

AGENDA
SPECIAL JOINT MEETING
FARMINGTON HILLS CITY COUNCIL
FARMINGTON HILLS PLANNING COMMISSION
APRIL 20, 2023 @ 6:00 P.M.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
www.fhgov.com
(248) 871-2540

1. Call Meeting to Order
2. Roll Call/Introductions
3. Approval of Agenda
4. [New Master Plan Study](#)
 - A. Review of Phases 1 and 2
 - B. Review to Public Engagement to Date
 - C. Introduction to Economic Development Strategies and Redevelopment Ready Communities (RRC)
 - D. Special Study Areas Discussion
5. Public Comment
6. Councilperson/Commissioner Comments
7. Adjournment

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located on the table to your right as you enter the Community Room).

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: January 12, 2022
TO: Farmington Hills City Council
FROM: Farmington Hills Planning Commission
Joe Tangari, Principal Planner, Giffels Webster
Jill Bahm, Partner, Giffels Webster
Rod Arroyo, Partner Giffels Webster
SUBJECT: Master Plan Special Study Areas

Special Study Areas

The 2009 Master Plan identified 15 special residential planning areas, and about a dozen non-residential development areas, primarily in the Orchard Lake Road, I-696, Grand River Avenue, and Eight Mile Road corridors. Maps have been attached to this memo showing these areas, as well as a few new areas.

Special study areas were the topic of discussion at the Planning Commission's November 17, 2022 and December 15, 2022, Master Plan study sessions. Each area from the last plan was discussed and either carried forward or removed from consideration.

Consideration was also given to addressing several corridors and new sites not included in the last plan.

Sites Studied in 2009 Removed from Consideration Due to Changes Since 2009

1. Sarah Fisher site. There is an approved PUD for this piece of land use; it should be removed from consideration.
2. Sisters of Mercy Campus/Costick Center. A new senior facility is under construction, the Costick Center is still in operation, and the city is planning for independent senior housing on the southern portion of the site. This site should be removed from this list.
3. 10 Mile near Orchard Lake. An approved subdivision is under construction.
4. 12 Mile and Drake. The former Steppingstone school is now home to a mosque.

Sites Studied in 2009 Carried Forward

1. 13 Mile Rd near Middlebelt. This area has not changed since 2009.
2. 10 Mile east of Middlebelt. This area has not changed since 2009.
3. Boys and Girls Republic and Inkster/9 Mile. 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.
4. Halsted near 8 Mile. This area has not changed since 2009.
5. Metroview Street. This area has not changed since 2009.
6. Historic Halsted Rd. This area has not changed since 2009.
7. 12 Mile & Schroeder. This area has not changed since 2009.
8. East side of Orchard Lake, south of 11 Mile. This area has not changed since 2009.
9. Inkster and 10 Mile. This area has not changed since 2009.
10. Orchard Lake north of 11 Mile. 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, but other sites are unchanged. Greater flexibility in the future land use planning for this area could help advance development.

Non-Residential Development Areas from the 2009 Plan

1. Freeway Redevelopment Areas. By and large, the planned overlays for these areas have been implemented, but no developer has yet utilized them. We should consider whether further study is warranted here. These areas warrant some reassessment in this plan.
2. Orchard Lake Rd Redevelopment Areas.
 - a. Northwestern Highway and Orchard Lake Road. One PUD has been approved here, and the Sam's Club next door is empty; the study area should be expanded to include the Sam's Club site. This area remains a prime study area.
 - b. 14 Mile Rd and Northwestern Highway. With a major PUD development, and another possible pending PUD, this area has changed considerably since 2009. This area can tentatively be removed from consideration, pending a final ruling on the proposed Stonefield PUD.
 - c. Orchard Lake Rd north of 13 Mile; Orchard Lake Rd 12 Mile-13 Mile; Orchard Lake & 12 Mile. The Orchard Lake Road corridor north of I-696 remains a prime study corridor. It was broken into four study sections in 2009; considering it comprehensively is the likely approach we will take this time.
3. Haggerty Corridor: 8 Mile to I-696 and Haggerty/14 Mile Rd. This is a strip center that has not significantly changed since 2009.
4. 12 Mile & Farmington Rd. 3 hotels have been built here since 2009, finishing the area's build-out. We should consider whether further study is warranted here.
5. 10 Mile and Orchard Lake Rd. This area has not changed since 2009 and the recommendations of the last plan can be reviewed and carried forward.
6. Grand River Ave and 8 Mile Rd & Grand River Avenue Mixed Use. The lower Grand River corridor between Farmington and 8 Mile remains a prime study area; in particular, we'd like to study the area around the "mixing bowl" where M-5 meets Grand River Avenue.
7. 8 Mile Rd Industrial. Small changes have occurred in this area. We should consider whether further study is warranted here.

