



Department: Planning Dept
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MEMO

To: Planning Commission
 From: Jeffrey Spence
 Asst. City Planner
 Date: January 26, 2022
 Re: **2021 Planning Commission Annual Report**

Below, please find an outline of issues discussed January 2021 through December 2021:

A. 2021 PC Activities:

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Mapleridge Rezoning	PZR20-0007 Approved 2-22-21	Rezone 3.44 acres of land on the east and west sides of Mapleridge from I-L Light Industrial to I-1 Industrial.
Burgh Historical Park	PSLU21-0001 Approved 3-22-21	For a professional office use within a publicly owned building located at 26080 Berg Road on publicly owned land Value of Development: Not Available Status: Pending Building Review
Text Amendment	PZTA21-0001 Approved 3-22-21	This text amendment specifically addresses updating the Woodland and Tree Protection Ordinance, updating the Wetland and Watercourse Protection Ordinance, adding provisions for Small Box Retail, and adding provisions for Small Cell Facilities to the Wireless Communications Facilities Ordinance
Bell's Event Studio	PZR21-0001 Approved 4-26-21	To rezone 1.0 acre of land from ERO Education Research-Office to B-2 Planned Business
Bell's Event Studio	PSLU21-0002 Approved 4-26-21	To allow an event center as a place of assembly.
Bell's Event Studio	PSP21-0001 Approved 4-26-21	To convert an existing bank building to an event center for banquets and others similar uses. Value of Development: \$72,500 Status: Under Construction

New Seoul Market	PZR21-0002 Approved 4-26-21	To rezone 1.828 acres of land from RMU Multiple Family (High Rise) to B-3 General Business
New Seoul Market	PSP21-0002 Approved 4-26-21	To convert an existing restaurant to a market related to New Seoul Garden containing 14,465 gross square feet. Value of Development: \$1,750,000 Status: Under Construction
Chick-fil-A	PSLU21-0003 Approved 4-26-21	To allow for the construction of a restaurant with a drive-thru
Chick-fil-A	PSP21-0003 Approved 4-26-21	To construct a 4,978 gross square foot Chick-fil-A restaurant with a drive-thru. Value of Development: \$1,500,000 Status: Under Building Review
Text Amendment	PZTA21-0002 Approved 4-26-21	This text amendment specifically addresses correcting a clerical error regarding where Medical Marijuana Facilities are permitted per ODD District.
Walgreen's	PZR21-0003 Approved 4-26-21	To rezone 1.17 acres of land from R-A Single Family Residential, P Vehicular Parking and OS Office Service to P Vehicular Parking and B-3 General Business.
Walgreen's	PSP21-0004 Approved 4-26-21	For the construction of a 9,400 gross square foot Walgreen's with pharmacy. Value of Development: \$2,300,000 Status: Under Building Review
Arbor Lofts	PZRODD19-0001 Approved 5-24-21	To amend the existing Arbor Lofts Overlay Development Agreement. Value of Development: \$8,900,000 Status: Under Building Review
McKinley School	PZRRUDD21-0001 Approved 6-21-21	To rezone 4.128 acres of land from R-4, Single Family to Residential Unit Development District (RUDD) Value of Development: \$21,000,000 Status: Under Building Review
Clarience (Truck-lite)	PSP21-0005 Approved 5-24-21	For approval of the increased square footage of the existing building (totaling 49,017 sq. ft.) and required land-banked parking spaces. Status: Already Constructed
Athletic Dome	PSP21-0006 Approved 5-24-21	To construct a 100,000gsf multipurpose athletic facility dome. Value of Development: \$750,000

		Status: Under Building Review
Text Amendment	PZTA21-0003 Approved 9-27-21	This text amendment specifically addresses modifying the definition of “Nonconforming Use” in Article 2, and amending Article 4 Section 5.23 to clarify Non-conforming uses.
Verizon Wireless	PZR21-0004 Approved 6-14-21	To rezone 7.13 acres of land from OS Office Service and P Vehicular Parking to ERO Education Research-Office (+/- 6.21 acres) and P Vehicular Parking (+/- .92 acres)
Verizon Wireless	PSP21-0007 Approved 6-14-21	For the demolition of a portion of the existing building and construction of a new 43,951gsf building addition for administration, plus computer and electrical equipment necessary to support the mobile network. Value of Development: \$35,000,000 Status: Under Building Review
Luxe Ballroom	PSLU21-0005 Approved 6-14-21	To allow for an event center as a place of assembly. Value of Development: \$15,000 Status: Finalled Out by Building
Telegraph Auto Repair	PSLU21-0004 Approved 9-27-21	To use an existing building for parking and general storage, and construct a fence. Value of Development: \$20,000 Status: Pending Building Review
Armenian Apostolic Society	PSV21-0001 Approved 8-23-21	Street Vacation
Text Amendment	PZTA21-0004 Approved 8-23-21	To establish Architectural Standards for building materials; adding definitions, including but not limited to: Indoor Recreation Centers, Dark Store and Ghost Restaurants, Personal Services and Health/Fitness Clubs, Automobile and Truck Rental, Dog Kennels and Pet Daycare; amending Parking Standards for Open Concept Hair and Nail Salons, and Salon Suites; removing distance requires and amending wall requirements for certain restaurants; allowing Data Centers

