

# Bloomfield Township Land Use Study

Squirrel Road and South Boulevard

Prepared February 2017

With assistance from

**giffels +  
webster**

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# 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. 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 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 purpose of this land use study is to evaluate conditions in the Township and in the marketplace to assess whether it may be appropriate to proceed forward with an amendment to the Master Plan. The findings of this study may be used by the Township as a foundation for future land use planning.**

# Existing Conditions

## 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.

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 outlet 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.



Above: Images of the subject site

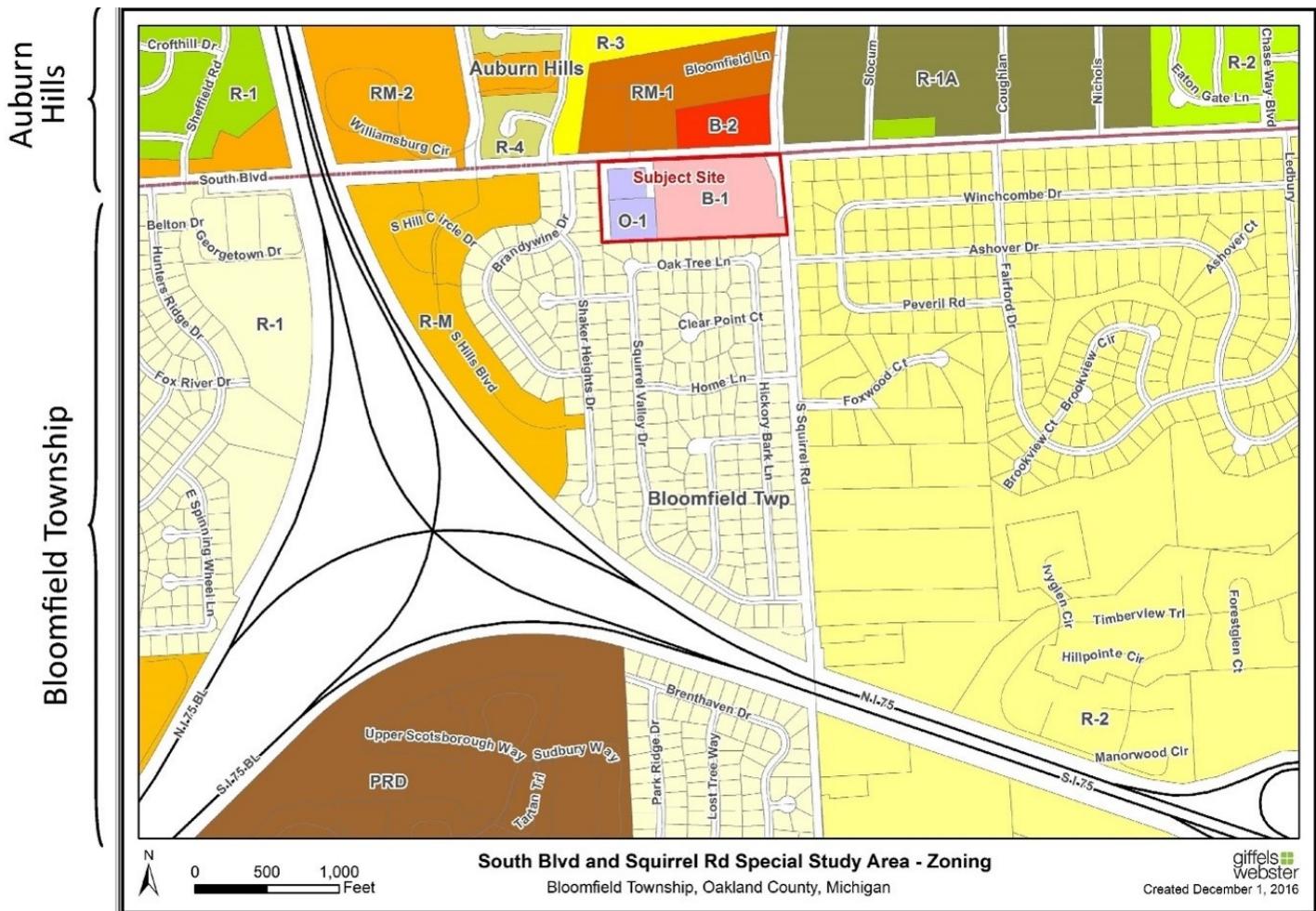
## Current Built Environment

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)

