



Department: Planning Dept
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MEMO

To: City Council
 From: Planning Commission
 Date: January 29, 2014
 Re: **2013 Annual Report Draft**

Below, please find an outline of issues discussed in 2013 and recommendations for action in 2014:

A. 2013 PC Activities

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Judita Ulciniene 29229 Everett Street	GP:1248	Use of a single family house for Group daycare.
Monument Engineering Group Assoc., Inc., 21491 Beech Road	GP:1249/ SP:1294	Convert a single family house into a religious institution.
Patrick Bennett, P.E., Core States Group 28681 Telegraph Road	GP:1250/ SP:1295	Demolish the existing Denny's restaurant and construct a new, 4,600 gross square foot Panera Bread with drive-thru
Layth Barash, Armada Real Estate, on behalf of the owner, Jamal Kalabat 16900-17200 W Eight Mile Road	ZR:1316	Rezone 4.34 acres of RMM, Multiple Family (Medium Rise) property to ERO, Education Research-Office, and rezone 3.81 acres of RMM, Multiple Family (Medium Rise) property to B-3, General Business.
Nick Samara, Extreme Fun LLC, on behalf of the owner, Northland Center Michigan LLC 21500 Northwestern Highway	GP:1252	Locate a recreation center in the Northland Mall
Affiliated Diagnostic Center 26550 Northwestern Highway	SP:1298	Construct a 1,070 gross square foot building addition for a new MRI Unit.
City Centre II 25250 Evergreen Road, 19751 Goldwin, 19751 Jeanette, 19760 Hilton and vacant land	V:399, ZR:1317, SP:1296	Vacation request for a portion of Jeanette Street, Rezoning from OS and R-A to B-2 and P with Overlay Development District
Imad Potres, Scope Data, LLC 24839 Greenfield Road	GP:1255/ SP:1299	Convert one mechanic service bay to a 506.54 usable square ft. convenience store with automotive service and exterior renovations

Oakland Center Counseling 24950 Lahser Road	GP:1257/ SP:1301	To use an existing building as a counseling office
New Hope Missionary Baptist Church 23712, 23774 & 23790 Sargent	GP:1256/ SP:1300	Construct a new parking lot and use an existing house for counseling.
New Shopping Center - Neumann 24541/24577 W. Twelve Mile Road	SP:1302	Construct a new 6,008 gross square ft. shopping center.
Boot Camp Michigan LLC 24151 Telegraph Road	GP:1258	To use 2,962 gross square ft. of an existing building for a group fitness program.
Cracker Barrel Liquor Store 30203 Southfield Road	SP:1303	To construct a 718 gross square foot addition.
GD Transport Corp. 23800 W Eight Mile Road	GP:1259/ SP:1304	To use the existing building and property located at 23800 W Eight Mile Road as a dispatch and repair facility for cabs, sedans, non-ambulatory vans, and buses.
Civic Plaza III 20300 Civic Center Drive	ZR:1318	To utilize the ODD, Overlay Development District provisions with underlying RC, Regional Center.
Civic Plaza III 20300 Civic Center Drive	SP:1305	To construct a two story mixed use 43,000 gsf development (Civic Plaza Phase III) on the northern portion (1.47 acres) of the property.
A.F. Jonna – Southfield Village 18290 W Twelve Mile Rd	ZR:1319	To rezone 4.74 acres of R-2, Single Family Residential property to B-2, Planned Business, 0.11 acre of P, Vehicular Parking to RMM, Multiple Family (Medium Rise), and 4.72 acres of R-2 Single Family Residential property to RMM, Multiple Family Residential (Medium Rise)
A.F. Jonna – Southfield Village	GP:1260/ SP:1306	To construct a new freestanding Applebee’s restaurant, 114 unit multi-family apartment complex, and 30,000 gsf of commercial retail.
Shell Gas Station Conversion 25826 Southfield Road	GP:1261/SP:1307	To convert an existing gasoline service station with vehicle service bays to a gasoline filling station with a 1,293 gross square foot convenience store with associated parking

