommodated within the overall intent of the Proposed City West Ordinance. All that would be needed to resolve the ambiguity is to utilize language which currently exists in the Gateway East District provisions of the Zoning Ordinance. Such language would be entirely appropriate as the Gateway East Ordinance provisions apply to the very same Grand River Avenue corridor, to the East of Taft Road. The Gateway East Ordinance includes a Special Development Option, Section 3.12. This Ordinance Section provides:

“Section 3.12.2 Uses permitted subject to approval of a Special Development Option.

ii. ... a non-residential use permitted elsewhere in this Zoning Ordinance but not otherwise permitted in the GE District, on the condition that such use meets all of the following criteria, as determined by the City Council...”

“3.12.3.A. Uses proposed within an SDO Project shall be situated within a GE District and shall require the applicant to demonstrate to the City Council, and the City Council finding, in its discretion, that each particular use, as well as the quantity and location of such use, would result in a

reasonable and mutually supportive mix of the uses on the site, and the compatibility of uses in harmony with the surrounding area and other downtown areas of the city, as intended in this Article. Such discretionary decision making by the City Council should be based upon relevant planning and/or zoning principals...”

“Section 3.12.6 Review and approval process for Special Development Option concept plan.

3.12.6.A.i ... departures from compliance with the standards provided for an SDO Project, may be granted in the discretion of the City Council as part of the approval of an SDO Project in a GE District.”

We would suggest that a City West Ordinance contain similar language within the Mixed Use Development Section. We would suggest that the following language be added as Section 3.34.2.C:

“C. A non-residential use permitted elsewhere in this Zoning Ordinance but not otherwise permitted in the City West District, on condition that such use meets all of the following criteria, as determined by the City Council...”

We believe that such a process, which currently exists within the Gateway East Ordinance, could equally apply to the City West District. This would allow all the protections to assuage any concerns with respect to a drugstore with a drive-through amenity or a restaurant. Such an additional Section could apply strictly to the parcel on the South East corner of Grand River and Beck Road or it could apply to all of the parcels within the City West District.

It appears that the intent of the City West Ordinance is to encourage development as stated within the general intent Section but also to allow the City the option to approve other compatible uses. With a drug store and restaurant already listed as a Principal Permitted Use simply adding the potential for approval of a drive-through amenity, with appropriate approval conditions, would be consistent with the overall intent of the City West District.

We thank you for your consideration of our comments and we are more than happy to discuss this matter further at any time.

Very truly yours,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

David B. Landry

David B. Landry

DBL/cw



CITY OF NOVI

RESPONSE FORM

RECEIVED

MAY 03 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

ZONING ORDINANCE TEXT AMENDMENT 18.296 AND ZONING MAP AMENDMENT 18.741, FOR A RECOMMENDATION TO CITY COUNCIL TO ESTABLISH A NEW ZONING DISTRICT, CITY WEST DISTRICT, INCLUDING A MIXED-USE DEVELOPMENT OPTION, AND TO ADOPT BY REFERENCE THE CITY WEST DESIGN GUIDE. VARIOUS ADDITIONAL SECTIONS OF THE ORDINANCE WOULD ALSO BE AMENDED TO CREATE AND ADD REQUIREMENTS FOR THE PROPOSED CW - CITY WEST DISTRICT. PROPERTIES TO BE REZONED TO THE CW DISTRICT ARE LOCATED NORTH AND SOUTH OF GRAND RIVER, EAST OF BECK ROAD AND WEST OF TAFT ROAD IN SECTION 16 FROM B-3 GENERAL BUSINESS, RA RESIDENTIAL ACREAGE, OS-1 OFFICE SERVICE, OST OFFICE SERVICE TECHNOLOGY, AND I-1 LIGHT INDUSTRIAL.

You are invited to attend the public hearing on May 10, 2023 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Draft ordinance language and the Design Guide are available for review at the following web address: www.cityofnovi.org/services/community-development/codes,-ordinances-and-master-plan and scrolling down to "Ordinances Under Development," or by contacting the Community Development Department at the following email address: bmcbeth@cityofnovi.org

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- REDUCTION OF GREENSPACE AND TREES
- REDUCTION IN WETLANDS BEHIND OUR HOUSE
- NOISE POLLUTION
- UNSIGHTLY BUILDINGS IN OUR VIEW
- TRESSPASSING
- WILDLIFE IMPACTS.

SIGNATURE: [Signature]

PRINT NAME: SWANAND DHAYAGUDE

ADDRESS: 26348 MANDALAY CIR. NOVI MI 48374

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).



CITY OF NOVI
RESPONSE FORM

RECEIVED

MAY 01 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

ZONING ORDINANCE TEXT AMENDMENT 18.296 AND ZONING MAP AMENDMENT 18.741 FOR A RECOMMENDATION TO CITY COUNCIL TO ESTABLISH A NEW ZONING DISTRICT, CITY WEST DISTRICT, INCLUDING A MIXED-USE DEVELOPMENT OPTION, AND TO ADOPT BY REFERENCE THE CITY WEST DESIGN GUIDE. VARIOUS ADDITIONAL SECTIONS OF THE ORDINANCE WOULD ALSO BE AMENDED TO CREATE AND ADD REQUIREMENTS FOR THE PROPOSED CW - CITY WEST DISTRICT. PROPERTIES TO BE REZONED TO THE CW DISTRICT ARE LOCATED NORTH AND SOUTH OF GRAND RIVER, EAST OF BECK ROAD AND WEST OF TAFT ROAD IN SECTION 16 FROM B-3 GENERAL BUSINESS, RA RESIDENTIAL ACREAGE, OS-1 OFFICE SERVICE, OST OFFICE SERVICE TECHNOLOGY, AND I-1 LIGHT INDUSTRIAL.

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Return via email: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE:

Mary N. Frankfort *James M. Frankfort*

PRINT NAME:

Mary N. Frankfort James M. Frankfort

ADDRESS:

2160 Pearson Rd, Milford 48380

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).

In the matter of 22585 Evergreen Court Woodland Permit, motion to approve Woodland Use Permit, PBR23-0107, for the removal of eleven regulated woodland trees within an area mapped as City Regulated Woodland at 22535 Evergreen Court for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter.

ROLL CALL VOTE ON MOTION TO APPROVE WOODLAND USE PERMIT PBR23-0107 MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

2. CITY WEST TEXT AMENDMENT 18.296

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding Text Amendment 18.296 in order to create a new zoning district, CW City West, with associated changes to reference the new district as appropriate, and to amend text related to the EXO District, to reflect an underlying zoning of CW - City West.

City Planner Barb McBeth relayed that before Senior Planner Bell presents information on the draft City West Ordinance, Design Guide, and the potential rezoning of land, she would like to share a few concepts from the 2016 Master Plan for Land Use. The Chapter in the Master Plan titled Redevelopment Strategies says, "As outlined in this 2016 Master Plan Update, the City of Novi seeks to maintain its high quality single-family neighborhoods, preserve natural features, support business growth, improve traffic, and create an authentic identity. To implement this vision, three specific redevelopment sites have been identified by the City that are currently vacant or under-utilized, given their location, unique features, and size. The plan stated the redevelopment of these sites offers the opportunity to increase housing and stimulate business growth in concentrated areas of the City, allowing the rest of the City to retain its existing suburban character." Following is a summary of the three redevelopment sites.

The first redevelopment site identified in the 2016 Master Plan is located at the intersection of Old Novi Road and Thirteen Mile Road and was referred to as Pavilion Shore Village. The plan envisioned that redevelopment of this area could establish a unique sense of place by providing housing and commercial uses that are inspired by the natural and recreational features of the nearby park and lake.

Following the approval of the Master Plan, and the submittal of the developer's plans that went through the Planned Rezoning Overlay process, that area of Novi has now been redeveloped with 20 homes within the Lakeview development. Many of the new homes have a view of Walled Lake and Pavilion Shore Park as anticipated in the master plan.

The second redevelopment site identified in the Master Plan is located at the northeast corner of Grand River Avenue and Town Center Drive and has been known as "The Anglin Property." The property is approximately 10 acres in size and had been used as a car wash and garden supply yard.

Following the approval of the Master Plan, a developer presented plans for the site (and an adjacent property) to allow for redevelopment of the properties using the City's PRO process. The development is now called Sakura.

The approved plan shows an Asian-themed mixed-use development with access points off Grand River Avenue and Eleven Mile Road. The commercial portion of the project will consist of four buildings containing office, retail and restaurant spaces. Up to 132 multifamily residential rental units in 22 townhome buildings would be located on the northern portion of the site with access to Eleven Mile Road. The existing pond on the west side of the site would serve as a focal point and public gathering space, to be enhanced with Japanese-style gardens and a walkway with amenities around the perimeter. The Sakura site has been cleared and graded and the applicant is now in the final stages of site plan approval for this project.

City West is the third redevelopment site that was presented in the 2016 Master Plan and is being

presented and discussed this evening, with the goal toward implementing some more of the Master Plan's recommendations. Implementation of this recommendation is being done through the development of detailed zoning ordinance standards, and through the city-initiated rezoning of the involved property. Lindsay will provide detailed presentations regarding both matters in a few minutes, but I will share a few of the details of the Master Plan's guiding principles for City West that provided the direction for the proposed ordinance language.

