

CONSTRUCTION UPDATE FOR JULY 2010

The City of Southfield wants to keep you informed about what construction projects are happening in your neighborhood and throughout the city.

Under Review:

Carpenter Lake Nature Center: Request for Special Use and Site Plan review for the construction of a 10,635 gross square foot nature interpretive center located on City-owned property on the south side of Ten Mile Road between Inkster Road and Gleneyrie Drive.

First Mercury Office Building: Request for an emergency generator to be located on the exterior of the existing office building located at 26600 Telegraph Road at the southeast corner of Telegraph Road and the I-696 Expressway.

Solaire Condominiums: Request for demolition of an exterior recessed terrace area and the construction of an addition to their existing building located at 15800 Providence Drive on the north side of Providence Drive just west of Greenfield Road.

Stop 'n Go Gas Station: Request for Special Use and Site Plan review to convert a gasoline service station with two mechanics service bays to a gasoline filling station with a 639 useable square foot ancillary retail sales area and construct a new façade. The property is located at 20041 W Twelve Mile Road on the southwest corner of W Twelve Mile and Evergreen Road.

Triumph Church: Requests to construct a 64,082 gross square foot, multi-story church with a main sanctuary, general assembly areas, offices, a daycare center and other accessory uses on vacant property located on the north side of Eight Mile Road, between Rutland and Northland Drive.

Uppleger DDS: Request for conversion of the previous Crush restaurant to a multi-tenant building to include a dental clinic and future tenant at 30855 Southfield Road on the west side of the street between Webster & Thirteen Mile Roads. Work to be performed includes façade renovations & entrance canopy.

Ventura & Associates: Request for Special Use and Site Plan Review Request of, on behalf of the owner, Sasa Development, LLC, to construct a 49,152 gross square foot, three story office building with parking underneath the building and a two story parking deck on the rear side. The property is located at 26400 and 26460 Telegraph Road on the east side of Telegraph Road between Civic Center Drive and the M-10 Freeway.

Verizon Wireless: Request for generators, new parking and other additional equipment on the exterior of their existing building located at 24242 Northwestern Hwy on the east

side of the Northwestern Highway service drive between Mount Vernon Street and Lee Baker Drive.

Wound Care Clinic: Requests for roof expansion & installation of an oxygen tank behind the existing building and in conjunction with the interior alteration of their hyperbaric medical suite. The property is located at 24111 Southfield Road on the west side of Southfield Road between Mount Vernon Street and Maryland Drive.

Yeshiva Beth Yehudah: Request for demolition of the existing house, garage and pool and the change in use of the property to a park to be used in conjunction with the existing Yeshiva Beth Yehudah school property to the west. The proposed park location is 16301 Lincoln Drive on the south side of Lincoln between Greenfield Road and Woodvilla Drive.

Recently Approved:

123 Net: Requests to convert an existing office building to a data center with associated changes to parking layout and implementation of additional exterior data communication equipment. The property is located at 24245 Northwestern Highway on the west side of Northwestern Highway between Mapleridge and Lee Baker Drives.

Alex Green III: Conversion of an existing residential home to office use. The property is located at 23754 Southfield Road on the east side of Southfield Road between Nine Mile and Mount Vernon.

Lamarand Design & Construction, Inc., on behalf of the owner, Sobhi Abbas: Request a Special Use and Site Plan Review of to convert mechanic service bays to a 949 gross square foot convenience store and construct a new front door canopy. The property is located at 24839 Greenfield Road on the southwest corner of Ten Mile and Greenfield Road.

Retail Development: Request for Site Plan review to demolish the existing Dunn Blue Print buildings and construct a new 6,119 gross square foot retail building with associated parking. The property is located at 20380-20532 W Eight Mile Road on the north side of W Eight Mile between Evergreen and Lahser Roads.

Southfield Chrysler: Request to enclose two portions of their existing canopy (2,430 square feet total) and to construct an entry beam and canopy at the existing Southfield Chrysler dealership. The property is located at 28100 Telegraph Rd on the east side of Telegraph Road between Northwestern Highway and Twelve Mile Road.

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CBS Radio: Request for the construction of a 767 garage addition to the rear of the existing building. The property is located at 26495 American Drive on the west side of the street just north of Eleven Mile Road.

Easter Seals: Requests to construct three Barrier Free ramps at their existing office complex. The property is located at 22180 W Nine Mile Road on the north side of Nine Mile Road just west of Lahser Road.

Happy's Pizza Holdings: Construct a walk-in freezer addition with building façade changes to the former Sunrise Café for a new Happy's Pizza restaurant. The property is located at 25004 Telegraph Road at the northeast corner of Telegraph and Ten Mile Roads.

Mr. Joe's: Request to construct new entrance canopy and undergo façade renovations. The property is located at 26077 W. Twelve Mile Road at the southeast corner of Franklin and Twelve Mile Roads.

Oakland Community College: Construction of a 69,530 gross square foot addition for new classrooms and offices to the existing 100,600 gross square foot Oakland Community College for a total of 170,130 gross square feet with associated parking. The property is located at 22322 Rutland on the east side of Rutland between Nine Mile Road and Northwestern Highway.

Spring Haven Villas/Pointe: A mixed use development of 170 urban town homes and 57 detached site condos with 11,000 square feet of retail on the east side of Southfield Road between Twelve & Thirteen Mile Roads.

Ventura & Associates, Inc.: Construction of a 12,020 gross square foot kidney dialysis center with associated parking. The property is located at 21000 Northwestern Highway the north side of Northwestern Highway between Eight Mile Road and Northland Park Drive.

Young Israel of Southfield: Construction a 3,200 gross square foot, one story building addition (with a study hall, children's play area and a social hall) to the existing 8,400 gross square foot existing building for a total of 11,600 gross square feet. The property is located at 27705 Lahser Road on the west side of Lahser Road between Eleven and Twelve Mile Roads.

Recently Completed:

Ari-El Enterprises: Requests to construct a 31-car parking lot in conjunction with the existing Carson Center office/retail development. The property is located at 29425 Northwestern Highway on the west side of Northwestern Highway between Twelve Mile

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and Inkster Roads.

Capital Welding: Demolition of an existing collision shop and construction of a new 14,000 square foot warehouse/shop building at 21750 W. Eight Mile Road on the south side of Eight Mile Road just east of Lahser Road.

CVS Pharmacy: A 2,825 gross square foot building addition, and construct a stand-alone 12,900 gross square foot CVS Pharmacy with drive-thru along with associated parking. The property is located at 21911 W. Eleven Mile Rd on the southeast corner of Lahser Road and Eleven Mile Road.

Pizzeria Biga: Former Il Posto Restaurant to open as a new pizzeria bar/restaurant, by the same owner as Bacco. The property is located at 29110 Franklin Road at the northeast corner of Franklin Road and Northwestern Highway.

Technical Group Inc: Demolition of the existing Burger King restaurant and construction of a new 3,000 gross square foot Burger King restaurant with drive-thru located at 23660 Telegraph Road on the east side of Telegraph Road between Nine and Ten Mile Roads.

Yeshiva Darchei Torah, representing the owner United Jewish Foundation:

Construction a 16,602 gross square foot building addition to the existing school with associated parking. The property is located at 21550 W. Twelve Mile Road on the north side of Twelve Mile Road between Evergreen and Lahser Roads.