

CITY OF NOVI

Master Plan



City Council
April 7, 2025



Plan Introduction



Presentation Overview

- Master Planning Process
- Community Engagement Highlights
- Guiding Principles
- Plan Contents & Chapter Highlights
- Future Land Use Framework
- Action Plan
- Questions





Planning Process

The Master Plan for Land Use update began in 2022 and consisted of two primary components:

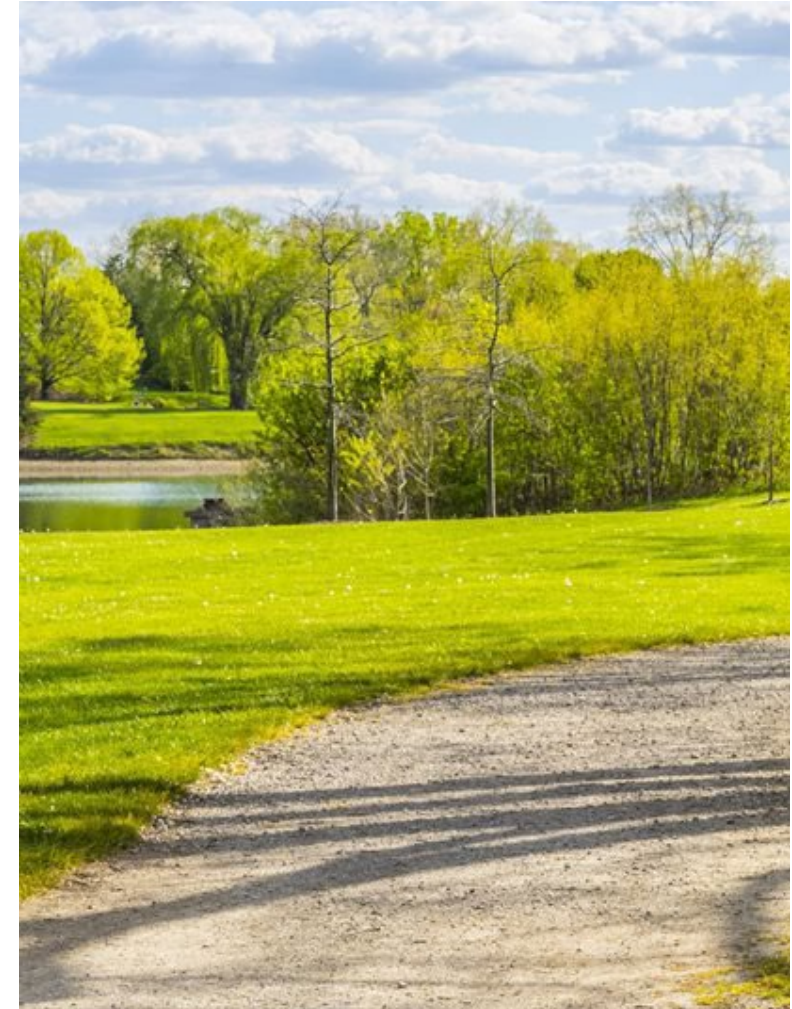
1. An analysis of characteristics, such as demographics, natural features, the real estate market, economic development, and land use.
2. The second component focused on the existing and forecasted future transportation network.

A steering committee composed of City Council, Planning Commission, and administrative staff representatives was established to provide local insight throughout the planning process.



Master Planning Process

1. Kick Off
2. Plan Development (Content Draft + Community Engagement)
3. Full Compiled Draft (Steering Committee Review)
4. Planning Commission Requests & Recommends Distribution
5. City Council Authorizes Plan for Distribution
6. 63-Day Review Period (Public Review + Comment)
7. Planning Commission Holds Public Hearing
8. Planning Commission Adopts Plan





Community Engagement Strategy

- Community Survey
 - Distributed in 2022, received 842 responses.
- Open Houses
 - Held on February 25, 2023, and March 2, 2023.
 - Invited comment on the status of the plan and land use preferences for several redevelopment sites.
 - Presented an educational video to explain the master plan process and its impact on future land use decision-making.
- Plan Approval
 - 63-day review will allow for public comment on the completed draft.
 - A public hearing will be held at the review period's conclusion, allowing further community input.





