

AGENDA
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
JULY 20, 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

PUBLIC HEARING/REGULAR MEETING BEGINS AT 7:30 P.M. IN THE CITY COUNCIL CHAMBER

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. [New Master Plan Study](#)**
 - A. Recap Special Planning Areas/Public Input**
 - B. Discuss Complete Streets/Non-Motorized Transportation Plan Concepts/Public Input**
- 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: July 13, 2023
TO: Farmington Hills Planning Commission
FROM: Joe Tangari, Principal Planner, Giffels Webster
Jill Bahm, Partner, Giffels Webster
SUBJECT: Master Plan Special Study Areas – Recap

Overview

Over the past two months, the Planning Commission has discussed the special study areas of the 2009 Master Plan – focusing on 1) should those areas continue to be specifically called out in the updated Master Plan, and 2) if so, what has changed in circumstance or current planning goals for those areas. A summary of our discussions is summarized below

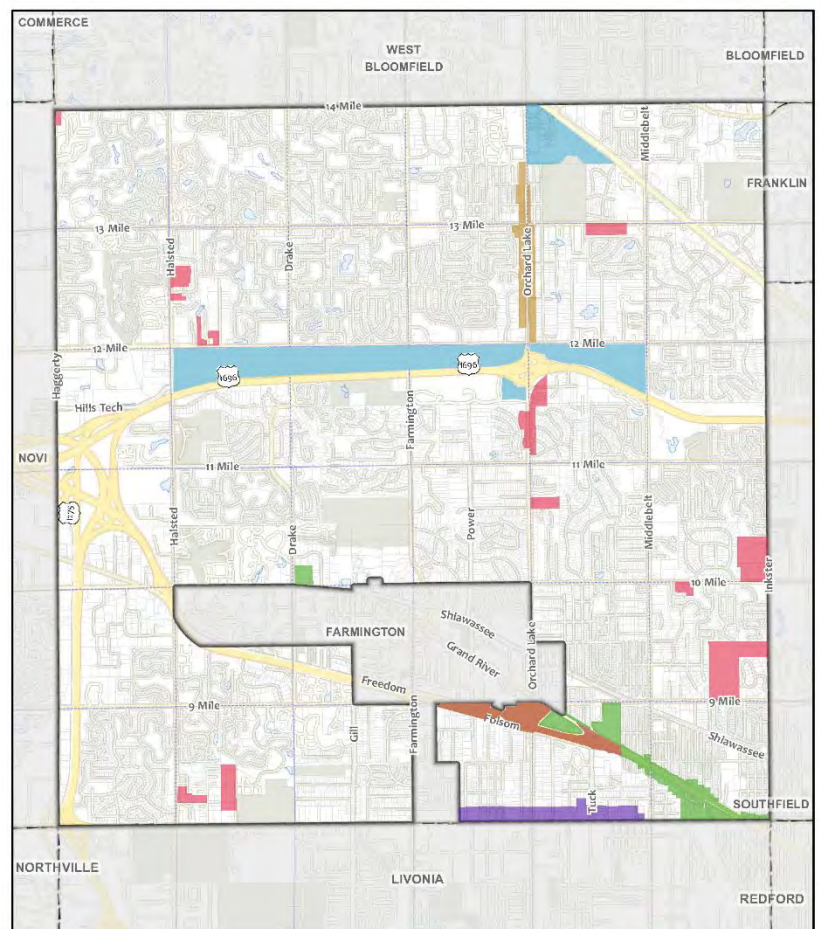
Residential Special Study Areas

Areas carried forward: Generally, these sites are contemplated for flexible single-family development, with the potential to utilize the cluster option. Boys and Girls Republic will continue to call for a PUD and is large enough to accommodate other uses and attached units if sensitively handled.

1. 13 Mile near Middlebelt (this may not carry forward if the PUD application currently makes its way through the process is approved)
2. 10 Mile east of Middlebelt
3. Boy and Girls Republic
4. Metroview Street
5. Historic Halsted Rd (remove the noncontiguous parcel)
6. 12 Mile & Schroeder
7. East side of Orchard Lake, south of 11 Mile
8. Inkster and 10 Mile

Area partially carried forward, with modification:

Orchard Lake between 11 Mile and I-696: portions since developed are removed from consideration; on the west side, consider small-scale multi-family.



