

AGENDA
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
MAY 18, 2023 - 6:00 P.M.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI 48336
www.fhgov.com
(248) 871-2540

REGULAR MEETING BEGINS AT 8:00P.M. IN THE CITY COUNCIL CHAMBER

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. New Master Plan Study**
 - A. Review 2009 Master Plan Area Plans**
 - i. Eight Mile Corridor**
 - ii. Twelve Mile Corridor**
 - iii. Orchard Lake Corridor**
- 5. Public Comment**
- 6. Commissioner Comments**
- 7. Adjournment**

Respectfully Submitted,

Marisa Varga
Planning Commission Secretary

Staff Contact
Erik Perdonik
City Planner, Planning and Community Development Department
(248) 871-2540
eperdonik@fhgov.com

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations will be made. Thank you.

memorandum

DATE: May 10, 2023
TO: Farmington Hills City Council and Planning Commission
FROM: Joe Tangari, Principal Planner, Giffels Webster
Jill Bahm, Partner, Giffels Webster
SUBJECT: Master Plan: Timeline

Phase 3 Master Plan Timeline

May 18: Joint PC/CC Study Session – Recap on Phases 1-2; Focus on Special Planning Areas – Smaller geographic areas of the City that are developed but may be underutilized or in need of being refreshed with new uses and/or appearance. These are primarily commercially developed (no single-family residential neighborhoods are special planning areas). Several of these areas were discussed in the 2009 Master Plan. They will be revisited and new areas that emerged in the first two phases will be discussed.

- Review public engagement summaries to date to understand concerns and opportunities that may be available in the special planning areas
- Review Economic Development Concepts that were developed in conjunction with the market assessment, along with summaries of the business-related focus groups and community survey
- Review/introduce the MEDC Redevelopment Ready Communities program
- Review 2009 Master Plan Area Plans – what needs to change, based on information available today?
 - 12 Mile Corridor, West of and including Orchard Lake Road intersection to Halsted.
 - Eight Mile Corridor, from Farmington border east to Inkster Road
 - Orchard Lake Corridor, north of I-696
- **Community Input:** Online Platform – Following the study session, concepts discussed by the Planning Commission will be shared with the community, who will have the opportunity to respond to the concepts (e.g., “what do you like about these concepts?” “what would you change, or what’s missing?”).

June 15: PC Study Session - Continuation of Focus on Special Planning Areas

- Review 2009 Master Plan Area Plans – what needs to change? What are the concepts for development/redevelopment?
 - Grand River Wellness Corridor (also incorporate GR CIA Plan), from east of City of Farmington to Eight Mile
 - Haggerty Corridor, 8 Mile to I-696
 - Freeway Overlay Districts
- **Community Input:** Online Platform – Following the study session, concepts discussed by the Planning Commission will be shared with the community, who will have the opportunity to respond to the concepts (e.g., “what do you like about these concepts?” “what would you change, or what’s missing?”).

July 20: PC Study Session - Continuation of Focus on Special Planning Areas

- Consider new areas - what needs to change? What are the concepts for development/redevelopment?
 - Add here
- **Community Input:**
 - Online Platform – Following the study session, concepts discussed by the Planning Commission will be shared with the community, who will have the opportunity to respond to the concepts (e.g., “what do you like about these concepts?” “what would you change, or what’s missing?”).
 - Business-related focus groups – Share the concepts for the special planning areas with the business and development community for their input.

August 17: Steering Committee - PC Study Session

- **Recap Special Areas and Discuss Community Input; refine the concepts as needed**
- **Assess public services/facilities plan (assistance from staff)**
- **Discuss Complete Streets/Non-Motorized Transportation Plan Concepts (using input previously gathered in Phase 1-2)**
- **Community Input:**
 - Online Platform – Looking ahead to the October study session and Future Land Use Map discussion: Are there any areas in the city that are undeveloped or under-utilized, but seem like they should be developed? That could point to an area that may not be planned or zoned correctly.
 - Community Input – before September session on housing and complete streets: Meeting toolkits with the city’s homeowners associations – what do neighborhoods need to be strengthened? Do residents think the changes proposed will make the city a safer and more comfortable place to walk and ride bicycles?