Chapters



Plan Contents

- Community Demographics
- Natural Features & Resiliency
- Housing
- Market Analysis
- Economic Conditions
- Transportation Framework
(Completed by Hubbell Roth & Clark)
- Connectivity
- Neighborhood Density
- Future Land Use
- Action Plan





Future Land Use Framework



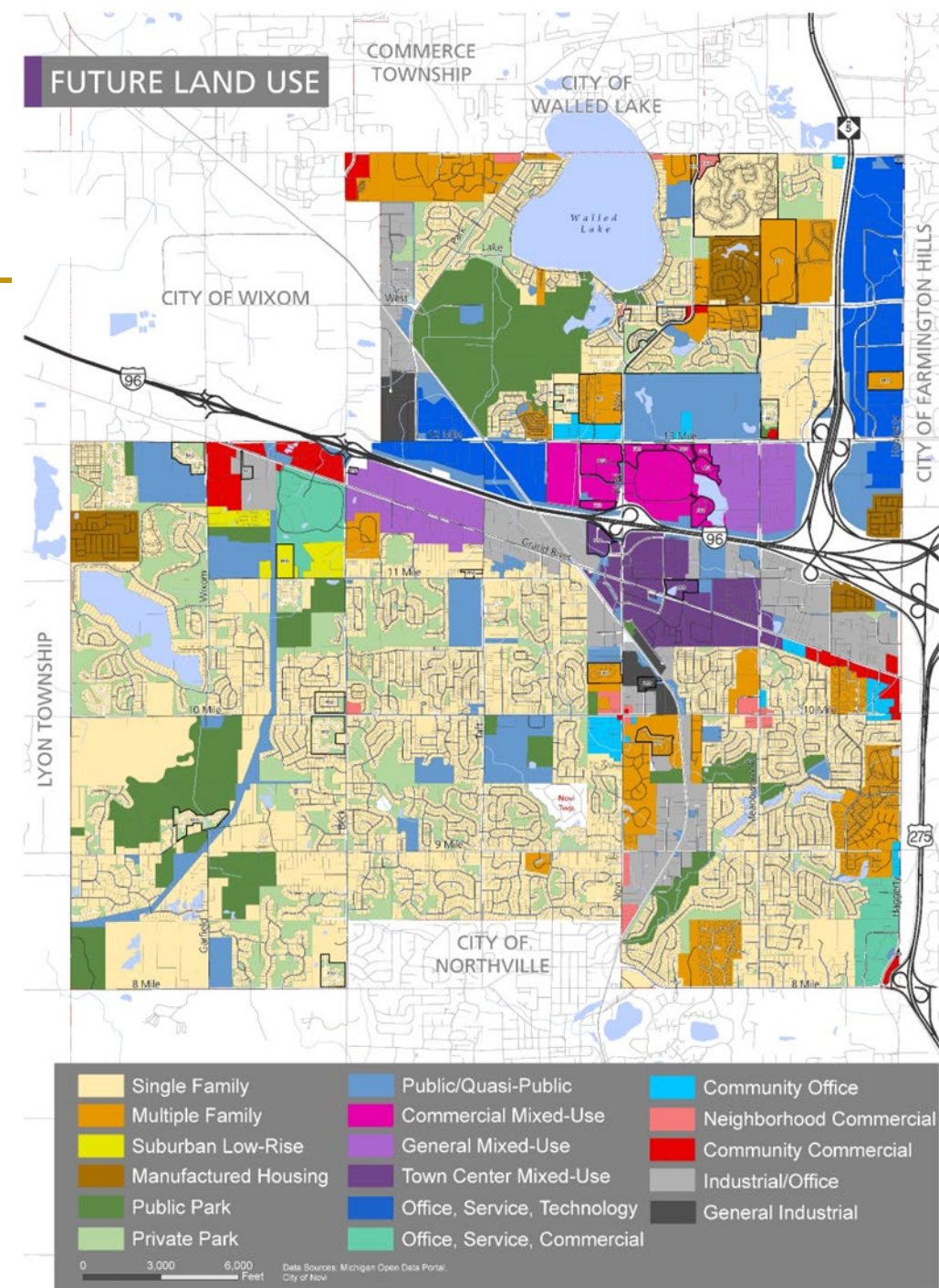
Future Land Use

- Future land use categories were reduced from 22 categories to 17, with an emphasis on mixed-use districts.
- The mixed-use categories are proposed in response to market trends that favor a variety of uses, walkability, less surface parking, greater building massing, and higher densities.
- An amendment is proposed to include a Planned Unit Development Overlay option.



