City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **March 23, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **Community Development Department/Planning Division Annual Report & Planning Board, Historic District Commission, and Design Review Board Action Lists for 2015-2016**

Please find attached the Planning Division's annual report for 2014-2015, including the Planning Board's Action List 2015-2016, the Historic District Commission's Action List, and the Design Review Board's Action List for your review.

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COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ANNUAL REPORT &
2015-2016 ACTION LIST OF THE PLANNING BOARD,
THE HISTORIC DISTRICT COMMISSION, AND THE DESIGN REVIEW BOARD

PLANNING BOARD

Scott Clein, Chairperson
Gillian Lazar, Vice Chairperson
Bryan Williams
Janelle Whipple Boyce
Bert Kosek
Robin Boyle
Carroll DeWeese
Stuart Jeffares, Alternate Member
Dan Share, Alternate Member
Andrea Laverty & Scott Casperson, Student Representatives

HISTORIC DISTRICT COMMISSION AND DESIGN REVIEW BOARD

John Heinke, III, Chairperson
Shelli Weisberg, Vice Chairperson
Mark Coir
Keith Deyer
Darlene Gehringer (resigned 2015)
Michael Willoughby
Janet Lekas (HDC only/DRB Alternate)
Robert Goldman (HDC Alternate/DRB)

COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Jana L. Ecker, Planning Director
Matthew Baka, Senior Planner

THE 2014-2015 COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ANNUAL REPORT
PLANNING BOARD, HISTORIC DISTRICT COMMISSION, AND THE DESIGN REVIEW BOARD

Each year, the City Commission asks the Planning Division to prepare a report outlining the board and commission activities from the previous year. This report covers the year beginning **April 1, 2014 and ending March 31, 2015**. In preparing the report, the Planning Board, the HDC, and the DRB have the chance to review their goals and objectives for the upcoming year.

The report is separated into two distinct parts: 1) Accomplishments and 2) Goals. The Accomplishments section cites in narrative form the activities conducted by each board. This narrative will include a list of public hearings, studies and reviews.

The Goals section lists the items from the Planning Board's 2015-2015 Action List, the HDC's 2015-2016 Action List, and the DRB's 2015-2016 Action List, and speaks to the action taken on each item. From this list, each board, as well as the City Commission, has the opportunity to evaluate their goals and objectives, and make any needed amendments.

SECTION ONE: ACCOMPLISHMENTS

PLANNING BOARD

Site Plans

The Planning Board, which meets the second and fourth Wednesdays of each month, sets aside their first meeting of the month for discussion or study items and their second meeting of the month for site plan reviews. The following list includes all of the site plans reviewed from **April 1, 2014 to March 31, 2015**. It should be noted that each site plan may have been reviewed more than once:

1. 2400 E. Lincoln – Pristine Properties
2. 2388 Cole / 2400 E. Lincoln, Parcel 1 – Expansion of existing parking lot
3. 685 E. Maple – Kroger
4. 202 N. Old Woodward- Palladium
5. 203 Pierce- Toast
6. 122 E. Brown & 511 Pierce
7. 2388 Cole / 2400 E. Lincoln - Parking lot
8. 33588 Woodward-Shell Gas Station & Dunkin Donuts
9. 555 S. Old Woodward – Crush/Triple Nickel
10. 1964 Southfield Road – Market Square
11. 2300 Cole Street
12. 2159 & 2295 E. Lincoln- The District Live/Work Apartments
13. 2400 & 2430 E. Lincoln- The District East Live/Work Apartments
14. 2200 Holland Street- Mercedes-Benz of Bloomfield Hills Prep and Storage Facility
15. 820 E. Maple – All Seasons Senior Living
16. 1755-1775 E. Melton - Eton Academy
17. 33495 Woodward- Former Edge Auto Building
18. 2000-2070 Villa- New construction of two story building

19. 563 & 575 S. Eton- Griffin Claw Brewery
20. 245, 325 & 375 S. Eton- District Lofts, Building B
21. 2483 W. Maple- Dearborn Financial Credit Union
22. 260 N. Old Woodward- Au Cochon & Arthur Avenue
23. 250 N. Old Woodward- Emagine Palladium Theatre and Ironwood Grill
24. 1755 & 1775 E. Melton - Eton Academy
25. 33877 Woodward – Sav-On Drugs