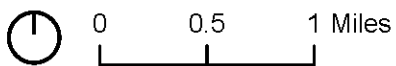
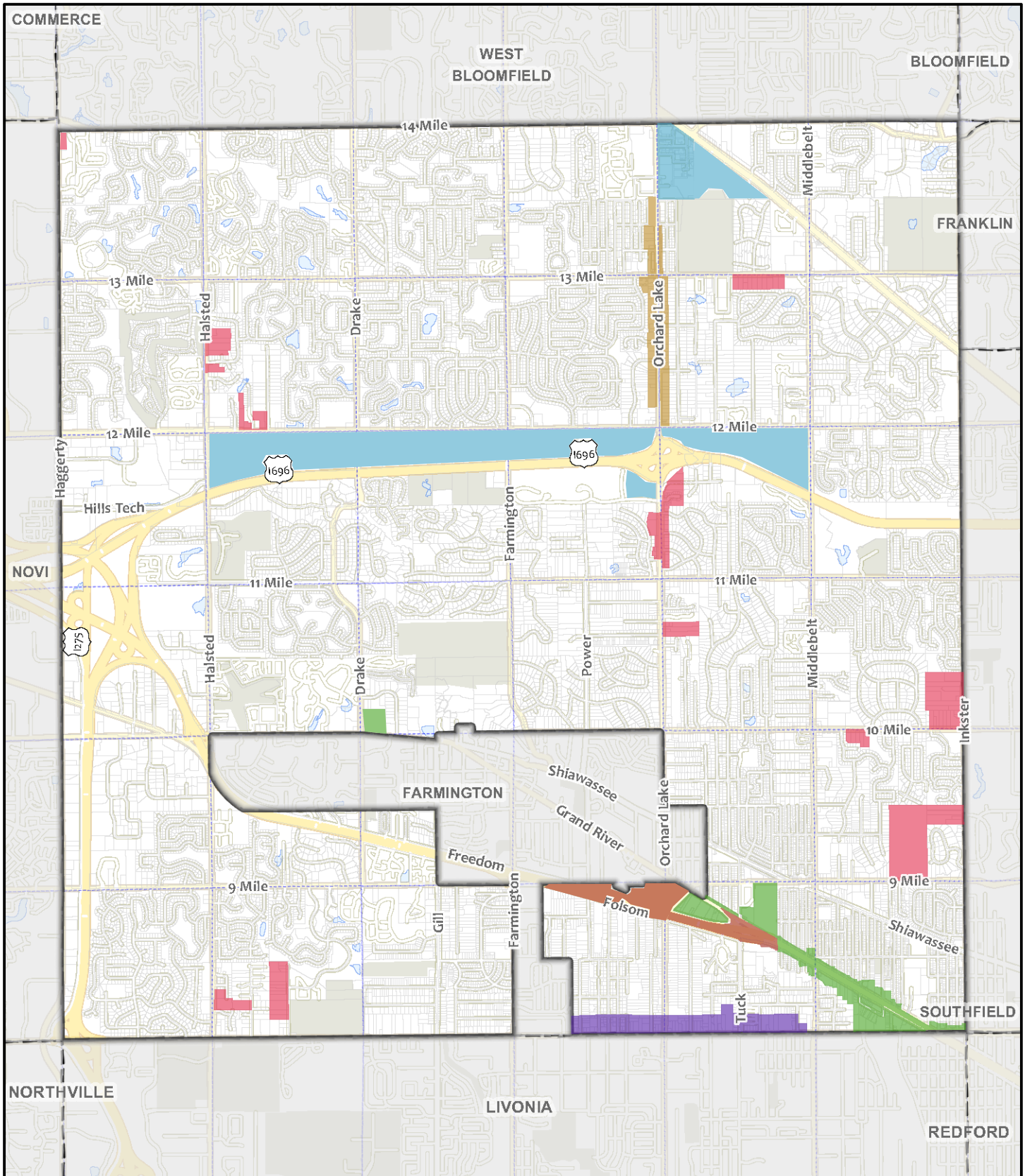
New Study Areas

