

**REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY – MAY 27, 2015  
7:30 PM  
CITY COMMISSION ROOM  
151 MARTIN STREET, BIRMINGHAM**

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- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **May 13, 2015**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Public Hearing

- 1. An ordinance to amend Chapter 126, Zoning, of the Birmingham City Code as follows:

<b>TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.41, TZ1 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.42, TZ1 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.43, TZ2 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.44, TZ2 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 02 DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, SECTION 2.45, TZ3 (TRANSITION ZONE) DISTRICT TO CREATE A DISTRICT INTENT AND LIST PERMITTED AND SPECIAL USES IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 02 DEVELOPMENT STANDARDS, SECTION 2.46, TZ3 (TRANSITION ZONE) DISTRICT TO CREATE DEVELOPMENT STANDARDS IN THIS ZONE DISTRICT;</b>
<b>TO ADD ARTICLE 4, SECTION 4.53, PARKING STANDARDS, PK-09, TO CREATE PARKING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;</b>
<b>TO ADD ARTICLE 4, SECTION 4.58, SCREENING STANDARDS, SC-06, TO CREATE SCREENING STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;</b>

**Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only.** Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

*Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).*

TO ADD <b>ARTICLE 4, SECTION 4.62, SETBACK STANDARDS, SB-05</b> , TO CREATE SETBACK STANDARDS FOR TZ1 ZONE DISTRICTS;		
TO ADD <b>ARTICLE 4, SECTION 4.63, SETBACK STANDARDS, SB-06</b> , TO CREATE SETBACK STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;		
TO ADD <b>ARTICLE 4, SECTION 4.69, STREETScape STANDARDS, ST-01</b> , TO CREATE STREETScape STANDARDS FOR TZ1, TZ2 AND TZ3 ZONE DISTRICTS;		
TO ADD <b>ARTICLE 4, SECTION 4.77, STRUCTURE STANDARDS, SS – 09</b> , TO CREATE STRUCTURE STANDARDS FOR THE TZ1 ZONE DISTRICT;		
TO ADD <b>ARTICLE 4, SECTION 4.78, STRUCTURE STANDARDS, SS – 10</b> , TO CREATE STRUCTURE STANDARDS FOR TZ2 AND TZ3 ZONE DISTRICTS;		
TO ADD <b>ARTICLE 5, SECTION 5.14, TRANSITION ZONE 1</b> , TO CREATE USE SPECIFIC STANDARDS FOR THE TZ1 ZONE DISTRICT;		
TO ADD <b>ARTICLE 5, SECTION 5.15, TRANSITION ZONES 2 AND 3</b> , TO CREATE USE SPECIFIC STANDARDS FOR THE TZ2 AND TZ3 ZONE DISTRICTS;		
<b>AND</b>		
TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM, <b>ARTICLE 4, ALL SECTIONS NOTED BELOW</b> , TO APPLY EACH SECTION TO THE NEWLY CREATED TZ1, TZ2 AND/OR TZ3 ZONE DISTRICTS AS INDICATED:		
Ordinance Section Name	Section Number	Applicable Zone to be Added
Accessory Structures Standards (AS)	<b>4.2</b>	TZ1, TZ2, TZ3
	<b>4.3</b>	TZ1
	<b>4.4</b>	TZ1, TZ2, TZ3
Essential Services Standards (ES)	<b>4.09</b>	TZ1, TZ2, TZ3
Fence Standards (FN)	<b>4.10</b>	TZ1, TZ2, TZ3
	<b>4.11</b>	TZ1
Floodplain Standards (FP)	<b>4.13</b>	TZ1, TZ2, TZ3
Height Standards (HT)	<b>4.16</b>	TZ1, TZ2, TZ3
	<b>4.18</b>	TZ1, TZ2, TZ3
Landscaping Standards (LA)	<b>4.20</b>	TZ1, TZ2, TZ3
Lighting Standards (LT)	<b>4.21</b>	TZ1, TZ2, TZ3
	<b>4.22</b>	TZ1, TZ2, TZ3
Loading Standards (LD)	<b>4.24</b>	TZ1, TZ2, TZ3
Open Space Standards	<b>4.30</b>	TZ1, TZ2, TZ3

(OS)			
Outdoor Dining Standards (OD)	<b>4.44</b>	TZ2, TZ3	
Parking Standards (PK)	<b>4.45</b> <b>4.46</b> <b>4.47</b>	TZ1, TZ2, TZ3 TZ1, TZ2, TZ3 TZ1, TZ2, TZ3	
Screening Standards (SC)	<b>4.53</b>	TZ1, TZ2, TZ3	
Setback Standards (SB)	<b>4.58</b>	TZ1, TZ2, TZ3	
Structure Standards (SS)	<b>4.69</b>	TZ1, TZ2, TZ3	
Temporary Use Standards (TU)	<b>4.77</b>	TZ1, TZ2, TZ3	
Utility Standards (UT)	<b>4.81</b>	TZ2, TZ3	
Vision Clearance Standards (VC)	<b>4.82</b>	TZ1, TZ2, TZ3	
Window Standards (WN)	<b>4.83</b>	TZ2, TZ3	
<b>AND</b>			
<b>TO AMEND ARTICLE 9, DEFINITIONS, SECTION 9.02 TO ADD DEFINITIONS FOR BOUTIQUE, PARKING, SOCIAL CLUB, TOBACCONIST, INDOOR RECREATION FACILITY AND SPECIALTY FOOD STORE.</b>			

