



Department: Planning Dept
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MEMO

To: City Council
 From: Terry Croad
 City Planner
 Date: March 13, 2023
 Re: **2022 Planning
 Commission
 Annual Report**

Below, please find an outline of issues discussed January 2022 through December 2022:

A. 2022 PC Activities:

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Gas Station Rezoning	PZR21-0006 Approved 5-23-22	Rezone .51 acres of land at 28681 Northwestern Hwy from B-1 Neighborhood Business to B-3 General Business.
Gas Station Special Use	PSLU21-0011 Approved 5-23-22	To allow for a gasoline filling station with convenience store.
Gas Station Site Plan	PSP21-0012 Approved 5-23-22	To allow for the construction of a new 2,846gsf gasoline filling station with convenience store. Value of Development: \$2.5 million Status: Building Review
John Grace Residential Unit Development District	PZRRUDD22-0001 Approved 3-14-22	Create a Residential Unit Development District to rezone 4.62 acres of land from R-1, Single Family to Residential Unit Development District (RUDD) for John Grace Center Value of Development: \$17.5 million Status: Building Review
Triumph Church	PSP21-0013 Approved 6-27-22	To allow for conversion of the old Star Theater to a place of assembly for Triumph Church. Value of Development: \$2.5 million Status: Building Review
Extreme Loans	PSP22-0001 Approved 4-25-22	To construct a new exterior stairway leading to a rooftop deck on the existing building located at 29444 Northwestern Highway Value of Development: \$30,000

		Status: Building Review
John Grace Revitalization Plan	Approved 3-21-22	Subarea to the City of Southfield Comprehensive Master Plan, for the future needs of Southfield seniors including active living and housing options.
Southfield Fire Department Fire Tower	PSP22-0002 Approved 4-11-22	To construct a new Fire Tower Training Facility at Station #5/Fire Department Headquarters located at 24477 Lahser Road Value of Development: \$125,000 Status: Building Review
Text Amendment	PZTA22-0001 Approved 5-23-22	To amend Section 5.22-3 Overlay Development District (ODD) of the Zoning Ordinance to Expand the Northwestern Highway Corridor District consistent with the Future Land Use Map in the City of Southfield for properties eligible for ODD
Middlepointe ODD	PZRODD22-0001 Approved 10-3-22	To Amend the existing Overlay Development District Development Agreement of Mr. Hassan Jawad, representing Middlepointe Investment Group, LLC, for 8.18 acres of land for the construction of a mixed use development with retail, office and multiple family units in multiple phases on property located at 26111 Evergreen Road Value of Development: \$250 million Status: Awaiting Final ODD Documents
Mapletree Apartments	PSP22-0003 Approved 6-21-22	For the construction of a four-unit townhome building, property located at 28545 Franklin Road Value of Development:\$410,000 Status: Building Review
Lume	PSP22-0004 Approved 6-27-22	To amend a previously approved site plan, PSP20-0005, to change the building elevations and site plan amenities on property located at 26760 Lahser Road Value of Development:\$600,000 Status: Completed

Culver's	PSLU22-0002 Denied 11-21-22	Special Use Request of Rosetta Building Company to allow for a stand-alone Culver's restaurant with drive-thru on property located at Sidwell Parcel 2412-153-019
Culver's	PSP22-0005 No Action Taken because PSLU Denied	To allow for the construction of a 3,904 gsf stand-alone Culver's restaurant with drive-thru and other site amenities on property located at Sidwell Parcel 2412-153-019 Value of Development: \$1.2 million Status: Awaiting Re-review by Council
Kiwi Assisted Living Facility	PZR22-0001 Approved 7-25-22	To rezone 1.41 acres of land from B-3 General Business to OS Office Service
Kiwi Assisted Living Facility	PSP22-0006 Approved 7-25-22	To convert the existing 5-story hotel to an assisted living/memory care facility on property located at 26620 Franklin Road Value of Development: \$1.75 million Status: Building Review
Friedman ODD	PZRODD22-0002 Approved 10-3-22	To establish an Overlay Development District with Development Agreement of Friedman Real Estate, for 11.175 acres of land for the construction of a mixed-use development on property located at 27400 Northwestern Highway Value of Development: \$5.5 million Status: Building Review
EZ Mini Storage ODD Amendment	PZRODD22-0003 Approved 8-29-22	To amend the existing Overlay Development District with Development Agreement of Southfield Road LLC, for 2.0 acres of land on property located at 30215 Southfield Road for a hair salon use Value of Development: \$100,000 Status: Complete
Text Amendment	PZTA22-0002 Approved 7-25-22	To amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by adding a new Section 5.22-3-2 Mixed Use Corridor District (MUCD) to the Zoning Ordinance to allow properties eligible for MUCD to be developed under more flexible standards

