



Department: Planning Dept
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MEMO

To: City Council
 From: Planning Commission
 Date: January 27, 2016
 Re: **2015 Annual Report**

Below, please find an outline of issues discussed in 2015 and recommendations for action in 2015:

A. 2015 PC Activities

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Estate of Leo Goldman Parcel #2427-101-003	CZR:1323	To rezone .97 acres of OS, Office Service property to B-1, Neighborhood Business.
Versa Development 29201 Telegraph Road	ZR:1324	To rezone 1.23 acres of ERO-M property to B-3, General Business.
Versa Development 29201 Telegraph Road	SP:1325	To construct a 6,799 gross square foot mixed use development with a driveee-thru.
Hartman Architects on behalf of the owner New Hope Missionary Baptist Church 23690,23712, 23774 and 23900 Sargent	GP:1286- SP:1300	To construct new parking lots on properties located at 23690, 23712 and 23774 Sargent; a new picnic area at 23900 Sargent; and use the house located at 23774 Sargent for religious studies.
Gwendolyn Garland 20791 Secluded Lane	GP:1274	To establish a Group Child Care Home for more than six but no more than twelve minor children.
OHR Hatorah Synagogue	SP:1320	To construct a 9,995 gross square foot synagogue.
Samantha Glenn 18759 Nadol	GP:1276	To establish a Group Child Care Home for more than six but no more than twelve minor children.
Najah Gasso 20570 & 20610 W Eight Mile	SP:1326	To demo existing buildings and construct a total of 7,884 gross square feet of retail space in two separate buildings.

Elring Klinger NA 23300 Northwestern Hwy	ZR:1325	To rezone 16.14 acres of land currently zoned ERO to I-L, Light Industrial.
Akiva Hebrew Day School 21100 W Twelve Mile Road	GP:1282- SP:1328	Demo the existing school and construct a new 59,364 gross square foot school with associated parking.
Hanna Engineering 24660 Southfield Road	ZR:1326	To rezone .66 acres sf land currently zoned OS, Office Service to B-1, Neighborhood Business.
DENSO 24777 Denso Drive	SP:1327	Approval of a Master Plan for the DENSO campus for parking lot improvements, additional spaces, parking canopies, awning, a garage and storage containers.
Page Toyota 21262 telegraph Road	GP:1283	Establish a new vehicle dealership in the I-1 zoning district.
Great Northern – Bill Bowman 330215 Southfield Road	ZR:1327	To establish an Overlay Development District on the property.
Dorchen Martin 29600 Southfield Road	ZR:1328	To rezone 1.979 acres of land currently zoned OS, Office Service to RS, Regional Shopping.
Baseline Plaza 20320 W Eight Mile Road	SP:1330	To construct a Bank of America ATM machine.
Korean Presbyterian Church 27075 W Nine Mile Road	SP:1331	To demo a portion of the church and construct a new 12,600 gross square foot addition with two stories.
Taylor Dekhou 28725 Everett	GP:1270	To establish a Group Child Care Home for more than six but no more than twelve minor children.
Dorchen Martin 30915 Southfield Road	GP:1287- SP:1333	To demo the existing gas station and construct a new 3,889 gross square foot mixed use gas station/ancillary retail sales/restaurant with drive-thru.
Nick Shango 28777 Northwestern Hwy	GP:1289- SP:1334	To demo a portion of the existing building and construct a new 2,594 gross square foot Dunkin’ Donuts with drive-thru.
Vibe Credit Union 26595 Evergreen Road	SP:1332	To demo the existing building and construct a new 3,000 gross square foot Vibe Credit Union with teller drive-thrus.
Sustainable Southfield		Adoption of the Sustainable Southfield Initiatives

Zoning Ordinance Text Amendments

Reference #	Details
GP:1277-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, Council initiation to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, to add a new Section 5.22-3, entitled Overlay Development District (ODD), to Article 4, General Provisions.</p> <p>This amendment specifically pertains to expanding the Overlay Development District Boundaries.</p>
GP:1278-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield, to add language to amend the density requirements for various types of housing in the City.</p>
GP:1279-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield to revise the off-street parking requirements in the City.</p>
GP:1280-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield by adding a new Section 5.22-5, entitled Public Art Requirement, to Article 4, General Provisions. This amendment specifically pertains to requiring that site development proposals be designed and developed to contain public art.</p>
GP:1285-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield by deleting Section 5.185 Uses Permitted as a Special Land Use and adding new Section 5.185 Uses Permitted as a Special Land Use. This amendment specifically concerns amending the Zoning Ordinance to add Oil and Gas Mining and Extraction as a Special Use in the Industrial District.</p>
GP:1286-P	<p>Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield by deleting Section 5.27, Unlicensed Motor Vehicles in Article 4 General Provisions, and inserting in lieu thereof a new Section 5.27, Unlicensed And Disabled Motor Vehicles in Article 4 General Provisions; and by deleting Section 5.62, Uses Permitted in Article 5 Single Family Residential Districts, and inserting in lieu thereof a new Section 5.62, Uses Permitted in Article 4 Single Family Residential Districts. These amendments specifically pertain to adding regulations to the Zoning Ordinance for the parking of unlicensed or disabled motor vehicles; and addresses the storage of boats, domestic trailers, commercials vehicles and recreational vehicles on residential property within the City of Southfield.</p>

