

CONSTRUCTION UPDATE FOR JANUARY 2011

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

Under Review:

First Mercury: Administrative Site Plan review request of Russell Design on behalf of the owners, First Mercury Financial Corporation for an accessory pavilion structure with associated landscaping and hardscape upgrades. The property is located at 26600 Telegraph Road on the east side of Telegraph Road just south of the I-696 expressway.

I.A.C. Showroom: Site Plan Review request of Synergy Group, LLC for the construction of a single story, 9,002 gross square foot showroom. The property is currently vacant located on the west side of Telegraph Road just south of the office building located at 28333 Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Market Street Shops: Administrative Site Plan review request of Luciano Delsignore for façade changes at a tenant space within the existing shopping center. The property is located at 29394 Northwestern Highway between Twelve Mile and Inkster Roads.

McDonald's: Rezoning request to B-3 General Business, and Special Use and Site Plan Review Request of Agree Development, LLC, to demolish the existing Cranbrook Centre Office building and construct a new 4,362 gross square foot McDonald's restaurant with drive-thru's and associated parking. The property is located at 30161 Southfield Road on the west side of Southfield Road between Webster and Thirteen Mile Road.

Northland Radiology: Administrative Site Plan review request of Frank Mikiciuk on behalf of the owners, Northland Towers Associates, to locate a mobile MRI unit on the property. The property is located at 20905 Greenfield Road between Northland and J.L. Hudson Drives.

Serra Chevrolet: Special Use and Site Plan review request of Wilcox Professional Services, LLC, on behalf of property owner Serra Works of Telegraph, LLC, for the construction of a single story, 33,522 gross square foot auto dealership with two (2) 117' tall wind turbines. The property is located at 28111 Telegraph Road on the west side of Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Tamaroff Honda: Administrative Site Plan review request of Bloom General Contracting on behalf of the property owner, MJK Properties, LLC, to construct a 3,606 gross square foot showroom expansion with related parking layout revisions to the existing Honda automotive dealership. The property is located at 28585 Telegraph Road on the west side of Telegraph Road between the M-10 Lodge Freeway and Twelve Mile Road.

Ventura & Associates: Special Use and Site Plan Review Request, 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.

Wendy's: Administrative Site Plan Review Request to construct a 15 foot by 9 foot walk-in freezer at the southwest corner of the site. The property is located at 24999 Northwestern Highway at the southwest corner of Northwestern Highway and Ten Mile Road.

Recently Approved:

Affiliated Diagnostics: Administrative Site Plan review request of Guido Architects on behalf of the owner, Robert Pinter, for conversion of the previous Pinter's Flowerland to Affiliated Diagnostics with mobile MRI unit and associated parking and landscaping changes. The property is located at 26550 Northwestern Highway at the southeast corner of Northwestern Highway and Lahser Road.

Carpenter Lake Nature Center: Special Use and Site Plan review request for the construction of a 10,635 gross square foot nature interpretive center located on City-owned property at 27225 W Ten Mile Road on the south side of Ten Mile Road between Inkster Road and Gleneyrie Drive.

Lowe Barber Shop: Site Plan review request of Keenan Lowe for the conversion of an existing building to a salon/barber shop. The property is located at 17726 W Eight Mile Road on the north side of Eight Mile Road between Southfield Road and Northland Park Court.

Restorative Rehab: Site Plan review request of Restorative Rehab, LLC, for the conversion of an existing building to a senior rehabilitation and assisted living facility with senior daycare. The property is located at 20830 Rutland Drive on the east side of Rutland Drive just north of Eight Mile Road.

Silver Pine Imaging: Administrative Site Plan review request of T.S. Quatro Company on behalf of the owner, Stephan Nolan, for the location of a mobile MRI unit on the property and conversion of the existing tenant space to medical office. The property is located at 20475 W Ten Mile Road on the south side of Ten Mile Road between Northwestern Highway and Tamarack Circle.

Yeshiva Beth Yehudah: Special Use and Site Plan review 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.

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The proposed park location is 16301 Lincoln Drive on the south side of Lincoln between Greenfield Road and Woodvilla Drive.

Under Construction

Advanced Auto Recyclers: Administrative Site Plan Review Request for outside storage and to serve as an as-built site plan to accommodate offices/shop area/warehousing for an automotive recycler. The site is the previous Ersco Steel Company site located at 22800 W Eight Mile Road on the northeast corner of Eight Mile and Berg Roads.

Easter Seals: Construct three Barrier Free ramps and a dumpster enclosure 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.

Gasso Retail Development: 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.

Planet Fitness: Façade renovations taking over a portion of the vacant Farmer Jack tenant space at Southfield Plaza. The property is located at 29816 Southfield Road on the east side of Southfield Road between Twelve Mile and Webster Roads.

Solaire Condominiums: Administrative Site Plan review request for 200 square foot common area building addition to the existing condominium development located at 15800 Providence Drive on the north side of Providence Drive just west of Greenfield Road.

Staples Warehouse: Administrative Site Plan review request of Kane Builders on behalf of the owners, Southfield Gateway, LLC, to construct a fenced-in employee break area outside of the existing building at 23300 Northwestern Highway. The property is located at the southwest corner of Southfield Road and Northwestern Highway.

Steve's Pizza: Conversion of an existing tenant space to a carryout restaurant and exterior equipment pad with fence at Regal Towers Apartments . The property is located at 27500 Franklin Road on the east side of Franklin Road between Eleven Mile Road and Clara Lane.

Stop 'n Go Gas Station: Conversion of 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.

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Uppleger DDS: 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.

Verizon Wireless: Administrative Site Plan review 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: Administrative Site Plan review 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.

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:

Burger King: 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.

Capital Welding: 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: Construction of 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.

First Mercury Office Building: New location for First Mercury Financial Services located located at 26600 Telegraph Road at the southeast corner of Telegraph Road and the I-696 Expressway.

Happy's Pizza: New Happy's Pizza restaurant located at 25004 Telegraph Road at the northeast corner of Telegraph and Ten Mile Roads.

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

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Oakland Community College: New 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.

Pizzeria Biga: New pizzeria bar/restaurant opened by the same owner as Bacco. The property is located at 29110 Franklin Road at the northeast corner of Franklin Road and Northwestern Highway.

Southfield Chrysler: Constructed a new entry 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.