

## COORDINATING ZONING COMMITTEE

**Township:** West Bloomfield

**County Code:** 07-14

**Sections:** 26, 27, 34, & 35

**Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.**

### DESCRIPTION OF REZONING PROPOSAL

---

1. **The CZC is reviewing this case because:** The proposal borders the City of Farmington Hills to the south.
2. **A map change to:** Add a Township Center District overlay to a portion of Orchard Lake Road.
3. **Size:** Approximately 246 acres including road right-of-ways.
4. **Site and surrounding land use:** The Township Center District extends along Orchard Lake Road from north of Maple to Fourteen Mile Road. Virtually the entire overlay area has been developed in commercial or office uses. There is a mixture of large strip shopping centers, big box retail outlets, and professional offices. Three vacant parcels of land are located in the southeast portion of the overlay district. The Beaumont medical facility on the west side of Orchard Lake Road, and several large office buildings on the east side of Orchard Lake Road comprise the two Special Purpose District zones shown on the Regulating Plan map. These uses are expected to remain unchanged. In West Bloomfield, the overlay district is almost entirely surrounded by single and multiple family residential. The only exceptions are the professional offices on Maple west of Daly Road, and the Orchard Valley Swim Club and vacant Michigan Consolidated Gas Company property, both east of the district. To the south in Farmington Hills, commercial and office are the predominant land uses along Fourteen Mile Road. A large condominium development lies to the west and there is a Michigan Consolidated Gas Company pipeline station east of Northwestern Highway. Strip shopping centers and other business establishments also dominate the Orchard Lake Road Corridor south of Fourteen Mile Road.
5. **Permitted uses under existing zoning:** There are eight existing zoning classifications in the Township Center District. Five of these: O-1, Office Building; OR-1, Office-Retail; OR-2, Restricted Office-Retail; B-1, Local Business; and P-1, Vehicular Parking are not adjacent to the City of Farmington Hills. B-2, Community Business; B-3, General Business; and O-2, Office Building are adjacent to Farmington Hills and their permitted uses are as follows.

**B-2, Community Business** 1) Any retail business or service establishment permitted in B-1 districts as principal uses permitted and uses permissible on special approval except

automobile service stations. 2) Any retail business whose principal activity is the sale of merchandise in an enclosed building. 3) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, printer or upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct. 4) Private clubs or lodge halls. 5) Restaurants or other places serving food or beverage, but not including drive-in/fast food restaurants. 6) Carry-out restaurant, provided that such restaurant is located within the main shopping center complex or planned development and is not located in a building which is physically separated from the main building complex. 7) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings. 8) Other uses similar to the above uses.

**B-3, General Business** 1) Any retail business or service establishment permitted in B-1 and B-2 districts as principal uses permitted and uses permissible on special approval. 2) Business schools or private schools operated for profit. 3) Automobile service stations, subject to standards as required in the ordinance. 4) New car office, sales or showroom when completely enclosed. 5) Governmental office or other governmental use; public utility offices, exchanges, transformer stations, pump stations and service yards but not including outdoor storage. 6) Clinics. 7) Veterinary clinics when completely within an enclosed building. 8) Carry-out restaurant, subject to certain regulations. 9) Other uses similar to the above uses. 10) Accessory buildings and uses customarily incident to any of the above-permitted uses.

**O-2, Office Building** 1) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales, subject to the limitations contained in the ordinance. 2) Medical offices, including clinics. 3) Public owned buildings, transformer stations, exchanges, substations and public utility offices, but not including storage yards. 4) Other uses similar to the above uses.

**6. Minimum lot size of existing zoning:** All 3 zoning classifications adjacent to Farmington Hills have a minimum lot size of 4,000 square feet.

**7. Permitted uses under proposed zoning: Downtown General and Downtown Center zones:** 1) Dwelling unit in a mixed use building. 2) Apartment building. 3) Townhouse. 4) Live/work unit. 5) Retail sales in an enclosed building. 6) Personal service establishments. 7) Offices, including but not limited to professional, executive, and administrative offices. 8) Medical and dental offices. 9) Veterinary clinics. 10) Medical clinics. 11) Banks and financial institutions. 12) Hotels. 13) Restaurants, bars, or taverns. 14) Coffee shops. 15) Banquet halls. 16) Health clubs. 17) Markets, grocery stores, and specialty food stores. 18) Indoor commercial recreation facilities such as bowling alleys, arcades, skating rinks, or billiard halls. 19) Automobile dealerships with no outdoor sales, display or storage of vehicles. 20) Private schools operated for profit. 21) Government offices, parks, and municipal uses. 22) Museums, libraries, and other similar civic or cultural institutions. 23) Sidewalk cafes and outdoor eating places. 24) Parking Structures.

One use allowed by right in Downtown Center but by special use only in Downtown General is Theatres, assembly halls, concert halls, or similar places of assembly.