GP:1288-P	Council Initiated Zoning Ordinance Text Amendment to amend Title V, Zoning and Planning, of Chapter 45, Zoning, of the Code of the City of Southfield by deleting Section 5.5, Definitions (E-F) of Article 2 Definitions, and inserting in lieu thereof a new Section 5.5, Definitions (E-F) of Article 2 Definitions; by deleting Section 5.8, Definitions (N-S) of Article 2 Definitions, and inserting in lieu thereof a new Section 5.8, Definitions (N-S) of Article 2 Definitions; by deleting Section 5.30 Off Street Parking Requirements of Article 4 General Provisions, and inserting in lieu thereof a new Section 5.30 Off Street Parking Requirements of Article 4 General Provisions; by deleting 5.62-A Uses Permitted Subject to Special Approval of Article 5 Single Family Residential, and inserting in lieu thereof a new Section 5.62-A Uses Permitted Subject to Special Approval of Article 5 Single Family Residential; by deleting Section 5.103 Uses Permitted of Article 9 Office Service, and inserting in lieu thereof a new Section 5.103 Uses Permitted of Article 9 Office Service; by deleting Section 5.134 Uses Permitted Subject to Special Approval of Article 14 Regional Shopping, and inserting in lieu thereof a new Section 5.134 Uses Permitted Subject to Special Approval of Article 14 Regional Shopping; and by deleting Section 5.169 Uses Permitted Subject to Special Approval of Article 18 General Business, and inserting in lieu thereof a new Section 5.169 Uses Permitted Subject to Special Approval of Article 18 General Business. These amendments specifically pertain to adding regulations to the Zoning Ordinance for the regulation of Emergency Shelters for the Homeless, and Soup Kitchens, within the City of Southfield.
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Discussion/Review/Research Topics:

- Baseline Obelisk Plaza updates:
- Capital Improvement Program (CIP) FY 2015/16 update
- City Centre parcel redevelopment
- Emergency Shelters & Soup Kitchens
- Garner Street Residential Concepts
- Land Use Density For Multi-Family Developments
- Master Plan: Sustainable Southfield workshops/Mindmixer Results Discussion
- Michigan Marihuana Act updates
- Northland Mall redevelopment
- Northwestern Highway Greenway & Pathway project
- Off-Street Parking Requirements
- Oil & Gas Mining Regulations
- Overlay Development District Expanded Boundaries Discussion/ODD #4-6
- Public Art Guide & Requirement
- Smart Zone Action Plan Adoption

- Storage of boats, domestic trailers, commercial vehicles and recreational vehicles on residential property
- Unlicensed or disabled motor vehicles regulations
- Interactive Mapping

B. Planning Commission Meetings

- 17 Study Meetings
- 12 Regular Meetings
- 2 Long Range Study Meetings

C. Training by PC & Planning Team Members-

- American Planning Association's (APA) 2015 National Planning Conference
- Closed POD Exercise
- Eight Mile Boulevard Association: "Annual Leadership Luncheon"
- Heart of Placemaking Presentations:
- Michigan Association of Planning's 2015 Annual Conference
- Michigan Green Industry Association Trade Show
- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops: *Heritage Conference(9/18)*
- Oakland County Trails, Water & Land Alliance (TWLA) workshops
- One Stop Ready Sessions
- Redevelopment Ready Communities Meetings
- Safe Routes to School
- Southfield Schools: 2020 Visioning

D. 2016 Planning Initiatives:

- Capital Improvement Program (CIP) update FY 2016/17
- Joint review session with the City Council
- Landscape Standards update
- Master Plan Update: *Sustainable Southfield* Adoption (June 2016)
- Non-Motorized Pathway Map update
- Parks and Recreation Master Plan Update (Dec. 2017)
- Public Art Requirement Adoption
- Redevelopment Master Plans: City Centre parcel & Northland Mall
- Redevelopment Ready Certification
- Review Fee update
- Sign Regulations for Overlay Districts and window signs
- Target Housing Market Analysis
- Zoning Ordinance and Map Technical Review and Update
- Zoning Ordinance Amendments:

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