September 21: PC Study Session

- **Housing Plan:** Discuss housing availability and affordability in the city. What new housing types were discussed in the special planning areas? Is any additional housing needed? Where? What can improve existing neighborhoods?
- **Discuss Complete Streets/Non-Motorized Transportation Plan (NMTP)**
- **Community Input:** Online Platform: Do people think the changes proposed in the NMTP will make the city a safer and more comfortable place to walk and ride bicycles?

October 19: Steering Committee - PC Study Session

- **Review the Future Land Use Map:** Explore any needed changes to the land use categories or descriptions needed to:
 - Guide development and redevelopment in the special planning areas?
 - Provide ample housing choices and strengthen neighborhoods?
 - Are there any changes to the land use categories or descriptions needed based on how land is currently used or expected to be used in the future?
 - Are there any areas identified by the community that suggest changes may be needed?

November 16: Community Input:

- Open House to share special areas, future land use map changes

- Online platform to mimic open house

November/December (date TBD): Steering Committee - PC Study Session – Reviewing Community Input

December 21: PC Study Session – Discussing Action/Implementation items

January 18, 2024: Steering Committee - PC Study Session – Reviewing final plan

February 2024: Distribution – 63 day review period

May 2024: Public Hearing/Adoption

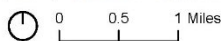
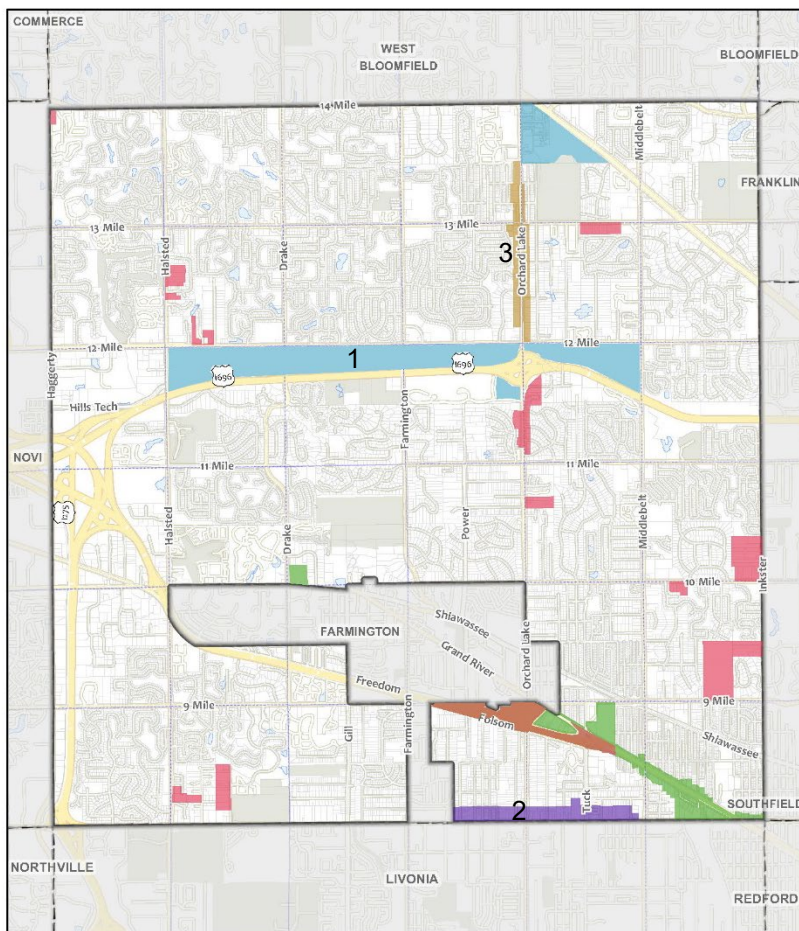
memorandum

DATE: May 11, 2023
TO: Farmington Hills Planning Commission
FROM: Farmington Hills Planning Commission
 Joe Tangari, Principal Planner, Giffels Webster
 Jill Bahm, Partner, Giffels Webster
 Rod Arroyo, Partner Emeritus Giffels Webster

SUBJECT: Master Plan Special Study Areas – Non-Residential Planning Areas: First Set

Non-Residential Special Study Areas – First Set

The 2009 Master Plan identified several non-residential special study areas. Specifically, the plan identified areas in the southeast of the city along 8 Mile and Grand River for special study, as well as several areas along Orchard Lake Road north of 12 Mile Rd. At this meeting, we will discuss the northern Orchard Lake corridor as a whole, the 8 Mile industrial area examined in the last plan, and a new area not studied in 2009: the ribbon of land between 12 Mile Rd and I-696 between Middlebelt and Halsted Roads, as well as one small annex across I-696 at the east end of the Oakland Community College campus.