The Master Plan noted that Grand River Avenue between Taft and Beck Road includes the Suburban Collection Showplace, a convention center with space to expand if needed, as well as a mix of commercial, office, and industrial uses. The Master Plan noted that many sites along this part of Grand River are underutilized, disused, or vacant, but the plan also noted that this area offers the potential for the creation of a prominent new district combining entertainment, convention, commercial, office, and residential uses in a cohesive, high-density, walkable pattern.

The Master Plan envisioned three to five story buildings for most of the area, while buildings on the north side of Grand River, with frontage on I-96 may rise as high as ten stories. While the Master Plan anticipated buildings as high as ten stories, during the evaluation and drafting of the proposed ordinance, the maximum number of stories as currently proposed will be limited to 8 stories on the north side of Grand River, and a maximum of 5 stories on the south side of Grand River. Lindsay will explain this further during her presentations.

Components of the District anticipated that the new City West district would consist of Residential Uses, as well as commercial, restaurant and entertainment uses. Townhouses may be appropriate south of Grand River on the edge of the district as a transition to nearby homes and neighborhoods. Mixed-use buildings including commercial on the first floor and residential on the second floor or higher was also anticipated for other areas of the district.

The City West district is envisioned as a distinct neighborhood as well as a complement to major nearby uses such as the Suburban Collection Showplace and the Ascension Providence Park hospital. The Master Plan notes that Commercial uses in this area could include specialty retail stores or art galleries, in addition to uses that serve nearby residents, and personal service uses. Creating a vibrant restaurant and entertainment scene that spills into outdoor patios and open spaces is a major goal of this redevelopment strategy.

Finally, the Master Plan talked about sustainability aspects within the City West District. The Master Plan notes that development of a new district presents a prime opportunity to consider development from a holistic standpoint. The development of City West should consider mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through use of permeable pavement. As the Commission knows, the City's Wetland Ordinance and Woodland Preservation Ordinances will still apply to any developments within this new district and will be reviewed in detail along with individual site plans as those are submitted to the city for review.

Further sustainability aspects include Landscaping with native plants, incorporation of alternative energy systems such as solar collectors or geothermal heat pumps into building designs, accommodations for electric vehicles, bicycle facilities, and, ultimately, integration with mass transit. The plan noted that these are all steps that can be taken to build a district that adheres in the long term to basic principles of environmental sustainability. When well-implemented, these measures can also help to limit certain long-term operational costs.

The Planning Commission is aware that the staff and the City attorney have been working on the details of the draft ordinance and the design guide over an extended period of time, with updates provided to the Implementation Committee along the way, incorporating the committee's recommendations into subsequent drafts. We are looking forward to your comments as a part of the implementation of the recommendations of this part of the Master Plan.

Senior Planner Lindsay Bell relayed as City Planner McBeth has outlined, the 2016 Master Plan provided a clear vision for what City West could become. The challenge for staff over the last 4+ years has been to

craft an ordinance that would allow, support and encourage that vision to become a reality.

Working with the Planning Commission's Implementation Committee, and the City Attorney's office, we have developed the City West Zoning Ordinance text to provide the standards under which properties in the new district will be developed, as well as a Design Guide that offers visual examples that the Master Plan and ordinance language are working together to accomplish. The Design Guide complements the ordinance language and will be made part of the ordinance by reference. It includes background information on the area, inspiration images from around Novi and other communities, and 3D models to visually show certain requirements or suggestions. The intent is that both documents would be used in conjunction to guide development within the district. Each 3D model shown in the Design Guide is conceptual only; actual projects would need to be designed by professional architects and engineers based on specific on-the-ground information not currently available to staff.

The history and existing conditions of the proposed area to be rezoned will be presented for the Zoning Map Amendment public hearing.

As the current 2023 Master Plan update effort continues, Novi continues to grow, as evident from the 20% population growth from 2010-2020. At the recent community open houses, 74% of participants indicated the City West area should be "transformed" when given the definition "long-term and large-scale change in the appearance and function of an area with the intent for dramatic shift in use, design, and accessibility." Another 21% indicated the area should "evolve," while only 5% thought the area should be "maintained" in its current state.

The City West area provides an opportunity to expand the housing choices available for young professionals, empty nesters, and other residents who prioritize a more urban, walkable community, easy access to the highway and destinations within Novi, and entertainment opportunities. Grand River Avenue is a major corridor with greater road capacity than many areas of the city. SMART has recently released its proposed route expansion, and has proposed extending bus service along the Grand River corridor through Novi and into Wixom. One of the proposed locations for a transit stop would be within the City West area.

Over time, the City West ordinance has evolved to incorporate elements of the Town Center districts, Gateway East and the Planned Development options. We also drew from examples of mixed use districts in other communities, as well as best practices in planning guidelines.

The City West District includes a baseline level of development for principal permitted uses, which would be allowed at a similar intensity to what can currently develop in the I-1 District. At the baseline level of development, building height is limited to three stories.

The ordinance includes an optional Mixed-Use Development Option (MDO) which permits a wider range of uses and higher intensity development in order to encourage the creation of a dynamic mix of compatible uses. While the MDO provides greater flexibility in parking and landscaping, as well as setbacks and building height to allow a more urban form of development, projects will still be subject to other applicable codes and regulations of the City, including Wetland and Watercourse protection, the Woodland Ordinance, Stormwater detention standards, façade and landscape requirements, as well as lighting and noise ordinances.

Approvals of MDO projects are up to the discretion of City Council, and subject to the project meeting various criteria.

One of the project criteria to be evaluated is whether a proposed site design and layout minimizes negative impacts on existing natural features. Other criteria provide stipulations that surrounding landowners shall not be unreasonably burdened, and the proposed development is deemed to be compatible/harmonious with surrounding area.

While the proposed ordinance standards allow for greater height along the north side of Grand River for MDO projects, staff believes that most projects will have 3-5 story buildings, with additional height

potentially requested for mixed-use buildings, or for a signature office building or hotel. The maximum height is limited to eight stories in the proposed ordinance for developments on the north side of Grand River Avenue, and five stories on the south side of Grand River Avenue.

The proposed provisions permitting higher buildings involves meeting specific criteria:

- Preservation of open space (25% of site or more)
- Using sustainable building elements and design strategies (ex: LEED Best Practices)
- Allocation of units for Workforce Housing (at least 15%); or
- Lower-level parking or parking garage to limit impervious surfaces

The Grand River Avenue corridor, running from downtown Detroit all the way to Lake Michigan on the west side of the state, bisects the City West area. In this area of the city, Grand River is an auto-centric five-lane major arterial with a speed limit of 50 miles per hour. Staff would pursue funding to study alternatives for making this area safer for pedestrians and bicyclists to get between the north and south sides of the district as marked crossings are currently available only in three locations: the Grand River and Beck Road signal, the signal at the main entrance to the Suburban Showplace, and the Taft Road signal. The Design Guide provides samples of elevated pedestrian bridges and street-level crossings with a raised median as possible design options to consider, however those are not the only alternatives. Traffic calming measures may also be recommended, such as reducing the speed limit through the district.

Development in this district is required to meet specific design standards to ensure future development is cohesive and walkable. Buildings are meant to front on internal street networks rather than Grand River to create a more pedestrian-friendly development than the thoroughfare can offer. Shared off-street parking facilities are encouraged. Development projects are required to provide public plazas and open spaces for gathering.

City West is meant to have sidewalks and pathways throughout the district, providing connections to the City's non-motorized network beyond the district. The recently expanded Ascension Providence campus trail network provides miles of non-motorized opportunities, and connects to the ITC Trail. Bosco Fields park is accessible via Beck Road less than 1 mile away. The planned project to expand Beck Road between 11 Mile and Grand River includes the completion of missing sidewalk segments on the east side of Beck Road. Taft Road already includes on-road bike lanes as well as an 8-foot pathway (except for a small segment near the intersection of Taft and 10 Mile where it drops to 5 feet) on the west side of the road from Grand River to south of 9 Mile. This facility connects the City West area to several Novi schools, as well as the library and Civic Center campus. Pathways along Grand River also provide a direct connection to the Town Center area within a 1-2 mile distance.

Residential uses can be developed under the MDO, either as a stand-alone use or as part of a mixed-use project. The granting of a Mixed-Use Development Option requires review and recommendation by the Planning Commission and approval of the City Council. As part of the review and approval process, and in light of the potential additional uses and flexible building standards, the development will be subject to certain conditions, and will have to demonstrate conformance with the Design Guide adopted by the City as part of this ordinance. The MDO process is similar to the approval process for the PD-1 and PD-2 Options, with City Council authorized to grant deviations to area, bulk, yard and dimensional requirements, as well as density, if found to be an enhancement in the public interest and to not be detrimental to the natural features and resources of the affected property and surrounding area, or would enhance or preserve such natural features and resources.

The City West area south of Grand River Avenue is directly adjacent to areas designated for multi-family and single-family residential. This portion of the district is intended to provide a gradual transition to the surrounding uses, with buildings between two to five stories tall. Within 100 feet of existing single family residential areas to the south, non-residential uses are not permitted, and residential buildings are limited to 35 feet in height to ensure a proper transition and prevent undue impact on the existing neighbors. The 100-foot setback for non-residential uses is consistent with current I-1 District requirements, to insure that no new hardship is created on landowners, and adjacent residents are afforded the same protections that exist today.