New Corridors

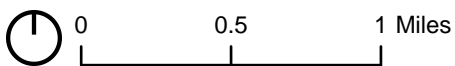
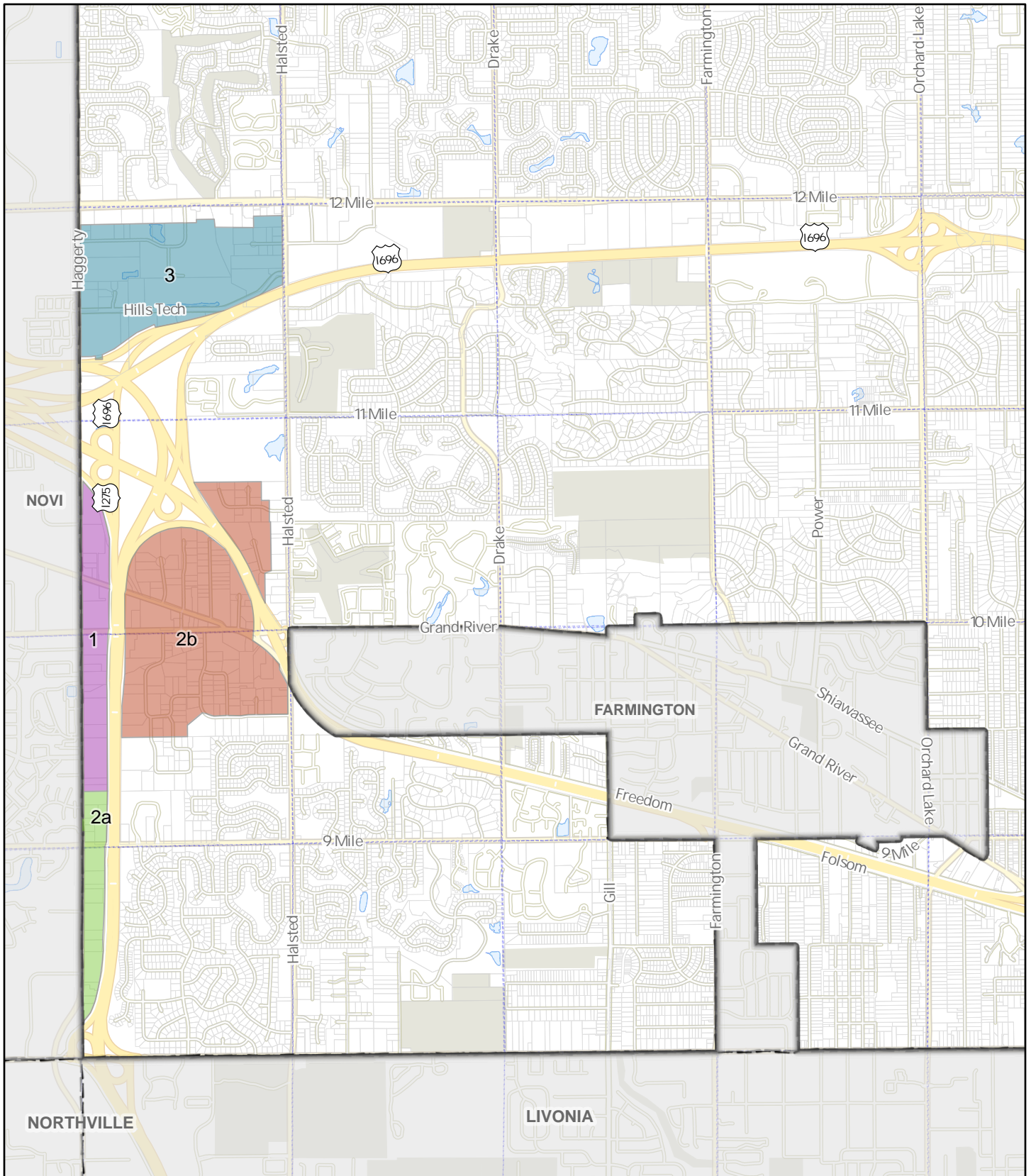
1. 12 Mile Rd between Middlebelt and I-275. This area should be comprehensively studied, particularly between Middlebelt and Drake.
2. M-5. We should boldly look at the grade-separated portion of M-5 and investigate whether transforming it into a surface street would be a viable option, as traffic volumes suggest it may be. Doing this would make available many acres of land for new development.

New Sites

1. Northeast Corner of Drake & Grand River. This is a generally underutilized area whose potential should be studied.
2. Target Plaza on Grand River Avenue. While the full corridor will be under study, this very large, overpaved site deserves special attention. A study was begun several years ago, but never completed.
3. Oakland Community College Campus. While there is no intention to alter the college's operations or footprint, the Planning Commission noted that the ends of the site, especially the eastern end, have large amounts of land that could be utilized for a transformative development.



- 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



- Freeway Redevelopment 1 (8 Stories)
- Freeway Redevelopment 2a (5 Stories)
- Freeway Redevelopment 2b (5 Stories)
- Freeway Redevelopment 3 (5 Stories)

memorandum

DATE: April 14, 2023
TO: Farmington Hills City Council and Planning Commission
FROM: Joe Tangari, Principal Planner, Giffels Webster
Jill Bahm, Partner, Giffels Webster
Rod Arroyo, Partner Emeritus, Giffels Webster
SUBJECT: Master Plan: What's Been Accomplished and What's Next

Introduction

During 2022, the City initiated the development of its new Master Plan. Last year, the focus was on Phase 1 and 2 of the project.

