

**Bloomfield Township
Master Plan
Amendment**



**Area Plan for
Squirrel Road and South Boulevard**

Adopted by the Planning Commission: November, 29, 2017

Adopted by the Township Board: July 23, 2018

With assistance from



RESOLUTION OF ADOPTION

Master Plan Amendment by Charter Township of Bloomfield Planning Commission

WHEREAS, the Bloomfield Township Planning Commission may prepare and adopt a Master Plan for the physical development of the Township, as empowered by the Michigan Planning Enabling Act of 2008, and

WHEREAS, the Charter Township of Bloomfield has contracted with a professional planning consultant to assist the Planning Commission with the technical assessments necessary to make the Master Plan Amendment for the Township, with a focus on the southwest corner of South Boulevard and Squirrel Road, and

WHEREAS, the Planning Commission has held a public hearing on its proposed Master Plan Amendment on November 29, 2017,

NOW THEREFORE BE IT RESOLVED that the Bloomfield Township Planning Commission hereby adopts this Master Plan Amendment for the Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, subject to concurring approval and adoption by the Township Board.

Motion by Salz

Supported by Barnett

AYES: Salz, Barnett, Atto, Mintz, Selik, Petinga

NAYS: None

ABSENT: Seneker

APPROVED THIS 29th DAY OF NOVEMBER 2017.


Chairperson, Bloomfield Township Planning Commission

RESOLUTION OF ADOPTION

Master Plan Amendment by Charter Township of Bloomfield Board of Trustees

WHEREAS, the Bloomfield Township Planning Commission may prepare and adopt a Master Plan for the physical development of the Township, as empowered by the Michigan Planning Enabling Act of 2008, and

WHEREAS, the Charter Township of Bloomfield has contracted with a professional planning consultant to assist the Planning Commission with the technical assessments necessary to make the Master Plan Amendment for the Township, with a focus on the southwest corner of South Boulevard and Squirrel Road, and

WHEREAS, the Planning Commission has held a public hearing on its proposed Master Plan Amendment on November 29, 2017,

WHEREAS, the Planning Commission passed a resolution of adoption for the Master Plan Amendment on November 29, 2017,

NOW THEREFORE BE IT RESOLVED that the Bloomfield Township Board of Trustees hereby adopts this Master Plan Amendment for the Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Motion by: Schostak

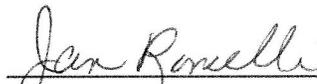
Supported by: Barnett

AYES: Barnett, Roncelli, Savoie, Schostak

NAYS: Buckley, Walsh

RECUSED SELF: Kepes

APPROVED THIS 23rd DAY OF JULY 2018



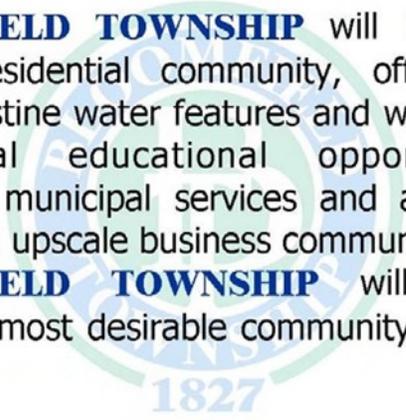
Jan Roncelli, Clerk
Charter Township of Bloomfield

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Appendix

The seal of Bloomfield Township is a circular emblem. It features a central figure, possibly a Native American or a historical figure, surrounded by a wreath. The words "BLOOMFIELD TOWNSHIP" are written in a circular path around the central figure. At the bottom of the seal, the year "1827" is prominently displayed.

BLOOMFIELD TOWNSHIP will remain a premier residential community, offering its citizens pristine water features and woodlands, exceptional educational opportunities, exemplary municipal services and a vibrant, diverse and upscale business community.
BLOOMFIELD TOWNSHIP will remain Michigan's most desirable community in which to live.

Vision Statement from 2007 Master Plan

INTRODUCTION

Bloomfield Township is an Oakland County suburb that is mainly comprised of single-family residential homes in stable neighborhoods. There are successful commercial nodes along major thoroughfares in the township, including areas with office and retail development.

A recent development application submitted to Bloomfield Township proposes to redevelop a 10.75-acre site in the northeast portion of the township with approximately sixty multiple-family residential units (townhouse style), 8,000 sf of retail space, and 5,300 sf of restaurant space. Because dwellings are not permitted under the current zoning, a rezoning of the site would be necessary under typical conditions. Complicating considerations for these parcels is a Consent Judgment that binds the township and the property owner to specific development requirements. A Consent Judgment may be modified when the property owner and Township Board agree on the changes. It has been the township's policy to modify a Consent Judgment when it is in general alignment with community goals and objectives.

Zoning—the legal framework that regulates building and site development—is based upon a long-range Master Plan, which in this case envisions only commercial development in this area. The township's 2007 Master Plan supports the zoning by designating this area as commercial.

In May 2017, the Township Board received a land use study involving this area and directed the Planning Commission to prepare an amendment to the 2007 Master Plan to address future development in this area of the township.

What is a Master Plan?

The Master Plan addresses future land use, housing, transportation, and community development and other community features in a coordinated fashion. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes plans to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. Decisions made when the Plan is developed will likely be implemented over many years.

The Master Plan is long-range in its view and intended to guide development in the City over a period of 10 to 20 years. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that is consistent with a community's goals. It establishes long-range, general policies in a coordinated, unified manner, which can be continually referred to in decision-making.

The Master Plan defines the community's vision, with consideration to the current and future needs for housing, commerce, employment, and community health. In Michigan, communities are required to review their Master Plans every five years and determine whether the vision and policies set forth in the plan continue to reflect the needs of the community. Factors that affect long-range planning include demographic shifts (such as the continuing aging of the population), economic shifts (such as the Great Recession), trends in employment (such as smaller offices and working at home), trends in housing (such as changes in home ownership patterns), and development in adjacent or regional communities that may influence local development.

The Master Plan is a set of policies and strategies to enhance and improve a community over a long planning horizon.

The Master Plan is a community’s “vision,” while the zoning ordinance governs the path to that vision.

Relationship between the Master Plan and the Zoning Ordinance

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Zoning Ordinance controls land uses based on today’s conditions.

The Master Plan is not an ordinance, it does not change the zoning of anyone’s property, and it does not have the force of law. It is a set of policies and strategies to enhance and improve a community over a long planning horizon. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, the Master Plan and its maps and policy statements are intended to guide land use decision-making for 10-20 years. The Master Plan is a community’s “vision,” while the zoning ordinance governs the path to that vision. State law requires that the zoning ordinance be based on a plan. Therefore, the Master Plan forms the basis upon which zoning decisions are made. With a valid Master Plan in place, zoning decisions consistent with the plan and ordinance are presumed by the courts to be valid.

The Future Land Use Plan Map shows generalized land use and does not indicate precise size, shape or dimension of parcels of land. In addition, the recommendations of the Land Use Plan have a long-range planning horizon.

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EXISTING CONDITIONS

This Master Plan Amendment considers previous planning goals and objectives in conjunction with conditions that exist in the study area, township, and region. These conditions include demographics and current land uses.

Demographics

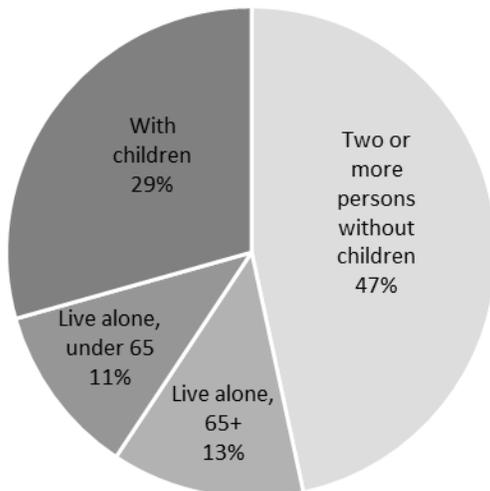
Population

In 2016, Bloomfield Township’s population was estimated to be 42,112. This is an increase of 2.5% from 2010, when the population was recorded at 41,070. The Southeast Michigan Council of Governments (SEMCOG) projects that the township will have a population of 44,338 by 2040, which exceed the peak population of 43,023 in 2000. Comparative to its neighbors in SEMCOG’s projections, Bloomfield Township is expected to grow now through 2040, as shown in Table 1.

Table 1: Bloomfield Township and Neighboring Community 2010 and 2016 Populations and Future Projections				
Community	2010	2016	2040	16-40 % Change
Bloomfield Twp.	41,070	42,112	44,338	5%
Birmingham	20103	22358	21800	-2%
Troy	80,980	83,181	82062	-1%
Rochester Hills	70,995	72791	73528	1%
West Bloomfield Twp.	64690	65144	66056	1%

Source: Southeast Michigan Council of Governments (SEMCOG)

Chart 1: Household Composition 2010



Source: SEMCOG

Households

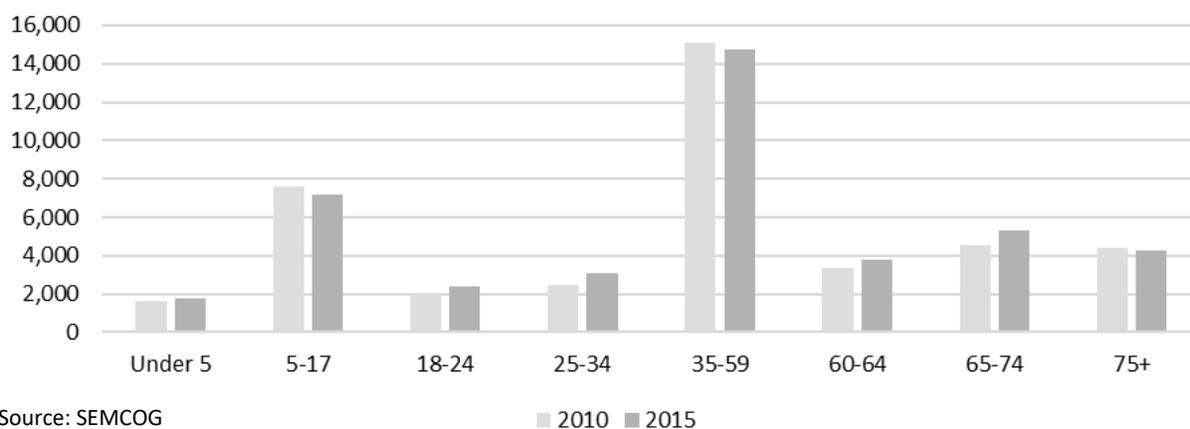
There were a total of 16,466 households in the Township in 2010. The average household size was 2.45 persons. Households with children made up 34%, while those without made up 44% of the total number of households. This is a shift from previous years, resulting in a 10.2% decrease in households with children from 2000. Households with seniors rose 22% from 2000, resulting 36% of 2010 households. Twenty-two percent of households consist of people living alone, with half of those representing seniors living alone.

Age and Ethnicity

The median age in 2010 for the township was 48.1, which is higher than the Oakland County average of 40.2 and Michigan's average of 38.9.

The age group composition of Bloomfield Township has remained relatively steady from 2010 to 2015, as shown in Chart 2 below. Table 2 displays SEMCOG's projections for the township. The two age groups that are expected to experience the most growth are young adults and the senior population

Chart 2: Bloomfield Township Population by Age Cohort, 2010 and 2015



Source: SEMCOG

Table 2: Bloomfield Township Population by Age Cohort Projections to 2040								
Age Group	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
Under 5	1,626	1,759	1,803	1,904	2,098	2,134	2,194	568
5-17	7,604	7,163	6,868	6,865	6,907	7,177	7,518	-86
18-24	2,005	2,425	2,702	2,709	2,777	2,757	2,928	923
25-34	2,435	3,053	3,259	3,384	3,470	3,599	3,507	1,072
35-59	15,082	14,776	14,300	13,923	13,651	13,791	14,418	-664
60-64	3,391	3,747	3,966	3,823	3,379	2,996	2,654	-737
65-74	4,525	5,283	5,804	6,130	6,098	5,673	5,122	597
75+	4,402	4,242	3,766	4,188	4,803	5,522	5,997	1,595

Source: SEMCOG

People who identified as white (non-Hispanic) continue to make up the predominate demographic in the township in 2015, followed by those of Asian ethnicity.

Race and Hispanic Origin	2015	%
Non-Hispanic	41,044	98.10%
White	33,126	79.20%
Black	2,983	7.10%
Asian	3,579	8.60%
Multi-Racial	1,086	2.60%
Other	150	0.60%
Hispanic	792	1.90%
Total	41,836	

Source: American Community Survey 2015 Estimates

Education and Income

Bloomfield Township residents are high educated, with nearly 38% have earned a graduate/profession degree and 34% obtaining a bachelor’s degree in 2015. This means that the majority of the township’s population has completed at least a 4-year college or university. The resident population with college degrees have increase since 2010, while those who have not graduated high school or have completed some college, no degree, have fallen.

