

OFFICE OF THE COUNCIL

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SCOTT MORGAN



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE PUBLIC HEARING OF
MONDAY, MARCH 7, 2022
8:00 P.M.***

**The electronic agenda is compiled, produced and distributed
by the City Council Staff. (734) 466-2250**

The official documents are on file in the City Clerk's office.

PUBLIC HEARING AGENDA OF THE LIVONIA CITY COUNCIL
Monday, March 7, 2022
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

AGENDA ITEM(S)

1. [Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 \(General Business\) to NM2 \(Neighborhood Multifamily\).](#)

NEW DATA: ADDITIONAL DRAWING SUBMITTED BY PETITIONER

AUDIENCE COMMUNICATION

SUSAN M. NASH, CITY CLERK

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call (734) 466-2236 or email clerk@livonia.gov if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**

Pursuant to the above notice, Laura M. Toy will be attending this meeting via conference call. She can be contacted in advance of the meeting at 734-466-2256 or ltoy@livonia.gov.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Planning
October 26, 2021

MEETING DATE

Public Hearing of
March 7, 2022

PREPARED BY

Stephanie Reece, Program Supervisor

AGENDA ITEM

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

BACKGROUND

RECOMMENDATION

At the 1,177th Public Hearing and Regular Meeting held by the City Planning Commission on October 19, 2021, the following resolution was unanimously adopted:

#10-53-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on October 19, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multi-family), the Planning Commission does hereby deny Petition 2021-08-01-06 for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian environment with better connectivity to the surrounding area.

NEW DATA FOR PUBLIC HEARING OF
MARCH 7, 2022

From: [Mark Schovers](#)
To: [Steve E. Duczynski II](#); [Kasprowicz, Sara](#)
Cc: [Taormina, Mark](#); [Harvey, Mitchell](#); [Jeffrey Schostak](#)
Subject: RE: Schostak-City Counsel Presentation-Mark Schovers
Date: Friday, March 4, 2022 1:31:11 PM
Attachments: [image001.png](#)
[2022-3-17 Wonderland Rezone Presentation.pdf](#)

Sara,

Attached is our presentation package for Monday's City Council meeting. Should you have any questions or issues with the file please reach out to me at 248.921.0794 or mark@spiredg.com

Slides that have been added or modified from the submission package are as follows:

- **Slide 5: Market Study and Proposed Amenities**
- **Slide 8: Use Exhibit** – Existing Zoning vs Proposed Zoning
- **Slide 9: Site layout** – Previous Proposal vs Current Proposal
- **Slide 10: Rendered Site Plan** – Showing enhanced landscaping and fence screening along south
- **Slide 11: Building Perspective** – Showing enhanced landscaping along existing drive lane
- **Slide 13: View from Backyard of Single Family** – Showing the previous submission vs revised with enhanced landscape and screening.
- **Slide 14: Line of Sight Section** – Showing previous line of sight vs proposed with enhanced landscape and screening.
- **Slide 15: View from Third Floor of Apartments** – Previous view from 3rd floor vs proposed view with enhanced landscape and screening.

Mark Schovers
S P I R E design group
115 E. 4th St.
Rochester, MI 48307
248.921.0794

From: Steve E. Duczynski II <duczynskis@schostak.com>
Sent: Friday, March 4, 2022 6:48 AM
To: 'skasprowicz@livonia.gov' <skasprowicz@livonia.gov>
Cc: 'mtaormina@ci.livonia.mi.us' <mtaormina@ci.livonia.mi.us>; Mark Schovers <mark@spiredg.com>; Harvey, Mitchell <mharvey@stonefieldeng.com>
Subject: Schostak-City Counsel Presentation-Mark Schovers

Good Morning Sara,

I am traveling today, so Mark Schovers (248-921-0794) will be our representative who will be sending today, our NEW presentation package, also identifying which new drawing were adding.

Mark T.- If not provided in Mark S, I will follow-up with further clarification later this afternoon of site changes incorporated.

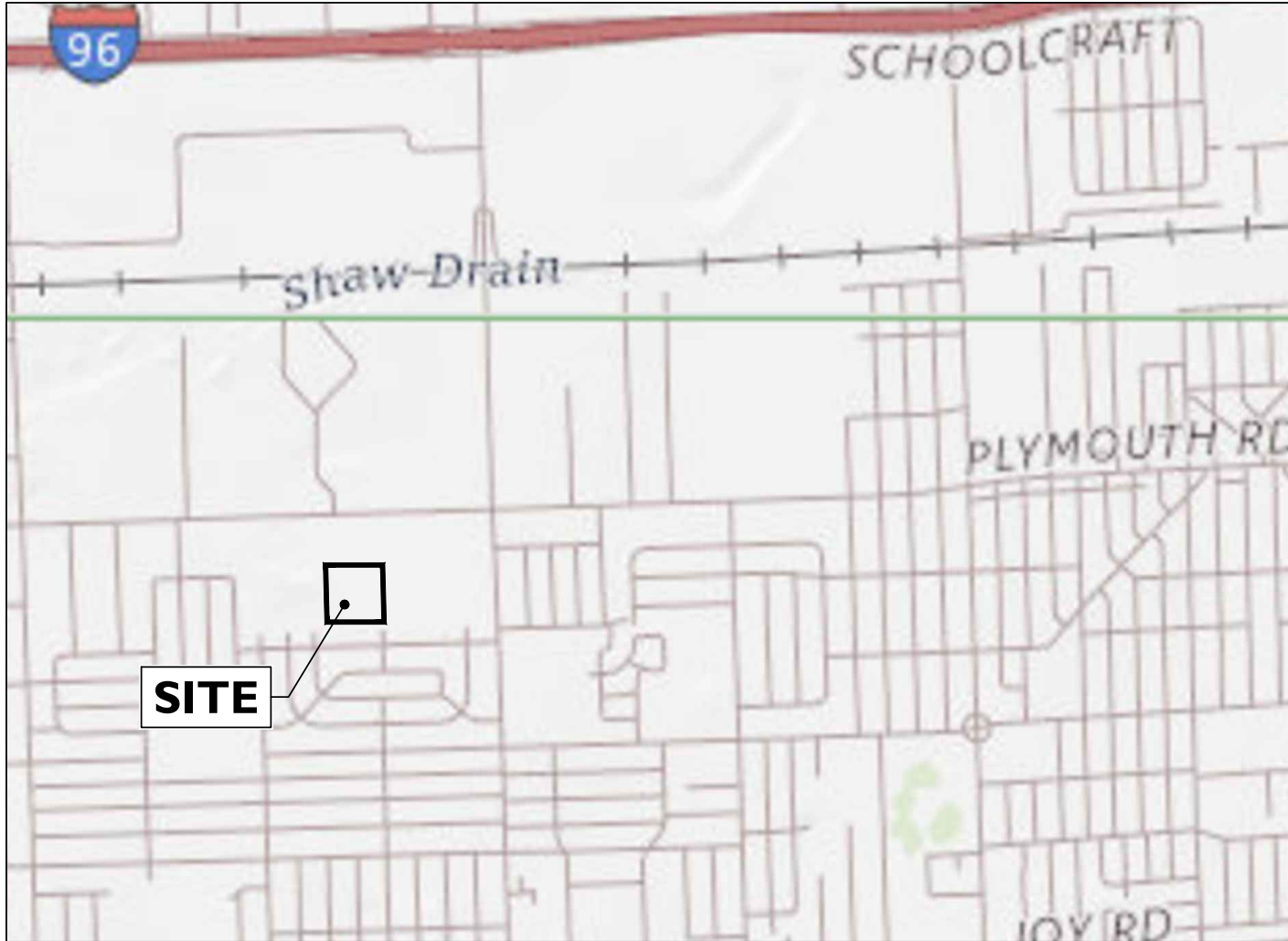
Please feel free to reach out to me on my cell (248-508-0886).

Thanks

Steve E.

Stephen E. Duczynski
Vice President of Development & Construction
Schostak Brothers & Company Inc.
17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248-262-1000 (office)
248-357-6272 (direct)
248-508-0886 (cell)
duczynskis@schostak.com





SOURCE: USGS MAPS

LOCATION MAP

SCALE: 1" = 2000'±

REZONING DOCUMENTS
FOR
Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

APPLICANT / OWNER

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 200'±

NOT APPROVED FOR CONSTRUCTION



Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

REZONING DOCUMENTS



PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: M-19052

TITLE:

COVER SHEET

DRAWING:

C-I

Future Land Use

City of Livonia, Michigan

September 13, 2018

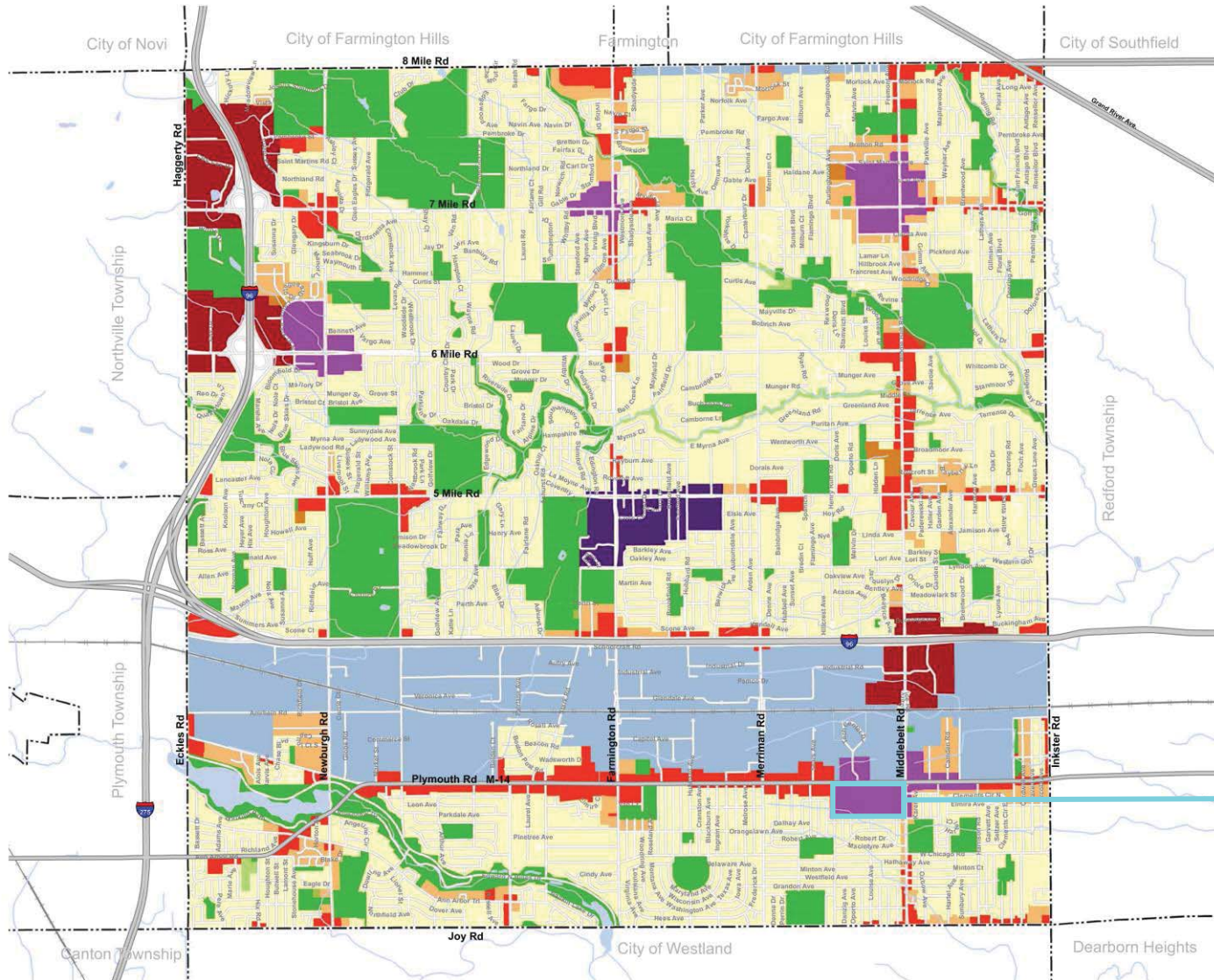
LEGEND

- Parks and Community
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Regional Commercial
- Mixed Development Center
- City Center
- Tech and Manufacturing
- Floodplain Area

SITE



Data Source: City of Livonia, 2015. Michigan Geographic Framework, Michigan Center for Geographic Information, McKenna, 2018



Missing Middle Housing

The Future Land Use Plan for Livonia places importance on neighborhood improvements and the creation of housing opportunities for the families of the future and downsizing options for residents of today. Much of the conversation surrounding the mismatch between current housing stock and demographic trends focuses on the need for “missing middle housing.” A response to limited appeal of traditional multi-family housing types developed in decades past, missing middle housing is those types between single-unit detached homes and mid-rise apartment buildings on the density and typology scale.

The Future Land Use Plan is intended to address the missing middle housing types and provide some flexibility for encouraging walkable infill housing development in Livonia by encouraging adaptive reuse in massing, density, and dimensional requirements in several districts.

Districts where missing-middle is encouraged:

- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Mixed Development Centers
- City Center

TARGETED CUSTOMER

- Young Professions
- Empty Nesters
- Starter Family
- Downsizing
 - o **Apartment Living Offering & Benefits**
 - No Mortgage or Property Taxes
 - No Home Ownership Maintenance
 - Flexibility Lifestyle
 - Provides Options for those who wish to live in Livonia, but can't find an available home, or don't currently have the finances for a down payment.

201 TOTAL UNITS & ESTIMATED RENTS

- **(40%) (1) BEDROOM SIZES & ESTIMATED RENTS:**
 - o 588sf.....\$1,200
 - o 598sf.....\$1,250
 - o 622sf.....\$1,300
 - o 683sf.....\$1,350
- **(60%) (2) BEDROOM SIZES & ESTIMATED RENTS:**
 - o 825sf.....\$1,450
 - o 910sf.....\$1,550
 - o 1,024sf..... \$1,600

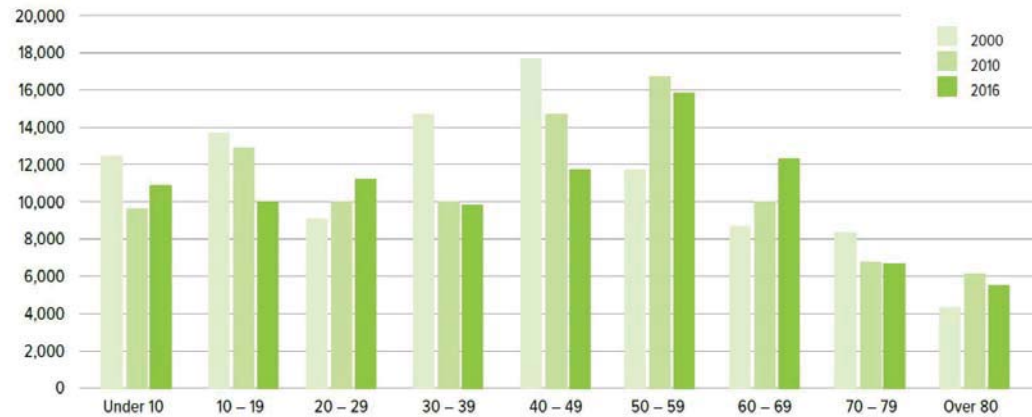
UNIT AMENITIES:

- Ring Doorbell Camera Security
- Appliances: Range, Refrigerator, Dishwasher, Washer & Dryer
- Quartz Countertops
- Stainless Steel Sink
- HVAC-Heat Pump Heating and Central Air
- Latest Technology Infrastructure.
- Window Coverings

PROJECT AMENITIES:

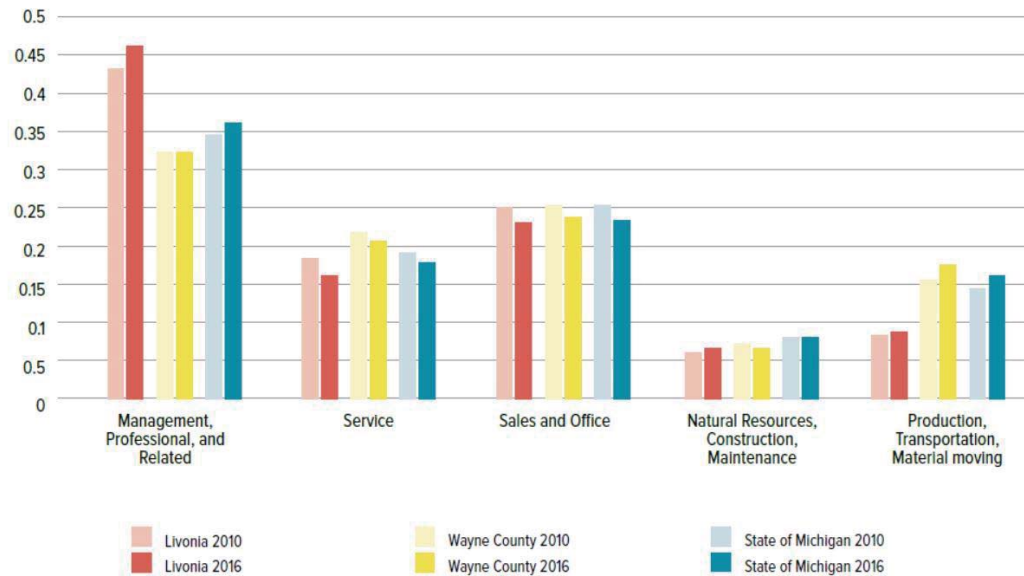
- Exterior Security Camera's
- Secured Card Access Perimeter Building Entries
- On Site Leasing & Management Center
- 24/7 On Call Management
- Latest Amazon / UPS/ Fed Ex Package Lockers
- Secured USPS Mail Boxes
- Elevators
- Electric Vehicle Charging Stations
- Self-Serve Beverage Café
- Fitness Center
- Dog Run & Park
- Outside Pool / Restroom & Changing Area
- Outside Covered Sitting & Gathering Areas
- BBQ Areas
- Large Open Courtyard & Green Spaces
- Large Open Walkable Area's
- Carports
- Bike Racks
- Walkable Adjacent Retail, Restaurants, Fitness Accessibility.

Figure 1.3: Age of Population - City of Livonia, 2000-2016



Source: US Decennial Census (2000, 2010) and American Community Survey (2016 5-year estimates)

Figure 1.7: Employment Sector Distribution

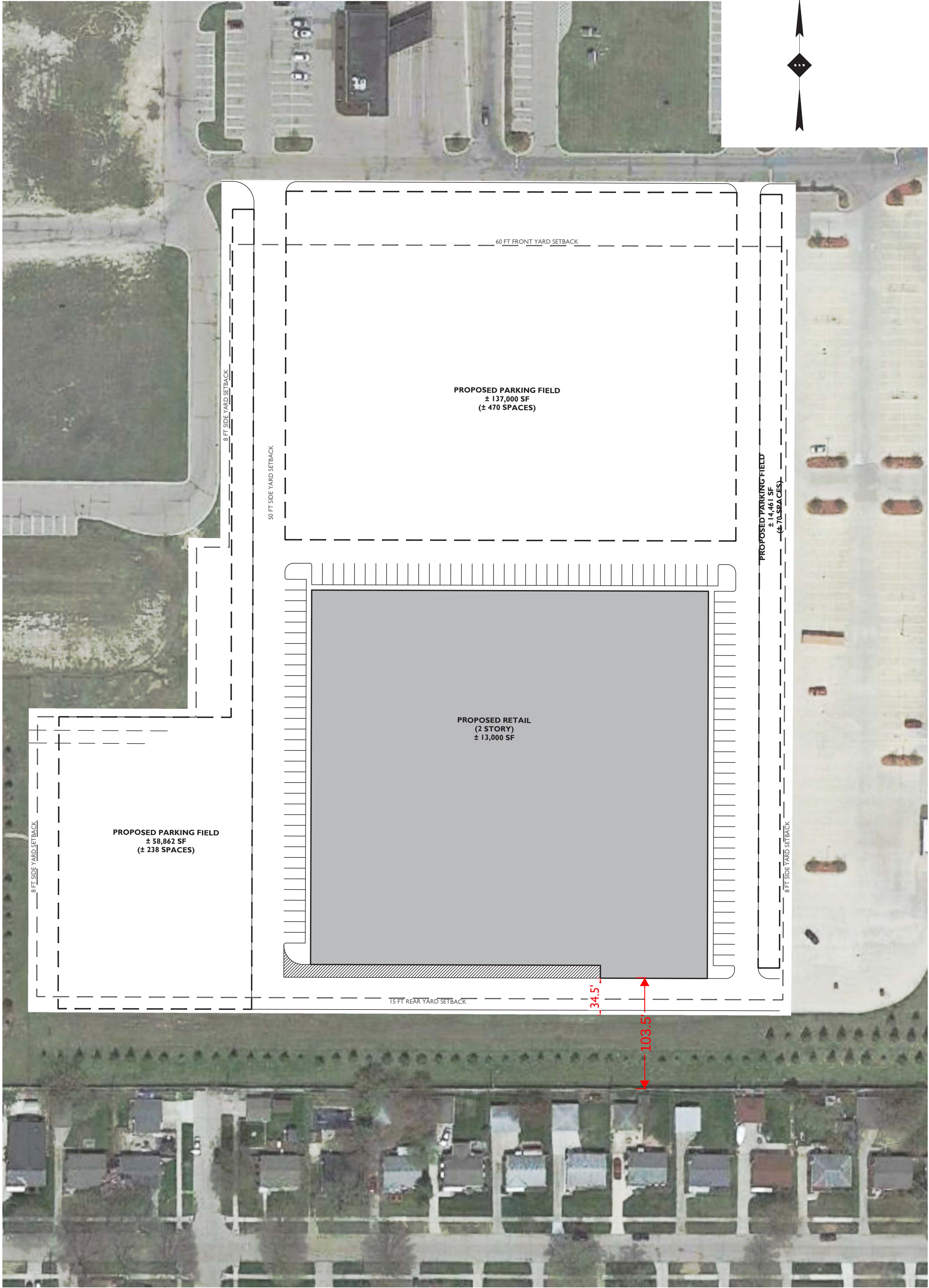


Source: US Decennial Census (2000, 2010) and American Community Survey (2016 5-year estimates)

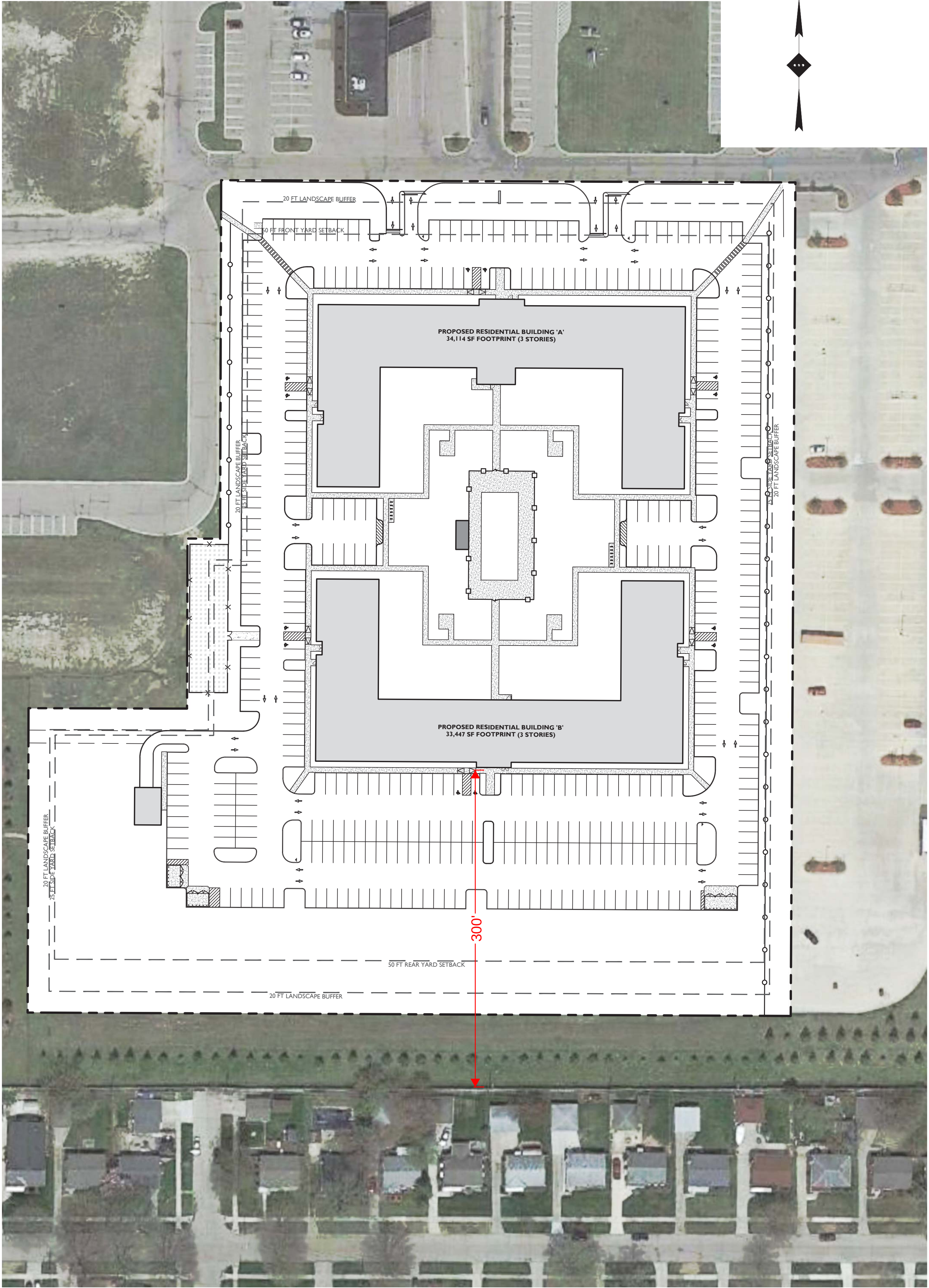
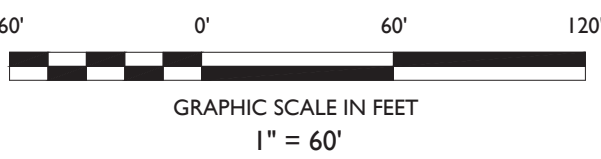
DESCRIPTION

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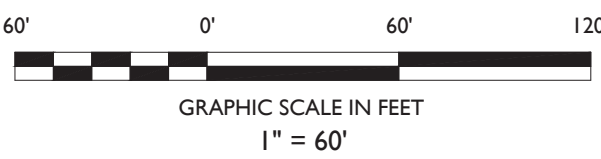
V:\P0819\19023 SCHOSTAK BROTHERS-PROPOSED RETAIL AND PARKING LOT DEVELOPMENT\19023 01.13 PC EXHIBITS\01. SITE.DWG



EXISTING ZONING



PROPOSED ZONING



STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefielddeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

MICHIGAN LICENSE No. 6201065336
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 60' PROJECT ID: M-19052-01

TITLE:

USE EXHIBIT

DRAWING:

NOT APPROVED FOR CONSTRUCTION

DESCRIPTION

BY

DATE

ISSUE

FOR PLANNING COMMISSION APPROVAL



PREVIOUS FRONT PERSPECTIVE



REVISED FRONT PERSPECTIVE

PERSPECTIVE VIEW BUILDING A – FROM PLYMOUTH RD

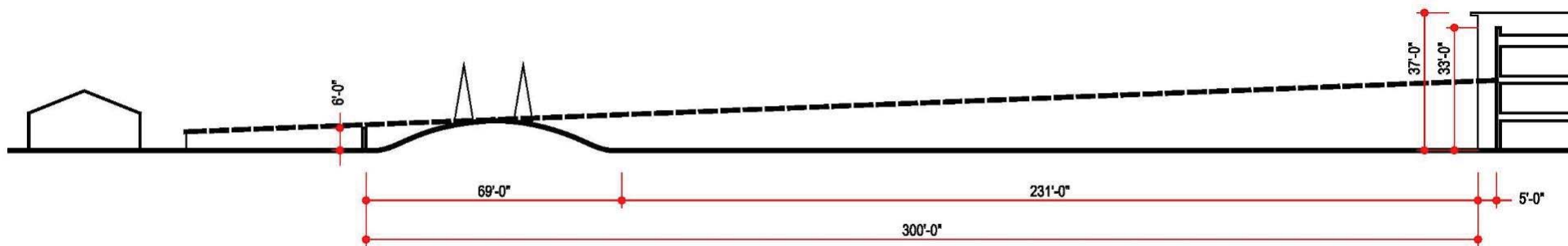


PRESPECTIVE VIEW OF BUILDING B – FROM REAR PARKING

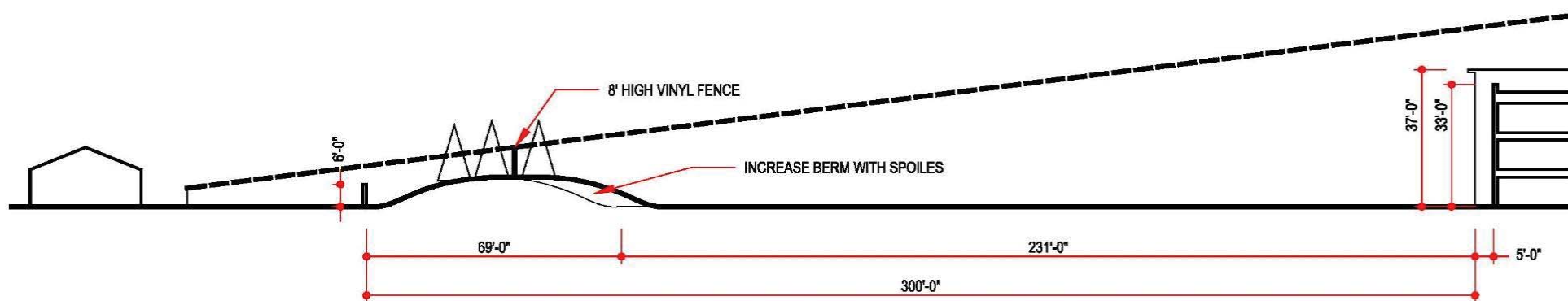
March 7, 2022



VIEW FROM BACKYARD OF SINGLE-FAMILY HOUSES



PREVIOUS LINE OF SIGHT SECTION



REVISED LINE OF SIGHT SECTION

LINE OF SIGHT SECTION



VIEW FROM THIRD FLOOR OF APARTMENTS



COURTYARD VIEW

March 7, 2022



AERIAL VIEW

March 7, 2022



THE LIV APARTMENTS
LIVONIA, MI



TOWN COURT
WEST BLOOMFIELD, MI



CITY FLATS APARTMENTS
ROCHESTER HILLS, MI

4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.