Future Land Use Map

- Residential
 - Single Family
 - Multiple Family
 - Suburban Low Rise
 - Manufactured Housing
- Commercial
 - Commercial Mixed-Use
 - General Mixed-Use
 - Town Center Mixed-Use
 - Neighborhood Commercial
 - Community Commercial
- Recreation
 - Public Park
 - Private Park
- Office
 - Office, Service, Technology
 - Office, Service, Commercial
 - Community Office
- Industrial
 - Industrial/Office
 - General Industrial
- Other
 - Public/Quasi Public





Single Family

SINGLE FAMILY		
Purpose	The Single Family land use category reflects existing and future areas that accommodate single family detached, single family attached, and two-family residential properties. Densities are relatively low.	
Regulated Uses	Non-Residential » Group day care homes » Family day care homes » Golf Courses » Private noncommercial recreation areas » Home Occupations	Residential » Single Family (detached and attached) » Two Family (attached) » Accessory Dwelling Units (ADU's)
Built Form	Primarily individual detached dwellings ranging in lot size from 7,500 square feet to 1 acre. Typically arranged in planned developments with access to a local collector or arterial streets. Interior streets have reasonable widths which promote slower traffic speeds with parallel sidewalks. In some instances, adjacent developments are connected to larger residential neighborhoods.	





Multiple Family

MULTIPLE FAMILY		
Purpose	The Multiple Family land use category provides opportunities for mid- to high-density residential developments mainly consisting of low-rise and high-rise apartments. These developments are typically located near office and commercial districts along major arterials and function as a transition between single family residential districts and commercial areas.	
Regulated Uses	Non-Residential » Convalescent homes » Hospice Centers » Child and Family Care Facilities » Independent and Congregate Care Facilities » Home Occupations	Residential » Multiple-family dwellings » Single Family » Two Family
Built Form	Residential developments that exceed single family residential densities. Multiple-family developments can range in size between 2-stories to 5-stories depending on the zoning district. Developments include on-site parking and some outdoor amenities.	





Manufactured Home

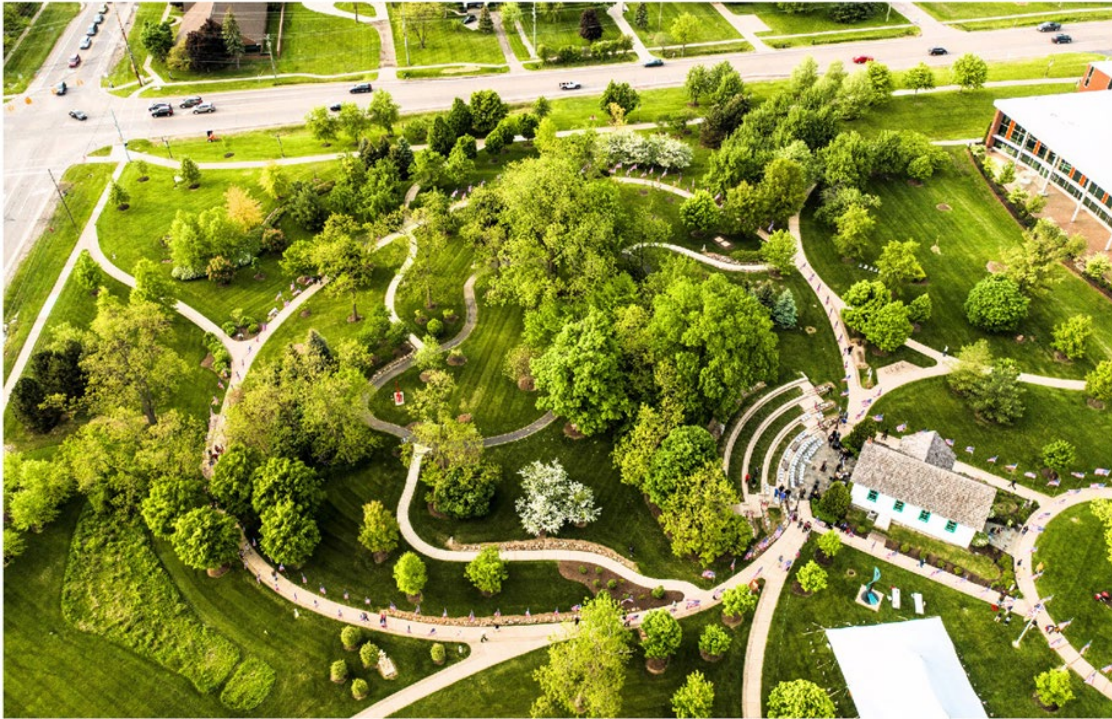
MANUFACTURED HOME		
Purpose	This land use is designated for housing within a manufactured housing community, created according to the regulations in the Manufactured Home Commission Act. Housing in these areas is manufactured in a factory, brought to the site, and in most cases placed on property leased from a park operator.	
Regulated Uses	Non-Residential » Farms and Greenhouses » Cemeteries	Residential » Single Family » Mobile Homes » Manufactured Housing Units » Mobile Home Condominium
Built Form	Mobile homes and manufactured housing are typically located in planned parks. These parks usually include private roads and project amenities including, but not limited to community rooms, health facilities, pool, and outdoor playgrounds. These projects are usually under one ownership and managed by a property management firm.	





