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**DEVELOPMENT SERVICES
DEPARTMENT**

Jeffrey M. Polkowski, AICP
Director

Dave Hills
Superintendent of Building
Division

Scott Alef
CDBG Coordinator

MEMORANDUM

Date: April 30, 2024
To: Honorable Township Board Members
From: Jeffrey Polkowski, Director of Development Services
RE: Case No. 2023-Z-008 330 Summit Dr from C-3, General Business w/ OV-SP, Summit Place Overlay to M-2, General Industrial
Location: Just east of Summit Dr, south of Mall Dr E
Applicant: Summit 327, LLC

The applicant is applying to rezone the property from C-3, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial. The surrounding property was rezoned to M-2, General Industrial earlier in 2024. This portion of the property was inadvertently left out of the rezoning application from the applicant by mistake. The property being proposed to be rezoned has historically been a separate parcel, but the property owner has applied to combine with the larger parcel that surrounds on all sides except to the north.

Planning Commission Recommendation and Findings

The Planning Commission reviewed this proposed rezoning at the regularly scheduled meeting on April 23, 2024, and resolved unanimously to forward a favorable recommendation to the Township Board.

Motions

Based upon the Planning Commission's favorable recommendation at the April 23, 2024 regular meeting of the Planning Commission, should the Board want to consider adopting the requested rezoning, the appropriate motion would be to introduce the attached Ordinance and schedule it for possible adoption at the May 28, 2024 meeting. However, if the Board does not want to adopt the requested rezoning, the appropriate motion would be to not introduce the Ordinance and deny the zoning amendment.

Should you have any questions prior to Monday's meeting please do not hesitate to reach out to me.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WATERFORD
ORDINANCE NO. 2024-Z-008

ZONING ORDINANCE MAP AMENDMENT

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property with conditions on its use and development as authorized by MCL 125.3405 and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

Section 1 of Ordinance

The portion of the parcel of property that is assigned tax parcel number 13-25-200-013, legally described below, with current address of 330 Summit Dr, is rezoned from C-3, General Business with an OV-SP, Summit Place Overlay to M-2, General Industrial with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

Section 2 of Ordinance

The effective date of this ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

CERTIFICATION

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on May 28, 2024.

CHARTER TOWNSHIP OF WATERFORD

Date

Kimberly Markee, Township Clerk

LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2024-Z-008

T3N, R9E, SEC 25 PART OF NE 1/4 BEG AT PT DIST N 00-32-10 W 1948 FT & S 89-27-50 W 1388.49 FT FROM E 1/4 COR, TH S 00-32-10 E 195 FT, TH S 89-27-50 W 375 FT, TH N 00-32-10 W 195 FT, TH N 89-27-50 E 375 FT TO BEG 1.67 A



WATERFORD TWP DEVELOPMENT SERVICES
REZONING REVIEW

PRSA 24-03-05
APRIL 23, 2024

Project Name: Summit Place Rezoning

Project #: PRSA 24-03-05

Project Type: Rezoning Review

PC Agenda: April 23, 2024 Regular Agenda

Report By: Justin Daymon

Intended Use	Undetermined Industrial (§3-807)		
Address	330 Summit Dr	Parcel ID	13-25-200-013 (in process of being combined with 13-25-200-038)
Applicant	Summit 327, LLC 29355 Northwestern Hwy, Ste 301 Southfield, MI 48034	Property Owner	Same
Current Zoning	C-3, General Business w/ OV-SP, Summit Place Overlay	Proposed Zoning	M-2, General Industrial
Frontage	interior portion of parcel with no frontage	Property Size	1.67 acres portion of 71.77 acres parcel
General Location	just east of Summit Dr, south of Mall Dr E		
Master Plan Designation	(current) Planned Destination: The Planned Destination designation is intended for the former site of Summit Place mall and envisions a variety of mixed land uses including retail, entertainment, recreation, restaurants, and hotels. (drafted future) Industrial This designation is intended to include employment-related uses including heavy and light industrial establishments with a focus on business expansion and redevelopment of existing sites.		
Current Use	vacant property		
Zoning History	1950: Agricultural-1 / Residential -1 1960: Commercial-1 / Residential-1 1963: C-2, General Business / AG-1, General Agriculture 1972: C-2, General Business 2011: C-4, Extensive Business 2019: C-4, Extensive Business with an OV-SP, Summit Place Overlay		
Surrounding Development			
North	C-4, Extensive Business		
East, South, & West	M-2, General Industrial		

Project Summary

The applicant is applying to rezone the property from C-3, Extensive Business with an OV-SP, Summit Place Overlay to M-2, General Industrial. The surrounding property was rezoned to M-2, General Industrial earlier in 2024. This portion of the property was inadvertently left out of the rezoning application. The property being proposed to be rezoned has historically been a separate parcel, but the property owner has applied to combine with the larger parcel that surrounds on all sides except to the north.