1. 12 Mile Rd/I-696 Corridor.



Area Characteristics

4 miles along the south side of 12 Mile Rd, with one small area across I-696 at Orchard Lake

Office zoning from Halsted to halfway between and Orchard Lake. From that point east, a mix of multi-family, commercial and office, with one area of RA-2 zoning, occupied by the HAWK.

East end of OCC campus is also zoned RA-2

Approximately 613 total acres

2009 Plan

This area was not directly addressed in the 2009 Master Plan.

Considerations moving forward

Though we are considering the entire corridor between Middlebelt and Halsted, it may help to think of each segment separately, as we are dealing with an area that is already highly developed and looking for infill, redevelopment, and intensification opportunities. The corridor is snap-shotted to the right in one-mile segments. It is likely that certain segments of the corridor will not be planned for a great deal of change, while others may be considered for strategic infill or more versatile redevelopment.



The following set of policy questions can be used to guide our discussion of this area:

1. Are there portions of this corridor that should be excluded from this analysis?
2. Which portions of this corridor, if any, are appropriate for mixed use development that will create a place with appropriate scale and form and will include walkable areas with multiple family, retail, office, entertainment, and similar uses? If one or more of these areas are identified, appropriate descriptions, policies, graphics, and boundaries should be included in the area plans.
3. Are there other segments that are more appropriate for horizontal mixing of uses at a suburban scale, where the traditional pattern of one- and two-story structures would continue, but other elements would be envisioned that enhance pedestrian flow, reduce front yard parking, and establish project-scale placemaking elements?
4. For other areas where the single use, suburban pattern is envisioned to be continued, what special policies or plans would enhance these areas when redevelopment occurs?
5. Some portions of this corridor have substantial amounts of open space remaining, even in their developed state. How much emphasis should be placed on preserving a degree of open space in this corridor?
6. A corridor parking study could potentially call out areas of excessive pavement with the potential to be intensified with the addition of new buildings (and no new pavement). We may, however, be able to identify a few likely candidates visually.
7. The area south of 12 Mile Road, between Farmington Road and Orchard Lake Road is primarily occupied by Oakland Community College. What is the long-term viability of this campus and use? What alternative land uses would be appropriate if the OCC use is partially or completely discontinued in the future?
8. The area between 12 Mile Road and I-696, from Halsted east to Farmington Road, has redevelopment potential. Topics for consideration include a new dynamic mixed-use district, applicability of liner retail and restaurant uses along the south side of 12 Mile Road, redevelopment of underutilized parking fields, introduction of multiple family uses in existing underutilized office buildings, and improved non-motorized vehicle and pedestrian connectivity.



2. Eight Mile Rd east of Farmington.



Area Characteristics

This area runs along 8 Mile Road from the Farmington line (just east of Farmington Road) to Middlebelt Road. It is predominantly industrial, with LI-1 zoning. A dash of commercial zoning is located at Orchard Lake. The land immediately north is mostly RA-3-zoned single-family residential, with one mobile home park as well. While most of the city's other industrial land is located in planned industrial parks, this area is much more a patchwork of individual sites, some quite small. Similar zoning is located across 8 Mile in Livonia. Much of the development in this area reflects the relatively advanced age of the building stock.

2009 Plan

The 2009 plan established the following goals for this area:

- Encourage redevelopment and development of land by expanding the uses permitted
- Encourage the redevelopment of land by allowing the rebuilding of, or additions to, nonconforming buildings. This would include establishing changes in standards to assist redevelopment
- Upgrade the appearance of buildings and add landscaping to the Eight Mile Road frontage

It also noted a handful of zoning amendments that could improve redevelopment opportunities:

- Expansion or replacement of buildings (on the same footprint) that are nonconforming
- Unloading space to double as vehicular access to trash receptacle space
- Permit a reduction in the number of required off-street parking spaces
- Permit redevelopment provided that areas between the buildings and street right-of-way are landscaped and that any existing front yard loading/unloading spaces are eliminated