5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and

6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance.

FISCAL CONSIDERATION

ATTACHMENTS

1. 2020-08-01-06_3rd Revision_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: October 26, 2021



Maureen Miller Brosnan, Mayor

Date: October 29, 2021

CITY OF LIVONIA

NOTICE OF PUBLIC HEARING

In accordance with the provisions set forth in Section 401 of the Michigan Zoning Enabling Act, Act 110 of the Public Acts of Michigan of 2006, as amended (MCL 125.3502) as well as Livonia Vision 21 Zoning Ordinance, Article XIII, the Council has determined that a Public Hearing will take place before the Council of the City of Livonia on **Monday, March 7, 2022 at 7:00 P.M.**, in the Auditorium at City Hall, 33000 Civic Center Drive, Livonia, Michigan, with respect to the following item:

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C., pursuant to Sections 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

SUSAN M. NASH, CITY CLERK

PUBLISH: February 17, 2022

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

REZONING APPLICATION
CITY OF LIVONIA, MICHIGAN

All applications must be presented in quadruplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications **must** include property owner's name, address and notarized signature. **You are invited and encouraged to review your proposal with the Planning Department staff.**

Date Filed: 8.21.2020 Petition 2020-08-31-06

Site Address: Vacant parcel-see sidwell # Sidwell Portion 137-99-0008-010 & 137-99-0004-002

Requesting To Rezone Property From General Business (C-2) To High-Rise Residential (R-8)

For the Following Reason (s) Proposed use is a non-permitted use under current zoning district.

Applicant: Stephen E. Duczynski Business/Company: Middlebelt Plymouth Venture LLC

Applicant's Address: 17800 N. Laurel Park Dr., ste 200C City: Livonia State: MI Zip Code: 48152

Applicant's Phone # (248) 357-6272 Applicant's Email duczynskis@schostak.com

Please provide the following information:

- 1) **Legal Description** of the property to be considered. Paper copy must be clearly printed.
- 2) **Fully Dimensional Map (13 copies)** drawn at an appropriate scale, with a north arrow, dated & legend key to symbols and showing:
 - The land that would be affected by the proposed amendment.
 - The dimensions, square footage & acreage of the land.
 - The existing conditions of the site, including all structures & parking layout.
 - A legal description of the land to be rezoned.
 - All public and private right-of-ways & easements bounding & intersecting the site.
 - A preliminary plan showing the proposed land use(s) of the land under consideration.
 - The zoning classification of all abutting zoning districts.
 - The structures and existing land uses on all property adjacent to the subject parcel and on other such property as may, in the City Planner's determination, be necessary to properly reflect the existing character of the surrounding neighborhood.
- 3) A copy of the Fully Dimensional Map submitted in a pdf. format either on a CD or it can be emailed to Planning@ci.livonia.mi.us

Owner of Property: Middlebelt Plymouth Venture LLC

Owner's Address: 17800 N. Laurel Park Dr. Ste 200C City: Livonia State: MI Zip Code: 48152

Owner's Phone # 248 262-1000 Owner's Email schostakjj@schostak.com

Signature of Owner: [Signature] Print Name: Jeffrey Schostak

Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan

on this 26th day of August 20 20

Signature of Notary [Signature] My commission expires 12-1-20

APPROVED AS FORM
Department of Law

By: [Signature]

Date: 8/21/2020



RECEIVED
OFFICE OF THE CITY CLERK
2020 AUG 20 PM 4:08



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

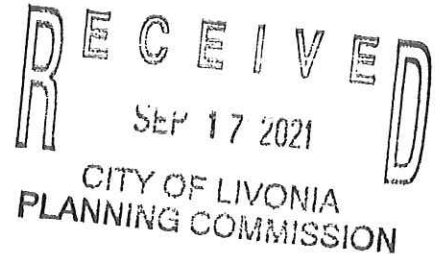
STEPHEN E. DUCZYNSKI
Vice President
Development and Construction Division

direct: 248.357.6272
duczynski@schostak.com

September 17, 2021

VIA HAND DELIVERY

Mr. Mark Taormina
Planning and Economic Development Director
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154



**RE: Petition #2020-08-01-06
Rezoning Re-Submission Planning Commission Agenda
Wonderland Village – Plymouth and Middlebelt**

Dear Mr. Taormina:

At the July 27, 2021, Planning Commission Public Hearing, Middlebelt Plymouth Venture LLC requested that Petition #2020-08-01-06 be tabled to allow for additional time to further evaluate our preliminary site and building plans and further discussion with the City. Middlebelt Plymouth Venture LLC is now requesting to be placed back on the Planning Commission Agenda.

We recognize the new Livonia Vision 21 Zoning Ordinance is now in effect and therefore, we ask that our previous proposed rezoning submission to R-8 (High Rise Residential District), be revised to reflect the new NM2 (Neighborhood Multifamily District).

The required Sign Board(s) for the property will reflect the new NM2 rezoning designation.

We acknowledge the \$300.00 re-advertising fee and plan to provide payment to the Clerk's Office the day of submission of these three (3) sets of updated rezoning plans.

Should you have any questions, please feel free to reach out at your convenience.

Sincerely,

MIDDLEBELT PLYMOUTH VENTURE LLC

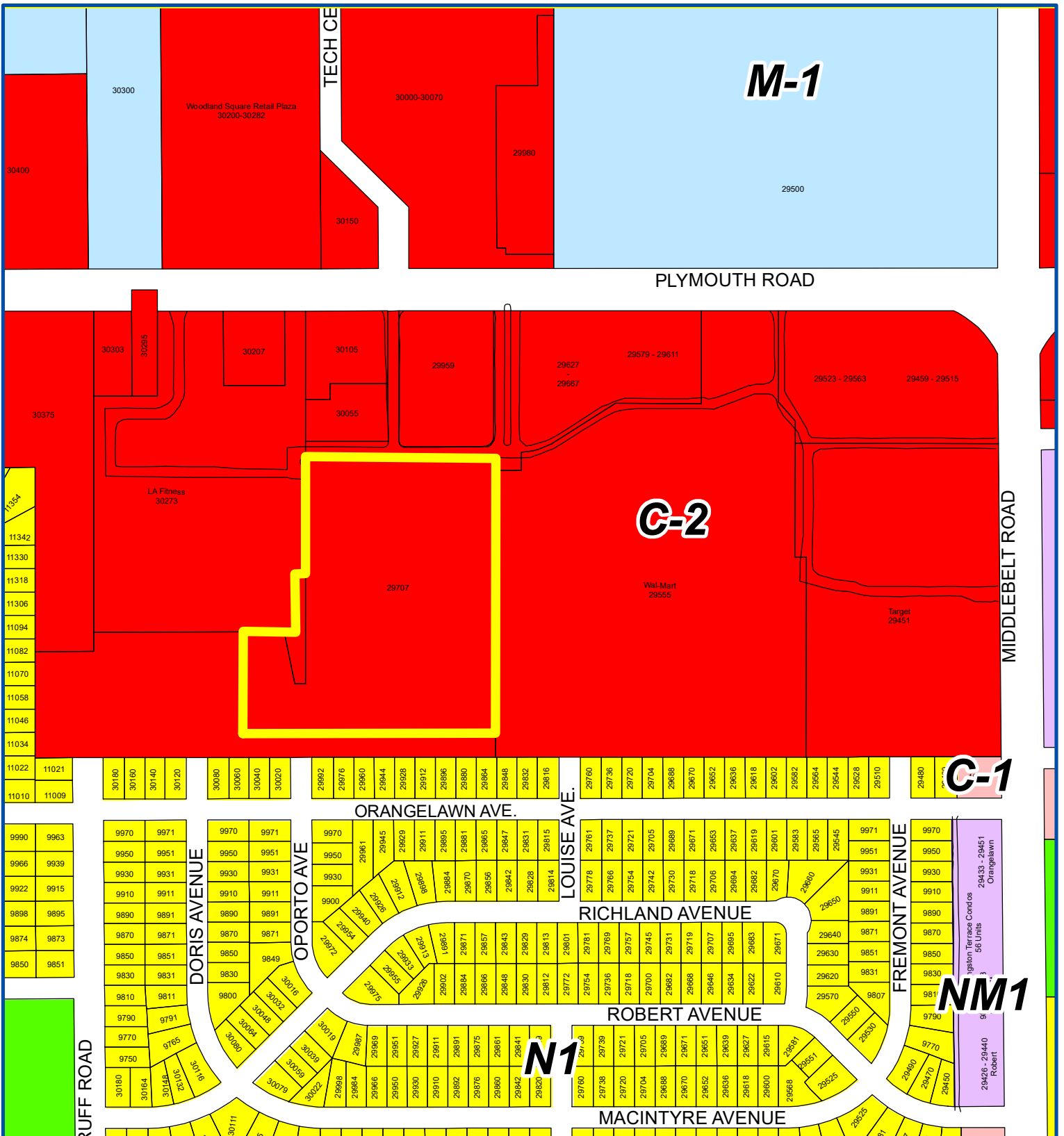
By: Schostak Brothers & Company, Inc.
Its: Authorized Agent

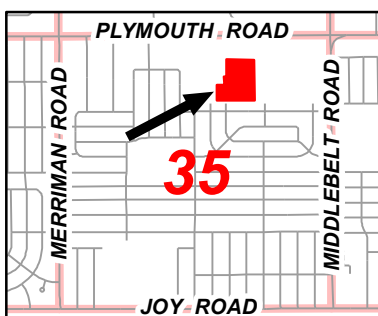
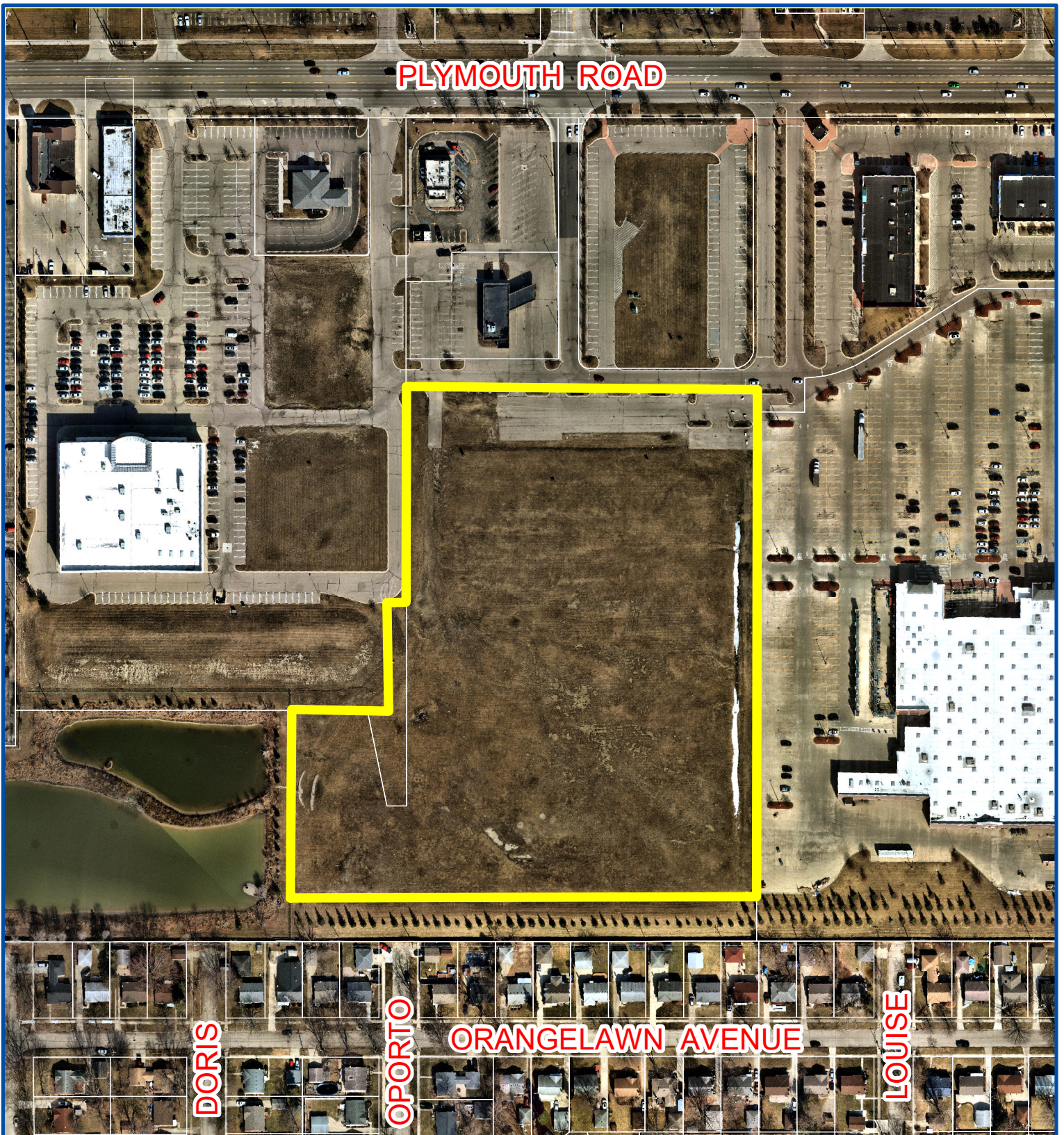
By: Stephen E. Duczynski
Its: Authorized Representative

SED/amg

Encls.







Aerial Map

Petition 2020-08-01-06
Middlebelt Plymouth Venture L.L.C.
29707 & 30273 Plymouth Road
C-2 to NM2



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

October 27, 2020: Study Meeting:

This petition seeks to rezone a large portion of the remaining vacant land at Wonderland Village. The change would be from commercial, C-2 (General Business), to R-8 (High Rise Multiple Family Residential). The area to be rezoned consists of approximately 10.86 acres located between the Walmart Supercenter and LA Fitness. Abutting the site to the south is an approximate 8-foot-high berm and masonry screen wall that extends along the rear of the commercial shopping complex forming a barrier between the non-residential zoning district and the adjacent single-family homes that are a part of the Bel-Aire Gardens Subdivision, zoned R-1 (One Family Residential). The distance between the wall, which runs coterminous with the property line, and southerly limit of the proposed R-8 District is 69.1 feet. As proposed, this relatively narrow strip of land between the wall and the proposed zoning boundary would remain under the C-2 zoning classification. Site access is available from both Plymouth and Middlebelt Roads via the existing commercial drive aisles located within Wonderland Village.

The purpose of the rezoning is to facilitate the future development of an apartment complex. Article XXVII of the City of Livonia Zoning Ordinance No. 543, as amended, sets forth the standards and regulations that govern land development in an R-8 zoning district. Multiple dwellings are treated as a permitted use and must be over two (2) stories in height but not exceeding four (4) stories in height. Setback, lot coverage, and density requirements are also provided, as well as other minimum development standards including a provision under Section 27.07 that requires the site of a multiple family development not be located within one thousand (1,000) feet of any other residentially zoned property as measured from any point on the respective properties. As mentioned above, the site abuts single-family to south, and therefore fails to comply with this standard.

A preliminary site plan submitted with the application shows five (5) three-story apartment buildings and a one-story clubhouse. The north half of the site includes the clubhouse along with an outdoor pool flanked on either side by apartment buildings identified on the plan as Building Type "B". Each Type "B" apartment building has overall dimensions of approximately 244 ft. x 56 ft. and would contain thirty-six (36) one- and two-bedroom units. Shown on the south half of the site are three (3) apartment buildings, two (2) of which are identified as Building Type "A" and the other identified as Building Type "C". The Type "A" building is the largest of the five (5), measuring 328 ft. x 56 ft. and containing forty-eight (48) one- and two-bedroom units. Whereas the Type "C" is the smallest with overall measurements of 170 ft. x 56 ft. with twenty-four (24) one- and two-bedroom units. Combined, the five (5) buildings would contain 192 apartments, including 89 one-bedroom units and 103 two-bedroom units.

Section 27.06 limits building ground coverage to twenty percent (20%) of the overall site. According to the data on the site plan, total building coverage would equal 15%. Minimum lot area per dwelling unit (also referred to as maximum allowed density) is based on building height (expressed in stories) and the corresponding number of bedrooms per dwelling unit. The minimum land area requirements for each one- and two-bedroom unit in a 3-story building are 2,200 square feet or 3,300 square feet, respectively. Accordingly, the minimum required site area based on a total of 89 one-bedroom units and 103 two-bedroom units is 535,700 square feet ($89 \times 2,200 + 103 \times 3,300$), or 12.3 acres. However, the total area of the site is 473,258 square feet, 10.86 acres, and is therefore deficient. The planned number of units exceeds the density allowance under Section 27.06(2) and would therefore require a variance from the Zoning Board of Appeals (ZBA). Required setbacks are also determined by building height. The minimum front yard setback for a 3-story building is seventy-five feet (75') and the minimum required rear and side yards are both fifty feet (50'). As shown, this development would meet all setback requirements.

Required off-street parking is $2\frac{1}{2}$ spaces per dwelling unit. As such, a proposed apartment complex with 192 units requires no fewer than 480 spaces. The preliminary site plan shows 385 off-street parking spaces, resulting in a deficiency of 95 spaces. The R-8 District also requires enclosed parking at a ratio of one (1) space per dwelling unit. The preliminary plan shows carports with a capacity to accommodate a total of 117 vehicles and a resulting deficiency of 75 enclosed spaces. The deficiencies in both off-street parking and enclosed parking would require variances from the ZBA.

The Livonia Vision 21 (LV21) Future Land Use map designates the entire Wonderland development, including the subject land area, as Mixed Development Center. Attached dwellings and apartments are identified in LV21 as an appropriate land use within a Mixed Development Center, subject to a maximum density of 20 dwelling units per acre. Residential options include attached and upper-story units, including townhomes, lofts, and apartments. Mixed Development Centers are intended to have higher densities and massing, be walkable and pedestrian-friendly, and integrated with and connected to surrounding areas and neighborhoods.

The Petitioner's concept plan for the apartment complex reflects an overall density of 17.67 dwelling units per acre. Zoning districts that permit multiple dwelling housing are R-C, R-7, R-8, R-8C, and R-9. Below is a comparison of the five (5) multi-family zoning districts, including the type of housing allowed, building height, and overall density based according to the current site and design parameters: parcel size (10.86 acres), building height (2 or 3 stories depending on the district's height limitation), and applying the same proportion of 1- and 2-bedroom units (46% and 54%, respectively):

- 1) R-C, Condominium Residential District
 - a. Permitted uses – condominium multiple dwellings.
 - b. Building height – 2 stories (maximum)
 - c. Density – 119 dwelling units (10.95 units/acre)

- 2) R-7, Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings and apartments.
 - b. Building height – 2 stories (maximum)
 - c. Density – 119 dwelling units (10.95 units/acre)
- 3) R-8, High Rise Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings and apartments.
 - b. Building height – 3 stories
 - c. Density – 176 dwelling units (16.2 units/acre)
- 4) R-8C, Condominium High Rise Multiple Family Residential District
 - a. Permitted uses – condominium multiple dwellings.
 - b. Building height – 3 stories
 - c. Density – 165 dwelling units (15.2 units/acre)
- 5) R-9, Housing for the Elderly District
 - a. Permitted uses – housing for the elderly.
 - b. Building height – 3 stories
 - c. Density – 184 dwellings units (16.9 units/acre)

November 10, 2020: Public Hearing:

At the Study Meeting, the Petitioner responded to questions regarding the size of the units, projected rental rates, building design, landscaping, and parking. It was indicated that the units would range in size from approximately 735 square feet for the smallest 1-bedroom apartment to 1,015 square feet for the largest 2-bedroom apartment. Rental rates would average approximately \$1.35 per square foot. With respect to parking, the Petitioner believes the number of spaces currently shown on the preliminary site plan is adequate. This is based on current market trends and the Developer's experience with other multi-family apartment projects. Little information is known about the architecture of the buildings. Regarding landscaping, mostly as it affects the view of the apartments from the abutting single-family homes, the Petitioner stated that additional evergreen trees would be planted on top of the existing berm that runs parallel with the southern boundary of the site.

Please note that the October 27th Staff Notes on this item have been corrected regarding the Future Land Use designation of the property. On the original report, it was erroneously stated that the site is classified as Corridor Commercial. The correct LV21 designation is Mixed Development Center which recommends a maximum residential density of 20 units/acre.

July 20, 2021: Study Meeting:

At the Petitioner's request, this item was tabled at the November 10, 2020, Public Hearing. On June 25, 2021, new revised preliminary plans were submitted with a request from the

Petitioner that this item be placed back on the Planning Commission's agenda. This item has been readvertised and is scheduled for a public hearing on July 27th.

The new design reduces the number of three-story apartment buildings from five (5) down to two (2). Both buildings are "C"-shaped, identified on the plans as Building A and Building B. Similar to the layout of the apartments at Haggerty Center, the two (2) apartment buildings would mirror one another, creating a central courtyard and common area. Building A would have a gross floor area of 101,194 square feet with 104 one and two-bedroom units. Building B is slightly larger at 101,338 square feet and would have 97 one and two-bedroom units. Combined, the two (2) apartment buildings would contain a total of 201 units on 10.86 acres, which corresponds to an overall density of 18.5 dwelling units per acre. In comparison, the original site plan had 192 units over the same land area, representing a density of 17.68 dwelling units per acre.

Section 27.06(1) of the R-8 High Rise Multiple Family Residential District regulations limits the ground coverage by principal structures to twenty percent (20%) of the site. As proposed, the ground coverage of the two (2) apartment buildings would constitute 14.27%, which is slightly less than the 15% shown on the previous preliminary plans.

Minimum lot area per dwelling unit is specified under Section 27.06(2). This provision establishes the minimum amount of land that is needed to support the number of apartment dwelling units and is calculated as a function of both building height and the number of bedrooms per unit. Based on the revised number of one- and two-bedroom units, the minimum required total land area for this project is 577,500 square feet ($78 \times 2,200 + 123 \times 3,300$), or 13.25 acres. As with the original plan, the land area of the site at 473,258 square feet, or 10.86 acres, is not sufficient for the number of proposed units. (Note: Under the current draft of the Livonia Vision 21 Zoning Ordinance, this requirement would no longer apply.)

A major advantage of the revised site plan over the original design is the placement of the buildings with respect to the adjoining residential district. The more compact arrangement allows the buildings to be moved further north on the site, away from the single-family homes. At the closest point, the rear of apartment Building B would be approximately 300 feet from the residential district. The original plan, on the other hand, showed the closest apartment building at a distance of 129.6 feet from the rear lot lines of the homes along Orangelawn Avenue. Separating the single-family district from the multi-family district is a five foot (5') high masonry screen wall, as well as an approximate nine foot (9') high berm planted with a double row of evergreen trees and a green space area. Located between the edge of the green space and Building B, the plan shows a paved lot with four (4) rows of parking spaces, including a carport along the south end.

For parking, the proposed apartment complex requires 503 total spaces ($2\frac{1}{2}$ parking spaces for each unit) of which 201 spaces (1 space per unit) are required to be contained in enclosed parking structures, such as garages or carports. The plan shows a total 436 parking spaces, 112 of which are enclosed in carports, resulting in shortages that would require variances for both the total number of available spaces as well as the number of enclosed spaces.

Access to the apartment complex would be from two (2) driveways, both of which are at the north end of the complex with connections to the main east-west drive aisle at Wonderland Village and which are located on either side of the existing signalized driveway that runs north-south and connects to Plymouth Road across from Tech Center Drive.

July 27, 2021: Public Hearing:

At the July 20, 2021, Prehearing Study Meeting, the Planning Commission asked for both approving and denying resolutions. The biggest concerns revolved around density, integration with the surrounding commercial uses to create a mixed-use development, and the appearance/design of the apartment buildings.

The following considers the various scenarios that are possible with the adoption of the LV21 Zoning Ordinance:

- 1) R-8 zoning automatically converts to NM2 which eliminates certain standards, including the minimum land area requirement (density) and the minimum 1,000-foot separation from other residential districts.
- 2) R8C zoning would also convert to NM2. Under the current zoning ordinance, the R8C district regulations allow only condominium multiple dwellings and not apartments. This would no longer be the case with the NM2 zoning district, as both forms of housing—condominiums and apartments—would be permitted. R8C zoning also has an overall lower density of roughly one (1) dwelling unit per acre. However, this too, would no longer be applicable under the LV21 Zoning Ordinance.
- 3) Both the RC and R-7 zoning districts become NM1, which would restrict the type of multi-family housing to condominiums and also limit building height to 2-½ stories. Like the NM2, the proposed NM1 district regulations do not have specific density limitations.
- 4) If this petition is rejected, then the site would remain under the C-2 zoning classification which would continue to be the case with the LV21 Zoning Ordinance. The Petitioner would then have the option of filing an application under the provisions as set forth in Section 5.02, Special Waiver Use Standards for Planned Residential Developments, which would be available in any commercial zoning district and is intended to encourage the implementation of form-based design standards.

October 12, 2021: Study Meeting:

At the Petitioner's request, for a second time, this item was tabled at the July 27, 2021, Public Hearing. On September 17, 2021, new revised preliminary plans were submitted with a request from the Petitioner that this item be placed back on the Planning Commission's agenda. This item has been readvertised and is scheduled for a public hearing on October 19th.

Since the last time this item was considered, the Livonia Vision 21 Zoning Ordinance and Livonia Vision 21 Zoning Map were officially adopted thus changing the proposed zoning classification from R-8 High-Rise Multiple Family Residential to NM2 Neighborhood Multifamily. In most respects, the NM2 District regulations align with the former R-8 District; however, there are a few significant changes as noted below:

- 1) Minimum building height has been reduced from three (3) stories to one (1) story.
- 2) 20% Maximum ground coverage by principal structure was replaced with 30% Maximum useable floor area as percentage of lot area.
- 3) Minimum lot area per dwelling unit was eliminated.
- 4) The requirement that multiple family developments not be located within 1,000 feet of any other residentially zoned property was eliminated.
- 5) The requirement for covered parking spaces was eliminated.

These, along with a few other changes between Ordinance #543 and the Livonia Vision 21 Zoning Ordinance as they affect the revised plans, were identified by the Petitioner and itemized in an email correspondence as provided below. (Note: where applicable and for ease of reference, the relevant sections of the new ordinance have been provided and are highlighted in red):

SITE PLANS C-3 (black & white) & C-4 (colored up), C-5 (colored up overviewed)

On C-3, to supplement this email, we provide further detail on legend: (1) "TABLE OF LAND USE AND ZONING" and (2) "OFF STREET PARKING REQUIREMENT", to further describe the "required" vs "proposed"

Most of the changes to the site plans (C-3, 4, 5) were the result of the NM2 ordinance, now incorporated into the plans as follows:

- NM2 does not seem to suggest any covered parking requirements, however we are still proposing +/-101 carports.
- NM2 no longer requires 1,000-foot set back, we are still proposing +/- 300-foot set back from single family residence to the south.
- NM2 reduced parking spaces to 2 per unit (*Section 9.05*) (in lieu of 2.5), there are 422 proposed, whereas 402 spaces are required.
- NM2 now requires a 20-foot commercial side yard "landscape" buffer (*Section 10.03(5)*), which we've satisfied, whereas the prior ordinance did not specify landscape sets backs, but rather only 50-foot building setbacks.
 - In an effort to accommodate the 20-foot landscape buffer the driveways on east and west sides were reduce to 22 feet with 18 feet deep parking stalls, with 2 foot hang over at the perimeter outer parking stalls only. All other drive isles are 24 feet, with 20 feet deep parking stalls.
- NM2 now requires 10% of the parking areas to be designated for snow storage, which has been satisfied. (*Section 9.03(7)*)
- NM2 now requires 300 square foot landscape island every 20 spaces (*Section 10.03(2B)*), which has been satisfied.

