

MEMORANDUM

To: City Council
City of Grosse Pointe

From: John R. Jackson, AICP, Executive Vice President
Seth B. Shpargel, AICP, Senior Planner

Date: August 6, 2008

RE: **2008 Annual Report and Master Plan Review**



The Michigan Zoning Enabling Act, PA 110 of 2006, requires the Planning Commission to prepare an annual report of activities. The following is a summary of the planning activities the City has been involved in over the past year, as well as a review of the 2004 Master Plan:

A. Planning and Zoning Approvals

The City Council has granted a number of planning and zoning approvals over the past 12 months. These approvals include:

- ❖ The Barkery- Sign
- ❖ Beaumont Hospital- Signs
- ❖ Borders Outdoor Seating- Site Plan and Special Use
- ❖ Coldstone Outdoor Seating- Site Plan and Special Use
- ❖ Fisher Mews- Variance
- ❖ Fresh Farms Market- Site Plan, Rezoning, Variances
- ❖ Hamilton Cremation- Sign
- ❖ Kennedy Interiors- Sign
- ❖ Kercheval Place Uses and Signage:
 - Ann Taylor Loft- Special Use
 - Becker Ventures- Special Use
 - Trader Joe's- Signs
 - Yoga Shelter- Special Use
- ❖ Koehler Building- Site Plan
- ❖ Kroger- Extension of Temporary Approval (Building Expansion)
- ❖ Lavish Salon- Sign
- ❖ Maier Werner Salon- Sign
- ❖ TN Thai- Tavern License
- ❖ What a Girl Wants- Sign and Variance

235 East Main Street
Suite 105
Northville, MI 48167
TEL 248-596-0920
FAX 248-596-0930

151 South Rose Street
Suite 920
Kalamazoo, MI 49007
TEL 269-382-4443
FAX 269-382-4540

30 East Mulberry Street
Suite A
Lebanon, OH 45036
TEL 513-934-2345
FAX 513-934-2809

10 West Streetsboro Street
Suite 204
Hudson, OH 44236
TEL 330-528-3342
FAX 330-342-5699

TOLLFREE 888-226-4326
WEB www.mcka.com

B. Zoning Ordinance Amendments

- ❖ Revisions to permitted uses in the C-2 District- Retail, Office, and Residential
- ❖ Permitted yard encroachments
- ❖ Schedule of regulations and footnotes
- ❖ Sidewalk signs (under review)

C. Development Projects

The City has been involved with many development projects over the past year, including:

- ❖ Coordination with Kroger regarding a potential building expansion, required as part of a previous temporary building expansion approval. Preparation of a timeline for approvals and construction.
- ❖ Continuous follow-up with CVS regarding their previous special use approval which required historic signs within the building façade windows. Sample photos and prototype mounting have been finalized.
- ❖ City has been in discussion with the Neighborhood Club regarding their long range plans and how it may fit in with the development plans for the block.
- ❖ Updated parking study for the Village, incorporating revised parking demand and supply numbers based on:
 - New uses that have come to the Village since the previous study.
 - Various development proposals: City Flats Hotel, Morningside Development, Kroger expansion, 2nd story building additions, Lot 2 parking structure, and Neighborhood Club expansion.
- ❖ Preparation of a Boutique Hotel RFP for Lot 2. Initial review of City Flats Hotel proposal.
- ❖ On-going meetings with the Kercheval Place architect regarding a revised signage plan for the building, particularly Trader Joe's.
- ❖ The City finalized an agreement with Wayne County regarding the establishment of a Downtown Development Authority (DDA). The City Council created the district and authority in July 2008. After completion of the Development and Tax Increment Finance Plan, the DDA can provide the necessary financing to construct a new parking structure, allowing for the development of the Morningside project and City Flats Hotel, as well as fund other improvements in the Village.

D. Master Plan

State law requires that at least every 5 years, the Planning Commission review the City's Master Plan and determine whether updates or amendments would be appropriate. The plan was adopted in 2004. The Master Plan identified a number of goals and objectives, which are broken down into six subcategories: residential, commercial, community facilities, transportation, environmental protection, and planning and community development. The following is a analysis of those goals and objectives:

Residential: The Master Plan's residential goals and objectives center around protecting and strengthening the existing single family residential neighborhoods. SEMCOG estimates that the City lost 193 residents since the year 2000, due primarily to smaller household size. However,

the City's population through 2035 is projected to remain stable. For the first time in decades, property tax revenue in the City has declined as a result of declining values. Given the recent and proposed developments in the Village, the ongoing maintenance of existing neighborhoods, stable population projections, and high quality schools, the City should be one of the first communities in the areas to recover from the slow housing market. New housing within the Village area will help promote the vitality of the City and help to attract new residents to the area.