Considerations moving forward

This area has not changed a great deal since 2009, with a site here and there getting updated or redeveloped. By and large, however, it is still the same older building stock with lots developed prior to current zoning regulations. The following policy questions can guide our discussion:

1. We are generally discussing the industrial development near 8 Mile. However, the neighborhoods to the north are affected by activity along 8 Mile. What consideration could be given to a transition, either via screening, or via intermediate uses? The mobile home park offers some of the city's most affordable housing; if this area ever transitions to another use, what other forms of housing might best preserve some of that affordability?
2. Is the PC interested in considering design or landscaping standards to address the appearance of this area?

3. Orchard Lake Rd.

Area Characteristics

This is one of the city's principal commercial arteries, with a very wide range of commercial uses, and a patchwork of zoning districts, with all four B districts and several office districts, with a handful or P-1 Parking parcels sprinkled through.

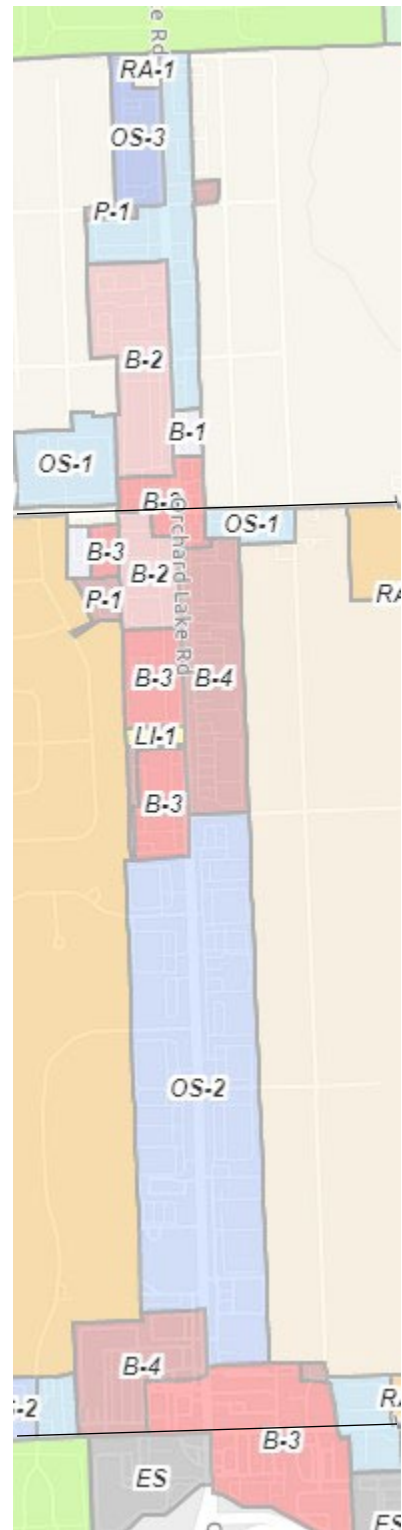
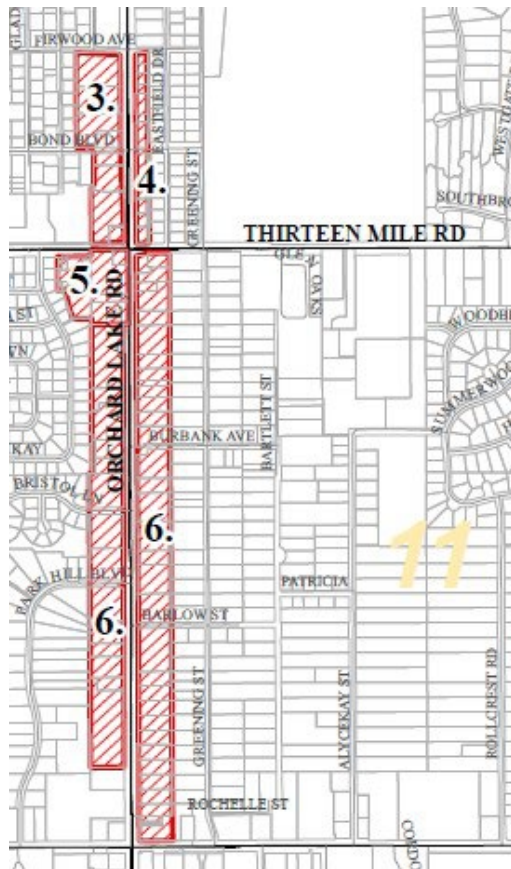
Lots range widely in size, with very shallow depth on the east side of OLR north of 13 Mile Road.

