



CITY OF NOVI CITY COUNCIL JULY 27, 2026

SUBJECT: Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan amendments to neighboring communities, Oakland County, railroads and public utilities for a 42-day review and comment period.

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

At the June 22, 2026 City Council meeting, Council unanimously approved a Purchase Agreement by and between the City of Novi and the Novi Community School District. The Agreement includes a due diligence period to address issues raised by the transfer of the basin. One of those issues is whether the City can convey the basin to the School District, as it is technically within the boundaries of Ella Mae Power Park. It was determined that an amendment to the Future Land Use Map must occur to continue finalizing the exchange agreement.

As a separate matter, staff suggested other Future Land Use map changes to reflect the City's acquisition of several parcels of land for future development of public facilities. During the process of updating the Master Plan, the Future Land Use map was updated to show all properties owned by the city and other public entities, including school districts, as "Public/Quasi-Public." The three subject parcels were acquired after the process of identifying publicly-owned parcels had been completed, otherwise they would have been shown as "Public/Quasi-Public" on the map. Therefore, the properties purchased for public facilities should also be similarly designated as the City moves forward with plans to develop the properties for public safety facilities.

The Master Plan Amendment follows a similar process to a Master Plan Update with regard to the reviews and actions by the Planning Commission and the City Council. The process provides opportunities for public hearing and comment, and distribution of the proposed map amendments to the required entities (nearby communities, regional planning bodies, utility companies, etc.) before the matter returns for final consideration approximately 45-60 days following the distribution of the proposed updates to the Future Land Use Map.

MASTER PLAN – PROPOSED AMENDMENTS

Staff prepared information for the Planning Commission to consider with regard to the Future Land Use Map, identifying the areas on the map that are recommended to be modified as detailed below.

The proposed amendments would reclassify the land as follows:

- A map reclassification of land to be transferred to the School District from Public Park to Public/Quasi-Public,
- A map reclassification of land at 42000 Thirteen Mile Road from Single Family to Public/Quasi-Public (future Fire Station No. 2),
- A map reclassification of land at 26125 Lee BeGole Drive from Industrial/Office to Public/Quasi-Public (future Public Safety Headquarters),
- A map reclassification of land at 22700 Venture Drive from Industrial/Office to Public/Quasi-Public (future Fire Station No. 3),

The maps showing the detail of the draft map amendments are found in the packet.

In addition, a statement that this land is no longer required for park purposes by the City.

PLANNING COMMISSION PUBLIC HEARING

On July 8th, the Planning Commission held a public hearing on the opening of the Master Plan, and received public comment. The Planning Commission considered the proposed amendments and adopted a resolution opening the Master Plan review process and forwarding the proposed amendments to the City Council for distribution.

Attached to this motion sheet is the Resolution to Authorize Distribution of Proposed City of Novi Master Plan amendments to the required entities and the amendment to the 2025 City of Novi Master Plan, including changes to the Future Land Use Map.

RECOMMENDED ACTION:

Adoption of a Resolution Authorizing Distribution of Proposed City of Novi Master Plan amendments for distribution to neighboring communities, Oakland County, railroads and public utilities for a 42-day review and comment period, in addition to permitting final adoption of the plan amendments to the Planning Commission following the public hearing held after the 42-day review and comment period.