



Department: Planning Dept
 Phone: 248-796-4150
 Fax: 248-796-4105

MEMO

To: City Council
 From: Planning Commission
 Date: February 27, 2017
 Re: **2016 Annual Report**

Below, please find an outline of issues discussed in 2016 and recommendations for action in 2016:

A. 2016 PC Activities:

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
Vibe Credit Union 26595 Evergreen	SP:1332	To demo the existing building and construct a new 3,000 gross square foot credit union.
Dunkin Donuts 28777 Northwestern Hwy	GP:1289/SP:1334	To demolish a portion of the existing office building and construct a new 2,594 gross square foot Dunkin' Donuts with drive-thru.
North American Real Estate 19485 W Ten Mile Road	GP:1290	To use the building for a general office use.
Holiday Resort Redevelopment 26555 Telegraph Road	ZR:1329	To rezone 1.58 acres of land zoned P, Vehicular Parking to B-3, General Business.
Holiday Resort Redevelopment 26555 Telegraph Road	SP:1355	To construct an 7,320 gross square foot addition to the west side of the hotel, add a covered canopy, and reorient the parking on the west side of the site.
Beaumont Children's Medical Center Sidwell Parcels 2412-235-027, -028 & -029	SP:1336	To construct a 12,656 gross square foot medical office building with associated parking.
Versa Dev – Retail Center 29201 Telegraph Road	ZR:1324	To rezone .82 acres of property from ERO-M, Education Research-Office to B-3, General Business.
Versa Dev – Retail Center 29201 Telegraph Road	GP:1292/SP:1325	To construct a new 2,200 gross square foot coffee shop with drive thru and associated parking.
Versa Dev – Starbucks 28875 Franklin Road	GP:1291/SP:1337	To demolish the existing restaurant and construct a new 2,200 gross square foot

		coffee shop with drive thru and associated parking.
Medical Marihuana Facility 23142 Bridge Street	GP:1293	To establish a Medical Marihuana Facility for a Primary Caregiver with their five (5) patients.
Butler Prop. - Retail Center 29630 Southfield Road	SP:1338	To demo two existing buildings and construct a new 10,000 gross square foot retail center.
Day Care Center 17517 W Ten Mile Road	SP:1339	To establish a children's day care center.
Yeshiva Beth Yehudah 15751 Lincoln Drive	SP:1340	To demo the existing day care center and a large portion of the existing school building and construct a new 65,000 gross square foot, two-story boys school.
Kroger Fuel Center 19855 W Twelve Mile Road	ZR:1330	To rezone 1 acre of property from B-2, Planned Business to B-3, General Business.
Kroger Fuel Center 19855 W Twelve Mile Road	GP:1296/SP:1341	To demo a portion of the existing shopping center for a new Kroger Fuel Center development; and make some façade changes to the existing center.
Kalabat Master Plan 16900 W Eight Mile, 17000 W Eight Mile, Sidwell Parcels 2436-377-016, -017, -018, -022 & -027	GP:1297/SP:1342	To seek approval for a Master Plan for the property which includes a senior living facility, retail, medical office, a bank, and fast food restaurant with drive-thru, and construct the Phase 1 development for a new 9,894 gross square foot gas station with convenience store and two additional retail uses.
Arbor Lofts Development 20300 Civic Center	PZRODD16-0001	To amend the existing Overlay Development Agreement for the property to allow for more multiple family residential uses.
Hunter Maple Health Services 17090 W Twelve Mile Road	PSLU16-0002	To establish a pharmacy in the existing building.
Murray Group Child Care 27160 Bradford	PSLU16-0003	To establish a Group Child Care Home for more than 6 but no more than 12 children in a single family house.
The Meeting Space 24355 W Ten Mile Road	PSP16-0002	To use the existing building for general office during the day and meeting room space at night.

COMAU 23840 W Eight Mile Road	PZR16-0002	To rezone .94 acres of property currently zoned B-3 General Business to I-1 Industrial.
Gasso Retail Center 20380 & 20570 W Eight Mile Road	PSP16-0003	To construct a 1,720gsf addition to the existing building.
Home Depot Out Lot 29801 Southfield Road	PSP16-0004	To construct a 9,196gsf retail center with drive-thru as an outlot on the Home Depot site.
Cigar Fraternity at Arbor Lofts 20300 Civic Center Drive	PSLU16-0004	To place a Fraternity Ultra Cigar Lounge in a 2,500gsf retail space within the Arbor Lofts development.
SASA Retail Development 26400 & 26460 Telegraph Road	PZR16-0003	To rezone 1.46 acres of land from OS, Office Service, to B-3, General Business.
SASA Retail Development 26400 & 26460 Telegraph Road	PSP16-0007	To construct a 9,600gsf retail center with drive-thru.