Special Land Use Permits

The Planning Board reviewed the following special land use permits (SLUP's):

1. 203 Pierce- Toast
2. 33588 Woodward-Shell Gas Station & Dunkin Donuts
3. 555 S. Old Woodward – Crush/Triple Nickel
4. 2159 & 2295 E. Lincoln- The District Live/Work Apartments
5. 2200 Holland Street- Mercedes-Benz of Bloomfield Hills Prep and Storage Facility
6. 820 E. Maple- All Season Senior Living
7. 563 & 575 S. Eton- Griffin Claw Brewery
8. 2483 W. Maple- Dearborn Financial Credit Union
9. 260 N. Old Woodward- Au Cochon & Arthur Avenue
10. 250 N. Old Woodward- Emagine Palladium Theatre and Ironwood Grill
11. 1755 & 1775 E. Melton - Eton Academy
12. 33877 Woodward – Sav-On Drugs

Community Impact Statements

For proposed construction over 20,000 square feet, the developer must provide a Community Impact Statement (CIS), which addresses planning, zoning, land use and environmental issues, as well as public service and transportation concerns. There was only one Community Impact Statement conducted this year:

1. 122 E. Brown & 511 Pierce
2. 2159 & 2295 E. Lincoln- The District Live/Work Apartments
3. 2400 & 2430 E. Lincoln- The District East Live/Work Apartments

Rezoning Applications

Over the past year, there was only one request for rezoning on property within the City of Birmingham. This request was a voluntary offer of conditional rezoning:

1. 2483 W. Maple- Cranbrook Car Care- Application for Rezoning of the existing gas station property from B-1 Neighborhood Business to B-2 General Business to demolish the existing gasoline service station and allow construction of a new bank building with a drive-through site.

Pre-Application Discussions, as suggested in the DB2016 Report, are recommended for new construction. This type of discussion is beneficial to both the applicant and the Planning Board, giving both the opportunity to informally discuss proposals. However, the placement of the discussion, at the end of a site plan review meeting, often precludes all issues from being

discussed. The following Pre-Application discussions occurred from April 1, 2014 to March 31, 2015:

1. Parcel 1, 2400 E. Lincoln – Lot Split
2. Proposed Development on Southeast corner of Maple and Woodward (former Barclay Inn)
3. 33877 Woodward- Sav-On Drugs

Courtesy Review

1. South Hamilton Alley Improvement

Study Sessions/ Discussions

The Planning Board also engaged in many study sessions and discussions with regards to the following topics. It should be noted that these topics are often discussed at multiple meetings:

1. Medical Marijuana
2. Annual Report
3. Update on Duany Visit
4. Debrief of Duany Visit
5. Transitional Zoning Update
6. Garage Front Houses
7. MX Ordinance Amendments
8. Site Plan Review Standards
9. Glazing Requirements
10. Transitional Zoning
11. Planning Board Action List

Public Hearings/ Zoning Amendments

Public hearings were held by the Planning Board to ensure public participation at various stages in the planning process. The following ordinances were reviewed at public hearings by the Planning Board:

1. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

   TO AMEND ARTICLE 3, OVERLAY DISTRICTS, TO ADD SECTIONS 3.17 – 3.24 TO CREATE THE ZONING TRANSITION OVERLAY DISTRICT BY CREATING THE NEW ZONING CLASSIFICATIONS TZ1 – ATTACHED SINGLE-FAMILY RESIDENTIAL, TZ2 – ATTACHED SINGLE-FAMILY RESIDENTIAL, TZ3 – MIXED USE AND TZ4 – MIXED USE, AND ESTABLISHING DEVELOPMENT STANDARDS FOR THESE NEW ZONE DISTRICTS.

2. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

   TO AMEND ARTICLE 9, DEFINITIONS, SECTION 9.02 TO ADD DEFINITIONS FOR PARKING – OFF-STREET, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.