Public Park

PUBLIC PARK		
Purpose	The Public Park land use category designates properties that are under the ownership of the City of Novi and used for park and recreation facilities and activities, open space, and preservation of natural and sensitive landscapes.	
Regulated Uses	Non-Residential » Parks » Recreation Activities (Indoor and Outdoor) » Open Spaces » Natural and Sensitive Areas » Nonmotorized facilities	Residential » None
Built Form	Depending on the specific park, the character can range from active outdoor recreation (Bosco Fields), natural areas (Rotary Park), to nonmotorized trails (Lakeshore Park).	





Public/Quasi Public

PUBLIC/QUASI PUBLIC

Purpose	The Public/Quasi Public land use category includes non-park facilities and properties under the ownership of public municipalities, non-profits, utility companies, public and private schools, and religious institutions.	
Regulated Uses	Non-Residential » Government Offices » Schools (Public, Charter, and Parochial) » Essential Services » Utility Substations and Support Facilities » Cemeteries » Infrastructure Support Buildings and Yards	Residential » None
Built Form	Public and Quasi Public facilities represent a broad spectrum of land and building types. For example, Novi City Hall is a large governmental building accessible to the public for business, legislative, and cultural uses. Likewise, public and private cemeteries are characterized by their low scale and open spaces. Utility companies that provide water, sewer, gas, electric, and broadband facilities have both subsurface facilities, and above ground facilities, such as, towers, utilities buildings, substations, and accessory uses.	





Private Park

PRIVATE PARK		
Purpose	The Private Park land use category designates land within residential subdivisions and housing developments that provide private open space and/or recreational amenities to their residents. The properties are maintained and operated by the homeowner association (HOA) or property management group and add to the overall open space of the community.	
Regulated Uses	Non-Residential » Park and Open Space » Recreation Facilities	Residential » None
Built Form	Open space within a residential subdivision housing development. Some of these areas include forested areas, wetlands, and ponds that are used for stormwater management.	





Office Service Commercial

OFFICE SERVICE COMMERCIAL

Purpose	The Office Service Commercial (OSC) land use category, is designed and intended to accommodate a large office building or a planned complex of office buildings with related commercial retail and service establishments which may serve the area beyond the confines of the office complex itself.	
Regulated Uses	Non-Residential » Professional Office Buildings » Medical office, including laboratories and clinics » Financial Institutions » Personal Service Institutions » Places of Worship » Restaurants (sit down) » Amusement and Entertainment Use	Residential » None
Built Form	Office buildings of greater height and more intense land use activity in an otherwise low-density community. Because of the greater building height, intensity of land use, and associated higher volumes of vehicular and pedestrian traffic, it is further intended that this district be located only in proximity to areas of major commercial or civic development and have direct access to freeway or major thoroughfares.	





Neighborhood Commercial

NEIGHBORHOOD COMMERCIAL		
Purpose	The neighborhood commercial land use category focuses on providing a handful of retail and service businesses that serve adjacent neighborhoods.	
Regulated Uses	Non-Residential » Retail businesses » Professional and Service Businesses » Instructional Centers » Coffee Shop/Bakeries » Restaurants (Sit-Down)	Residential » None
Built Form	Small-scale buildings that are typically compatible with the adjacent neighborhoods where they are located. Businesses serve both pedestrian and vehicular customers. Building scale is usually limited to 1-story, however, on occasion there may be a 2-story building. Parking is typically off-street, however, in certain circumstances where on-street parking is available that should be encouraged.	





Community Commercial

COMMUNITY COMMERCIAL

Purpose	The community commercial land use category is designed to cater to the needs of a larger consumer population, and is generally characterized by an integrated or planned cluster of establishments served by a common parking area, generating greater volumes of vehicular and pedestrian traffic, and located at the intersection of two thoroughfares (Major Arterial or Minor Arterial).	
Regulated Uses	Non-Residential » Retail businesses » Professional and Service Businesses » Restaurants/ Microbreweries » Personal Service-related Businesses » Medical Offices » Hotels and Motels » Car Dealership » Fueling Station, Oil Change, Car Wash	Residential » None
Built Form	Buildings may be grouped into shopping centers with centralized parking lots, or the business can be developed on a single parcel. Primarily vehicular-oriented, these uses are typically located along streets with high traffic counts, such as major arterials. Building height is typically 1-story with some architectural fenestration that make the buildings look taller.	