Highest Level of Education	2010	2015	% Change
Graduate / Professional Degree	34.60%	37.50%	2.90%
Bachelor's Degree	33.40%	34.20%	0.80%
Associate Degree	4.70%	4.80%	0.10%
Some College, No Degree	14.50%	12.60%	-1.90%
High School Graduate	10.40%	8.40%	-2.00%
Did Not Graduate High School	2.40%	2.50%	0.10%

Source: SEMCOG, American Community Survey 2015 Estimates

The median household income in 2015 was \$112,154, a rise of 5% from 2010. The per capita income was \$65,136 (American Community Survey 2015 Estimates).

Unemployment

The unemployment rate in the township was 4.8% in 2015, a decrease from 6.4% in 2010. The Township has kept an unemployment rate lower than that of Oakland County, which has a rate of 7.5% in 2015 and 9.1% in 2010.

Economic Sectors

The largest industries in the township are knowledge-based services and services to households/firms, followed by private education/healthcare. These sectors are expected to continue to maintain the largest portion of jobs in the community through 2040. Manufacturing, wholesale trade/ transportation/warehousing/utilities, and retail trade are sectors that are expected to experience job losses over the next two decades.

Table 5: Forecasted Jobs by Industry in Bloomfield Township thru 2040

Forecasted Jobs By Industry	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
Natural Resources, Mining, & Construction	482	574	618	677	694	659	673	191
Manufacturing	395	370	358	355	372	376	366	-29
Wholesale Trade, Transportation, Warehousing, & Utilities	812	825	809	787	758	680	647	-165
Retail Trade	3,263	3,256	3,099	3,045	3,086	3,083	3,006	-257
Knowledge-based Services	5,930	6,612	6,905	6,873	6,953	7,103	7,380	1,450
Services to Households & Firms	5,803	6,319	6,452	6,616	6,751	6,779	7,009	1,206
Private Education & Healthcare	3,371	3,896	4,321	4,597	4,782	5,076	5,270	1,899
Leisure & Hospitality	1,832	1,904	1,836	1,857	1,869	1,932	1,999	167
Government	1,934	1,951	2,004	2,053	2,085	2,116	2,126	192
Total	23,822	25,707	26,402	26,860	27,350	27,804	28,476	4,654

Source: SEMCOG

Commuting

The majority of residents drive alone to work, though 6.3% of the population worked from home in 2015, a slowly rising trend. The average township resident commuted 23.8 minutes to work in 2015 (American Community Survey 2015 Estimates). Nearly 18% of community residents have their place of employment with Bloomfield Township.

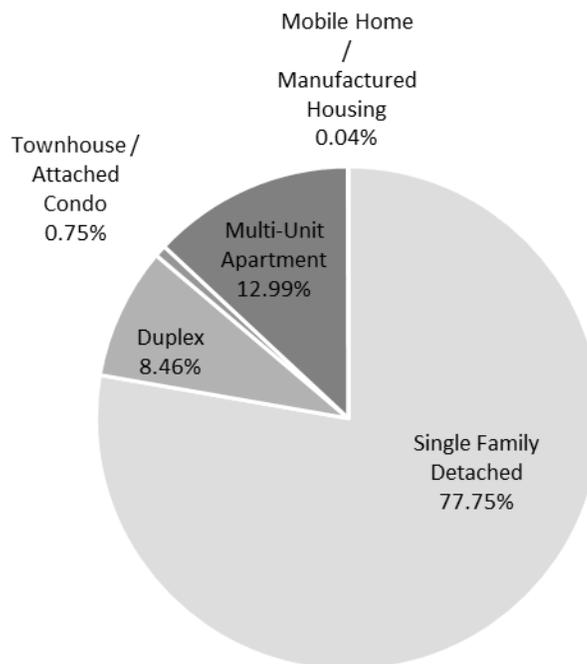
Housing

In 2015, the township had 17,900 units. The majority were single-family detached units, followed by apartments.

The median housing value was \$350,600 in 2015, and the average rent was \$1,118 per month. While home prices decreased 8% from 2010, rents have increased 16%.

The majority of units continue to be owner-occupied units. However, in 2010, 14,377 units were owner-occupied, compared to 14,359 units in 2015. Meanwhile, there were 2,089 renter-occupied units in 2010, compared to 2,289 renter-occupied units in 2015. Vacant housing units have decreased from 1,333 in 2010 to 1,252 in 2015.

Chart 4: Housing Unit Type, 2015



Land Area Overview

The subject land area is comprised of two parcels totaling approximately 10.75 acres at the southwest corner of Squirrel Road and South Boulevard at the Township’s northern border with Auburn Hills. The approximately 8.45-acre corner parcel with frontage on Squirrel Road and South Boulevard is zoned B-1, Local Business. The remaining approximately 2.3 acres sits behind a vacant bank, has no direct frontage to South Boulevard, and is zoned O-1, Office Building. This portion of the site has never been developed. The larger parcel of the site was previously developed with a shopping plaza anchored by a Kroger along with a free-standing bank.



Above: Images of the subject site

In 1973, a dispute involving development of the parcel and adjacent parcels to the south resulted in a consent judgment (CJ) involving the larger site. This CJ limited development to that which was permitted under the B-1 Local Business District zoning standards, allowing commercial uses up to 80,000 sf. Attached single family residential dwellings were included, up to 112 one- and two-story units. The CJ was amended in 1978 regarding the compliance with the approved landscape plan, and again in 1980 to reflect a change from attached dwellings to detached single family homes, which were built as Bloomfield North Estates Subdivision. The last modification to the CJ was in 2007 to permit the renovation of Kroger, a small retail outlot and other site improvements.

Over the years, the site fell into disrepair. In the early 2000's, the property owner recognized the need to upgrade the whole plaza, but no site-wide improvements were made. At the time, traffic and circulation was a challenge, particularly due to the lack of access to Squirrel Road (soil conditions and the consent judgment on the site presented challenges). Kroger moved out of the plaza and the entire site continued to fall into disrepair. The shopping plaza has been demolished but the former bank building still stands on the site.

Over the last 10 years, there have been several redevelopment proposals for the site, but none has been able to overcome the issues on site, including soil conditions, access, removal of existing building materials (above and below grade), and compatibility with the Zoning Ordinance and Master Plan.

Current Built Environment

The study area is largely developed, with little to no vacant land available, except for the subject site. Most of the surrounding parcels are occupied, except for the subject parcels, which are unoccupied. The aerial photo below illustrates the built environment in the study area, with the land uses in both the Township and Auburn Hills identified as shown below. The colored boxes in this illustration represent the applicable zoning district (provided in the composite zoning map on the next page)



Single Family



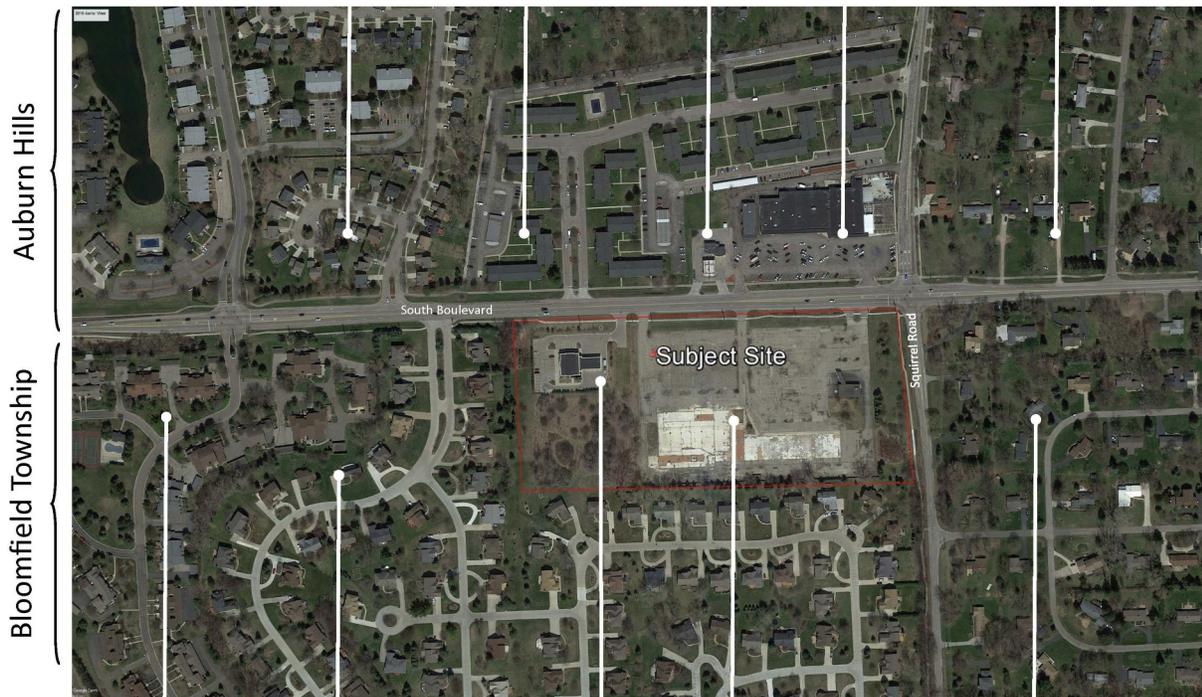
Multiple Family

Gas Station

Shopping Center



Single Family



Auburn Hills

Bloomfield Township

Multiple Family

Single Family

Bank (closed)
Vacant

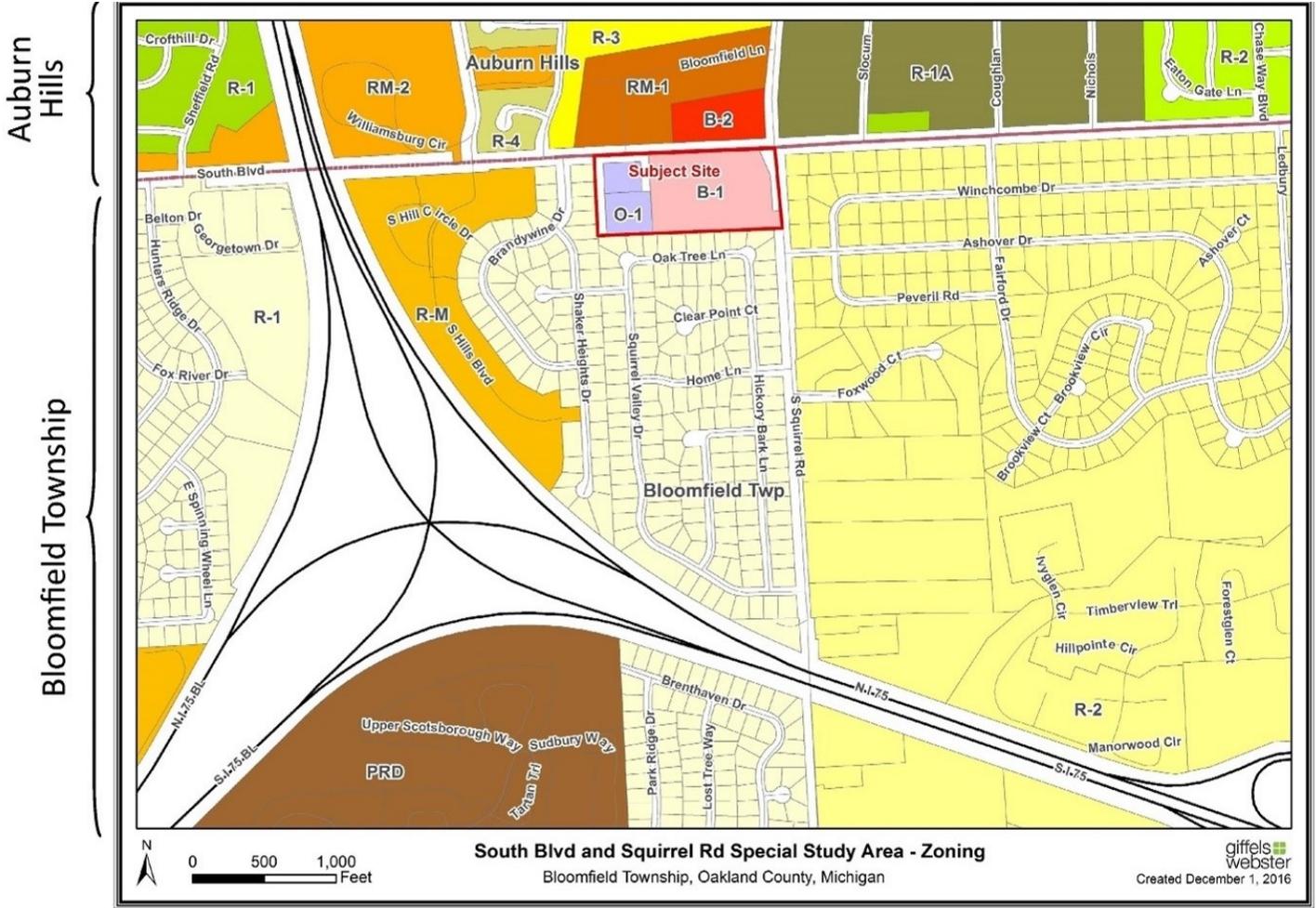
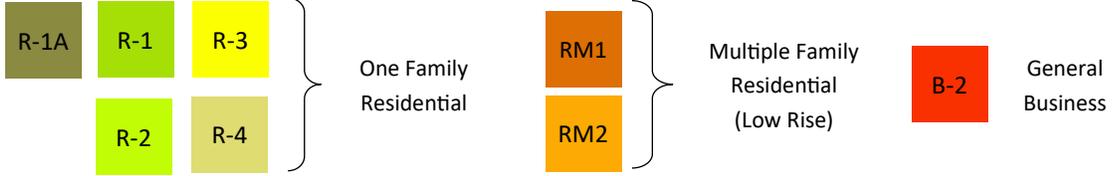
Vacant

