

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
FROM: JEFF MUCK, PRCS DIRECTOR
SUBJECT: 25901 BECK RD.
DATE: FEBRUARY 27, 2023

Mayor and Council –

Another candidate for possible property acquisition to be discussed during Executive Session.

- Victor

The acquisition of the Southwest corner of Eleven Mile and Beck Road (aka Griffin Funeral Home Property) has been brought forward for discussion. Following is a summary of the parcel:

Parcel # 50-22-20-200-021 (25901 Beck Road, Novi, MI 48374)

The subject property is located on the southwest corner of Beck Road and Eleven Mile Road, in the Residential Acreage (RA) zoning district. The Planned Suburban Low-Rise (PSLR) zoning overlay also covers the property, and the Future Land Use map indicates the area is planned for Suburban Low Rise.

The property is 3.93 acres in size and has 494 feet of frontage on Beck Road. A portion of the pond along Eleven Mile Road extends into the northwestern area of the property. There are no regulated woodlands on the property. The parcel is surrounded by the Bosco Fields Park properties to the west (currently leased from Novi Schools) and south (City property, site of former Bosco home and future splashpad location). North of Eleven Mile is a vacant parcel zoned R-3 single family with the PSLR overlay. To the east of Beck Road are single family residential homes zoned RA.

The Griffin Funeral Home Preliminary Site Plan, Special Land Use, and wetland permit received Planning Commission approval in June of 2017. The final site plan was approved administratively on July 12, 2018. Since that time, the project has been on hold, with the applicant requesting extensions of their plan approvals. The final extension will expire on July 12, 2023. If construction has not commenced, the project will expire, and plans would need to go through the approval process again.

According to City records, the property has an Assessed Value of \$75,070 and Taxable Value of \$69,540. The City received an appraisal on the property in December 2021 concluding the property value was \$760,000. Previous discussions with the property owner indicated he was seeking over \$2 million for the purchase. Phase 1 & 2 Environmental Assessments have not been conducted on the property.