Community Office

COMMUNITY OFFICE

Purpose	The community office category is to cater to small office buildings that are occupied by a variety of tenants, such as accountants, attorneys, physicians, dentists, and insurance agents. This type of land use is located along major thoroughfares and in some instances they abut residential areas. Example locations include 12 Mile Road west of Novi Road, Novi Road near 10 Mile Road, and along Haggerty Road near 9 Mile Road.	
Regulated Uses	Non-Residential » Professional and Service Businesses » Personal Businesses » Places of Worship » Financial Institutions	Residential » None
Built Form	Multi-tenant buildings located on a separate parcel with access to a major thoroughfare. Low scale (1-3 stories) with off-street landscaped parking lots. Typically adjacent to a commercial zoning district.	





Suburban Low Rise

SUBURBAN LOW RISE

Purpose	The suburban low rise land use category is a transitional land use utilizing low scale commercial and offices mixed with residential land use to buffer more traditional adjacent residential districts.	
Regulated Uses	Non-Residential » Retail Businesses » Professional and Service Businesses » Schools	Residential » Single Family Attached » Multiple Family
Built Form	Buildings can be located on a campus-like setting and are between 1 to 3 stories in height. Examples include the Everbrook Academy of Novi, Rose Senior Living at Providence Park, and the Villas at Stonebrook.	





Light Industrial/Office

LIGHT INDUSTRIAL/OFFICE

Purpose	This Industrial land use category designates property that is, or will be, used for research or light industrial uses including warehousing and wholesale activities. Industrial activities, such as processing, packaging, assembly, or treatment of finished or semi-finished products are found within this category.	
Regulated Uses	Non-Residential » Research and Development » Warehousing and Wholesale Establishments » Manufacturing » Laboratories » Data and Information Processing Centers » Medical Offices	Residential » None
Built Form	Buildings are typically single-site developments with support facilities, such as loading and unloading areas and docks. Often located along the CSX Rail corridor with access to major arterials and the Interstate. Buildings vary in size with maximum heights regulated to 40 feet.	





General Industrial

GENERAL INDUSTRIAL

Purpose	This Industrial land use category designates property that is used for manufacturing, assembly, and fabrication operations. These facilities are normally not located near or adjacent to residential properties due to the noise, odors, hours of operation, and truck traffic.	
Regulated Uses	Non-Residential » Outdoor Storage » Junkyards » Lumber and Planing Mills » Manufacturing Operations » Metal Plating, Buffing and Polishing » Self-Storage Facilities » Central Dry Cleaning Plants » Tool & Die Plants » Concrete Facilities	Residential » None
Built Form	Sites and buildings tend to be large. Normally located near major arterials or rail lines.	





Commercial Mixed-Use

COMMERCIAL MIXED USE (CMX)

Purpose	The CMX land use category allows for a combination of commercial, office, lodging, and residential within an integrated development. Parks, plazas, and pedestrian areas are encouraged to provide a high degree of connectivity between uses. These areas would be primarily commercial/retail in nature with ancillary uses that create opportunities for shopping, dining, living, and playing. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
Regulated Uses	Non-Residential » Retail; General, Regional and National » Restaurants; Dine-in with Outdoor Seating » Professional Offices & Hotels » Open Space and Plazas » Parking Structures	Residential » Upper Story Apartments and Lofts » Attached Single Family » Multiple Family
Built Form	Dense, pedestrian-dependent, mixed use development accessible from an Interstate or major thoroughfare. Preference to utilize land for buildings instead of surface parking lots. Allowance for higher buildings with a limitation of 6-8 stories. Outdoor retail and dining connected with plazas and outdoor gathering spaces. On-street and deck parking facilities.	





Town Center Mixed-Use

TOWN CENTER MIXED USE (TC)

Purpose	The Town Center Mixed Use category is designed and intended to promote the development of a pedestrian oriented, neighborhood-scaled, commercial service district in which a variety of retail, commercial, office, civic, residential uses, and open space are permitted. Based on existing development patterns, pedestrian circulation is internal within the respective properties. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
Regulated Uses	Non-Residential » Retail; General » Restaurants; Dine-in with Outdoor Seating » Professional Offices & Hotels » Public and Quasi Public » Parks, Plazas and Open Space	Residential » Upper Story Apartments and Lofts » Attached Single Family » Multiple Family
Built Form	Retail, workplace, and civic activities mixed with attached housing types such as lofts and apartments all developed at a community scale. Commercial and office uses are allowed on the first floor and upper stories of the structure. Designed to increase walkability and create an intimate urban space where pedestrian traffic is favorable to vehicular traffic. Traditional building materials with a building height of 1-story to 3 stories.	