Phase 1

Phase 1 involved understanding where the City stands at present. Information about demographics, housing, the natural environment, community facilities, existing land use, and local economics was gathered, analyzed, and turned into the opening chapters of the Master Plan; this section of the plan can be accessed [here](#).

A market study was also performed by the Chesapeake Group. The conclusions of this study were grounded in the results of a market survey, which received over 600 responses. A summary of the assessment has been provided as a separate document.

During this phase, regular study meetings were held with both the Planning Commission and a joint subcommittee of the Planning Commission and City Council. Together, we engaged in an analysis of the strengths and weaknesses of the City, and the threats and opportunities facing it in the future and worked to set the direction for the plan.

Building Blocks of the City's Future

During Phase 1, we worked with the joint subcommittee to identify a set of nine Building Blocks for the City's future and draft vision statements for each one. As the plan moves forward, these principles should provide the guardrails for everything that follows:

Housing

Provide a variety of home and lot sizes that complement existing single-family neighborhoods in the city. Transform 12 Mile Road and Grand River Avenue from serving primarily as transportation and commercial corridors to vibrant, mixed-use areas by adding new housing options, including quality options for renters.

Transportation

Ensure the city's transportation network is safe, well-maintained, convenient, and attractive for all users. Expand non-motorized facilities to encourage walking and biking year-round by completing the sidewalk and shared use path network, adding wayfinding maps and street furnishings, and incorporating bike lanes where appropriate. Ensure the entire transportation network accommodates new mobility technologies, including electric vehicles, autonomous vehicles and e-bikes. Support local and regional public transit by adding users in the Orchard Lake Road and 12 Mile Road corridors through encouraging mixed-use infill development. Tap into financing tools, such as tax increment financing, to accommodate

parking serving these corridors to allow for alternative mobility and alleviate traffic congestion in these areas.

Places that Matter

Strengthen the identity of the city by encouraging more activities and destinations that are available year-round, focusing on Orchard Lake Road between 12 and 14 Mile Roads and along 12 Mile Road, between Farmington Road and Halsted Road. Add central plazas with flexible seating that supports opportunities for dining, public gatherings and events, with character-defining elements, such as street furnishings, to reinforce a sense of place.

Quality Redevelopment

Enhance development and redevelopment in key areas of the city, including Orchard Lake Road, Grand River, 12 Mile Road and 14 Mile/Northwestern Highway. Encourage a mix of residential and commercial uses to fill in empty parking lots, creating new building forms and site designs that are walkable, made of high-quality design and materials, and that utilize low-impact development techniques. Incorporate usable outdoor spaces that support a variety of activities.

Economic Development

Diversify business and development activities in the city to strengthen the market and make the city a regional destination. Utilize a variety of tools, such as Redevelopment Ready Communities, tax increment financing, commercial rehabilitation districts and property tax offsets, to improve and maintain infrastructure.

Community Wellness

Support active lifestyles for residents of all ages by making walking and biking more convenient, safe and accommodating for older residents. Expand and enhance opportunities, including programming and facilities, for active recreation, particularly in underserved areas and for older and disabled residents.

Innovation

Plan with the future in mind by anticipating changes in the way residents and businesses live, work and play. Accommodate new technologies, such as electric vehicles, alternative energy and drone deliveries and recognize the increase in working from home and home occupations by strengthening broadband and Wi-Fi access points. Update local regulations to ensure new technologies are permitted, while mitigating their impact on the environment through low-impact development techniques and creative strategies to ensure new development is compatible with existing neighborhoods and residential areas.

Sustainability and Resiliency

While addressing the needs of today's residents, ensure new development utilizes low-impact development techniques, including bioswales, green roofs and less pavement. Support alternative energy by allowing for EV charging stations, microgrids and distributed energy, while reducing energy consumption by powering community facilities independently. Identify the needs of the community and plan for shelters and cooling/warming centers for sudden weather- or health-related events. Plan for the removal of outdated infrastructure, including underground gas station tanks.

Special Planning Areas

Continue to focus on Orchard Lake Road, 12 Mile Road, 8 Mile Road, Grand River and the 14/Northwestern area by expanding permitted uses, attracting new development and tapping into redevelopment financing tools, including the Grand River Corridor Improvement Authority.

Phase 2

During Phase 2, the Planning Commission focused on providing opportunities for the public to provide input. In all truth, gathering public input in 2023 is challenging, between the demands people have on their time and attention, the constant stream of information and requests people confront in their daily lives, and the hangover effect that the pandemic has had on gatherings and people's sense of their own

place in their communities. As such, these efforts led to mixed success, and as a result, additional opportunities beyond those originally planned are being or have been offered.