Commercial: The Master Plan's commercial development goals were broken into three subcategories: the Village, Fisher Road, and Mack Avenue. Design guidelines for the Village have been adopted and ongoing development, redevelopment (i.e. Kercheval Place), and new businesses have strengthened the Village area. The proposed Morningside and City Flats Hotel developments will add further vitality to the Village. The Mack Avenue and Fisher Road business districts have remained relatively stable since the adoption of the Master Plan. Upgrades to the building and an approved expansion of the parking lot associated with Fresh Farms Market, a major anchor of the Fisher Road district, will be a boost to the area. The goals for these two areas included maintaining high standards of site design for all commercial and office uses. A key recommendation of the Master Plan included the adoption of design guidelines for these two districts. Adoption of guidelines will ensure that these two business districts are preserved and all future development will be in keeping with the character of the area.

Community Facilities: The goals and objectives listed in the Master Plan are still applicable. The City has undertaken a space needs study for the DPW and public safety facilities.

Transportation and Circulation: The goals and objectives listed in the Master Plan are still applicable. A recent development that was reviewed for the Village area contributed funds to perform a comprehensive parking analysis for the Village.

Environmental Protection: The goals and objectives listed in the Master Plan are still applicable. The City has been in discussion with the MDNR regarding the new stormwater permit requirements. The City has adopted its own stormwater ordinance for development on parcels larger than an acre in size.

Planning and Community Development: The goals and objectives listed in the Master Plan are still applicable. The City has recently adopted zoning ordinance amendments regarding the C-2 District, residential standards, and the schedule of regulations.

In addition to the goals and objectives, the Master Plan included an implementation matrix, identifying a number of recommendations and their time frame for completion. We have attached a copy of the matrix, and have added an additional "STATUS" column identifying the progress made so far on each of the recommendations. Further, a survey was conducted as part of the Lot 2 and 3 community workshop regarding the goals of the Master Plan. The survey and comments have been attached for your reference.

Recommendation: We recommend that the City Council reaffirm the goals and objectives of the Master Plan.

RECOMMENDATIONS	PRIORITY	TIME FRAME	ZONING ORD.	CAPITAL IMPROVEMENT	FUNDING SOURCE OR RESPONSIBILITY	STATUS
Future Land Use Changes						
• Comprehensive Review of Current Zoning Ordinance	high	6 mths.	yes	no	Planning Commission/ City Council	The C-2 District and residential standards have been updated. A comprehensive review for the remaining Articles is recommended.
• Create New Residential Standards	high	6 mths.	yes	no	Planning Commission/City Council	Completed
• Create Healthcare District	medium	1yr.	yes	no	Planning Commission/City Council	The new owners of the hospital anticipate developing a master plan for the facility for review by the City
• Rezone properties according to Future Land Use Plan including two-family properties	high/medium	6 mths./life of plan	yes	no	Planning Commission/City Council	Completed
• Expand the Village area to increase opportunities for development	high	6 mths.	yes	no	Planning Commission/City Council	Completed
• Actively promote redevelopment of the former Jacobson's Site.	high	immediate	no	no	City Council/Administration	Completed
• Identify preferred location for parking structure and construct new structure	high	1 - 2 years	no	yes	City Council/Administration	Completed
Actions/Projects related to Circulation Improvements						
• Develop specific standards for access management	medium	6 mths.	yes	no	City Council/Planning Commission	Not Completed
• Establish truck routes and make necessary improvements	medium	2 yrs.	no	yes	City Council/Administration	Not Completed
• Evaluate traffic calming techniques for various applications	medium	on-going	no	no	City Council/Administration	Evaluations conducted in conjunction with several development projects
• Monitor Traffic patterns of major traffic generators	medium	on-going	no	no	City Council/Administration	Evaluations conducted in conjunction with several development projects
• Implement sidewalk improvement program	medium	on-going	no	yes	City Council/Administration	City conducts annual critical sidewalk replacement plan, City inspectors include sidewalks in occupancy inspections. Periodic city-wide evaluations are conducted
• Designate "Gateway" points of entry into City	medium	2 yrs.	no	yes	City Council/Administration	New gateway signs were installed at entrances to City. Wayfinding system in the Village remains a goal
• Establish design standards for Fisher Road and Mack Ave. Streetscapes	high	6 mths.	yes	no	City Council/Planning Commission	Not Completed
Actions/Projects related to Community Facilities						
• Disperse parking currently on potential DPW site	high	1 yr.	no	no	City Council/Administration	
• Notify property owners along Lakeland of desire to expand park	medium	as needed	no	no	City Council/Administration	In progress, City does monitor home sales on the east side of Lakeland, south of Jefferson
• Prepare and adopt 5-year recreation plan	high	6 mths.	no	no	City Council/Administration	City has a 5 year outlook for facility management
• Develop 5 year CIP	high	on-going	no	no	City Council/Administration	Completed