- Waiver requirement remains for max useable floor area 30% permitted, whereas 33.5% proposed.

RENDERINGS C-6 thru C11:

In general, we incorporated more exterior façade features, provided additional perspective views, as inquired and requested by Planning Commission at the 2 previous study sessions:

- 1) Added a varying range of smaller building façade “bump outs” along the exterior façade, giving more balanced to the overall residential appearance.
- 2) Added full size balconies, and a mixture of Juliet balconies (facing single-family), for additional architectural feature.
- 3) Added a mixture of “eyebrow” decorative details above various window locations.
- 4) New mixture and arrange of material colors and textures to soften the overall reside.
- 5) Provided the additional drawing perspectives C-8, C-9, & C-11.

October 19, 2021: Regular Meeting:

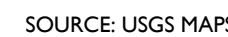
At the October 12, 2021 Study Meeting, Commissioners continued to express concerns over the preliminary site plan and building designs, suggesting that the current proposal fails to meet the goals and objectives of the Livonia Vision 21 Master Plan of creating a mixed-use development that includes multifamily residential on more of a neighborhood scale and with better integration with the surrounding commercial and single-family land uses.

Approving Resolution: That the request to rezone portions of 29707 and 30273 Plymouth Road as described in the submitted application, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential) is hereby approved, subject to City Council approval, for the following reasons:

1. That the proposed change of zoning is compatible to and in harmony with the surrounding land uses and zoning districts in the area.
2. That the proposed change of zoning is consistent with the developing character of the area.
3. That the proposed change of zoning will provide for the development of the subject property in a manner that is appropriate with its size and location.
4. That the proposed change of zoning will allow the development of a multi-family residential apartment complex that can be integrated within the surrounding commercial land uses, and
5. That the proposed zoning change is supported by Livonia Vision 21 and the Future Land Use Plan which shows the subject land area as Mixed Development Center which recommends a maximum residential density of twenty (20) units per acre.

Denying Reasons: That the request to rezone parts of the properties at 29707 & 30273 Plymouth Road from C-2 to R-8 is hereby denied for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian environment with better connectivity to the surrounding area.
4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.
5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.



SCALE: 1" = 2000'±



SCALE: 1" = 300'±

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

**STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN**



SCALE: 1" = 300'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC. DATED: JUNE 2019
- REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 09/15/2021
- ARCHITECTURAL PLANS PREPARED BY SPIRE DESIGN GROUP DATED: 09/17/2021
- GEOTECHNICAL REPORT PREPARED BY SME DATED: 06/28/2019
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
- LOCATION MAP OBTAINED FROM USGS MAPS

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONNECTION WITH THIS PLAN SET. THE OWNER IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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DRAWING TITLE	SHEET #
COVER SHEET	C-1
REZONING PLAN	C-2
PRELIMINARY SITE PLAN	C-3
PRELIMINARY SITE PLAN RENDERING	C-4
PRELIMINARY SITE PLAN RENDERING (OVERALL)	C-5
SITE PERSPECTIVE VIEWS	C-6 THUR C-11

DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
WONDERLAND MALL REZONING LEGAL EXHIBITS	I THRU 4 OF 4

[illegible]

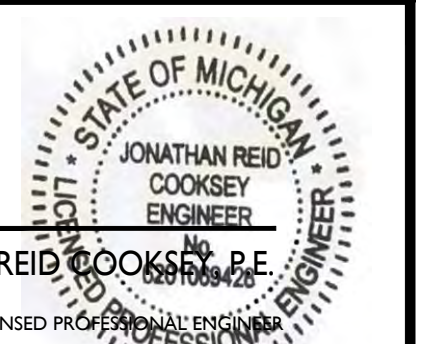
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REZONING DOCUMENTS



11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN
PARCEL IDS: 137990008008, 137990008001, & 137990004002



SCALE: AS SHOWN	PROJECT ID: M-19052
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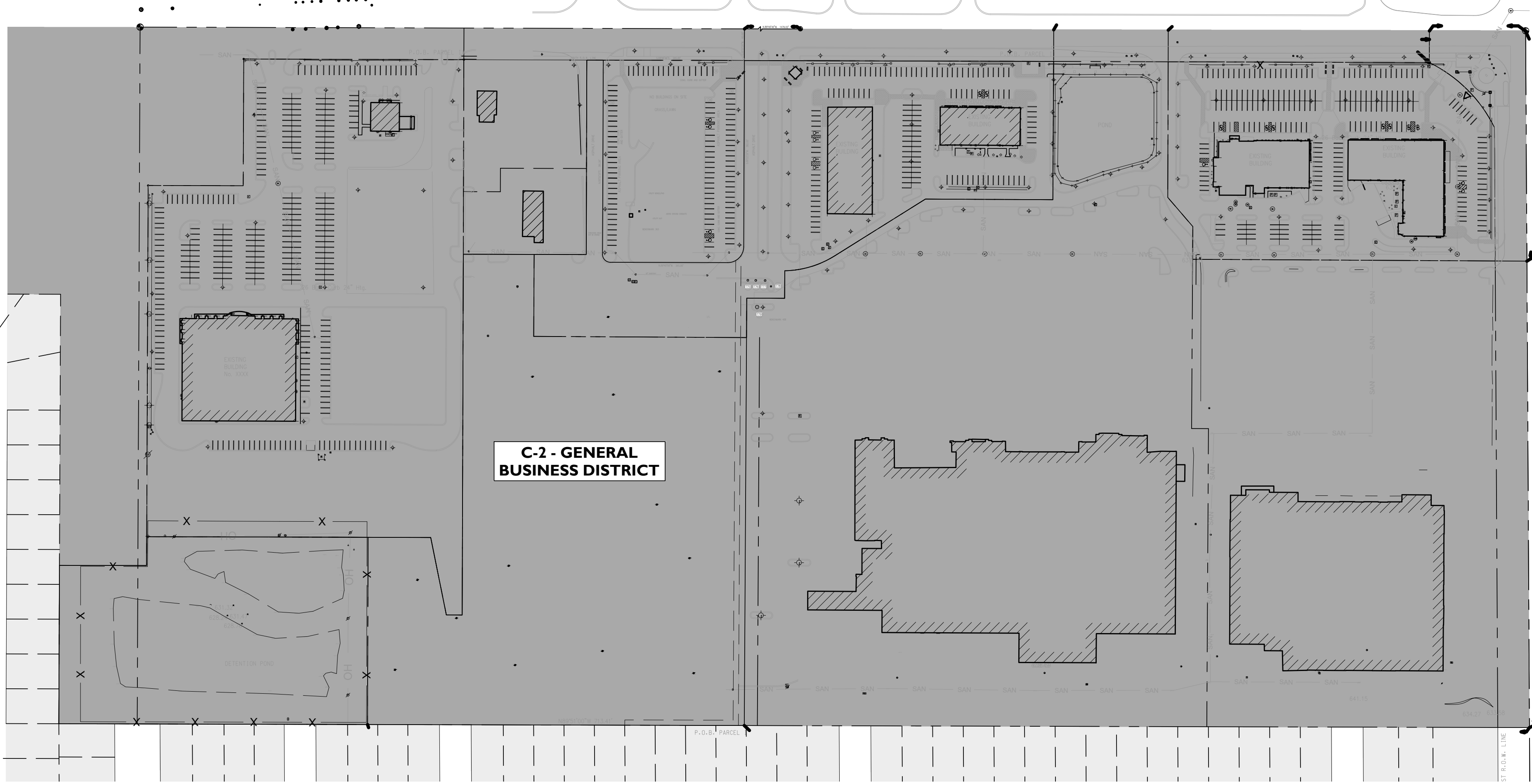
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COVER SHEET

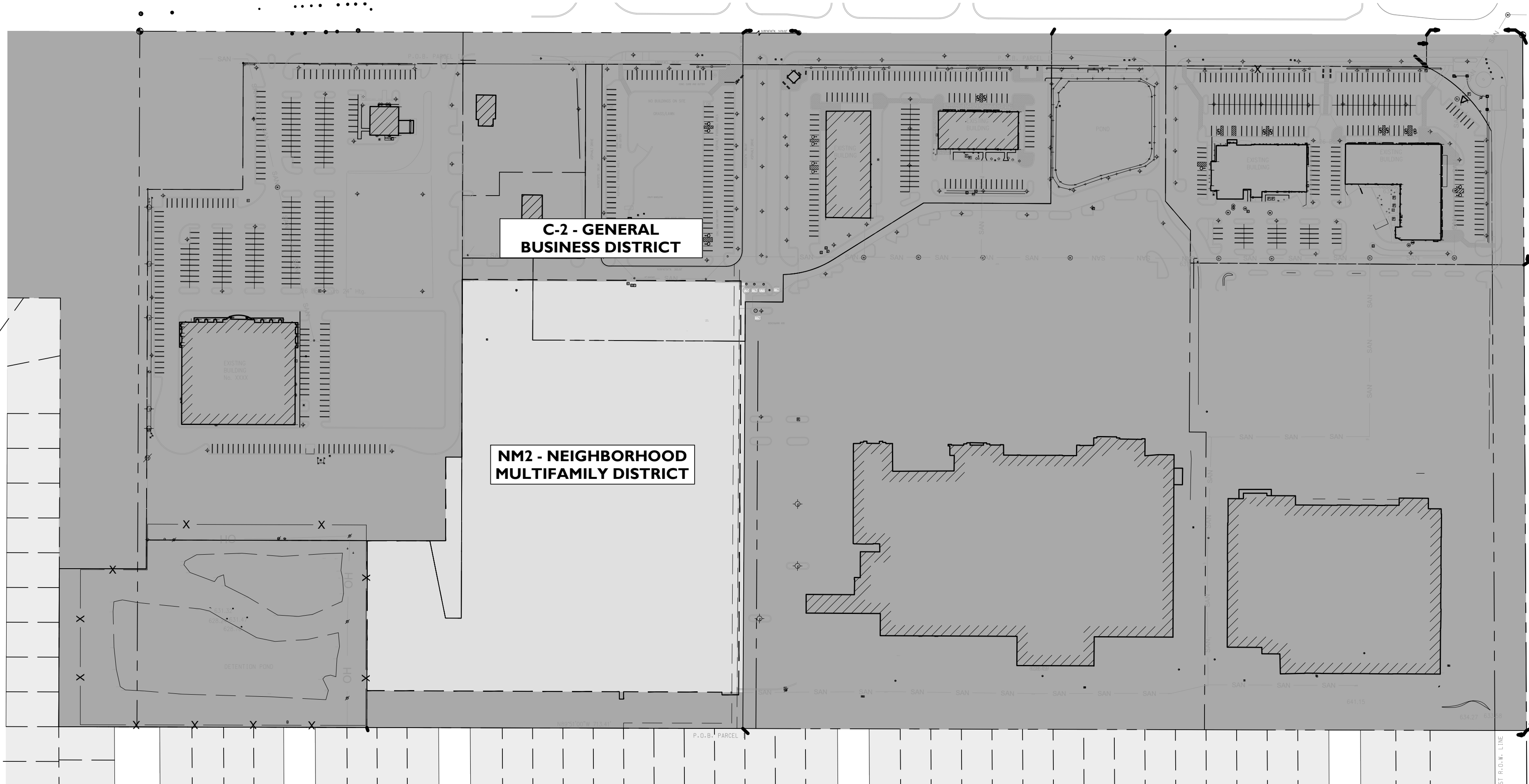
DRAWING:

C-1

\\P05B19M19023\SCHOSTAK BROTHERS\PROJECTS\1320-16-17 REZONE EXHIBITS\REZONING EXHIBIT\LOT2D-SB REZONING

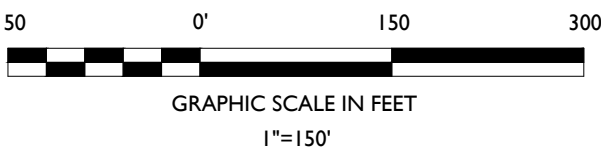


CURRENT ZONING

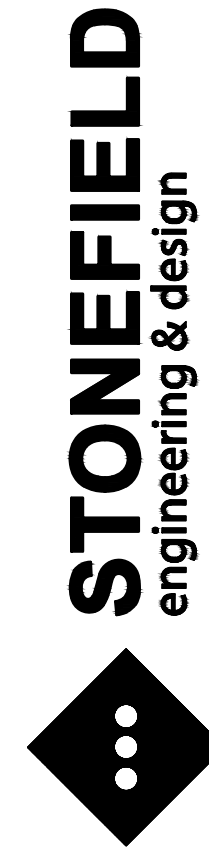


PROPOSED ZONING

SYMBOL	DESCRIPTION
---	PROPERTY LINE
Light Gray Box	NEIGHBORHOOD MULTIFAMILY DISTRICT (NM2)
Dark Gray Box	GENERAL BUSINESS DISTRICT (C-2)



NOT APPROVED FOR CONSTRUCTION



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SITE DEVELOPMENT PLANS



PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE: 1" = 150' PROJECT ID: M-19052.01

TITLE:

REZONING PLAN

DRAWING:

C-2

V:\P\19052\M-19052-SCHOSTAK BROTHERS-RESIDENTIAL DEVELOPMENT\19052-04-SITING.DWG

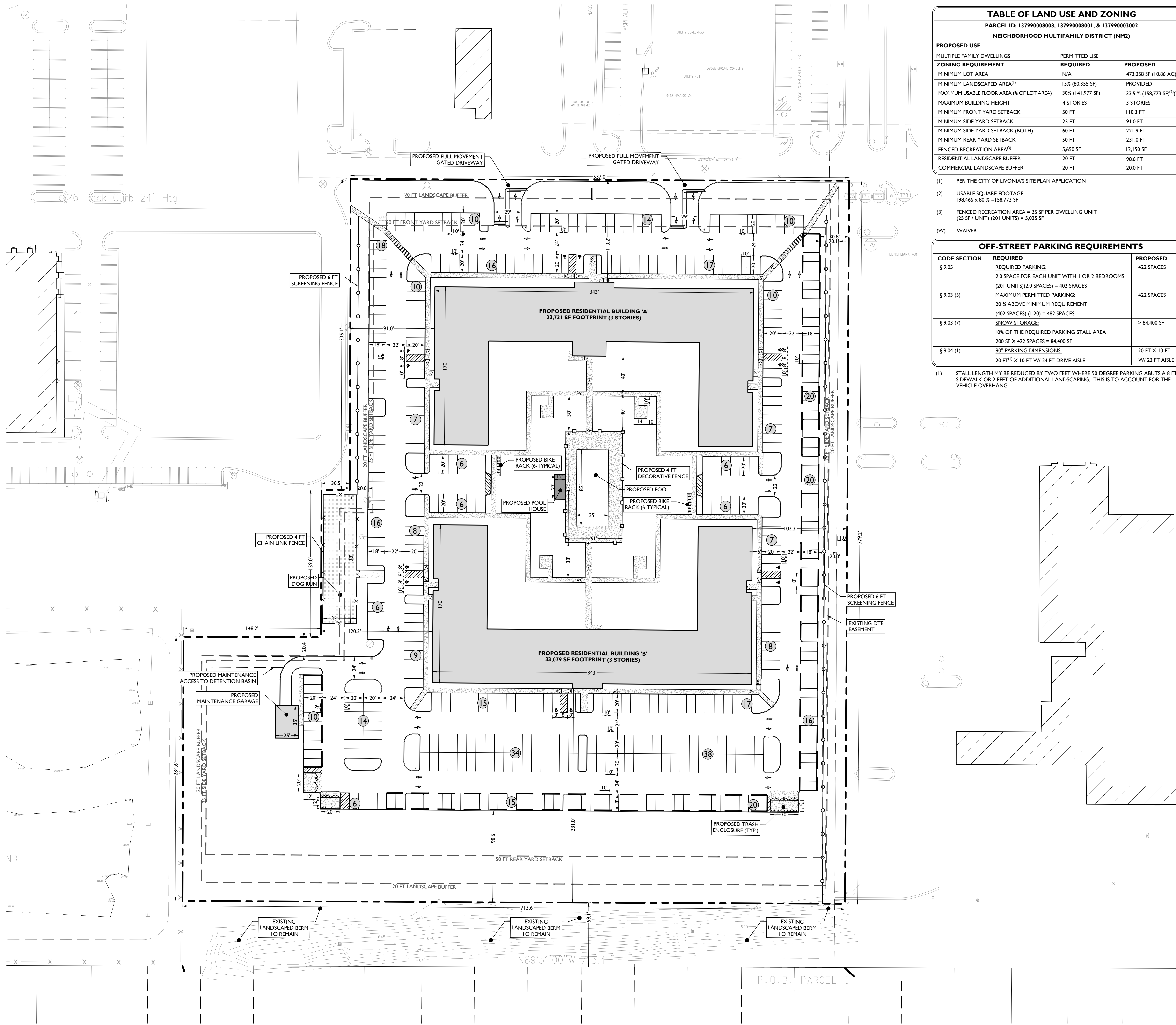


TABLE OF LAND USE AND ZONING

PARCEL ID: 137990008008, 137990008001, & 137990003002

NEIGHBORHOOD MULTIFAMILY DISTRICT (NM2)

PROPOSED USE

MULTIPLE FAMILY DWELLINGS

PERMITTED USE

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	473,258 SF (10.86 AC)
MINIMUM LANDSCAPED AREA ⁽¹⁾	15% (80,355 SF)	PROVIDED
MAXIMUM USABLE FLOOR AREA (% OF LOT AREA)	30% (141,977 SF)	33.5 % (158,773 SF) ⁽²⁾ (VV)
MAXIMUM BUILDING HEIGHT	4 STORIES	3 STORIES
MINIMUM FRONT YARD SETBACK	50 FT	110.3 FT
MINIMUM SIDE YARD SETBACK	25 FT	91.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	60 FT	221.9 FT
MINIMUM REAR YARD SETBACK	50 FT	231.0 FT
FENCED RECREATION AREA ⁽³⁾	5,650 SF	12,150 SF
RESIDENTIAL LANDSCAPE BUFFER	20 FT	98.6 FT
COMMERCIAL LANDSCAPE BUFFER	20 FT	20.0 FT

(1) PER THE CITY OF LIVONIA'S SITE PLAN APPLICATION

(2) USABLE SQUARE FOOTAGE

198,466 x 80 % = 158,773 SF

(3) FENCED RECREATION AREA = 25 SF PER DWELLING UNIT

(25 SF / UNIT) (201 UNITS) = 5,025 SF

(VV) WAIVER

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 9.05	REQUIRED PARKING: 2.0 SPACE FOR EACH UNIT WITH 1 OR 2 BEDROOMS (201 UNITS) (2.0 SPACES) = 402 SPACES	422 SPACES
§ 9.03 (5)	MAXIMUM PERMITTED PARKING: 20 % ABOVE MINIMUM REQUIREMENT (402 SPACES) (1.20) = 482 SPACES	422 SPACES
§ 9.03 (7)	SNOW STORAGE: 10% OF THE REQUIRED PARKING STALL AREA 200 SF X 422 SPACES = 84,400 SF	> 84,400 SF
§ 9.04 (1)	90° PARKING DIMENSIONS: 20 FT ⁽¹⁾ X 10 FT VW 24 FT DRIVE AISLE	20 FT X 10 FT VW 22 FT AISLE

(1) STALL LENGTH MAY BE REDUCED BY TWO FEET WHERE 90-DEGREE PARKING ABUTS A 8 FT SIDEWALK OR 2 FEET OF ADDITIONAL LANDSCAPING. THIS IS TO ACCOUNT FOR THE VEHICLE OVERHANG.

SYMBOL

PROPERTY LINE

SETBACK LINE

PROPOSED CURB AND GUTTER

PROPOSED FLUSH CURB

PROPOSED SIGNS / BOLLARDS

PROPOSED CARPORT SPACES

PROPOSED BUILDING

PROPOSED CONCRETE

PROPOSED STORM STRUCTURES

DESCRIPTION

PROPERTY LINE

SETBACK LINE

PROPOSED CURB AND GUTTER

PROPOSED FLUSH CURB

PROPOSED SIGNS / BOLLARDS

PROPOSED CARPORT SPACES

PROPOSED BUILDING

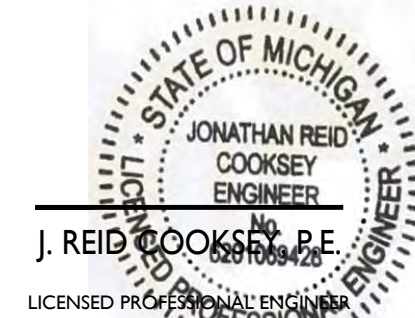
PROPOSED CONCRETE

PROPOSED STORM STRUCTURES

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 50' PROJECT ID: M-19052.01

TITLE:

PRELIMINARY SITE PLAN

DRAWING:

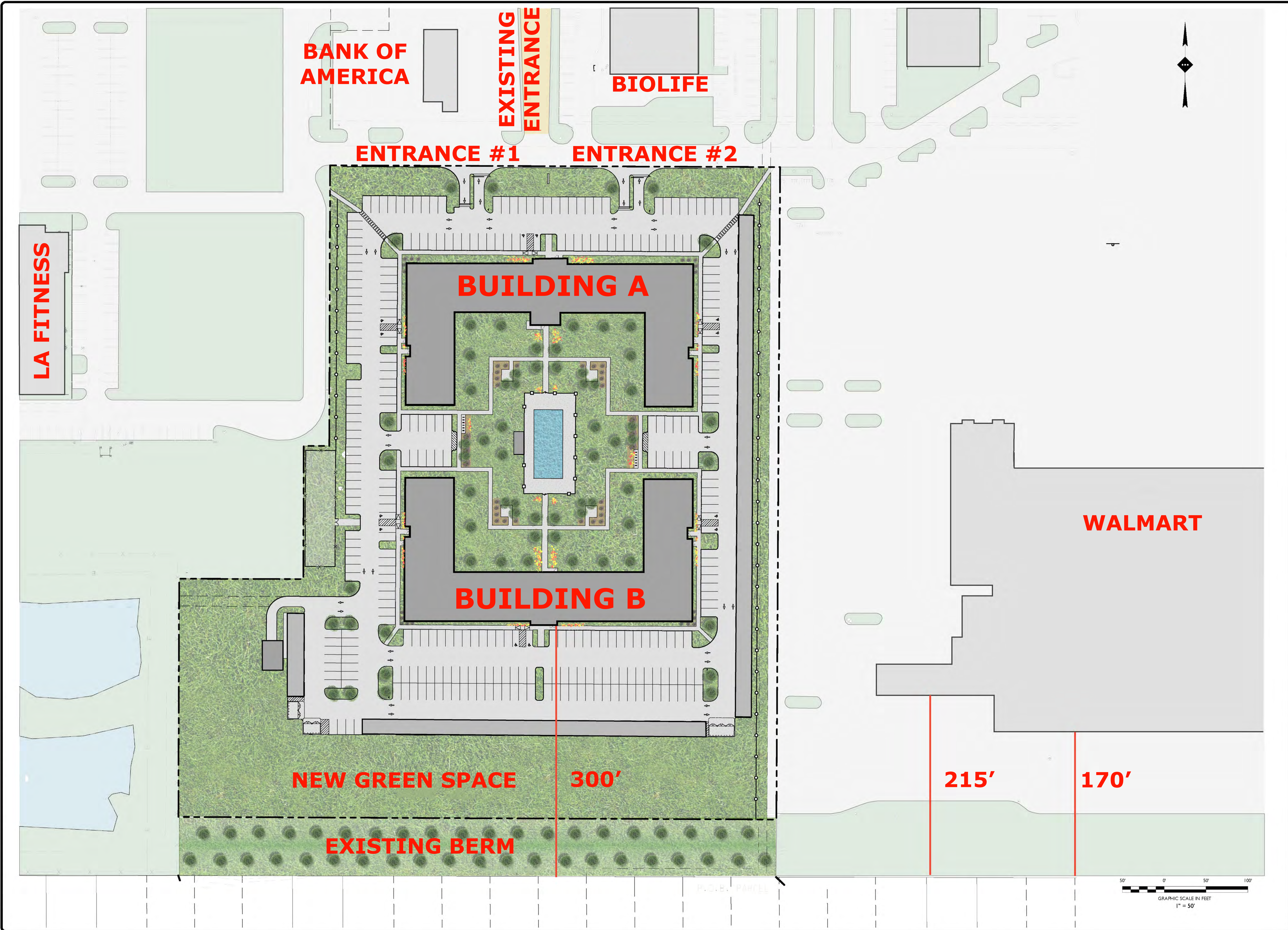
C-3

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W/30' R/W - 11320 MIDDLEBELT ROAD AND LIVINGSTON ROAD, LIVINGSTON, MI 48150 FOR 45' SETBACK



SITE DEVELOPMENT PLANS			
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607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115			
J. REID COOKSEY, P.E. LICENSED PROFESSIONAL ENGINEER			
SCALE: 1" = 50' PROJECT ID: M-19052.01			
TITLE: PRELIMINARY SITE PLAN RENDERING			
DRAWING: C-4			



C-6



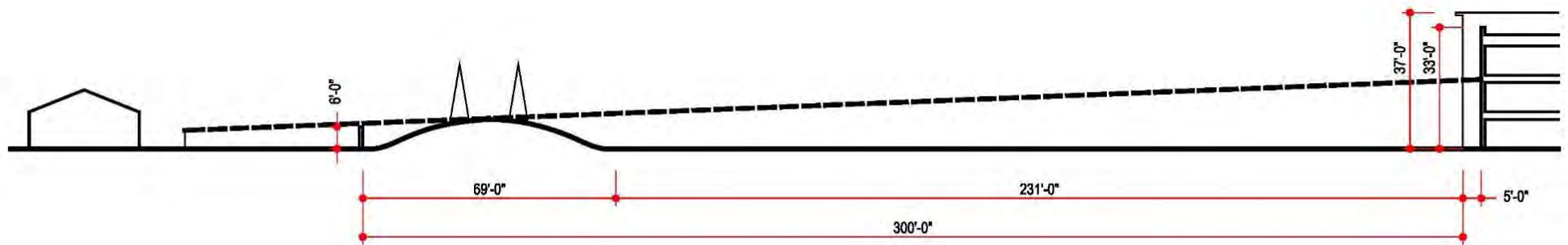
C-7



C-8



C-9



C-10



C-11

C JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 1

6/12/2019 8:32 AM
HRC_OLW.ctb
V:\201902\20190258\F\20190258_OVERALL.dwg
Piggott, Robert

BENCHMARK

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

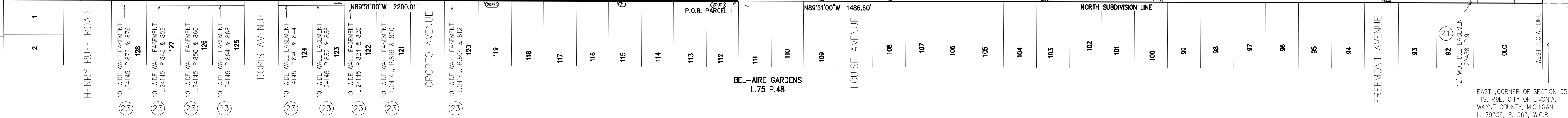
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT	
STORM	ST	PUMP STATION	
SANITARY	SA	FIRE HYDRANT	
WATERMAIN	WM	GATE & VALVE, & WELL	
GAS		CISTERN & WELL	
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD	
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT	
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE	
BENCH MARK SYMBOL		LIGHT POLE	
DEAD TREE		GUY WIRE ANCHOR	
DECIDUOUS TREE		UNDERGROUND MARKER	
DECIDUOUS SHRUB		RISER	
CONIFEROUS TREE		GAS BOX & BLOW OFF	
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.	
STUMP		C.O. OF DITCH	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		% OF SLOPE	
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE	
UNSPECIFIED MH.		TOP OF BERM	
		% OF BERM	
		EDGE OF WATER & WATER SURFACE	
		HEADWALL & RETAINING WALL	
		SIGNS & SIGN POST	
		LOCAL LOW POINT & LOCAL HIGH POINT	
		COLUMN OR PIER	

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARKING INFORMATION

PARCEL I - 0 SPACES

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR (EAST - 10 HANDICAP/250 REGULAR; WEST - 10 HANDICAP/249 REGULAR)

PARCEL III - 0 SPACES

PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

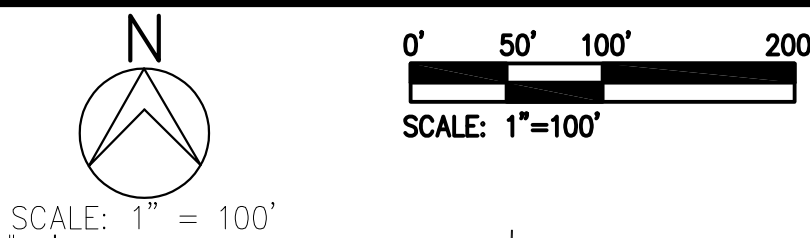
NOTES:

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

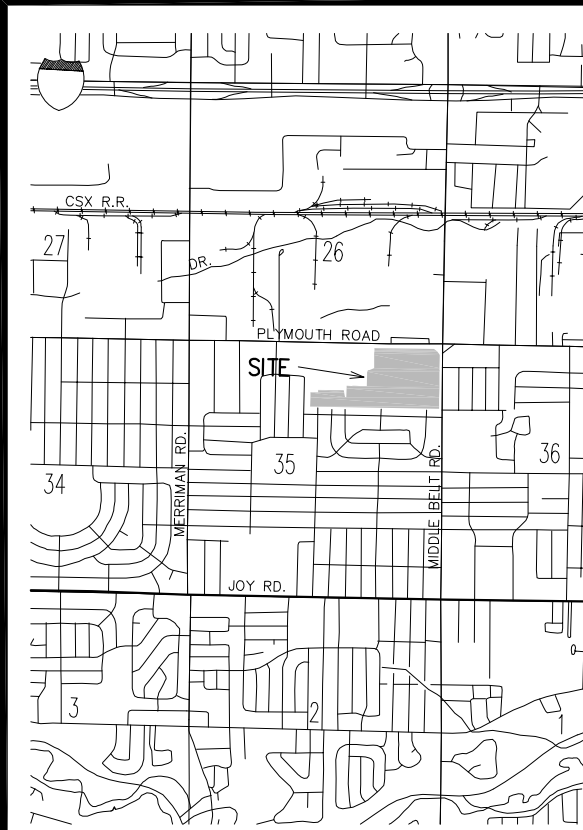
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>



DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA

WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.89 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=636.31 T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV IN=631.61 N 12" RCP TO 20309
5019	RIM=636.23 INV IN=632.43 E 12" RCP TO 10868
5020	RIM=636.64 INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
5026	RIM=636.34 INV IN=631.70 E 12" RCP TO 10851
5029	RIM=636.88 (COULD NOT OPEN)
5054	RIM=635.87 INV IN=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=636.07 INV IN=631.61 N 15" RCP FROM INV IN=631.46 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV IN=632.11 S 12"
6124	RIM=634.85 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
10577	RIM=636.81 INV IN=631.09 W 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
10584	RIM=635.66 INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
10585	RIM=636.08 INV IN=631.33 N 18" RCP FROM 10597 INV IN=631.46 W 12" RCP FROM 10594 INV OUT=631.21 S 18" RCP TO 10577
10595	RIM=635.63 INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
10596	RIM=635.44 INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
10597	RIM=635.94 INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10595 INV OUT=632.05 S 18" RCP TO 10595
10598	RIM=636.27 INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
10600	RIM=635.78 INV IN=632.03 S 12" RCP TO 10598
10688	RIM=635.63 INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
10691	RIM=635.70 INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688

STORM STRUCTURE DATA	
Structure Name	Structure Details
10692	RIM=635.71 INV IN=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV IN=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV IN=632.60 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV OUT=631.93 E 12" RCP TO 10598
10800	RIM=636.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.64 NE 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20296 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV IN=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.87 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV IN=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
10924	RIM=635.77 INV IN=629.01 NW 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10931	RIM=635.77 INV IN=629.01 W 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=632.15 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.83 E 24" RCP FROM 20062
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20082
20113	RIM=635.90 INV IN=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=622.25 E 24" RCP TO
20305	RIM=635.46 INV OUT=632.76 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.75 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P 627.48

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence
South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of Bel-Aire Gardens; a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL II:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 162.20 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence along a curve to the right 177.47 feet, said curve having a radius of 269.27 feet, a central angle of 37 degrees 45 minutes 41 seconds, and a chord bearing South 45 degrees 04 minutes 20 seconds East, 174.72 feet to the West right of way line of Middlebelt Road (120 foot right of way); thence South 00 degrees 18 minutes 53 seconds East, 252.74 feet along the said right of way line; thence North 89 degrees 40 minutes 35 seconds West, 573.01 feet; thence North 00 degrees 19 minutes 25 seconds East, 62.02 feet; thence North 40 degrees 40 minutes 13 seconds West, 72.66 feet; thence North 00 degrees 10 minutes 14 seconds East, 256.92 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 494.47 feet along said right of way line to the Point of Beginning. Containing 221,715.6 sf and/or 5.09 acres of land.

