



CITY OF NOVI CITY COUNCIL

APRIL 7, 2025

SUBJECT: Adoption of a Resolution Authorizing Distribution of the Proposed City of Novi Master Plan for a 63-day review and comment period.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- This is the only instance in which City Council will consider the Master Plan
- The Planning Commission reviewed the Draft Master Plan for Land Use and made a recommendation to the City Council for approval to distribute the plan to surrounding communities and other agencies for comment.
- State law requires a 63-day period to allow public comment on the plan.
- Distribution will include neighboring communities, Oakland County, railroads, and public utilities
- Following the review period, a public hearing will be held to allow for additional community input before the plan is adopted.
- The City Council is asked to approve the attached resolution to allow distribution of the plan for comment, leaving the final approval of the plan to the Planning Commission for consideration and adoption.

BACKGROUND INFORMATION:

Since 2022, Novi has been in the process of drafting, reviewing and updating the 2016 Master Plan for Land Use. During February's Master Plan Steering Committee meeting, the latest version draft plan was reviewed. The Committee made a motion to forward the Draft Master Plan to the Planning Commission for the next step in the process.

The Planning Commission reviewed the attached Draft Master Plan for Land Use at the February 24, 2025 meeting. At that meeting, the Commission made a recommendation to the City Council for approval to distribute the Draft Master Plan to surrounding communities and other public agencies for comment. Once that is done, State law requires a 63-day review period of the draft plan to allow for public comment on the completed draft plan. Following the review period, a public hearing will be held to allow for additional community input before the plan is adopted.

What is the Master Plan?

Novi's intent in updating the Master Plan is to guide the future development of Novi - identifying the type and intensity of future development, while balancing the preservation of open space and natural features and insuring the sustainability of the City over the long-term through the establishment of a diversified tax base and smart development practices.

The transportation component of the plan is intended to identify roadway improvements and technology advances that can assist with traffic flow, ensure that the City plans for proper access management, and identify transit and non-motorized improvements that will be needed or desirable.

Plan development process

The process for the Master Plan for Land Use update began with the required written notice to neighboring jurisdictions and other agencies. Outside consultants assisted with the plan development process, including a Planning Consultant, and Traffic Engineering Consultant. A Steering Committee, made up of members of the City Council and Planning Commission, and several Novi staff, was assembled to provide guidance for this Master Plan update. Sixteen public meetings of the Committee were held from March 2022 to February of 2025, allowing time for the Committee members to review draft documents, provide feedback and direction, ask questions, and hear comments from the members of the public who were in attendance during the meetings.

During two Open House events at City facilities, the City's staff and consultants provided opportunities for the public to comment on the draft plans and documents. At these events, the public was engaged in discussing land use preferences and redevelopment scenarios for several locations in the City. Members of the Committee attended the Open House events to hear the comments directly. Separately, a survey was developed and received a total of 842 responses, forming the foundation for community expectations and priorities in the plan. A summary of the survey response is found in the Appendix of the Draft Plan.

Staff shared components of the draft plan at various City events to seek additional comment. Dedicated spots on the City's Webpage provided links to documents as they were drafted and reviewed by the Committee. A video was prepared by Community Relations to provide highlights of the Master Plan efforts and was shared on the dedicated webpage [Master Plan Update - City of Novi](#).

Key components of the draft plan

Beckett and Raeder, the City's Planning Consultant for the Master Plan started the process by providing an analysis of demographics, natural features, the real estate market, economic development, and land use. As part of the work with the Committee, the total number of land use categories is recommended to be reduced from twenty-two to seventeen categories. Additionally, new mixed-use categories are introduced in response to market trends that favor a variety of uses and walkability. As

part of the zoning plan, the draft plan recommends an amendment to include a Planned Unit Development (PUD) option to achieve some of the mixed use the Committee envisions.

Hubbell, Roth, and Clark, the consulting engineering firm for the Master Plan worked to develop the traffic and transportation components focusing on growth rates and crash data throughout the City, and the city's efforts to complete sidewalks and non-motorized connections. The recently adopted Active Mobility Plan was reviewed, and certain recommendations from that plan were incorporated into the Action Plan in the draft Master Plan.

Found in Chapter 11, the Action Plan identifies Guiding Principles of the Master Plan, as well as actions for Novi to consider moving forward. The Guiding Principles are as follows:

Novi is...

- A community that builds on its assets.
- A community that celebrates the diversity of its residents.
- A city that demands quality real estate development.
- A place where the built and natural environment coexists for the benefit of its residents.
- A city that embraces the transformation of its existing commercial activity centers.
- A community that promotes welfare, health, and safety for its residents.
- A community that strives to connect neighborhoods and activity centers with nonmotorized access.
- A city that uses fiscal resources wisely to advance the community master plan and associated capital improvements program.

The plan carries over several actions recommended in the 2016 Master Plan, as well as new actions to reflect the findings and recommendations identified in the updated plan.

Next steps

The City Council is now asked to consider approval of the attached resolution related to the distribution of the Master Plan for Land Use. The statute authorizing and requiring adoption of the amendments to the Master Plan for Land Use [MCL 125.3841 and MCL 125.3843] states that final adoption of the proposed amendments to the plan is to be by the Planning Commission "unless the legislative body by resolution has asserted the right to approve or reject the plan." In the past, such as for the 2008 and 2016 Master Plan for Land Use updates, the City Council made a determination that the Planning Commission was responsible for the final adoption of the proposed plan. If the City Council chooses to be the body responsible for formal approval of the plans, a separate resolution would need to be approved at this time, specifically reserving that authority to the Council.

The attached resolution provides City Council authorization to the Planning Commission to distribute the proposed Plan to adjacent communities and certain

other governmental or public agencies for review and comment. These entities will have 63 days to provide comments. During this same time period additional comments can be received from the public. After receiving and reviewing those comments, the Planning Commission may revise the Plan again before adoption.

RECOMMENDED ACTION: Adoption of a Resolution Authorizing Distribution of the Proposed City of Novi Master Plan for distribution to neighboring communities, Oakland County, railroads, and public utilities for a 63-day review and comment period.