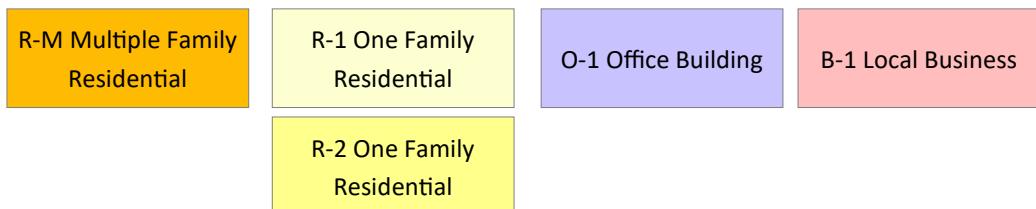


## Current Zoning

Auburn Hills Zoning



Bloomfield Township Zoning



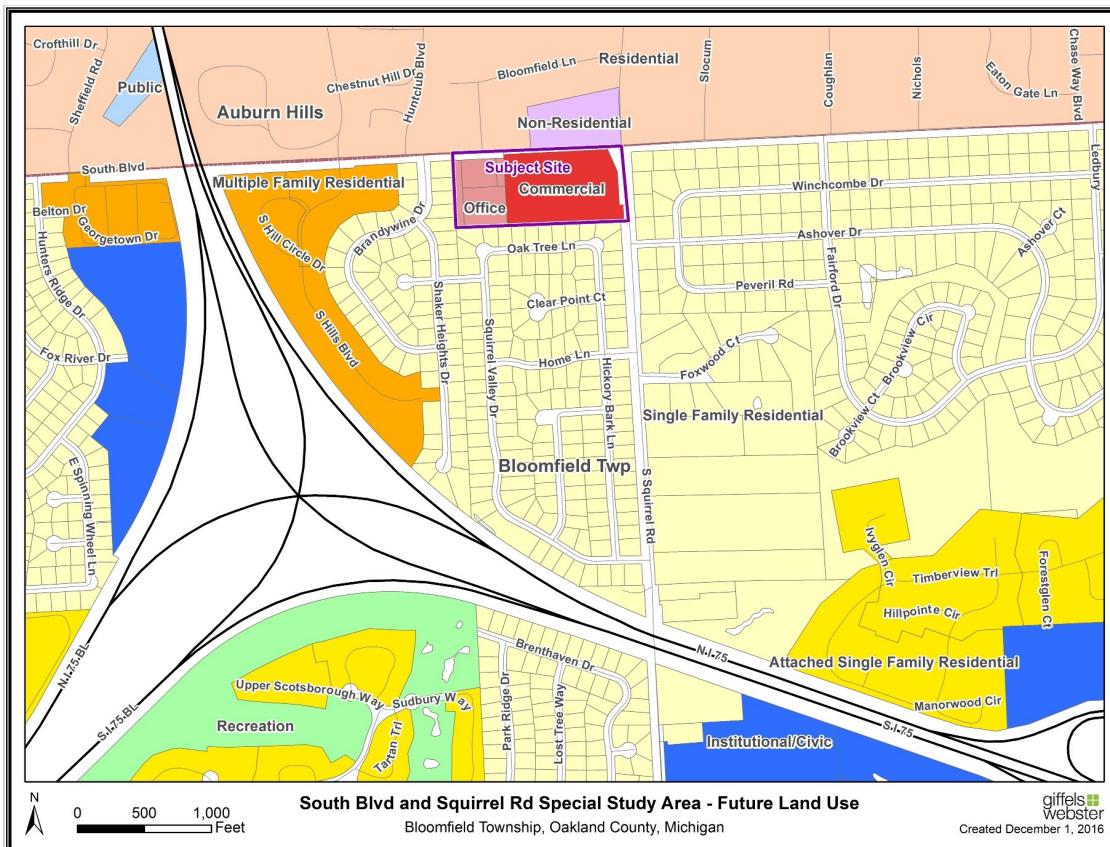
## Future Land Use

The Bloomfield Township Master Plan was adopted in 2007 and envisions:

- A largely built-out community
- New development is “infill” (available land is within a built-up area and “fills in the gaps”)
- Quality housing supply will be maintained
- Adequate transportation will be provided
- Natural resources will be preserved
- Housing and services are needed to accommodate the Township’s aging population (Note: these projections continue to be relevant in 2017 and the trend of an aging community is predicted to continue).

### Key Findings of the 2007 Master Plan:

- The plan encourages redevelopment of sites and “consistently requiring site upgrades as development occurs, including improved site design, access management, building facades, and landscaping.”
- Additional housing units needed, but limited area for development within Township.
- Commercial development would also be limited to redevelopment and expanded to include the mixing of uses.
- Certain commercial nodes were called out in the 2007 plan, the area of South Boulevard and Squirrel Road are not mentioned specifically.



## **Future Land Use Categories Found in the Study Area**

### **Institutional/Civic**

General Location: Scattered throughout the Township

Intended Land Uses: Places of worship; Community buildings; Schools; Senior housing & medical facilities

### **Multiple Family Residential**

General Location: Scattered throughout the Township, adjacent to the busiest traffic corridors

Intended Land Uses: Multiple family; Attached single family; Townhouses & condominiums

### **Office**

General Location: Woodward Ave and Telegraph Road, other major intersections; Near I-75 and along Maple

Intended Land Uses: Professional and medical offices

### **Commercial**

General Location: Along major thoroughfares; primarily at major intersections along Telegraph, Woodward, and Maple Road, with small areas along Orchard Lake and South Boulevard

Intended Land Uses: Retail stores, hotels/motels; Sit-down restaurants; Auto sales/service; Personal services

### **Single Family Residential**

General Location: All areas of the community, except land along the busiest traffic corridors

Intended Land Uses: Single-family development; Accessory & support uses: churches, parks, schools, home occupations

### **Attached Single Family Residential**

General Location: Scattered locations along I-75 corridor, east side of Telegraph between Lincoln Drive-Lone Pine Road, around Wabeek Country Club

Intended Land Uses: Duplex, condominium and townhouse development

Accessory & support uses: churches, parks, schools, home occupations

## **Other Land Use Categories found Elsewhere in the Township:**

### **Mixed-Use (new in 2007 Master Plan)**

General Location: Long Lake/Telegraph; Telegraph west of Square lake/Franklin; Woodward/Big Beaver

Intended Land Uses: Condominiums above first floor retail/service activities; Increased pedestrian travel

### **Technology Park/Light Industrial**

General Location: Small area along Franklin Road north of Square Lake Road

Intended Land Uses: High tech development; Research; Large medical offices; Light manufacturing

### **Recreation**

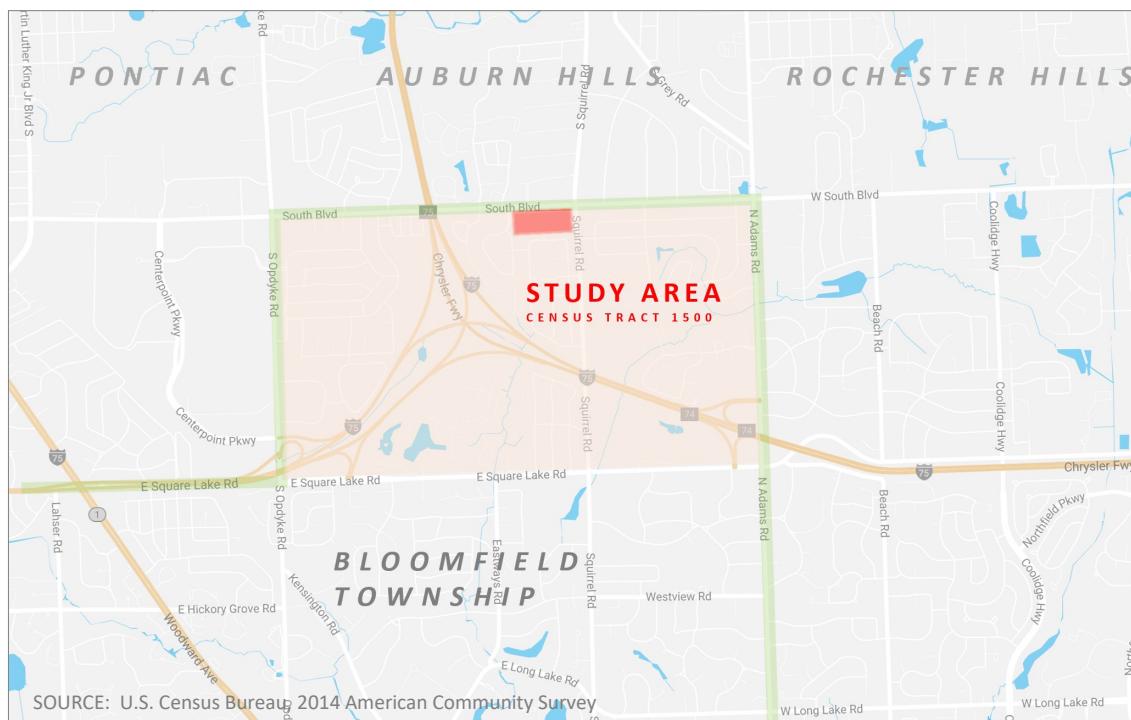
General Location: Five golf courses scattered throughout the Township; School properties

Intended Land Uses: Golf courses; Typical parks and recreation activity

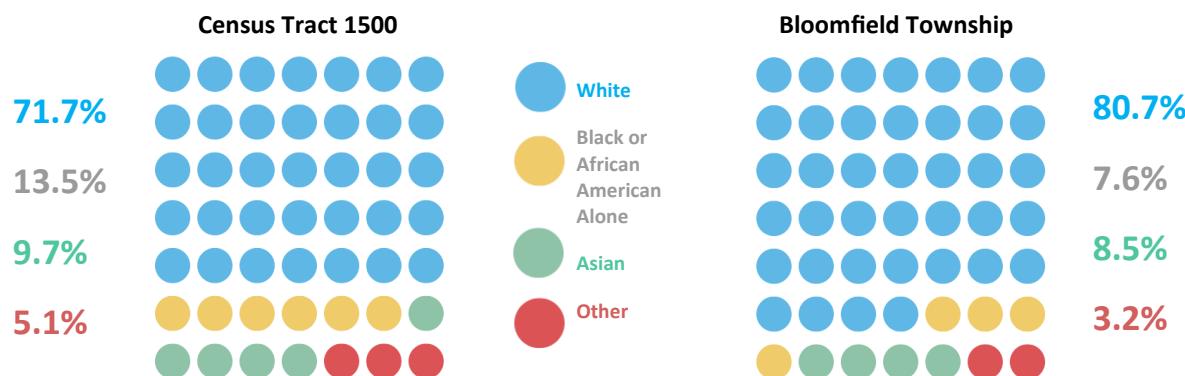
## Demographics

The following demographic information is from the US Census Bureau as reported in the 2011-2015 American Community Survey 5-Year Estimates. Additional information is from the Southeast Michigan Council of Governments (SEMCOG). The map and text below compare census data from the study area (Census Tract 1500) and the Township as a whole.