ALSO
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of said Plymouth Road; thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence South 00 degrees 19 minutes 25 seconds West, 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West, 241.25 feet; thence South 57 degrees 56 minutes 01 second West, 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds, and a chord bearing South 73 degrees 23 minutes 07 seconds West, 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West, 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West, 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West, 74.78 feet; thence North 89 degrees 40 minutes 35 seconds West, 403.00 feet; thence North 00 degrees 19 minutes 25 seconds East, 155.23 feet; thence South 89 degrees 49 minutes 46 seconds East, 98.71 feet; thence North 00 degrees 09 minutes 51 seconds East, 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 883.85 feet along said right of way line to the Point of Beginning. Containing 321,119.7 sf and/or 8.29 acres of land.

PARCEL III:
Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

PARCEL IV:
Part of the North ½ of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 692, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement to Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F639791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10201, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G693405. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G693406 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34068, page 321, and in Liber 34069, page 338. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L 13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

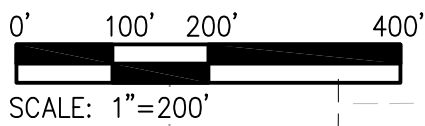
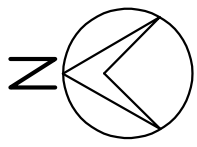
GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

CITY OF LIVONIA
WONDERLAND MALL

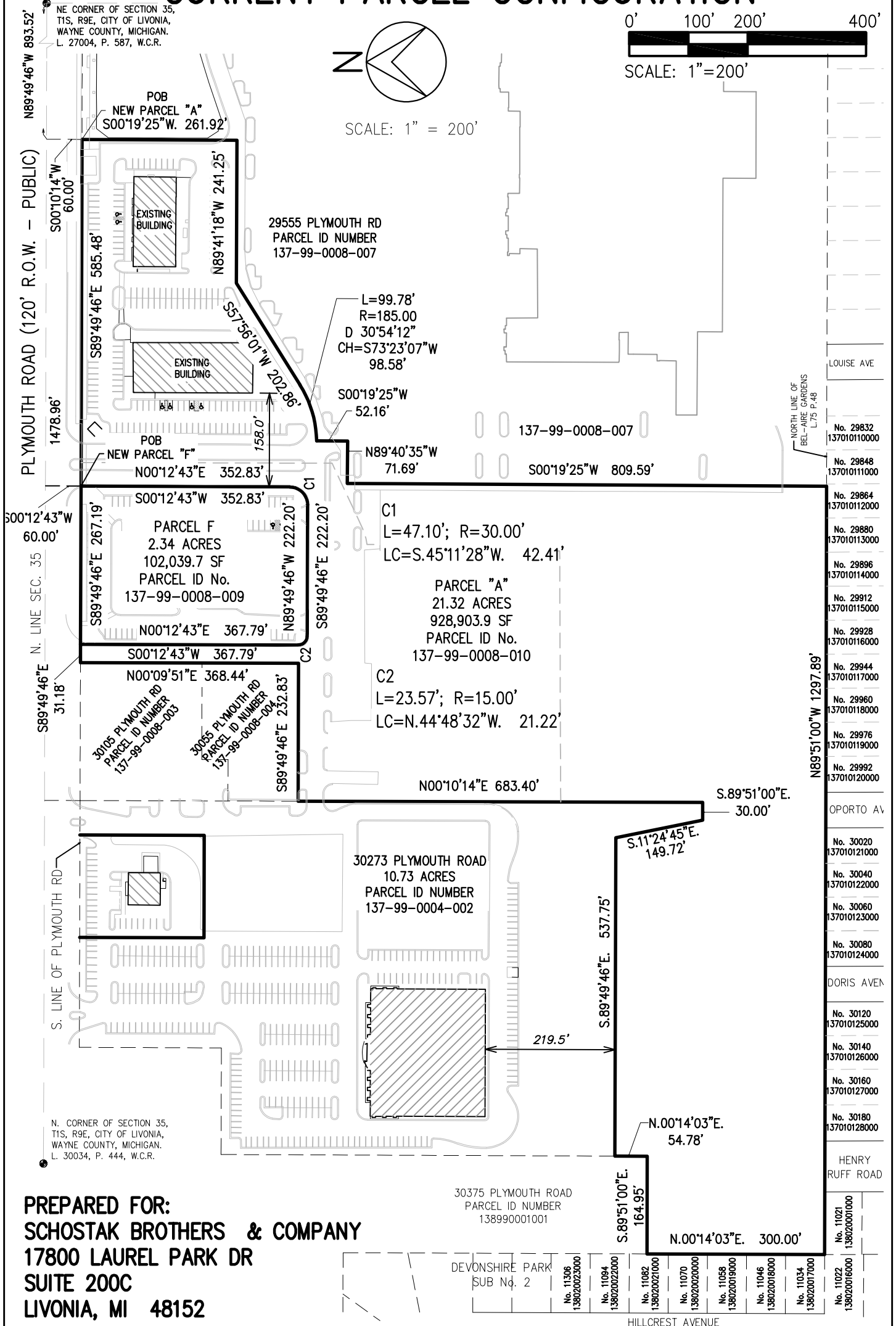
ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 2 OF 2

CURRENT PARCEL CONFIGURATION



SCALE: 1" = 200'



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152



555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: <http://www.hrcenr.com>

SHEET NO.
1
OF 4

JOB NO.
20190419
DATE
03-11-2020

REVISED 05/28/2020

V:\201904\20190419\F\20200316_REZONING\F20190419_REZONING.dwg 9/15/2021 12:31 PM Piggott, Robert

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of "Bel-Aire Gardens", a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

REVISED 05/28/2020

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http: // www.hrcengr.com		2
				OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING NM2 (NEIGHBORHOOD MULTIFAMILY DISTRICT)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

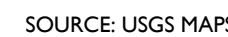
Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 09/15/2021
REVISED 08/06/2020
REVISED 05/28/2020

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020				4
				OF 4



SCALE: 1" = 2000'±



SCALE: 1" = 300'±

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN



SCALE: 1" = 300'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC. DATED: JUNE 2019
- REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 08/06/2020
- ARCHITECTURAL PLANS PREPARED BY STUCKY VITALE ARCHITECTS DATED: 06/07/2019
- GEOTECHNICAL REPORT PREPARED BY SME DATED: 06/28/2019
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
- LOCATION MAP OBTAINED FROM USGS MAPS

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2
WONDERLAND MALL REZONING LEGAL EXHIBITS	I THRU 4 OF 4

[illegible]

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

Schostak
BROTHERS & COMPANY
**PROPOSED RESIDENTIAL
DEVELOPMENT**

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.

LICENSED PROFESSIONAL ENGINEER



SCALE:	AS SHOWN	PROJECT ID: M-19052
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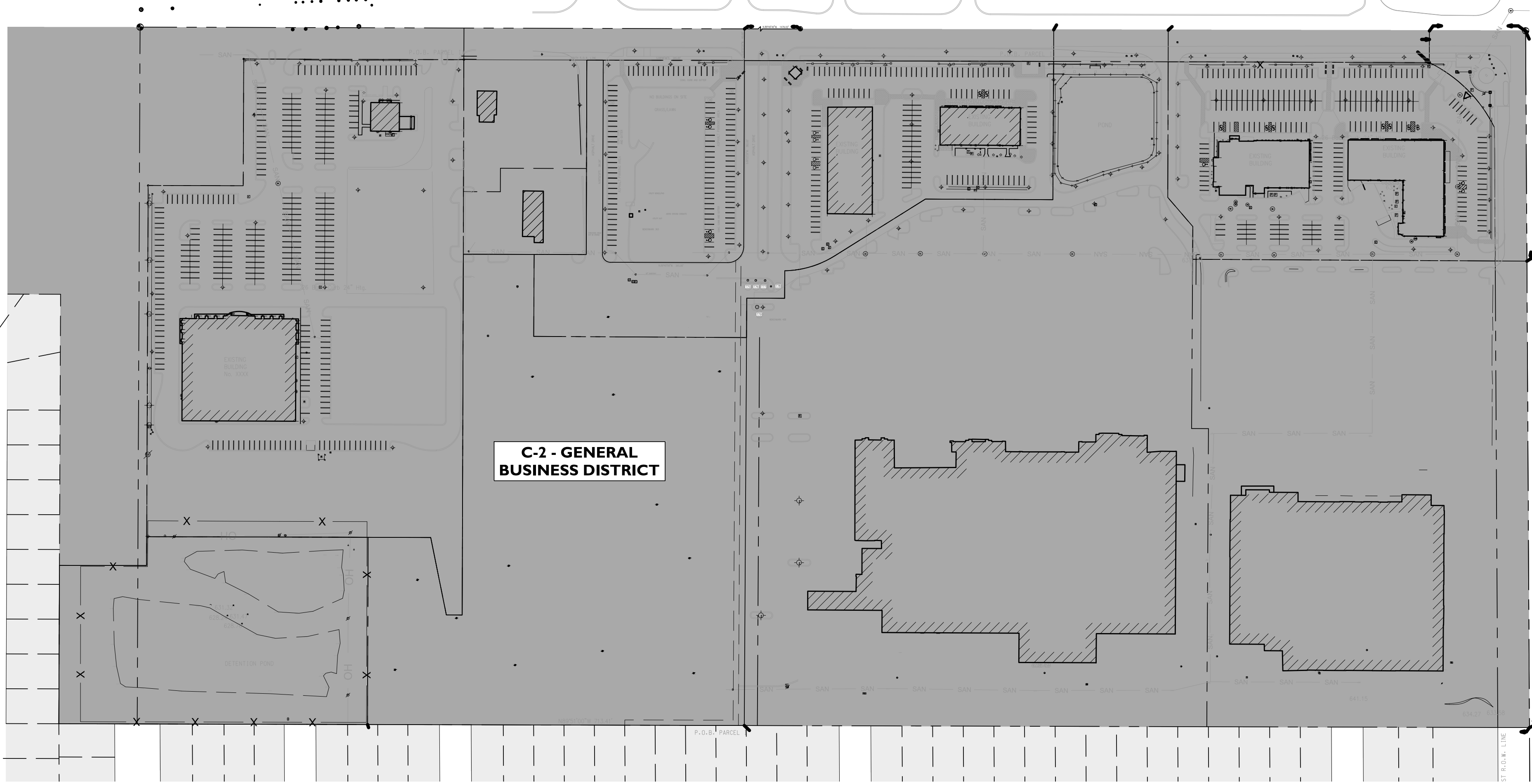
TITLE:

COVER SHEET

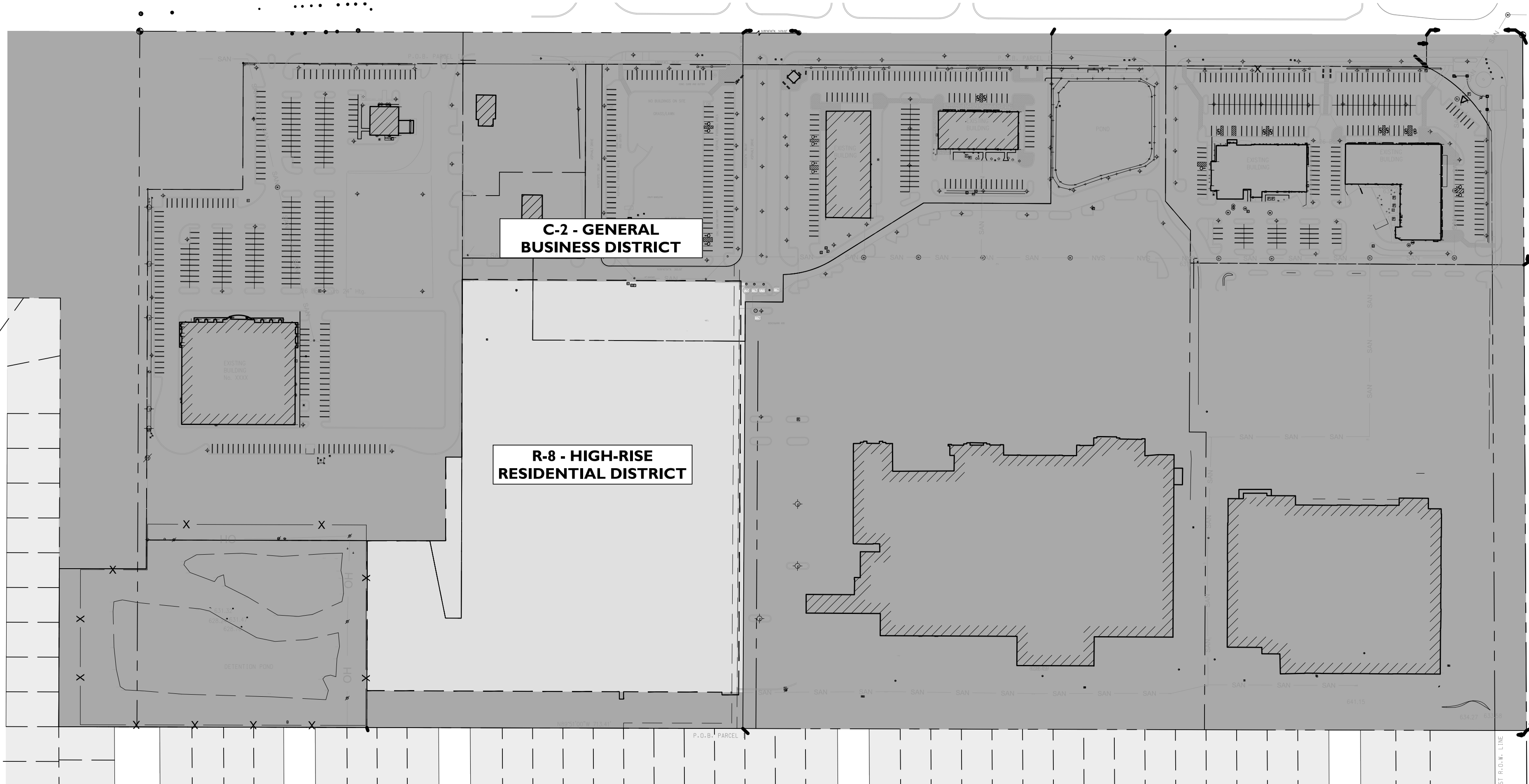
DRAWING:

C-1

V:\MID\1903 SCHOSTAK BROTHERS-HOULEBELT ROAD & 8TH SOUTH ROAD, LIVONIA, MI\CAZING\MI1903REZONING EXHIBIT\FIGURE 2-02 REZONING.DWG

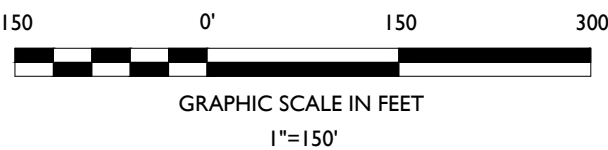


CURRENT ZONING

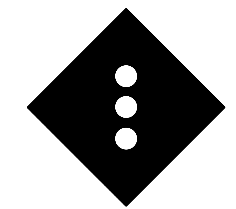


PROPOSED ZONING

SYMBOL	DESCRIPTION
	PROPERTY LINE
	HIGH RISE RESIDENTIAL DISTRICT (R-8)
	GENERAL BUSINESS DISTRICT (C-2)



NOT APPROVED FOR CONSTRUCTION

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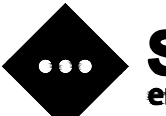
SITE DEVELOPMENT PLANS

**Schostak**
BROTHERS & COMPANY

PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137990008008, 137990008001, & 137990004002
11320 MIDDLEBELT ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**
engineering & design

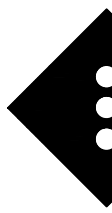
SCALE: 1" = 150' PROJECT ID: M-19052

TITLE:

REZONING PLAN

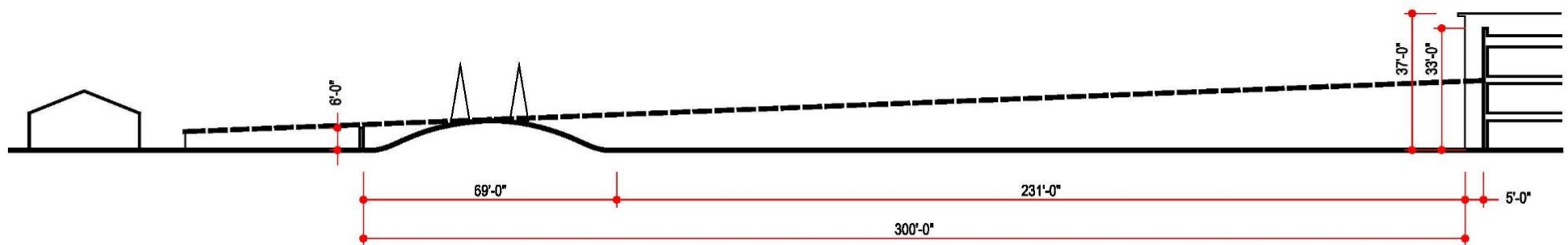
DRAWING:

C-2

 STONEFIELD engineering & design		Detroit, MI • New York, NY • Boston, MA Princeton, NJ • Tampa, FL • Rutherford, NJ www.stonefieldeng.com		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115	
		NOT APPROVED FOR CONSTRUCTION		1 06/22/2021 MG/MPH	
TITLE:		PROJECT ID: M-19052		FOR REZONING APPROVAL	
DRAWING:		PRELIMINARY SITE PLAN RENDERING (OVERALL)		DESCRIPTION	







6/11/2019 4:58 PM
HRC_OLW.ctb
V: 201902120190258\F\20190258_FR_APT.dwg
Piggott, Robert

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X",
MINIMAL FLOODING, AS SHOWN IN FEMA MAP
26163C0227E, DATED 02/02/2012.

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

I AM NOT AWARE OF ANY PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING
ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE COMPLETENESS
OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE
EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE
EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO
THE START OF CONSTRUCTION.

LEGEND

BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD		
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT		
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE		
BENCH MARK SYMBOL		LIGHT POLE		
DEAD TREE		GUY WIRE ANCHOR		
DECIDUOUS TREE		UNDERGROUND MARKER		
DECIDUOUS SHRUB		RISER		
CONIFEROUS TREE		GAS BOX & BLOW OFF		
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.		
STUMP		C.O. OF DITCH		
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		TOE OF SLOPE		
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE		
UNSPECIFIED MH.		TOP OF BERM & TOE OF BERM		
		EDGE OF WATER & WATER SURFACE		
		HEADWALL & RETAINING WALL		

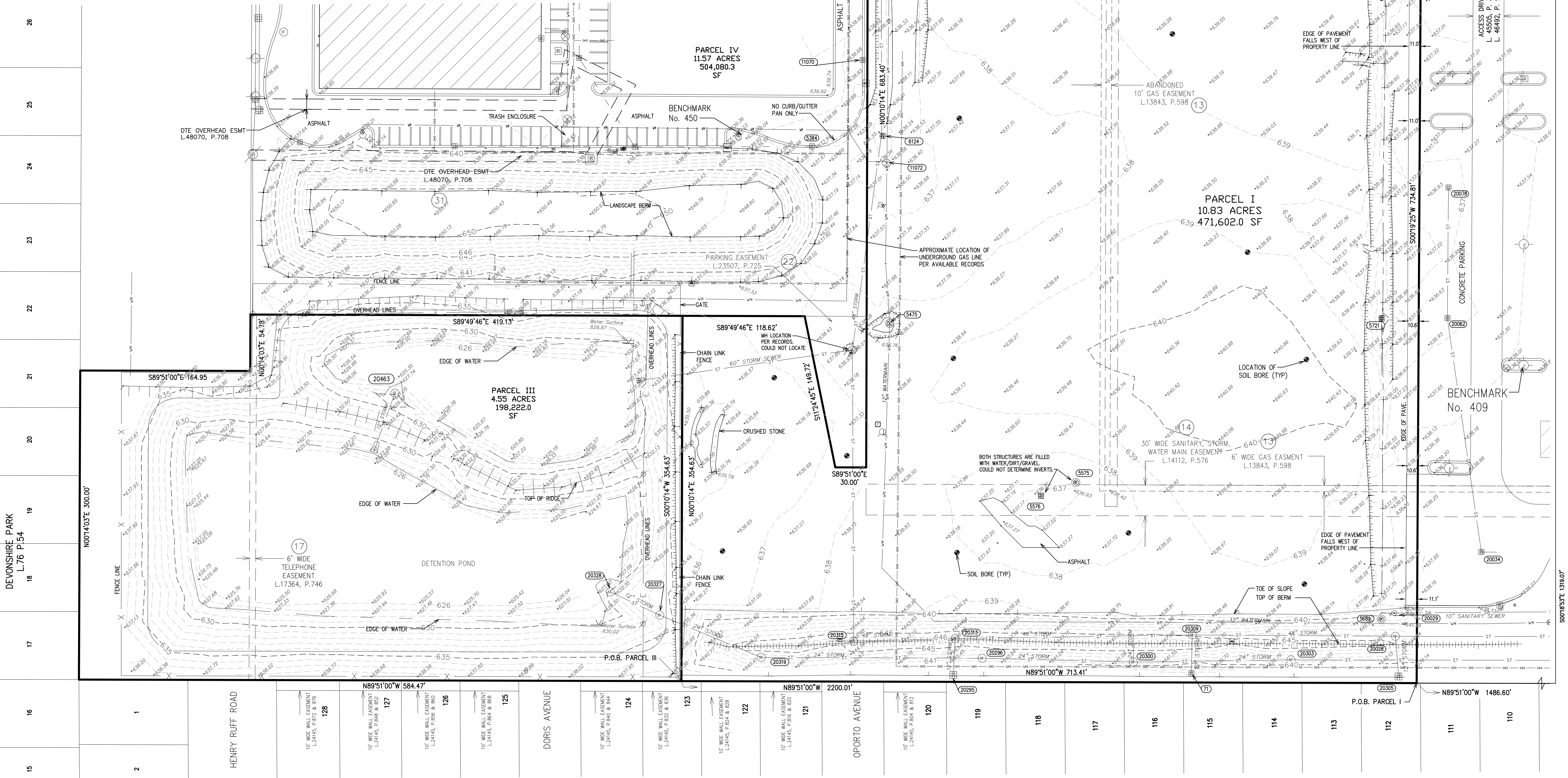
BENCHMARK

BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM

HRC_OLW.ctb



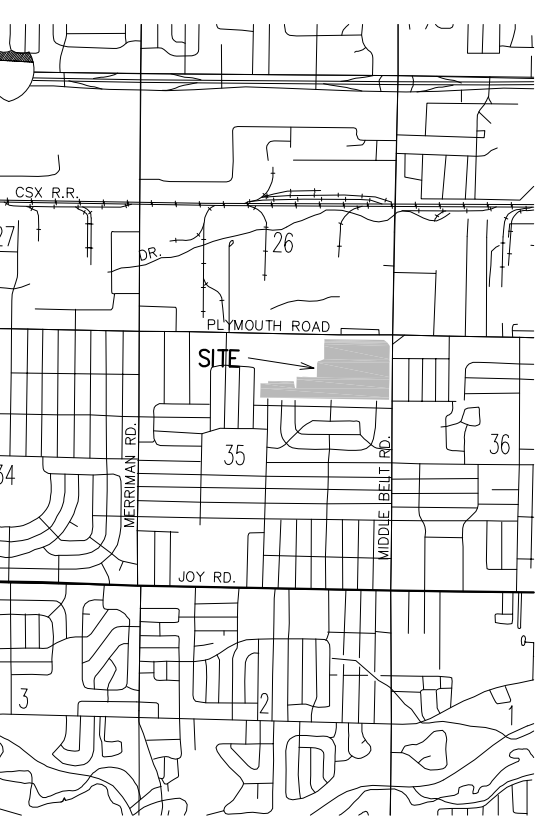
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA
WONDERLAND MALL

TOPOGRAPHICAL
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=638.31 T/P IN=631.95 W 12" DI FROM T/P OUT=631.95 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10871
5029	RIM=635.85
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=638.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.65 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 N 48" CONC TO
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.66 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV IN=631.85 N 18" RCP TO 10598
10800	RIM=638.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.48 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=631.62 W 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 W 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=631.84 NE 12" RCP FROM 10861 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.97 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=630.00 W 33" RCP FROM 11067 INV OUT=628.21 E 48" RCP TO 10931

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=630.73 S 12" CONC FROM 20305 INV OUT=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.87 N 21" RCP FROM 20062 INV OUT=628.83 E 24" RCP TO
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=631.00 S 21" RCP TO 20034
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=622.13 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=631.26 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.76 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P=627.48
10924	RIM=635.71 INV IN=631.41 NW 12" RCP FROM INV OUT=629.35 S 12" RCP TO 10931
10931	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=630.00 NE 48" RCP FROM 10860 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:

Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 49 minutes 46 seconds East, 118.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL III:

Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of to the extended North line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 2,200.01 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 584.47 feet; thence North 00 degrees 14 minutes 03 seconds East, 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East, 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East, 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East, 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West, 354.63 feet to the Point of Beginning. Containing 198,222.0 sf and/or 4.55 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 662, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement for Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F693791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10200, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G263405. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G263496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G3736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 815, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34085, page 321, and in Liber 34089, page 339. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L 13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