Zoning Ordinance Text Amendments

Reference #	Details
GP:1294-P	<p>Zoning Ordinance Text Amendment to Amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by deleting Section 5.185 Uses Permitted as a Special Use of Article 20 Industrial Districts, and inserting in lieu thereof new Section 5.185 Uses Permitted as a Special Use of Article 20 Industrial Districts.</p> <p>This text amendment specifically addresses regulations on Oil and Gas Wells and Oil and Gas Development in the City of Southfield.</p>
GP:1295-P	<p>Zoning Ordinance Text Amendment to Amend Title V, Zoning and Planning, Chapter 45, Zoning, of the Code of the City of Southfield by deleting Section 5.28 Outside Storage of Article 4 General Provisions and inserting in lieu thereof new Section 5.28 Outside Storage of Article 4 General Provisions; and by deleting Section 5.183 Uses Permitted, Section 5.184 Uses Prohibited, and Section 5.185 Uses Permitted as a Special Use of Article 20 Industrial Districts and inserting in lieu thereof new Section 5.183 Uses Permitted, Section 5.184 Uses Prohibited, and Section 5.185 Uses Permitted Subject to Special Approval of Article 20 Industrial Districts.</p> <p>These text amendments specifically address regulations for outside storage in the City of Southfield, and to clarify the types of uses Permitted, Prohibited, and Permitted Subject to Special Approval in Industrial Zoning</p>

	Districts.
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Discussion/Review/Research Topics:

- Adjacent Community Master Plan Reviews
- City Centre Parcel Redevelopment Plan
- Codes and Ordinance Review
- Drone Review
- Five (5) Art Installations
- Green Infrastructure
- Miracle Field Arch
- Natural Lawns
- New Hope Church Coordination
- Northland Mall Redevelopment Plan
- Northland Site Design Guidelines and ODD Regulations
- Northwestern Highway Pathway Project
- Parks & Recreation Master Plan
- Redevelopment Ready Certification
- Safe Routes to School Grant
- School Board Retreat
- Smart Cities
- *Sustainable Southfield* Master Plan Adoption
- Wayfinding Signage
- Word of Faith Litigation

B. Planning Commission Meetings:

- 16 Study Meetings
- 11 Regular Meetings
- 2 Long Range Study Meetings

C. Training by PC & Planning Team Members/Special Projects:

- 8MBA Leadership Luncheon, Detroit – May 2016
- Automated Vehicle Working Group, Oakland County – July 2016
- Autonomous Vehicle Working Group Workshop
- Baseline Obelisk Dedication Ceremony
- BCBSM Meetings (2)
- BS&A PZE Training
- Keep Michigan Beautiful Award Ceremony
- MASLA Conference – 2016
- Michigan Association of Planning's 2016 Annual Conference
- Michigan Association of Planning Spring Institute, Lansing – April 2016
- Michigan Green Industry Association Trade Show

- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops
- Oakland County Trail, Water and Land Alliance (TWLA) Quarterly Meetings
- One Stop Ready Sessions
- Planners Gathering – Oakland County (2)
- Redevelopment Ready Communities Meetings
- Safe Routes to School
- SEMCOG University
- SPLGG Lock-in
- Technoblock Brick Paver Seminar
- Weigands Landscape Seminars (4)

D. 2017 Planning Initiatives:

- Art Guideline Update
- Bike Share Start Up
- CCAB Expansion/SAD Renewal & City Centre Parcel Redevelopment
- C.I.P. Update
- Drone Regulations' Research
- Extend Non-Motorized Pathway Network
- Green Infrastructure and Landscape Regulations amendment
- LTU Campus Expansion Plan review
- Master Plan Implementation
- Medical Marijuana Regulations research and recommendation
- Northland Master Plan Amendment (MP-06)
- Northland ODD adoption
- Northland Transit (transfer stops) Relocations
- Parks & Rec Master Plan Adoption & Grant Application Submittal
- Patronicity Crowd Funding Program
- TAP Grant
- Zoning Ordinance Update

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