3. TO CONSIDER A PROPOSAL TO REZONE THE FOLLOWING TRANSITIONAL PARCELS THAT ARE ADJACENT TO RESIDENTIAL ZONES THROUGHOUT THE CITY AS FOLLOWS:

a) **300 Ferndale, 233, 247, 267 & 287 Oakland, 404, 416 & 424 Park, Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ2 - Attached Single-Family.

b) **185 Oakland, 322, 344, 350, 380, 430, 450, 460 & 470 N. Old Woodward Birmingham, MI**
Rezoning from B-2 General Business to TZ4 - Mixed Use to allow Commercial and Residential uses.

c) **191 N. Chester Rd. Birmingham, MI**
Rezoning from R-2 Single-Family Residential to TZ2 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

d) **400 W. Maple Birmingham, MI**
Rezoning from O1 Office to TZ-4 Mixed Use to allow Commercial and Residential uses.

e) **564, 588, 608, 660 Purdy Birmingham, MI**
Rezoning from R-3 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses.

f) **115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI**
Rezoning from O2 Office to TZ3 - Mixed Use to allow Commercial and Residential uses.

g) **1221 Bowers & 1225 Bowers Birmingham, MI**
Rezoning from O1- Office/ P - Parking to TZ2 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses.

h) **1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI**
Rezoning from O2 Office to TZ3 - Mixed Use to allow Commercial and Residential uses.

i) **500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd Birmingham, MI**
Rezoning from B-1 Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses.

j) **36801, 36823 & 36877 Woodward, Birmingham MI**
Rezoning from O1- Office & P-Parking to TZ4 - Mixed Use to allow Commercial and Residential uses.

k) **1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd. Birmingham, MI**
Rezoning from O1- Office to TZ3 - Mixed Use to allow Commercial and Residential uses.

l) **100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ3 - Mixed Use to allow Commercial and Residential uses.

m) **880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, O1-Office to TZ3 - Mixed Use.

n) **1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI**
Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ3 - Mixed Use to allow Commercial and Residential uses.

o) **2483 W. Maple Rd. Birmingham MI**
Rezoning from B1-Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses

p) **151 N. Eton, Birmingham MI**
Rezoning from B-1 Neighborhood Business to TZ3 - Mixed Use to allow Commercial and Residential uses.

q) **412 & 420 E. Frank, Birmingham MI**
Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ2 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses.

4. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

   TO AMEND ARTICLE 2, SECTION 2.39, MX (MIXED USE) TO ALLOW MEDICAL MARIJUANA, ENCLOSED, LOCKED FACILITY, AS A PERMITTED USE IN THE MZ DISTRICT WITH A VALID SPECIAL LAND USE PERMIT.

5. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

   TO AMEND ARTICLE 4 STRUCTURE STANDARDS, SECTION 4.70, SS-02, TO AMEND THEN REGULATIONS FOR ATTACHED, SINGLE-FAMILY GARAGES. DESIGN REVIEW BOARD OR HISTROIC DISTRICT COMMISSION.

6. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

   TO AMEND ARTICLE 4 STRUCTURE STANDARDS, SECTION 4.59, SB-02, TO AMEND THE REGULATIONS FOR ATTACHED, SINGLE FAMILY GARAGES ON CORNER LOTS.

Regional Planning with the Woodward Corridor Communities

The City of Birmingham continues to work with the cities of Detroit, Highland Park, Pleasant Ridge, Huntington Woods, Ferndale, Berkley, Royal Oak, Bloomfield Hills and Pontiac, and Bloomfield Township to conduct a federally funded Alternatives Analysis to study mass transit opportunities along the entire 27 mile Woodward Corridor. Other partners in this effort include SEMCOG, MDOT, the Woodward Avenue Action Association, the Michigan Suburbs Alliance, DDOT, SMART, Wayne State University, the Detroit Zoological Society and Beaumont Hospital. The Woodward Corridor Alternatives Analysis Steering Committee ("WCAASC") meets every several months at this point in the process.

The City of Birmingham also continues to work with the Woodward communities and the Woodward Avenue Action Association to formulate a Complete Streets Plan for the entire Woodward Corridor.

HISTORIC DISTRICT & DESIGN REVIEW COMMISSION, THE HISTORIC DISTRICT COMMISSION, AND THE DESIGN REVIEW BOARD

Both the HDC (Historic District Commission) and the DRB (Design Review Board) meet on the first and third Wednesdays of each month, with a limit of 4 regular reviews per meeting, and up to 8 reviews without formal presentation. Limiting reviews in this way allows the HDC & DRB time to conduct public hearings and discuss study session items. During the **2014 - 2015** year, many new businesses moved into the City and existing businesses improved their facades.