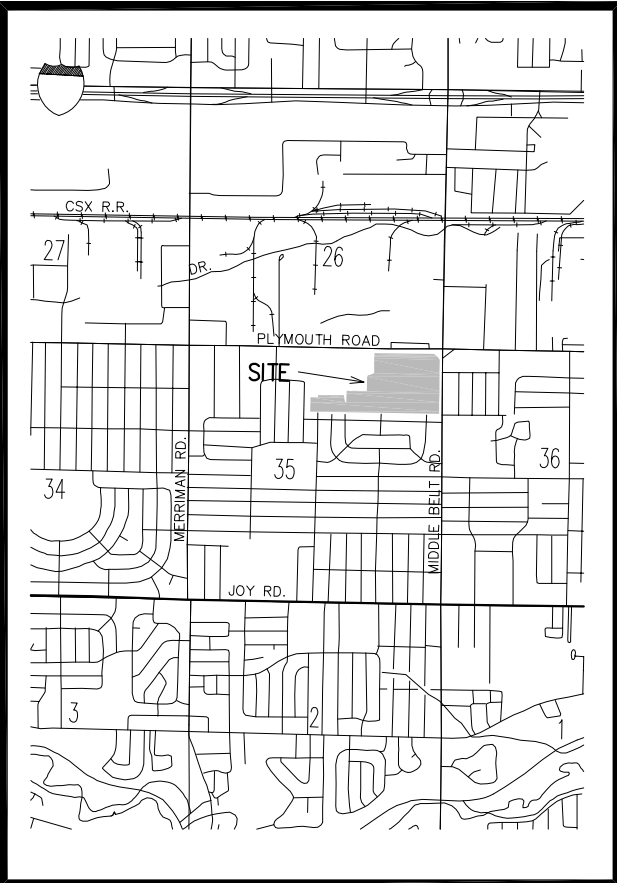


HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



DATE		ADDITIONS AND/OR REVISIONS
DESIGNED		
DRAWN	B.PIGGOTT	
CHECKED	G.CHALICE	
APPROVED	G.CHALICE	



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 2 OF 2

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

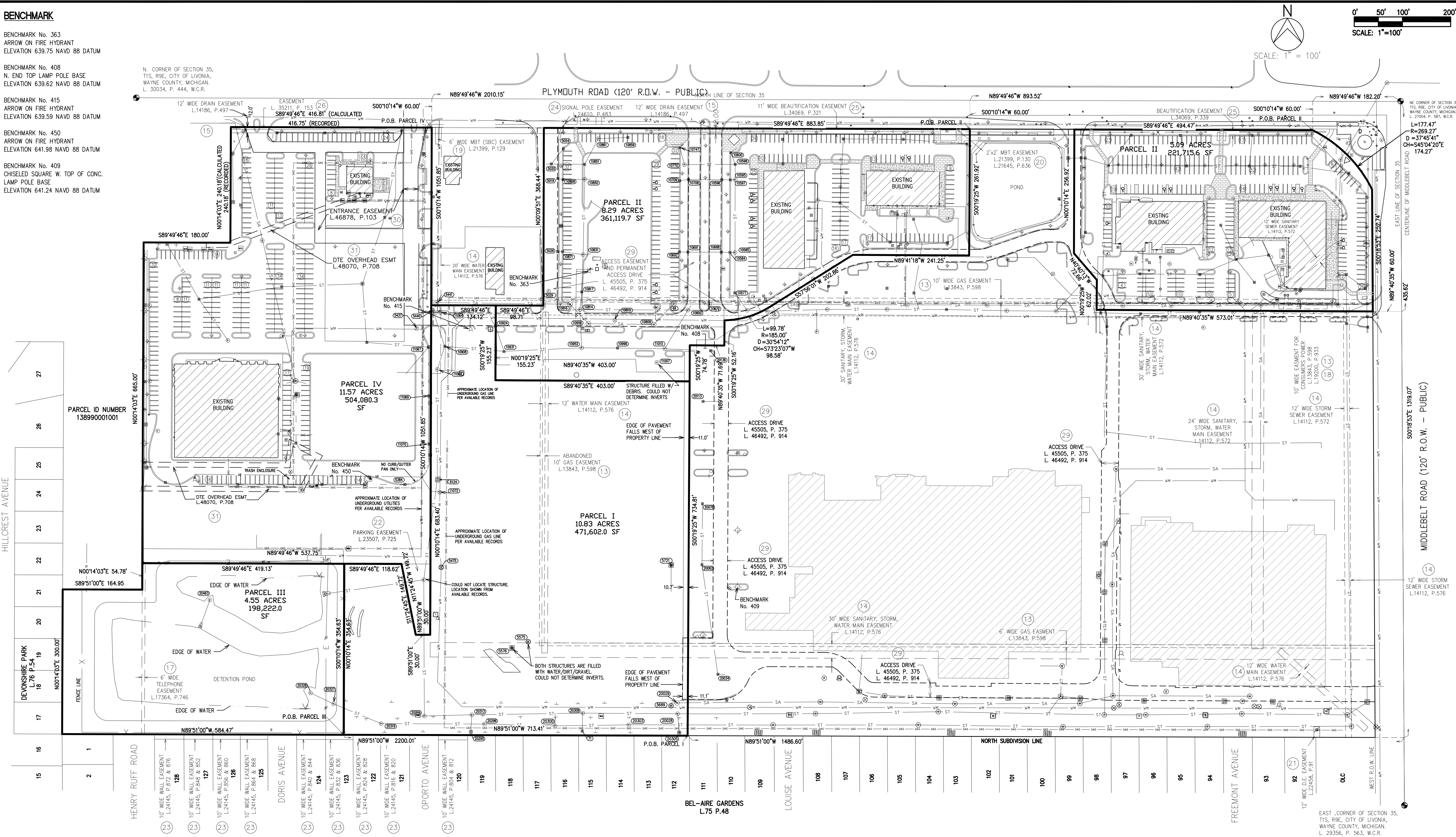
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT		
STORM	ST 	PUMP STATION		
SANITARY	SA 	FIRE HYDRANT		
WATERMAIN	WM 	GATE & VALVE, & WELL		
GAS		CISTERN & WELL		
IND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD		
IND. ELECTRICAL	E	WATER TOWER BASE & METER PIT		
TRAVERSE LINE		UTILITY POLE		
& TRAVERSE POINT		LIGHT POLE		
BENCH MARK SYMBOL		GUY WIRE ANCHOR		
DEAD TREE		UNDERGROUND MARKER		
DECIDUOUS TREE		RISER		
DECIDUOUS SHRUB		GAS BOX & BLOW OFF		
CONIFEROUS TREE		BUILD. CORNER		
CONIFEROUS SHRUB		& 1st FLOOR ELEV.		
STUMP		C. OF DITCH		
SQ. & RD. CATCH BASINS		& TOE OF SLOPE		
& INLETS IN PAVEMENT		TOP OF BANK & RIDGE		
STORM MANHOLE & PIPE END		TOP OF BERM		
UNSPECIFIED MH.		& TOE OF BERM		
		EDGE OF WATER & WATER SURFACE		
		HEADWALL & RETAINING WALL		
		SIGNS & SIGN POST		
		LOCAL LOW POINT & LOCAL HIGH POINT		
		COLUMN OR PIER		

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR
(EAST - 10 HANDICAP/250 REGULAR; WEST - 10
HANDICAP/249 REGULAR)

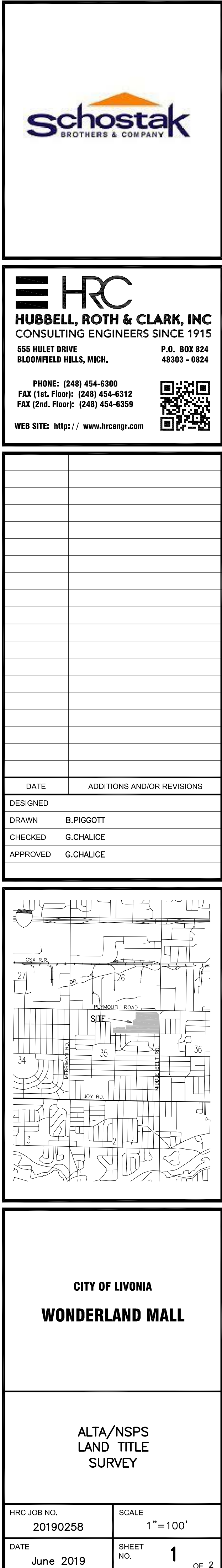
PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET
RIGHT OF WAY LINES.

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.89 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=636.31 T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV IN=631.61 N 12" RCP TO 20309
5019	RIM=636.23 INV IN=632.43 E 12" RCP TO 10868
5020	RIM=636.64 INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
5026	RIM=636.34 INV IN=631.70 E 12" RCP TO 10851
5029	RIM=636.88 (COULD NOT OPEN)
5054	RIM=635.87 INV IN=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=636.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV IN=632.11 S 12"
6124	RIM=634.85 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
10577	RIM=636.81 INV IN=631.09 W 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
10584	RIM=635.66 INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
10585	RIM=636.08 INV IN=631.33 N 18" RCP FROM 10597 INV IN=631.46 W 12" RCP FROM 10594 INV OUT=631.21 S 18" RCP TO 10577
10595	RIM=635.63 INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
10596	RIM=635.44 INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
10597	RIM=635.94 INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10595 INV OUT=632.05 S 18" RCP TO 10595
10598	RIM=636.27 INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
10600	RIM=635.78 INV IN=632.03 S 12" RCP TO 10598
10688	RIM=635.63 INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
10691	RIM=635.70 INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688

STORM STRUCTURE DATA	
Structure Name	Structure Details
10692	RIM=635.71 INV IN=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV IN=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV IN=632.60 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.35 E 12" RCP TO 10598
10800	RIM=636.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.64 NE 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20296 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV IN=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.87 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV IN=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
10924	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.83 E 24" RCP FROM 20062
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV IN=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=632.76 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.75 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P 627.48

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence
South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of Bel-Aire Gardens; a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL II:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 162.20 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence along a curve to the right 177.47 feet, said curve having a radius of 269.27 feet, a central angle of 37 degrees 45 minutes 41 seconds, and a chord bearing South 45 degrees 04 minutes 20 seconds East, 174.72 feet to the West right of way line of Middlebelt Road (120 foot right of way); thence South 00 degrees 18 minutes 53 seconds East, 252.74 feet along the said right of way line; thence North 89 degrees 40 minutes 35 seconds West, 573.01 feet; thence North 00 degrees 19 minutes 25 seconds East, 62.02 feet; thence North 40 degrees 40 minutes 13 seconds West, 72.66 feet; thence North 00 degrees 10 minutes 14 seconds East, 256.92 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 494.47 feet along said right of way line to the Point of Beginning. Containing 321,715.6 sf and/or 5.09 acres of land.

ALSO
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of said Plymouth Road; thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence South 00 degrees 19 minutes 25 seconds West, 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West, 241.25 feet; thence South 57 degrees 56 minutes 01 second West, 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds, and a chord bearing South 73 degrees 23 minutes 07 seconds West, 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West, 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West, 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West, 74.78 feet; thence North 89 degrees 40 minutes 35 seconds West, 403.00 feet; thence North 00 degrees 19 minutes 25 seconds East, 155.23 feet; thence South 89 degrees 49 minutes 46 seconds East, 98.71 feet; thence North 00 degrees 09 minutes 51 seconds East, 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 883.85 feet along said right of way line to the Point of Beginning. Containing 361,119.7 sf and/or 8.29 acres of land.

PARCEL III:
Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

EXCEPTIONS

- ① Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- ② Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 692, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- ③ Agreement to Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- ④ Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- ⑤ Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- ⑥ Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- ⑦ Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F493791, as to Parcel III. (SHOWN ON SURVEY)
- ⑧ Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10201, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- ⑨ Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G693495. (SHOWN ON SURVEY)
- ⑩ Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G693496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G736037. (SHOWN ON SURVEY)
- ⑪ Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- ⑫ Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- ⑬ Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- ⑭ Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- ⑮ Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34068, page 321, and in Liber 34069, page 339. (SHOWN ON SURVEY)
- ⑯ Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- ⑰ Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- ⑱ Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- ⑲ Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- ⑳ Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- ㉑ Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- ㉒ Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6" WIDE GAS EASEMENT, L13843, P.598

10" WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)

12" WIDE STORM SEWER EASEMENT, L14112, P.572

24" WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30" WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12" WIDE SANITARY SEWER EASEMENT, L14112, P.572

12" WIDE WATER MAIN EASEMENT, L14112, P.576

12" WIDE WATER MAIN EASEMENT, L14112, P.576

20" WIDE WATER MAIN EASEMENT, L14112, P.576

30" WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30" WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30" WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24" WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12" WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

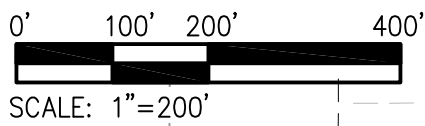
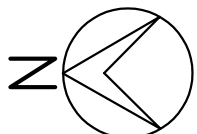
GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

CITY OF LIVONIA
WONDERLAND MALL

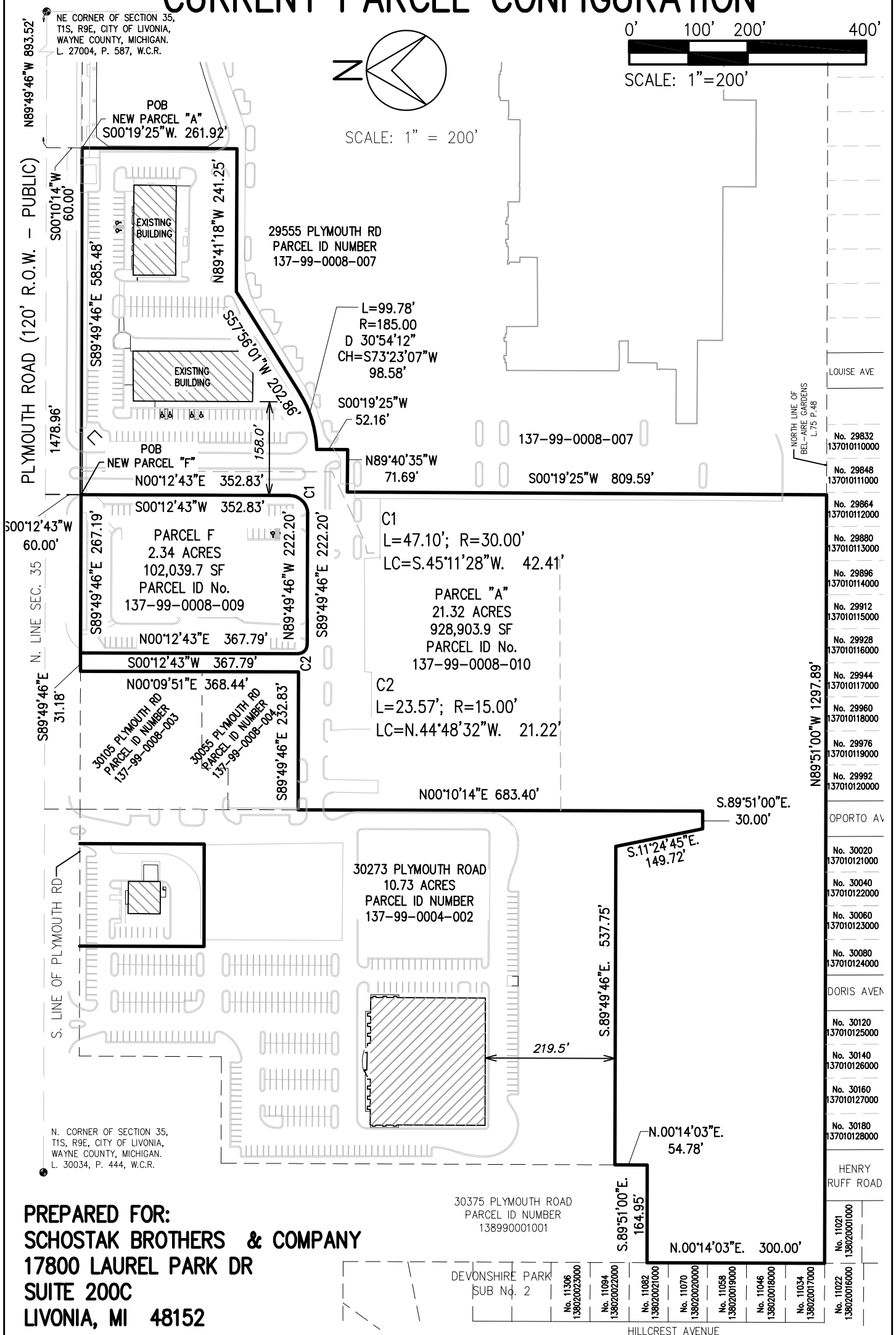
ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 2 OF 2

CURRENT PARCEL CONFIGURATION



SCALE: 1" = 200'



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

SHEET NO.

1

OF 4

JOB NO.
20190419
DATE
03-11-2020

REVISED 05/28/2020

6/2/2020 9:01 AM
V:\201904\20190419\F\20200316_REZONING\F20190419_REZONING.dwg--
Piggott, Robert

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of "Bel-Aire Gardens", a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

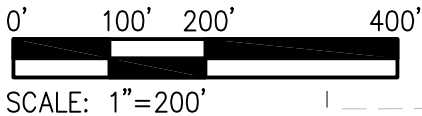
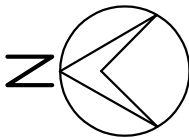
DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

REVISED 05/28/2020

JOB NO. 20190419		 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 03/11/2020			PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359		2
			WEB SITE: http:// www.hrcengr.com		OF 4

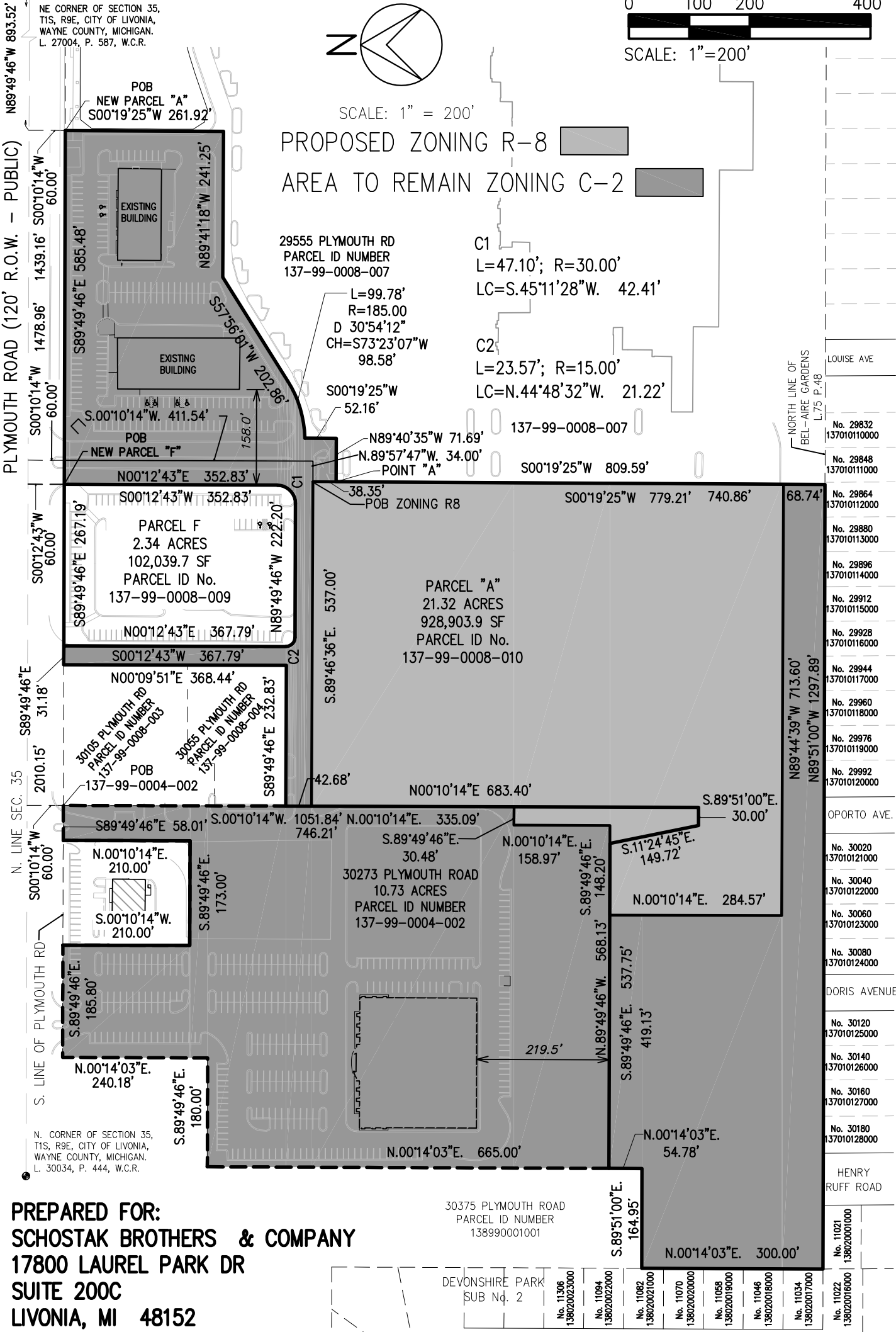
PROPOSED ZONING W/ NEW PARCEL CONFIGURATION



SCALE: 1" = 200'

PROPOSED ZONING R-8

AREA TO REMAIN ZONING C-2



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO.	20190419
DATE	03-11-2020

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH. 48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: <http://www.hrcenr.com>

SHEET NO.
3
OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING R8

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 08/06/2020 REVISED 05/28/2020	JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 03/11/2020				4 OF 4



SCALE: 1" = 2000'±



SCALE: 1" = 300'±

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY HUBBELL, ROTH & CLARK, INC DATED: JUNE 2019
 - REZONING LEGAL EXHIBITS PREPARED BY HUBBELL, ROTH & CLARK, INC, REVISED 08/06/2020
 - ARCHITECTURAL PLANS PREPARED BY STUCKY VITALE ARCHITECTS DATED: 06/07/2019
 - GEOTECHNICAL REPORT PREPARED BY SMC DATED 06/28/2019
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPS
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A CERTAIN REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



REZONING DOCUMENTS
FOR

PROPOSED RESIDENTIAL
DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0004-002
CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

STEPHEN E. DUCZYNSKI II
MIDDLEBELT PLYMOUTH VENTURE LLC
17800 NORTH LAUREL PARK DRIVE
#200C
LIVONIA, MICHIGAN

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067

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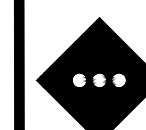
Phone 248 247 1115

REZONING DOCUMENTS



PROPOSED RESIDENTIAL DEVELOPMENT

PARCEL IDS: 137-99-0008-010, 137-99-0008-002
CITY OF LIVONIA
WAYNE COUNTY MICHIGAN



STONEFIELD
engineering & design

SCALE:	AS SHOWN	PROJECT ID:	M-19052
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TITLE	
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COVER SHEET

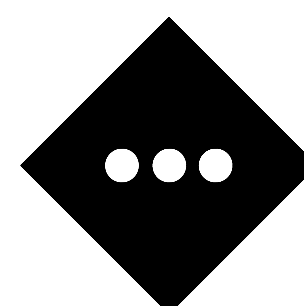
DRAWING:

C-1

DRAWING TITLE	SHEET #
COVER SHEET	C-1
REZONING PLAN	C-2
SITE PLAN	C-3
SITE PLAN (OVERALL)	C-4

DRAWING TITLE	SHEET #
WONDERLAND MALL TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2F
OVERALL WONDERLAND MALL ALTA/NSPS LAND TITLE SURVEY	I THRU 2 OF 2F
WONDERLAND MALL REZONING LEGAL EXHIBITS	I THRU 4 OF 4F

PLANS PREPARED BY:



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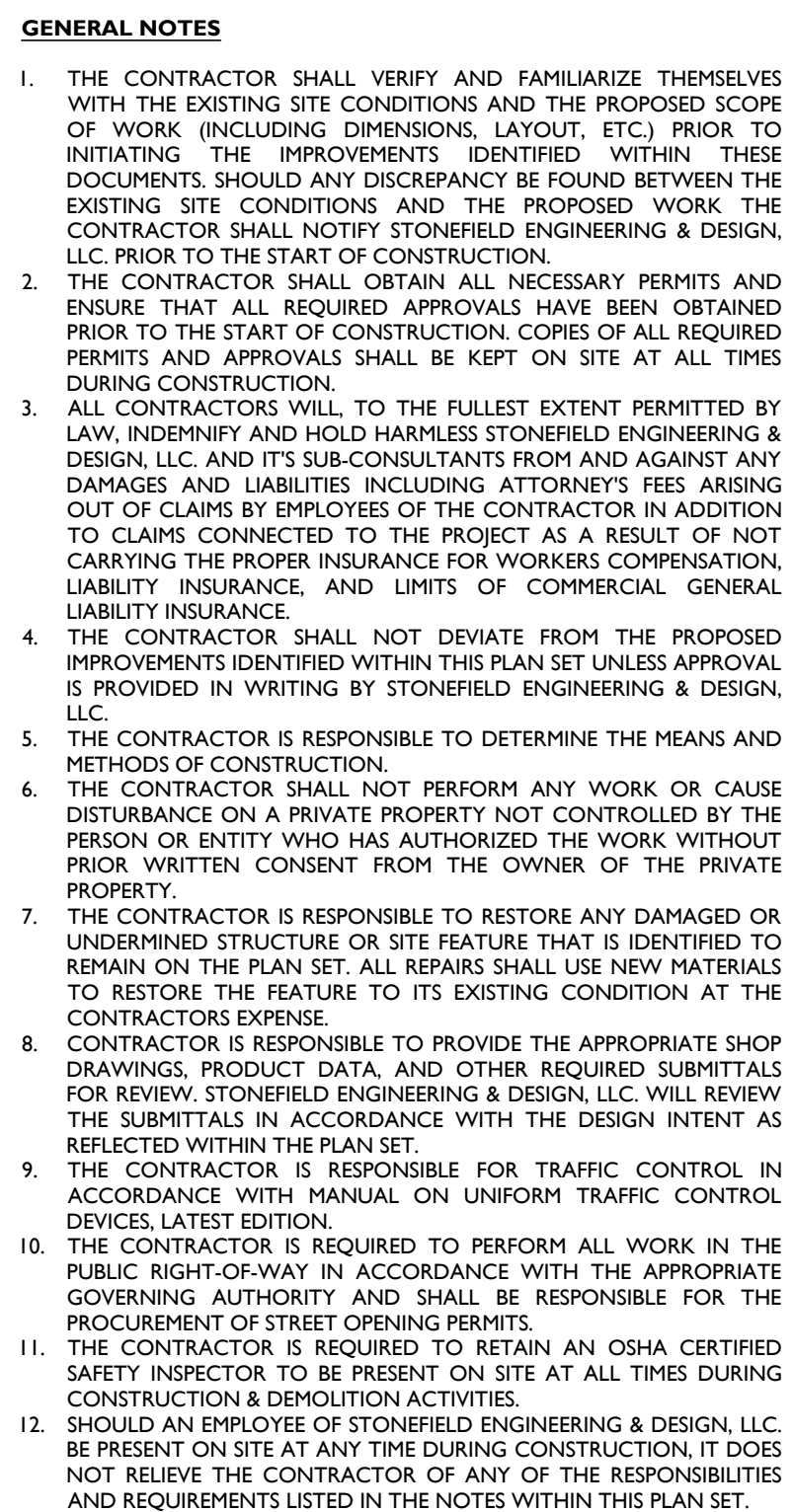
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

STORDTES11SHARETVCM2019M-19052 SCHOSTAK BROTHERS MIDCERFELT ROAD & PLYMOUTH ROAD | MONIA MILCADD EXHIBITS ZONE ZONING EXHIBIT 19 QT 072011 COVER DWG



C-2

PROPOSED ZONING



OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 18.38 (2)	REQUIRED PARKING: 2.5 SPACE FOR EACH UNIT WITH 1 OR 2 BEDROOMS (192 UNITS)(2.5 SPACES) = 480 SPACES	385 SPACES (V)
§ 27.10	ENCLOSED PARKING: 1 SPACE PER EACH UNIT WITH 1 OR 2 BEDROOMS (192 UNITS)(1 SPACE) = 192 ENCLOSED SPACES	117 SPACES (V)
§ 18.37 (c)	90° PARKING DIMENSIONS: 20 FT X 10 FT W/ 22' DRIVE AISLE	20 FT X 10 FT W/ 24 FT AISLE

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO THE CONTRACTOR'S OBLIGATION TO MAINTAIN NECESSARY CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT THE WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO BE DAMAGED OR UNDERMINED BY THE WORK. THE CONTRACTOR SHALL RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS SHOWN WITHIN THE PLAN SET. ACTIVITIES.
 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) EDITION.
 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND TO BE AVAILABLE FOR INSPECTION AT ALL TIMES.
 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT ALTER THE CONTRACTOR'S OBLIGATION TO MAINTAIN ALL NECESSARY REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