		in I-L Light Industrial and I-1 Industrial zones; allowing Religious Facilities as Places of Assembly; allowing Medical and General Office uses as Permitted uses in I-1 Industrial zones
MiddlePoint/Evercentre	PZRODD21-0002 Approved 9-27-21	To rezone 8.18 acres of land to an Overlay Development District for the construction of a mixed use development with retail, office and multiple family units in multiple phases. Value of Development: \$80,000,000 Status: Recording ODD Agreement
Enterprise Rent-a-Car	PSLU21—0007 Approved 10-25-21	To allow for an Automobile and Truck Leasing and Rental Office. Value of Development: \$2,000,000 Status: Pending Building Review
Southfield Commons restaurant with bar	PSLU21-0008 Approved 11-22-21	To allow for the tenant space to be used as a restaurant with bar. Value of Development: \$325,000 Status: Pending Building Review
Hawthron Suites conversion to Multi-family	PZRODD21-0003 Approved 10-22-21	To rezone 5.4 acres of land to an Overlay Development District to convert the existing hotel to multiple family units. Value of Development: \$2,500,000 Status: Recording ODD Agreement
MiddlePoint ODD Phase 1 Site Plan	PSP21-0008 Approved 11-22-21	For the construction of the Phase 1 Site Plan of the Overlay Development District to include a mixed-use development. Value of development: \$10,000,000 Status: Pending Building Review
Southfield Storage Facility	PZRODD21-0004 Approved 12-13-21	To rezone 1.980 acres of land to an Overlay Development District for the construction of a three-story, approximately 123,774 gsf Storage Facility with first-floor retail. Value of Development: \$6,000,000 Status: Recording ODD Agreement
Westland Duplexes	PSP21-0009 Approved 1-31-22	For the construction of a 2,388gsf residential duplex. Value of Development: \$450,000 Status: Pending Council Final Review
DBo's Wings	PSLU21-0009 Approved 1-31-22	To allow for the tenant space to be used as a restaurant with bar. Value of Development: \$450,000

		Status: Pending Council Final Review
Taste of Ethiopia	PSLU21-0010 Approved 1-31-22	To allow for the tenant space to be used as a restaurant with bar. Value of Development: \$25,000 Status: Pending Council Final Review
Miller Park Renovations	PSP21-0010 Approved 1-31-22	For alterations to Miller Park including new Pickleball/Basketball courts and an asphalt trail around the existing ball fields. Value of Development: \$524,280 Status: Pending Council Final Review
Simms Park Renovations	PSP20-0012 Approved 1-31-22	For alterations to Sims Park including new pickleball and basketball courts, and an asphalt path around the site. Value of Development: \$546,724 Status: Pending Council Final Review
	Grand Total of Investment in 2021:	\$174,128,504.00
	Grand Total of Investment in 2020:	\$633,925,000.00 (Northland Accounted for \$550,000,000 of this total)

Discussion/Initiatives/Review/Research Topics: Update based upon zoning amendments

- Added Conditions of Approval to PowerPoint Presentations
- Art Initiatives
- Automated Vehicles
- Capital Improvement Plan Presentations
- City Centre Trail Markers
- COVID Flag Memorial
- Diversity, Equity and Inclusion

- Job Classification Survey
- LTU City Centre Trail Ribbon Cutting
- Master Plan research & Survey
- Michigan Chapter ASLA: DEI committee
- MI Airline Trail ribbon cutting
- Non-motorized Transit
- Northland City Centre
- Open Meetings Act Discussion
- Pandemic Responses
- Pocket Sites Tour
- Remote Meeting Initiative
- Residential Lighting
- Southfield Public Schools Emergency Access Road
- *Tapestry of Community* Community Build
- Transportation Study – Bus Stops
- Zoning Text & Map Amendments

B. Planning Commission Meetings:

- 17 Study Meetings
- 11 Regular Meetings
- 1 Long Range Study/Special Meetings

C. Training, Special Projects & Workshop attendance by PC & Planning Team Members:

- SEMU: Electric Vehicles – What Your Community Needs to Know (Jan. 27, 2021)
- City Streets: Today & Tomorrow (Feb 18, 2021)
- A Pandemic of Opportunity: What & How to Change the Public Realm,(Februray 18, 2021)
- Planning and Zoning Essentials Workshop x 3 PC members (March 23, 2021)
- NPC-21 Opening Keynote: Valerie Jarrett, W(ednesday, May 5, 2021 9 a.m. - 10 a.m.)
- Innovative Approaches for Comprehensive Planning, Wednesday, May 5, 2021 10:15 a.m. - 11 a.m.
- Comprehensive Planning Under 2020 Lockdown: The Silver Lining!, (Wednesday, May 5, 2021 11 a.m. - 11:15 a.m.)