Northland ODD Amendment	PZRODD22-0004 Approved 9-19-22	To amend the existing Overlay Development District with Development Agreement of Contour Development Group on property located at 21577 Greenfield Road, Value of Development: \$10 million Status: Building Review
Text Amendment	PZTA22-0003 Approved 9-19-22	To amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by amending Section 5.22-3 Overlay Development District (ODD) Table 1: Permitted Table of Uses of the Zoning Ordinance to allow for “EV Research, Testing, Repair and Maintenance Facilities” as a Permitted Use in the Southfield Technology Corridor District, and amending Section 5.22-3 (B.) (2.) Prohibited Uses allowing “EV Research, Testing, Repair and Maintenance Facilities” as a Permitted Use in the Southfield Technology Corridor District
Tesla ODD	PZRODD22-0005 Approved 9-19-22	To rezone 3.5 acres of land to Overlay Development District with Development Agreement located at 21375 Telegraph Road Value of Development: \$1.4 million Status: Building Review
JR Cigars	PSLU22-0003 Application Withdrawn	To allow for a Smoking Lounge on property located at 28815 Northwestern Highway
Tax Office	PSLU22-0004 Awaiting Final Review by Council	To allow for the conversion of a previous dry cleaner to general office for tax preparation on property located at 24040 W Ten Mile Road
Tax Office	PSP22-0008 Awaiting Final Review by Council	To allow for the use of the existing 2,250 gsf building for a tax preparation office on property located at 24040 W Ten Mile Road Value of Development: \$10,000 Status: Awaiting Council Review
Shango Retail Center	PSLU22-0005 Awaiting Final Review by Council	To allow for the conversion of an existing shopping center to a restaurant with drive-thru and other retail spaces on

		property located at 28799 Northwestern Hwy
Shango Retail Center	PSP22-000	To convert the existing vacant retail center to a restaurant with drive-thru and two additional retail spaces on property located at 28799 Northwestern Hwy Value of Development: \$1.2 million Status: Awaiting Council Review
Text Amendment	PZTA22-0004 Approved 1-23-23	To amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by adding to Article 4 General Requirements, Section 5.22-8 Adult Use Recreational Marihuana Facilities to allow for recreational use of marihuana in the City as a Special Land Use
Savvy Sliders	PZR22-0002 Awaiting Final Review by Council	To rezone 1.07 acres of land from I-1 Industrial to B-3 General Business, property located at 22650 W Eight Mile Road
Savvy Sliders	PSLU22-0006 Awaiting Final Review by Council	To allow for a stand-alone restaurant with drive-thru on property located at 22650 W Eight Mile Road
Savvy Sliders	PSP22-0010 Awaiting Final Review by Council	To convert the vacant restaurant with drive-thru to a Savvy Sliders restaurant with drive-thru on property located at 22650 W Eight Mile Road Value of Development: \$150,000 Status: Awaiting Council Review
Car Wash Conditional Rezoning	PCZR22-0001 Awaiting PC Recommendation	To Conditionally Rezone 1.41 acres of land from OS Office Service to B-3 General Business, property located at 30233 Southfield Road
Car Wash	PSLU22-0007 Awaiting PC Recommendation	To allow for a conveyor-type vehicle wash on property located at 30233 Southfield Road
Car Wash	PSP22-0011 Awaiting PC Recommendation	For the construction of a 3,677gsf conveyor-type motor vehicle wash with other amenities on property located at 30233 Southfield Road Value of Development: \$5 million Status: Awaiting Final Review

Carpenter Lake Renovations	PASP22-0051 Approved by City Planner	For construction of a picnic pavilion and restrooms, existing parking lot work including paver replacement, storm water management, new parking lot and driveway work for bus parking, bike racks, Barrier-free Compliance, landscaping and pedestrian connections. Project was reviewed in accordance with the Michigan Planning Enabling Act, Act 203 of 2008, Section 125.3861 Value of Development: \$600,000 Status: Building Review
	Grand Total of Investment in 2022:	\$300,575,000.00 (Middlepointe Project accounts for \$250,000,000 of this total)
	Grand Total of Investment in 2021:	\$174,128,504.00