Residential buildings are required to be set back a minimum 2 feet for each foot of building height. If the maximum building height of 35 feet is proposed, that structure would require a minimum 70-foot setback from the single-family district. By way of comparison with existing multiple family zoning districts in Novi, in the RM-1 and RM-2 Districts, the minimum side and rear yard setbacks are 75 feet. As a comparison, the existing Central Park Estates buildings are setback about 70 feet from the property line. The City West district also requires a 50-foot setback for any parking areas adjacent to single family zoning districts, as well as the installation of a wall or landscaped berm to provide screening. The landscape ordinance requirement for a 6 to 8 foot screening wall or berm would also apply where adjacent to single family districts.

The creation of the new district also requires some amendments to other parts of the Zoning Ordinance, especially for various Use Standards in Chapter 4, and for the sections related to the EXO Exposition Overlay District. As we are proposing to change the underlying zoning to City West, that requires changes also be made to the description and permitted uses of the EXO, and the required conditions, while still allowing the exposition facility to remain and expand, as needed.

Staff have engaged with property owners and relevant stakeholders through mail notifications, in-person meetings with developers, tenants, and landowners of all 54 parcels subject to the rezoning, and by providing a feedback form on the City website. All the responses from landowners within the district have showed positive support for the amendment to the Ordinance. Some property owners were concerned over how the change would affect a current use that would become nonconforming, but that concern was eased after explaining how nonconforming uses or structures would be permitted to continue, and even expand in a limited capacity. Some current nonconforming uses would actually become more conforming under the proposed standards, such as restaurant uses in the I-1 district.

Staff also met with representatives from the Asbury Park Homeowners Association, who shared their concerns about noise, visibility, drainage, and property values. Issues of traffic and school impacts were also raised. Staff discussed the existing City regulations related to stormwater management, wetlands and woodland protection ordinance, which all projects would be subject to, and how the new ordinance was designed to minimize impacts to the existing neighborhoods through use and height restrictions, setbacks, and buffer requirements.

Although some adjustments were made to the draft text amendment based on the feedback received, other items were left as standards that could be determined on a case-by-case basis in the MDO process -- this is where some conditions or deviations can be up to Planning Commission and City Council's discretion to allow some flexibility to accommodate site-specific circumstances if it makes sense within the context of the development, neighboring uses, and the overall intent of the district.

Since the introduction to the proposed text amendment on April 5th, staff have continued to work on the draft ordinance to make improvements. We included new landscaping standards within the Mixed-Use Development option to recognize that the more compact development style would need more urban-style landscaping. The height limits have been clarified throughout, and buildings within 200 feet of single-family residential districts are now proposed to be limited to 40 feet and will not be eligible for bonus height increases. Staff has added a requirement that applicants include a contextual plan sheet with general layout and uses within 300 feet of their property lines to illustrate a proposed project in context with its surroundings. Planning Commission will need to consider Special Land Use standards, along with other items, in making its recommendation to City Council when MDO projects are considered.

Parking requirements for residential uses, based on number of bedrooms, have been included, which are consistent with the requirements in the Town Center district. Sidewalk requirements were also expanded on. An item was added to the approval standards to require applicants to demonstrate that the proposed layout of the site is designed to minimize the negative impact on existing natural features, including woodland and wetland areas.

Staff recommends approval of the proposed text amendment and Design Guide, with any necessary modifications as it continues to move through the process, as it is in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.

The Planning Commission is asked to hold the public hearing on the proposed text amendments, and consider making a recommendation to the City Council on adopting the text amendment. We are happy to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Pat Torossian, 26165 Mandalay Circle, relayed he is on the Board of Asbury Park Homeowner's Association, and has been a resident of Novi for 35 years. The northern and northeastern border of Asbury Park adjoin the City West zoning proposal. Mr. Torossian stated he understands the proposed zoning is unique to any zoning in the City and made specifically for City West multi-use with very little concern for the residential impact. Nowhere in the City is there a multi-use impact to a residential area like this. The zoning has been in progress since 2016, and only now are residents being made aware when letters were sent to those within 300 feet of the zone. We feel this type of zoning change should have been discussed with the residents impacted by this change for their input prior to the plan being developed. The proposal shows density that is unacceptable and no regard for the wetlands. There is a very large pond to the northeast of the subdivision where all the water drains into. As each developer comes forward with a proposal, it will be evaluated for wetland and woodland impact, but that is a major source of water retention for the subdivision. You've left the responsibility protecting the surrounding area in the hands of multiple developers to do the right thing and are not protecting the residential area with the proper zoning. Residents in Asbury Park are all for progress near Grand River, but not near residential homes. It seems it's been forgotten who pays taxes and votes in this City.

Ali Ozbeki, 26484 Mandalay Court, relayed he would like to ask the Planning Commission to reflect on the Novi Road, Main Street, Fountain Walk and the Walmart shopping center developments. Although he is not sure if the current Planning Commission members were those who approved these developments, Mr. Ozbeki has lived in Novi since 1986 and all the developments he mentioned have come since then. The City of Novi will never have a downtown like Northville, Rochester Hills, Birmingham, or Plymouth. You cannot manufacture a downtown area on Grand River. The marketing brochures are excellent, but what is the rate of occupancy of restaurants, residential areas, and office space on Main Street? Restaurants continue to turn around in Fountain Walk. A self-assessment needs to be done if we are doing a good job. If not, we walk away. Now another development is being proposed which could be a vacant lot.

Rob Massard, owner of Redford Lock Security Solutions, located on Grand River, relayed he is in favor of the proposed zoning change although he is not sure how it affects an existing industrial business and questions if there are plans for sewer along Grand River.

Lynne Paul, 45761 Willingham Drive, relayed she is a former Planning Commission member and City Council member. She is very happy to see so many familiar faces and recognizes the very hard job Commissioners and Council members have to do. A lot of the Master Plan was a big question when it was looked at in 2016 and Ms. Paul can understand why. The zoning being proposed is extremely dense, it doesn't fit our City, the building height and buffers are a problem, and ordinance to protect natural resources of wetlands and woodlands is not sufficient. Ms. Paul requests that the Planning Commission considers tabling or denying it the proposed City West ordinance. Blair Bowman is a wonderful businessman; he comes to the City and asks for so much. He's been buying the property, which is his right, but we have given him so much as residents. On record, total tax abatements since 2001 was \$4,092,163. If we increase the density and the height of the buildings all we are doing is giving more money to one single developer. Are we being fair to all our businesses? Some hotels and apartments in the area might like to have the height that will be allowed. Ms. Paul would like to propose we look at the development on the highway in Royal Oak. There are beautiful brick condos, and lots of people want to funnel into that area. Like Novi, they have good schools, but our density is more controlled. The landscaping and sidewalks are beautiful, and they have done a wonderful job with amenities. Mixed use is a good idea,

not more restaurants, not more commercial. As a City, Ms. Paul proposes we look at areas that are truly in need, such as Fountain Walk and Main Street. We can do a lot more for amenities and bring people in. Ms. Paul is not against development and changes in the proposed City West district but in keeping with our Master Plan and Ordinance, not in creating a district that would be so close to Asbury Park, which is not acceptable. These are beautiful homes that we need to respect. If it was your neighborhood, or mine, Ms. Paul would be livid. Ms. Paul is here as a citizen to state this is not the development for our City. Ms. Paul would like it to look like Royal Oak or another beautiful city, not like Southfield with high rises.

Rida Salim, Mandalay Circle, relayed she is a High School student who moved to Novi about three years ago from Texas. One thing she really appreciates in Novi that she did not have back in Texas is all the greenery and nature. Everyday Ms. Salim, her friends and siblings go for bike rides, and walks around in the safety of her neighborhood. A concern with the zoning proposal is that there will be additional traffic impacting the safety of the neighborhood and disruption of the greenery that is enjoyed every day. Ms. Salim is in support of and acknowledges the benefits of this proposal for the North side of Grand River but has deep concerns about the disruption of greenery that will occur with this change as well as the safety of residents in Asbury Park. Ms. Salim urges the Planning Commission to amend the proposal, so it does not affect the south side of Grand River.

Khurram Abbas, 26508 Mandalay Court, relayed he would like to echo the concerns his neighbors have expressed. Mr. Abbas has been a Novi resident for over a decade, previously he was on the southeast side of Novi where he was in close proximity to a busy mixed commercial and dense residential area. One of the reasons Mr. Abbas moved to Asbury Park was to be surrounded by trees and wetlands while still in the Novi school district. Mr. Abbas expressed concerns with adding more dense residential areas and overcrowding the school district. The north side of Asbury Park touches the proposed City West district and Mr. Abbas has concerns about that. He is concerned about the reduction of trees and wetlands, about unsightly buildings that will be in view from the neighborhood, about the lack of buffer and noise abatement between the neighborhood and the City West district, and the possible reduction in property values. Although the replacement trees go to the tree fund, those trees won't go into the Asbury Park neighborhood; they will go elsewhere in the City which is an injustice to the Asbury Park residents. The Expo event held last year, a Monster Truck rally, impacted residents as a huge nuisance but Mr. Abbas appreciated that the owner of Suburban Showplace reached out and indicated he is willing to work with the residents in the future. Civil Engineers Mr. Abbas has spoken with have expressed concerns with water runoff from the wetlands that may become an issue for Asbury Park homes. Mr. Abbas also expressed concern with the rezoning from Light Industrial to City West as he does not think the City has the infrastructure to support it. He urges the Planning Commission to take a second look at the proposed zoning district and address some of the residents' concerns.

