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MEMO

To: Planning Commission
 From: Planning Staff
 Date: December 20, 2017
 Re: **2017 Annual Report**

Below, please find an outline of issues discussed in 2017 and recommendations for action in 2018:

A. 2017 PC Activities:

Site Plan/Special Use/Rezoning

Name of Development	Reference #	Details
New Commercial Development (All Star Desk) 29111 Telegraph Road	PSP16-0008	Demo of the existing building and construction of a 9,880 gsf retail center with restaurant with drive thru.
Dorchen/Keech End of Mapleridge Section 35	PSLU16-0008	On-site production, manufacture and storage of landscape mulch, and storage of road salt.
Organic Roots Day Care 28031 Everett	PSLU16-0009	To use the existing single-family house for a Group Child Care Home.
Real Estate Office 30825 Greenfield	PSLU16-0011	To use the existing building for General Office Use in B-3
Southfield Sleep Lab Vacant land on north side of W Twelve Mile just east of Pierce	PSP16-0006	To construct a 11,550-gross square foot medical office building.
Meade-Lexus/Star Theater 25333 W Twelve Mile Road	PZR16-0005 PSLU16-0010 PSP16-0009	Rezoning Request to B-3 General Business and Special Use and Site Plan to convert half of the existing theater to a Meade-Lexus Dealership and retain other half for theater use.
Dorchen Martin Sidwell Parcels 2435-351-022 thru -025, 2435-352-010 & -011, and 2435-352-030	PSLU16-0008	For on-site production, manufacture and storage of landscape mulch, and storage of road salt.
P&R Master Plan and Grant Application		Review P&R Master Plan for recommendation to Council and discuss Grant Application for Evercentre Park

Super Car Wash 19708 and 19740 West Ten Mile Road	PSLU17-0001 PSP17-0001	Demo Existing Northwest Boat Building and expand Special Use of car wash and Site Plan for 22 vacuum arms
Baby Genius Daycare 20320 Alhambra	PSLU17-0002	Use of existing single-family house for Group Childcare of 7-12 children
inFORM studio 21000 & 21222 W Ten Mile Road	PSP17-0002	Construction of a 93,000gsf student housing facility with 320 rooms on the LTU campus.
P&R Grant Application		Evercentre Park grant review
Southfield Signs 18940 W Eight Mile Road	PZR17-0001	Rezone .91 acres of land from OS Office Service to I-L Light Industrial
Northland Mall Subarea Redevelopment Plan	MP-06	Amendment to the <i>Sustainable Southfield Comprehensive Master Plan</i> to incorporate the <i>Northland Concept Vision Redevelopment Plan</i> , <i>Northland Design Guidelines</i> , and <i>Northland Hudson's Building (and Power Plant) Mixed Use Feasibility Study</i> into the Northland Subarea Redevelopment Plan.
Northland Mall Subarea Redevelopment Overlay Development District Regulations	PZRODD17-0001	Public Benefit Rezoning to rezone from RC, Regional Center, RS Regional Shopping, ERO Education Research-Office, and RMU Multiple Family (High Rise), to Overlay Development District (ODD) (underlying Central Park, Shopping, Lifestyle, Innovation, Boundary, and Greenspace districts), and to establish regulations for the redevelopment of the Northland Subarea District
Dorchen Martin 27566 Northwestern Hwy	PZR17-0002 PSP17-0003	Rezoning Request for 2.808 acres of land from RS Regional Shopping and RMU Multiple Family (High Rise) to B-3 General Business; and site plan for interior/exterior renovation to the existing New Seoul Garden Restaurant and future construction of a 9,016 gsf Korean grocery store.
Southfield Conference Center	PZR17-0003 PSLU17-0004 PSP17-0004	Rezoning of 7.99 acres from R-2 Single Family to B-2 Planned Business,

Sidwell Parcels 2407-351-042, 2407-351-044, 2507-351-045, & 2407-351-107		Special Use for a conference center and banquet facility, and Site Plan Review for construction of a 20,000 gsf conference center and banquet facility
Whirl of Entertainment (Unit 25851 Lahser) on property located at 25843 Lahser	PSLU17-0003	Use of tenant space for a dance studio and dance events
IXL Learning Center 15600 W Twelve Mile and Parcel 2412-479-029	PSLU17-0005	To use residential property for a playground associated with proposed use of the existing building for a child care and learning center
Yeshiva Beth Yehudah 25761 Greenfield Road, Sidwell Parcels 2424-427-007 and -008	PZR17-0004	Rezone 1.84 acres of property from OS, Office Service to R-2 Single Family Residential
Metric Motors LLC, at 23125 and 23151 Telegraph Road, Sidwell Parcels 2429-476-021 & -022, Lot 50 and Lot 51 of Churches Acres Subdivision	PSLU17-0006	To use the property for a Class B Used Vehicle Dealership.
Mr. Alan's, 21170 and 21200 W Eight Mile Road, Sidwell Parcels 2434-376-019, -020 and -021	PSLU17-0008	Mr. Alan's Men's Bootery Retail, Warehouse and Distribution Center.
Autoliv Corporate Headquarters and Office and research facility, Sidwell Parcels 2418-476-009 & -011, American Commerce Centre Unit 10 and Unit 12 of Oakland County Condominium Plan No 1121	PSP17-0005	Construction of a 179,300 gsf Autoliv Corporate Headquarters and Office and research facility with associated parking.
Al Wazeer Medical Office, Sidwell Parcels 2412-478-027, -028 and -036, Lots 431 and Lot 432 Meadowvale Subdivision & N 10 Ft Of Vacated Alley Adj To Same, and S 40 Ft Of Lot 346 & 1/2 Vac Alley Adj To Same of Meadowvale Sub	PZR17-0005	To rezone .21 acres of property from R-A Single Family Residential to P Vehicular Parking and construct a 8,008 gsf medical office building with associated parking.
Spring Haven Communities LLC, Sidwell Parcel 2412-153-021	PSP17-0006	For the construction of a 378gsf maintenance building.
Noah's Event Venue, undeveloped portion of property located at 20700 Civic Center	PSP17-0007	Construction of an 8,181 gsf Noah's Event Venue with associated parking.