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

- Expanded the Northwestern Highway Corridor to include 27400 Northwestren Highway property.
- Added Mixed Use Corridor District (MUCD) Regulations to allow for more dense developments along 9 Mile, 10, Mile and 12 Mile
- Updated the Technology Corridor Overlay Development District to allow for Electric Vehicle Research, Testing, Repair, and Maintenance Facilities.
- Created regulations for Adult-Use Marihuana Facilitites
- Sustainability Planner and Planner 1 interviews and employment
- Capital Improvement Plan Presentations
- City Centre Trail
- Diversity, Equity and Inclusion
- Job Classification Survey

- Master Plan Preparation
- Non-motorized Transit expansion
- Northland City Centre
- EV Research, Testing, Repair and Maintenance Facilities as a Permitted Use in the Southfield Technology Corridor District
- *Tapestry of Community* Community Build
- Zoning Text & Map Amendments

B. Planning Commission Meetings:

- 15 Study Meetings
- 15 Regular Meetings
- 5 Long Range Study/Special Meetings

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

- **Oakland County Virtual Planner's Gathering (Feb. 9, 2022)**
 - Speaker: Commercial and Office Space Market During the COVID-19 Pandemic: Glut or Opportunity
- **2022 State of the City Address (March 23, 2022):**
 - Special Guest Panel Discussion
- Sustainability Cohort – Virtual Sessions 1-10 (ICLEI – March, 31 2022 thru November 10, 2022)
- Socially Just and Equitable Infrastructure Virtual Course and COVID-19: Road to Recovery Virtual Course (ISI – April 3, 2022)
- Lessons Learned in Community Sustainability Action Planning Webinar (EGLE – April 26, 2022)
- **APA National Planning In-Person Conference (NPC) 2022 (April 30 - May 3, 2022):**
 - Repurposing Schools and Churches to Meet Housing Demand
 - Parks for All of Us: Challenging Status Quo
 - E-Commerce Warehouse Expansions Collide with Environmental Justice
 - How to Perform a Zoning Equity Assessment
 - Smart Cities Infrastructure: Planners Leading This Technology Transformation
 - Navigating the Politics of Climate Planning
 - America is Aging: Planning Age-Friendly Communities for All
 - Centering Community Culture: Small-Scale Placemaking for Big Impact

- Sowing Neighborhood-Level Investments: Transformative Climate Communities
- Why Should I Comment? You've Already Made Up Your Mind
- The 21st. Century Comprehensive Plan: Sustainable, Resilient, Equitable
- The Expanding Universe of Group Living
- Planning for Equity-Stories from People Affected
- Pivoting: Community Engagement in a Pandemic
- No Person Left Behind: Truly Inclusive Design
- Ethics Cases of the Year 2022
- ETOC-Shaping Ecosystems of Equity, Health, Affordability
- Welcome Session and Opening Keynote: HipHop Architecture
- Great Lakes Water Infrastructure Virtual Conference (EGLE – May 10, 2022)
- **APA National Planning Virtual Conference (NPC) 2022 (May 19- May 20, 2022):**
 - Integrating Equity and Climate Resilience into Planning
 - So Much Good-Walkability for Older Adults
 - One for (All) the Ages: Advancing Inclusive Reliance
 - Identifying Vulnerability: Forecasting Neighborhood Change and Displacement
 - Making Sense of Uncertainty: Framework for Megatrends
 - How to Substitute Bicycle Counts with Strava Data
- **Oakland County Trails, Water, Land Alliance (TWLA) speaker:** City Centre Trail virtual presentation (June 17, 2022)
- **2022 LTU Summer Camp: Intro to Landscape Architecture Instructors** (June 21-23, 2022):
- A Path Forward: Navigating Infrastructure and Climate Risks Webinar (Moody's Analytics – June 30, 2022)
- Fundamentals of Energy Savings Performance Contracting in Michigan Webinar (EGLE – July 12, 2022)
- Integrating Sustainable Resilient Remediation into Projects Webinar (EGLE – July 18, 2022)
- CPR Certification (July 18, 2022): T. Croad
- **Oakland County Planner's Gathering:** Drones for Planning & Land Use (August 24, 2022)
- **Cleantech, Climatetech, and Circular Economy (C3) Summit** (LTU Accelerator – August 25, 2022)