The corridor is anchored by the commercial concentration at OLR and 12 Mile Road at the south end, and it feeds into another major commercial concentration just south of 14 Mile.

2009 Plan

This area was considered in four different segments in the 2009 plan, and while these areas are still relevant in terms of discussing current form and function, we do need to consider the full corridor together, and can drill down into specifics by quadrant as needed (especially with regard to the northeastern quadrant).

The 2009 map broke the corridor down as follows:



Special Notes

This is an area that has remained substantially similar in character since 2009, but numerous small-scale redevelopment, reoccupancy, and renovation activities has occurred in that same time period.

Considerations moving forward

The following policy questions can guide our discussion:

1. For the 13 Mile / Orchard Lake area, the 2009 Master Plan considered extending the redevelopment area eastward all the way to Glen Oaks Golf Course, but this concept was not included in the plan. Should this idea be reconsidered? The depth of commercial lots fronting on Orchard Lake, north of 13 Mile Road is very shallow, making redevelopment of these sites without additional land very unlikely.
2. The Planning Commission proposed a mixed-use zoning district for the 13 Mile / Orchard Lake intersection and the area south about 12 years ago. This was not approved by the City Council. Does this previous concept merit further consideration or refinement?
3. The corridor has a lot of office zoning. Should these areas provide for a wider variety of uses going forward? The city has received an inquiry about converting the office building at the extreme north end of this study area (on the west side of Orchard Lake, zoned OS-3) to multi-family housing.
4. The area has unusually good cross-access between sites, with the potential to link more sites. With the patchwork of districts, this area has a variety of required front setbacks. Would it make sense to consider establishing, either via overlay or some other method, a uniform front setback for the corridor that would guide future redevelopment into a consistent pattern?
5. How can we make this area as friendly to people moving about outside of vehicles as it is to those driving to their destinations?

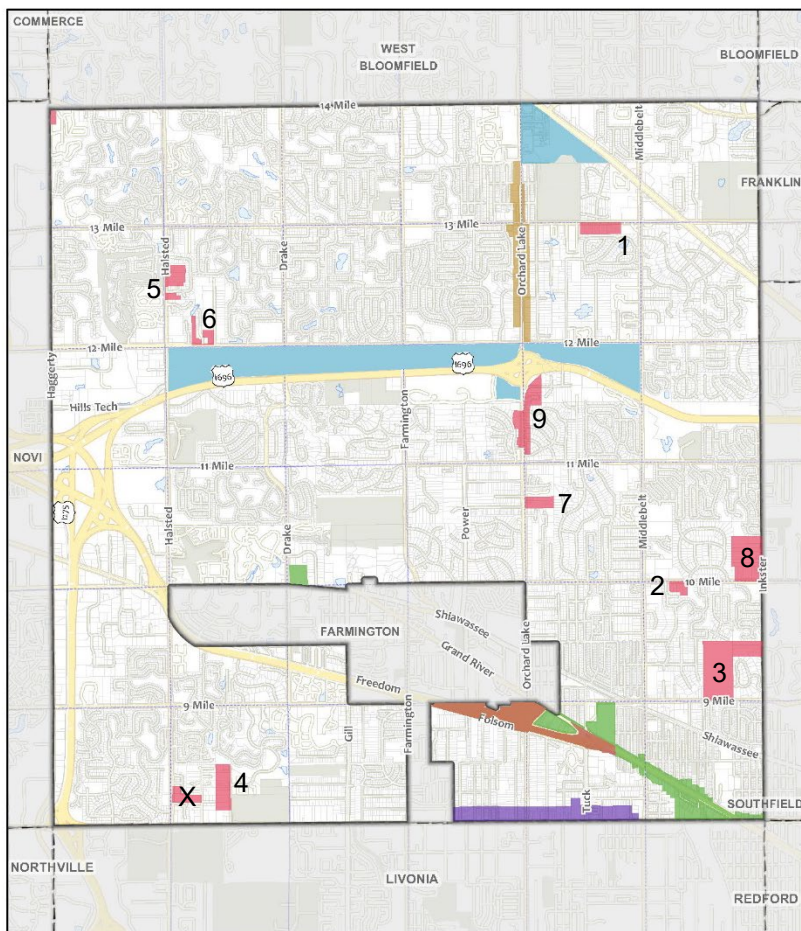
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DATE: May 11, 2023
TO: Farmington Hills Planning Commission
FROM: Farmington Hills Planning Commission
 Joe Tangari, Principal Planner, Giffels Webster
 Jill Bahm, Partner, Giffels Webster
 Rod Arroyo, Partner Emeritus Giffels Webster

