

2023 Master Plan Amendment for the Land Swap between the City of Novi and Novi Community Schools

Including the Approved Resolution adopting the Amendment from April 19, 2023, and the Amendment to the 2016 Master Plan for Land Use, which includes the changes to the Future Land Use Map and Residential Density Map

APPROVED RESOLUTION

**PLANNING COMMISSION RESOLUTION ADOPTING THE AMENDMENT TO THE 2016
MASTER PLAN FOR LAND USE**

At a regular meeting of the Planning Commission of the City of Novi, Oakland County, Michigan, held on the 19th day of April, 2023

PRESENT: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney

ABSENT: Member Verma (excused)

The following resolution was offered by Member Avdoulos and seconded by Member Lynch:

WHEREAS the City of Novi ("City") and Novi Community School District ("District") have prepared a draft Property Exchange Agreement ("Agreement") under which the City will convey to the District a portion of Ella Mae Power Park and a portion of Wildlife Woods Park, and the District will convey to the City land directly south of Fuerst Park and all the Bosco Fields property; and

WHEREAS on April 3, 2023, City Council approved a revised draft of the Agreement subject to the approval of final form by the City Manager and City Attorney's Office; and

WHEREAS the approval of final form includes ensuring that the exchange complies with MCL 117.5(e)(the Home Rule Cities Act), which states that land designated as park in an official Master Plan may not be sold; and

WHEREAS the portions of land agreed to be conveyed to the District are currently designated as Public Park on the 2016 Future Land Use Map; and

WHEREAS the Bosco Fields property to be conveyed to the City is currently designated as Educational Facility on the 2016 Future Land Use Map; and

WHEREAS an amendment to the Master Plan, to comply with MCL125.3845 (Michigan Planning and Enabling Act), must follow the procedures set forth in Sections 39, 41, and 43 of the Michigan Planning and Enabling Act; and

WHEREAS Section 39 requires sending notices of the amendment to the same entities required for an entire master plan update and requesting comments and cooperation; and

WHEREAS Section 41 requires submitting the proposed amendment to the legislative body for approval of distribution to the same entities as required by section 39; and

WHEREAS Section 43 requires a public hearing at the Planning Commission 42 days after the legislative body approves the distribution of the amendment, at which point the Planning Commission can adopt the proposed amendments or adopt them subject to modifications; and

WHEREAS on February 8, 2023, the Planning Commission approved a resolution to open the Master Plan Review Process and recommended the draft amendment for approval by City Council for distribution; and

WHEREAS on February 27, 2023, the City Council adopted a resolution authorizing the distribution of the proposed Master Plan amendment and did not assert its right to approve or reject the amendment after the required review period and public hearing; and

WHEREAS on March 6, 2023, the Planning Commission notified and distributed the draft amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification of its intent to discuss the Master Plan for Land Use; and

WHEREAS on April 12, 2023, the Oakland County Coordinating Zoning Committee voted to endorse the proposed Master Plan amendment, finding that the proposed amendment was not inconsistent with the Plan of any surrounding communities; and

WHEREAS proper public notice was advertised for a public hearing to be held on April 19, 2023, 51 days after the approved distribution of the amendment by City Council; and

WHEREAS, the Planning Commission has determined that the proposed amendment to the 2016 Master Plan, with the accompanying changes to the Future Land Use Map and Residential Density Map, accurately reflects the Planning Commission's determinations for the uses of the areas of the City affected by the proposed document.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby adopts the amendment to the 2016 Master Plan for Land Use.

BE IT FURTHER RESOLVED that the Secretary of the Planning Commission shall submit a copy of the amendment to each municipality located within or contiguous to the City, the County Commission, each public utility company and railroad company owning or operating a public utility or railroad within the City, the Road Commission for Oakland County, the Michigan Department of Transportation, and every governmental entity that had registered its name and mailing address with the City for purposes of notification.

RESOLUTION DECLARED ADOPTED

YEAS: Avdoulos, Becker, Dismondy, Lynch, Pehrson, Roney

NAYS:

ABSENT: Verma

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and complete copy of the resolution adopted by the Planning Commission of the City of Novi, Oakland County, Michigan, at a meeting of the City of Novi Planning Commission held on the 19th day of April, 2023, the original of which is on file in my office.