8. **Minimum lot size of proposed zoning:** No minimum lot size given.
9. **Zoning in Adjacent Community:** RC-2, Multiple-Family Residential District (8,000 sq. ft. minimum lot size). No lot size given for B-2, Community Business; B-3, General Business; and LI-1, Light Industrial Districts.
10. **Local Planning Commission recommendation:** The West Bloomfield Township Planning Commission by a 7 to 0 vote recommends approval of this rezoning proposal.

## **ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES**

Oakland County Planning and Economic Development Services has reviewed the proposed zoning ordinance text amendment to add a Township Center District Overlay to a portion of Orchard Lake Road from north of Maple to Fourteen Mile Road in West Bloomfield Township. The following review looks at 1) Master Plan compliance and 2) boundary coordination. Natural resource conditions are presented for information purposes.

**Master Plan Review:** The Charter Township of West Bloomfield Master Land Use Plan Update was adopted in July 2005. The Future Land Use Map shows the rezoning site planned for Township Center Overlay District with conventional land uses also shown under the overlay. A zoning ordinance text amendment creating regulations for the redevelopment of land along Orchard Lake Road was a priority in the Master Plan. *“Specifically, the Township should promote a core area at the intersection of Maple and Orchard Lake Roads. Redevelopment of this hub would create an area with a diverse mix of retail, office and residential properties within the context of a safe, pedestrian-scaled township center.”* (p. 77). Consequently, this addition to the zoning ordinance implements the Master Plan.

**Boundary Community Review:** The uses proposed for the West Bloomfield Township Center District Overlay are compatible with the Business, Multiple-Family, and Light Industrial zoning in Farmington Hills. The Farmington Hills Master Plan for Future Land Use map shows the area south of Fourteen Mile Road and west of Orchard Lake Road planned for Shopping Center Type Business and Multiple-Family Residential (as it is currently developed). The area east of Orchard Lake Road to Northwestern Highway is designated a Special Planning Area with five alternative land uses suggested. Interestingly, one of the plans is for a use very similar to that proposed in West Bloomfield. *“Utilize the ‘Neotraditional’ approach to land use in the entire area...Such would be typified by a grid-iron street system, narrow pavement widths, pedestrian orientation, mixed land uses with residential uses of greater density. The intent is to have working, living, shopping and recreation areas in close proximity to each other.”* (p. 51). The two story limit on building height and the pedestrian oriented design (which could connect to the Multiple Family Residential) would be compatible with the uses planned in Farmington Hills.

**Natural Resource Information:** A review of our natural resources database revealed no significant natural features within the overlay district.

**Analysis:** The establishment of a long range plan for the Orchard Lake Road corridor, including the Township Center, was a central feature of the West Bloomfield Township 2005 Master Plan update.

Priority was given to creating a zoning text amendment to ensure that as the area within this district is redeveloped, a “Main Street” type downtown would be established with particular attention to architectural standards, walkability and parking.

The master plan indicated the first task was to prepare a Downtown Overlay ordinance. A draft 60-page text amendment has now been prepared and recommended for approval by the West Bloomfield Planning Commission. Under the proposed regulations, parcels within the overlay district boundary would retain their existing zoning classifications but would acquire an additional classification as shown on the Regulating Plan (attached). The rules governing the additional zoning classification would come into effect when the parcel is proposed for new development or redevelopment requiring site plan approval under the West Bloomfield zoning ordinance (Section 26-40 (a)). Therefore, the overlay is “mandatory”.

The overlay is based on a new zoning concept called Form Based Coding that relies heavily on design considerations. Six main elements are defined in the text amendment:

1. Hierarchy of Streets
2. Building Design
3. Civic Spaces
4. Parking
5. Signage
6. Landscaping

The physical structure of the downtown will be created through the adherence to these elements.

The Township Center District Regulating Plan map shows the locations of three zones, each with their own characteristics. The Downtown Center zone is located in areas of the district large enough to accommodate fully developed neighborhoods. The Downtown General zone is for areas not large enough to create a full street network. The Special Purpose District is to accommodate areas expected to remain unchanged. The plan also applies building height zones with the tallest four story buildings allowed at the Orchard Lake Road and Maple Road intersection. Three and two story buildings are allowed in other parts of the district.

As redevelopment occurs, the plan will encourage the creation of new mixed-use neighborhoods with these characteristics: 1) The size of each neighborhood reflects a five minute walking distance from edge to center. 2) The mixture of permitted land uses includes stores, workplaces, residences, and civic buildings in close proximity. 3) Streets within the district serve the needs of pedestrians, cyclists, and automobiles equitably. 4) Public open spaces that provide places for informal social activity and recreation. 5) Building frontages that define the public space of streets.

There should be no negative impact on Farmington Hills from this rezoning. The land uses are compatible and building heights will be no more than two stories along the border. The design elements may also complement those planned in this area by Farmington Hills. Additionally, the walkable nature of the development and the introduction of new residential may even allow greater patron traffic to shop at the businesses in Farmington Hills.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 07-14, a rezoning request to create a Township Center District Overlay in West Bloomfield Township.