Zoning Ordinance Text Amendments

Reference #	Details
GP:1253-P	Council Initiated Zoning Text Amendment to delete Section 5.6 and adding new Section 5.6. This amendment specifically concerns amending the definition of a private garage.
GP:1244-P	Council Initiated Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, by deleting Section 5.58, Wireless Communication Facilities, and adding new Section 5.58 Wireless Communications facilities to Article 4, General Provisions. This amendment specifically concerns revising the Southfield Wireless Communication Facilities ordinance to conform with State of Michigan
GP:1254-P	Council Initiated Zoning Ordinance Text Amendment to Amend Article 2, Definitions, of the Zoning Ordinance, by deleting Section 5.4 and inserting a new Section 5.4 and, amend Article 22, Schedule of Regulations. These amendments specifically concern adding the definition of a carport to Article 2, and providing for exceptions to height standards in Article 22 of the Zoning Ordinance, respectively.
GP:1262-P	Council Initiated Zoning Ordinance Text Amendment to Amend Article 4 General Provisions, of the Zoning Ordinance by deleting Section 5.22 Site Plan Requirements and adding new Section 5.22 Site Plan Requirements. This amendment specifically concerns amending what the City Planner can approve administratively.
GP:1263-P	Council Initiated Zoning Text Amendment to Article 2 Definitions, Article 4 General Provisions, Article 14 Regional Shopping, Article 15 Regional Center and Article 18 General Business. These amendments specifically concern adding definitions of Cigar Bar, Smoke or Smoking, Smoking Lounge and Tobacco Specialty Retail Store; adding parking requirements for Smoking Lounges, Cigar Bars and Tobacco Specialty Retail Stores; and Conditions for Approval of Smoking Lounges, Cigar Bars and Tobacco Specialty Retail Store in the RS, RC and B-3 zoning districts.

Discussion/Review/Research Topics:

- Administrative Review and Approval requirements by City Planner
- Baseline Monument design and development
- Building Height Exceptions (Ord. #1613; enacted 7/29/13)
- Consent Judgment Mapping
- Definitions: Carport (Ord. #1613; enacted 7/29/13)
- Definitions: Private Garage (Ord. #1606; enacted 4/22/13)
- Joint Meeting with City Council and Planning Commission
- Lower Evergreen Road Redevelopment
- Mid-Century Modern Building Tours (Spring & Fall)
- Northland Mall Redevelopment (LTU student project)

- Overlay Development District (ODD) Implementation (Ord. #1603; enacted 3/18/13)
 - Parking Requirements Research
 - Planning Commission By-Laws and Rules of Procedure review
 - Review Fees for minor Administrative Reviews
 - Southfield City Centre and Downtown Development Authority Non-motorized Pathway and Public Transit sub-area plans
 - Tobacco Specialty Retail Store regulations
 - Twelve Mile and Southfield Road sub-area workshop
 - Wireless Communication Ordinance review (Ord. #1614; enacted 8/26/14)
 - 2013 Year End Report & Priorities for 2014
- B. Planning Commission Meetings
- 13 Study Meetings
 - 9 Regular Meetings
 - 2 Long Range Study Meetings
- C. Training by PC & Planning Team Members
- American Planning Association's (APA) 2013 National Planning Conference
 - Beautification Council of Southeastern Michigan quarterly meetings
 - Building Chicago + Greening the Hartland Conference
 - Eight Mile Boulevard Association: "Annual Leadership Luncheon"
 - Green Infrastructure Webinar
 - Mayors and Managers Forum-UM Dearborn
 - Michigan Association of Planning's 2013 Annual Conference
 - Michigan Green Industry Association Trade Show
 - Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops: *Mid-Century Modern (6/7)*; *Henry Ford West Bloomfield Hospital Presentation & Tour (9/7)*; *Complete Streets Master Plan for Woodward Ave. (12/6)*
 - Oakland County "Economic Outlook Luncheon"
 - Oakland County Trails & Water Alliance workshops
 - 27th Annual UM/ULI Real Estate Forum: *Placemaking for Growth*
 - Redevelopment Ready Communities Meetings
 - SEMCOG: *Bike Route; Transportation & TAP Grant* workshops
- D. 2014 Planning Initiatives:
- Architectural Design Guidelines/Form-Based Code
 - Historic District-Mid Century Modern Architecture
 - Home Occupations & Live/Work units
 - Joint session with the City Council:

- Zoning Ordinance and Map Technical Review and Update
- Master Plan Amendments
- Capital Improvement Program (CIP) update FY 2014/15
- Review Fees
- Sign Regulations for Overlay Districts
- Streamlining the Site Plan Review Process
- 2014 Master Plan Update
 - Climate Change
 - Sustainability
 - Sub-area plans (e.g. 12 Mile & Telegraph)
 - Review of large vacant lots
- Mixed-Use Development
- Multi-Family Residential Rooms/Land Area Requirements
- Parking Standards Review
- River Rouge Greenway Corridor & Carpenter Lake Nature Preserve
- Target Housing Market Analysis
- Zoning Ordinance Amendments

L:\Planning\PL COMMISSION\Plann Comm Reports\2013 Planning Commission Annual Report Final

2013 Planning Commission Annual Report

February 24, 2014

2013 Planning Commission Annual Report

- Required by MPEA (PA 33 of 2008, as amended):
- *“Make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”*

2013 Planning Commission Annual Report

- 13 Site Plans
 - ❖ Including Southfield Villages (Jonna)



2013 Planning Commission Annual Report

- 11 Special Land Use Reviews



2013 Planning Commission Annual Report

- 4 Rezoning applications including 2 ODDs
 - ❖ Civic Centre II



**CITY CENTRE II
SOUTHFIELD, MICHIGAN**

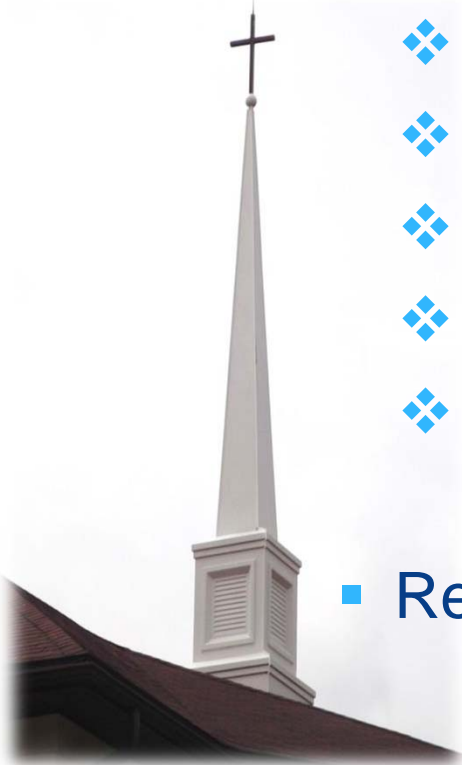
2013 Planning Commission Annual Report

- 4 Rezoning applications including 2 ODDs
 - ❖ Arbor Lofts



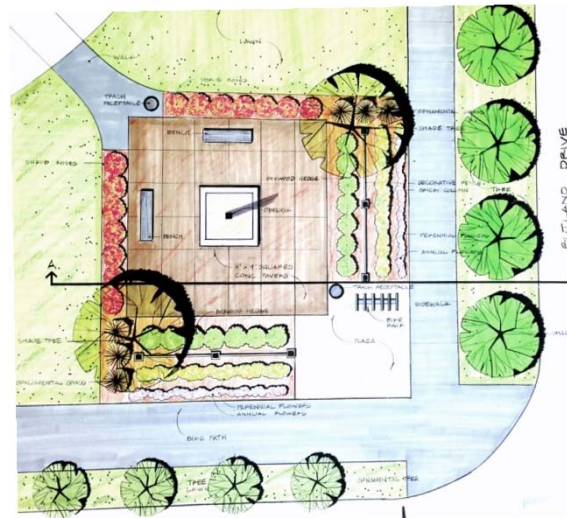
2013 Planning Commission Annual Report

- 5 Text Amendments
 - ❖ Definitions: Private Garage and Carports
 - ❖ Building Height Exceptions
 - ❖ Wireless Communication Facilities
 - ❖ Administrative Review Requirements
 - ❖ Tobacco Specialty Retail Store
- Revise Administrative Review Fees