The Phase 2 program included:

- | | |
|---|--|
| 1. Leadership Advance with City Staff | Held October 6, 2022 |
| 2. Master Plan Website/Input Platform | Online and accepting responses |
| 3. Picture This! input platform | Online and accepting responses |
| 4. Supplemental Survey | Online and accepting responses (411 as of 2/9/23) ¹ |
| 5. Open House | Held October 20, 2022 |
| 6. Student (Youth Council) | ² |
| 7. Neighborhood Toolkits | 12-15 distributed; 3 returned to date ³ |
| 8. Developer / Real Estate Forums | December 1, 2022 ⁴ |
| 9. Study Area Report | Provided in Joint Meeting Packet |
| 10. Joint Meeting PC / CC | February 16, 2023 |
| 11. Student Art Contest | February/March – not yet initiated |
| 12. Business Forum | February 8, 2023 ⁴ |

¹ This survey explores issues not covered in the market assessment survey. **The survey will remain open through February 28. Planning Commissioners and City Council members are encouraged to share the link with friends, family, neighbors, business owners and others.**

² The Youth Council was invited to the Open House but did not attend. We anticipate giving a presentation and soliciting input at the Council's March, 2023, meeting.

³ Follow-up on unreturned meeting toolkits is ongoing.

⁴ We set diversity, equity, and inclusion (DEI) goals for our December developer and real estate forum, but attendance, in the event, was primarily from a set of usual suspects with a long history of development and ownership in Farmington Hills. The February 8th session, which included a more general crowd from the local business community, was intended to provide a second opportunity and make progress toward our DEI goals.

Phase 3 of the Master Plan will continue to offer opportunities for public input (see below for Phase 3)

Identification of Special Study Areas

We have provided a separate memo from the Planning Commission to City Council identifying the special study areas for Phase 3.

Prominent Themes of Public Input to Date

Our public input program is presently ongoing, and the City is working to generate more survey responses. However, from the input received so far, we are able to identify a handful of prominent themes that have risen to the fore:

The Need for Place

The most common theme of our survey responses and discussions with community members to date has been the need for Farmington Hills to foster a greater sense of place and identity by creating places for people to gather. There is a sense among many that one generally has to leave the city limits for entertainment, fine dining, people-watching, and social gathering.

An All-Ages Community

Many have spoken of the need for Farmington Hills to be a place for residents of all ages, with places to go and things to do for everyone. While this requires us to consider housing options for seniors, it also requires us to consider what might make people raised here stay here, and what might draw in young professionals and convince them to start and raise their families here.

Strength in Diversity

We have heard from many that the City's diversity is a source of strength and that the City must draw on this strength to succeed in the future.

Location, Location, Location

There is a broad consensus that Farmington Hills is one of the most well-located communities in Southeast Michigan, with short travel distances to most places in the metro area, easy access to regional transportation, and a highly developed community that nevertheless has managed to hold on to some of its natural character. It will be essential for the City to capitalize on this locational advantage in attracting new residents and businesses.

Farmington Hills: The Next 50

A Master Plan presents a long-range vision for a community. Farmington Hills turns 50 in 2023, and as we considered potential overarching themes and titles for this plan, it became clear that this anniversary presented an opportunity. We are therefore proposing the following title for the Master Plan to signal that the City is building a strong vision for its next phase:

Farmington Hills: The Next 50

Phase 3 Plan Development and Implementation Strategies

At the initiation of the project, a Phase 3 project scope was developed with the understanding that it might be modified in response to information gathered in Phases 1 and 2. An updated project scope for Phase 3 is included below. The updated scope includes an expanded program of public outreach and input gathering.

April 20, 2023, 6:00 p.m.: 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?”).

May 18, 2023, 6:00 p.m.: 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?”).

June 15, 2023, 6:00 p.m.: 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.

July 13, 2023, 6:00 p. m.: Steering Committee - July 20, 2023, 6:00 p.m., 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?

August 17, 2023, 6:00 p.m.: 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?

September 14, 2023, 6:00 p.m.: Steering Committee - September 21, 2023 6:00 p.m., 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?

October: Community Input:

- Open House to share special areas, future land use map changes
- Online platform to mimic open house

November: Steering Committee - PC Study Session – Reviewing Community Input

December: PC Study Session – Discussing Action/Implementation items

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

February 2024: Distribution – 63 day review period

May 2024: Public Hearing/Adoption

Market Analysis Summary

- The analysis focused on market conditions and is based on data mining, analytics, and analytical methods
- The indicated demand is based on:
 - Historical data
 - New data developed on area property sales and rentals
 - Data mined from a large sample survey of area residents
 - Analytics from surveys of several thousand households in neighboring areas of Michigan conducted in the past two years by The Chesapeake Group for other public and private sector clients
 - Demand forecasting for residential and non-residential activity

Market Analysis Summary

- Conservative Estimate of Marketable Opportunities by 2023



HOUSING

270 to 326 units,
up to 1,250 units



HOUSING, active age-restrictive

Potentially as
large as 2,000
units if land is
available



RETAIL GOODS & SERVICES

67,000 to
81,000 sq. ft.