- **SEMCOG Communicators Network** (SEMCOG – September 15, 2022)
- Identifying Locations for Installation of EV Charging Stations Webinar (Oakland County – September 22, 2022)
- Eight Mile Boulevard Association Planning & Economic Development Task Force (September 22, 2022)
- The History of Diversity-Dr. Lee Meadows (Sept. 28, 2022):
- **MIASLA 2022 Annual Conference of Landscape Architecture** (Sept. 29, 2022):
 - Jobs, Justice and Decarbonization: Radical Imagination and on the Ground Transformation
 - Michigan Climate Future
 - PLAYCE: Community Engagement and Empowerment Through Social Science and the Power of Play
 - Hanging onto Yourself: Mental Health in Changing Times
- Introduction to Health in All Places Webinar (Michigan Green Communities – October 4, 2022)
- **Planning Michigan 2022, APA MI Chapter Conference: (Oct. 12-Oct. 14, 2022)**
 - Opening Session Speaker: "You Gotta Have Art"
 - Equity-Centered Planning: The City of Detroit Parks and Recreation Strategic Plan.
 - Three Res of Corridor Rehabilitation
 - Phillip C. McKenna Symposium Keynote Lunch: The Healing Energy of Urban Forests
 - It's Not Just Zoning: Enabling Missing Middle, Market Rate, and New Affordable Housing.
 - General Session: Overcoming NIMBYism: The Planning, Law, and Politics of Getting Housing Built
 - Planners' Solutions to the Housing Dilemma
- SEMCOG General Assembly Meeting (SEMCOG – October 13, 2022)
- **Michigan Sustainability Conference** (Michigan Sustainability Conference – October 24, 2022)
- **Virtual MAP Conference (November 15, 2022 & November 16, 2022)**
- **Planning Michigan 2022, APA MI Chapter Virtual Conference:**

- Virtual Speaker: "You Gotta Have Art" on Tuesday, November 15, 2022, 11:30 a.m. EST, APA Michigan Chapter
- Virtual**
 - Welcome and Opening Session
 - It's Not Just Zoning: Enabling Missing Middle, Market Rate, and New Affordable Housing
 - Equity Centered Planning- The City of Detroit Parks and Recreation Strategic Plan
 - Michigan Central: The Nexus of Mobility and Society
 - Ethics and Equity in Planning
 - Retrofitting THE Suburban Strip
- SEMCOG Seminar (December 2, 2022)
- Measuring for Success Virtual Course (USGBC – December 20, 2022)
- Key Concepts and Strategies Virtual Course (USBGC – December 27, 2022)
- LEED v4 Administration and International Projects Virtual Course
- Introduction to LEED v4.1 for Design and Construction Virtual Course (USGBC – December 28 & 29, 2022)
- D. City Centre Advisory Board:
 - 9 Regular Meetings
- E. Southfield Public Arts Commission:
 - 10 regular Meetings
- F. Zoning Board of Appeals Meetings:
 - 1/18/22 (1 case)
 - 2/1/22 (1 case)
 - 3/1/22 (1 case)
 - 4/19/22 (1 case)
 - 7/19/22 (1 case)
 - 8/16/22 (1 case)
 - 9/13/22 (1 case)
 - 11/15/22 (2 cases)
 - 12/20/22 (1 case)
- G. **2023 Planning Initiatives:**
 - a. Potential expansion of the Mixed Use Corridor Districts (MUCD)
 - b. Automated Delivery Systems (Robots)
 - c. City-wide Broadband and WiFi
 - d. Visioning Session for 2023 for Planning Commissioners
 - e. Joint Visioning Session with Planning Commission and the City Council

- f. Regular Reports from Planning Staff to the PC on Council Actions Taken
- g. Capital Improvement Plan Update prior to FY 2023/24 City Budget adoption
- h. LTU Summer Camp: Intro to Landscape Architecture (July 17-21)
- i. Michigan Chapter ASLA: DEI committee
- j. Middlepointe (Evercentre) ODD
- k. Non-Motorized Transit, Public Transit and Neighborhood Enhancements
- l. Northland City Centre Redevelopment Implementation:
- m. Redevelopment Ready Certification Quarterly Reports as required
- n. Sustainability Plan development
- o. Zoning Ordinance Technical Review and alignment with adopted Master Plan
- p. Zoning Ordinance Amendments as required by above
- q. Residential Lighting Sunset Clause
- r. Exotic Animals Ordinance
- s. Ice Chest Ordinance
- t. Fence Ordinance Amendments
- u. Tiny Homes Discussion

Approved by the Planning Commission 2-8-23
Approved by the City Council 3-13-23

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