NOT APPROVED FOR CONSTRUCTION

REZONING DOCUMENTS

 **Schostak**
BROTHERS & COMPANY

**PROPOSED RESIDENTIAL
DEVELOPMENT**

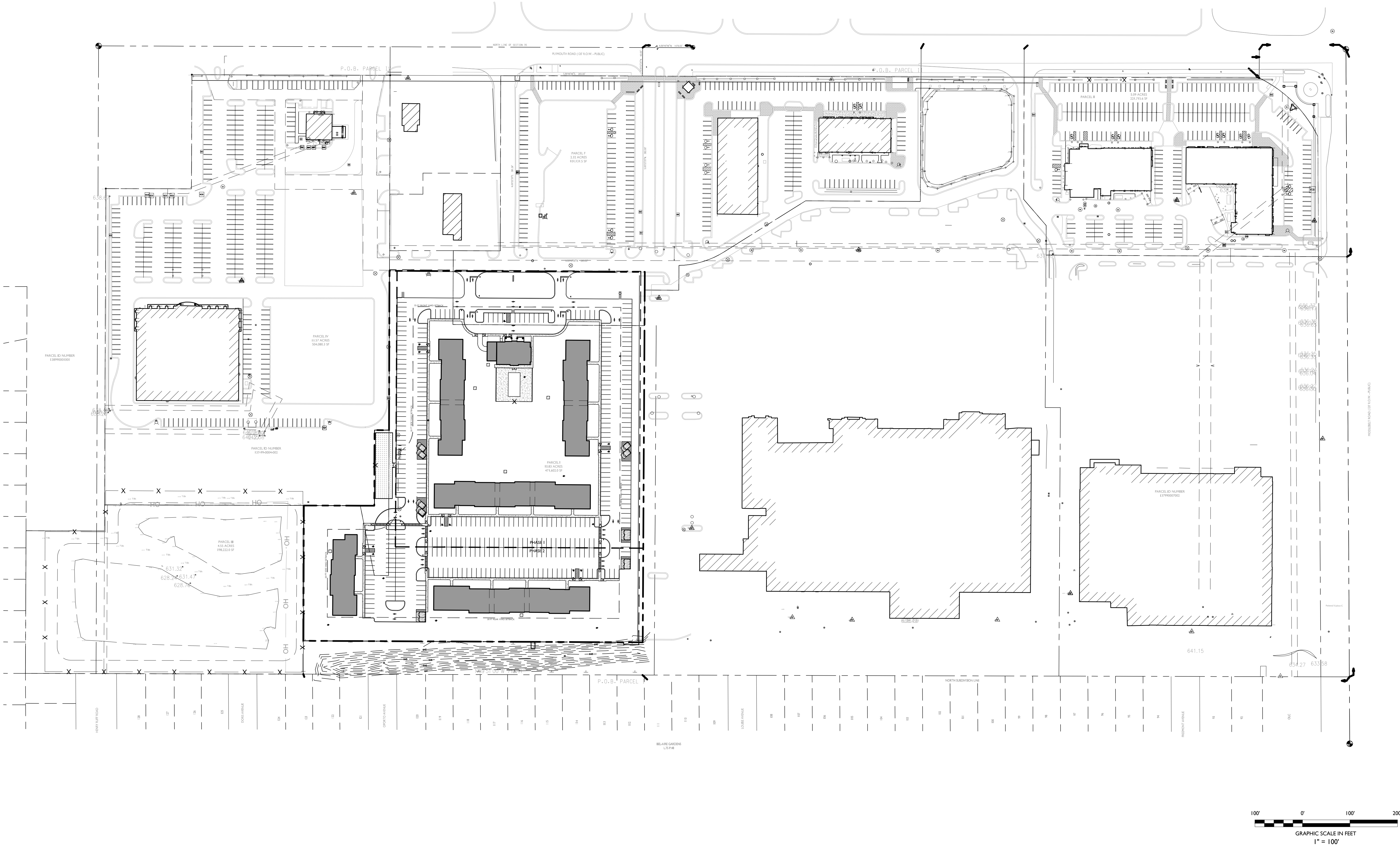
PARCEL IDS: 137.99-0008-0 10, 137.99-0008-002
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE:	1" = 40'	PROJECT ID: M-19052
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C-3

V:\P18\1903\CHOSTAK BROTHERS & COMPANY\1903\REZONING EXHIBIT\1903-04-01.DWG



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Schostak
BROTHERS & COMPANY
**PROPOSED RESIDENTIAL
DEVELOPMENT**

PARCEL IDS: 137-99-0008-010, 137-99-0008-002
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 100' PROJECT ID: M-19052

TITLE:

**SITE PLAN
(OVERALL)**

DRAWING:

C-4

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
5	08/17/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
4	08/14/2020	MPH	FOR REZONING DOCUMENT SUBMISSION
3	07/17/2020	MG	FOR REZONING DOCUMENT SUBMISSION
2	04/13/2020	AF	FOR CLIENT REVIEW
1	03/11/2020	AF	FOR CLIENT REVIEW

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

I AM NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGEND

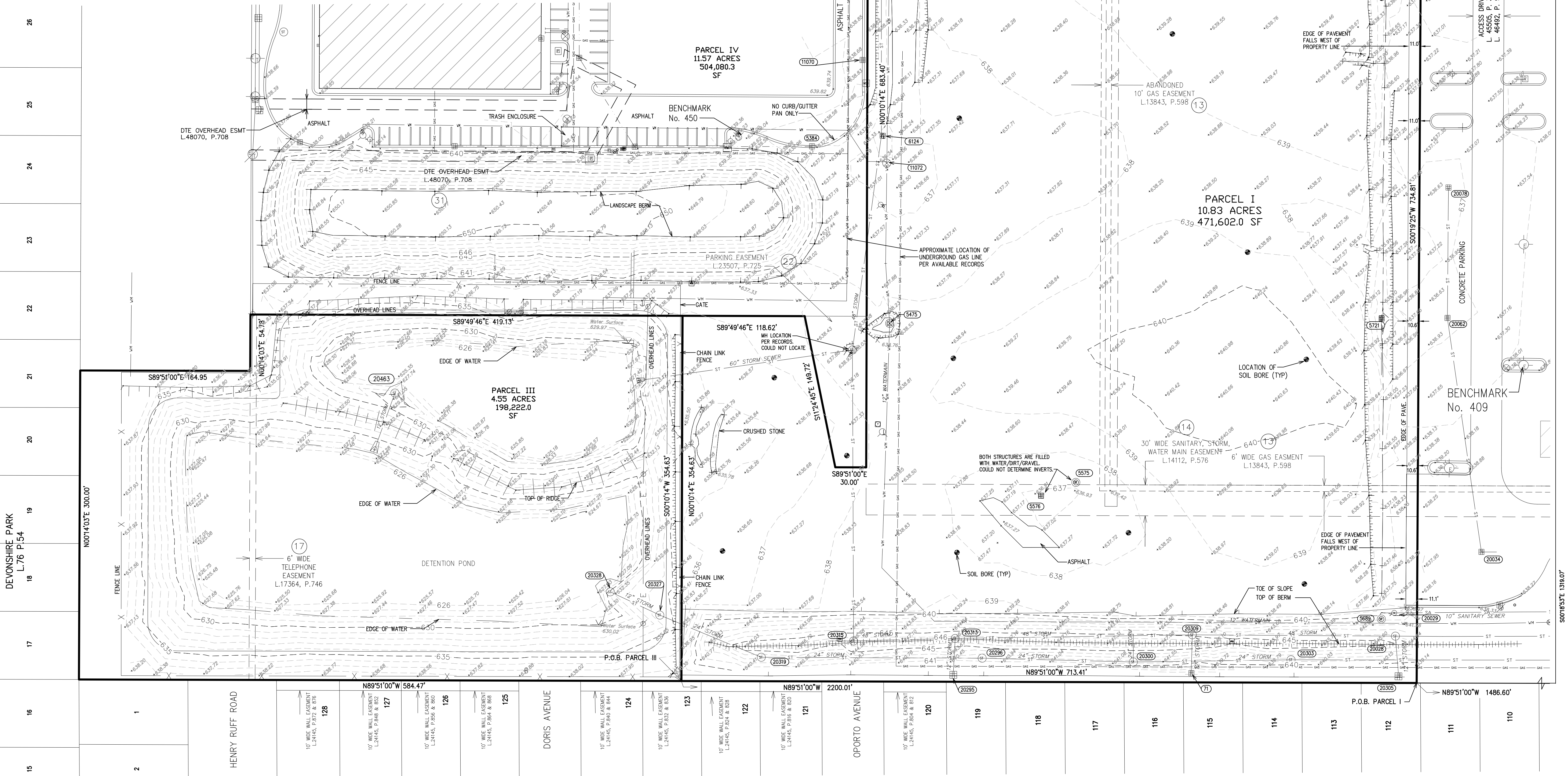
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BENCHMARK

BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 639.59 NAVD 88 DATUM



NE CORNER OF SECTION 35,
T1S, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN,
L. 27004, P. 587, W.C.R.

SCALE: 1" = 50'

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BLOOMFIELD HILLS, MICH.
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48303 - 0824
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WEB SITE: <http://www.hrcengr.com>

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE

CITY OF LIVONIA
WONDERLAND MALL

TOPOGRAPHICAL SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 1 OF 2

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SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.69 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=638.31 T/P IN=631.95 W 12" DI FROM T/P OUT=631.95 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV OUT=631.61 N 12" RCP TO 20309
5026	RIM=636.34 INV OUT=631.70 E 12" RCP TO 10871
5029	RIM=635.85
5054	RIM=635.87 INV OUT=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=638.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV OUT=632.11 S 12"
6124	RIM=634.65 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 N 48" CONC TO
10692	RIM=635.71 INV OUT=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV OUT=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV OUT=632.66 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV IN=631.85 N 18" RCP TO 10598
10800	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.95 W 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=631.62 W 12" RCP FROM INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.62 W 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.33 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=631.84 NE 12" RCP FROM 10861 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV OUT=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.97 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV OUT=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 11067 INV OUT=628.21 E 48" RCP TO 10931

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=630.73 S 12" CONC FROM 20305 INV OUT=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.87 N 21" RCP FROM 20062 INV OUT=628.83 E 24" RCP TO
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=631.00 S 21" RCP TO 20034
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV OUT=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=622.13 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=631.26 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.76 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P=627.48
10924	RIM=635.71 INV IN=631.41 NW 12" RCP FROM INV OUT=629.35 S 12" RCP TO 10931
10931	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10860 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:

Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 49 minutes 46 seconds East, 118.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL III:

Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of to the extended North line of 'Bel-Aire Gardens', a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 2,200.01 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 584.47 feet; thence North 00 degrees 14 minutes 03 seconds East, 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East, 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East, 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East, 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West, 354.63 feet to the Point of Beginning. Containing 198,222.0 sf and/or 4.55 acres of land.

EXCEPTIONS

- Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 652, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Agreement for Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E508328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F693791, as to Parcel III. (SHOWN ON SURVEY)
- Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10200, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 129, Register #G263405. (SHOWN ON SURVEY)
- Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21399, page 130, Register #G263496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G3736037. (SHOWN ON SURVEY)
- Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 815, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34085, page 321, and in Liber 34089, page 339. (SHOWN ON SURVEY)
- Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:
 - Theater is built over 10 foot gas main, which has been abandoned. (N/A)
 - Party Wall between the enclosed mall and the Target Store. (N/A)
 - Power lines overhead at various locations.
 - Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.
 - Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)
 - Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20990336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598
10' WIDE GAS EASEMENT, L13843, P.598 (ABANDONED LINE)
12' WIDE STORM SEWER EASEMENT, L14112, P.572
24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572
12' WIDE SANITARY SEWER EASEMENT, L14112, P.572
12' WIDE WATER MAIN EASEMENT, L14112, P.576
12' WIDE WATER MAIN EASEMENT, L14112, P.576
20' WIDE WATER MAIN EASEMENT, L14112, P.576
30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576
24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576
12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

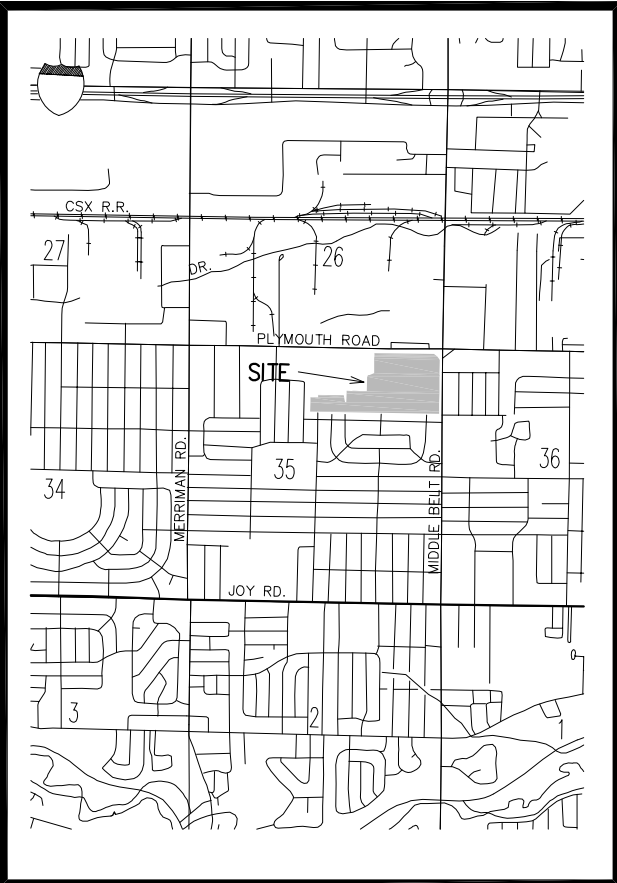


HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



DATE		ADDITIONS AND/OR REVISIONS
DESIGNED		
DRAWN	B.PIGGOTT	
CHECKED	G.CHALICE	
APPROVED	G.CHALICE	



CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=50'
DATE June 2019	SHEET NO. 2 OF 2

BENCHMARK

BENCHMARK No. 363
ARROW ON FIRE HYDRANT
ELEVATION 639.75 NAVD 88 DATUM

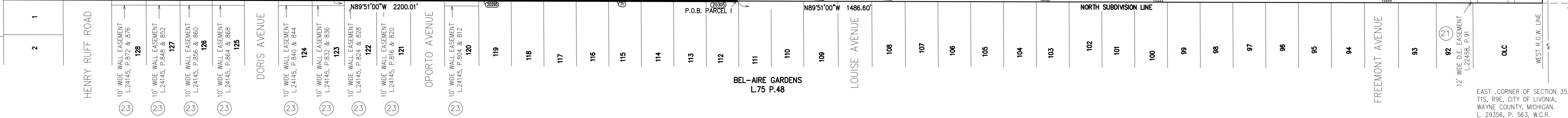
BENCHMARK No. 408
N. END TOP LAMP POLE BASE
ELEVATION 639.62 NAVD 88 DATUM

BENCHMARK No. 415
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 450
ARROW ON FIRE HYDRANT
ELEVATION 641.98 NAVD 88 DATUM

BENCHMARK No. 409
CHISELED SQUARE W. TOP OF CONC.
LAMP POLE BASE
ELEVATION 641.24 NAVD 88 DATUM

N. CORNER OF SECTION 35,
T15, R9E, CITY OF LIVONIA,
WAYNE COUNTY, MICHIGAN.
L. 30034, P. 444, W.C.R.



LEGEND

BUILDING		RISER & DOWN SPOUT	
STORM	ST	PUMP STATION	
SANITARY	SA	FIRE HYDRANT	
WATERMAIN	WM	GATE & VALVE, & WELL	
GAS		CISTERN & WELL	
UND. TELEPHONE	T	WATER STOP BOX & SPRINKLER HEAD	
UND. ELECTRICAL	E	WATER TOWER BASE & METER PIT	
TRAVERSE LINE & TRAVERSE POINT		UTILITY POLE	
BENCH MARK SYMBOL		LIGHT POLE	
DEAD TREE		GUY WIRE ANCHOR	
DECIDUOUS TREE		UNDERGROUND MARKER	
DECIDUOUS SHRUB		RISER	
CONIFEROUS TREE		GAS BOX & BLOW OFF	
CONIFEROUS SHRUB		BUILD. CORNER & 1st FLOOR ELEV.	
STUMP		C.O. OF DITCH	
SQ. & RD. CATCH BASINS & INLETS IN PAVEMENT		& TOE OF SLOPE	
STORM MANHOLE & PIPE END		TOP OF BANK & RIDGE	
UNSPECIFIED MH.		TOP OF BERM	
		& TOE OF BERM	
		EDGE OF WATER & WATER SURFACE	
		HEADWALL & RETAINING WALL	
		SIGNS & SIGN POST	
		LOCAL LOW POINT & LOCAL HIGH POINT	
		COLUMN OR PIER	

FLOOD ZONE INFORMATION

SUBJECT PROPERTY FALLS IN ZONE "X", MINIMAL FLOODING, AS SHOWN IN FEMA MAP 26163C0227E, DATED 02/02/2012.

PARKING INFORMATION

PARCEL I - 0 SPACES

PARCEL II - 519 SPACES (20 HANDICAP/499 REGULAR (EAST - 10 HANDICAP/250 REGULAR; WEST - 10 HANDICAP/249 REGULAR)

PARCEL III - 0 SPACES

PARCEL IV - 349 SPACES (10 HANDICAP/339 REGULAR)

TOTAL PARKING SPACES:
868 SPACES
(30 HANDICAP/838 REGULAR)

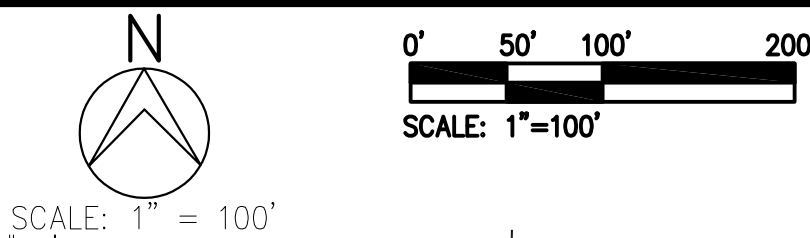
NOTES:

NO EVIDENCE OF RECENT EARTH MOVING WORK ON SITE.

NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

UTILITY STATEMENT

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

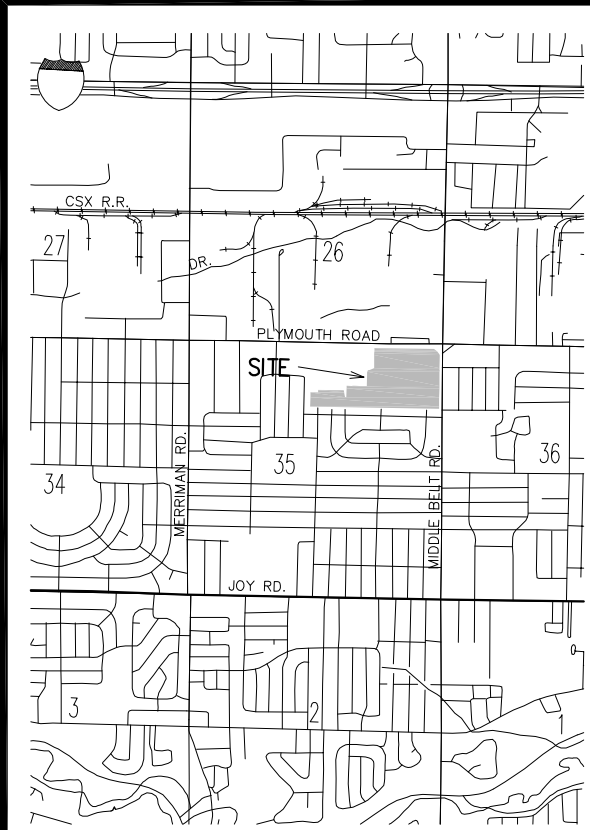
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DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	B.PIGGOTT
CHECKED	G.CHALICE
APPROVED	G.CHALICE



CITY OF LIVONIA

WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 1 OF 2

SANITARY STRUCTURE DATA	
Structure Name	Structure Details
49	RIM=637.64 INV IN=623.37 SW 12" FROM 10809 INV IN=623.14 W 12" FROM INV OUT=623.14 E 18" TO 10672
5441	RIM=637.46 INV IN=625.40 NE 12" FROM INV OUT=624.75 E 12" TO 10816
10672	RIM=637.68 INV IN=623.08 W 18" FROM 49 INV OUT=623.07 E 18" TO 49
10809	RIM=638.10 INV IN=624.26 W 12" FROM 10956 INV OUT=624.22 NE 12" TO 49
10816	RIM=638.27 INV IN=624.89 W 12" FROM 5441 INV OUT=624.65 SE 12" TO 10956
10956	RIM=637.50 INV IN=623.66 NW 12" FROM 10816 INV OUT=623.59 E 12" TO 10809
11007	RIM=637.47
20029	RIM=639.69 INV IN=629.74 W 12" FROM INV OUT=629.72 E 12" TO

WATER STRUCTURE DATA	
Structure Name	Structure Details
5437	RIM=636.19 T/P IN=632.26 W 12" DI FROM T/P OUT=632.26 E 12" DI TO
5475	RIM=636.90 T/P IN=629.90 N 12" DI FROM T/P OUT=629.90 S 12" DI TO
10810	RIM=636.31 T/P IN=631.95 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11064	RIM=636.76 T/P IN=630.21 W 12" DI FROM T/P OUT=630.21 E 12" DI TO
11072	RIM=636.60 T/P IN=630.60 W 12" DI FROM T/P OUT=630.60 N 12" DI TO

STORM STRUCTURE DATA	
Structure Name	Structure Details
71	RIM=635.73 INV IN=631.61 N 12" RCP TO 20309
5019	RIM=636.23 INV IN=632.43 E 12" RCP TO 10868
5020	RIM=636.64 INV IN=632.33 NE 12" RCP FROM 5054 INV IN=632.49 W 12" RCP FROM INV OUT=632.49 E 12" RCP TO 10871
5026	RIM=636.34 INV IN=631.70 E 12" RCP TO 10851
5029	RIM=636.88 (COULD NOT OPEN)
5054	RIM=635.87 INV IN=632.72 SW 12" RCP TO 5020
5384	RIM=637.91 INV IN=628.22 E 24" RCP FROM INV OUT=628.11 W 24" RCP TO
5440	RIM=636.07 INV IN=631.61 N 15" RCP FROM INV IN=631.44 W 12" RCP FROM INV OUT=631.36 S 15" RCP TO 10908
5575	RIM=637.14 (FILLED WITH WATER & DIRT)
5576	RIM=636.82 (FILLED WITH WATER & DIRT)
5689	RIM=640.77 (FILLED WITH DEBRIS)
5721	RIM=634.88 INV IN=632.11 S 12"
6124	RIM=634.85 INV IN=626.91 N 48" CONC FROM 11068 INV OUT=626.91 S 48" CONC TO
10577	RIM=636.81 INV IN=631.09 N 18" RCP FROM 10585 INV OUT=631.09 SE 24" RCP TO
10584	RIM=635.66 INV IN=631.58 W 12" RCP FROM 10688 INV OUT=631.58 E 12" RCP TO 10585
10585	RIM=636.08 INV IN=631.33 N 18" RCP FROM 10597 INV IN=631.46 W 12" RCP FROM 10594 INV OUT=631.21 S 18" RCP TO 10577
10595	RIM=635.63 INV IN=631.98 W 12" RCP FROM 10596 INV OUT=631.94 E 12" RCP TO 10597
10596	RIM=635.44 INV IN=632.09 W 12" RCP FROM 10708 INV OUT=632.19 E 12" RCP TO 10595
10597	RIM=635.94 INV IN=632.06 N 15" RCP FROM 10598 INV IN=632.00 W 12" RCP FROM 10595 INV OUT=632.05 S 18" RCP TO 10595
10598	RIM=636.27 INV IN=631.86 W 12" RCP FROM 10770 INV IN=632.15 N 12" RCP FROM 10600 INV IN=631.73 E 12" RCP FROM INV OUT=631.64 S 15" RCP TO 10597
10600	RIM=635.78 INV IN=632.03 S 12" RCP TO 10598
10688	RIM=635.63 INV IN=631.71 W 12" RCP FROM 10691 INV OUT=631.65 E 12" RCP TO 10584
10691	RIM=635.70 INV IN=632.12 W 12" RCP FROM 10692 INV OUT=632.07 E 12" RCP TO 10688

STORM STRUCTURE DATA	
Structure Name	Structure Details
10692	RIM=635.71 INV IN=632.19 E 12" RCP TO 10691
10708	RIM=635.67 INV IN=632.21 W 12" RCP FROM 10709 INV OUT=631.91 E 12" RCP TO 10596
10709	RIM=635.59 INV IN=632.46 E 12" RCP TO 10708
10747	RIM=635.72 INV IN=632.60 S 12" RCP TO 10770
10770	RIM=637.75 INV IN=633.40 N 12" RCP FROM 10747 INV OUT=633.35 E 12" RCP TO 10598
10800	RIM=636.59 INV IN=630.87 NE 36" RCP FROM INV IN=630.74 SW 48" RCP TO 11015
10814	RIM=638.42 INV IN=631.85 N 18" RCP FROM 10817 INV IN=631.66 W 48" RCP FROM INV IN=631.46 E 48" RCP FROM INV OUT=631.85 S 18" RCP TO 10952
10817	RIM=638.44 INV IN=631.96 N 18" RCP FROM 10831 INV IN=632.84 W 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10814
10831	RIM=637.18 INV IN=631.62 N 18" RCP FROM 10850 INV IN=631.64 NE 12" RCP FROM 10871 INV IN=632.63 E 12" RCP FROM INV OUT=631.41 S 18" RCP TO 10817
10850	RIM=637.63 INV IN=631.47 N 18" RCP FROM 10851 INV IN=631.47 W 12" RCP FROM 10868 INV IN=632.26 E 12" RCP FROM INV OUT=631.53 S 18" RCP TO 10831
10851	RIM=637.81 INV IN=631.97 W 12" RCP FROM 5020 INV IN=621.91 W 24" RCP FROM 20296 INV OUT=631.77 S 18" RCP TO 10850
10859	RIM=636.73 INV IN=632.76 W 12" RCP TO 10861
10861	RIM=637.36 INV IN=632.30 E 12" RCP FROM 10859 INV OUT=632.26 SW 12" RCP TO 10851
10868	RIM=635.93 INV IN=631.87 W 12" RCP FROM 5019 INV OUT=631.71 E 12" RCP TO 10850
10871	RIM=636.31 INV IN=631.82 W 12" RCP FROM 5026 INV IN=632.01 E 12" RCP TO 10831
10908	RIM=635.93 INV IN=630.79 N 15" RCP FROM 5440 INV IN=0.00 W 33" RCP FROM 10667 INV OUT=629.21 E 48" RCP TO 10931
10924	RIM=635.77 INV IN=629.07 N 12" RCP FROM 10924 INV IN=629.01 W 48" RCP FROM 10908 INV OUT=629.01 E 48" RCP TO 10952
10952	RIM=636.93 INV IN=630.17 N 18" RCP FROM 10814 INV IN=629.43 W 48" RCP FROM 10931 INV OUT=629.43 E 48" RCP TO 10996
10996	RIM=636.01 INV IN=628.53 W 48" RCP FROM 10952 INV OUT=628.53 E 48" RCP TO 11015
11015	RIM=637.37 INV IN=629.82 W 48" RCP FROM 10996 INV IN=0.00 NE 48" RCP FROM 10800 INV OUT=629.82 E 48" RCP TO
11067	RIM=638.35 INV IN=633.73 SW 12" RCP FROM INV IN=628.74 NW 33" RCP FROM INV IN=632.54 S 12" RCP FROM 11069 INV OUT=628.75 E 33" RCP TO 10908

STORM STRUCTURE DATA	
Structure Name	Structure Details
11068	RIM=637.11 INV IN=628.53 S 48" RCP FROM INV OUT=628.49 N 48" RCP TO
11069	RIM=637.99 INV IN=632.73 S 12" RCP FROM 11070 INV OUT=632.71 N 12" RCP TO 11067
11070	RIM=638.11 INV OUT=633.11 N 12" RCP TO 11069
20028	RIM=644.28 INV IN=628.87 N 21" CONC FROM 20305 INV IN=627.73 W CONC FROM 20309 INV IN=627.83 E
20034	RIM=634.73 INV IN=628.83 E 24" RCP FROM 20062
20062	RIM=635.90 INV IN=631.25 N 15" RCP FROM 20078 INV OUT=627.73 E 12" RCP TO
20078	RIM=635.98 INV OUT=631.56 S 15" RCP TO 20062
20113	RIM=635.90 INV IN=631.72 E 12" RCP TO
20136	RIM=636.26 INV OUT=630.76 NW 12" RCP TO
20295	RIM=636.03 INV OUT=632.08 N 12" RCP TO
20296	RIM=641.20 INV IN=622.92 W 24" RCP FROM 20319 INV OUT=622.70 E 24" RCP TO 20300
20300	RIM=641.85 INV IN=621.91 W 24" RCP FROM 20296 INV IN=622.33 N 24" RCP FROM INV OUT=622.25 E 24" RCP TO 20303
20303	RIM=642.35 INV IN=621.91 W 24" RCP FROM 20300 INV OUT=621.79 E 24" RCP TO
20305	RIM=635.46 INV OUT=632.76 N 12" RCP TO
20309	RIM=645.02 INV IN=627.81 E 48" RCP FROM INV IN=631.10 S 12" RCP FROM 71 INV OUT=627.98 W 48" RCP TO 20313
20313	RIM=646.87 INV IN=627.85 E 48" RCP FROM 20309 INV OUT=627.75 W 48" RCP TO 20315
20315	RIM=647.23 INV IN=627.36 E 48" RCP FROM 20313 INV IN=628.11 W 48" RCP FROM
20319	RIM=644.93 INV IN=623.50 W 24" RCP FROM 20327 INV OUT=623.43 E 24" RCP TO 20296
20327	RIM=632.57 INV IN=625.15 NW 12" RCP FROM 20328 INV OUT=623.75 E 24" RCP TO 20319
20328	RIM=632.82 INV OUT=627.24 SE 12" RCP TO 20327
20463	RIM=630.68 T/P 627.48

PROPERTY DESCRIPTION

AS PROVIDED BY CLIENT IN TITLE WORK BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No: 844447 AND DATED MARCH 08, 2019

Land in the City of Livonia, Wayne County, MI, described as follows:

PARCEL I:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence
South 00 degrees 18 minutes 53 seconds East, 1,319.07 feet along the East line of said section and the centerline of Middlebelt Road (120 foot right of way) to the extended South line of Bel-Aire Gardens; a subdivision according to the plat thereof as recorded in Liber 75 of Plats, page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West, 1,486.60 feet along said extended North line to the Point of Beginning; thence North 89 degrees 51 minutes 00 seconds West, 713.41 feet along said North line extended; thence North 00 degrees 10 minutes 14 seconds East, 354.63 feet; thence South 89 degrees 49 minutes 46 seconds East, 116.62 feet; thence South 11 degrees 24 minutes 45 seconds East, 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East, 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East, 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East, 134.12 feet; thence South 00 degrees 19 minutes 25 seconds West, 155.23 feet; thence South 89 degrees 40 minutes 35 seconds East, 403.00 feet; thence South 00 degrees 19 minutes 25 seconds West, 734.81 feet to the Point of Beginning. Containing 471,602 sf and/or 10.83 acres of land.