General Mixed-Use

GENERAL MIXED USE (GMX)

Purpose	The GMX land use category provides the highest flexibility of the categories. It recognizes that certain properties will be developed based on prevailing market trends utilizing a site-specific master plan to guide development, reserving certain portions of the subject property for different land use typologies. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
Regulated Uses	Non-Residential » Retail; General » Exhibition and Conference Facilities » Research and Development » Scientific and Technical Services » Healthcare Facilities » Professional Offices » Restaurants » Open Space and Plazas	Residential » Attached Single Family » Multiple Family » Upper Story Apartments and Lofts
Built Form	Unique properties that may have environmental limitations (wetlands, brownfields, etc.) Development is focused on maximizing the site while creating a unique and integrated development. Pedestrian walkability and connectivity would be desirable. Building height could vary between 2 to 5 stories.	





Office, Service, Technology Mixed-Use

OFFICE, SERVICE, TECHNOLOGY MIXED USE (OST)

Purpose	The OST land use classification positions the City to accommodate existing office, research and development enterprises, and forecasted growth and emerging market sectors. Properties within this designated land use category can also utilize the PUD option as a development tool to provide a variety of uses within an approved master plan development.	
Regulated Uses	Non-Residential » Professional Offices » Research and Development » Scientific and Technical Services » Healthcare » Information Technology » Automotive-related Research » Light Industrial Without Assembly » E-commerce Distribution » Pharmaceutical Research	Residential » None (including with PUD Optional Development Tool)
Built Form	Primarily office environments dedicated to research, development, and technology businesses. Low-rise to mid-rise buildings typically established in a campus-like setting with outdoor spaces and walkways. Building heights 1-story to 3 stories.	