Design Reviews

The following businesses requested design reviews by the DRB to alter the appearance of their buildings:

1. 543 E. Lincoln- Solar Panels on home
2. 912 S. Old Woodward- Bridal Couture
3. 33495 Woodward – Woodward and Emmons Bldg.
4. 360 Hamilton Row – Luxe Homes Design Build
5. 588 N. Old Woodward- Merwins Antiques
6. 568 N. Old Woodward – Lola B. Couture
7. 555 S. Adams – Fred Lavery Service Center
8. 751 Chestnut – Medical Office Building
9. 33866 Woodward – Blossoms
10. 33690 Woodward – Main St. Building Group
11. 394 S. Old Woodward – Roche Bobois
12. 980 S. Old Woodward – Rear façade renovation
13. 34100 Woodward – Exterior lighting plan
14. 2300 Cole – Dogtopia
15. 1137 S. Adams – Exterior Renovation

Historic Reviews

The following historic buildings proposed changes that required review by the HDC:

1. 220 E. Merrill – 220 Restaurant
2. 220 E. Merrill – Pergola review
3. 607 S. Bates – Historic Major Jones House
4. 631 S. Bates – New Infill House
5. 215 W. Maple – West Elm
6. 203 Pierce – Toast Bistro
7. 138 S. Old Woodward – Pogo
8. 108 S. Old Woodward – Eli Tea Bar
9. 112 S. Old Woodward – Roasting Plant
10. 348 E. Maple – Shift Digital
11. Greenwood Cemetery

Sign Reviews

The following businesses requested sign reviews:

1. 34901-34953 Woodward – The Balmoral
2. 800 N. Old Woodward – Howard Hanna
3. 1000 S. Old Woodward – Incwell
4. 34164 Woodward – Batteries + Bulbs
5. 980 S. Old Woodward – Talmer Bank
6. 33801 Woodward – Pet People
7. 663 S. Adams – Orange Theory Fitness
8. 640 N. Old Woodward – Jonna Luxury Homes
9. 970 S. Old Woodward – Clarity Advanced Eyecare
10. 33866 Woodward – Barbara's Paper Bag
11. 33495 Woodward – US Mattress
12. 217 S. Old Woodward – Fleur Detroit
13. 160 S. Old Woodward - SEE
14. 150 W. Maple – Alex & Ani
15. 172 N. Old Woodward – Renew Bath & Body
16. 128 S. Old Woodward- Evereve
17. 800 N. Old Woodward – Howard Hanna
18. 1601 E. 14 Mile Rd. – Elie Wine Co.

Study Session Discussions:

Last year the HDC and the DRB were involved with several different projects:

1. Vacant Window Coverings

SECTION TWO: GOALS

The Planning Division boards and commissions set specific goals and priorities each year as part of the annual report. The formulation of these goals comes from the City Commission, Planning Board, HDC, DRB, and City Staff. Upon review of the items noted on the action lists that follow (see attached), the Planning Board, the HDC, and the DRB will make recommendations to the City Commission, as they deem important and necessary.