PARCEL II:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 162.20 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence along a curve to the right 177.47 feet, said curve having a radius of 269.27 feet, a central angle of 37 degrees 45 minutes 41 seconds, and a chord bearing South 45 degrees 04 minutes 20 seconds East, 174.72 feet to the West right of way line of Middlebelt Road (120 foot right of way); thence South 00 degrees 18 minutes 53 seconds East, 252.74 feet along the said right of way line; thence North 89 degrees 40 minutes 35 seconds West, 573.01 feet; thence North 00 degrees 19 minutes 25 seconds East, 62.02 feet; thence North 40 degrees 40 minutes 13 seconds West, 72.66 feet; thence North 00 degrees 10 minutes 14 seconds East, 256.92 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 494.47 feet along said right of way line to the Point of Beginning. Containing 321,715.6 sf and/or 5.09 acres of land.

ALSO
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of said Plymouth Road; thence South 00 degrees 10 minutes 14 seconds West, 60.00 feet to the South right of way line of said Plymouth Road and the Point of Beginning; thence South 00 degrees 19 minutes 25 seconds West, 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West, 241.25 feet; thence South 57 degrees 56 minutes 01 second West, 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds, and a chord bearing South 73 degrees 23 minutes 07 seconds West, 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West, 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West, 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West, 74.78 feet; thence North 89 degrees 40 minutes 35 seconds West, 403.00 feet; thence North 00 degrees 19 minutes 25 seconds East, 155.23 feet; thence South 89 degrees 49 minutes 46 seconds East, 98.71 feet; thence North 00 degrees 09 minutes 51 seconds East, 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 883.85 feet along said right of way line to the Point of Beginning. Containing 361,119.7 sf and/or 8.29 acres of land.

PARCEL III:
Part of the Northeast ¼ and the Northwest ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Beginning at a point distant North 89 degrees 49 minutes 46 seconds West, 2,010.15 feet along the North line of said Section 35 and South 00 degrees 10 minutes 14 seconds West, 60.00 feet from the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 14 seconds West, 1,051.85 feet; thence North 89 degrees 51 minutes 00 seconds West, 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West, 149.72 feet; thence North 89 degrees 49 minutes 46 seconds West, 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East, 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East, 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East, 240.18 feet (calculated) 240.00 feet (recorded); thence South 89 degrees 49 minutes 46 seconds East, 416.81 feet (calculated) 416.75 feet (recorded) to the Point of Beginning. Containing 504,080.3 sf and/or 11.57 acres of land.

EXCEPTIONS

- 11 Water Easement in favor of Board of County Road Commissioners of the County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5221, page 394, Register #C614552. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 12 Underground Permit in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10350, page 692, Register #D444586, as to Parcel IV. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 13 Agreement to Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13843, page 598, Register #E394605. (CANNOT DETERMINE LOCATION DUE TO POOR UNREADABLE DOCUMENT)
- 14 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 14112, page 572, Register #E480956, Liber 14112, page 576, Register #E480957, and in Liber 14112, page 581, Register #E480958. (AS SHOWN ON SURVEY)
- 15 Release of Right-of-Way in favor of County of Wayne and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 14186, page 497, Register #E506328, as to Parcels I, II and IV. (SHOWN ON SURVEY)
- 16 Terms and Conditions contained in Warranty Deed as disclosed by instrument recorded in Liber 16839, page 70, Register #F334920, as to Parcel IV. (NOT PLOTTABLE)
- 17 Terms and Conditions contained in Easement Right of Way as disclosed by instrument recorded in Liber 17264, page 746, Register #F493791, as to Parcel III. (SHOWN ON SURVEY)
- 18 Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 10201, page 533, Register #G32769, as to Parcel II. (SHOWN ON SURVEY)
- 19 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 129, Register #G693495. (SHOWN ON SURVEY)
- 20 Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 21396, page 130, Register #G693496 and Modification of Right of Way recorded in Liber 21645, page 636, Register #G736037. (SHOWN ON SURVEY)
- 21 Grant of Easement in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 22458, page 91. (SHOWN ON SURVEY)
- 22 Terms and Conditions contained in Easement Agreement as disclosed by instrument recorded in Liber 23507, page 725. (SHOWN ON SURVEY)
- 23 Terms and Conditions contained in Well Easement Agreement as disclosed by instrument recorded in Liber 24145, page 804, Liber 24145, page 812, Liber 24145, page 816, Liber 24145, page 820, Liber 24145, page 824, Liber 24145, page 828, Liber 24145, page 832, Liber 24145, page 836, Liber 24145, page 840, Liber 24145, page 844, Liber 24145, page 848, Liber 24145, page 852, Liber 24145, page 856, Liber 24145, page 860, Liber 24145, page 864, Liber 24145, page 868, Liber 24145, page 872, and in Liber 24145, page 876. (AS SHOWN ON SURVEY)
- 24 Highway Easement Release for signal pole in favor of Michigan Department of Transportation and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24610, page 483, as to Parcel II. (SHOWN ON SURVEY)
- 25 Terms and Conditions contained in Beautification Easement Agreement as disclosed by instrument recorded in Liber 34068, page 321, and in Liber 34069, page 338. (SHOWN ON SURVEY)
- 26 Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 35211, page 153, as to Parcel IV. (SHOWN ON SURVEY)
- 27 Easements, Terms and Conditions contained in Easement as disclosed by instrument recorded in Liber 45464, page 1201, as to Parcels I and II. (NOT PLOTTABLE)
- 28 Terms and Conditions contained in Grant of Easement as disclosed by instrument recorded in Liber 45464, page 275, as to Parcel I and II. (NOT PLOTTABLE)
- 29 Terms and Conditions contained in Operation and Easement Agreement as disclosed by instrument recorded in Liber 45505, page 375, and in First Amendment to Operation and Easement Agreement as disclosed by instrument recorded in Liber 46492, page 914. (SHOWN ON SURVEY)
- 30 Terms and Conditions contained in Declaration of Covenants, Conditions, Restrictions, and Easements as disclosed by instrument recorded in Liber 46878, page 103, as to Parcel IV. (SHOWN ON SURVEY)
- 31 Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 48970, page 708, as to Parcel IV. (SHOWN ON SURVEY)
- 36 Survey by Hubbell, Roth and Clark, Inc., dated February 27, 2003, Job No. 20030115, discloses the following:

a. Theater is built over 10 foot gas main, which has been abandoned. (N/A)

b. Party Wall between the enclosed mall and the Target Store. (N/A)

c. Power lines overhead at various locations.

d. Asphalt paving over the easement areas, gas mains, water, sewer, telephone and electrical lines.

e. Building designated as the Montgomery Wards Building encroaches onto the Easement Parcel at various points. (N/A)

f. Building designated as Ward's Automotive Center is built over the easement for sanitary sewer recorded in Liber 14112, page 572, Wayne County Records

NOTE: (THE FOLLOWING WAS SHOWN ON HRC JOB No. 20090336.04, WITH A REVISION DATE OF 07/23/09.)

EASEMENTS SCHEDULED FOR TERMINATION PER DEVELOPER INFORMATION AND EASEMENT DRAWING OF HUBBELL, ROTH & CLARK DEPICTION DATED 02-09-06-- FINAL REVISION 03-02-06.

6' WIDE GAS EASEMENT, L13843, P.598

10' WIDE GAS EASEMENT, L 13843, P.598 (ABANDONED LINE)

12' WIDE STORM SEWER EASEMENT, L14112, P.572

24' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.572

12' WIDE SANITARY SEWER EASEMENT, L14112, P.572

12' WIDE WATER MAIN EASEMENT, L14112, P.576

12' WIDE WATER MAIN EASEMENT, L14112, P.576

20' WIDE WATER MAIN EASEMENT, L14112, P.576

30' WIDE STORM SEWER AND WATER SYSTEM EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

30' WIDE SANITARY, STORM, WATER MAIN EASEMENT, L14112, P.576

24' WIDE SANITARY SEWER AND WATER MAIN EASEMENT, L14112, P.576

12' WIDE STORM SEWER EASEMENT, L14112, P.576

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14, 16, 17, OF TABLE A THEREOF.

GARY M. CHALICE
PROFESSIONAL SURVEYOR No. 55939

CITY OF LIVONIA
WONDERLAND MALL

ALTA/NSPS
LAND TITLE
SURVEY

HRC JOB NO. 20190258	SCALE 1"=100'
DATE June 2019	SHEET NO. 2 OF 2



HRC
HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

SHEET NO.
1
OF 4

CURRENT PARCEL DESCRIPTIONS

PROPERTY DESCRIPTION PARCEL "A"

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as: Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet; thence South 00 degrees 19 minutes 25 seconds West 809.59 feet to the north line of “Bel-Aire Gardens”, a subdivision of part of the South ½ of the North ½ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, as recorded in Liber 75 of Plats, Page 48, Wayne County Records; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet along said subdivision line; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 537.75 feet; thence South 11 degrees 24 minutes 45 seconds East 149.72 feet; thence South 89 degrees 51 minutes 00 seconds East 30.00 feet; thence North 00 degrees 10 minutes 14 seconds East 683.40 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East, 31.18 feet along said right of way line; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING. Containing 928,903.9 sf and/or 21.32 acres of land. Subject to all easements and restrictions of record.

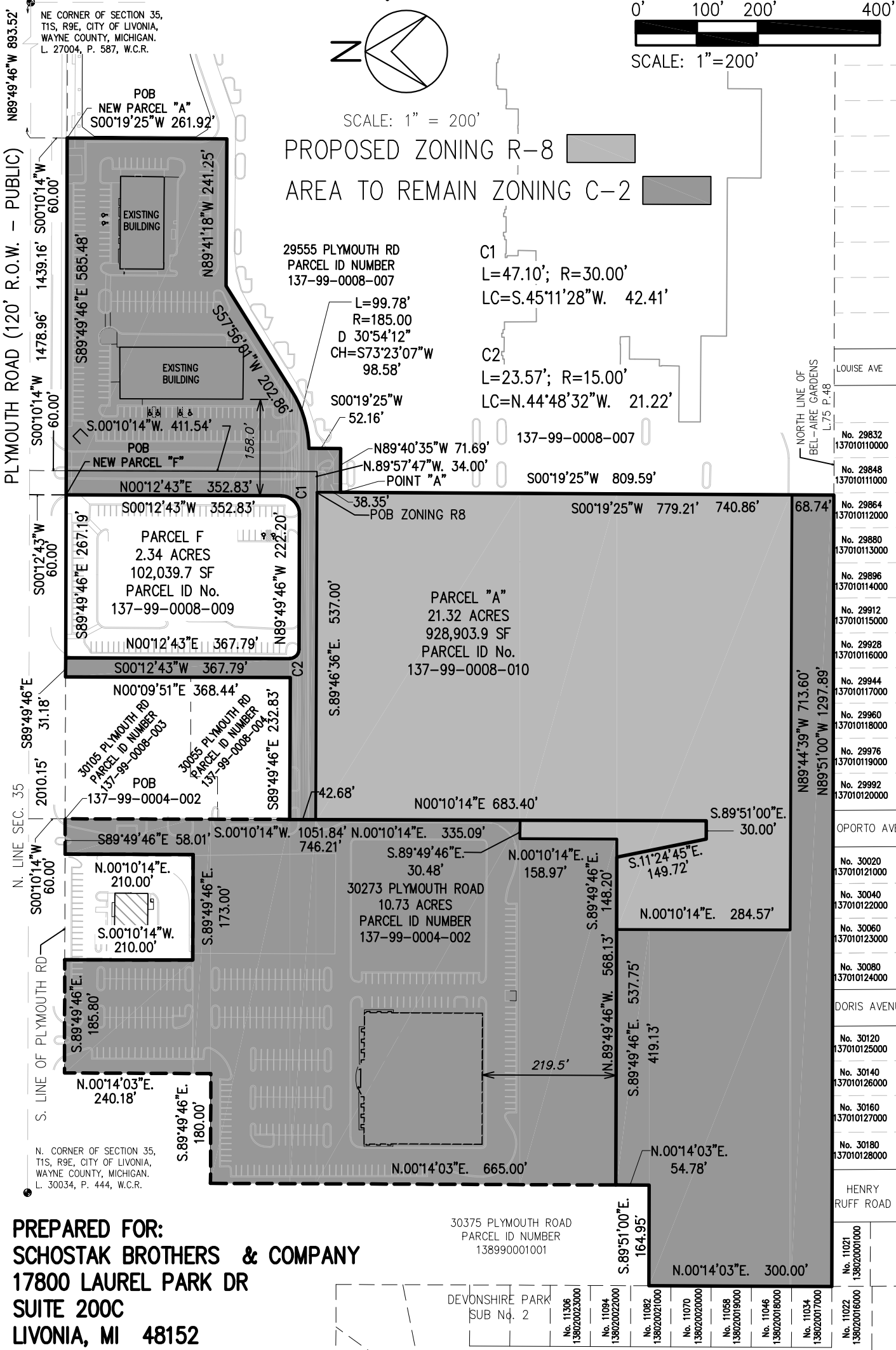
DESCRIPTION OF PROPERTY (137-99-0004-002) (NO CHANGES)

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 1051.84 feet; thence North 89°51'00" West 30.00 feet; thence North 11 degrees 24 minutes 45 seconds West 149.72 feet; thence North 89 degrees 49 minutes 46 secodns West 537.75 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Said parcel contains 10.737 acres, more or less.

REVISED 05/28/2020

JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http: // www.hrcengr.com	SHEET NO. 2 OF 4
DATE 03/11/2020			

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION



PREPARED FOR:
SCHOSTAK BROTHERS & COMPANY
17800 LAUREL PARK DR
SUITE 200C
LIVONIA, MI 48152

JOB NO.
20190419
DATE
03-11-2020

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

REVISED 08/06/2020
REVISED 05/28/2020

SHEET NO.
3
OF 4

PROPOSED ZONING W/ NEW PARCEL CONFIGURATION

DESCRIPTION OF NEW ZONING R8

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 1439.16 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South line of Plymouth Road; thence continuing South 00 degrees 10 minutes 14 seconds West 411.54 feet ; thence North 89 degrees 57 minutes 47 seconds West 34.00 feet to the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 779.21 feet; thence North 89 degrees 44 minutes 39 seconds West 713.60 feet; thence North 00 degrees 10 minutes 14 seconds East 284.57 feet; thence South 89 degrees 49 minutes 46 seconds East 148.20 feet; thence North 00 degrees 10 minutes 14 seconds East 158.97 feet; thence South 89 degrees 49 minutes 46 seconds East 30.48 feet; thence North 00 degrees 10 minutes 14 seconds East 335.09 feet; thence South 89 degrees 46 minutes 36 seconds East 537.00 feet to the POINT OF BEGINNING. Containing 473,257.9 SF and/or 10.86 acres.

PROPERTY DESCRIPTION PROPOSED PARCEL "A" TO REMAIN SAME ZONING

Land situated in the City of Livonia, County of Wayne, State of Michigan, described as follows:
Part of the Northeast ¼ of Section 35, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast corner of said section; thence North 89 degrees 49 minutes 46 seconds West, 893.52 feet along the North line of said section and the centerline of Plymouth Road (120 foot right of way); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the South Right of Way line of Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 19 minutes 25 seconds West 261.92 feet; thence North 89 degrees 41 minutes 18 seconds West 241.25 feet; thence South 57 degrees 56 minutes 01 seconds West 202.86 feet; thence along a curve to the right 99.78 feet, said curve having a radius of 185.00 feet, a central angle of 30 degrees 54 minutes 12 seconds and a chord bearing South 73 degrees 23 minutes 07 seconds West 98.58 feet; thence South 00 degrees 19 minutes 25 seconds West 52.16 feet; thence North 89 degrees 40 minutes 35 seconds West 71.69 feet to point "A"; thence North 00 degrees 19 minutes 25 seconds East 38.35 feet; thence North 89 degrees 46 minutes 36 seconds West 537.00 feet; thence North 00 degrees 10 minutes 14 seconds East 42.68 feet; thence South 89 degrees 49 minutes 46 seconds East 232.83 feet; thence North 00 degrees 09 minutes 51 seconds East 368.44 feet to a point on the South line of Plymouth Road; thence along said South line South 89 degrees 49 minutes 46 seconds East 31.18 feet; thence South 00 degrees 12 minutes 43 seconds West 367.79 feet; thence 23.57 feet along a curve to the left, having a radius of 15.00 feet and a long chord which bears South 44 degrees 48 minutes 32 seconds East 21.22 feet; thence South 89 degrees 49 minutes 46 seconds East 222.20 feet; thence 47.10 feet along a curve to the left, having a radius of 30.00 feet and a long chord which bears North 45 degrees 11 minutes 28 seconds East 42.41 feet; thence North 00 degrees 12 minutes 43 seconds East 352.83 feet to the South right of way line of said Plymouth Road; thence South 89 degrees 49 minutes 46 seconds East 585.48 feet to the POINT OF BEGINNING; also commencing at said point "A"; thence South 00 degrees 19 minutes 25 seconds West 740.86 feet to A POINT OF BEGINNING; thence continuing South 00 degrees 19 minutes 25 seconds West 68.74 feet; thence North 89 degrees 51 minutes 00 seconds West 1297.89 feet; thence North 00 degrees 14 minutes 03 seconds East 300.00 feet; thence South 89 degrees 51 minutes 00 seconds East 164.95 feet; thence North 00 degrees 14 minutes 03 seconds East 54.78 feet; thence South 89 degrees 49 minutes 46 seconds East 419.13 feet; thence South 00 degrees 10 minutes 14 seconds West 284.57 feet; thence South 89 degrees 44 minutes 39 seconds East 713.60 feet to the POINT OF BEGINNING. Containing 467,096.2 SF and/or 10.72 acres.

DESCRIPTION OF PROPERTY (137-99-0004-002) TO REMAIN SAME ZONING

Part of the Northeast ¼ of Section 35, Township 1 South, Range 9 East, City of Livonia, Wayne County, Michigan, described as:
Commencing at the Northeast Corner of said Section 35; thence North 89 degrees 49 minutes 46 seconds West 2010.15 feet along the north line of said Section and centerline of Plymouth Road (120 feet wide); thence South 00 degrees 10 minutes 14 seconds West 60.00 feet to the south right of way line of said Plymouth Road and the POINT OF BEGINNING; thence South 00 degrees 10 minutes 14 seconds West 746.18 feet; thence North 89 degrees 49 minutes 46 seconds West 30.48 feet; thence South 00 degrees 10 minutes 14 seconds West 158.97 feet; thence North 89 degrees 49 minutes 46 seconds West 568.13 feet; thence North 00 degrees 14 minutes 03 seconds East 665.00 feet; thence South 89 degrees 49 minutes 46 seconds East 180.00 feet; thence North 00 degrees 14 minutes 03 seconds East 240.18 feet; thence South 89 degrees 49 minutes 46 seconds East 185.80 feet; thence South 00 degrees 10 minutes 14 seconds West 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 173.00 feet; thence North 00 degrees 10 minutes 14 seconds East 210.00 feet; thence South 89 degrees 49 minutes 46 seconds East 58.01 feet to THE POINT OF BEGINNING. Containing 456,269.5 SF and/or 10.47 acres.

REVISED 08/06/2020 REVISED 05/28/2020	JOB NO. 20190419	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: http:// www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 03/11/2020				4 OF 4

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

September 1, 2020

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2020-08-01-06 – #29707 & #30273 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal description submitted by the owner for the proposed rezoning appears to be correct, and should be used to describe the parcel if approved.

The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawing does not indicate any utility connections, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel.

It should be noted that should the project move forward the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including detention requirements. A full review of the proposed development will be completed when plans are submitted for permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@ci.livonia.mi.us or tzilincik@ci.livonia.mi.us.

Sincerely,

David W. Lear, P.E.
Assistant City Engineer

cc: 2020 Petition File

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

October 1, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2020-08-01-06 – #29707 & #30273 Plymouth Road

Dear Mr. Miller:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal descriptions submitted by the owner for the proposed rezoning appears to be correct, and should be used to describe the parcel if approved.

The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawings do not indicate any utility connections or calculations, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel.

It should be noted that should the project move forward, the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including revised detention requirements. A full review of the proposed development will be completed when plans are submitted for permitting.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Lear", is written over a horizontal line.

David W. Lear, P.E.
Assistant City Engineer

cc: 2021 Petition File

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

August 24, 2020

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2020-08-01-06 – 29707 & 30273 Plymouth Rd – Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

July 19, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2020-08-01-06 - 29707 & 30273 Plymouth Road Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges (as of 7/19/21): (\$1,307.99 past due, \$1,453.09 current)	\$ 2,761.08
--	-------------

Total Due City of Livonia	\$2,761.08
---------------------------	------------

Please contact me if you have any further questions.

Very truly yours,


Connie Kumpula
Chief Accountant

CK: jw

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSINAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

October 5, 2021

Mr. Scott O. Miller
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2020-08-01-06 - 29707 & 30273 Plymouth Road

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 3,725.43
Total Due City of Livonia	\$ 3,725.43

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: jw

Transaction Statement

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

LA FITNESS #00478
C/O ENGIE INSIGHT - MS #3137P
PO BOX 2440
SPOKANE, WA 99210-2440

Account Number

000600205-001

Amount Due

\$3,725.43

Account Number From - Through

000600205-001 03/27/2021 - 09/27/2021

Services

Water & Sewer - Metered

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$1,069.64

Date	Type	Amount	Description
04/06/2021	Payment	(\$1,069.64)	Charge
04/14/2021	Bill	\$1,454.12	Due Date 05/10/2021
04/30/2021	Payment	(\$1,454.12)	Charge
05/14/2021	Bill	\$1,341.98	Due Date 06/10/2021
06/02/2021	Payment	(\$1,341.98)	Charge
06/16/2021	Bill	\$1,269.89	Due Date 07/09/2021
07/14/2021	Penalty	\$38.10	
07/15/2021	Bill	\$1,453.09	Due Date 08/10/2021
07/28/2021	Payment	(\$1,269.89)	Charge
08/10/2021	Payment	(\$1,453.09)	Charge
08/13/2021	Penalty	\$1.14	
08/16/2021	Bill	\$1,616.09	Due Date 09/10/2021
09/03/2021	Payment	(\$1,617.23)	Charge
09/14/2021	Penalty	\$1.14	
09/15/2021	Bill	\$3,686.19	Due Date 10/11/2021

Total Due

\$3,725.43

Transaction Statement

Account Number

000600205-001

Transaction Statement

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Mailing Address

LA FITNESS #00478
C/O ENGIE INSIGHT - MS #3137P
PO BOX 2440
SPOKANE, WA 99210-2440

Account Number

000600205-001

Amount Due

\$0.00

Account Number

000600205-001

From - Through

04/08/2021 - 10/08/2021

Services

Water & Sewer - Metered

Service Address

30273 PLYMOUTH
LIVONIA, MI 48150

Beginning Balance

\$0.00

Date	Type	Amount	Description
04/14/2021	Bill	\$1,454.12	Due Date 05/10/2021
04/30/2021	Payment	(\$1,454.12)	Charge
05/14/2021	Bill	\$1,341.98	Due Date 06/10/2021
06/02/2021	Payment	(\$1,341.98)	Charge
06/16/2021	Bill	\$1,269.89	Due Date 07/09/2021
07/14/2021	Penalty	\$38.10	
07/15/2021	Bill	\$1,453.09	Due Date 08/10/2021
07/28/2021	Payment	(\$1,269.89)	Charge
08/10/2021	Payment	(\$1,453.09)	Charge
08/13/2021	Penalty	\$1.14	
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09/03/2021	Payment	(\$1,617.23)	Charge
09/14/2021	Penalty	\$1.14	
09/15/2021	Bill	\$3,686.19	Due Date 10/11/2021
10/08/2021	Payment	(\$3,725.43)	Charge

Total Due

\$0.00

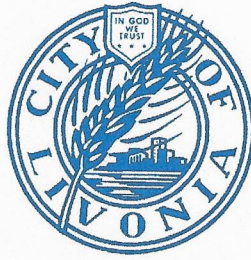
Transaction Statement

Account Number

000600205-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

August 25, 2020

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent as long as they are paid by September 14, 2020, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

~~August 25, 2020~~
July 1, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

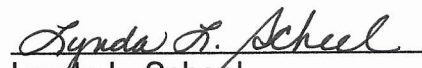
Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

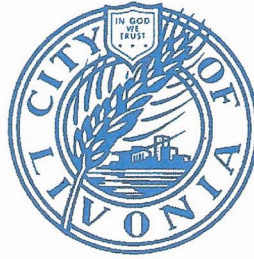
In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are taxes due, but they are not delinquent as long as they are paid by September 14, 2021, therefore I have no objections to the proposal.

Sincerely,


Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

~~August 25, 2020~~
July 1, 2021
September 28, 2021

Mr. Scott Miller – Planner IV
Planning Commission
City of Livonia

Re: Petition 2020-08-01-06

29707 & 30273 Plymouth Road
Middlebelt Plymouth Venture LLC

Dear Mr. Miller,

In accordance with your request, the Treasurer's Office has reviewed the name and addresses connected with the above noted petition. At this time there are no taxes due, therefore I have no objections to the proposal.

Sincerely,

A handwritten signature in blue ink that reads "Lynda L. Scheel". The signature is written in a cursive style and is positioned above a horizontal line.

Lynda L. Scheel
Treasurer, City of Livonia

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

September 10, 2020

Scott Miller
Planning Department

SUBJECT: Petition 2020-08-01-06 - 29707 & 30273 Plymouth

The Department of Assessment has reviewed the proposal to rezone parts of properties 29707 & 30273 Plymouth Road. Parcel 137-99-0008-010 29707 Plymouth Rd. was a newly created parcel for 2020 and is still waiting approval from DTE for some easement issues. This parcel along with parcel 137-99-0004-002 30273 Plymouth Road would have to be split into at least 2 parcels.

Based on the rezoning plans it appears a small portion of parcel 137-99-0004-002 will be utilized in the site plans for the newly proposed R8 zoning parcel.

The Lot Split procedures can be found on our Website @ Livonia.gov
Please feel free to contact the Assessor's Office with any further questions.

