



CITY OF NOVI CITY COUNCIL
MARCH 6, 2023

SUBJECT: Approval of Zoning Map Amendment 18.739 of Paradise Park to rezone the south part of the property at 45799 Grand River Avenue, located on the south side of Grand River Avenue and west of Taft Road, from OST, Office Service Technology to I-1, Light Industrial. The area to be rezoned is approximately 4.14 acres of the 8.03-acre site. **FIRST READING**

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The petitioner is requesting a Zoning Map amendment for the south 4.14 acre portion of an 8.03 acre site located at 45799 Grand River Avenue (Section 16) from OST (Office Service Technology) to I-1 (Light Industrial). The applicant states that the rezoning to I-1 is being requested to make the zoning consistent across the entirety of the property owned by Paradise Park.

The Future Land Use Map of the 2016 City of Novi Master Plan for Land Use identifies this property as Industrial Research Development Technology. The requested I-1, Light Industrial Zoning District, is consistent with the recommended Industrial Research Development Technology land use. The remainder of the property to the north is identified in the Master Plan as Industrial Research Development Technology, the property to the west is identified as One-Family Residential, the property to the east is identified as One-Family Residential, and the property to the south is identified as One-Family Residential.

The north part of the subject property has been used for an indoor/outdoor recreational facility since the mid-2000s. The applicant has stated that there are no immediate plans for changes to the rezoned property. The property subject to the rezoning request remains largely undeveloped but has a stormwater basin on the east side of the property (adjacent to the Andes Hills condominium), a landscaped berm along the south property line (adjacent to the SV Temple), and has regulated wetlands and woodlands on portions of the site.

Given the proximity of the site to residential zoning districts, any future expansion of the private indoor/outdoor recreation facilities onto the rezoned site would require Special Land Use approval by the Planning Commission. Some additional uses permitted subject to Special Land Use consideration would be Research and Development, Technical Training, Data Processing, Light Manufacturing, Pet

Boarding, and several other uses as described in the ordinance. Other uses permitted as of right in the I-1 District would be professional or medical office uses.

Since this site is adjacent to residential zoning and uses, there are limitations on building height, setbacks, and screening. The minimum building and parking setbacks from any residentially zoned land are 100 feet, and the building height would be restricted to a maximum of 25 feet.

In 2017, the City Council accepted a 50-foot-wide perimeter easement on the south, east, and west property lines of the property subject to rezoning (attached). The easement ensures that there will be no permanent structures in the easement areas, except as may be allowed as part of an approved site plan. The easement areas may not be developed in any manner that alters the natural vegetation, unless authorized in an approved landscape plan, or as needed for routine maintenance. The location of a future berm is also shown in the easement.

Rezoning the subject property to the I-1 District is consistent with the Master Plan recommended future land use of Industrial Research Development Technology; the rezoning will support and potentially strengthen an existing business, the rezoning will not negatively impact the level of service on the adjacent roadways (as demonstrated in the submitted Rezoning Traffic Impact Study), and the current Zoning Ordinance standards for the Light Industrial District will allow for adequate buffers from the adjacent properties for future development of the subject site, if it were to be developed in the future.

The Planning Commission held a public hearing on February 8, 2023 and continued the public hearing to the next meeting on February 22, 2023. The Planning Commission recommended approval of the rezoning request to the City Council. Attached are the meeting minutes from the February 8th meeting, and the Action Summary from the February 22nd meeting.

RECOMMENDED ACTION: Approval of Zoning Map Amendment 18.739 of Paradise Park to rezone the south part of the property at 45799 grand river avenue, located on the south side of Grand River Avenue and west of Taft Road, from OST, Office Service Technology to I-1, Light Industrial. The area to be rezoned is approximately 4.14 acres of the 8.03-acre site. **FIRST READING**

This motion is made for the following reasons:

1. The proposed Light Industrial (I-1) Zoning District meets the intent of the 2016 Master Plan for the Industrial Research Development Technology future land use;
2. The Master Plan for Land Use objective to support and strengthen existing businesses is fulfilled as the proposed rezoning promotes the continued success of an existing business;
3. The Master Plan for Land Use objective to maintain quality architecture and design throughout the City is fulfilled because Paradise Park is an attraction that is unique to the region;

4. There will be no negative impact on public utilities as a result of the rezoning request as stated in the Engineering memo, and no anticipated changes to the traffic patterns as a result of the rezoning request;
5. The Rezoning Traffic Impact Study has demonstrated that the proposed rezoning will not degrade the level of service of the local road network below acceptable levels.