Single Family

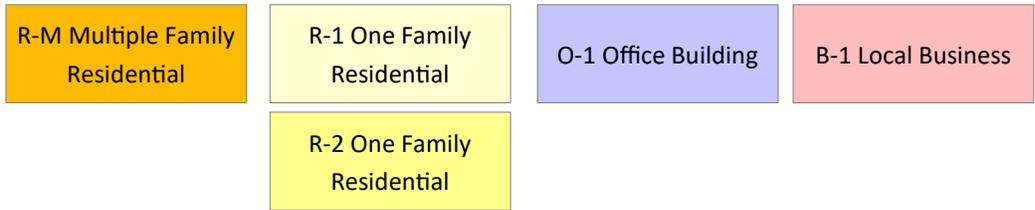


Current Zoning

Auburn Hills Zoning



Bloomfield Township Zoning



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GOALS & OBJECTIVES

This Master Plan Amendment will consider how the goals and objectives from 2007 compare with the accepted 2017 Land Use Study.

These goals and objectives are summarized as noted on this and the following pages. An assessment of how these goals and objectives mesh with current conditions in the study area are also addressed.

2017 Goals Assessment

Housing Goals

These goals are still applicable generally in the township and specifically in the study area. In particular, the goal of meeting the housing needs of the community in terms of an aging population was noted in the 2017 Land Use Study.

It should be noted that although this area is on the edge of the township, there is as much need for quality residential development here as well as elsewhere. Further, supporting and strengthening neighborhood character is also important.

Bloomfield Township Goals and Objectives – 2007 Master Plan Update

HOUSING & NEIGHBORHOODS

Goal: Preserve existing high-quality, distinct, attractive neighborhoods and their character for existing and future generations.

- Review ordinances to ensure high-quality development, redevelopment, and maintenance for all residential structures.
- Provide information and resources to homeowners on proper and appropriate maintenance for historic architectural elements.
- Update ordinances where needed to allow residents to modernize residential structures while complying with size, scale, and setbacks.
- Review and updated enforcement practices for efficiency.

Goal: Ensure new developments that are harmonious with existing developments and character, as well as meet the needs of the community.

- Promote new developments that respect the character of the surrounding area
- Mixed-use and alternative developments that are compatible with the neighborhood setting and promote walkability should be considered.
- Housing options for older residents, single, and small families should be provided to allow community members at any stage in life to have local living opportunities.

Goal: Maintain and enhance neighborhood streetscapes and infrastructure, which supports the neighborhood environment.

- Roadways, sidewalks, street trees, and lighting must be included in all development and redevelopment projects.
- Perform regular infrastructure inspections and makes repairs and replacements as needed.

LOCAL ECONOMY AND MARKETPLACE

Goal: Encourage and facilitate a healthy and prosperous economy by promoting an array of businesses that will capitalize on the township's unique economic character.

- Prioritize opportunities for redevelopment of underperforming, older, and less attractive commercial sites.
- Promote the business park north of Square Lake Road, along Telegraph and Franklin Road, to clean industry and of clean industry and new medical facilities.
- Market the existing strengths of the community's economic climate, as well as attractive tenant spaces, to potential business industry gaps.

Goal: Ensure new and existing developments in commercial and industrial areas is appropriate, attractive, unique, organized, and sustainable through design and building layout standards.

- Review, update and enforce building and design standards to uphold quality buildings.
- Consider overlay districts and flexible design elements to promote increase building heights and mixed-used developments where appropriate.
- Ensure proper buffering and landscaping between different uses, specifically residential uses, to protect and promote harmony.

2017 Goals Assessment

Local Economy and Marketplace

While these goals are still relevant, it is noted that the study area was not specifically identified as an area in which to promote and enhance commercial activity. The 2017 Land Use Study supports modest commercial activity in this area. Redevelopment of the former shopping center site at South Boulevard and Squirrel Road would improve the appearance of the area.

High quality commercial development should be expected throughout the township.

2017 Goals Assessment

Development and Infrastructure

This goal speaks to a mix of uses that both buffer adjacent residential uses as well as encourages non-motorized transportation in the township. New development should be focused on walkability, with not only sidewalks and pathways, but also creating a safe, comfortable, and convenient site layout and design. This includes plentiful and well-maintained landscaping, adequate lighting, and high quality building materials.

Goal: Encourage development and infrastructure that will support commercial, office, and industrial areas, as well as neighboring uses.

- Consider mixed-use developments that would encourage a work-live-play lifestyle, as well as serve as a transitional area between commercial and single family uses.
- Encourage maintained sidewalks links between neighborhoods and commercial area.
- Non-motorized and transit-friendly designs could increase activity in commercial areas, especially those traveling on foot, by bike, or other option aside from driving a personal vehicle.
- Work with MDOT to promote transit-friendly design, as well as traffic calming and efficiency efforts along high-volume corridors.
- Pedestrian use should be prioritized by parking layouts that promote safety and parking lot cross access
- Parking policies should be examined to promote enhanced green spaces, proper stormwater handling, and shared spaces to reduce the amount of pavement that goes unused.
- Ensure quality landscape design to enhance the environment.
- Adopt a high-quality, attractive wayfinding system to help community members, visitors, and local employees explore the township and its offerings.

NATURAL FEATURES

Goal: Preserve and protect Bloomfield Township’s unique natural resources.

- Sensitive environmental features should be prohibited from any use other than open space.
- Continue to practice efforts to protect water quality, such public awareness for alternatives to fertilizer and public awareness and appropriate water-recreation uses.
- Continue to support organizations that protect natural features.
- Encourage natural vegetation buffer along waterways through providing information to the public, as well as requiring such buffers for new waterfront developments.
- Continue to participate in the Clinton-Main Subwatershed Advisory Group
- Continue to protect wetlands with the township’s wetland ordinance, which protect a variety of sensitive and unique ecosystems.
- Promote methods and practices and discourage invasive species.
- Consider woodland protection through the adoption of a tree protection, removal, and replacement regulations.
- Protect wildlife in the township through by warning drivers of wildlife crossing areas as well as by introducing wildlife crossing culverts that facilitate animal movement under the road rather than across it.

2017 Goals Assessment

Natural Features

While this goal is still relevant, there is a limited amount of natural features in the study area.

2017 Goals Assessment

Transportation

Transportation goals remain relevant in the township generally and also apply in the study area. Land use and transportation are linked in terms of encouraging a mix of uses that provide opportunities for safe, convenient, and comfortable transportation, especially non-motorized travel.

Transportation

Goal: Ensure that Bloomfield Township transportation routes are appropriate for the movement of people, fit in with the character of the township, and support redevelopment. Transportation as it applies to Bloomfield Township includes not only the road system, but also pathways and transit.

- As appropriate, the township may need to advocate aggressively on behalf of its transportation improvement goals.
- Maintain Natural Beauty Road designations on Wing Lake Road and Echo Road in terms of maintenance and significant natural beauty characteristics. Development along these roads must also respect the natural beauty characteristics.
- Provide a separate system for non-motorized travel to improve accessibility throughout the community, to promote a healthy lifestyle for its residents, and to help relieve congestion on the roads.
- Encourage transit-oriented design, which is an approach that assures pedestrian-friendly and bus-friendly locations and maneuverability. Transit routes should continue to coincide with existing and planned key destination points in the Township including shopping nodes and community facilities along these routes.
- Ensure that street character is appropriate for the township in terms of street width and scale, presence of on-street parking and sidewalks, block length, building setbacks, design speed, street trees and pavement markings and signs
- Utilize entryway signage and landscaping at points that represent where the heaviest traffic flow around the Township's edge.
- A comprehensive wayfinding system is recommended
- Manage traffic through a variety of tools that reduce vehicle trips or lessen their impact.
- Adopt traffic calming measures to help keep speeds at an appropriate level.

Community Services and Facilities

Goal: Continue to maintain community facilities and utilities for the longevity of a thriving community.

- Continue to evaluate and assess the capacity and quality of the water and wastewater facility services.
- Continue to identify and eliminate illicit stormwater connections and discharges through landowner awareness education and enhanced mapping capabilities
- Encourage the use of green infrastructure techniques that offer a more natural means for handling storm water.
- Promote careful planning of future infrastructure to protect community aesthetics and promote safety by planning for well-sited and well- designed personal wireless service facilities that fit unobtrusively in the Bloomfield Township environment
- The Township should continue to work closely with all four School Districts – especially the Bloomfield and Birmingham Districts, which have school property in the Township – and non-profit organizations to identify ways for improving recreational opportunities on school sites and to ensure that recreational needs continue to be met in the event that school sites are no longer available.
- Ways to satisfy recreation/open space needs for all ages should be studied and implemented, including providing connections to existing sidewalks and pathways through public/private partnerships and requiring private recreation facilities and open space in conjunction with new residential developments.
- Every effort should be made in the coming years to keep pace with technology and the desire for residents to easily access and understand information pertaining to Township matters
- The extensive number of school sites and places of worship in the Township require the consideration of a long-range land use planning policy to accommodate expansions to these facilities as well as redevelopment.
- Encourage the use of private recreation facilities that provide valuable recreational opportunities that currently cannot be offered by the Township due, in part, to land availability.

2017 Goals Assessment

Community Services and Facilities

While these goals generally apply throughout the township, there are no community facilities, public or private, in the study area.

PUBLIC INPUT



December 7, 2016 Public Open House

Residents have had several opportunities to provide input on development in this area over the past year. A public open house was held on December 7, 2016 as a part of the Land Use Study. Approximately 60 people attended. Following a brief presentation about the land use study, the interested developer shared his concepts for the redevelopment of the property. Then the attendees were able to view background material and ask questions at various stations regarding Township zoning, land use, and demographics. The developer had a station to show conceptual plans. Comment cards were available at each station. Copies of all materials received from the public were reviewed and considered as a part of this study.

While many nearby residents expressed concerns about the proposed residential density and quality of the development, there were some residents concerned about the viability of continuing commercial uses at this location. Others suggested that the Township purchase the property and maintain it as open space or develop it as parkland.

This input has been incorporated into this Master Plan process. On August 16, 2017, the Planning Commission invited the public to provide additional input and comment on the subject area. Nearby residents continue to express concerns about the viability of commercial activities in this location, but generally support the type of attached housing presented as part of the development application.

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FUTURE LAND USE PLAN

2017 Update to Influential Factors Specific to the Study Area:

- **Existing Land Use:** The study area has been vacant for many years, allowing the township the opportunity to consider a variation in future development options.
- **Existing Zoning:** As noted above, there is an opportunity to reconsider the zoning within the study area based upon the findings of the Land Use Study and this Master Plan Amendment.
- **Relationship of Incompatible Uses.** This amendment is considering the impact of development in this location on adjacent residential land uses, ensuring compatibility by offering guidance on land use and buffering as well as connectivity.
- **Existing Master Plan:** The existing plan has been a guiding document in the development of future land use in this area.

The Future Land Use Plan component of the Master Plan document identifies action strategies designed to achieve the long-range goals and objectives of the Township.