**Population:** 5,193 people live in this area of Bloomfield Township, making up 12% of the Township's total population. The Township's total population is 41,836. SEMCOG forecasts estimate growth in the Township's population to 42,926 by 2025 and 44,338 by 2040.



This map illustrates the study area, defined as Census Tract 1500 for purposes of data collection.



## Income

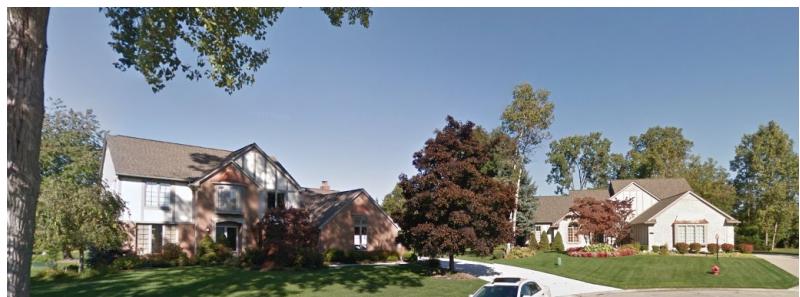
**Median household income in this area is \$77,702**, compared to \$108,235 for Bloomfield Township. Both exceed Oakland County's median **household** income of \$66,436.

## Median Home Value

- The median home value is \$220,000 in this area. The Township average is \$338,300.
- Renters make up 20.4% of the population in this census tract, compared to the Township-wide estimate of 13.8%. The average rent in this area is \$1,140, higher than the Township average of \$1,088.

## Age Groups & Households

- The median age in this area is **55.7 (compared to Township average of 48)**.
- People age **65 and older make up 30.8%** of the population here, compared to 22.3% in the Township at large.
- **Children under the age of 18 make up 12.7%** of the population in the study area, compared to 17.6% for the entire Township.
- The **average household size** in the South Boulevard and Squirrel Road Area is **2.19**, slightly below the Township's average of 2.52. As the size of households shrink, but the population grows, the **number of households are expected to increase**.
- **One person households make up 8.9%** of households in both this area and in Bloomfield Township as a whole.



## Public Input

As a part of this land use study, a public open house was held on December 7, 2016. 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.



# Market Assessment

## Cluster Analysis—Commercial & Housing Markets

### Commercial Context

Both retail and office activity were examined, as office activity often locates in retail spaces.

#### Retail

**Metro Detroit Area Market:** According to published figures by CBRE and others:

- The retail vacancy rate in the Metro area has been below 10% since the third quarter of 2013.
- In the third quarter of 2016, the retail space vacancy rate is estimated at 6.3% and the availability rate is estimated at 8.9%
- Roughly 450,000 square feet of space is under construction.
- Average rents were just over \$14 per square foot (triple net) in the region.

**Bloomfield-West Bloomfield Submarket** (same sources as above):

- The vacancy rate in the third quarter for retail is estimated to be 2.5%. The area contains roughly 1.7 million square feet of retail space with about 42,000 square feet vacant and a total of 97,000 square feet available.
- Of the 30 subareas in the Detroit Area market, the retail vacancy rate is the 4th lowest.
- The average asking rental rate per square foot is \$16.60.

Therefore, the vacancy rate is below average and the rental rates are above average in the Bloomfield-West Bloomfield submarket

#### Office

**Metro Detroit Area Market:**

- The average regional vacancy rate during the third quarter of 2016 is estimated at 17.3%.
- The vacancy rate for Class A space is 15.8% on average in suburban sections of the market. Class C space has roughly the same vacancy rate, but Class B is above the rate estimated at 19.9%
- Lease rates are \$18.03 which is above the retail space average rent.
- The asking rate for Class A space is over \$20 per square foot, while rates for Class B and Class C are lower at less than \$17 and just over \$13 respectively.
- There was a net absorption of office space of roughly 461,000 square feet during the third quarter. Most large spaces have been absorbed.

**Bloomfield-West Bloomfield Submarket:** (Note: for retail, the Birmingham/Bloomfield and Farmington Hills/West Bloomfield markets are both reported to be consistent with the office findings described previously.)

- For the Birmingham/Bloomfield submarket, the vacancy rate is 7.5% with asking rents averaging just over \$24 per square foot.
- For the Farmington Hills/West Bloomfield submarket, the vacancy rate is 17.5% and the asking rents are roughly \$18 per square foot
- Rents are above average in the Birmingham/Bloomfield submarket and below average in the Farmington Hills/West Bloomfield submarket.
- There is in excess of 10.2 million square feet of office space in the two submarkets with almost 1.1 million square feet vacant.

Table 1 - Bloomfield Township Cluster Analysis Gaps for Retail and Office Activity*	
Industry Code	Industry Code Description
445110	Supermarkets and Other Grocery (except Convenience) Stores
445310	Beer, Wine, and Liquor Stores
446130	Optical Goods Stores
448110	Men's Clothing Stores
448120	Women's Clothing Stores
448210	Shoe Stores
451211	Book Stores
517110	Wired Telecommunications Carriers
522110	Commercial Banking
531210	Offices of Real Estate Agents and Brokers
621210	Offices of Dentists
624410	Child Day Care Services

\*Developed by The Chesapeake Group, Inc., 2016.

## Housing Context

Changed economics, technology and demographics had a dramatic impact on the housing market in the overall region. Lower marriage, fertility and birth rates modified the desire for suburban non-walkable locations for potential young buyers. Baby Boomers began searching for different housing forms and often varied ownership conditions. Changes in employment conditions resulting from continued technological change and other factors impacted the area as well. The result of the confluence of these conditions and the Great Recession resulted in lower home values to the extent that regionally values have just now achieved those of 2007. For Bloomfield Township, based on a review of Zillow.com, multiple listings and Trulia:

- The median sale price of homes was \$655,000 in the third quarter although on an annual basis it is probably closer to \$350,000.
- The average price per square foot is \$201.
- The average unit rent is \$2,422 per month.
- The average rent for a single family structure is roughly \$4,400 per month.
- The average rent for a multi-unit structure is about \$1,200.