Drive, Sidwell Parcel 2422-201-017		
Lions Auto Group LLC, on behalf of the owner, Luxury Holdings LLC, 24130 Telegraph Road, on the east side of Telegraph Road between Nine and Ten Mile Roads	PSLU17-0010	To establish a used vehicle lot with a Class B License.
Advance Building Retail, 23077 Greenfield Road on the northwest corner of Greenfield Road and W Nine Mile Road	PSLU17-0012 PSP17-0010	To allow for a free-standing restaurant in B-3 and Construction of an 8,980gsf retail center with 2,900 gsf free-standing restaurant
Metro City Auto Sales 23390 Telegraph Road	PSLU17-0011	To establish a used vehicle lot with Class B License

Zoning Ordinance Text Amendments

Reference #	Details
PSLU17-0003	Amend the Zoning Ordinance to include Green Infrastructure and landscape and parking revisions.

Discussion/Initiatives/Review/Research Topics:

- 910 Radio Interview with Karen Dumas (6/11) RE: Placemaking
- Adjacent Community Master Plan Reviews
 - Almost Home Animal Shelter Design Assistance
 - Art Guideline Updates
- Art Installations' coordination
 - Bike Share Start Up
 - CCAB Expansion/SAD Renewal
 - City Centre Parcel Redevelopment: EverCentre
- Codes and Ordinance Review
 - Drone Regulations' Research
 - Easement Coordination
 - Extend Non-Motorized Pathway Network Mapping
 - EverCentre Park Grant Application Submittal Assistance
 - Green Infrastructure and Landscape Regulations amendment
 - Interpretive Panel Design (3)
 - LTU Podcast (8/14) RE: Placemaking
 - LID/GI/Stormwater Bus Tour host 5/23
 - MAP Awards Submissions (Evergreen Road Corridor & EverCentre Vision) and Presentation (Northland Redevelopment Vision)
 - MEDC: Q-Line Preview 5/4

- Medical Marijuana Regulations research and recommendation
- MI Sites Article Submission: EverCentre Vision
- Northland Site Design Guidelines and ODD Regulations adoption
- Northland Transit (transfer stops) Relocations Coordination
- Parks & Rec Master Plan Adoption Assistance
- Patronicity Crowd Funding Campaign: Red Pole Park
- Northwestern Highway Pathway Project completion
- Redevelopment Ready Certification Quarterly Reports
- Southfield Community Cup Challenge
- Streetscape Master Plan for CCAB
- *Sustainable Southfield* Master Plan Amendment (MP-06): Northland Sub-Area
- Zoning Map Amendments & Certification (11/20/17)
- Wayfinding Signage Master Plan for CCAB

B. Planning Commission Meetings:

- 11 Study Meetings
- 12 Regular Meetings
- 3 Long Range Study Meetings

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

- 8MBA Leadership Luncheon, Detroit – May 2017
- American Planning Association's Annual Conference: APA NYC 2017
- Michigan Connected & Automated Vehicle Working Group: Macomb County – Jan. 2017
- BCBSM Meetings (3)
- City Council Visioning (12/15)
- CERT
- Crowdfunding Grant Opportunity w/MEDC & MML
- Keep Michigan Beautiful Award Ceremony
- *Making Bikeshare Work Outside the Big City* Webinar
- Medical Marijuana Facilities Licensing Workshops (2)
- Michigan Association of Planning's 2017 Annual Conference
- Michigan Association of Planning Spring Institute, Lansing – May 2017
- Michigan Airline Trail Dedication
- The MI Congress for the New Urbanism: Neighborhoods: Placemaking's Building Block Lecture
- Michigan Modernism Art Show
- Northland Visioning Workshops
- Oakland County Heritage Conference-Sept. 2017

- Oakland County Planning & Economic Development Services (Oakland County PEDS) Planner's Gathering Workshops
- Oakland County Trail, Water and Land Alliance (TWLA) Quarterly Meetings
- Oakland County One Stop Ready Sessions
- Raymond James Sustainability Fair
- SEMCOG University:
 - i. Reimagining Transportation: Transforming SE MI (4/20)
 - ii. Green Infrastructure Champions Workshop & Presentation (10/11)
 - iii. Transportation Alternatives Program (TAP) (12/13)
- Southfield Park & Garden Club
- SE Chapter of the MI Society of Professional Surveyors Presentation-4/13
- SPLGG
- Technoblock Brick/Block Paver Seminar
- Villa Barr Steering Committee

D. 2018 Planning Initiatives:

- Arts Commission: Support Funding, Restoration and Installation
- Capital Improvement Plan Update prior to 2018 City Budget adoption (goal by end of March 2018)
- City Centre Development: Continued Placemaking, support of Special Events and Economic Development Initiatives
 - i. 2018 TAP Grant submittal for LTU pathway
- Redevelopment Ready Certification Quarterly Reports as required
- Northland Redevelopment Master Plan Implementation
- Zoning Ordinance Technical Review and alignment with adopted Master Plan
- Zoning Ordinance Amendments as required by above
- *Sustainable Southfield* Master Plan Implementation Progress Report

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