Preferred Growth

As stated in the 2007 Master Plan Update, the Future Land Use Map is based upon the following influential factors:

- **Existing Land Use.** Extensive changes to the existing land use pattern are not proposed as the township is primarily developed; therefore, the plan focuses on redevelopment opportunities. Vacant properties were generally assigned the prevalent land use of the surrounding occupied properties. The community land use patterns have evolved in a relatively orderly manner and are built upon, with slight modification, rather than altered in a significant manner.
- **Existing Zoning.** Existing zoning designations were a factor considered in preparing the Plan. However, there is no “vested interest” that guarantees existing zoning will remain unchanged. In fact, several changes are suggested based on modifications to future land uses in the Plan. All changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.
- **Relationship of Incompatible Uses.** The future land use plan strives to reduce or eliminate incompatible land use relationships existing in the township. Providing a transition and/or buffer between land uses, especially those with certain conflicting characteristics, is essential. The Plan designates areas for uses that are considered most appropriate for the community’s long-term objectives, with the intention of eventually eliminating some existing uses that do not meet these objectives.
- **Existing Township Master Plan.** The previous Bloomfield Township Master Plan, adopted by Bloomfield Township in 1991, and updated in 2007, was reviewed and used as a guide for the current version of the Township Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends, goals and conditions.

2017 Update to Influential Factors Specific to the Study Area:

- **Infrastructure and Public Facilities/Services:** The study area is fully served by township infrastructure capable of supporting a variety of uses.
- **Existing Market Conditions:** A market study was conducted as part of the Land Use Study and is a good tool to use as land use is reevaluated.
- **Land Use Patterns in the Area and Other Communities.** Surrounding land uses in the City of Auburn Hills, directly north of the study area, is considered in terms of compatibility.
- **Desires of the Township:** The public has had numerous opportunities in public meetings and open houses to provide input on the future land use of this study area.

- **Infrastructure and Public Facilities/Services.** The intensity of uses depends on the availability and capability in the township of the community's infrastructure. The potential for public water and sewer service or dependence on well and septic affects future development intensities. The road network limits the types and intensity of uses that may be effectively served in an area of the township without adversely impacting traffic operations. The availability of community facilities such as schools or police and fire protection must be considered when determining future land uses.
- **Existing Market Conditions.** Existing market conditions and opportunities were evaluated, although they will likely change during the time frame of this Plan. Future updated plans should reevaluate market opportunities to ensure that the township's near term economic development goals adjust to its successes and external influences.
- **Land Use Patterns in the Area and Other Communities.** Land use patterns for neighboring communities and similar suburbs in the Metro Detroit area were considered to ensure that the new Plan would be compatible with those patterns.
- **Desires of the Township.** The land use pattern desired by township decision makers has been expressed through numerous public forums, public meetings, and a public hearing.

This Master Plan Amendment addresses the conditions, vision, and goals for the study area within the context of the township's overall Master Plan framework.

Future Land Use

The Master Plan and Future Land Use Map are tools to be used by the Planning Commission and Township Board during land use decision-making, capital improvement planning, development review, and ongoing reevaluation and refinement of the township’s ordinances. Implementation of the general recommendations and specific action strategies will occur over time and will depend upon many factors, including the overall economic climate, changing development and demographic trends, availability of infrastructure, local budget constraints, and political priorities.

The Future Land Use Map is a representation of the township’s preferred long-range future land use arrangement, and this map specifically focuses on the study area at South Boulevard and Squirrel Road. The map identifies general locations for various land uses in this plan. The Future Land Use Map, along with the entire Master Plan document, is a guide for local decisions regarding land use.

The boundaries reflected on the map are not intended to indicate precise size, shape or dimension. In addition, the Future Land Use Map does not necessarily imply that rezoning is imminent; rather, the recommendations set a long-range planning goal. The following are descriptions of the future land use categories illustrated on the map (page 35). For this amendment, the township has focused on the land use categories found in the study area. Additional action strategies are addressed in the Implementation chapter.

Single Family Residential

General Location. Single Family Residential is the predominant land use in the township, occupying all areas of the community with the exception of some of the land along the busiest traffic corridors.

Intended Land Uses. The Single Family Residential land use designation is intended to accommodate strictly single-family residential development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however future development is permitted in Single Family Residential areas provided they maintain the scale and character of the neighborhood.



Single family homes in the study area



Above and below: Examples of attached single family homes.



Source: www.AssociatedDesigns.com

General Character Description. Development in the Single Family Residential areas will encourage design diversity and modernization while assuring that the building’s mass remains relatively in character with the neighborhood’s bulk characteristics. In general, neighborhood streetscapes should include an interconnected street system where feasible, sidewalks, especially along busy streets to make connections with Commercial areas, street trees and some lighting. New garage “snouts” that protrude well in front of the front façade of a residence should be discouraged. Landscaping is encouraged to establish a street edge. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment.

Key Changes. Other than infill of vacant lots, no changes are proposed in this Master Plan Amendment.

Attached Single Family Residential

General Location. Attached Single Family Residential is found in scattered locations along the I-75 corridor in the township’s northeast quadrant, along the east side of Telegraph Road between Lincoln Drive and Lone Pine Road, and around Wabeek Country Club along the township’s western edge.

Intended Land Uses. The Attached Single Family Residential land use designation is intended to accommodate duplex, condominium and townhouse development. Accessory and support uses may be permitted such as churches, parks, schools, home occupations and small-scale care facilities. Existing schools and churches are separately designated as Institutional/Civic; however future development is permitted in the Attached Single Family Residential areas provided they maintain the scale and character of the neighborhood.

General Character Description. Redevelopment in the Attached Single Family Residential areas will encourage design diversity and modernization while assuring that the building’s mass remains relatively in character with the neighborhood’s bulk characteristics. In general, neighborhood streetscapes should include an interconnected street system where feasible, sidewalks, especially along busy streets to make connections with Commercial areas, street trees and some lighting. New

garage “snouts” that protrude well in front of the front façade of a residence should be discouraged. Front facades should align and help form a residential building line. In-fill and redevelopment in these areas should be closely monitored to ensure it is compatible with the surrounding environment. An appropriate buffer as provided for in the existing zoning ordinance should be provided between attached dwellings and detached single family residential dwellings.

Key Changes. No new Attached Single Family Residential is proposed with this Master Plan Amendment.

Multiple Family Residential

General Location. Multiple Family Residential areas are scattered throughout the Township, adjacent to the busiest traffic corridors such as Telegraph Road and Woodward Avenue. Other areas exist in far northeast with access from South Boulevard and near the Maple/Inkster intersection.

Intended Land Uses. Permitted land uses within Multiple Family Residential areas include a variety of multiple-family and attached single-family developments, with a focus on apartments. Townhouses and condominiums are also encouraged.

General Character Description. The majority of Multiple Family Residential sites have already been developed. Redevelopment of Multiple Family Residential areas will encourage design diversity and modernization while assuring that the building’s mass remains relatively in character with the neighborhood’s bulk characteristics. Loft apartments, townhouses, stacked condominiums, and attached ranch dwellings are examples of what is encouraged in these areas.

Key Changes. This Master Plan Amendment designates a portion of land in the study area as Multiple Family Residential. While access would be afforded onto South Boulevard, and potentially Squirrel Road, the majority of the newly designated land area will be buffered from commercial activity and traffic by office and limited commercial uses (see page 37). The General Character Description provided above has been refined to include attached ranch units—a horizontal form of multiple family residential dwellings as pictured at right.



Above and below: Multiple family residential as envisioned in the Master Plan



Source: www.theHousePlanShop.com



Example of high quality low-scale neighborhood commercial development.



Commercial

General Location. Commercial development exists and is planned for core areas along major thoroughfares in the township. These locations are primarily at major intersections along Telegraph Road, Woodward Avenue and Maple Road, with small areas along Orchard Lake and South Boulevard. Large, suburban style commercial is the focus along Telegraph Road, north of Square Lake; along Woodward Avenue at its intersection with Square Lake; and, at the intersection of Telegraph and Maple. These locations may have “big box” and other destination oriented retail, service and restaurant opportunities intended to attract visitors from outside the immediate area and beyond the township. Other locations are considered neighborhood commercial with uses intended to serve nearby residential areas

Intended Land Uses. Commercial uses tend to cater to automobile traffic from a broad market area and may include retail stores, hotels and motels, sit-down restaurants, automobile sales and services, and personal service establishments. North of Square Lake along Telegraph Road, the uses may be expanded to include large format retail, with outlots that include drive- through banks and restaurants, along with the other uses listed herein.

General Character Description. Because much of this area is already developed, the challenge will be in encouraging redevelopment and consistently requiring site upgrades as development occurs, including improved site design, access management, building facades and landscaping.

Key Changes. This Master Plan Amendment envisions a reduction in the land designed as commercial within the study area (see page 37). A limited amount of commercial area is retained in this location to serve residents of the immediate area. Uses in this location should be focused on neighborhood goods and services. Non-motorized pathways and sidewalks should be included to accommodate and support walkability in this area.

Office

General Location. Office uses are limited to stretches of Woodward Avenue and Telegraph Road, as well as other major intersections in the township. Office uses are also scattered in locations near I-75 and along Maple Road.

Intended Land Uses. Professional and basic medical offices such as doctors, dentists, physical therapists, lawyers, accountants, investment services, and insurance offices. It is not intended for advanced medical usage, research or high technology uses, which should locate in the Technology Park/Light Industrial area.

General Character Description. Office areas are predominantly developed, so redevelopment should include site upgrades and enhanced buffers between incompatible uses, along with improved site design, access management, building facades and landscaping.

Key Changes. The office designation in the study area has been reduced in its depth along South Boulevard, given the limited visibility of the parcel behind the existing development (see page 37). It is envisioned that the South Boulevard frontage will continue to support small office activities.

Recreation

General Location. The township's five golf courses make up the Recreation land use category. Other recreation activities are available to one extent or another on school property, shown as Institutional/Civic, and inside Commercial uses. The township stands ready to pursue acceptance of land donated for public park purposes and may conduct a Parks and Recreation Study to better understand the community's parks and recreation needs and opportunities.

Intended Land Uses. Golf courses and other land set aside for typical parks and recreational activity.

General Character Description. The Township's golf courses are private and require membership. Typical parks and recreation areas can be passive, with trails and benches, or active, with playscapes and sports fields.

Key Changes. No changes are included as part of this Master Plan Amendment.



Example of small-scale office development.



Oakland Hills—one of the township's golf courses.



Bloomfield Township Offices

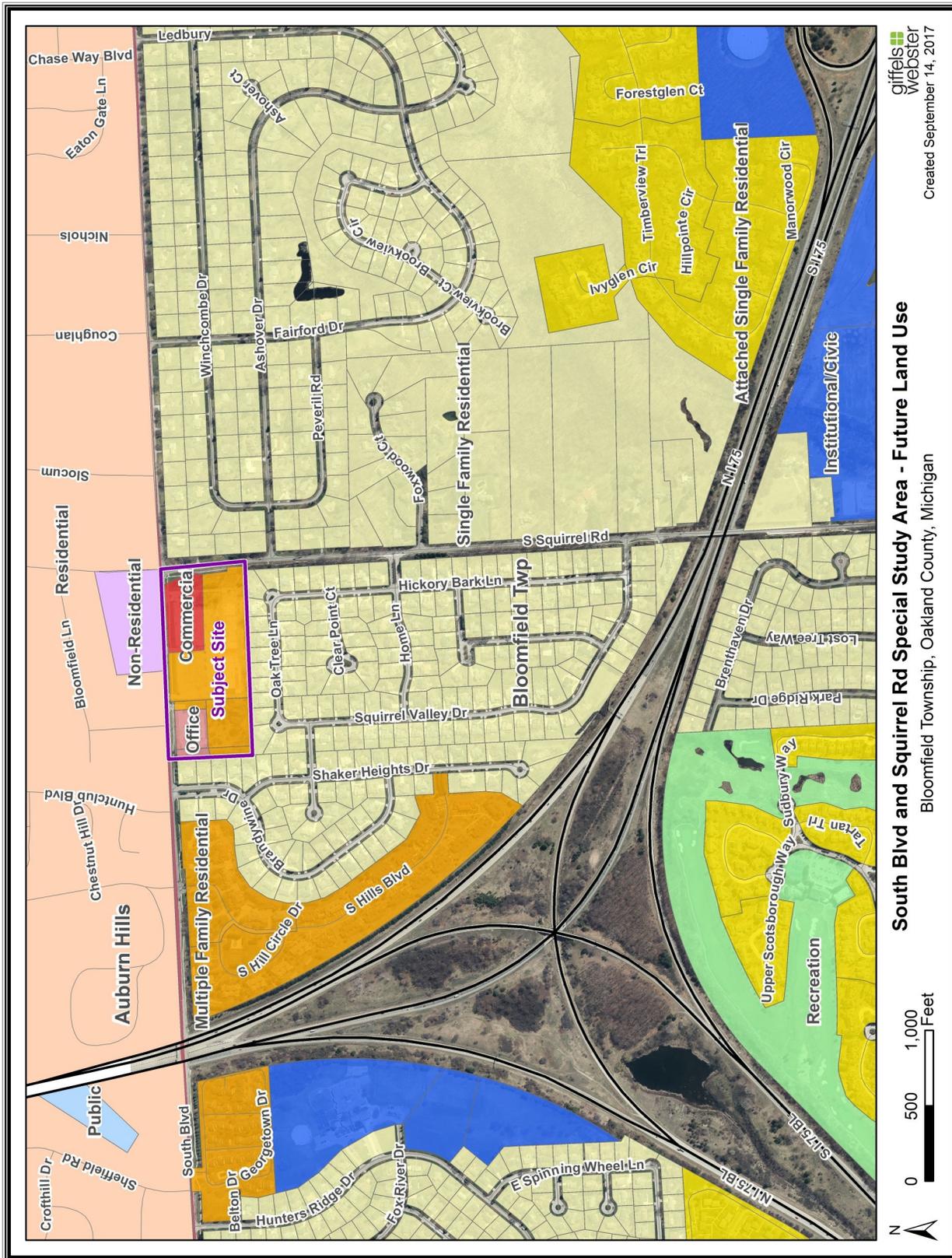
Institutional/Civic

General Location. Institutional/Civic uses consist of existing schools, library, utility, civic and religious uses that are scattered throughout the township.