## Cluster Analysis Synopsis and Conclusions

Two analyses were conducted in the market assessment. One is a cluster analysis where Bloomfield Township was compared to other communities throughout the country that are similar to the jurisdiction in terms of population, households, population characteristics, locations, and transportation network. Retail and office clusters were examined at the six-digit NAICS (see table previous page) code level, which is the highest level of detail possible. **Gaps or under-representation of types of operations were then defined where Bloomfield Township had a lesser number of operations than the similar jurisdictions.**

The results of that analysis indicate that there are few market gaps in terms of either or both retail goods and related services or personal and professional offices in the Township at present.

## Demand Forecasts for Commercial and Housing

### Commercial Demand

#### Commercial

Based on the preliminary findings of a survey of residents of the Township conducted for this analysis:

- The average household spends \$125 per week on groceries.
- 62% of the households have someone who eats lunch out at least once each week.
- Local non-chain full-service restaurants are preferred by one-half for lunch.
- About two-thirds eat dinner out at least once a week.
- 61% prefer local non-chain establishments for dinner.
- Over one-half of the households purchase goods online at least twice each month on average.
- Majority of the residents purchase apparel from either Macy's, Lane Bryant, Nordstrom or online (See Table 2).

#### Additional spending

- About one-third go to the movies at least once per month.
- About 13% go to see live performances at least once per month.
- More than 15% go to bars, trivia events, comedy clubs, etc. at least once per month.
- The average household owns or leases 2.2 vehicles.
- The mean average household income is \$128,000.

Table 2 - Apparel Market Share*	
Store	Percent
Macy's	19.7%
Lane Bryant	18.3%
Nordstrom	8.5%
Online	7.0%
Target	7.0%
Carson's	4.2%
Costco	4.2%
Talbots	4.2%

\*Developed by The Chesapeake Group, Inc., 2016.

The roughly 16,500 households in the area are expected to spend a total of \$1.02 billion on all retail goods and services in 2016. This spending will occur in the Township, in surrounding communities, in other areas of Michigan and the country, online and, when on vacation, elsewhere.

Excluding any future inflation and based on anticipated growth in the number of households living in the Township, gross spending on retail goods and services will grow by an additional \$11.2 million at any and all locations.

**Table 3 - Estimated Sales and Supportable Square Footage of Retail Goods and Related Services Space by Bloomfield Township Residents for 2016 and Change from 2016 to 2020\***

Category	2016 Sales	2016-20 Sales Increase	2016 Space (Square Feet)	2016-20 Space (SF) Needed to Support Increase
Food	\$107,246,000	\$1,170,000	170,599	1,861
Eat/Drink	118,207,000	1,289,000	281,445	3,069
General Merchandise	162,560,000	1,773,000	964,838	10,523
Furniture	24,891,000	272,000	57,290	626
Transportation	143,302,000	1,563,000	469,652	5,123
Drugstore	74,775,000	816,000	73,309	800
Apparel	49,065,000	535,000	136,134	1,483
Hardware	89,423,000	975,000	364,396	3,973
Vehicle Service	94,545,000	1,031,000	230,168	2,510
Miscellaneous	160,306,000	1,749,000	640,188	6,984
TOTAL	\$1,024,320,000	\$11,173,000	3,388,019	36,952

\*Developed by The Chesapeake Group, Inc., 2016.

The 2016 spending is sufficient to support a total of roughly 3.39 million square feet of space at any and all locations. In 2020, the spending will support an additional 37,000 square feet of space.

Growth in demand resulting from continued household growth in the Township is likely to increase demand for office space by roughly 24,000 square feet between 2016 and 2020.

## Commercial Conclusions

Growth for new retail goods and related service space is limited. However, new development could be successful if placed in a competitive position to capture dollars/sales exported by the residents of Bloomfield Township to other communities and through online purchases.

## Housing Demand

**New Housing Units.** Since 2000, Bloomfield Township has permitted an average of about 52.4 new housing units a year. As would be expected, the number of new units permitted dropped between 2007 and 2012. During the peak years for housing growth in the country in the early 2000s, Bloomfield Township permitted roughly 66.9 new units each year. The permits issued since 2013 are approaching the levels prior to the Great Recession. The only new housing permits since 2000 have been for single-family homes (attached/detached).

Table 4 - New Housing Units Permitted in Bloomfield Township from 2000 through 2015*																
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Single Family	101	72	59	50	85	76	56	36	22	19	18	22	37	60	61	64
Two Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Three & Four Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Five or More Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	101	72	59	50	85	76	56	36	22	19	18	22	37	60	61	64

\*Developed by The Chesapeake Group, Inc., 2016. Based on statistics furnished by localities to the federal government.

**Survey Results.** Bloomfield Township residents were surveyed regarding household expenditures, current housing situations, and future housing preferences. The preliminary results of the survey of residents indicates that between 25% and 40% of current Township residents may or are likely to move in the next five years for any number of reasons. Of those that may or are likely to move:

- Between 19% and 29% consider quality of the schools to be an issue in any future move.
- Between 5% and 10% consider the ability to rent to be a factor.
- Between 37% and 46% consider the ability to own to be a significant factor.
- Between 43% and 53% would seek an active adult setting.
- Between 40% and 50% consider the ability to age in place to be a factor.
- The proportion seeking less than a two-bedroom unit is not significant.
- Less than 10% would seek a two-bedroom unit.
- Between 31% and 41% would seek a two-bedroom unit with an office or den.
- Between 37% and 47% would like the unit to be a "flat" design, all on one floor.
- Between one-fourth and one-third would find a multi-story structure appropriate but with the master bedroom on the first floor.
- Only 12% of current residents find the available housing options in Bloomfield Township to be "fair" or "poor."

## **Residential Conclusions**

Assuming sites were available for new housing, Bloomfield Township would likely absorb between 180 and 210 new housing units from today through 2020. If attempts are made to provide alternative housing for Baby Boomer residents and others that are "aging out" of traditional settings, the number of new units could be above this level.

There is the potential to support new housing development on the site. One story structures with two or more bedrooms is likely to be the most marketable. While rental units are feasible, condominium form of ownership or strong homeowners' association responsible for external maintenance is likely the strongest option.