Master Plan Compatibility

The current 2023 Master Plan's designation for the property is Planned Destination. The proposed rezoning is supported by the upcoming drafted 2043 Master Plan's Future Land Use Map. Said Future Land Use Map designates the property as industrial which is congruous with the proposed rezoning.

Zoning District Conformity

Bulk Regulations (§3-900):

The subject property meets the bulk regulations of the Zoning Ordinance for the proposed zoning district.

Planning Commission Approval Recommendation Guidelines

The following is a summary of Section 4-009.3 of the Zoning Ordinance and the Planning Commission's approval recommendation guidelines that have been established for rezoning application requests:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning Commission shall make its recommendations to the Township Board based upon the evidence presented to it in each specific case with respect to the following matters:

- A. The requested zoning change is consistent with the adopted Master Plan, as amended.

Staff Comment: The rezoning request is consistent with the drafted 2043 Master Plan.

- B. The requested zoning change is consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.

Staff Comment: The portion of the parcel that is proposed to be rezoned is surrounded by M-2, General Industrial property to the east, south, and west, and C-4, Extensive Business zoned property to the north.

- C. The subject zoning lot's physical suitability to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.

Staff Comment: The subject lot meets the zoning requirements.

- D. The trend of development in the general area of the subject zoning lot is consistent with the requested zoning change.

Staff Comment: The N Telegraph Rd corridor has seen an increase in higher intensity uses in the recent past.

- E. The Township and other public agencies possess the capacity to provide all utility and public services that would be required for the range of uses permitted under the proposed zoning classification.

Staff Comment: Public utilities are available to the site and the Township along with other related public service agencies possess the capacity to provide all utility and public services to the property.

- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification will not result in any significant environmental impacts.

Staff Comment: Some of the uses permitted in the M-2, General Industrial district do have the potential to result in environmental impacts, but the Township is able to regulate these uses and the associated potential for environmental impacts through the Planning Commission's Special Approval process.

G. Whether the amendment will be detrimental to the public interest.

Staff Comment: The proposed rezoning would not be detrimental to the public interest.

Department Comments

Planning:

1. Staff is not opposed to the proposed rezoning.

Summary/Conclusions

The subject property has been vacant for years causing blight to the surrounding area. Previous desires to see the property used in a commercial manner that acts as a destination to the area have gone unrealized. The proposed rezoning would allow for a new approach to attract potential users to the site. The uses allowed in the M-2 district tend to be associated with large scale employers who could make use of the size of the property. Attracting a large-scale employer to the area would also help to support the surrounding retail businesses, service establishments, and restaurants.

Recommendation and Planning Commission Action

Following the required public hearing, the Planning Commission shall provide a recommendation to the Township Board on the rezoning request. In making this recommendation, the Planning Commission shall consider the approval recommendation guidelines referenced above. Staff has attached a motion template for your use in formulating your recommendation.

Upon your review, if you have any questions or require additional information prior to Tuesday's meeting, please contact this office.

**MOTION TEMPLATE FOR PLANNING COMMISSION CASE NO. 24-03-05,
Proposed Zoning Map Amendment to Rezone From:
C-3, General Business w/ an OV-SP, Summit Place Overlay to M-2, General Industrial**

Motion:

I move to forward a **favorable/unfavorable [Strike One]** recommendation in Case No. 24-03-05 on to the Township Board, to rezone the subject parcel #13-25-200-013 from C-3, General Business with an OV-SP, Summit Place Overlay to M-2, General Industrial based on the following findings and conclusions under the Ordinance approval recommendation guidelines which are based on assessment of the information and statements presented in this case by or for the Township Staff, Applicant, and members of the public.

Findings:

- A. The requested zoning change **is not / is [Strike One]** consistent with the adopted Master Plan as amended.
- B. The requested zoning change **is / is not [Strike One]** consistent with existing uses and zoning classifications of properties within the general area of the subject zoning lot.
- C. The subject zoning lot **is / is not [Strike One]** physically suitable to provide all dimensional and site requirements for the range of uses permitted under the proposed zoning classification.
- D. The trend of development in the general area of the subject zoning lot **is / is not [Strike One]** consistent with the requested zoning change.
- E. The Township and other public agencies **do / do not [Strike One]** possess the capacity to provide all utility and public safety services that would be required for the range of land uses permitted under the proposed zoning classification.
- F. The requested zoning change and the resulting range of uses permitted under the proposed zoning classification **will not / will [Strike One]** result in any significant environmental impacts.
- G. The proposed zoning amendment **will not / will [Strike One]** be detrimental to the public interest.

STATE OF MICHIGAN
COUNTY OF OAKLAND
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