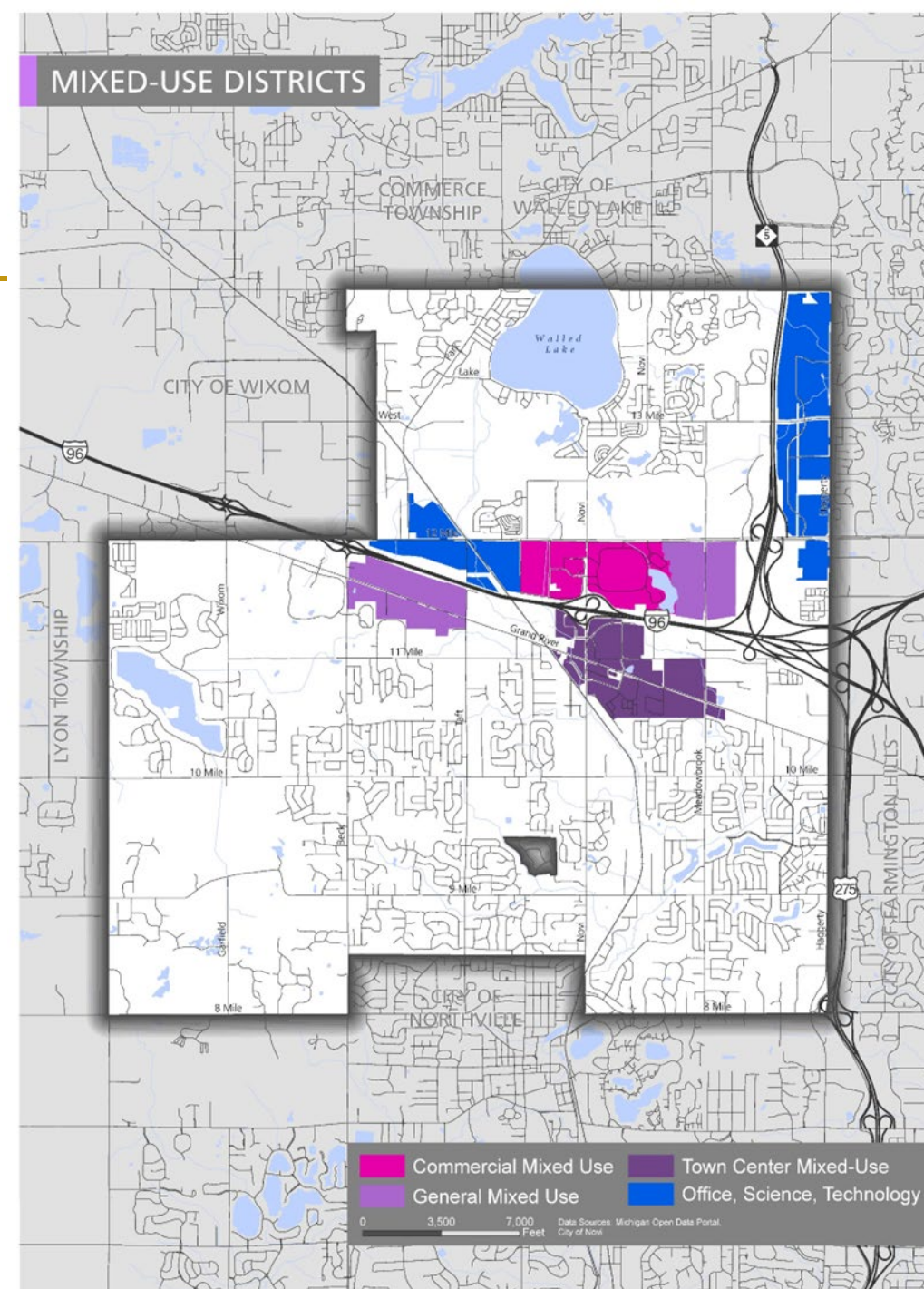




Overlay Districts

The following Future Land Use categories are proposed as overlay districts:

- Commercial Mixed-Use
- General Mixed-Use
- Town Center Mixed-Use
- Office, Service, Technology





Zoning & Action Plan



Zoning Plan

- Maintain present Zoning Districts
- Allow for a Planned Unit Development Overlay Option for the Mixed-Use Districts

Future Land Use Category	Applicable Zoning District(s)	Description of Revisions
Single Family	R-A: Residential Acreage R-1: One-Family Residential R-2: One-Family Residential R-3: One-Family Residential R-4: One-Family Residential RT: Two-Family Residential	Possible inclusion of Accessory Dwelling Units (ADU's)
Multiple Family	RM-1: Low Density, Low-Rise RM-2: High Density, Mid-Rise	No revisions
Manufacture Home	MH: Mobile Home Park	No revisions
Public Park	Most Zoning Districts	No revisions

Future Land Use Category	Applicable Zoning District(s)	Description of Revisions
Public/Quasi Public	Most Zoning Districts	No revisions
Private Park	R-A: Residential Acreage R-1: One-Family Residential R-2: One-Family Residential R-3: One-Family Residential R-4: One-Family Residential RT: Two-Family Residential RM-1: Low Density, Low-Rise RM-2: High Density, Mid-Rise	No revisions
Office Service Commercial	OSC: Office Service Commercial	No revisions
Neighborhood Commercial	B-1: Local Business	No revisions
Community Commercial	B-2: Community Business	No revisions
General Business	B-3: General Business	No revisions
Community Office	OS-1: Office Service	No revisions
Suburban Low Rise	PSLR: Planned Suburban Low Rise	No revisions
Industrial Light	I-1: Light Industrial	No revisions
Industrial Heavy	I-2: General Industrial	No revisions
Commercial Mixed Use	RC: Regional Center C: Conference RM-1: Low Density; Low Rise PD-1: Planned Development PD-2: Planned Development	Amendment to include a Planned Unit Development Overlay Option
General Mixed-Use	OST: Office Service Technology EXO: Exposition Overlay I-1: Light Industrial B-3: General Business RA: Residential Acreage OS-1: Office Service FSL: Freeway Service City West	
Town Center Mixed-Use	TC: Town Center TC-1: Town Center-1 OSC: Office Service Commercial B-3: General Business NCC: Non-Center Commercial GE: Gateway East RM-1: Low Density, Low Rise RM-2: High Density, Mid Rise P-1: Vehicular Parking	
Office, Service, Technology Mixed-Use	OST: Office, Service, Technology I-1: Light Industrial B-3: General Business RM-2: High Density, Mid Rise MH: Mobile Home Park	



Action Plan

GOALS	THEME	NUMBER OF ACTIONS
A	Quality and Variety of Housing	8
B	Community Identity	4
C	Environmental Stewardship	6
D	Infrastructure	7
E	Economic Development	6
		30

GOALS are Actionable and Measurable



Action Plan

GOAL A	Quality and variety of housing. The City of Novi is known for its high-quality residential neighborhoods. It should strive to ensure the availability of a wide range of attractive housing choices protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.	
A1	Continue to rezone properties in the southwest quadrant for low-density development consistent with the recommended density on the Future Land Map to protect natural features and open space.	Planning Commission City Council
A2	Implement a general Planned Unit Development (PUD) land development option that encourages a variety of "missing middle" housing typologies in the same development site and mixed-use developments.	Planning Commission City Council
A3	Continue to invest federal Community Development Block Grant (CDBG) funds in target neighborhoods for housing rehabilitation.	Community Development
A4	Evaluate the zoning ordinance for small lot housing development around Walled Lake to reduce nonconformities and allow for context-sensitive design.	Planning Commission
A5	Amend the zoning ordinance to encourage "age-in-place" housing types, considering experts' recommendations, to include affordable options such as low-maintenance detached single-family homes, attached single-family homes, and townhouses.	Planning Commission City Council
A6	Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create "walkable density" environments.	Planning Commission City Council
A7	Continue to coordinate planning efforts with the Parks & Recreation Department to ensure convenient non-motorized access to neighborhood parks and natural areas.	Planning Staff
A8	Consider ordinance changes to permit attached accessory dwelling units in limited, appropriate areas with appropriate restrictions.	Planning Commission City Council