3. To consider a proposal to rezone the following transitional parcels that are adjacent to residential zones throughout the City as follows:

<p><b>300 Ferndale, 233, 247, 267 &amp; 287 Oakland, 416 &amp; 424 Park, Parcel # 1925451021, Birmingham, MI.</b> Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow attached Single-Family and Multi-Family Residential which are compatible with adjacent Single-Family Residential uses.</p>
<p><b>191 N. Chester Rd. Birmingham, MI.</b> Rezoning from R-2 Single-Family Residential to TZ1 - Attached Single-Family to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.</p>
<p><b>400 W. Maple Birmingham, MI.</b> - O1 Office to TZ3 Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.</p>
<p><b>564, 588, Purdy, 115, 123, 195 W. Brown, 122, 178 E. Brown Birmingham, MI.</b> Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.</p>
<p><b>1221 Bowers &amp; 1225 Bowers Birmingham, MI.</b> Rezoning from O1- Office/ P - Parking to TZ1 - Attached Single-Family to allow Attached Single-Family, Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.</p>

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**1111 & 1137 Holland; 801, 887, 999, 1035 & 1105 S. Adams Rd.; 1108, 1132 & 1140 Webster; 1137 & 1143 Cole St.; 1101 & 1120 E. Lincoln. Birmingham, MI.**

Rezoning from O2 Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**500, 522 & 576 E. Lincoln; 1148 & 1160 Grant; 1193 Floyd; Parcel # 1936403030, Birmingham, MI.**

Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**36801, 36823 & 36877 Woodward, Parcel #'s 1925101001, 1925101006, 1925101007, 1925101008, 1925101009, Birmingham MI.**

Rezoning from O1- Office & P-Parking to TZ3 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**1775, 1803, 1915, 1971, 1999, 2055, 2075 & 2151 Fourteen Mile Rd., Parcel # 2031455006, Birmingham, MI.**

Rezoning from O1- Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**100, 124, 130 & 152, W. Fourteen Mile Rd. & 101 E. Fourteen Mile Rd. Parcel #1936379020, Birmingham, MI.**

Rezoning from B1-Neighborhood Business, P-Parking, R5-Multi-Family Residential to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**880 W. Fourteen Mile Rd., 1875, 1890 & 1950 Southfield Rd. Birmingham, MI.**

Rezoning from B1-Neighborhood Business, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**1712, 1728, 1732, 1740, 1744, 1794 & 1821 W. Maple Rd. Birmingham, MI.**

Rezoning from B1-Neighborhood Business, P-Parking, O1-Office to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**2483 W. Maple Rd. Birmingham MI.**

Rezoning from B1-Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**151 N. Eton, Birmingham MI.**

Rezoning from B-1 Neighborhood Business to TZ2 - Mixed Use to allow Commercial and Residential uses which are compatible with adjacent Single-Family Residential uses.

**412 & 420 E. Frank, Parcel # 1936253003, Birmingham MI.**

Rezoning from B1-Neighborhood Business, B2B-General Business, R3-Single-Family Residential to TZ1 – Attached Single-Family Residential to allow Attached Single-Family and Multi-Family Residential uses which are compatible with adjacent Single-Family Residential uses.

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F. Community Impact Statement Review

1. **2100 E. Maple (former Urgent Care)** –Request for approval of a Community Impact Study to review the construction of a new one story, 46,500 sq.ft. retail building for Whole Foods Market.

G. Preliminary Site Plan Review

1. **2100 E. Maple (former Urgent Care)** – Request for approval of Preliminary Site Plan to allow the construction of a new one story, 46,500 sq.ft. retail building for Whole Foods Market.

H. Rezoning Requests

1. **2100 E. Maple (former Urgent Care)** – Application for rezoning from O-1 (Office) to B-2 (General Business) to allow retail and commercial uses on the site;

**Or, in the Alternative,**

2. **2100 E. Maple (former Urgent Care)** - Application for rezoning from O-1 (Office) to B-2B (General Business) to allow retail and commercial uses on the site.
3. **555 S. Old Woodward, 555 Building** - Application for rezoning of the property from D-4 in the Downtown Overlay District to D-5, a new zoning classification proposed for the Downtown Overlay District, to allow the renovation and expansion of the existing mixed use building (**Request to postpone to June 10, 2015**).

I. Meeting Open to the Public for items not on the Agenda

J. Miscellaneous Business and Communications:

- a. Communications
- b. **Administrative Approval** Correspondence
- c. Draft Agenda for the next Regular Planning Board Meeting (**June 10, 2015**)
- d. Other Business

K. Planning Division Action Items

- a. Staff Report on Previous Requests
- b. Additional Items from tonight's meeting

L. Adjournment