Intended Land Uses. Institutional/Civic uses include all places of worship, community buildings, and schools both public and private that serve the immediate community. This designation also may include senior housing facilities and associated medical facilities, and day care operations.

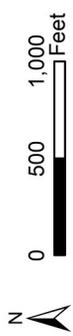
General Character Description. Local Institutional/Civic uses should have buildings and sites that promote a neighborhood scale and character, or the character of the most restrictive adjacent land use. This includes building design that emulates residential structures, sidewalk connections to neighborhoods and minimization of parking areas. Landscape areas should also promote natural open space areas similar to residential yards. Existing local institutions should be preserved as they are and re-used as such if a current operation ceases. Federal and state preemptions may limit some local control over places of worship and public school property.

Key Changes. No new Institutional/Civic locations are identified in this Master Plan Amendment. However, all of the allowed uses are allowed in residential districts. New uses with spiked site specific and time-specific impacts, such as schools or places of worship, should locate on or near major roadways. Good site design can help reduce the impacts of all Institutional/Civic uses.



gjffels
webster
Created September 14, 2017

South Blvd and Squirrel Rd Special Study Area - Future Land Use
Bloomfield Township, Oakland County, Michigan



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IMPLEMENTATION

This Bloomfield Township Master Plan Amendment specifically targets the area of Squirrel Road and South Boulevard. Implementing this plan will require the specific actions relating to zoning; however, the 2007 Master Plan also contains implementation strategies that may apply in this area. The actions listed in the table below will help Bloomfield Township implement the updated future land use plan. The tables below are from the 2007 Master Plan, specifically included as they relate to this study area. Each section of the table is divided into three categories: Action, Priority and Responsibility to help focus attention on the most important and most effective strategies. Although successful implementation will involve effort from the entire community, the third column identifies key responsibility.

In all master plan chapters, “Short term” is used to assign a sense of immediacy and assumes action within 12 to 18 months. “Midterm” is assigned to those actions occurring in one to five years. “Long term” assumes a timeframe in excess of five years. “Ongoing” actions require regular monitoring or updating.

General Township Master Plan Strategies		
Action	Priority	Responsibility
Reference the land use plan and sub-area plans for rezoning reviews, and other application procedures	On going	PBO PC
Actively promote Bloomfield Township and pursue developers to build the recommended land uses	On going	PBO
Update the zoning ordinance to more strongly influence the township’s land use pattern and development character in accordance with the recommendations of this plan, in particular to promote mixed use developments	Short term	PBO PC
Complete a comparative analysis of the zoning map and the future land use map and determine which zoning changes should be pursued by the Township to implement the plan.	Short term	PBO PC
PC= Planning Commission, PBO= Planning, Building and Ordinance Department * The Township Board will have a greater or lesser role in all of the above. Their degree of involvement will vary by project.		

Since the majority of the change to the Future Land Use map relates to housing, the strategies from the housing section of the 2007 Master Plan are provided below. These strategies may apply to the study area and adjacent residential neighborhoods.

Housing Strategies		
Actions	Priority	Responsibility
Update standards to ensure that new and redeveloped residences are architecturally diverse and of high quality, and are consistent with the scale and setbacks of other residences within the neighborhood or nearby established neighborhoods.	Short term	PBO
Examine ways to assure the installation, maintenance and replacement of trees in rights of way.	Short term, Ongoing	PBO
Strengthen the livability of neighborhoods through improved safety, reinvestment and community involvement.	Ongoing	PBO, PD
Encourage individual private property owner pride and initiative in keeping neighborhoods strong through continued public education efforts.	Ongoing	PBO, HA
Continue to support active homeowner associations in the township.	Ongoing	All
Increase homeowner association participation by encouraging their role in architectural review within their neighborhoods and the addition of a sign-off requirement for any improvements to residences/ properties within their association area.	Short term	PBO, HA
Explore alternative residential ownership options for the empty nester segment, such as condominium and town home ownership.	Midterm	PBO
PC= Planning Commission, PBD= Planning, Building and Ordinance Department, DPW=Department of Public Works, HA=Homeowners Association *To a greater or less extent the Township Board may be involved in all of the above implementation.		

Zoning Plan and Matrix

Zoning is one of the Township’s most effective tools for implementing the recommendations of the Master Plan; however, there is not always a direct correlation between the Plan’s future land use designations and the township’s current zoning districts. The reason for this is that the Future Land Use Map represents the township’s preferred long-range land use arrangement, while the Zoning Ordinance regulates specific use and development of property today. As an implementation tool, the Zoning Matrix illustrates how the future land use designations generally correspond to the existing zoning districts.

Future Land Uses	Zoning									
	R-1	R-2	R-3	RM	B-1	B-2	B-3	B-4	O-1	OR-1
Single Family	❖	❖	❖							
Attached Single Family	❖	❖	❖							
Multiple Family				❖						
Office									❖	❖
Commercial					❖	❖	❖	❖		
Institution	❖	❖	❖							
Recreation	❖	❖	❖							

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Appendix

- Sign-in sheets from Open House
- Developer-provided information

Bloomfield Township Meeting Sign-In Sheet

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Name	Address
MIKE QUINN	1719 SQUIRREL VALLEY
Ron Berndt	2182 Lost Tree
Susanna & Sean Bogue	1141 Foxwood Ct (off Squirrel)
Diane Newark	458 Steeple Chase Court
Basil Considine, Jr.	458 Steeple Chase Ct.
Tom Lloyd	2420 Lost Tree Way B.H.
VICKI JOHNS FORD	1898 FAIRFORD DR. BH
Rick Ford	" " " "
STUART ANDERSON	1053 CLEAR PT. CT.

Bloomfield Township Meeting Sign-In Sheet

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Name	Address
Gage Rooney	1687 Squirrel Valley Drive Bloomfield Hills
Emily Haine Stewart	458 Steeple Chase Court Bloomfield Hills, Michigan 48304
Tom Goodale	1925 Brandywine Dr.
Joan Julius	1735 S. Hill Blvd, 48304
Michael L. Barratt	551 Sedgfield BH MI 48304
Doug McDonald	1161 Foxwood BH 48304
Anita Barratt	551 Sedgfield Dr BH 48304

Bloomfield Township Meeting Sign-In Sheet

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Name	Address
WAYNE DOMINE BIRD	4200 Teleg Road BH Mt.
Pierre DePore	1265 Robson Ln.
Anthony Stachurski	1110 Ashover.
Debra Bosja	2817 Hunters Way
DAVID I CROGG	1701 BROOKVIEW CIR.
Harbert Esnault	1021 Oak Tree Ln
TOM PETINADO	2389 Heronwood Dr.
Geri Walsh	7130 Wing LK Rd
Dani Walsh	7130 Wing LK Rd
BRIAN M COONICK	1226 PEVERIL Rd.
Arthur Kaye	1984 Hunters Ridge Dr
Tracy Rump	245 Applewood Lane
Danielle Brent	1877 Hickory Bark Lane

Bloomfield Township Meeting Sign-In Sheet

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Name	Address
Raymond Gintel	2941 Woodcreek Way
TERRY RADLOFF	1345 Ashover Ct.
JAMSHED BHATHENA	1856 LEDBURY, Bldg. Hills
JUDY PINCKES	1878 FAIRFORD
DICK WEIR	1816 Brookview Circle
JUDY WEIR	1816 " "
Nick Kapelan	1874 " "
JEFF SALZ	3114 E. BRADFORD DR.
BILL SENG	1815 SQUIRREL VALLEY DR.
JIMMY GEORGE	40622 orchid trl
BOB LALAIN	1752 SOUTH HILL BLVD
MARK DRANE	32500 TELEGRAPH BINGHAM, MI
Joan Kern	1337 Ashover Ct Bloomfield Hills
Connie Chapp	625 S. Spinningwheel
KAREN ROACH	915 S. Squirrel Rd
DAVID DOWN	1325 ASHOVER DRIVE
ADDISON + DERBY IGLEHEART	1160 Foxwood Ct.

Bloomfield Township Meeting Sign-In Sheet

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Name	Address
JAMES M. QUEEN	1155 ASHOVER DR
Tom Untert	6887 N. Adams
Leslie Lazzarin	Bramblebush Run
Margot L. Hiles	1013 Oak Tree Lane
TOM KOHOT	1223 FOXWOOD COURT
Joan FALK	1815 Ledbury DR
PAULA + DON MARTIN	1829 LEDBURY DR
Mark Babcock	1345 Ashover Ct
Pam Bhothana	1856 Ledbury DR
Bill Berndt	2276 Park Ridge
WILLIAM SEGER	1348 ASHOVER DR.
BRITTA ANDERSON	1756 BROOKVIEW CIRCLE
Wuuh Anderson	1756 Brookview Circle
HAROLD DEGRAFF	1735 Squirrel Valley Dr.
JEFFREY AXT	3821 CRESTWAKE DRIVE
Ph. I + Tanya Hubbard	1880 Shaker Heights Drive

QUESTIONS FOR TOWNSHIP OPEN HOUSE

1. Does the master plan require amending or opening to re-zone this parcel?
YES: What are the steps the developer must follow to change the master plan so this project can proceed?
NO: What are the steps to change the zoning of these parcels so this project can proceed?
2. Why hasn't commercial development been pursued?
3. Why isn't commercial development viable?
4. Why not make entire parcel residential?
5. Why is rental property being proposed? What data does the developer have that renting the proposed units is best for this project and Bloomfield Township when rental units are not welcomed in residential areas?
6. Why does the developer believe the current plan for these property parcels is the best for Bloomfield Township? What data does the developer have that proves his belief?
7. Why isn't density lower to increase 'green space' and improve appearance?
8. What is potential for rental units to become owned condominiums?
9. Could the 5/3 Bank property become part of the development?
10. What is the process for the proposal to receive approval?
11. What are the opportunities for public input as the proposal proceeds?
12. How is the developer held accountable to meet the approved project?
13. If changes are requested from the developer for the approved project when is public input sought?
14. Since a Bloomfield Township Trustee owns one of the parcels in this project, isn't that a conflict of interest? Should trustee be made to divest the parcel?
15. What is the name of the management company the developer plans to use to manage these rental units ensuring they are maintained to the standards that the current local residential properties are?
16. What criteria will the management company use to vet anyone renting these properties to ensure they have the necessary financial backup so we minimize if not eliminate defaults?
17. Are there plans to have our federal or local governments subsidize these rental units for low income families or for refugees from other countries?
18. What are the building and use restrictions the developer plans to have in place to ensure the rental management company makes the renters follow them?
19. In the previous Township Trustee meeting that was televised, it is apparent that the options in Question 1 are intertwined and the explanation given at this meeting was confusing. So it would be beneficial if the Township would put the explanation into writing so all could read and try to understand the ramification of which comes first, the Master plan or the rezoning for this project to proceed?

*Sail data
& engineering*

BLOOMFIELD TOWNSHIP OPEN HOUSE POSITION PAPER
(Generated by the Burlington Plaza Development Concerned HOA's)
12-7-2016

Foremost, any development should enhance or at least maintain property values of nearby homes. Residential developments must be synonymous with surrounding neighborhoods.