SUBJECT: Master Plan Special Study Areas – Residential Planning Areas

Residential Special Study Areas

The 2009 Master Plan identified 15 special residential planning areas, five of which were determined to be areas that will not carry forward into the new plan due to changes in the last 14 years (and two were consolidated into one). We've had some preliminary discussion, and ran the list of sites past Council at our joint meeting in April. This memo focuses on the residential special study areas, addressing each in turn. The maps in each subsection of this memo show wetlands to provide a sense of the development limitations of each area. These areas are shown in red on the map to the right.



0 0.5 1 Miles

■ Grand River Corridor Redevelopment
■ Industrial Redevelopment
■ M-5 and Grand River Interchange
■ Mixed Use Redevelopment
■ Orchard Lake 12 Mile to 13.5 Mile
■ Residential Special Planning Areas
■ Recreation Lands

SPECIAL PLANNING AREAS
 FARMINGTON HILLS

1. 13 Mile Rd near Middlebelt.

Site Characteristics

Approx. 21 acres, 515 feet deep

Zoned RA-1 (approx. 37 units)

2009 Plan

Called for conventional site condo with t-shaped cul-de-sac streets, establishing a single point of access for all units. Goals established in 2009 were:

- Maintain the one-family residential use character of the road frontage on large lots
- Encourage assembly of parcels and development of one-family lots based on the concept plan
- Protect the natural features of the area; hillsides, trees

Special Notes

This area has not changed since 2009.

Considerations moving forward

- The site has some hills and trees; considering how to protect these natural features may be a priority for the Planning Commission
- Do the 2009 goals still make sense?



2. 10 Mile east of Middlebelt.

Site Characteristics

Approx. 9 acres

Zoned RA-1 (approx. 16 units)

Floodplain exists in northeast corner and along east boundary which connects to floodplains across the street via a stream

2009 Plan

Development with a small open space at the center and lots facing the open space. Goals established in 2009:

- Establish low density residential use
- Preserve the natural environment
- Protect the flood plain

Special Notes

This area has not changed since 2009.

Considerations moving forward

- Preserving the natural environment, and protecting the flood plain
- Area consists of 5 parcels owned by 4 different people; City may need to assist in assembling existing parcels
- Are the 2009 goals still relevant?



0 0.03 Miles

3. Boys and Girls Republic and Inkster/9 Mile.

Site Characteristics

80 acres

Zoned RA-1 (approx. 144 lots)

Site contains some of the highest quality trees in the City. The Rouge River and a flood plain are located at the south end of the site that makes that part of the parcel unbuildable but a good option for open space. A tributary to the Rouge River also cuts through the northeast side of the parcel.

2009 Plan

Continue current conforming use (recreation) until the existing use is no longer viable, then consider one-family residential or public recreation use.

Special Notes

Though preliminary qualification was granted to a PUD on the Boys and Girls Republic site in 2021, the project has not advanced further; a sticking point has been the cost of a new bridge over the Rouge. The area has not otherwise changed, but combining the two study areas, which abut each other, could provide alternative means of access north of the river. Goals established in 2009:

- Preserve or protect existing natural features of the parcel
- Recognize continuation of the existing quasi-public use
- Provide recreation space for the southeast portion of the City

Considerations moving forward

- What future proposed use (residential or recreation) is most needed; is there potential to be able to provide both proposed uses?
- Integration and preservation of the natural features with the future use.
- Are the existing tree protection, removal, and replacement standards sufficient to protect the trees in this area to the extent desired?
- How might the adjacent neighborhoods surrounding this site connect to this future neighborhood or open space?
- Are the 2009 goals still relevant?