0 0.5 1 Miles

giffels
webster

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

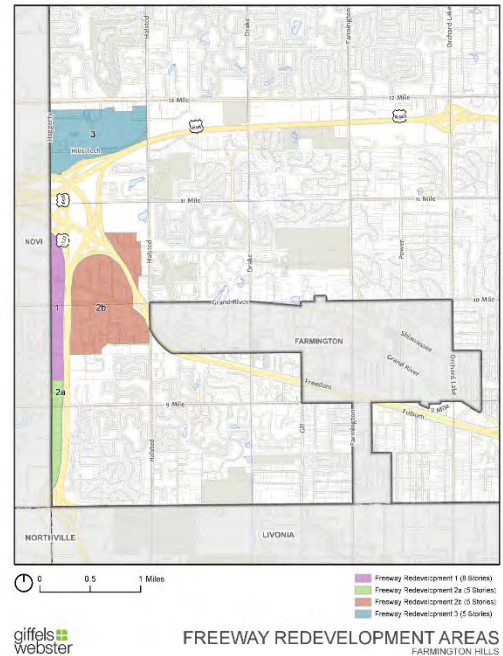
SPECIAL PLANNING AREAS
FARMINGTON HILLS

Freeway Redevelopment Areas

No significant change from 2009 Plan; carry these areas forward, provide additional context and support; transition and development take time to work.

Master Plan Direction

- 1) Plan visualization: Include precedent images from the RINO district (<https://rinoartdistrict.org/>) in Denver and the North Lakeview Industrial district in Birmingham, Alabama (<https://www.lakeviewbham.com/about-lakeview/>) and others as appropriate, to illustrate the role of mixed use in historically office and industrial settings.
- 2) Action items for future study:
 - a. Explore strategies to encourage 8-story development in area 1.
 - b. Review anticipated uses in LI-1, Office and Industrial Research Office planned areas to provide more flexibility and reoccupancy / redevelopment potential.
 - c. Explore parking standards with a goal of removing excessive parking and limiting new developed parking areas.
 - d. Consider creating concepts for desirable places that fit the industrial / IRO context, something like a pattern book for open spaces.



Non-Residential Special Study Areas

Orchard Lake Rd 12 Mile to 13.5 Mile

- Continue transition
- Focus on cross-access between businesses to improve travel on Orchard Lake Road
- Explore developing better design standards, landscaping
- Provide more flexibility for moving buildings up closer to Orchard Lake Road
- Consider residential under the right circumstances – in less commercially intense parts of the corridor.

Orchard Lake/14 Mile/Northwestern Highway

- Prime area for mixed use, particularly with new development in coming years
- Suitable for intensive development, starting with underutilized areas and expanding into Sam's site, other areas over time.

Grand River Wellness Corridor

- Carry forward concepts
- Create framework for careful expansion behind existing corridor, where lots are shallow, to support redevelopment
- Bring more residential potential into the corridor via modifications to the overlay

M-5 Corridor

- Eliminate the grade-separated, limited-access freeway and replace it with a boulevard (or convert Freedom and Folsom to bigger roads with development between
- Explore potential for transit
- Enhance non-motorized routes
- Support contextually appropriate multi-family/corner store-style development with public spaces.

Grand River & Drake

- Create flexibility, pre-qualify the full area for PUD.

12 Mile Rd/I-696 corridor between Halsted and Orchard Lake Rd

- Transition from an almost entirely office corridor to a more mixed corridor
- Gradually introduce locally-focused convenience commercial uses, residential, and shared spaces (illustrations under way).

East end of OCC campus

- Potential for small-scale multi-family, or convenience commercial punctuation mark at east end of campus.

Eight Mile Industrial (east of Farmington)

- Carry forward from last plan—focus on incremental improvement, with aesthetics in the lead.
- Develop light design standards that could provide for incremental improvements over time.

Upcoming Meeting

Our discussion at the July 20, 2023 meeting will include review of redevelopment concepts for the 12 Mile corridor and 14/Northwestern areas. We will discuss additional refinement to the direction above and consider whether there are any other areas we would like to include.

Public Engagement

Our online platform is up and running! Please share with friends and neighbors. We will continue updating with Planning Commission discussions that will benefit from community input.

<https://engage.giffelswebster.com/farmington-hills-master-plan>