Development Preferences

- Rental units may lower values of surrounding properties. This in turn will lower revenues to township based on property taxes. If units are initially to be rented due to financing issues, then all units should be converted to owner occupied within 5-8 years of completion e.g. Condominiums.
- Overall density of proposal (7 units/acre) is high. Therefore, density should not exceed 5.3 units per acre. This is double the density of adjacent residences. This would promote green space and upscale appearance as promoted by developer.
- Residential units should blend with and enhance the surrounding subdivisions.
- Developer's proposal asks that North East corner of property be kept at B-1/2 commercial zoning. Since previous commercial property failed 100% of development should be residential. What is feasibility of including the 5/3 bank building? i.e. Community building.
- Exterior of buildings should contain at a minimum 40% brick and/or natural stone in line with deed restrictions for adjacent residences.
- Maximum number of 4 units per building to avoid row house appearance and a minimum of 4 different elevations to promote upscale appearance.
- All units should have varying landscaping and not be repetitive to promote upscale appearance.
- Deed restriction that residents must be 55 or older. Bloomfield Township's demographics shows that by 2030, 31% of the residents will be 65 so it would appeal to our current residents. Also, developer is targeting this group. This demographic group is less likely to be transient.
- Current wall separating BNE and development site must be replaced with a more attractive structure and maintained properly by owner or association. Where there is no wall, natural landscaping to separate BNE and development. Developer, future owner, or association should maintain (not BNE).
- Bloomfield Township should conduct regular inspections of the development to avoid the deterioration that was prominent with previous development.

Concerns:

- Per a previous discussion with Township Supervisor and Director of Planning Department, there are no other rental units as proposed in our Township. All such rentals were converted to owner occupied. The only examples provided were of the assisted living facilities on Telegraph. Therefore, this is an experimental development with no experience with success for this type in our Township.
- What recourse is available to address plan revisions after approval (i.e. additional units, exterior changes, material downgrades, road construction).

Presented by:

Michael Quinn

1719 Squirrel Valley

Coordinator of the Burlington Plaza Development Concerned HOA's

HOA's Involved:

Adams Square

Bloomfield Manor Condos

Bloomfield North Estates

Chapel Hill Estates

Fox Hill's Community Assoc.

Foxwood Nature Association

Hampton Hills

Shaker Heights

South Hills of Bloomfield Condos

Whisper Woods

December 5, 2016

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

BNEHA, which boards the area directly, with 98 homes, along with several other subdivisions nearby, has a strong interest in the future of this property.

We also have serious concerns about the plan proposed by developer.

We want a solution that will be win-win for city - ~~neibh~~ neighbors - developer.

Nary Sankarini
248-495-7629
President BNEHA

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

I REPRESENT FOXWOOD NATURE ASSOCIATION.
MY H.O.A. IS AGAINST THE DEVELOPMENT OF A STRIP
MALL WITHIN A 3 MINUTE DRIVE FROM SQUIRREL & S.
BLVD. WE HAVE (11) SIT DOWN RESTAURANTS, (16) FAST
FOOD REST. (7) GAS & AUTO SERVICE SHOPS, (6) BARBER/
BEAUTY SHOPS, (2) DRUG STORES, (3) DRY CLEANERS, (1) BANK,
(1) HARDWARE STORE, (1) GROCERY STORE, (4) DOCTORS/DENTIST
(1) NAIL SALON, (24) MISCELLANEOUS BUSINESS. WHY DO
WE NEED ANOTHER STRIP MALL? WHAT BUSINESS OR
SERVICE ARE WE LACKING? FOXWOOD SUPPORTS A
DEVELOPMENT ON THE PROPERTY WITHOUT THE
RETAIL. OR THE RIGHT BUSINESS I.E. UPSCALE
GROCERY (ETHNIC GROCERY IF POSSIBLE)

FROM THE RESIDENTIAL DEVELOPMENT SIDE.

LESS DENSITY

MORE GREEN SPACE

ACCURACY IN THE SITE PLAN (GATES & LANDSCAPING)

NO CONCRETE PATIOS ALLOWED

HIGHER PERCENTAGE OF BRICK & STONE BUILDING MATERIALS

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

What happens if the owner can't get the rent of \$2,000. per mo?

How can a family be turned away if there are no restrictions on who can rent?

Why haven't commercial interests succeeded in the past?

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- Commercial Area is the same as spaces currently available near Meyer. There are many spaces unoccupied (could have been for many years).

- Data shows (income and average home prices) do not reflect that of the near-by surrounding residential areas. That data implies a lowering of standard to what currently exists.

- Density ^{is} of high

- What not build for purchase?

- What if you can't ^{set} the \$2K/month rental amount?

- What is the thinking about real estate values in the near-by areas? Residents have invested a lot of money in these their homes. \$412K in one case.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

The proposed mixed-use change to the Master Plan of Bloomfield Township is unacceptable to me and all the neighbors I have contacted with. Once the Pandora's Box of mixed-use Residential/Commercial zoning is introduced into the Township is allowed, it will only be a matter of time before other parcels of land, which may be deemed "problematic" (or not), begin to change over from strictly residential or strictly commercial. The mixed-use change to the Master Plan long term will change the character and nature of Bloomfield Hills ^{Twp} from our stable bed-room community. It is no secret the Detroit area has suffered tremendous hardships with exodus in the job market. The last thing in the world the metro-Detroit area needs is the slow dismantling of one of the only two high-end residential areas throughout South East Michigan. ~~area~~. If a city is to survive, there has to be bed room communities like Bloomfield Hills and Bloomfield Township to attract homeowners with incomes that help sustain local businesses. Change Bloomfield Township and you eventually turn it into a Warren or Southfield. Traditionally Bl. Twp & Bl. Hills have had a "hand's-off" policy for commercial development. This has served the residents and the greater Detroit area well. Remove that "jewel in the crown" and you eliminate a prized attraction for wanting to locate here. Mixed-use changes will not garner anything for the community and only serve to provide a quick buck for the developer, Township Board members with a financial interest and the current property owner. As a resident I completely reject the current proposal at Squirrel Rd & South Blvd. and the arguments being made by the developer & Board in its favor.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Consider Township sponsored
recreational use. That will benefit

the community. Avoid changing master
plan.

Basil Consideine MD.

458 Steep Chase Ct.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

① Is this "Project" sound from an economic standpoint? \$2000⁰⁰ Rent seems too low to support & I question the real return the Developer/Investor will get. Therefore his financial Plan need to be carefully evaluated.

② What costs will the Community incur. Additional^{es} School Rooms? Water & Sewage Lines? Police & Fire? Other City/Community services to include Public Transportation & Health Care.

③ What impact will the above have on my ~~tax~~ taxes?

④ Does the Developer/Investor have money set aside for maintenance & upkeep let alone emergencies - I own condo on North & we must maintain at least a 10% "A ~~Ramp~~ RAINY DAY" Fund.

Based on what I ~~to~~ learned tonight, I hope the Board will reject the Developer's Plans as suggested.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Do NOT change the classification/zoning

NO. RENTAL Home whats to
say you will get \$2000. if you dont
you will have to lower the rent
AND that will lower my house value

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Since the township has NO public parks,
couldn't this VACANT land be easily
converted to that use?

The Township supervisor has advised that
NO consideration is made in regards to
tax revenue from this proposed development.
So a park would serve the entire
community.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Leave it Commercial

We could use a lovely restaurant with an attached Bakery - there are no good bakeries in the area

The restaurant could be unique with outdoor seating ~ beautiful garden, etc.

Do Not like idea of Condos presented. Condo's are too close together & do not like only one exit entrance.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Any housing development for older residents should include some sort of open space / health options such as a tennis court and/or weight room / community room / lap pool & Spa - maybe open to neighboring houses for a membership fee?

Dislike the idea of commercial area having an egress to Squirrel right before the light at South

Commercial area appears very small - maybe a Starbucks? No fast food, no pizza is needed in the area.

Yes I would walk or bike there if there was something like a Starbucks or other coffee shop or high end patisserie.

Sure hope those houses are not going to sink into the black muck ten years from being built.

Think apartments (as opposed to condos) will lower the neighboring property values, which are already lower than the rest of B'township due to Avondale Schools.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

Project Proposal is too dense

- no green space - play area for residents

*- being in their "target" market, I would not consider
the "condo" / "apt"*

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- 1) Street access - The township Board advised us that the street plan shown will not pass the Fire Marshall. Will the plan be modified to have cul-de-sacs versus T shaped streets.
- 2) With multiple failed commercial enterprises on this site previously, why have ANY commercial development.
- 3) If the developer insists they are marketing to "empty nesters" why will they not agree to age restrictions for their renters?
- 4) Is ANY of the proposed siding vinyl?
- 5) Why can the township NOT require a surety bond to make sure the project is completed as proposed?
- 6) Please provide specific study statistics regarding the NGEN for this number of rental units at the stated rent in this area

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

The major concern of the surrounding
subdivisions is the effect on the value
of our homes because of this development.
The retail units (shops & eating
places) need to be upscale, not
fast food.

The residential units are to be leased
at \$2000/month. What happens if they
are not all leased? Would the rent
come down — and lower the value of
the property?

Danished Beathens
(248 646 5305)

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

I'd like to see less units so the area can have more green yard space.

As for commercial buildings a nice set down restaurant but not the multiple business as shown in drawing.

also, I do not favor rental units!!

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- 1 ACCESS FROM SQUIRREL ALLEYS WITH SUBS TO EAST CAUSES CONCERN.
- 2 APPEARS TO CAUSE DECREASE TO SURROUNDING PROPERTY VALUES.
- 3 ALREADY EMPTY BUSINESS SITES CURRENTLY IN AREA.
- 4 AREA CURRENTLY MARKET.
CONCERN ABOUT RENTAL COST BEING TOO HIGH AND THEN BECOMING A LOWER COST UNIT BRINGING IN A LOW INCOME USER.
5. DEVELOP AREA ALL COMERCIAL.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- ① Concerned that the Commercial property has an exit directly across from ashover which will end up being a thru way to Adams
- ② How will the maintenance be done - who is resp for grass cutting, etc.
- ③ Want to know specially what the commercial site is - concerned about late traffic, noise if a bus goes in one of the buildings.
- ④ Is there a conflict of interest w a board member owning some of the property
- ⑤ What happens if the units don't get "rented" in the asking price? Will you lower the price
- ⑥ What happens to our property value with this rental community?

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

NO MULTI-FAMILY HOMES

TOO MANY houses per the parcel size.

Need a food store like a Kroger.

Need a few restaurants in this area.

The view of this plan looks like a city project housing

We are NOT impressed with this plan.

Do not change the zoning!

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

FROM BILL SEW G (1815 SQ. VALLEY DRIVE)

- 1) NO RESIDENTIAL DEVELOPMENT, UNLESS
YOU RESTRICT TO 2 OR 3 UNITS/ACRE
- THE CURRENT RATIO OF SURROUNDING AREAS
- 2) PUSH FOR COMMERCIAL DEVELOPMENT ONLY
- 3) FULL DISCLOSURE OF TOWNSHIP OFFICER
HOLDERS (TOWNSHIP) IN ~~SOUTH~~
~~PART~~ THE DEVELOPMENT, INCLUDING
LAND SWAPS
(a) WHAT IS THE GAIN FOR THE
TOWNSHIP OFFICER.

BOTTOM LINE - I HAVE A ^{\$}400-500,000
HOME AND I DO NOT WANT A
RESIDENTIAL DEVELOPMENT THAT WILL
PRODUCE PROPERTY VALUES.

Bill Sew

Emily Claire Stewart

December 7th, 2016

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

I am very concerned that the increased and seemingly unnecessary building construction occurring downtown to the southwest. This is a population that the school district and school life could be harmed. This has already been done to the school district into the neighborhood of the Academy at the Sacred Heart at the top of Squirrel Road. This has been a concern that a pollution that might become widespread if the construction and so many houses. The goal is to limit the amount of the amount of that construction is to avoid further.

Signed, Emily Stewart

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- Restrict residents to 55 and over as that is the target market
- Why has Furrer reduced the size of rental units down to 1400 range. In both presentations to HOA board members in 2015, Michael indicated 1600-1800 sq ft.
- Patios should not be of poured concrete. Homes backing up to that would see what appears to be low income.
- Roof line of development appears to be repetitive. Should vary.
- Density should be no more than twice adjacent neighborhood.
- ~~That~~ Exterior materials should be at a maximum 40% brick and/or natural stone.
- Properties should be owner occupied as owner has vested interest in maintaining property value & appearance.
- Format & time of open house was inappropriate. Per your own demographics, seniors are a high concentration in this area. You asked them to stand for 1.5 hours & those of us who are butically challenged had difficulty seeing presentations.

Comments

Date: December 7, 2016

Subject: South Boulevard/Squirrel Rd. Open House

- RENTALS

- BOULEVARD ENTRANCE

- Limit # of Units and WRITE IT IN CJ

- GET SOME COMMITTED OCCUPANTS BEFORE BUILDING

- IS THIS A WETLAND?

- What DOES MDEQ say about land?

- RETAIL

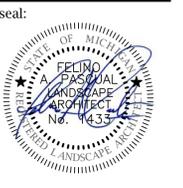
- What makes this more viable than Rochester Hills

Meiser Stripmall? There are vacant sites here

- Can sidewalk ENTRANCE with RETAIL?