Planning Board Action List

	TOPIC	STUDY SESSION	PUBLIC HEARING	STATUS	NOTES
1	Zoning Transition Overlay	2/27/13, 4/10/13 4/24/13, 5/8/13 5/22/13, 6/12/13 7/24/13, 8/28/13 9/11/13, 11/13/13 1/8/14, 3/12/14 10/8/14, 2/25/15	10/9/13 2/26/14 4/9/14 4/23/15	In Progress	Directed by CC to review and make recommendations for appropriate zoning - LSL Planning was contracted to develop a subarea plan - Incorporated into Transition zoning overlay - Created overlay which was recommended for approval to CC - City Attorney determined must be optional or rezoning - PB begin change over to rezoning (2.25.15)
2	Potential residential zoning changes: MF & MX garage doors, garage house standards	1/22/2014, 11/14/14, 1/28/15, 2/11/15	3/11/2015	In Progress	Ordinance Amendment recommended for approval to City Commission at PH
3	Glazing Standards	8/28/2013, 3/11/15	9/11/13, 9/25/13, 1/27/14	In Progress	Amendment current window standards to be consistent with previously established standards in the Overlay district and provide achievable standards to reduce variance requests.
4	Medical Marijuana	2/25/2015		In Progress	
5	S. Woodward Avenue Gateway Plan (Woodward Corridor Lincoln to 14 Mile Road)	2/27/08 9/24/08 10/20/08 (PB/CC) 2/10/09 (LRP) 10/17/2011 (Joint with CC) 1/22/2012 (LRP) 4/24/13 5/8/13		In Progress	LSL/Hamilton Anderson contracted to lead master plan process - Subcommittee formed to guide master plan process in 2013 - Charette held in May of 2013 Draft plan received from LSL early in 2014 - Project postponed in summer of 2014 due to staff shortage and pending projects
6	Ordinance adjustments and corrections			On Going	Review current Zoning Ordinance for inconsistencies and potential improvements.
7	Consider outdoor storage and display standards	4/10/13 4/24/13 6/12/13 8/14/13 8/28/13 1/22/14		In Progress	Develop standards for Outdoor storage
8	Implement Alleys and Passages (Pedestrian & Aesthetic Improvements & Wayfinding); Vendors	8/8/07 9/12/07 10/10/07 8/13/08 4/8/09 1/23/10 (LRP) 4/14/2010 (PB) 1/22/2011 (LRP) 2/9/2011 (PB) 9/21/2011 9/21/11 2/8/12 1/22/14 2/1/14 (LRP)		On Going	Completed
9	Consider looking at principal uses allowed and add flexibility("and other similar uses")				

10	Sustainable Urbanism – Green building standards, impervious surface, solar and wind ordinances, deconstruction, geothermal, native plants, low impact development etc.	2/09/2005 7/11/2007 8/08/2007 9/12/2007 1/9/2008 9/10/08 1/14/09 1/28/09 2/10/09 (LRP) 5/13/09 8/12/09 11/11/09 1/23/10 (LRP) 5/12/2010 6/9/10	2/25/09 (PB - Solar) 1/13/10 (PB-Wind) 2/10/10 (PB–Wind) 6/14/2010 (CC-Wind)	Solar ordinance completed; Wind ordinance completed	Incentive option in Triangle District Guest speakers in LEED Certification, Pervious Concrete, LED Lighting, Wind Power, Deconstruction Sustainability website & Awards Native plant brochure
11	Wayfinding			On Hold	Implement way finding plan
12	Triangle District Implementation (Parking, Streetscape, Road Improvements, Corridor Improvement Authority, Branding)	9/12/2007 11/14/2007 1/23/2008 2/27/08 3/12/08 6/9/08 (CC) 7/7/08 (CC) 7/14/08 8/25/08 (CC) 9/8/08 (CC) 9/10/08 10/13/08 (CC) 12/15/08 (CC) 1/14/09 1/20/09 (CIA) 2/10/09 (LRP) 7/8/09 6/2/09(CIA) 9/22/09(CIA) 1/23/10(LRP) 4/20/10 (CIA) 8/22/2011 (CC) 11/15/11 (CIA) 1/23/14 (CIA)	8/25/08 (CC-CIA) 1/22/15(CIA) 3/16/15 (CC)	On Going	Met with MDOT to discuss improvements Selected streetscape elements Formed CIA to address need for public parking in Triangle District Need to determine future plan for the east side of Adams LSL hired to study potential parking lot locations PH on Dev. & TIF plan 1/22/15 @ CIA & 3/16/15 @ CC
13	Regional Planning Projects	6/12/13 10/9/13 11/13/13 2/1/14 (LRP)		Ongoing	Woodward Complete Streets and Woodward Alternatives Analysis

2014 HDC ACTION LIST RANKING

HISTORIC	Rank
Historic District Ordinance Enforcement	1
Coordinate Overlay/Historic/General sign standards	2
Preservation Education	3
Commercial In-fill Guidelines	4
Certified Historic Homes Plaques	5
Print Eco City Neighborhood Survey	6
Alleys and Passages	7

2014 DRB ACTION LIST RANKING

SIGNS	Rank
Sign Ordinance Enforcement	1
Coordinate Overlay/Historic/General sign standards	2
Develop Informational Sign Guidelines	3
Sign Band Designation on New buildings	4

DESIGN REVIEW	Rank
Ordinance Enforcement	1
Improve Sequence of Reviews Between Boards	2
Continue to Implement 2016 Plan	3
Alleys and Passages	4