

## ACTION PLAN

As noted at the beginning of this section, there are three components for implementation: **guiding principals, goals, and actions**. Guiding principles are related to the community's aspirations and core values while goals define a desired outcome. This trilogy's last component are the actions which are used to achieve the goals.

The goals outlined in the Action Plan are those listed in the 2016 Plan for Future Land Use. Some actions contained in the 2016 document have

migrated into this Action Plan if they were deemed relevant and still need to be accomplished. The actions carried forward from the 2016 Master Plan are shaded in Table 23. New actions that advance the initiatives outlined in the 2025 Plan for Land Use are incorporated, and each action is paired with the primary responsible entity that will serve as a lead to promote its completion.

Actions should be used administratively to guide department work plans and serve as a guide for the annual Planning Commission work program pursuant to MCL 125.3819 (2).

**Table 23: Action Plan**

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>GOAL A</b> | <b>Quality and variety of housing.</b><br>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. |                                     |
| <b>A1</b>     | 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<br>City Council |
| <b>A2</b>     | 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<br>City Council |
| <b>A3</b>     | Continue to invest federal Community Development Block Grant (CDBG) funds in target neighborhoods for housing rehabilitation.                                                                                                                                                                                                                                                                                                    | Community Development               |
| <b>A4</b>     | Evaluate the zoning ordinance for small lot housing development around Walled Lake to reduce nonconformities and allow for context-sensitive design.                                                                                                                                                                                                                                                                             | Planning Commission                 |
| <b>A5</b>     | 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<br>City Council |
| <b>A6</b>     | Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create "walkable density" environments.                                                                                                                                                                                                                                                                             | Planning Commission<br>City Council |
| <b>A7</b>     | Continue to coordinate planning efforts with the Parks & Recreation Department to ensure convenient non-motorized access to neighborhood parks and natural areas.                                                                                                                                                                                                                                                                | Planning Staff                      |
| <b>A8</b>     | Consider ordinance changes to permit attached accessory dwelling units in limited, appropriate areas with appropriate restrictions.                                                                                                                                                                                                                                                                                              | Planning Commission<br>City Council |

Table 23: Action Plan (continued)

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| <b>GOAL B</b> | <b>Community identity.</b><br>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. |                                      |
| <b>B1</b>     | Encourage the use of high quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community.                                                                                                                                                                                                                                                                       | Planning Commission                  |
| <b>B2</b>     | 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<br>City Council  |
| <b>B3</b>     | 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) |
| <b>B4</b>     | 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                  |
| <b>GOAL C</b> | <b>Environmental stewardship.</b><br>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.                                                                                                                                  |                                      |
| <b>C1</b>     | 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    |
| <b>C2</b>     | 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                  |
| <b>C3</b>     | 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     |
| <b>C4</b>     | 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                  |
| <b>C5</b>     | 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               |
| <b>C6</b>     | 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              |

Table 23: Action Plan (continued)

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| <b>GOAL D</b> | <b>Infrastructure.</b><br>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.                     |                        |
| <b>D1</b>     | Continue with the annual 6-year Capital Improvement Program that identifies infrastructure needs for the City.                                                                                                                                                                                                                                                                                                                                  | City Administration    |
| <b>D2</b>     | 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       |
| <b>D3</b>     | 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       |
| <b>D4</b>     | 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 |
| <b>D5</b>     | Continue to encourage retrofitted existing developments and destinations to provide bicycle and pedestrian access and bicycle parking.                                                                                                                                                                                                                                                                                                          | Planning               |
| <b>D6</b>     | 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                   |
| <b>D7</b>     | Implement the recommendations of the Active Mobility Plan.                                                                                                                                                                                                                                                                                                                                                                                      | City                   |
| <b>GOAL E</b> | <b>Economic development.</b><br>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. |                        |
| <b>E1</b>     | Implementing the PUD mixed-use districts to assist with transforming existing retail centers and remaining undeveloped properties.                                                                                                                                                                                                                                                                                                              | Planning Commission    |
| <b>E2</b>     | 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    |
| <b>E3</b>     | 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    |
| <b>E4</b>     | Use the Corridor Improvement Authority to implement the Grand River Master Plan Corridor Concept.                                                                                                                                                                                                                                                                                                                                               | CIA                    |
| <b>E5</b>     | Focus recruitment efforts on scientific, research and development industries, architectural, engineering and related services.                                                                                                                                                                                                                                                                                                                  | Economic Development   |
| <b>E6</b>     | 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    |