4. Metroview Street.

Site Characteristics

26 acres, 10 parcels
Zoned RA-1

Parcels all front Metroview, widths of 110-330',
depths of 650'

A small section of floodplain is on the southeast part of the site (in the rear of several lots) and small streams cross the northeast and middle of the parcel, and run along the southern border

Most lots already have single family homes on large lots, although some lots have been divided

2009 Plan

The previous plan focused on redeveloping the site to optimize the land use for one-family housing. This would require the land to be assembled. Concepts for developments with and without open space were considered. It was determined that if the open space option were used, two rows of lots that were 90' wide and at least 135' deep could be created.

Without the open space option, three rows of lots that were 107' wide and 186' deep could be created. Goals established in 2009:

- To encourage the combination of parcels so that layouts are more efficient than ones done in the past through land divisions
- To qualify the area for development under the open space option in order to
- provide flexibility and to maintain lots that are close to 20,000 square feet average
- To serve new residential lots with public roads and to interconnect them as parcels are developed
- To encourage names of the developments that are similar in order to establish a unified identity for the area

Special Notes

This area has not changed since 2009.

Considerations moving forward

- Difficulty of assembling land that is already developed with single family homes
- There are some apartments across the street; would a density higher than that for RA-1 one-family residential be appropriate here as well?
- Integration of surface waters with development.
- How to encourage land assembly.
- Are the goals from 2009 still applicable?



5. Historic Halsted Rd.

Site Characteristics

22 acres remaining to be developed
Zoned RA-1 (Approx. 40 units)

Surface water cuts through the middle of the area, running north to south and along the eastern boundary

2009 Plan

Develop this site with 40 homes, either detached one-family or condominium sites averaging approximately 20,000 square feet, but varied to allow for natural feature protection. Goals established in 2009:

- To protect and preserve as much topography, vegetation and wetlands as possible and to promote development as low density residential use. Sixty-two acres of this area have already been developed to meet these goals.

Special Notes

This area has not changed since 2009.

Considerations moving forward

- Alignment with the Historic Halsted Road concept plan from the 1996 Master Plan
- Protection of the area's natural features, topography, vegetation, and wetlands while integrating development with the existing historic area
- Across the street is a planned residential district with higher density allotment; could that be appropriate for this portion of the historic area, particularly given its location on Halsted?
- One of the parcels included here is discontinuous with the other, larger parcel. Should this be included in this study area?



6. 12 Mile & Schroeder.

Site Characteristics

11 acres total between the two remaining areas

Zoned R1-A (approx. 20 units)

A stream runs from the northwest to the southeast across both parcels that are included in this study area

2009 Plan

Maintain the one-family use along the northside of 12 Mile Road through a detached cluster option with access to the eastern parcel only via Schroeder

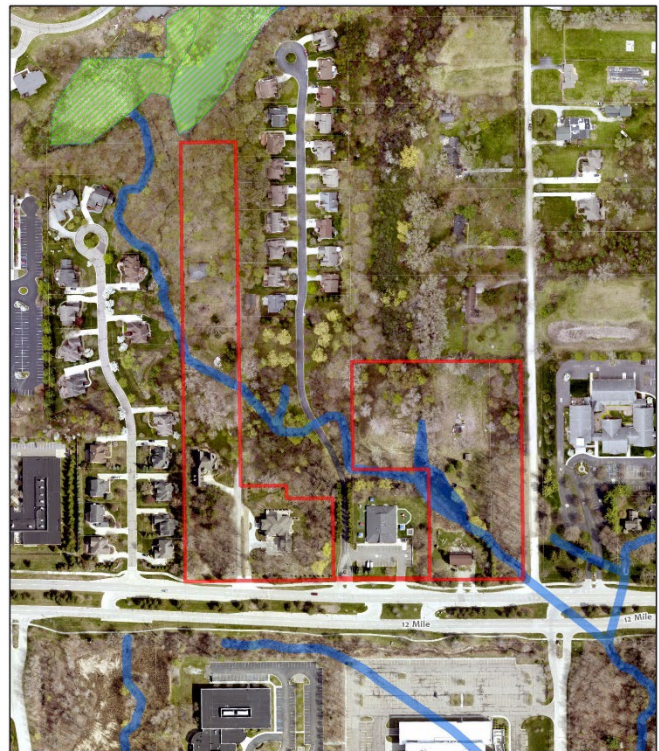
Special Notes

This area has not changed since 2009. Goals established in 2009:

- Maintain the one-family land use along the north side of Twelve Mile Road
- Protect the environment and drainage pattern of the existing creek and wetlands
- Maintain the low density of existing one-family developments

Considerations moving forward

- Should this still be a study area given that the area is not contiguous? Is the potential here outweighed by the difficulty?