- Who pays to demolish when this fails?

landscape plan for:
“Manchester of Bloomfield”
 - a planned mixed-use commercial/residential community
Bloomfield Township, Michigan



client:
**MANCHESTER
 SQUIRREL, LLC**
 1700 W. Big Beaver Rd.
 Suite 120
 Troy, Michigan 48064
 ph. (248) 770-3677

project:
**Manchester
 of Bloomfield**

project location:
 Bloomfield Township,
 Michigan
 South Boulevard & Squirrel
 Road

sheet title:
**OVERALL GENERAL
 LANDSCAPE
 PLANTING VIEW**

job no./issue/revision date:
 LS17.052.05 * SPA * 6-1-2017
 LS17.052.08 * SPA * 8-10-2017

drawn by:
KM, CS
 checked by:
FP
 date:
5-5-2017

notice:
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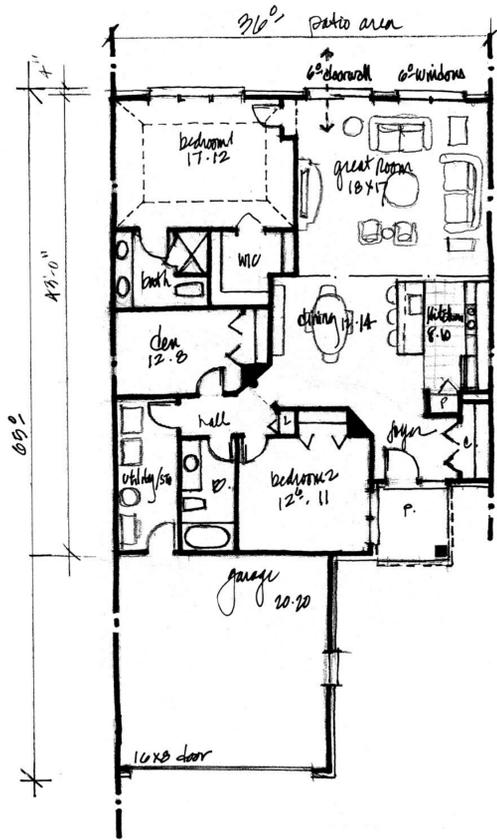
Do Not scale drawings. Use
 figured dimensions only



The location and elevation of existing
 underground utilities as shown on this
 drawing are only approximate; no guarantee
 is either expressed or implied as to the
 completeness of accuracy; contractor shall
 be exclusively responsible for determining the
 exact location and elevation prior to the start
 of construction

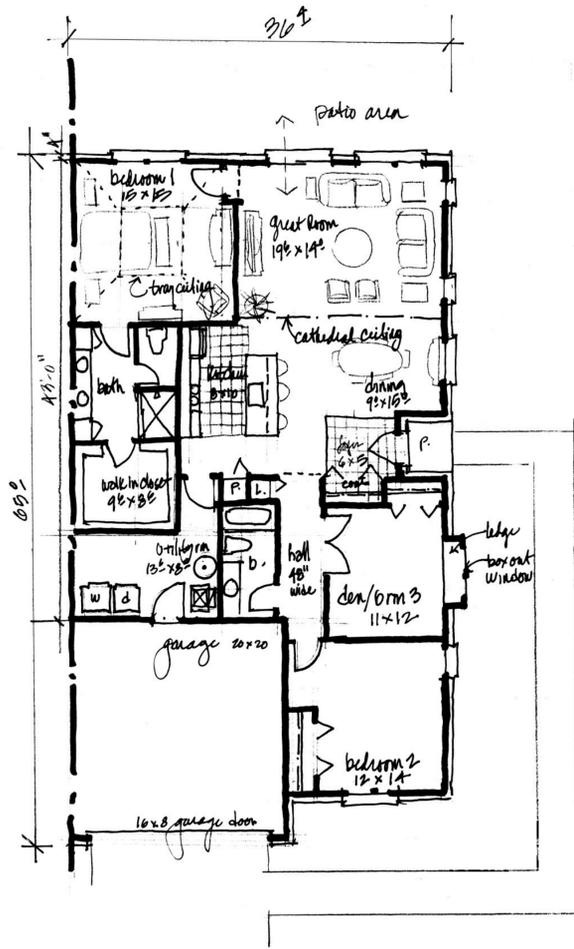
project no:
LS17.052.05

sheet no:
LS-1 of 6



UNIT TYPE 100 A
1483 SQ. FT.

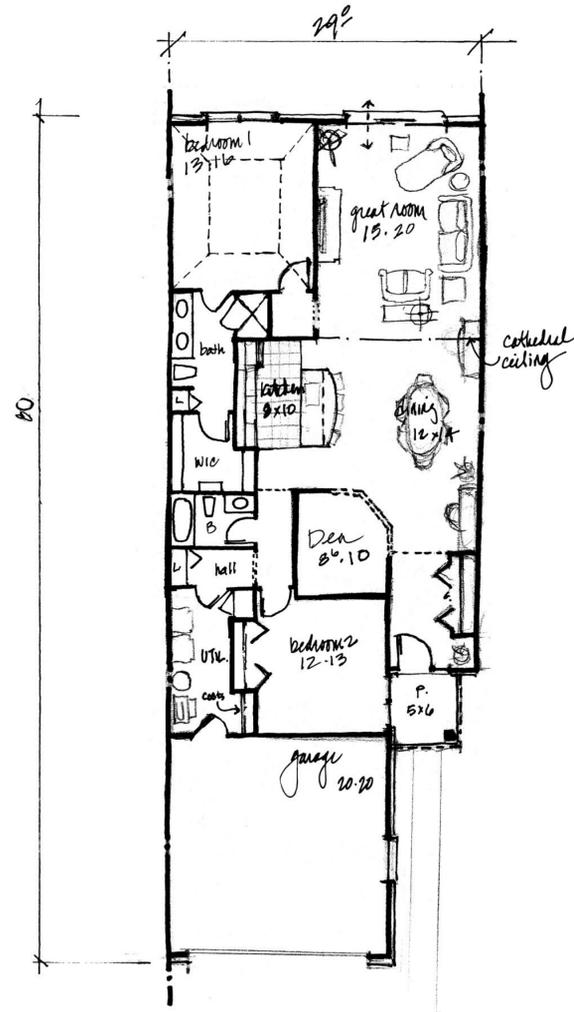
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UNIT TYPE 100 B
1800 SQ. FT.

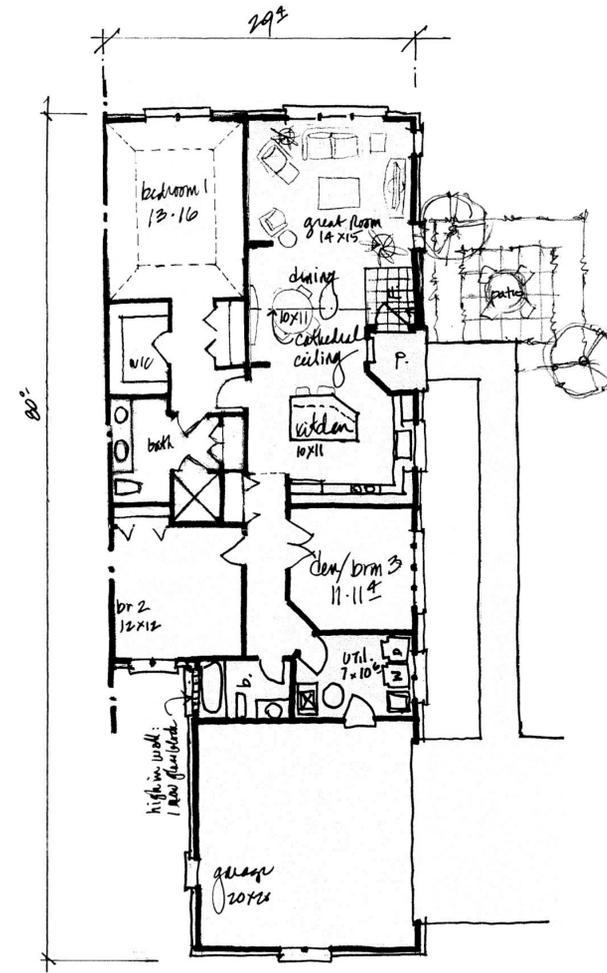
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1648 SQ. FT.

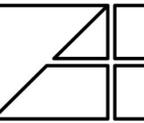
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UNIT TYPE 200 B
1652 SQ. FT.

SCALE: 1/8" = 1'-0"





 Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

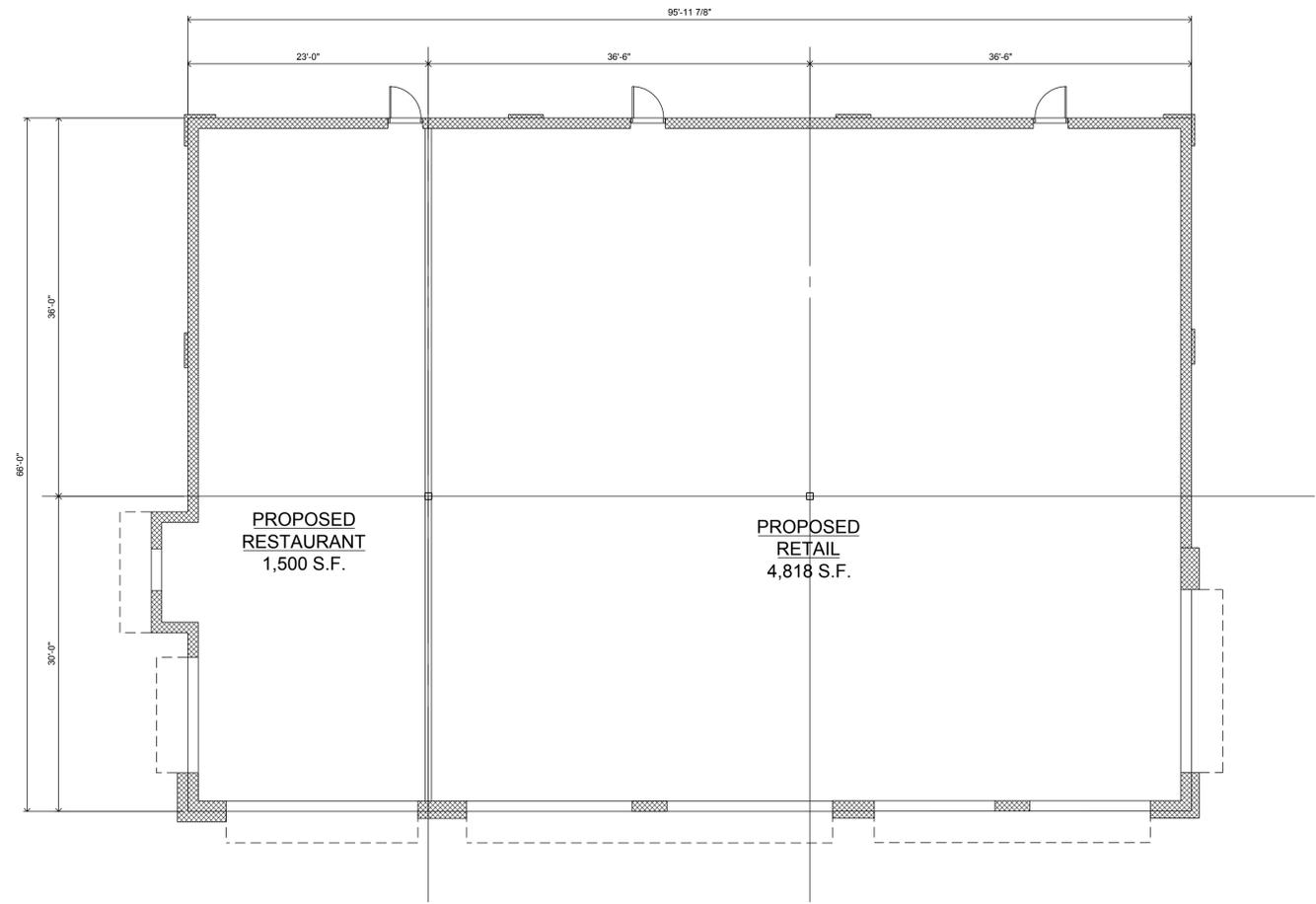
CLIENT/PROJECT MANCHESTER OF BLOOMFIELD MANCHESTER SQUIRREL LLC PROPOSED RESIDENTIAL DEVELOPMENT	SHEET TITLE UNIT PLANS TYPE 200 PRELIMINARY
COPYRIGHT 2017 ALEXANDER V. BOGAERTS + ASSOC.	
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<input type="checkbox"/> BIDS	
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<input type="checkbox"/> CONSTRUCTION	
REVISIONS	
DRAWN BY M.A. & S.E. CAD FILENAME	
CHECKED BY	
JOB NUMBER 1707	
DATE	
SHEET NUMBER A-4	