I further certify that the notice of the meeting was given pursuant to, and in full compliance with, Act No. 267 of the Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed by official signature this 20th day of April, 2023.

Cortney Hanson

Cortney Hanson, City Clerk

CHAIRPERSON'S CERTIFICATION

I hereby certify that the foregoing resolution accurately reflects the action taken by the Planning Commission on the 19th day of April, 2023.

Mark Pehrson

Mark Pehrson, Chairperson

ATTACHMENT A: AMENDMENTS TO THE MASTER PLAN'S FUTURE LAND USE MAP AND RESIDENTIAL DENSITY MAP RELATING TO CITY PARKLAND

This attachment contains the amendments to both the Future Land Use Map and the Residential Density Map of the 2016 Master Plan. The first set of maps attached shows the change in Future Land Use as it relates to the areas being considered for the exchange between the City and Novi Community Schools. As noted in the maps, this is meant to replace the map and all other material found on page 47 of the 2016 Master Plan. Also noted in the map is the following statement:

"The land being reclassified from Public Park to Educational Facility, as shown in the map, is not required for park purposes by the City."







The second set of maps attached shows the change in Residential Density. As noted, this is only meant to supplement the map and all other material found on page 48 of the 2016 Master Plan. The small change does not warrant a complete replacement of the page and references throughout the Plan to the existing Residential Density Map will remain valid.

If adopted by the Planning Commission, these amended maps will become a part of the 2016 Master Plan and either replace or supplement the respective portions of the Plan, as described herein. Until adoption, these are draft amendments and can be edited by Staff based on review from the Planning Commission and City Council, comment during the Public Hearings, or as a result of the comments received following distribution of the plan to surrounding communities and other entities.

Current Future Land Use

Legend

Streets Key

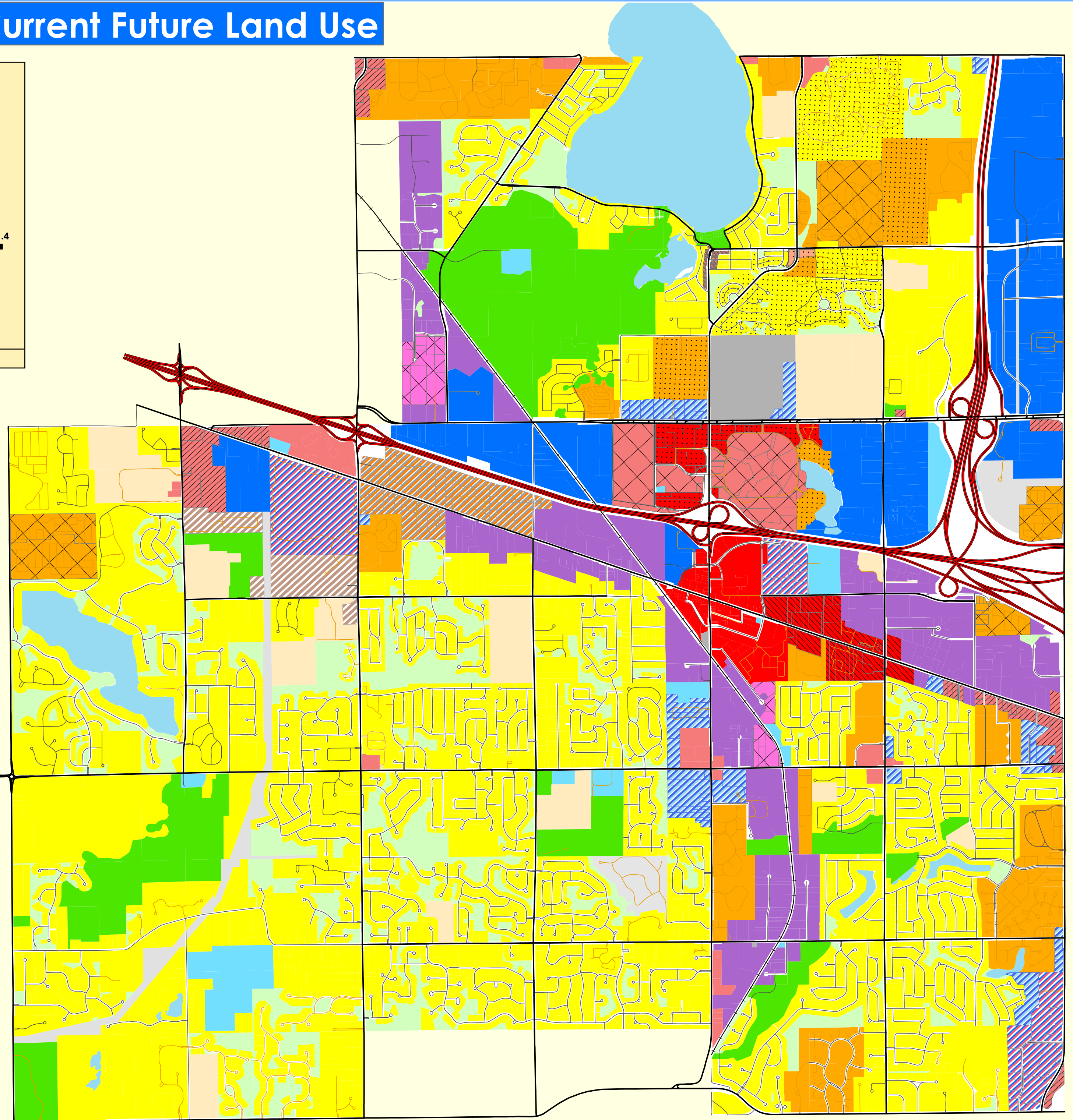
-  Interchange and Exit Numbers
-  Freeway
-  Major Public Streets
-  Minor Public Streets
-  Private Streets
-  Railroad