7. East side of Orchard Lake, south of 11 Mile.

Site Characteristics

14 acres, 6 parcels, 495' wide and 1,223' deep in total

Zoned R1-A (Approx. 25 units with cluster option at 1.8 units per acre, or up to 43 units with a density of 3.1 units per acre)

Several homes currently exist on the west side of the area off of Orchard Lake Road.

A stream goes from the middle of the southern boundary northwest to the middle of the west half of the site. The area is heavily wooded.

2009 Plan

Maintain one-family land use along Orchard Lake Road and preserve the trees. Goals established in 2009:

- Maintain one-family land use along the boulevard
- Preserve the natural environment (trees)

Special Notes

This area has not changed since 2009.

Considerations moving forward

- Should higher densities than what the cluster option allows (1.8 units per acre) be suggested for this site, particularly given the RA-2 zoning across the street and the RA-3 zoning to the north?
- Are attached units something that should be considered here, similar to the development immediately north?



8. Inkster and 10 Mile.

Site Characteristics

55 acre, 18 parcels

6 parcels facing Ten Mile Road

Floodplain stretches diagonally from the street intersection towards the northwest corner of the area. Much of the area is heavily wooded, and there are large changes in elevation within the site.

Zoned R1-A (Approx. 88 units due to steep topography and flood plain)

2009 Plan

Revise the layout in this area to create a more efficient land use for detached homes at low densities while protecting the natural features and being compatible with the large lots west of the area. Goals established in 2009:

- Encourage combination of parcels for more efficient residential development
- Establish low-density residential use
- Preserve the natural environment, flood plain and the lowland hardwood trees along the flood plain
- Encourage sizeable open space subdivisions or site condominiums

Special Notes

This area has not changed since 2009.

Considerations moving forward

- How to encourage the assembly of land to allow for more efficient land use for one-family residential development
- The City of Southfield's Future Land Use map has designated the northeast corner of Inkster and 10 Mile as moderate density with single-family homes on lots at least 20,000 square feet and permitting complimentary small scale institutional uses. The parcels directly on 10 Mile are designated as regional mixed use, defined as "primarily business in nature, mixture of large scale commercial, service and office with accessory multiple-family uses". Directly south, across Inkster Road (in Farmington Hills), the zoning is R1-A and is currently built out with larger lot single-family homes. Is there any interest in extending the mixed uses planned along 10 Mile Road in Southfield to the northside of 10 Mile Road in Farmington Hills?



0 0.07 Miles

Single-Family Cluster Option-Detached
Surface Water

giffels
webster

SPECIAL PLANNING AREAS
FARMINGTON HILLS

9. Orchard Lake north of 11 Mile.

Site Characteristics

24 acres (17 on the east side of Orchard Lake Road, less the parcels that are outlined in yellow as they have already been developed)

Zoned R1-A (Approx. 74 units)

Wetlands in the previously designated area have already been developed. There is a stream that crosses east-west at the north end of the study area.

2009 Plan

Maintain one-family residential use of the street frontage.

Special Notes

Some development has occurred roughly along the lines of the 2009 Master Plan on the east side of the road; on the west side, the Michigan School of Psychology has expanded southward (see areas outlined in yellow on the map), but other sites are unchanged. Greater flexibility in the future land use planning for this area could help advance development. One goal was established in 2009:

- Maintain one-family residential use of the street frontage

Considerations moving forward

- Do single-family residential uses make sense for all of the west side of Orchard Lake Road, or would institutional uses such as the Michigan School of Psychology make more sense, especially in the northern part of the western side of the road where these uses already exist and the lot depth is greater?
- Would more intense uses, such as institutional or multi-family, be better suited at the northeast side of the study area as a buffer from I-696?

