

MEMORANDUM



TO: VICTOR CARDENAS, INTERIM CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: PREVIEW OF CITY WEST DRAFT ORDINANCE
DATE: MARCH 30, 2023

Mayor and Council –
FYI
- Victor

The City of Novi 2016 Master Plan included recommendations for redevelopment opportunities for an area referenced as City West, located along the north and south side of Grand River Avenue, between Beck Road and Taft Road. The Planning Commission's Implementation Committee, Planning Staff, and the City Attorney's office have been working to create a new zoning district that would help to transform this area from the sparsely developed industrial past to a vibrant, walkable, mixed-use district, consistent with the vision of the Master Plan. Property owners in this area and the development community have reviewed earlier versions of the draft ordinance and provided review and recommendations on the earlier drafts.

The attached memo, draft ordinance, and design guide will be presented to the Planning Commission for an introduction at the April 5 meeting. At the meeting, the Planning Commission will review the matter, provide comments on the ordinance language, and may ask questions or suggest modifications. The Planning Commission may then schedule the draft language for consideration for a public hearing for one of the Planning Commission's May meetings. At that time, the Planning Commission will hear public comment and would be expected to make a recommendation to the City Council on the draft ordinance.

The matter will then be placed on an upcoming Council agenda for review and consideration. Once initial consideration is provided, and at a later date, the Planning Commission will hold another public hearing, and the City Council will be asked to consider the rezoning of approximately 250 acres of land to be included in the new district.

At this point, the ordinance remains subject to review and changes by the City staff and City Attorney's office, as well as by the Planning Commission and City Council.