GOAL B	Community identity. The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.	
B1	Encourage the use of high quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community.	Planning Commission
B2	As development and redevelopment occur, incentivize the use of LEED-certified buildings, water resources, and energy-efficient best practices, and green infrastructure techniques through zoning and permit bonuses.	Planning Commission City Council
B3	Encourage the Corridor Improvement Authority (CIA) to work in collaboration with the Planning Commission to improve the design standards and character of Grand River Avenue.	Corridor Improvement Authority (CIA)
B4	Evaluate the Zoning Ordinance landscaping requirements to ensure that large parking lots increase the percentage of plantings to reduce heat island effects, especially in areas noted on the Surface Temperature map.	Planning Commission



Action Plan

GOAL C	Environmental stewardship. The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment using low-impact development techniques.	
C1	Evaluate code and ordinances to ensure provision are incorporated to reduce runoff volume and improve water quality by replicating the site's natural hydrology and water balance.	Planning Commission & Engineering
C2	Review the off-street parking requirements to determine appropriate changes and possible parking reductions and/or parking maximums for residential, business, and commercial parking requirements.	Planning Commission
C3	Utilize a general Planned Unit Development ordinance provision to encourage the preservation of natural features, such as woodlands, wetlands, and wildlife habitats.	Planning Commission & Developers
C4	Implement the Active Mobility Plan's Near-Term Network recommendations to create continuous walking and biking networks to reach key destinations. Three primary components include: Neighborhood Greenway Network, Connection to Transit, and Improved Access to Shopping and Dining.	Planning Commission
C5	Implement recommendations in the Active Mobility Plan with a focus on reducing vehicle miles traveled (VMT) and providing residents with alternative modes of transportation.	Planning & Engineering
C6	Implement the Active Mobility Plan's vision for a Regional Trail Network by working with neighboring communities, having City Council identify funding mechanisms, and pursuing opportunities to create a connected 30-mile loop through Novi and surrounding communities.	City Parks & Recreation

GOAL D	Infrastructure. Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development appropriately relates to the City's existing and planned infrastructure. Support the City's entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.	
D1	Continue with the annual 6-year Capital Improvement Program that identifies infrastructure needs for the City.	City Administration
D2	Conduct a 5-year review of the Volume to Capacity ratio performance to determine city network modifications and identify potential projects and the impact of the Active Mobility Plan.	City Engineering
D3	Provide and maintain adequate water and sewer service for the City's needs with a careful review of infrastructure capabilities when considering a rezoning for higher-density developments.	City Engineering
D4	Apply the Active Mobility Plan's Long-Term Network recommendations to public and private development projects to continue to enhance safety and connectivity of the non-motorized network.	Engineering & Planning
D5	Continue to encourage retrofitted existing developments and destinations to provide bicycle and pedestrian access and bicycle parking.	Planning
D6	Apply best practices from the AMP to Major Corridors to enhance safety and promote bicycle and pedestrian mobility when a road is undergoing reconstruction or widening to promote complete streets.	City
D7	Implement the recommendations of the Active Mobility Plan.	City
GOAL E	Economic development. The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.	
E1	Implementing the PUD mixed-use districts to assist with transforming existing retail centers and remaining undeveloped properties.	Planning Commission
E2	Review standards for development in business/office/research/industrial parks, amend as necessary to ensure that these developments maintain high standards for design, landscaping, and buffering.	Planning Commission
E3	Evaluate the applicability of using Federal and State programs to provide opportunities for affordable housing, such as Michigan's housing tax increment financing, and residential housing districts.	Planning Commission
E4	Use the Corridor Improvement Authority to implement the Grand River Master Plan Corridor Concept.	CIA
E5	Focus recruitment efforts on scientific, research and development industries, architectural, engineering and related services.	Economic Development
E6	To ensure timely and certain completion of desirable projects that meet ordinance requirements, consider granting administrative approval for OST development as an incentive.	Planning Commission

CITY OF NOVI

Master Plan



THANK YOU