2013 Planning Commission Annual Report

- Discussion/Review/Research Topics
 - ❖ Twelve Mile & Southfield Road Sub-Area Workshop
 - ❖ Baseline Monument
 - ❖ Building Height Exceptions
 - ❖ Consent Judgment Mapping



2013 Planning Commission Annual Report

- Discussion/Review/Research Topics

- ❖ Joint Meeting with City Council
- ❖ Mid-Century Modern Building Tours (Spring & Fall)
- ❖ LTU Student Project:
Northland Mall
Redevelopment
- ❖ ODD Implementation



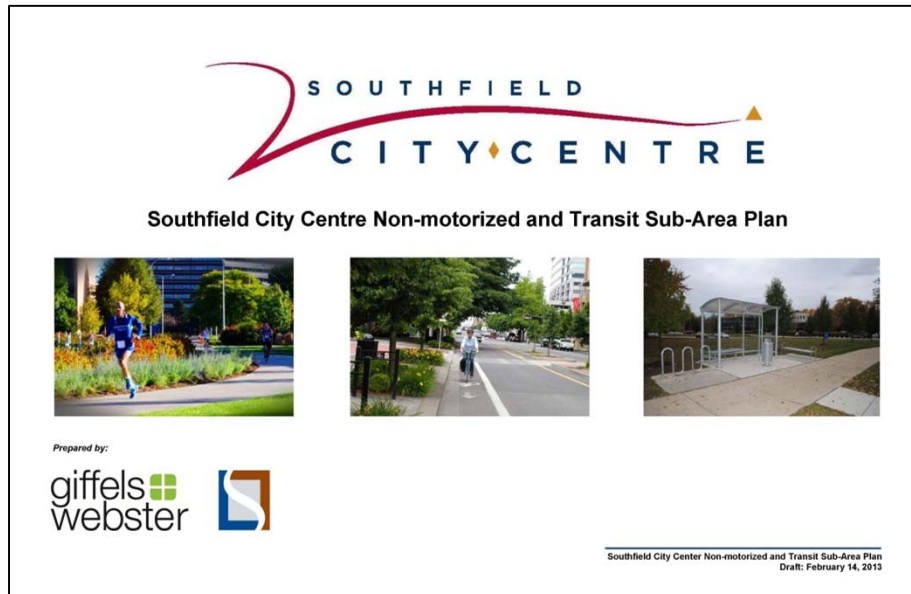
2013 Planning Commission Annual Report

- Discussion/Review/Research Topics

- ❖ Update PC Bylaws & Rules of Procedures
- ❖ Southfield City Centre & DDA Sub-Area

Non-Motorized
Plans

- ❖ Parking
Standards
Research



2013 Planning Commission Annual Report

- 2014 Planning Initiatives
 - ❖ Architectural Design Guidelines/Form Based Code
 - ❖ Historic District: Mid-Century Modern Architecture
 - ❖ Home Occupations & Live/Work Units



2013 Planning Commission Annual Report

- 2014 Planning Initiatives
 - Zoning Ordinance & Map Technical Review/Update
 - Master Plan Update
 - CIP Update FY 2014/2015
 - Review Fees
 - Sign Regulations for Overlay Districts

City of Southfield
Capital Improvement Program
FY 2011-2017

FY 2011/12 – FY 2016/17
CAPITAL IMPROVEMENT PROGRAM
CITY OF SOUTHFIELD, MICHIGAN



Prepared by
Planning Department
City of Southfield

File: L/Planning/CIP/Narrative

2013 Planning Commission Annual Report

- 2014 Planning Initiatives
 - Streamlining the Site Plan Review Process
 - Multi-Family Residential Rooms per Land Area Requirements
 - Parking Standards Review
 - Target Housing Market Analysis