0 0.35 0.7 1.4
Miles

Map Print Date: January 11, 2023

Visit maps.cityofnovi.org to access interactive, locally based geographic information in the Novi community.

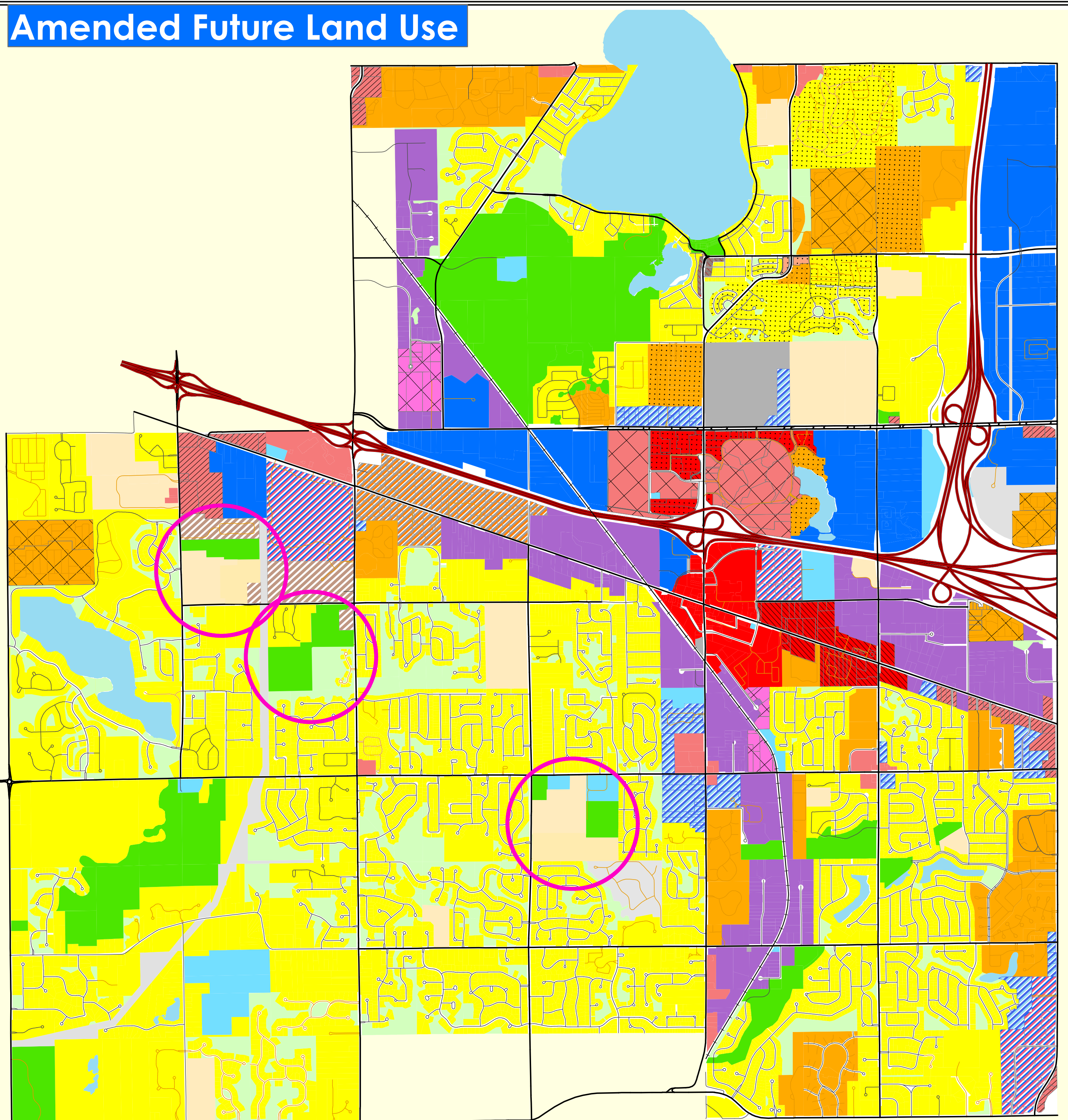
Map Author: J.Hill, Planner
Community Development Department