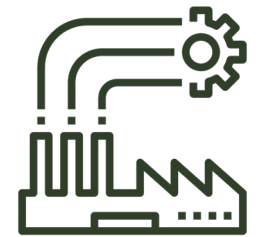
GENERAL MULTI- TENANT OFFICE

38,000 sq. ft
excluding that
built within
homes



SINGLE-TENANT OFFICE

Undefined;
based on
individual
company
preferences



INDUSTRIAL

600,000
depending
upon focus

Market Analysis Summary

- If the City proactively allows the additional 1,250 housing units:



HOUSING

270 to 326 units,
up to 1,250 units



**HOUSING,
active
age-restrictive**

Potentially as
large as 2,000
units if land is
available



**RETAIL GOODS
& SERVICES**

Up to 335,000 to
405,000 sq. ft.



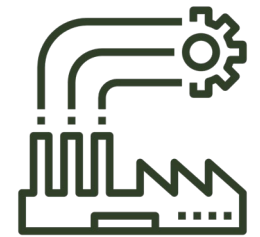
**GENERAL MULTI-
TENANT OFFICE**

Up to 330,000
sq. ft excluding
that built
within homes



**SINGLE-TENANT
OFFICE**

Undefined;
based on
individual
company
preferences



INDUSTRIAL

Up to 3
million,
depending
upon focus,
and including
warehousing

Market Analysis Summary

- Note about office demand projection:
 - There appears to be a significant amount of underutilized office space in Farmington Hills
 - New demand could occupy older spaces
 - The estimates are only for multi-tenant activity where several tenants occupy space in one building
 - Any single tenant user could find Farmington Hills to be an attractive location based on its access, location, and other factors
 - These buildings can vary in size and could result in notably more office space

Market Analysis Summary

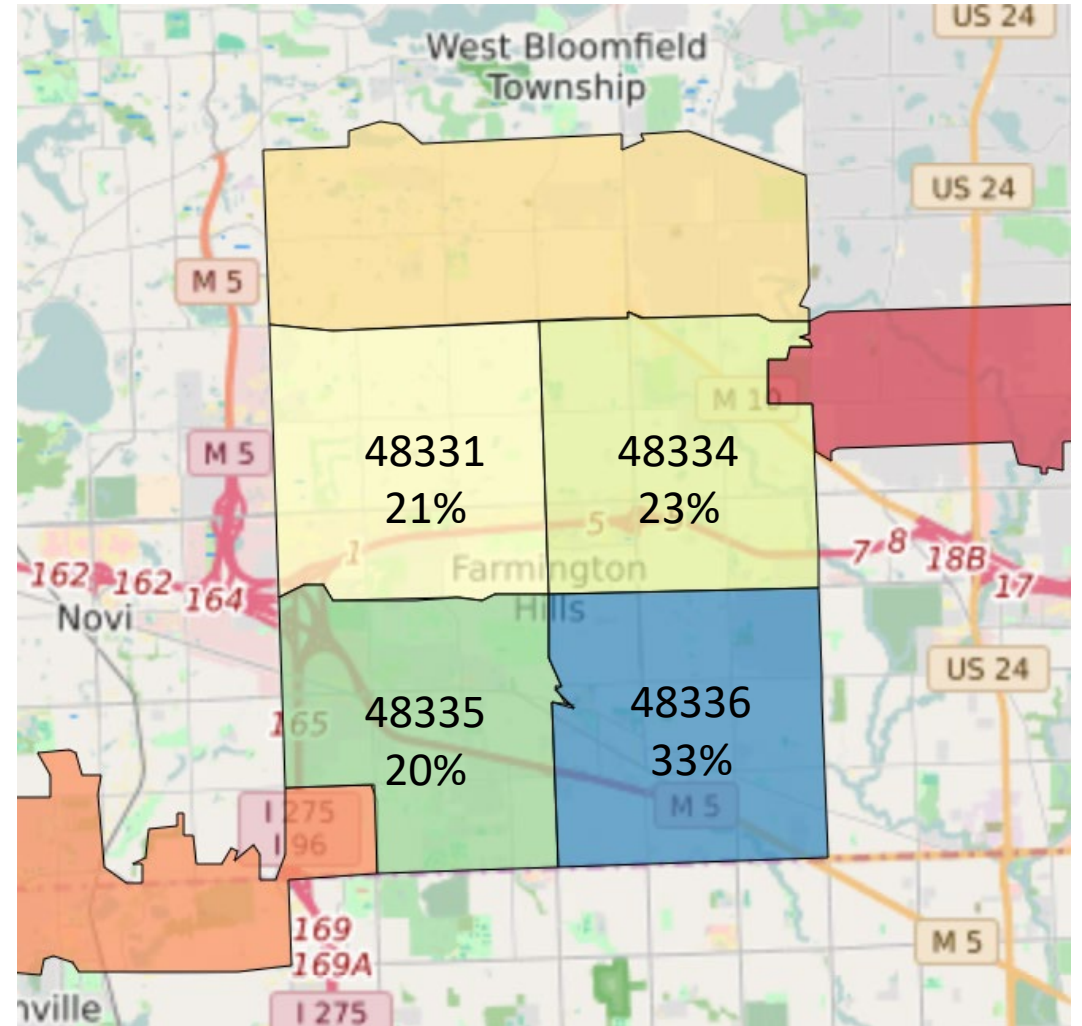
- Basis for Housing Projection:
 - Historical trends in Oakland County
 - Oakland County has seen considerable growth since 2011
 - Majority of new housing was single-family homes
 - Multi-family housing has increased in recent years
 - Historical trends in Farmington Hills
 - Modest growth in housing since 2011
 - Most housing growth was single-family homes
 - Growth limited by availability of undeveloped lots and added cost of redevelopment on other sites.