Stim-Of
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issued for:
 REVIEW: 02 AUG. 16
 REVIEW: 09 AUG. 16
 SUBMITTED FOR SITE
 PLAN REVIEW: 22 MAY 17
 REVISED: 13 SEPT. 17



Floor Plan

SCALE: 1/8" = 1'-0"



East Elevation

Scale: 1/8"=1'-0"



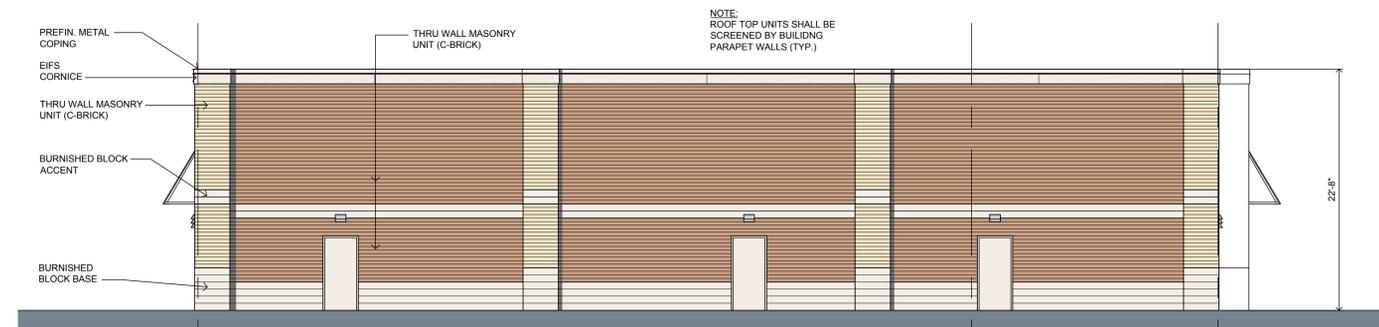
North Elevation

Scale: 1/8"=1'-0"



West Elevation

Scale: 1/8"=1'-0"



South Elevation

Scale: 1/8"=1'-0"

Proposed Building B
Commercial Development
 South Blvd. and Squirrel Rd.
 Bloomfield, Michigan



32500 TELEGRAPH ROAD
 SUITE 250
 BINGHAM FARMS, MICHIGAN
 48025-2404
 PH 248.540.7700 FX 248.540.2710
 www.rogvoy.com



drawing:
**Preliminary
 Bldg. Elevations
 & Floor Plan**

DO NOT SCALE DRAWING

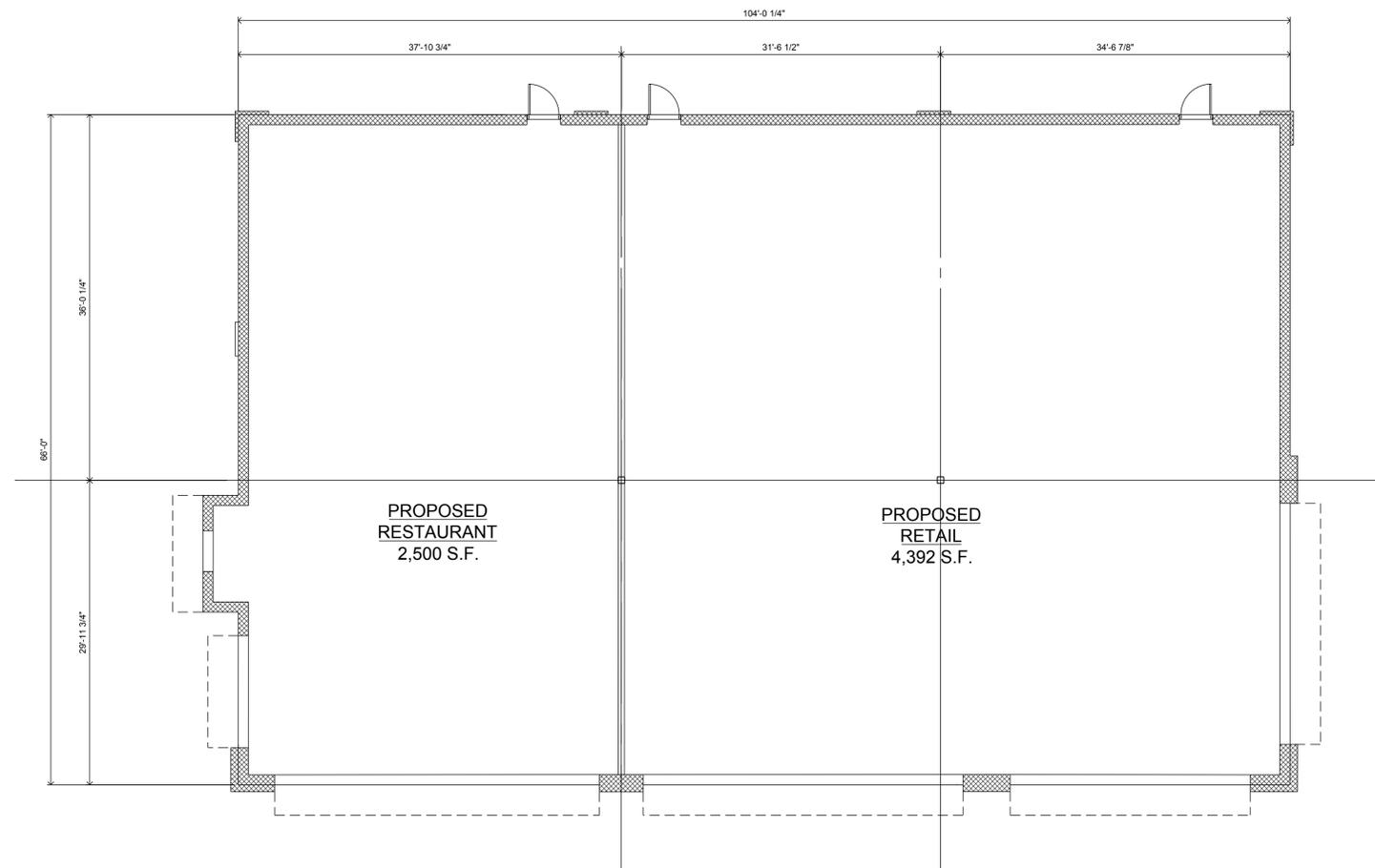
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 drawn: KS
 checked: MD
 approved: MD

file number: **16003**

sheet:

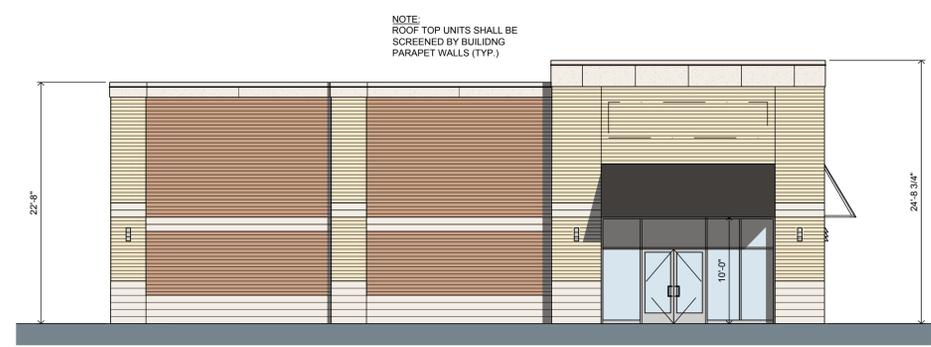
A-1

issued for:
 REVIEW: 02 AUG. 16
 REVIEW: 09 AUG. 16
 SUBMITTED FOR SITE
 PLAN REVIEW: 22 MAY 17
 REVISED: 12 JUN. 17
 REVISED: 13 SEPT. 17



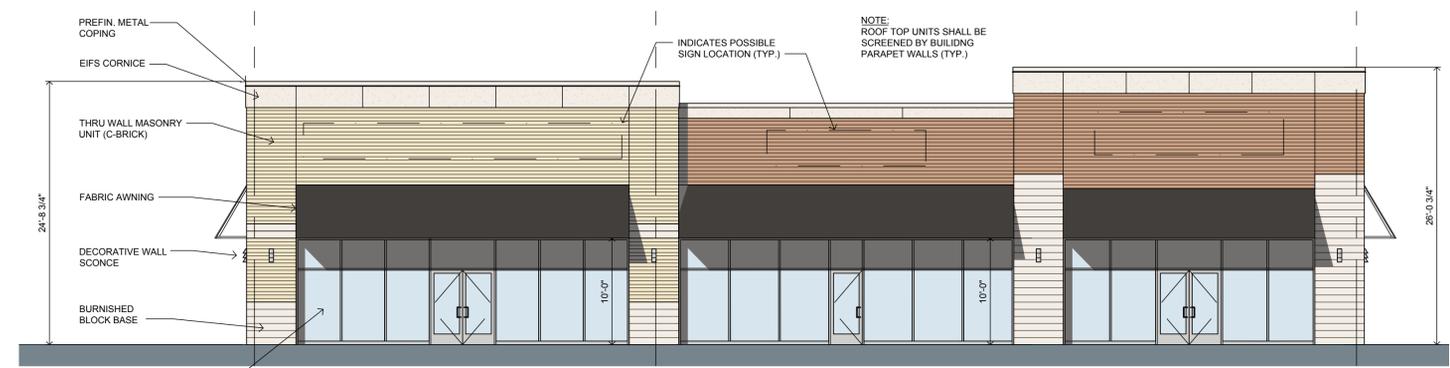
Floor Plan

SCALE: 1/8" = 1'-0"



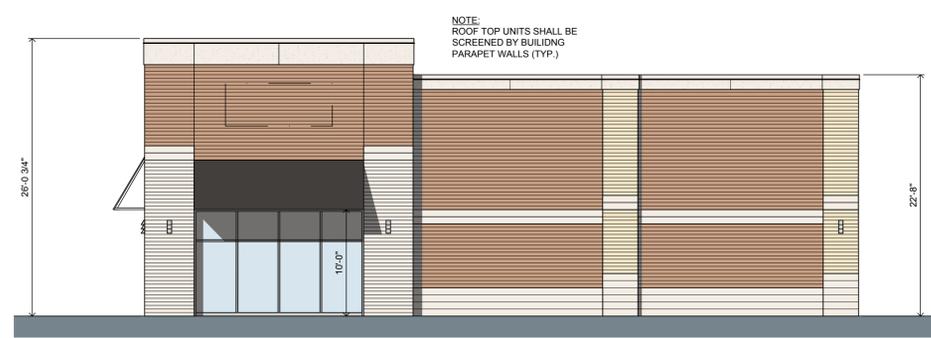
East Elevation

Scale: 1/8"=1'-0"



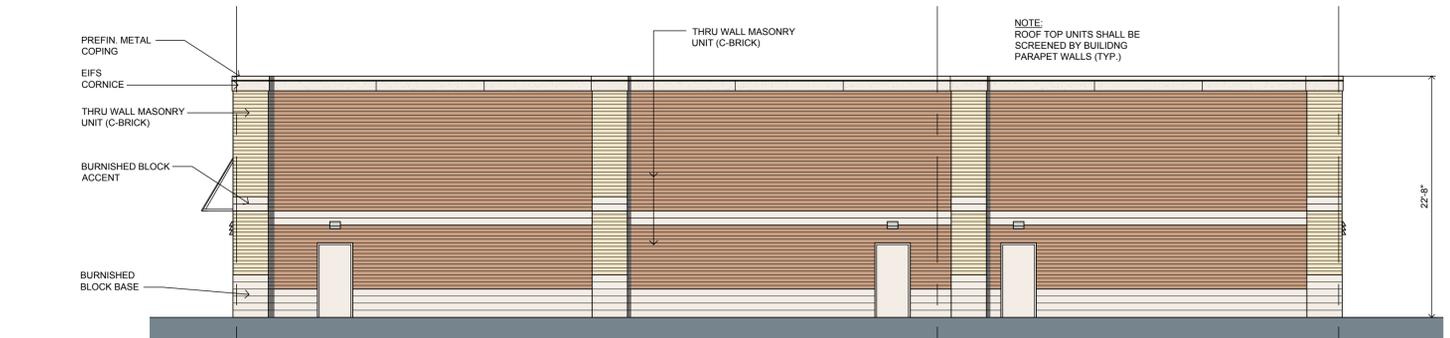
North Elevation

Scale: 1/8"=1'-0"



West Elevation

Scale: 1/8"=1'-0"



South Elevation

Scale: 1/8"=1'-0"

project:

Proposed Building A
Commercial Development
 South Blvd. and Squirrel Rd.
 Bloomfield, Michigan



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