Legend

-  Single Family
-  PUD
-  Multiple Family
-  PD1
-  Manufactured Home Residential
-  Suburban Low-Rise
-  Community Office
-  Office Research Development Technology
-  Office Commercial
-  Industrial Research Development Technology
-  Heavy Industrial
-  PUD3
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  City West
-  Pavillion Shore Village
-  TC Commercial
-  TC Gateway
-  PD2
-  Educational Facility
-  Public
-  Public Park
-  Private Park
-  Cemetery
-  Utility

Amended Future Land Use



Notes:

1. The areas circled in pink are the areas undergoing a reclassification of land use. The land being reclassified from Public Park to Educational Facility, as shown in the map, is not required for park purposes by the City
2. This map is meant to replace the Future Land Use Map and all other material found on page 47 of the 2016 Master Plan
3. This Master Plan amendment includes the amended Future Land Use Plan and the amended Residential Density Plan
4. This map is intended to show generalized land use and is not intended to indicate the precise size, shape, or dimension of areas.
5. See the Residential Density Plan map for more specific residential density recommendations
6. If future conversion of public and private recreation areas to a non-public or non-recreation area occurs, the intended use is residential at the density identified on the Residential Density Map

CURRENT RESIDENTIAL DENSITY

Legend

Streets Key

- 162 Interchange and Exit Numbers
- Freeway
- Major Public Streets
- Minor Public Streets
- Private Streets
- Railroad

