

RESOLUTION FOR CITY COUNCIL
JUNE 20, 2016

A RESOLUTION TO ADOPT A NEW MASTER PLAN OF THE CITY OF SOUTHFIELD TO REPLACE THE EXISTING MASTER PLAN:

WHEREAS: The existing Comprehensive Master Plan (Plan) for the City of Southfield was adopted on April 13, 2009 by the City Council; and,

WHEREAS: At least every five (5) years after adoption of a Plan, the Council shall review the Plan and determine whether to commence the procedure to amend the Plan or adopt a new Plan; and,

WHEREAS: The preparation of a new Comprehensive Master Plan was required to establish goals and guidelines to facilitate the direction, redevelopment and growth of the City of Southfield to address changing demographic and marketing conditions created by the "Great Recession" and to reposition the City into the future; and,

WHEREAS: Sustainable communities are places that balance their economic assets, natural resources, and social priorities so that residents' diverse needs can be met now and in the future. These communities prosper by attracting and retaining businesses and people and offering individuals of all incomes, races, and ethnicities access to the opportunities, services, and amenities they need to thrive; and,

WHEREAS: on January 27, 2014, the City Council authorized the City Planner, on behalf of the Planning Commission, to send the required Notice of Intent to update the Comprehensive Master Plan in accordance with the Michigan Planning Enabling Act (Act 33 of 2008, as amended) and to initiate the Master Plan procedure to update the Plan in accordance with Sect. 5.59 of the City Zoning Ordinance; and,

WHEREAS: Over 130 letters were mailed to registered home owners groups and condominium associations to encourage participation. Further, several public meeting and workshops were held with homeowner groups, civic associations, boards & commissions, public schools, and city staff throughout the process to encourage public input; and,

WHEREAS: A social media platform, *Sustainable Southfield.mindmixer.com* website, was launched on January 22, 2015 for a six month public input period to solicit feedback on a variety of topics, which resulted in over 5,500 individual visits, 486 total participants, 650 unique ideas, 175 photos uploaded and was shared on several other social media sites; and,

WHEREAS: on December 4, 2015, the City Council, Mayor, Clerk, Treasurer and other key City officials held a day long visioning session focusing on five main topic areas: roads & infrastructure, redevelopment, housing renewal, code enforcement and leveraging staff and energy; and,

WHEREAS: On January 20, 2016; the Planning Commission held a public workshop and open house on the preliminary draft master plan to seek additional public comment; and,

WHEREAS: On February 29, 2016, the City Council authorized the Planning Department, on behalf of the Planning Commission Secretary, to release the draft *Sustainable Southfield* Master Plan for the required 63 day public review period and the requirements of the Michigan Planning Enabling Act 33 of 2008, as amended; and,

WHEREAS: On April 26, 2016, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and by a 3-0 vote, endorsed the County staff's review finding that the City's Master Plan not inconsistent with the plan of any of the surrounding communities; and,

WHEREAS: on May 25, 2016, pursuant to the requirements of Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Southfield Planning Commission held a public hearing on the proposed *Sustainable Southfield* Master Plan and forwarded a favorable recommendation to City Council by unanimous vote; and,

WHEREAS: on June 20, 2016, pursuant to the requirements of Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, the Southfield City Council held a public hearing on the proposed *Sustainable Southfield* Master Plan,

NOW THEREFORE, BE IT HEREBY RESOLVED:

That *Sustainable Southfield*, A Comprehensive Master Plan for Now and the Future, (MP-05), draft dated June 6, 2016, as amended, be recommended for adoption, in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008 be approved for the reasons set forth in the City Planner's recommendation; i.e.:


1. *Sustainable Southfield*, as prepared by the City of Southfield Planning Department, the City of Southfield Planning Commission and residents, has been thoroughly studied by the Planning Commission at their Planning Commission Study Meetings and Regular Meetings.
2. *Sustainable Southfield* will serve to guide and coordinate City decisions on new development and redevelopment; will assist in the review of development proposals to confirm they meet the goals and strategies of the Plan; and provide a basis for amendments to the Zoning Ordinance and Zoning Map.
3. Sustainable communities are places that balance their economic assets, natural resources, and social priorities so that residents' diverse needs can be met now and in the future. These communities prosper by attracting and retaining businesses and people and

offering individuals of all incomes, races, and ethnicities access to the opportunities, services, and amenities they need to thrive.

BE IT FURTHER RESOLVED: That Resolution No. MP-05 is hereby recommended for adoption.

I, Nancy L. M. Banks, the duly elected City Clerk of the City of Southfield, County of Oakland, State of Michigan, do hereby certify that the foregoing resolution was adopted by the Southfield City Council at their June 20, 2016 Regular Council meeting held in the Council Chambers of the Municipal Building, 26000 Evergreen Road, Southfield, Michigan.

Dated: June 21, 2016



Nancy L. M. Banks, MMC
Southfield City Clerk