COMMUNITY WORKSHOP COMMENT TABULATIONS

NORTH OF KERCHEVAL DEVELOPMENT DEVELOPER PROPOSALS FOR CITY LOTS 2 & 3

GENERAL QUESTIONS

1) To what extent do you agree or disagree with the goals of the Master Plan for the Village? (circle one)

14	32	3	0	3
Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree

Please elaborate/comment:

Comments by those who Agree / Strongly Agree:

- Very good presentation by city planner Jackson
- I know development/progress can't happen without a plan. I'm glad we have some sort of guidelines in place to help facilitate our next phase
- Good basic plan
- Grosse Pointe City needs to move forward. Small downtowns are now a trend – we have one.
- Need more retail & condos. More density / critical mass.
- I agree with the goal of increasing diversity and intensity of use to the extent possible -- as soon as possible
- I would like to see no further changes
- Important aspect is encouraging high intensity – a complete small town that you can walk to
- Agree with the theory but how will it be carried out?
- There needs to be firm traffic pattern that restricts traffic near Maire School, especially pickup/drop off areas (i.e. Waterloo and Notre Dame). Plan should include a statement promoting safety for school.
- Large trucks should be kept off of Waterloo & Notre Dame north of Waterloo. Currently, there's a "right turn only" for trucks coming out of Kroger alley – but is not well enforced (trucks common 9 pm – 1 am)
- Need for walkable, green spaces, beauty, pedestrian environment, would love to see culture included and entertainment
- I like diversity
- We need more housing in the Village
- The Village has to be a commercial center like it used to be
- We need choices
- A strong shopping district is vital to the community
- Will bring in more business to the village yet still preserve its ambiance
- The village is the central business area for the Pointes
- Agree so long as the citizenry is served
- We need more good retail
- Added density for commercial &/or residential is a beneficial goal
- Concepts = good. Parking is not reasonable for such density in center block and parking so widespread

Disagree / Strongly Disagree:

- No Kroger in Lot 2
- I listened to all the groups and every group was talking about Kroger's, Kercheval shops and upcoming Trader Joe's – no one gave a hill of beans about the condos in each group discussion. Where do you think you should concentrate your time! Remember upcoming elections! We need more retail NOT more housing. Let restaurants stay open past 12 pm and retail – ACE – past 9:00 pm on a Saturday – and you may see a mini-Birmingham
- Inadequate goals. Need assured high occupancy, and reduce height in buffer zones (under 25 feet)
- I feel you are trying to change our small village into a downtown which is not friendly to local residents. Traffic will be a nightmare!

Neither:

- Agree with statements that City doesn't want Village to expand into residential areas; that adjacent maximum heights will be regulated as part of Master Plan. Trust that future application of Master Plan will comprehend the plan's guidelines.
- Fails to provide much detail but I agree with the decreasing density of use
- Agree. I think that the plan is [illegible]. However, within the bounds of the PUD, I think that the bounds of the PUD should all be "transition" and they apparently are not

2) To what extent do you agree or disagree with the future land use plan for the area of the Village north of Kercheval including Lots 2 & 3? (circle one)

11 **29** **6** **0** **3**
Strongly Agree Agree Neither Agree or Disagree Disagree Strongly Disagree

Please elaborate/comment:

Agree / Strongly Agree:

- It seems woefully underutilized
- Promotes growth / development of retail
- Agree, if two additions are added to the requirements: assured high occupancy and reduced height to 25 feet in buffer zones
- Please investigate history of contractors
- Additional development is a good thing
- Most proposals need more retail
- I'd like to see more stores move into the Jacobson's building before more stores are constructed. Please be honest with City residents on how much this is going to cost us
- If the area can generate tenant interest & be effectively and responsibly leased
- Must meet height limits, 3-4 stories, max height 54'
- More condos
- It is the most accessible for development
- Affordable housing for young people and empty nesters is a great idea. Sterling is too expensive.
- More shopping / retail space, as well as more "downtown" residential units for potential homeowners (probably condos/townhomes)
- I like the idea of condos and more shopping
- Enhanced City services and density (parking & users) at the City core with lessening density on the periphery makes sense
- In order to keep a community vibrant, it is necessary to grow and change. This development will vitalize the Village and make the City a "player" in the go-to real estate market

Disagree / Strongly Disagree:

- Concentrate on what's already there on Kercheval
- Our city is small. This development is too large for the size of our community

Neither:

- Save space to expand a community center – near the neighborhood club
- The "plan" is no longer current. Seems a bit disingenuous to not show PUD and Sunrise, including its deviation, from Plan. I think the City should show these proposed projects in today's context with PUD & Sunrise, including Sunrise's maximum heights, parking plans, and footprint.