- Addressing Climate Change Adaptation Through Green Infrastructure Strategies, (Wednesday, May 5, 2021 11:15 a.m. – noon)
- Data-Driven Innovations to Modernize Zoning for Equity, Wednesday, (May 5, 2021 12:30 p.m. - 2 p.m.)
- Inclusive Engagement Strategies, Wednesday, May 5, 2021 2:15 p.m. - 3 p.m.
- Reimagining Public Spaces and Shared Streets, (Wednesday, May 5, 2021 3:15 p.m. - 4 p.m.)
- Using a Design Approach for Recovery, (Thursday, May 6, 2021 9 a.m. - 9:45 a.m.)
- COVID-19 Bicycling Trends, (Thursday, May 6, 2021 9 a.m. - 9:15 a.m.)
- Speed Share: Adapting for the Future, (Thursday, May 6, 2021 10 a.m. - 10:45 a.m.)
- Crowdsourcing Tools: Plan and Prioritize Infrastructure for People, (Thursday, May 6, 2021 11 a.m. - 11:45 a.m.)
- 'Active' Paths Forward in Equitable Design, (Thursday, May 6, 2021 noon - 12:45 p.m.)
- Applying Inclusive Engagement Techniques Beyond Translated Communications, (Thursday, May 6, 2021 1 p.m. - 1:45 p.m.)
- Overcoming Connectivity Barriers Through Trail Oriented Development, (Thursday, May 6, 2021 2 p.m. - 2:45 p.m.)
- Using Historic Preservation to Maintain Neighborhood Diversity, Thursday, May 6, 2021 3 p.m. - 3:45 p.m.
- Placemaking — When Your River Is Actually a Freeway, by Terry Croad, (Thursday, May 6, 2021 3:45 p.m. - 4 p.m.)
- Using Mental Health Considerations in Designing Places, Thursday, May 6, 2021 4 p.m. - 4:45 p.m.
- Building Back Better: Federal Infrastructure Legislation, (Friday, May 7, 2021 9 a.m)
- Spotlight Session: The Planner's Role in Addressing Equitable Economic Development, (Friday, May 7, 2021 10 a.m)
- Speed Share: Emerging Topics, (Friday, May 7, 2021 11 a.m)
- NPC-21, Closing Keynote: The Emerging Geospatial Transformation In Cities (Friday, May 7, 2021 noon)

- Oakland County Economic Outlook (June 9, 2021)
- Michigna Planning Today, hosted by Robert Gibbs, feature speaker (TC) (July 20, 2021)
- Michigan State Historic Preservation Office: Certified Local Government Program (Sept. 27, 2021)
- Michigan Association of Planning's Planner Meet Ups: MAP Presentation & Southfield City Centre Walking Tour (Friday, October 1, 2021)
- Virtual Parliamentary/Robert Rules of Order Training/Virtual Open Meetings Act Training
- **Planning Michigan 2021 (October 27-29, 2021)**
 - Opening Session: The Time is Now for Zoning Reform
 - Building Community Resilience is Both Necessary and Possible
 - Keynote: The New Framework for Connection
 - Bringing it all Together: Tackling the Big Issues of the 2020's in a Comprehensive Plan
 - Placemaking-When Your River is Actually a Freeway by Terry Croad, AICP, ASLA
 - Planners' Friends in DC
 - Detroit's Corktown-Past, Present, Future
 - Park Access for All: Connecting the Metroparks to Transit
 - The Project for Code Reform: Small Updates for Big Impacts
 - The Future is Here: Housing Strategies for Today and Tomorrow

D. City Centre Advisory Board:

- 10 Regular Meetings
- 1 virtual town hall meeting meetings (Massey Triptych visioning)

E. Southfield Public Arts Commission:

- 10 regular Meetings
- 1 virtual town hall meeting meetings (Massey Triptych visioning)

F. Zoning Board of Appeals Meetings:

- 1/26/21 (2 cases)
- 2/16/21 (2 cases)
- 5/25/21 (1 case)
- 6/1/21 (2 cases)
- 7/6/21 (1 case)
- 8/3/21 (1 case)
- 9/14/21 (1 case)

G. **2022 Planning Initiatives:**

- a. Capital Improvement Plan Update prior to FY 2022/23 City Budget adoption

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- b. Front Lawn redevelopment at Municipal Campus
- c. John Grace RUDD
- d. LTU Summer Camp: Intro to Landscape Architecture (June 21-23)
- e. Michigan Chapter ASLA: DEI committee
- f. Middlepointe (Evercentre) ODD Development;
- g. Non-Motorized Transit, Public Transit and Neighborhood Enhancements
- h. Northland City Centre Redevelopment Implementation:
- i. Parks & Recreation Master Plan adoption
- j. Redevelopment Ready Certification Quarterly Reports as required
- k. Sustainability Plan development
- l. *Sustainable Southfield* 2.0 Master Plan 5-Year Update
- m. Zoning Ordinance Technical Review and alignment with adopted Master Plan
- n. Zoning Ordinance Amendments as required by above

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