



CITY OF NOVI CITY COUNCIL JUNE 2, 2025

SUBJECT: Consideration for Approval of Zoning Map Amendment 18.751, a City-Initiated Rezoning of 45241 Grand River Avenue to rezone from I-2 General Industrial to I-1 Light industrial, since the Keford Collision and Towing PRO Plan and Agreement are now expired. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- Keford Collision and Towing's Planned Rezoning Overlay (PRO) Plan and Agreement have been abandoned, and a new owner has acquired the property with plans for uses of the front building that are consistent with I-1, Light Industrial District.
- The PRO ordinance states that if the planned development has not commenced within 2 years, the rezoning and concept plan becomes void. If this happens, the City shall initiate a rezoning of the property.
- The Planning Commission held a public hearing on the rezoning request at the March 12, 2025 meeting and forwarded a recommendation to City Council to rezone the subject property back to I-1, Light Industrial.

BACKGROUND INFORMATION:

City staff have initiated the rezoning of the previously approved Keford Collision and Towing Planned Rezoning Overlay (PRO) in order to return the subject property back to I-1 (Light Industrial) from I-2 (General Industrial) with a PRO Plan and Agreement.

In 2019, Keford Collision and Towing, received City Council approval for a Zoning Map amendment for 7.61-acre property on the south side of Grand River Avenue between Taft Road and Novi Road (Section 15) from I-1 (Light Industrial) to I-2 (General Industrial) with a Planned Rezoning Overlay (PRO). The subject property contains two existing buildings; Keford had proposed to use the larger building (23,493 square feet) for an auto body collision repair shop and related offices, along with an accessory use of car rental services. In addition to the indoor uses, the PRO plan allowed for up to 160 spaces in an enclosed yard in the rear yard for storage of towed vehicles.

The PRO ordinance provides that if the development has not commenced within two years, the rezoning and the PRO concept plan expires and the agreement becomes

void. The ordinance goes on to state that if the PRO expires,

The City will initiate a new rezoning of the property to a reasonable district classification in accordance with the procedure provided by law for rezonings in cities. Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued.

Keford Collision and Towing's project never moved forward and the property was sold to new owners who have found a tenant that is compatible with the I-1, Light Industrial Zoning District, subject to Special Land Use consideration. City staff believe that the I-1 District is appropriate for this parcel, as noted in the attached rezoning review letter, and for the reasons provided in the recommended motion, below.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the City-initiated rezoning request on March 12, 2025 and recommended approval to the City Council. The Planning Commission meeting minutes are attached.

CITY COUNCIL

The City Council considered the City-initiated rezoning request on May 19, 2025 and approved the First Reading.

RECOMMENDED ACTION: Approval of Zoning Map Amendment 18.751, a City-Initiated rezoning of 45241 Grand River Avenue to rezone from I-2 General Industrial to I-1 Light Industrial. **SECOND READING**

This motion is made for the following reasons:

1. The previously approved rezoning of this property with a PRO Agreement and concept plan was abandoned when the Keford Collision and Towing went out of business. Given that more than 2 years have elapsed, the rezoning and PRO concept plan have expired, and the agreement is void. The PRO Ordinance states that the City will initiate a new rezoning of the property to a reasonable district classification. The proposed rezoning returns the property to the I-1, Light Industrial district that existed previously.
2. The rezoning is consistent with the recommendations of the Future Land Use Map.
3. The rezoning is consistent with zoning to the north, east, and west.
4. The rezoning is not expected to negatively impact public utilities or traffic in the area.
5. The rezoning fulfills objectives of the Master Plan for Land Use by fostering a favorable business climate and attracting new businesses to the City.