## **Overall Market Study Conclusions**

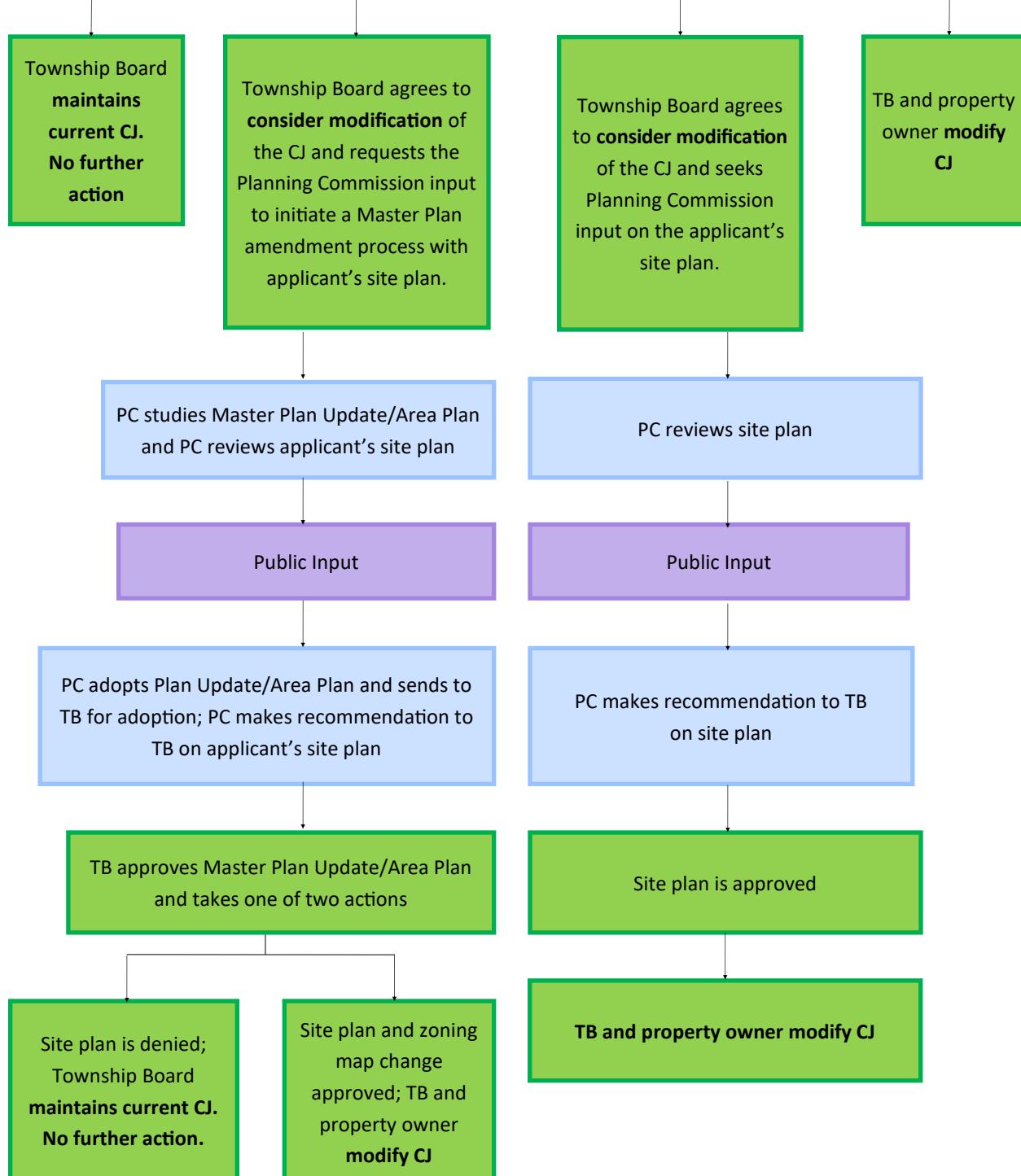
Three development scenarios have some degree of marketability. These are:

- Residential development. One story structures with two or more bedrooms is likely to be the most marketable. While rental units are feasible, condominium form of ownership or strong homeowners' association responsible for external maintenance is likely the strongest option.
- A mixed-use development with the majority of the acreage utilized for housing. As noted, housing is the strongest option. Although the majority of the marketable land would be associated with residential activity, the site could also contain retail, including most likely food services.
- Unique positioned retail able to attract dollars now flowing to establishments outside of Bloomfield Township. New development could be successful on this challenging site if placed in a competitive position to capture dollars/sales exported by the residents of Bloomfield Township to other communities and through online purchases. Types of activity could include food services, recognizable general merchandise operations, and personal services; however, the cost of redeveloping this site for retail goods and services provides challenges for likely end users that may not be present on other competitive sites.

## Next Steps

As stated in the Introduction, the Township Board has the ability to modify the Consent Judgment that is currently regulating development on these parcels. The Township Board may proceed on its own or seek recommendations from the Planning Commission. Such recommendations may result from this study, or the Township Board may ask the Planning Commission to begin a Master Plan Update or Area Plan involving these parcels. A Master Plan or Area Plan would provide additional opportunities for public input as well as allow the Planning Commission to use the information provided in this report as a foundation for additional land use evaluations. This process would also serve to potentially align the Master Plan's Land Use Plan map with the land uses included in a revised consent judgment, should the Township Board choose to amend the consent judgment. To clarify, the options are presented in a flow chart on the following page.

Township Board receives land use study and takes one of the following actions



# Appendix

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



Civil Engineers | Land Surveyors | Landscape Architects

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August 2, 2016

PEA Project No: 15-272

Ms. Patti Voelker  
Planning, Building and Ordinance Director  
Charter Township of Bloomfield  
4200 Telegraph Road  
Bloomfield Hills, MI 48303-0489

**RE: Amendment to Future Land Use Map  
Former Burlington Bloomfield Plaza  
SW Corner South Boulevard & Squirrel Road  
Bloomfield Township, Oakland County, Michigan**

Dear Ms. Voelker:

On behalf of **Manchester Squirrel, LLC** and **Auto City Properties, LLC**, we respectfully petition for a change in the Future Land Use Map for Parcel # 19-01-101-002, Parcel #19-01-101-027 and open space associated with Auto City Commercial Condominium.

We have attached sketches of the existing land use (Exhibit A), and future land use (Exhibit B). Both maps are consistent for Parcel #19-01-101-026 (Lot 1 - 5/3 Bank) and #19-01-101-027 (Lot 2 - vacant property) being "Office" and Parcel #19-01-101-002 (former Burlington Bloomfield Plaza) being "Commercial".

The parcels are to be reconfigured for a future development – creating new Parcels A, B, C. We have attached a sketch of the proposed Amended Future Land Use (Exhibit C). As part of the redevelopment, Auto City Commercial Condominium will be terminated and the open space associated with the condo will be absorbed into the new parcels:

- Parcel A (5/3 Bank) will remain unchanged as "Office".
- Parcel B will include Lot 2 of the condo and the majority of the former plaza. We are requesting a change from "Office" and "Commercial" to "Multiple Family Residential".
- Parcel C, the northeast corner of the former plaza, will remain unchanged "Commercial".

Also attached are copies of the legal descriptions for the existing and proposed parcels (see Exhibit D – Legal Descriptions).

The proposed development plan is still in the conceptual phase, but we anticipate offering attached ranch-style residential units. Each unit will be 1,500 to 1,850-SF and include an attached 2-car garage. The buildings themselves will be first-class and of high quality. We will provide a

transitional architectural style which will provide a variety of architectural details. The buildings have a mix of brick, asphalt singles, horizontal plank siding, with variety of color palates and durable low-maintenance materials.

In addition to the attached ranch units, proposed Parcel C will be developed with a commercial component. This area will include a mix of retail and restaurant uses.

We understand this if the first step in redevelopment process. Upon the Board's approval of this Future Land Use Map amendment, we will move forward with rezoning the new parcels and submitting for site plan approval. The future rezoning requests will change Parcel B from B-1 to RM, and Parcel C from B-1 to B-2.

We believe the proposed Future Land Use Map changes and redevelopment of these parcels will provide an economic stimulus for this area of the Township, as well as, integrate well into the surrounding land uses. Thank you for your consideration.

Sincerely,

PEA, Inc.