Market Analysis Summary

- **Resident Survey Analytics**

- More than 700 households responded
- Responses fairly evenly spread throughout the city
- Average household: 2.87 persons
- 70% of household primary income earners between ages 35-64
- 15% have one or more children 6 yrs and younger
- More than 50% of all households have someone who works from home.



"Others": 4%

Market Analysis Summary

- **Resident Survey: Transportation**

- 85% of households own or lease at least 2 personal vehicles
- Majority of vehicles are 5 years or older
- 90% of the owned/leased vehicles are not electric, but 43% plan on buying an electric vehicle in the next few to five years.



Market Analysis Summary

- **Resident Survey: Transportation**

- Almost 75% have someone in the household who walks once/week+ for fitness, recreation or commuting
- About 25% have one or more householder who rides a bike for fitness, recreation or commuting at least once/week.



Market Analysis Summary

- **Resident Survey: Commercial and Entertainment**
 - Nearly 50% of households shop at Kroger, Meijer or Busch's
 - Of these, 6 in 10 shop at Kroger in Farmington Hills
 - Other grocery options include farmers markets and specialty shops
 - Over 20% of households purchase food from food establishments a few times/week

Item	Percent
Fresh produce in season	70%
Fresh fruit in season	61%
Fresh or smoked fish	16%
Breads	41%
Other baked goods	37%
Meats	28%
Other	13%

Market Analysis Summary

- **Resident Survey: Commercial and Entertainment**

Type of Operation	Lunch	Dinner
A national or regional chain full-service restaurant	16%	19%
A local non-chain full-service restaurant	52%	68%
Fast food operation	15%	2%
All you can eat or buffet	1%	0%
Sub shop	8%	0%
Local pizza shop	1%	6%
Other	7%	5%
Total	100%	100%

Many of the foodservice establishments frequented are located outside Farmington Hills. The associated dollars spent outside of Farmington Hills are exported to other communities by definition

Market Analysis Summary

- **Resident Survey: Commercial and Entertainment**
 - One of the most significant exportations of dollars from the community is online and catalog purchases.
 - Covid sped up the exportation of dollars via the internet.
 - Pre-Covid 53% of the households had someone that made online or catalog purchases at least twice a month.
 - Since Covid, the proportion has increased to about 70%.



Market Analysis Summary

- **Resident Survey: Commercial and Entertainment**

Characteristic	Poor	Fair	Good	Very Good	Excellent
Availability of professional and personal services	2%	12%	45%	29%	11%
Shopping options to which I can walk	40%	37%	15%	6%	2%
Farmington Hill's overall shopping experience	10%	35%	35%	17%	3%
Farmington Hill's restaurant options	10%	29%	34%	20%	7%
The availability of places where I to live, recreate, walk, and work all in one location	21%	36%	29%	10%	5%

Market Analysis Summary

- **Resident Survey: Housing**

Importance to Where You Live	Extremely	Very	Somewhat	Not So	Not At All
Having park lands or open space where I live	51%	30%	15%	2%	1%
Having park lands or open space where I work	22%	16%	22%	21%	18%
Having a walkable community in which to live and work	41%	26%	23%	7%	3%
Being able to walk to work or work from home	20%	12%	20%	22%	26%
Being able to walk to various public and private service providers	22%	19%	31%	20%	8%
Being near or able to walk to shopping	22%	19%	29%	22%	8%
Live near schools	15%	17%	17%	17%	34%

Market Analysis Summary

- Resident Survey: Housing

Characteristic	Poor	Fair	Good	Very Good	Excellent
Overall housing options	5%	18%	36%	30%	11%
Housing options specifically for older adults	9%	26%	42%	19%	5%

Market Analysis Summary

• Resident Survey: Housing

- 50% of all households noted that they may or will move within the next few to five years.
- The primary reasons for moves are:
 - Lifestyle changes
 - Decrease in the number of household members living at home
 - Changes in the physical or medical conditions of a member.
- At least one-third of those that may or are likely to move will seek homes in or around Farmington Hills. Only a small percentage of those that will or are likely to move believe such a move will be outside of Michigan

Desired Next Home Size	Percent
Larger	12%
Same	21%
Smaller	68%
Total	100%

LONG-RANGE PLANNING

How Master Plans Provide Guidance for Land Development

The master plan is the community's blueprint for the future. It is a comprehensive document that examines land use, transportation, infrastructure, natural resources, housing, economic development, agriculture, and other key elements of the community.