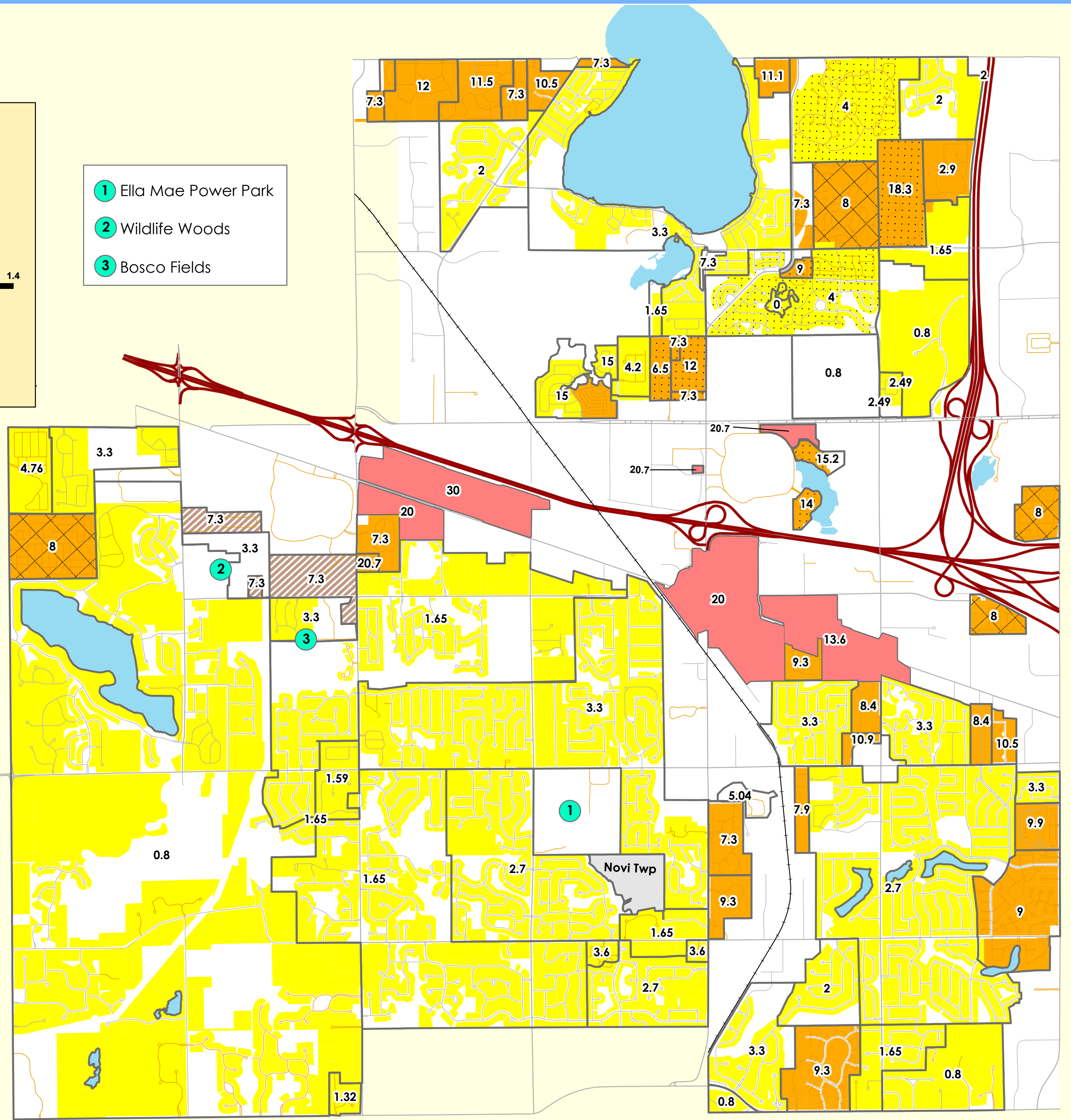
Map Print Date: January 11, 2023

Map Author: J.Hill, Planner
Community Development Department

- 1 Ella Mae Power Park
- 2 Wildlife Woods
- 3 Bosco Fields

Proposed Land Use

- Single Family
- PUD
- Multiple Family
- PD1
- Manufactured Home Residential
- Suburban Low-Rise
- Mixed Use



AMENDED RESIDENTIAL DENSITY CHANGE IN PINK

Legend

Streets Key

- 162 Interchange and Exit Numbers
- Freeway
- Major Public Streets
- Minor Public Streets
- Private Streets
- Railroad

Map Print Date: January 11, 2023

Map Author: J.Hill, Planner
Community Development Department

- 1 Ella Mae Power Park
- 2 Wildlife Woods
- 3 Bosco Fields

Proposed Land Use

- Single Family
- PUD
- Multiple Family
- PD1
- Manufactured Home Residential
- Suburban Low-Rise
- Mixed Use

Notes

1. This map is meant to supplement the Residential Density map and all other material found on page 48 of the 2016 Master Plan. Existing references to the original Residential Density map remain valid
2. The change designated in pink provides a Residential Density of 2.7 dwelling units per acre to an area that previously had no planned Residential Density attributed to it
3. Actual maximum number of dwelling units permitted per acre may be less due to site conditions and City of Novi Code of Ordinance requirements and the specific recommendations of the Master Plan for mixed use areas