John B. Thompson, PE  
Senior Project Manager

Cc: Michael Furnari, Manchester Squirrel, LLC  
Brian Kepes, Auto City Properties, LLC

Attachment: Exhibit A – Existing Land Use  
Exhibit B – Future Land Use  
Exhibit C – Amended Future Land Use  
Exhibit D – Legal Descriptions

**LEGAL DESCRIPTION**  
PARCEL ID xxx-xx-xxx-xxxx  
(Per XYZ Insurance Company Commitment #XX-123456)  
Land in the City of xxx, xxxx County, Michigan, described as follows:  
Part of the Southeast 1/4 of the Southwest 1/4 of Section XX, Town X North, Range X East, City of ..... to the POINT OF BEGINNING. Containing X.XXXXXX Acres

**MULTI-FAMILY RESIDENTIAL**  
COMPARISON CHART: PROPOSED SITE PLAN "X" MEETS EXISTING

	FRONT	SIDE	REAR	HEIGHT
O-1 (25'10"/20'24")	X	X	X	X
B-1 (25'0"/20'24")	X	X	X	X
CI (25'10"/20")	X	X	X	
B-2 (75'0"/20'32")	X	X	X	X
RM (40'40'/40'25')	X	X	X	X

(FRONT, SIDE, REAR, HEIGHT)

**Variances**

- Proposed building-building separation = 24' - 40'  
RM district minimum building to building separation = 50'; per section 42-3.6.2g.; exception by ZBA per 42.3.10.5
- Proposed max building length=203'  
Max building length=125'; per section 42-3.6.2g.; exception granted by PC per 42.3.10.9

**LAND/BUILDING/PARKING DATA:**

**SHOPPING CENTER**

ZONING EXISTING: B-1 LOCAL BUSINESS DISTRICT  
ZONING PROPOSED: B-2 COMMUNITY BUSINESS DISTRICT (W/ SPECIAL LAND USE)

LAND AREA : 2.3 ACRES

BUILDING AREA :  
RETAIL 7,920 S.F.  
RESTAURANT 5,280 S.F.

TOTAL BUILDING AREA : 13,200 S.F.

PARKING REQUIRED :  
RETAIL 40 SPACES  
1 SPACE / 200 S.F. GROSS (7,920 / 200)

RESTAURANT 75 SPACES  
1 SPACE / 70 S.F. GROSS (5,280 / 70)

PARKING PROVIDED: 115 SPACES  
8.7/1000 S.F.

**LAND/BUILDING/PARKING DATA:**

ZONING EXISTING: B-1 LOCAL BUSINESS DISTRICT O-1 OFFICE BUILDING DISTRICT  
ZONING PROPOSED: RM MULTIPLE-FAMILY RESIDENTIAL

LAND AREA : 8.45 ACRES

BUILDING AREA :  
100 SERIES (36'x60') 1500 - 1850 S.F.  
200 SERIES (29'X79') 1500 - 1550 S.F.

NUMBER OF UNITS :  
100 SERIES 33 UNITS  
200 SERIES 26 UNITS  
TOTAL 59 UNITS

DENSITY : 59 UNITS / 8.45 AC = 6.98 UNITS / AC

**GRAPHIC SCALE**  
-50 0 25 50 100 200  
(IN FEET)  
1 inch = 50 ft.

**UTILITY EASEMENTS:**  
20' SANITARY  
12' WATER MAIN  
NOTE: EASEMENTS CAN OVERLAP, BUT PIPES CANNOT ENROACH INTO OTHER EASEMENTS.

**REVISIONS:**  
NS BY LIGH. DESCRIPTION DATE

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE NOT GUARANTEED. THE CONTRACTOR IS EITHER EXPRESSED OR IMPLIES TO THE OWNER THAT THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES FROM THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONDUCTING ANY WORK ON THE PROPERTY, CONSTRUCTION CONTRACTOR PRACTICES CONSTRUCTION CONDITIONS DUE DILIGENCE, CARE, AND COMPLETE RESPONSIBILITY FOR JOB SITE AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE TERM OF THE CONTRACT, TO JOURNAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL HOLD PROFESSIONAL INSURANCE AND HOLD DESIGN PROFESSIONAL INSURANCE AND HOLD LIABILITY INSURANCE, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF CONTRACTOR'S WORK, IN AMOUNTS NOT LESS THAN \$1,000,000.00 ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

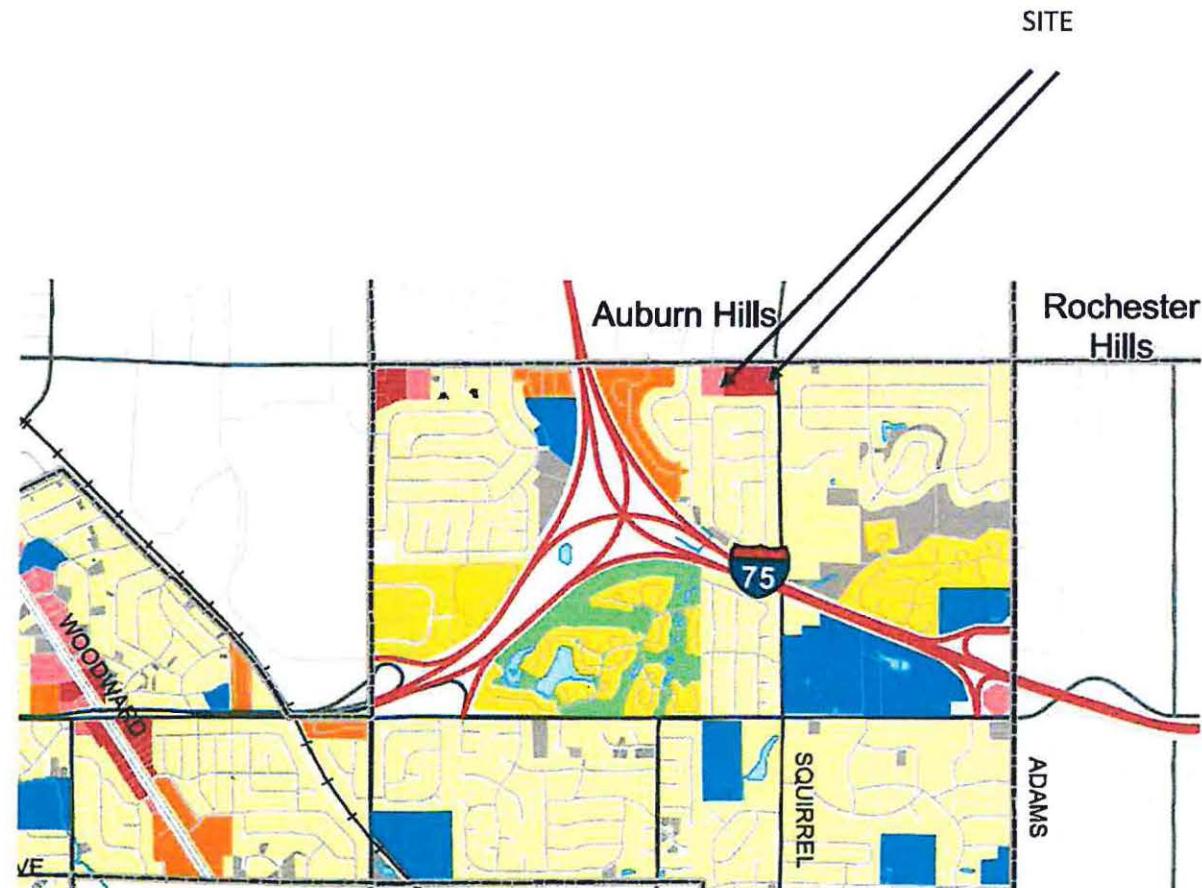
**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
Know what's below  
Call before you dig  
MISS DIG System, Inc.  
1-800-482-7171 www.missdig.net