Swanand Dhayagude, 26348 Mandalay Circle, relayed due to the location of his home he will be most directly impacted by this zoning change and construction. He has a young family and is concerned about the noise, pollution, and any people from the multi-family that would be trespassing through the backyard, which is not appreciated. This will lead to more of that. Also, losing trees and some of the wetlands is a big concern. Mr. Dhayagude asks that the City reconsider this zoning change.

Kai Yuan, 26362 Mandalay Circle, relayed his backyard directly faces the new development. Along with all the other concerns brought forward, a major concern is all the kids in the neighborhood that bike and play together, wandering around in a very safe environment. If we cut down the trees and have a direct access to the new City center, that will really create a lot of attraction for the kids. Often time they wander off, but right now because of all the trees and wetlands, it actually protects them in a safe way, but now they can easily have access to a new world so a lot of concerns for the kids that go wander and play near there. This will also potentially bring a lot of unwanted people to the neighborhood, so there are a lot of safety concerns. Looking at the northwest side of the subdivision, there is multi-family rental property that a lot of parents chose to live in to have their children attend Novi schools. Even though they don't own their property, Mr. Yuan wants to have a voice for them because a lot of the kids there are facing the same concern with access to big parking lots and a lot of restaurants. Also, even though now there is a building beyond the backyard, there are a lot of trees screening it, with future taller buildings they will be seen from the bedroom windows. Mr. Yuan kindly suggests adjusting the zoning to make sure there are adequate trees, protective fencing or other safety measures to protect the kids from potential

dangers. Again, looking at the south side of the subdivision, there are a lot of families there that will be directly impacted. Mr. Yuan's preference is to have the City plan for adequate preparation and reduction of noise from any construction rather than hearing a lot of complaints as that would be a smoother process for everyone.

Kara Murtha, 26223 Mandalay Circle, relayed she moved here in 2012 from Florida where she lived very close to her neighbors. The reason she chose the Asbury Park neighborhood was the tall trees. Ms. Murtha grew up in New Jersey in the pine barren, so she was used to having really tall trees. Sitting in her backyard, she can hear birds, which is beautiful. Ms. Murtha implores the Planning Commissioners to come and walk the neighborhood rather than look at a piece of paper. Looking great on paper is not reality. If a five-story building is built near the back of the neighborhood, it will be hideous, and everyone will want to move out of the neighborhood. The property values will plummet. Ms. Murtha implores the Planning Commissioners to think of the impact on the community and the reason why people are attracted to Novi and its nature. Ms. Murtha had to replace 44 tree credits on her lot which was fully wooded, they were all planted back on her lot with no money donated to the tree fund. Ms. Murtha loves Novi due to its nature. She has children and does not want them to be able to walk to something that is dangerous and would never allow her children to ride their bikes to Beck Road or Grand River as it's too dangerous. Ms. Murtha asks that the security aspects of people coming in and out of her neighborhood, the views, the impact to nature, and the impact to the schools all be considered.

Surabhi Sardesai, Mandalay Circle, relayed her concerns that 75-100 feet is too close. Right now, looking out to her backyard, it is beautiful with the tall trees. Seventy-five feet is unacceptable. She pleads that this zoning change does not happen. She has two little kids who play in the backyard, it's not going to be safe. From her second floor she can basically only see trees right now and that privacy will be gone. Ms. Sardesai asks the Planning Commission to please consider cancelling the zoning change.

Haramesh , Mandalay Circle, relayed as her fellow residents have said, she would implore the City Council and Planning Commission to walk through the Asbury Park neighborhood. The reason she was convinced to move from Texas to Michigan was not the Michigan roads, it was Michigan's natural beauty. She enjoys walking in the evenings and biking with her children due to the tall trees, the wetlands, the sounds of the birds. Unfortunately, if we go through with the City West zoning, we won't see that, we will hear noise pollution and smell smoke, which will be a health risk.

A resident, no name given, relayed he has some questions about the presentation tonight. There were comparisons to other communities, and he would like to know which communities that were referenced. These are holes in the analysis because it wasn't indicated that this matches the general idea that you can pick and choose, which isn't right. That includes examples of buildings that were compared to. As far as the survey of residents that was referenced, was the target of the survey adjacent residents or the community as a whole, as he is just newly aware of this. Grand River is a unique road from beginning to end, from one side of Novi to the other, trying to develop it as a marketplace to stop doesn't make sense as it's a road frequently used to commute and avoid the freeway. As a 40-year resident of Novi, he was involved with City Council and the Planning board back in the 1980's, and was associated with an organization called PLAN - People Looking After Novi. The organization tried to make sure residents were represented. At that time, Novi was looked at as a community of residents, and didn't look to become a community like Southfield with high rise buildings. That was the intent of City Council and the Planning board at the time so it's not clear why we are trying to deviate from that, as that has been the intent of Novi all along. Notable City Council members at that time were Hugh Crawford and Nancy Cassis. What is the status of the restaurant atmosphere of Main Street, as it seems everything goes in there and dies. Why are we trying to move it somewhere else along Grand River, which is a busy road, that seems to make absolutely no sense. We keep allowing things to be built, they don't work, so we move on to another area and allow it to go there.

Beth Hinman, lives on Christina Lane, relayed she has a lot of questions about this proposal. Who is behind it, who is sponsoring it, who is pushing it, what is the benefit or reward that the Planning Commission is getting, who is the Staff we keep hearing about that is pursuing this proposal. How will additional development of a highest intensity district, with the destruction of more woodlands and wetlands and five to eight story buildings along Grand River, bring any value to the existing residents of Novi. Why is the

Planning Commission's goal to make Novi as congested and unpleasant to reside in as West Bloomfield or Southfield. Grand River doesn't need to turn into another Orchard Lake Road. She objects to this proposal - the density, congestion, the destruction of woodlands and wetlands, without any recourse. The idea of high-rise buildings will significantly degrade the overall quality of Novi. There is absolutely no added value to the existing residents of Novi. She is asking the Planning Commission to listen to the protests and concerns and for once put the needs of the residents above the developers. That hasn't happened for a long time in Novi; do the right thing for a change.

Megan Sedghi, 26529 Mandalay Circle, relayed her property is close to Eleven Mile, but she will be impacted like all the other properties in her subdivision by this development. She already can hear the highway even though she is far away from it. Reducing the green zone is not going to benefit anyone. While the presentation showed something really grand, it doesn't seem to fit with what Novi is. Novi has a small city feel, which we love. We are surrounded by trees and are family-oriented. She is hoping we are not losing sight of that when we are trying to put something out of another city into a place that may be underdeveloped. She knows we can do better than what the presentation showed. Ms. Sedghi is an architect by education and does not see how we can construct something like this on these parcels. As previously stated, there are other parcels in Novi that we started developing and somehow abandoned. Now there is someone who is trying to purchase these parcels and develop them; Ms. Sedghi thinks we should focus on the developments we started already, reduce what the presentation showed, to consider existing homeowners who will be impacted by this rezoning.

Humza Salim, 26433 Mandalay Circle, moved to Novi on January 1st, 2020, in the middle of Junior year of High School. Two months later COVID struck, and he was left alone at home. He had no friends as he had just moved. To spend time, he walked the green streets of Mandalay Circle, which was very nice. He found a lot of peace there. He and his brother played basketball every day for a few hours a day as it is a very safe neighborhood. With the introduction of this plan that won't be possible; the safety net will be gone. Now he is a Sophomore at the University of Michigan and every weekend he comes back just to have the solace again. Mr. Salim strongly recommends that this proposal not move forward.

Aaron Martinez, a 30-year resident of Novi, relayed a lot of his comments have already been stated, but he thinks we can do better than the proposal that is before the Planning Commission at this point. There are a lot of concerns in the community that still need to be addressed. A lot has been heard tonight; people are worried about what this zoning change could mean for them, and Mr. Martinez asks that the Planning Commission take this seriously. As this is considered tonight, Mr. Martinez thinks the proper step would be to table this. It could be sent back to the drawing board, we could collaborate a lot more with the residents, hear their concerns and allow those concerns to be reflected in the plans before a vote is taken.

Mark Weinbaum, is an owner of the Novi Mile, LLC parcel, which is at the northeast corner of Beck and Grand River, behind the Chase Bank, USA to Go and Starbucks. Mr. Weinbaum purchased the property over 15 years ago. He can't speak to the other parcels, or their owners, but he has always found this community to be very mindful and thoughtful about the type, nature and character of development and zoning, such that he has not developed the site in the time he has owned it. The right ideas have not come along. Mr. Weinbaum develops in Milford, Brighton, and Fenton. With all due respect to the homeowners, he hears and appreciates their comments; however, in every development he has done, he has heard the same refrain. The day after a project is completed, people are out riding their bikes and walking. The greatest pleasures of a good developer are that they develop something that is economically viable, serves the community, and is something that they can be proud of as in his particular case, this is not something they will build and leave and go off and do another thing. He is part of the southeast Michigan development community, and their reputation is very important to him. Mr. Weinbaum believes Staff has come up with a very proactive approach. He had no role in developing this, he watched from the sidelines as the Master Plan was developed in 2016-2017. He was approached recently and gave input. There are parts that could be refined further, but the idea that this is going to remain a park or forest is not realistic. There is a significant industrial area to the north of a subdivision. Mr. Weinbaum has developed a lot of industrial properties and the last thing he would want is to live south of an industrial building. There are trucks coming in and out, there is noise all hours of the day. There is a need for good quality, affordable, attainable housing in this community. He would encourage residents

to think through this. He appreciates Staff's thoughtfulness and thinks this is a good foundation for prospectively and holistically activating this whole section in a way that is going to protect the environment, retain quality woodlands and wetlands, and give an opportunity for everyone to be involved in a larger, grander plan.