Master plans include long-range goals and objectives, intending to guide development in the municipality over a long planning horizon, often 10 to 20 years. The plan sets forth public policies that will be followed regarding growth, development, and redevelopment.

A community defines its goals in a master land use plan that anticipates what will be needed to be encouraged, managed or prohibited in the future. The zoning regulations are based on the community's master plan, which reflects that community's unique assets and challenges.

In Michigan, master plans are to be reviewed and, if necessary, updated every 5 years. While major updates may not be necessary, it is important that communities review their plans and make sure they are relevant to the current and projected needs and wants of a community, as well as coordinate with county and regional plans and reports.

The master plan process must follow certain requirements, such as review and comment periods, notification of adjacent and affected communities, and holding a public hearing.

The master plan is the basis for a community's zoning ordinance - the "rules" for development. It is important for communities to keep their master plans updated and keep their zoning ordinance rules up-to-date also.



The City of Lathrup Village's Comprehensive (Master) Plan includes graphics that support the community's vision for a downtown commercial center.

What a Master Plan Can't Do

- **Predict the future.** Master Plans are a snapshot in time and use available data to forecast and anticipate the future. Plans are made on the basis of trends and models of how things may change, but it is impossible to predict exactly the way the population, environment or technology will be different in 5, 10 or 15 years.
- **Change the rules for the way property is developed.** Master Plans and Future Land Use Maps are guides to the future but are not legally binding. Keeping plans current ensures that the community is prepared to make and defend land use decisions.
- **Make change happen right away.** Often plans address vacant, blighted and/or underutilized properties - a lot of factors contribute to seeing plans realized. These include costs of development, market demands and timelines of property owners.



Chesterfield Township, MI

Chesterfield Township, MI is a growing suburban community in Macomb County. Its Master Plan provides for areas of growth and areas for preservation.



Bingham Farms, MI

In 2020, the Village of Bingham Farms adopted a Master Plan that explores opportunities to provide more flexibility for its office corridor. Some of these opportunities could include adding residential and other commercial uses.



Madison Heights, MI

The City of Madison Heights is a largely built-out community whose Master Plan includes strategies to create community identity through improvements and enhancements to walkability, arts/culture and neighborhoods.

How Do Communities Create Effective Plans?

An effective plan for a community starts by being clear, easy to read, easily understood by its citizens. What questions can help determine a plan's effectiveness?

- **Is our plan based on a shared vision for the community?** The plan should describe what the community hopes to be in the future. It should also describe specific qualities that either maintain or improve the quality of life for community members and contribute to a thriving economy.
- **Are our plan's objectives, policies, and strategies appropriate for our community?** The purpose of the plan is to serve as a guide for the community's future. Ensuring consistent, realistic, and feasible contents will help ensure that this guide is appropriate for your community.
- **Does our plan incorporate public feedback and participation in the planning process?** Conducting productive, well-rounded public outreach during the planning process can lead to meaningful results and positive community support for a plan. Community members generally want to be involved in the making of a place's future and will want to see how public input guides the plan.
- **Is our plan equitable?** Master plans should include goals and strategies that reflect the needs of residents of all ages, abilities and income levels. This means planning for a wide range of housing sizes, price points, and types as well as a transportation network that is accessible for those who can't or choose not to drive. In addition, plans should promote a thriving local economy that supports job creation as well as the provision of goods and services needed in the community.
- **Is our plan consistent?** It is important to eliminate any contradictions in the plan. All the parts of the plan should be working together - from the vision to goals to the future land use plan to action strategies.
- **Is our plan realistic?** Plans are created to serve as a guide and element should be achievable, given the availability of resources to your community. Do not hesitate to include the "big dreams" for your community! But keep in mind to incorporate reasonable steps to work toward those dreams over time.
- **Is our plan financially feasible?** There should be financial resources to fund the strategies of your plan over time.

Additional Resources

- MSU Extension – Most local governments need to update their master plan: http://msue.anr.msu.edu/news/most_local_governments_need_to_update_their_master_plan
- MML – Mastering the Updating Process: https://www.mml.org/resources/publications/one_pagers/updating_master_plan_mastering.pdf
- RRC – Master Plan Update Guide: http://www.michiganbusiness.org/cm/Files/Redevelopment_Ready_Communities/Master-Plan-Guide.pdf