**PEA**  
PEA, Inc.  
2430 Rochester Ct, Ste 100  
Troy, MI 48083-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

**MANCHESTER SQUIRREL, LLC**  
1700 W BIG BEAVER RD SUITE 120  
TROY, MI 48034  
**PRELIMINARY SITE PLAN**  
**MULTI-FAMILY DEVELOPMENT**  
PART OF THE NW 1/4 OF SECTION 1 T.2N, R.10E,  
BLONFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
DES. THUR. SUR. JBT  
SPECIFICS 2015-272 WORKER'S COMP. INSURANCE CO. PAYMENT MADE TO DATE APRIL 15, 2015  
ORIGINAL ISSUE DATE: APRIL 4, 2016  
PEA JOB NO. 2015-272  
SCALE: 1" = 50'  
DRAWING NUMBER: P-1

**ASHOVER DRIVE**  
**PRELIMINARY NOT FOR CONSTRUCTION**

## EXHIBIT A – EXISTING LAND USE



### Existing Land Use

Bloomfield Charter Township  
Oakland County, MI

#### Legend

##### Existing Land Use

###### Residential

- Single Family Residential
- Attached Single Family Residential
- Multiple Family Residential

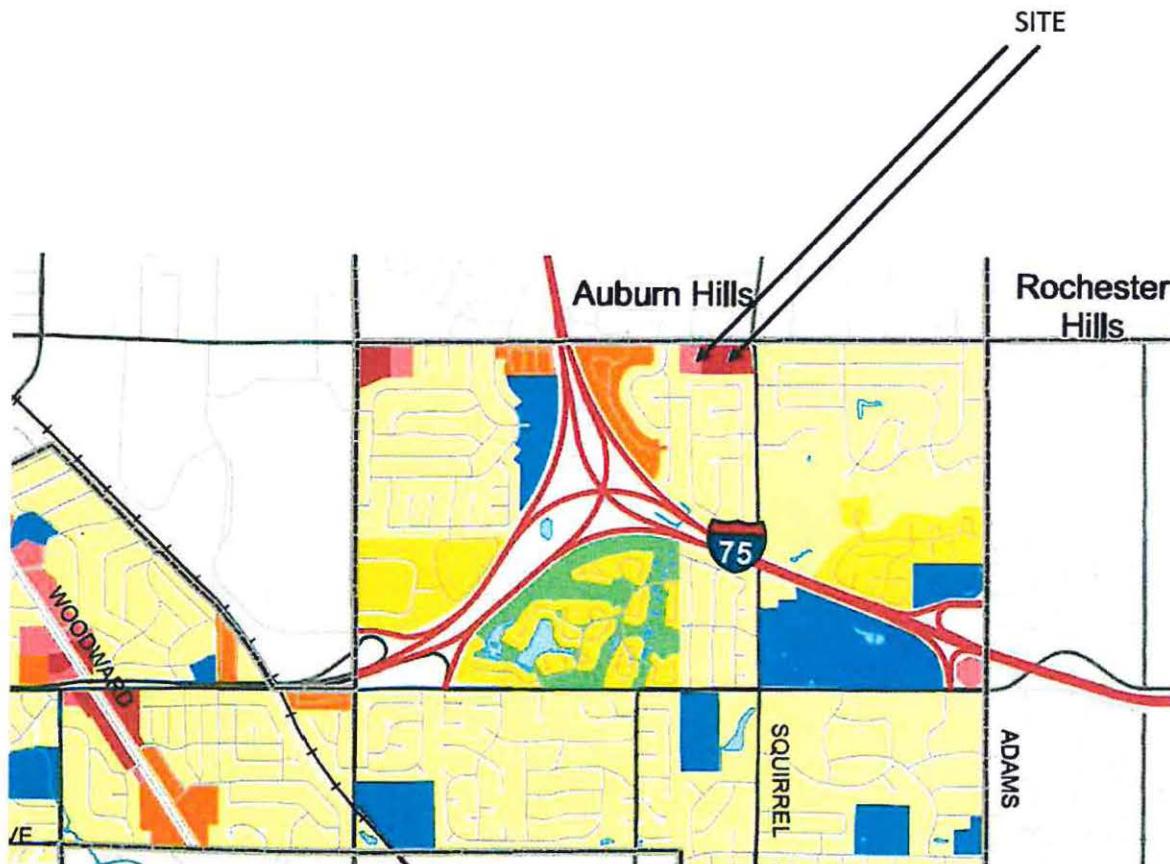
###### Business

- Office
- Commercial
- Technology Park/Light Industry

###### Other

- Institutional/Civic
- Recreation
- Vacant/Unimproved
- Right of Way
- Waterbody

## EXHIBIT B – FUTURE LAND USE



### Future Land Use Bloomfield Charter Township Oakland County, MI

#### Legend

##### Future Land Use

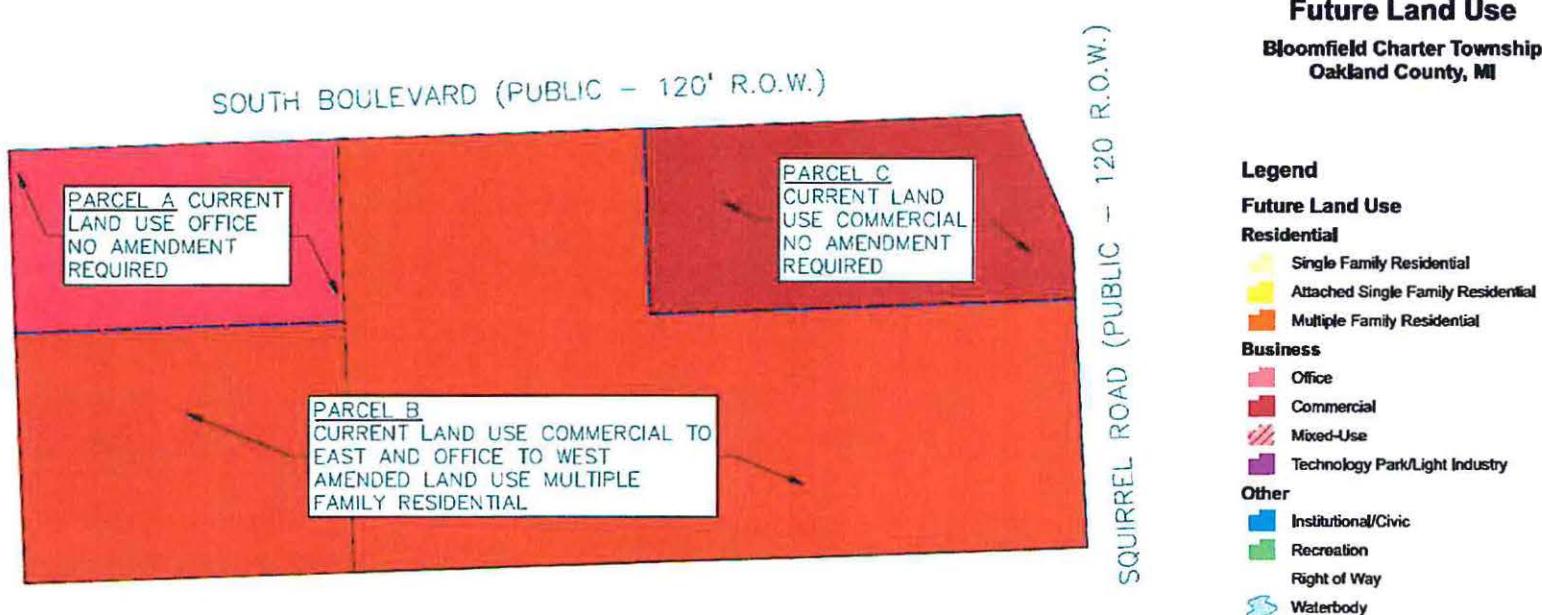
###### Residential

- Single Family Residential
- Attached Single Family Residential
- Multiple Family Residential