Ali Ozbeki, who spoke previously, wished to add a comment. Chair Pehrson noted only one comment is permitted per resident during the public hearing. Mr. Ozbeki stated that he has a house that he would be happy to sell at a 20 percent discount of market value to Mr. Weinbaum.

Mike relayed he moved to Mandalay Circle in Novi a year ago. What drew him to Novi, as his neighbors have said, is the greenery, it's a special place. However, the writing is in front of us. What he does not like is driving down Grand River, seeing "Now Hiring" signs at places like Suburban Showplace and Kroger. There are a lot of developments that don't have staff. Day one, everything will be beautiful, there will be TV cameras and ribbon cuttings. What will happen a year down the road when the employees are not there anymore? There will be more help wanted signs, it's a vicious cycle.

David Landry, 45471 Kimberly Court, relayed he is representing members of the Joanne M. Ward trust who own the ten-acre parcel on the southeast corner of Grand River and Beck Road. The northern three acres are zoned B-3, the southern acres are zoned RA. Mr. Landry relayed the family has owned the parcel since the 1940's. Looking at a 1990 aerial, the houses and buildings shown were their family business. In fact, looking back at a 1949 aerial, the buildings shown were their family business, so they are very much invested in this property. Mr. Landry asks that the ordinance treat the southeast corner the same as the it treats the northeast corner; carve out the B-3. He has no objection to the RA piece being included in City West. This particular corner is unique in the sense there is a hospital right across the street, which is a very intense regional use. There are intense business uses to the northwest with a Home Depot along with the other businesses there. The northeast corner is carved out, with the bank and a Starbucks, a fancy gas station. This whole corner is a classic B-3 use, so he asks to be treated equally. Secondly, with respect to drive-thru uses, Mr. Landry previously drafted a letter to the Planning department and asked for it to be forwarded to the Planning Commission. He was concerned that the version of the ordinance he saw did not allow drive-thru for businesses. However, since the April 5th Planning Commission meeting, Mr. Landry is aware that the administration has amended a few things and recommended as a Special Land Use that drive-thru is included for retail, restaurant and pharmacy businesses. Mr. Landry is in support of how the Ordinance is currently worded that a drive-thru is a Special Land Use. Like all drive-thru's, there is a concern for adjacency, sound, traffic stacking, things of that nature and Special Land Use takes care of that. Mr. Landry concluded he is in support of the drive-thru aspect in the Ordinance and asks that recommendation be passed on to City Council and asks to be treated like the northeast corner with B-3 zoning.

Jeff Wainwright, 45799 Grand River, relayed that this address is his business, Paradise Park. It is a very family-based business, and he likes the idea of a lot of families and a lot of kids in the area. He wants to see the area of Grand River developed well that is west of his business. This ordinance has gone through an unbelievable amount of work to get to the point it is, and the Staff have tried to craft something that answers everybody's needs. It's never going to be perfect, but Mr. Wainwright, as an engineer, has a few suggestions that could answer some of the concerns brought up tonight. The setbacks are set in general against the residential area at 100 feet. In thinking about a setback in principle, a parking lot will not be any less attractive whether it is 25, 50 or 100 feet back. The issue can be resolved with proper berming, proper landscaping that can be added to the Ordinance. It does not need to be a 100-foot setback which is punishing to developers, who won't be able to develop at that setback distance. There are only 33 parcels in that sector, which is 133 acres, that averages 3 acres per parcel. A 100-foot setback on a 3-acre parcel makes it unbuildable. We need to give pause to that and come up with a solution for the residents when they look out their window see good landscape like what was done at Paradise Park. Mr. Wainwright compels the Planning Commission to give thought to this and send the Ordinance back for one more revision.

Megan Zatkoff, 50735 Chesapeake Drive, relayed she lives in Island Lake and wanted to bring up the issue of traffic and congestion in the area as it has not been mentioned enough. While she empathizes with the residents on Mandalay Circle and other nearby areas, traffic increasing to this area would be

detrimental to all nearby neighborhoods, down Beck Road, Wixom Road and Napier Road. They are already feeling the effects from nearby construction. That gives an idea of what would happen if this area becomes overly congested without a plan for the vehicles which typically now use Grand River as a thoroughfare. Are those vehicles going to start spilling over to Ten Mile? Where will they go when I-96 is backed up? Offer that as something else to consider, not only what do we do with the land, but what is the impact of traffic nearby.

Blair Bowman, owner of the Suburban Collection Showplace, relayed he is very proud of what he has been able to accomplish. After some assistance with tax abatements, they are one of the largest taxpayers in Novi. One thing that must be understood is this is not something that they have pushed in any way. They are certainly interested in seeing what is going to develop from this Ordinance process. If it's any consternation at all, removing the Showplace and the surrounding properties used to support it is fine, and concentrating more towards the west where the intersection and interchange is. Mr. Bowman does also represent some of the properties on the south side of Grand River and has met with the Asbury Park Homeowners' Association. He cannot commit to anything that is going to develop out of this Ordinance, he can only speak to what he would develop, and how he would develop the parcels immediately north of Asbury Park. Mr. Bowman referred to a plan that would preserve 98 percent of the wetlands, and most of the woodlands. The structures he would propose are a single-family residential townhouse style apartment community, immediately 100 feet north, but over 400 feet away would be the first three story style building. Mr. Bowman welcomes the opportunity to work with the residents only if and when we get to that point.

Andrew Mutch, 24740 Taft Road, relayed there were a few things that he recognized in going through the Ordinance that raised concerns for him. One of the things that stood out, while there have been changes since the initial draft, there are still areas where this Ordinance is deficient in comparison to comparable ordinances particularly in the area of adjacency to residential areas in terms of setbacks and buffering. For example, the building setback requirements, while they have been increased, are still less than what is required for I-1, RM-1 or RM-2 which would be a minimum of what we would want. Those building setbacks are absolute, so it's not a matter of how tall the building in RM-1 is, it's setback 75 feet. In the case of this Ordinance, if you have a building that is not as tall, you can move it closer to the property line potentially increasing the impact on adjacent residential properties. We need some clarity on what constitutes residential, as there are other uses permitted in this that are traditionally listed in residential land use category such as live-work, daycare centers, and private schools. If these are considered residential uses, then the non-residential setback does not come into play. Those uses could be a lot closer to residential property lines than otherwise might be allowed. Another area lacking compared to other zoning districts is the open space requirement. This Ordinance requires 150 square feet per unit, every other district, such as RM-1, RM-2, TC, TC-1 where we have these kinds of more urban residential areas, require 200 square feet per unit of open space. Why are we cutting back here compared to other areas in the City? Another thing that has been reflected in many of the comments tonight is the impact on natural features and resources. The Ordinance and all the material that has gone out with that talks about the importance of conservating natural resources, yet we get these concept plans that show the areas being blown away. Reading through the City West Ordinance language, there is nothing in there that protects woodlands and wetlands beyond what our Woodlands and Wetlands Ordinance does today. Mr. Mutch does not have confidence that those Ordinances would be enforced in a way that would protect those areas in a meaningful way. Mr. Mutch believes that there needs to be substantial language in the City West district if adopted, that protects those areas because that is what is being counted on to help buffer those adjoining residential areas. While berming helps, it does not replace mature trees. There is a lot more work to do with this if it goes forward, and Mr. Mutch hopes the deficient areas get addressed.

Matt Heinz, 24551 Kingspointe, relayed many of the residents have done a phenomenal job sharing their concerns, and the Staff has done a lot of work putting this plan together. One thing that has not been discussed is there is a big difference between the woodland permit that was heard prior to this which was a very specific plan, with the outcome being option A or option B to have trees replanted or not. One of the largest deficiencies of this proposal being discussed at length, is there is not much defined. There are suggestions of initiatives related to sustainability or other mentions to be environmentally friendly and energy efficient, but much of the language in the proposal is "might", "should", "mostly". If you were to

ask anyone here what this is going to look like, there would not be a clear projection. To vote on something that is not clear on what it will be could lead to a terrible mistake. This needs to be much more fleshed out and developed into a concrete plan.

Natalie Jocz, 45144 Nine Mile Road, relayed even though she lives far from the proposed City West district she has concerns as a Novi resident. The first concern being the height of the buildings, which would be taller than the local hospital or mall. It is concerning that the residents who are living nearby are not being listened to. If this were to be approved, Ms. Jocz would hate to live near a ten-story building. Another concern is talk of lowering the speed of Grand River as that is a four-lane road, in some parts five-lane. How can the speed be lowered when there is so much traffic that goes through there? As has been mentioned, we need to look at the traffic and where that flow would go. Before we do that, we really need to look in more detail at this project.

Seeing no other participants, Chair Pehrson closed the public comment. Member Lynch read the written correspondence:

- Support from Thomas Meyer
- Objection from Paulette and Louis Alioa
- Letter from David Landry representing the trust of Joanne B. Ward
- Objection from Rafael Barkas and Kasia Barkas
- Objection from Khurram Abbas
- Objection from Giles McGill
- Objection from Alex and Lisa Ljucdjonaj
- Support from Novi Mile, LLC/Mark Weinbaum
- Support from WixMix LLC, Jeffrey Heyn
- Support from Central Park, LLC/South Grand Equities, LLC/Nobe Property Group, LLC/Nobe II Property Group/Peter Scodeller
- Support from Grand Beck Venture Group, LLC/Servman, LLC/Blair Bowman
- Support from Blair Bowman
- Objection from Bijan Sedghi
- Objection from Jason Wright
- Objection from Kelly Kasper
- Objection from Annett Hoermann
- Objection from Joe and Jennifer Patton
- Objection from Michael McDougal
- Objection from Swanand Dhayagude
- Support from Mary N. Frankfurt and James M. Frankfurt
- Objection from Claire Smith
- Objection from Charles Smith
- Objection from Surabhi Sardesai
- Objection from Lauren Santeiu

Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission for consideration.

Member Lynch relayed it is his understanding that Staff got the assignment four years ago to do something with the mishmash of parcels on Grand River. First, when Member Lynch first looked at this project...

Member Avdoulos offered a clarification that this is not a project or proposal, it is a rezoning of a large piece of property. We are looking at a district, and at a text amendment for the whole area. To clarify, we are not approving a specific project, as that seems to be where there is a lot of confusion.

Member Lynch relayed in terms of the rezoning, as he brought up in the past, Grand River Avenue right now is four and five lanes. His advice to City Council would be they might want to take a look at a traffic calming proposal that came up a few years ago where boulevards were put in. Similar to Van Dyke, it calmed the traffic to a point where it would be appropriate in this district. Member Lynch also relayed he had initial concerns with the proposed height. His understanding is in the Ordinance the height will be a maximum of eight stories on the north side. City Planner McBeth confirmed that a maximum of eight stories

will be allowed on the north side, only if they apply for and receive the additional bonus stories.

Member Lynch inquired as to his understanding that we are allowing vertical development to preserve more of the wetlands and woodlands. City Planner McBeth confirmed that is one of the purposes.

Member Lynch referred to the references made to Southfield, and stated we need to be careful about that, but he can only advise City Council. Novi has its own character. Something needs to be done to put uniformity there – looking at the various zones south of Grand River there are quite a few parcels that are currently zoned industrial, so if someone wanted to come in and put in, for example an extrusion business, they could.

City Planner McBeth stated that is correct, everything that is permitted in the Light Industrial district, which is the majority of the parcels on the south side, except for the residential and office to the west, could be built there under the current zoning.

Member Lynch inquired if there were industrial uses in the proposed zoning change. City Planner McBeth confirmed there are no light industrial uses included in the new Ordinance. The existing light industrial uses that are there would be grandfathered in, until they decide to move. When someone else comes to develop the property, it will be under the new Ordinance.

Member Lynch inquired as to what the current setback is on the south side of Grand River adjacent to the residential area. Senior Planner Bell relayed that in the current I-1 district nonresidential uses must be set back 100 feet. In the proposed City West district, nonresidential uses would maintain the 100-foot setback. Residential uses, like a townhouse, would be limited to 35 feet in height and for every foot of building height, the building would have to be set back two feet from the property line. Member Lynch confirmed his understanding that the new district doesn't change the current setbacks and berming, but improves it in some areas. Senior Planner Bell confirmed this what we've attempted to do.

Member Lynch inquired how many different property owners there are in the proposed district. Senior Planner Bell stated that there are 54 properties, some owners own multiple properties.

Member Lynch relayed he appreciates the work that has been done and he thinks it best overall to have an overriding zoning district although a concern was the permitted building heights. This would be a perfect opportunity to implement a traffic calming plan on Grand River, and make it more attractive, very similar to what was done on Beck Road between Five and Six Mile Roads.

Chair Pehrson added we are not suggesting any design standards other than what is in the manual. There is a hope that all the parcels will become uniform, and at some point, we address the traffic.

Member Becker relayed that our job is to listen to everyone in the City. Whenever an opinion is expressed to the Planning Commission and they do something contrary to the opinions expressed, it does not mean that they didn't listen and consider the opinions.

Member Becker referred to comments made regarding why the City does not go back and try to redevelop West Oaks or Main Street. The City doesn't develop property, and the City does not go in and help a business succeed or fail or replace a business. The City decides what business fits the zoning.

Member Becker relayed it is often remarked that one way to preserve green space and open land is to build up and not out and some of the suggestions in the proposed Ordinance would allow for that. As was pointed out, all the industrial zoned properties could take away all the trees with a parking lot and industrial building that will never look as nice as a well-done residential building. There are setbacks which allow for trees to be maintained, and probably a lot less lighting than there might be in some industrial settings. What this proposed zoning district is actually doing is trying to protect some of the features that the residents have mentioned. As Member Becker is frequently bent on asking, would the Asbury Park residents consider how many trees and wetlands were taken away to build their homes?

Member Dismondy relayed that his understanding is that the City's mission here is to activate a part of

the City that is aging. The average life of the properties along that stretch is 43 years. Industrial hasn't taken root in that corridor to date. As City employees, the staff are looking to make the City a better place and come up with progressive ideas with best practices from around the country. That's what we saw today, which was years of work to come together. Inevitably, we feel like we see it too late to have an opinion, which is what we are experiencing tonight. This wasn't done hastily by any means. There are things to it that Member Dismondy likes very much and some things that he does not think will work without further revision, namely the speed of traffic. Member Dismondy does not think he is ready to make a decision on the outcome but will wait to hear from his colleagues on the Commission.

Member Verma relayed listening to the public and in the written correspondence there are so many positives and negatives brought forth as well as ideas that have come. Member Verma would like to wait for another ten to fifteen days to combine those thoughts with what our Staff has already presented.

Member Roney relayed he has been on the Implementation Committee and has seen this for the last couple of years, and thinks it has exciting potential. It's not a proposal, we need to yet see the proposals. This is opening the possibility for developers to start talking about what they can do in that area. Member Roney likes the proposal and supports it. He appreciates Member Lynch addressing the setback concerns and is glad to hear they are not different than what they are today. He would rather have something like what this vision is than have a manufacturing plant in his backyard.

Member Avdoulos relayed this is not a project nor a proposal. It is taking an area, looking at how it is currently zoned, then thinking about what potential projects can go there and rezoning it to allow some flexibility and allow interesting projects to come in. It is up to the developers to come in and show us what they are thinking. Just like the gentleman said earlier, the woodland permit was one project that came forward on one site and asked for the removal of eleven trees. In the same way with this area, any project that comes in has to go through the planning process, has to go through site plan approval, has to follow all the ordinances, and has to maintain wetlands and woodlands. Right now, the majority of the properties are zoned residential, which means someone could put up a light industrial building that is 100 feet abutting residential.

Any project still must follow all the other requirements we have for all other projects. The concern with the height, as City Planner McBeth indicated there are requirements for that. The tallest buildings will be on the north side of Grand River. The heights on the south side of Grand River for residential are a minimum of two stories and a maximum of three stories. If there are mixed use, then four stories are permitted on the south side and five stories are permitted on the north side. These are just ideas, there are no planned projects yet.

For a frame of reference, the nearby hospital is seven stories to the top of the penthouse. It is actually closer to eight stories because hospitals are allowed a higher floor to floor height on the first couple of floors. There wouldn't be anything taller than the hospital in the City West district.

What this whole process is looking at doing is not dictating what should be built here, but allowing some flexibility for developers. At some point, these properties are going to be developed. The City wanted to put something together to help guide that so it does protect the residents who are close to Grand River. The document was driven by maintaining the wetlands and woodlands. Member Avdoulos has been on the Planning Commission long enough to see how diligent the City is to help maintain that. That is why a lot of people move to the City as has been indicated. As a resident of Novi for 30 years, Member Avdoulos has seen it develop much better than a lot of cities. This document has a lot of work put into it and is improving what we currently have on the boards. We are not saying what goes in there, we are just zoning it to give flexibility to developers who want to build there.

Chair Pehrson relayed he agrees with much of what's being said. This is to drive a conceptual idea that has to be brought forward by whomever the developers are. As mentioned, some of these properties have been sitting fallow for 43 years. This is not something that is going to happen between now and next month. There are properties that are going to have to be adjoined. All the plans brought before the Planning Commission need to go under the same scrutiny relative to all things such as setbacks and woodlands. What we are looking to do here is to create something as uniform as the Town Center when

that was developed. Most of the development will be abutting Grand River, not be sitting in the backyard of the residents. As individual projects come to the Planning Commission, they will make the hard decisions as to whether that particular application has the correct setback and intent for the given area. As has been stated, we are not building another Southfield. The max height on the north side will likely be five stories, and 35 feet on the south side. This is to create flexibility, so we can help developers come forward with their best ideas. What we are trying to do is give those who want to invest in the City of Novi the opportunity to do that within some guidelines to this specific design standard. We hear everything said about setbacks and the applicability of safety and what that means. There are certain things we have no control over, we can ask for with inside the plans certain lighting conditions, certain exit gates to prevent people from wandering into neighborhoods. Just because we vote a certain way, doesn't mean we are not listening. Chair Pehrson appreciates everyone's input and really appreciates the respect given the Planning Commission and hopes that we afforded the same to you.