###### Business

- Office
  - Commercial
  - Mixed-Use
  - Technology Park/Light Industry
- ###### Other
- Institutional/Civic
  - Recreation
  - Right of Way
  - Waterbody

## EXHIBIT C – AMENDED FUTURE LAND USE



## **EXHIBIT D – LEGAL DESCRIPTIONS**

Page 1 of 3

### **5/3 BANK (19-01-101-026)**

Unit 1 of "AUTO CITY COMMERCIAL CONDOMINIUM", Oakland County Condominium Plan No. 1794, a condominium located in the Northwest 1/4 of Section 1, Township 2 North, Range 10 East; together with any interest in any common elements or limited common elements as specified in the Master Deed recorded in Liber 36427, Page 395 of Oakland County Records.

Said Unit 1 being more particularly described as:

Commencing at the Northwest Corner of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan; thence S02°14'02"E, 60.00 feet to the intersection of the south line of South Boulevard (120' wide) and the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38-41, Oakland County Records; thence along the south line of said South Boulevard N°87'59"09"E, 60.00 to the POINT OF BEGINNING; thence continuing along said south line N87°59'09"E, 260.00 feet; thence S02°14'02"E, 210.00 feet; thence S87°59'09"W, 260.00 feet; thence N02°14'02"W, 210.00 feet to the POINT OF BEGINNING, containing 1.25 acres of land, more or less.

### **VACANT PARCEL south of 5/3 BANK (19-01-101-027)**

Unit 2 of "AUTO CITY COMMERCIAL CONDOMINIUM", Oakland County Condominium Plan No. 1794, a condominium located in the Northwest 1/4 of Section 1, Township 2 North, Range 10 East; together with any interest in any common elements or limited common elements as specified in the Master Deed recorded in Liber 36427, Page 395 of Oakland County Records.

Said Unit 2 being more particularly described as:

Commencing at the Northwest Corner of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan; thence S02°14'02"E, 60.00 feet to the intersection of the south line of South Boulevard (120' wide) and the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38-41, Oakland County Records; thence along the east line of said "Shaker Heights Subdivision" S°02'14'02"E, 500.00 feet to the northwest corner of "Bloomfield North Estates" a subdivision recorded in Liber 210, Pages 8-14 of Oakland County Records; thence N87°59'09"E, 60.00 feet along the north line of said "Bloomfield North Estates" to the POINT OF BEGINNING;

thence continuing along said north line N87°59'09"E, 320.00 feet; thence N02°14'02"W, 290.00 feet; thence S87°59'09"W, 320.00 feet; thence S02°14'02"E, 290.00 feet to the POINT OF BEGINNING, containing 2.13 acres of land, more or less.

## **EXHIBIT D – LEGAL DESCRIPTIONS**

Page 2 of 3

### **FORMER BURLINGTON BLOOMFIELD PLAZA (19-01-101-002)**

Commencing at the Northwest Corner of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan; thence N87°59'09"E, 380.00 feet along the north line of said Section 1 to the POINT OF BEGINNING; thence continuing along said north line N87°59'09"E, 765.23 feet; thence S23°09'32"E, 215.27 feet; thence S02°46'22"E, 250.00 feet; thence N87°13'38"E, 60.00 feet; thence S02°46'22"E, 110.04 feet ; thence along the northerly line of "Bloomfield North Estates" a subdivision recorded in Liber 210, Pages 8-14 of Oakland County Records and the easterly extension thereof S87°59'09"W, 905.50 feet to the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38-41, Oakland County Records; thence along said east line N02°14'02"W, 500.00 feet to the POINT OF BEGINNING, containing 10.81 acres of land, more or less, and subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

### **PROPOSED PARCEL 'A' - 5/3 BANK (19-01-101-\_\_\_\_)**

Land in the NW 1/4 of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest Corner of said Section 1; thence S02°14'02"E, 60.00 feet to the intersection of the south line of South Boulevard (120' wide) and the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38-41, Oakland County Records and the POINT OF BEGINNING;

thence along the south line of said South Boulevard N°87°59'09"E, 380.00 feet; thence S02°14'02"E, 210.00 feet; thence S87°59'09"W, 380.00 feet to the aforementioned east line of "Shaker Heights Subdivision"; thence along said east line N02°14'02"W, 210.00 feet to the POINT OF BEGINNING, containing 1.832 acres of land, more or less.

### **PROPOSED PARCEL 'B' - MULTI-FAMILY (19-01-101-\_\_\_\_)**

Land in the NW 1/4 of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest Corner of said Section 1; thence N°87°59'09"E, 380.00 feet along the north line of said Section 1; thence S02°14'02"E, 60.00 feet to the south line of South Boulevard (120' wide) and the POINT OF BEGINNING; thence along the south line of said South Boulevard N°87°59'09"E, 353.69 feet; thence S01°48'38"E, 214.00 feet; thence N87°59'09"E, 490.69 feet; thence S02°46'22"E, 286.02 feet; thence along the northerly line of "Bloomfield North Estates" a subdivision recorded in Liber 210, Pages 8-14 of Oakland County Records and the easterly extension thereof, S87°59'09"W, 1225.49 feet to the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38-41, Oakland County Records; thence along said east line N02°14'02"W, 290.00 feet;

## **EXHIBIT D – LEGAL DESCRIPTIONS**

Page 3 of 3

thence N°87'59"09"E, 380.00 feet; thence N02°14'02"W, 210.00 feet to the POINT OF BEGINNING, containing 9.806 acres of land, more or less.

### **PROPOSED PARCEL 'C' COMMERCIAL (19-01-101-\_\_\_\_)**

Land in the NW 1/4 of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest Corner of said Section 1; thence N°87'59"09"E, 380.00 feet along the north line of said Section 1; thence S02°14'02"E, 60.00 feet to the south line of South Boulevard (120' wide); thence along the south line of said South Boulevard N°87'59"09"E, 353.69 feet to the POINT OF BEGINNING; thence continuing along said south line N°87'59"09"E, 434.52 feet; thence S23°09'32"E, 150.94 feet; thence S02°46'22"E, 73.22 feet; thence S87°59'09"W, 490.69 feet; thence N01°48'38"W, 214.00 feet to the POINT OF BEGINNING, containing 2.317 acres of land, more or less.