Motion to recommend approval to City Council to adopt the City West district into the Zoning Ordinance made by Member Avdoulos and seconded by Member Lynch.

In the matter of Text Amendment 18.296, motion to recommend approval to City Council to adopt the City West District into the Zoning Ordinance as shown in the draft amendment for the following reasons:

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use environment,**
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
- 6. It provides an opportunity for long-standing businesses to remain at their current location.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO ADOPT THE CITY WEST DISTRICT INTO THE ZONING ORDINANCE AS SHOWN ON THE DRAFT AMENDMENT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

3. CITY WEST ZONING MAP AMENDMENT 18.741

Public hearing of the staff-initiated request for Planning Commission's recommendation to City Council regarding the rezoning of property in Section 16, located east of Beck Road, west of Taft Road along both sides of Grand River Avenue from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West). The subject properties total approximately 250 acres.

Senior Planner Lindsay Bell relayed historical photos of the area show the land was largely agricultural fields and orchards in the 1940s. When I-96 was constructed in 1957 there was a highway rest stop until the Suburban Collection Showplace was constructed in 2005 in its location. The Fairlane Motel appears to have been developed on the north side of Grand River in the 1950s, and is still open today. By the 1970s there was greater industrial activity in the area, including the Wix-Mix concrete plant, trucking operations, outdoor storage yards, various industrial buildings, and a gas station near the intersection of Beck and Grand River. Over the last 20 years many of the remaining homes and vacant structures have been torn down after falling into disrepair, and the properties have not yet redeveloped. As stated in the 2016 Master Plan, "Many sites are underutilized, disused or vacant."

Approximately 144 acres are north of Grand River Avenue with 21 parcels included. The majority of the area, 128.13 acres, is currently zoned OST Office Service Technology. There is an EXO Exposition Overlay District over a 55-acre portion of the Suburban Collection Showplace property. Approximately 14.06 acres are zoned I-1 Light Industrial. A mix of offices, industrial and manufacturing businesses, and vacant properties are present on either side.

To the south of Grand River Avenue, the City West area is recommended to include all of the parcels between Beck Road and Taft Road. These properties are currently zoned OS-1 Office Service, I-1 Light Industrial, B-3 General Business, and RA Residential Acreage.

There are some significant areas of wetland in the southern portion of the district. Preserving those wetlands would help to provide natural buffers between the City West developments and the residential districts to the south.

Of the existing structures in the area, the average age is 43 years, with many built between 1967 – 1978. Excluding a few building additions, only two new projects have been developed over the last 10 years: PetSuites (2020) and Beck Plaza, which contains the Starbucks (2016). During this same period development has not lagged in the rest of the City.

The number of permitted uses under I-1 zoning is limited when adjacent to single-family districts, which may have contributed to the lack of investment in this area. Restaurant uses in the I-1 district are only permitted in limited circumstances, so the existing restaurants south of Grand River have been non-conforming uses and have not been permitted to expand or make desired improvements such as adding covered outdoor patio areas. The expense of extending public utilities may have also discouraged new development.

Approximately 110 acres in the district are vacant or have a non-conforming residential use. Parcels developed with industrial uses that are not consistent with the desired future use for City West make up a total of about 32 acres. Development nearby in the corridor includes destinations such as Ascension Providence Hospital System and Suburban Collection Showplace, which are significant economic drivers in Novi, providing jobs and bringing in visitors. Commercial uses have developed by the I-96 interchange at Beck Road north of Grand River.

You may notice that the boundaries for City West have changed from what was recommended in the 2016 Master Plan. On the north side, the Implementation Committee agreed with staff that the small parcel east of Taft Road next to I-96 did not seem to be necessary to include, and the drive-through uses just east of Beck did not seem to fit with the vision for City West. On the south side of Grand River, leaving the eastern half toward Taft Road planned for Industrial did not seem to make sense given one of the main pedestrian crossings between north and south is at the main entrance to the Suburban Showplace. Many of the existing uses in that area also were not incompatible with the uses permitted in the proposed district. Meetings with some of the landowners in that area confirmed that they would like to be included in the district. The Implementation Committee agreed that the district should be extended all the way to Taft Road.

As mentioned previously, staff sent mail notifications to landowners of all 54 parcels subject to the rezoning, and by providing a feedback form on the City website. All the responses we received from landowners within the district have showed positive support for the rezoning.

Staff recommends approval of the proposed Zoning Map Amendment for the following reasons:

- ❑ The requested zoning is in generally in compliance with the Master Plan for Land Use, which recommends the establishment of the City West district, as a vibrant, walkable, mixed-use district.

- ❑ The requested rezoning would help further the objective of providing a wide range of housing options.
- ❑ The requested rezoning would help retain and support the growth of existing businesses and attract new businesses to the City of Novi.
- ❑ The requested rezoning would further the objective of developing the City West/Grand River Avenue and Beck Road area in a manner that supports and complements neighboring areas.

The Planning Commission is asked to hold the public hearing on the zoning map amendment and consider making a recommendation to the City Council regarding the rezoning. Staff is happy to answer any questions you may have.

Chair Pehrson opened the public hearing and invited members of the audience who wished to participate in the public hearing to approach the podium.

Mike Duchesneau, 1191 South Lake Drive, relayed he has attended many of the meetings that led to this proposal from the Master Plan update and would like to say that resident's concerns have been discussed in those meetings. The Staff has done a good job considering residents' input, concerns about traffic, and limiting curb cuts. The proposal tends to encourage larger parcels of property to be combined so there is not a hodge podge of one ups. The meetings are ongoing and are monthly. Residents should be voicing their concerns there where changes made as has happened in the meetings Mr. Duchesneau has attended. His reason for being involved in the first place is due to the 2016 Master Plan which adversely affected him in many of the same ways as was discussed and mentioned here today.

Resident (name not discernable), Asbury Park, relayed some of the things he is hearing from the Planning Commission is what they are offering is better, and maybe it is, however he would like to let everyone know that the Light Industrial zoning limits height to 25 feet, whereas the City West zoning allows multiple stories. The residents understand the setback is the same, but the height is a concern. There is an existing building, Screenworks, zoned in I-1, and there has never been a problem.

Blair Bowman, relayed he has a question regarding buffering. Along the common property line there is a 30-foot easement where the City installed a sewer line many years ago. If it is possible, that area might offer an opportunity for a developer to plant replacement trees along the easement. This would create a nice additional buffer, using the existing area there that is within the 100-foot setback and enhancing that by planting in the easement. The question is can you plant in an easement? Mr. Bowman pledges again as this rezoning progresses, and if this is something that does come to a reality, he is happy to meet with the homeowners association to go over plans and whatever they can do to enhance the screening and buffering.

Chair Pehrson closed the audience participation and turned the matter over to the Planning Commission.

Member Lynch relayed after getting the package on Friday, he drove through the surrounding neighborhoods. He gets the feeling most people are not aware how much industrial is currently there and is glad to hear we are not making it any worse than it currently is. In fact, Member Lynch would prefer to see a lot less noise and light intensity being put into the area over what it is currently zoned for. Member Lynch, putting himself in the resident's shoes who live nearby, would not want to see an extrusion plant in his backyard.

Member Roney referred to Mr. Bowman's question regarding planting in an easement. City Engineer Ben Croy relayed that in general it is not good practice to plant in an easement. There will be some opportunity to look for that. Generally, we try to keep trees off of the area directly over the main and in this particular area there is no road nearby so if we have to get equipment back there, we have to drive along the route of the sewer. As long as it is not restricting maintenance access, there may be an opportunity to plant some trees in the easement.

Member Roney remembers discussing during Implementation Committee meetings the northeast corner and why it was excluded, but the Committee did not discuss the southeast corner. If this is moved forward,

is there a way to suggest City Council consider whether that corner should have the same consideration as the northeast corner. City Planner McBeth relayed that it is a good idea to forward that recommendation to City Council and include that there are a couple of pieces we don't have a lot of information on, however Staff is happy to go back to the land owner for additional information.

Member Avdoulos relayed as Member Roney indicated, he is also on the Implementation Committee, and they have been looking at the City West rezoning for some time. All the meetings are open to the public. Our diligent citizens who attend the meetings look out for not only their area but also are good at making sure the Committee keeps residents' thoughts and concerns in mind. Member Avdoulos is a practicing architect by profession and works on a lot of urban projects. He would like to reiterate that the idea was not to create something that would be a hardship to the area but create something that would provide good opportunities and would help existing businesses.

Member Avdoulos relayed it was his understanding that this rezoning would allow Gatsby's to have outdoor seating, which is not currently allowed based on existing zoning. City Planner McBeth confirmed that Gatsby's would like to make some improvements that would expand beyond their existing seating and add a canopy and other improvements, so they are excited that this may be moving forward. Member Avdoulos said we want to create opportunities like this and help support our local businesses. There is an instance when we were working on the Adell Center, and anyone who has property can develop their property, there was a lot of back and forth, through the process we were able to have an open space provided. That is what we are looking for in this area.

Member Avdoulos wants to let the citizens know we are not looking at this cavalierly, but with a lot of information. The Staff has been doing a phenomenal job of putting this together, there were two site visits in Indiana to look at similar plans. We held two Open House meetings where we looked at the Master Plan and this is one of the areas we looked at.

Motion made by Member Avdoulos to recommend approval to City Council to rezone the subject property and seconded by Member Lynch.

In the matter of Zoning Map Amendment 18.741, motion to recommend approval to City Council to rezone the subject property from OS-1 (Office Service), RA (Residential Acreage), I-1 (Light Industrial), B-3 (General Business), and OST (Office Service Technology) to CW (City West) for the following reasons:

- 1. The 2016 Master Plan for Land Use recommended the creation and adoption of a new zoning district for this area of the City in order to foster redevelopment of underutilized parcels, and to create a vibrant, walkable, mixed-use district,**
- 2. The Master Plan for Land Use objective to foster a favorable business climate is fulfilled by allowing more flexible development standards for a unique area of the City,.**
- 3. The Master Plan for Land Use objective to support and strengthen existing businesses and attract new businesses is fulfilled by allowing existing businesses to expand and creating new development opportunities in a mixed-use setting,**
- 4. The Master Plan for Land Use objective to provide a wide range of housing options is supported as the new district allows residential use in a mixed-use setting,**
- 5. The Master Plan for Land Use objective to develop the City West/Grand River and Beck area in a manner that supports and complements neighboring areas through the use of setback and height restrictions to provide buffers to single family districts, and**
- 6. It provides an opportunity for long-standing businesses to remain at their current location.**

ROLL CALL VOTE ON MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL TO REZONE THE SUBJECT PROPERTY FROM OS-1 (OFFICE SERVICE), RA (RESIDENTIAL ACREAGE), I-1 (LIGHT INDUSTRIAL), B-3 (GENERAL BUSINESS), and OST (OFFICE SERVICE TECHNOLOGY) to CW (CITY WEST) MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
FROM: BEN CROY, CITY ENGINEER
SUBJECT: CITY WEST DISTRICT UTILITY DEMANDS
DATE: JUNE 8, 2023

The Department of Public Works Engineering Division has been working with the Community Development Department projecting assumptions regarding anticipated utility demand within the proposed City West District (Grand River between Beck Road and Taft Road). Based on these discussions, the City West District potential development is estimated to demand 1,550 REUs for water service. One REU (Residential Equivalency Unit) equates to the utility demand from one single-family home. Water system improvements will be required to maintain adequate water pressures in the western limits of the city regardless of whether the area develops as proposed or as currently zoned. No improvements are anticipated to be required for the sanitary sewer system.

The City West District is located within the Intermediate Pressure District. Other areas in this pressure district (Section 18 and Sections 29-32) along the western extremities of the city currently maintain pressures and flow rates on the low end of desired ranges and could drop below minimums as demand in other areas increase. This future condition was identified and evaluated in the 2014 Water Master Plan Update. At that time, several projects were recommended to address the need for improvements with additional development. The attached map and table from the 2014 update have been updated with capital projects completed by the City or as part of private development projects. The attached also includes proposed projects which complete the entire water system improvement plan. The proposed improvements include ~9,100 feet of water main along Eight Mile, Napier and Nine Mile (referred to as the Southwest Loop projects #091-14, #091-23, #091-15 considered Phase 1), and the decommissioning of a pressure reducing valve, estimated at \$4-5M and \$200k, respectively.

Coincidentally, around the same time the City West District was being discussed, a new residential development, Parc Vista, was being proposed in the southwest portion of the City on Eight Mile west of Garfield. During the design of this site, staff identified the need for system improvements to maintain the desired minimum flows of 2,000 GPM required for fire protection. The addition of the Southwest Loop will increase flows above this standard and eliminate a long dead-end in the system. Elimination of dead ends is good standard practice to avoid water quality issues, decrease pressure fluctuations and provide redundancy (same as GLWA's regional redundancy main project only scaled to Novi system). Additionally, the Southwest Loop would provide water service to the ITC Sports Park in the future if desired.

As the City develops, system demands are continuously evaluated to identify appropriate infrastructure improvements. Like the improvements discussed above, numerous projects have been identified in the 2014 or earlier master plans, and as additional demand is anticipated, these projects can be implemented. Occasionally private development fills

gaps in the system, but there is no significant private development to make the Southwest Loop. Therefore, staff recommends executing these projects as capital improvements per the Master Plan. Just as the Island Lake Booster Station (#IL-07) was completed as the first step in expanding the west side system, staff continues to evaluate needs as they arise, versus implementing unnecessary improvements. These proposed pressure district expansions have appeared in the CIP at various times, most recently back in FY 2019-20. Consequently, the projects were removed as the certainty of the proposed developments was not confirmed.

Per the Master Plan the Island Lake Pressure District Expansion has been planned for completion in two phases, the first of which Phase 1 is discussed herein. The second phase would complete the district expansion (projects #IL-01, #IL-04, #IL-05) and would be implemented at the appropriate time based on system modeling following further development.

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS008	Water Distribution	September 2016	\$2,336,580

Island Lake Pressure District Expansion - Phase 1

Sections 29, 30, 31, and 32



Project Description, Justification, & Operating Budget Impact

The Island Lake Pressure District (ILPD) expansion project has four key project components which will allow for the expansion of the ILPD into sections 29, 30, 31, and 32. The four main components of this project include: (1) Extension of a 12-inch water main along 10 Mile from Wixom to the stub at Woodham Road; (2) Installation of a new PRV at Ten Mile and Beck Road; (3) Installation of a new PRV at 9 Mile and Beck Road; (4) Pump upgrades at the Island Lake Booster Station. Over the past several years, residents sections 29, 30, 31, and 32 have complained of low pressure issues, especially during high usage periods when lawn sprinkling is occurring. Typically, system operators would increase the discharge pressure from the West Park Booster Station during these periods of pressure complaints; however, there is limited opportunity to boost pressures to the desired level in these sections as it would cause excessively high pressures within the lower elevation areas in the Intermediate Pressure District (along Novi Road north of 9 Mile and south of Grand River). For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

Design Engineering	\$ 106,880
Right-of-Way Acquisition	\$ 75,000
Geotechnical Design	\$ 41,108
Other	\$ -
TOTAL ENGINEERING	\$ 222,988
Contingency	\$ 44,598
<i>Notes:</i>	
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TOTAL ENGINEERING (including contingency)	\$ 267,586

Construction	\$ 1,644,302
Construction Engineering	\$ 82,216
Crew Days	\$ 31,500
Material Testing	\$ 41,108
Other	\$ -
TOTAL CONSTRUCTION	\$ 1,799,126
Contingency	\$ 269,869
<i>Notes:</i>	
<input type="text"/>	
TOTAL CONSTRUCTION (including contingency)	\$ 2,068,995

BUDGET DETERMINATION BASED ON YEAR AWARDED			
Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year			
2018-19	\$2,336,580	2023-24	\$2,708,737
2019-20	\$2,406,678	2024-25	\$2,789,999
2020-21	\$2,478,878	2025-26	\$2,873,699
2021-22	\$2,553,244	2026-27	\$2,959,910
2022-23	\$2,629,841	2027-28	\$3,048,707

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

592 - Water Sewer Fund

Outside Funding?

No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
WTS009	Water Distribution	September 2016	\$882,255

Island Lake Pressure District Expansion - Phase 2

Section 29, 30, 31, and 32



Project Description, Justification, & Operating Budget Impact

The Island Lake Pressure District (ILPD) phase 2 expansion project has two key project components which will allow for the expansion of the ILPD into the northeast quadrant of section 18. The two main components of this project include:

(1) Installation of a 16-inch water main through Wildlife Woods Park to provide sufficient conveyance to the Island Lake Booster Station.

(2) Decommissioning of PRV at the Catholic Central Site. The Catholic Central site water main was installed with a backup up pressure reducing valve (PRV) in lieu of a looped system in case water pressure is ever lost from the Intermediate Pressure District. This PRV provides limited redundancy as it rarely operates, so system operators can not tell if it is in working order. In addition, the design of this PRV allows for the Island Lake Booster Station to feed the Intermediate District during times of pressure loss. The design did not take into account the fact that the Island Lake Booster Station is not large enough to feed the Intermediate District. For this reason, re-districting was proposed as part of the 2014 Water System Master Plan update.

Design Engineering	\$	43,490
Right-of-Way Acquisition	\$	-
Geotechnical Design	\$	15,532
Other	\$	-
TOTAL ENGINEERING	\$	59,022
Contingency	\$	11,805
<i>Notes:</i>		
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TOTAL ENGINEERING (including contingency)	\$	70,827

Construction	\$	621,280
Construction Engineering	\$	37,277
Crew Days	\$	31,500
Material Testing	\$	15,532
Other	\$	-
TOTAL CONSTRUCTION	\$	705,589
Contingency	\$	105,839
<i>Notes:</i>		
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TOTAL CONSTRUCTION (including contingency)	\$	811,428

BUDGET DETERMINATION BASED ON YEAR AWARDED			
Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year			
2018-19	\$882,255	2023-24	\$1,022,775
2019-20	\$908,723	2024-25	\$1,053,459
2020-21	\$935,984	2025-26	\$1,085,062
2021-22	\$964,064	2026-27	\$1,117,614
2022-23	\$992,986	2027-28	\$1,151,143

Engineering Completed in Prior Fiscal Year?

Funding Source?

Outside Funding?