Kindest Regards,

Kathie Siterlet

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

June 30, 2021

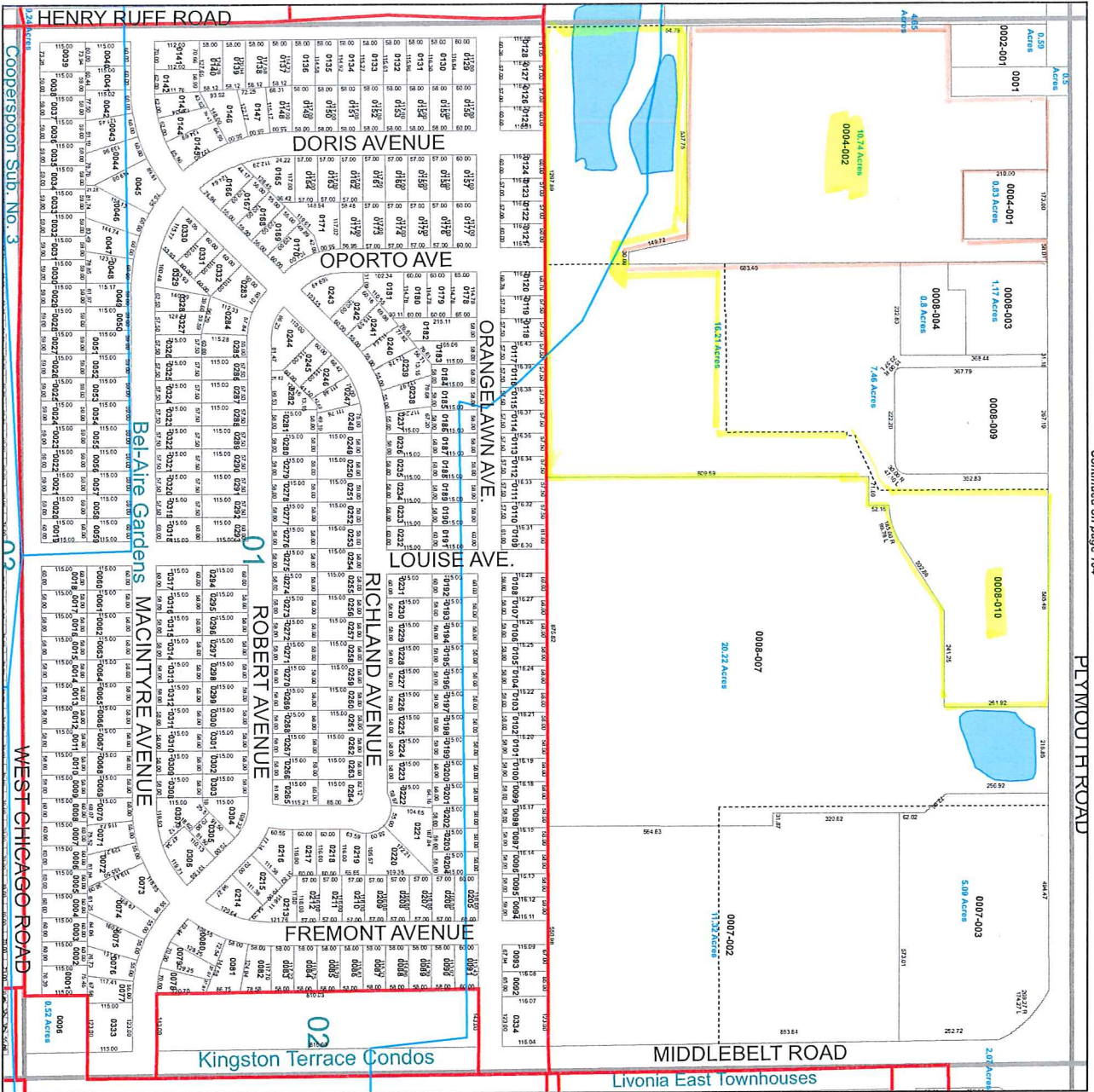
To: Planning Department

Re: **Petition 2020-08-01-06 - 29707 & 30273 Plymouth**

A second request has been submitted by Middlebelt Plymouth Venture LLC to rezone parts of 29707 & 30273 Plymouth Road from C-2 to R-8. A plat map has been included to show the current parcel lot lines for the parcels involved. A Lot Split will need to be initiated to change the lot lines for both parcels.

Kindest Regards,

Kathie Siterlet
Residential Appraiser



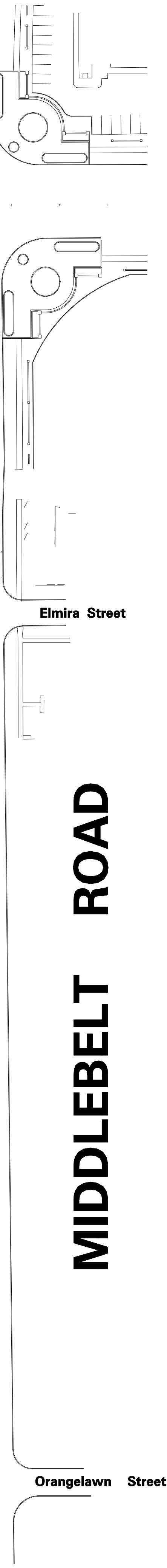
Location NE. 1/4 Section 35
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2020, City of Livonia



Information herein deemed reliable
but not guaranteed
Updated: January 2021

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Architectural section drawing of a building facade. The text "PLYMOUTH ROAD" is centered above the drawing. The drawing shows a long, low building with a flat roof and a series of windows. The drawing is a line drawing with some shading.



N

A circle with an inscribed triangle. The triangle's vertices are on the circle's circumference. One vertex is at the top, and the other two are at the bottom left and bottom right.

MIXED DEVELOPMENT CENTER

Mixed development centers should be redeveloped into higher-density mixed-use cores of activity, addressing residents' desire for walkable neighborhoods and to create gathering spaces. The mixed development centers should provide engaging streetscapes with varied storefronts and activities, residential options that include townhomes, upper-story lofts, and apartments, and easy access to public transit or transit network company services, with parking and other essential infrastructure hidden off of the street. Mixed Development Centers are envisioned in four primary locations: Plymouth/Middle Belt, Farmington/Seven Mile, Middle Belt/Seven Mile, and Six Mile/Newburgh.

The character envisioned is consistent with traditional Michigan architecture: first floor commercial development with higher intensity multi-family housing intermixed. Mixed-use buildings are encouraged particularly with upper-story residential uses. Existing residential uses are encouraged to develop first floor retail spaces or professional offices. All uses are to be designed to maximize pedestrian and bicycle connectivity and circulation. New development could be of a slightly higher development in scale and massing than the existing development.



Table 2.7:
Mixed Development Center Guidelines

Lot Dimensions and Density		
minimum lot area		n/a
minimum lot width		n/a
frontage in build-to area		n/a
maximum density		20 du/ac
maximum attached dwelling unit %		100%
Building Setbacks		
arterial street	min.	10 ft.
	max.	30 ft.
local street	min.	0 ft.
	max.	15 ft.
side (one)		none
side (total of both)		none
rear		25 ft.
from adjacent residential districts		25 ft.
Building Height		
minimum		1 story
maximum		5 stories

Appropriate Land Uses include office, general retail commercial, food service, and attached and upper-story residential uses. Automotive oriented uses such as gas stations, auto repair, or drive-through facilities are not appropriate in the mixed development areas.

Density. The maximum density recommendation for mixed development areas is 20 dwelling units per acre. All buildings should have a building frontage in build-to area for at least 80% of the lot width.

Connectivity. Mixed development areas are large enough that they will include sizeable internal street systems. The street system should create walkable blocks with a maximum perimeter of 2,000 feet and a maximum length of 650 feet. Mixed development areas are highly connected to surrounding neighborhood, and the street network in the mixed development areas area must continue into surrounding neighborhoods.

Building Location. Buildings in mixed development areas should be located close to the street to create a walkable, pedestrian friendly environment.

Building Design. Buildings should be constructed out of natural building materials or durable synthetic materials that approximate the appearance of a natural material. Garages, if provided, should be located in rear yards, preferably accessed from alleys.

Parking. Parking areas in mixed development areas must be located in rear yards. Interior streets will also feature on-street parking.

SPECIAL PLANNING AREA:

East Plymouth Road Corridor

The East Plymouth Road Corridor has been one of the main commercial centers of Livonia for nearly a century. Today, the corridor has a variety of small to medium sized commercial uses, and in some areas moderate vacancy and aging building stock. Plymouth road as a whole was identified as an area that needs consideration how it will develop in the future. Specifically, the eastern segment of the corridor between Middle Belt and Inkster was selected as an area that would benefit from being studied as a special planning area. It is important to note that while this area was identified as a priority, it represents many of the same opportunities and challenges present throughout the larger corridor, and thus should be considered as a template or model for how future growth and development may occur throughout the corridor.

Figure 2.15: East Plymouth Road Corridor – Existing Zoning



EXISTING CONDITIONS

The corridor is currently made up of a variety of zoning types and land uses. The result is an uncoordinated look and feel, with uses ranging from industrial, commercial, and residential. In some instance, this mix can be desirable for the form and site orientation that is inconsistent between the uses, and results in a patchwork throughout the corridor.

The corridor also is auto-oriented, with few areas that are truly pedestrian-oriented. This is largely due to frequent vehicle access and curb cuts that create a significant amount of conflicts for the pedestrian and bicyclist on the corridor.

Another key element of the existing conditions in the corridor is the significant amount of surface parking and lack of identifiable and purposeful greenspace. This creates an environment that lacks comfort and accentuates the auto orientated nature of the existing development pattern.

Figure 2.14: East Plymouth Road Corridor – Existing Land Use

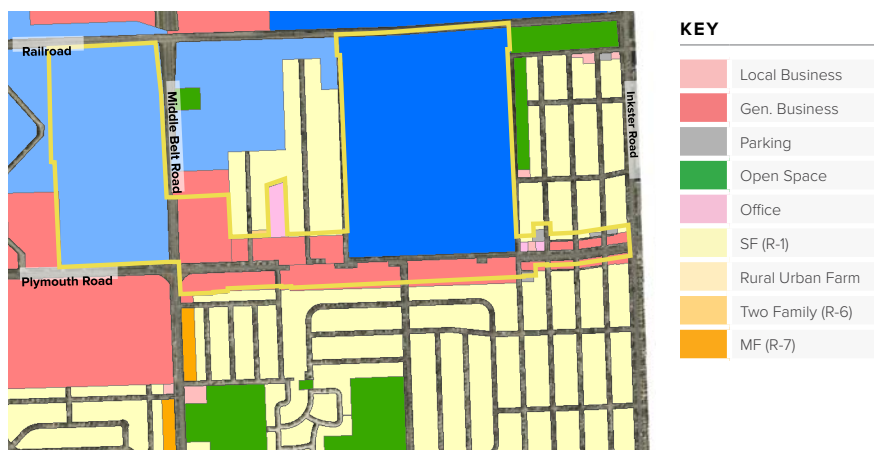
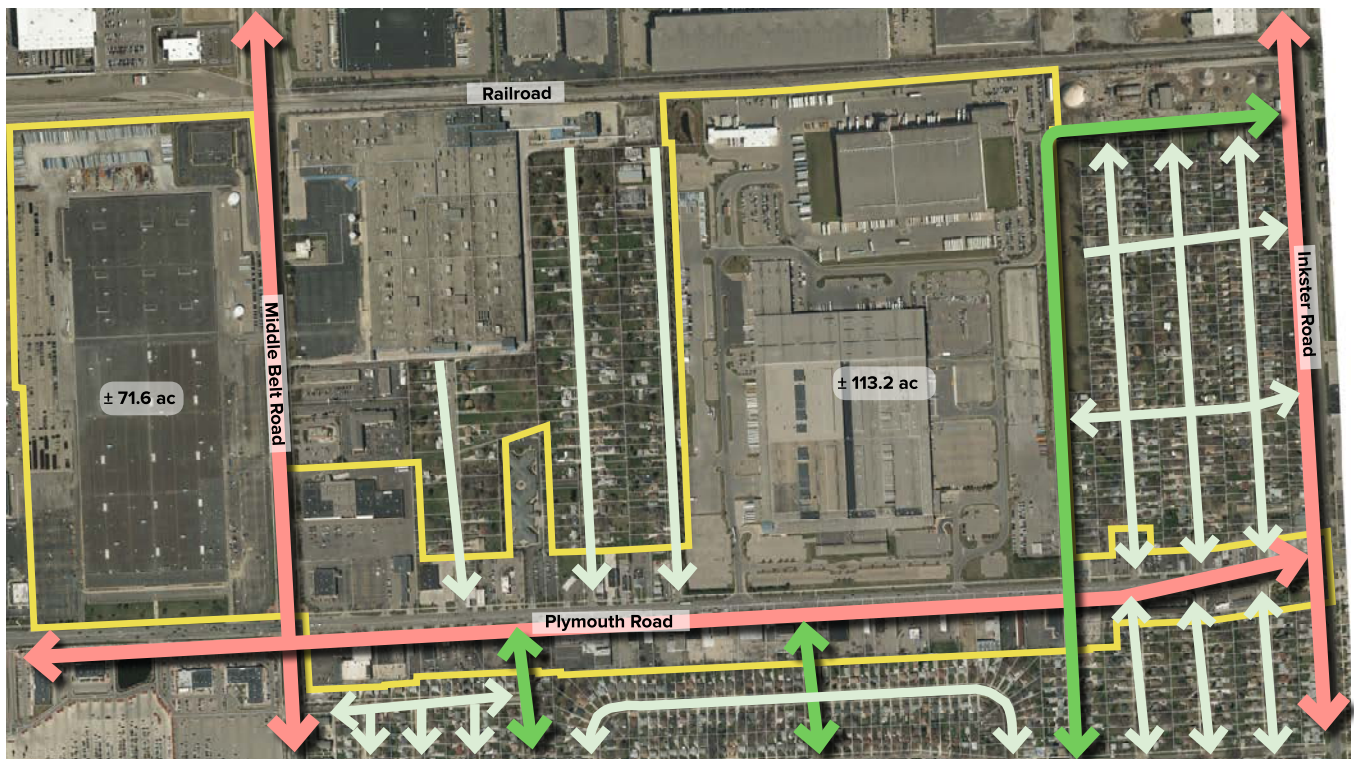


Figure 2.16: East Plymouth Road Corridor – Existing Access



MARKET CONSIDERATIONS

To create a site concept that is rooted in market conditions and trends, the following considerations were given to future development of Plymouth Road. These considerations were both the reflections of the market as well as best practices in planning and urban design. One of the key considerations with this special planning area was the need to better create a sense of place, and ‘human oriented’ development pattern that would attract a mix of uses in a distinct and walkable pattern. This shift in the design and planning of the corridor aligns the vision with market demand for vibrant places with a mix of uses.



Consider solutions to better integrate the larger industrial uses.



Explore ways to collectively grow nodes by combining small and shallow parcels to create larger development sites that can accommodate a variety of use in a walkable and mixed-use setting.



Examine the aggregation of uses to establish key development sites.



Embrace the street / streetscape by moving buildings closer the street and creating outdoor spaces for work, play, and entertainment.



Break down the corridor into specific nodes to concentrate development with a focus on entertainment uses, creating clusters of activity.

THE VISION *for the* EAST PLYMOUTH ROAD CORRIDOR

A vibrant and viable corridor that embodies the spirit and resiliency of Livonia and supports multimodal transportation.

Figure 2.17: East Plymouth Road Corridor – Concept Plan

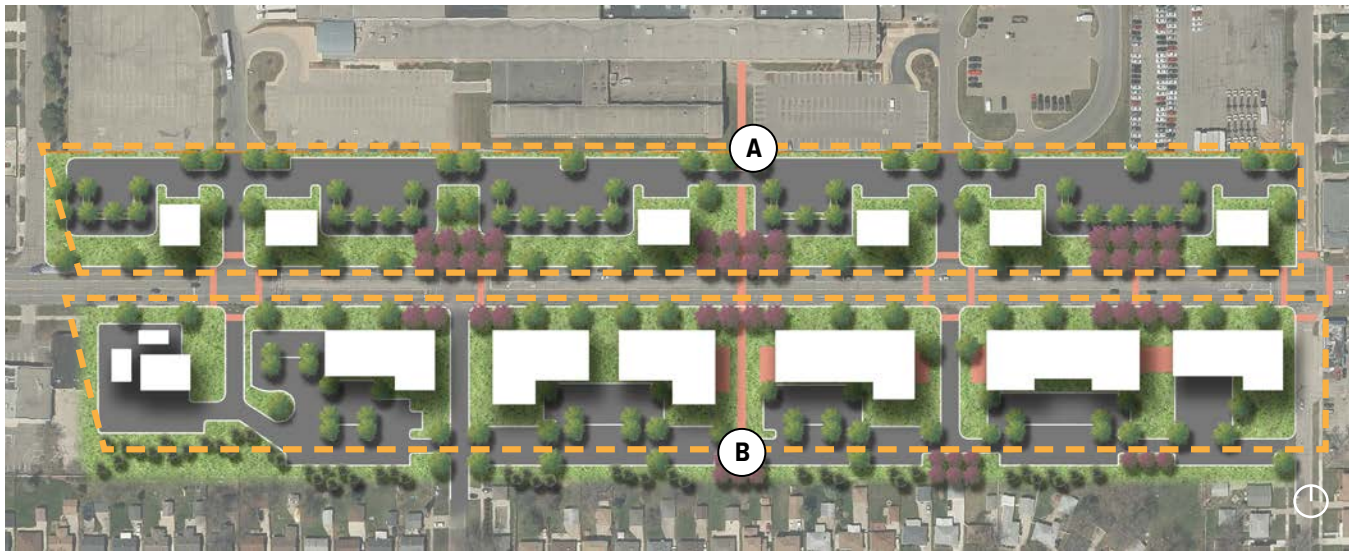


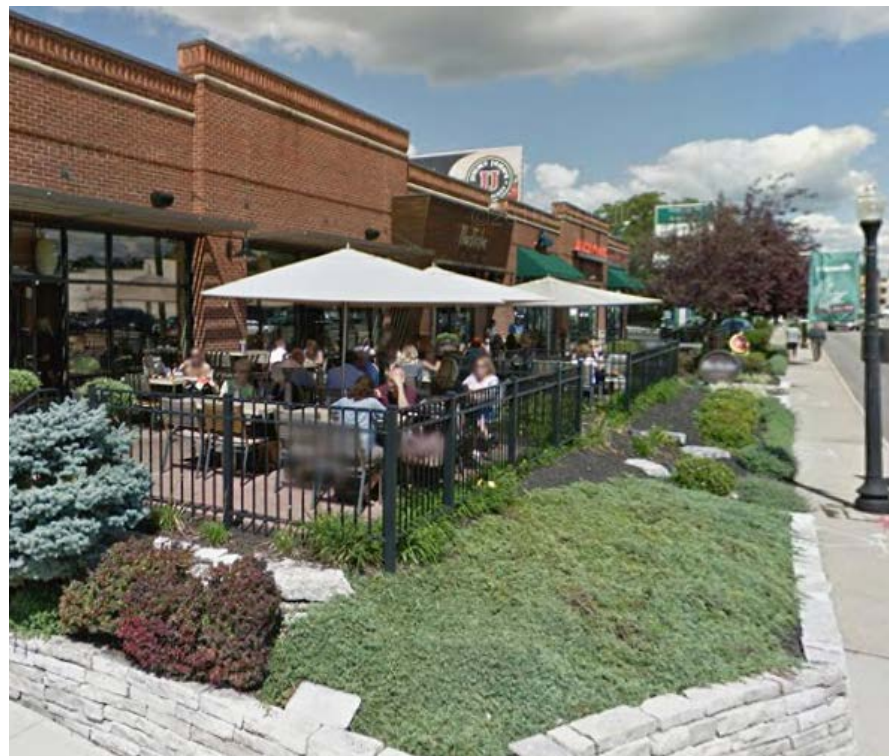
Table 2.12:
East Plymouth Road Corridor
– Site Development Data

A. Commercial Out-lots

- 6 Possible Sites
- +/- 9 acres
- 20,000 sq. ft.

B. In-line Retail / Office

- +/- 10 acres
- 72,000 sq. ft. (mixed commercial)



This development illustrates the intended development pattern for the future of the corridor

EAST PLYMOUTH ROAD CORRIDOR DEVELOPMENT PRINCIPLES



1

Provides an attractive and cohesive mix of residential and commercial uses.



2

Establishes identifiable “nodes” at key intersections to facilitate orderly redevelopment and creates a “sense of place”.



3

Organizes the structures to enhance the visual character of the corridor and minimize the visual impact of parking areas.



4

Encourages the use of shared access points to enhance safety and reduce the effect of numerous connections to the busy roadway.



5

Provides pedestrian connections to the adjacent neighborhoods and connectivity for nearby residents.



6

Creates opportunities to for private investment on the sites and surrounding properties.

These principles should inform how the form and character of future development may occur within the special planning area, or for any zoning code updates that are made. They are intended to be a guide and general in nature.

A Model for the Future of Plymouth Road

CREATING A FRAMEWORK

The special planning area recommendations contained in this section were designed to be a large transformative vision for the east section of the corridor. While this section of Plymouth Road is important, it is also important that the corridor as a whole is healthy. The vision and principles outlined here should therefore be applied to other areas of the corridor. The corridor would also benefit from a more comprehensive corridor plan that examines, outlines, and aligns a collective strategy. It will be extremely important for the City to consider planning for the corridor as a whole as a next step. Lasting success will be a result of how the individual segments/districts along the corridor are developed over time.

To plan for the corridor comprehensively, a framework that includes seven specific elements was created. These elements represent key development considerations that should be applied throughout the corridor. When collectively addressed, the overall vision for the special planning area will grow throughout the corridor, resulting in a more comprehensive revitalization of Plymouth Road.

IMPLEMENTING THE FRAMEWORK

The next step to plan for the corridor is to begin the hard work and start the journey through individual 'steps.' This will take both public and private support/involvement. The City must start the process by setting the tone and expectations for the private sector. The private sector must consider and apply the vision and hold other neighbors accountable for following the same vision and level of quality in their development efforts. The community must hold both the City and private sector accountable.

Figure 2.18: Plymouth Road – Framework Areas



RECOMMENDATIONS

Create New Outlots

The space between Plymouth Road and the existing Roush property should be re-apportioned to include commercial out-lots with buildings organized in a similar pattern to the new development on the south side of Plymouth Road. These new sites and businesses would have limited access from Plymouth Road. The existing ingress/egress locations from Deering Road and just to the West of Harrison Road can provide connectivity and circulation to both the out-lot businesses and the existing parking for the main Roush facilities.

Aggregate the Development

Through public and private collaboration, properties should be acquired to facilitate the development of new structures and parking facilities. The combined redevelopment of properties can provide the benefit of consistent architectural details and cohesive appearance. Assembling small parcels will also create more attractive development opportunities to accommodate larger scale infill projects.

Reduce Visual Impact of Parking Areas

New Buildings shall be oriented and organized on the sites to create a defined visual corridor along the street. Landscape and buffer treatments should be utilized where there are gaps in the buildings. Common access agreements amongst all property owners/ developers should be established in areas between intersecting public streets.

Improve Access Management

Parking should be provided at the rear of the properties with limited access points to Plymouth Road. As properties are acquired and developed, each block should be studied to determine a few (2-3) most effective points to access the parking areas behind the buildings. This can reduce the opportunity for vehicular crossings and accidents.

Define Pedestrian Connections and Crossings

A few, select, crossing points should be added between existing street intersections to establish specific locations for pedestrian activity. These areas should be consistently spaced and augmented with landscape and hardscape treatments to accentuate the importance of these spaces. Through the use of elements on the ground plane and along the street, drivers will identify these areas as locations for pedestrian activity.

Cohesive Streetscape Character

A diverse yet cohesive landscape and amenities palette should be created for Plymouth Road. Benches, fences, railings, landscape and lighting should be consistent through the corridor to unify the corridor.

Create New Zoning Standards That Apply to the Whole Corridor

New zoning regulations should be developed to unify the form, character, style, and mix of uses in the corridor. Generally the form and character should be aligned, and a variety of uses should be considered as allowable uses throughout the corridor.

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: FW: Land Rezoning
Date: Tuesday, March 16, 2021 10:52:58 AM

Jennifer Simmons

Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: jim grad <jim_grad@yahoo.com>
Sent: Tuesday, March 16, 2021 10:31 AM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: Land Rezoning

Hello Ms. Mayor,

As a very long term Livonia resident and voter I am sending this email to you on a matter of great importance to me and my family. We want to object to the proposed rezoning on Plymouth Road by Middlebelt initiated by Schostak Brothers and Company. This vacant land between Walmart, LA Fitness and a plasma donation center is currently zoned General Business and is all business, restaurants and the like. Rezoning this property to High Rise Housing would be very poor planning for the city and it's residents.

Rezoning and development is not appropriate for this property. Rezoning will significantly increase traffic and crime in an area where both are already high. We are asking you and the Planning Commission to put the voices of your constituents before the profit motives of private developers, most of whom do not live in Livonia.

We will be sending similar emails to the planning Commision to voice our opposition to this proposed rezoning. Some of us will be virtually attending upcoming Planning Commission Meetings for the same reason. Keeping Livonia Families First should be more than just a saying seen on signs as people enter our Great City. Thank you for reading this and doing the right thing for Livonia by rejecting this rezoning request. All the best,

Jim Grad and Family

From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Online Form Submittal: Planning Inquires
Date: Wednesday, March 10, 2021 1:09:50 PM

Good afternoon,

We received this message this afternoon via the website.

Thank you,

Jennifer Simmons

Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 10, 2021 12:16 PM
To: support <support@livonia.gov>
Subject: Online Form Submittal: Planning Inquires

Planning Inquires

This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	James
------------	-------

Last Name	Grad
-----------	------

Email Address	jim_grad@yahoo.com
---------------	--

Phone Number	7345913496
--------------	------------

Describe your issue, concern, or question.	My wife and I want to go on file as opposing Schostak Brothers request to rezone the vacant land on Plymouth Road between Walmart, LA Fitness and the Plasma donation center from General Business to High Rise Multi-family Housing (apartments). This zoning is not appropriate for this location in Livonia. please listen to your resident voters instead of Schostak Brothers who only see profits and do not live here. We want to
--	--

stay in Livonia but this will definitely push us away.
Thanks, Jane and James Grad

Date of Concern

3/10/2021

Attachment (Optional)

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

March 2, 2021

Dear Mayor Broeman,

Re Rezoning Vacant land on Plymouth Rd
Bet. Walmart & L.A. Fitness

My family is apposed to this rezoning
development. Crime in this area
will increase tremendously.

I've seen this happen several times
in the last 40 years.

This area is surrounded by Shopping
Centers and close to freeway, to a
criminal's delight.

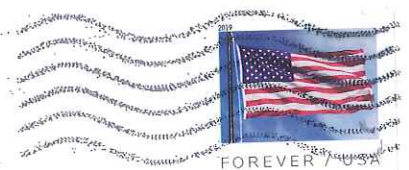
Surely there is a much better
location for high rise apartments.
Isn't Iwona restricted on height of
buildings?

Sincerely,
Rosemary Wood



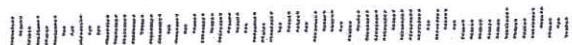
RETROPLEX MI 480

15 MAR 2021 PM 7 L



Mayor Maureen Miller Brosman
33000 Civic Center Drive
Livonia, Michigan 48154

48154-306000



3/4/21

Livonia Planning Commission

Re: rezoning

I am writing to protest the rezoning of property owned by Schostak Brothers and located on Plymouth Road near Middlebelt and Walmart. Rezoning to allow apartments and/or multi-family would not be appropriate in this area.

I have lived in this city since the 60s, and I am becoming disillusioned with what the city allows. In my Rosedale neighborhood you have permitted 3 'MANSIONS' on Cranston, which are certainly not in harmony with the neighborhood. Now you want to do it again!

PLEASE DO NOT REZONE THIS PROPERTY! There is more to a city than making more money in taxes. Would you, on this commission, vote yes if the zoning was in your neighborhood? I think not.

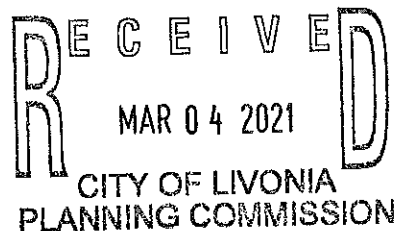
Yours truly,

Thelma Ruckhaber



11036 Cranston, Livonia 48150

7344224799



From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Apartment Development
Date: Monday, March 1, 2021 9:00:30 AM

Jennifer Simmons
Clerk Typist II
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

-----Original Message-----

From: Madeline Viergutz <madelinegrace1995@gmail.com>
Sent: Saturday, February 27, 2021 8:55 PM
To: Mayor Maureen Miller Brosnan <mayor@livonia.gov>
Subject: Apartment Development

Hi Mayor Brosnan!

My name is Madeline Viergutz, I'm a fairly new resident of Livonia. My fiancé and I moved to Old Rosedale Gardens July of 2020. Today we got a note from one of our neighbors urging us to contact you and the zoning team about a possible housing development on Plymouth Rd by LA Fitness and Walmart. My neighbor would like us to oppose the housing development, which I think is incredibly racist and classist. You might be getting a lot of letters and emails opposing the building of more affordable housing in Livonia but I just wanted to voice my support of the rezoning.

Thank you for your consideration!
Madeline Viergutz

Sent from my iPhone

778

Sent to P.C.
individually

2020-08-01-06



**GRAD &
SHOEMAKER**
CPA Firm

35951 FIVE MILE ROAD
LIVONIA, MICHIGAN 48154
TELEPHONE: (734) 462-6161
FAX: (734) 462-6059
www.gradshoemaker.com

January 29, 2021

Ian Wilshaw

RE: Rezoning Request for Residential Apartments at Wonderland Village

Dear Ian,

These are tough times and I can only imagine how busy you are, so I appreciate you taking time to read this letter. As a life-long Livonia resident that currently lives in Rosedale Gardens, and a Livonia business owner, I am deeply entrenched in the Livonia community.

Recently, I read in the local newspaper that Schostak Brothers & Company has put in a request for rezoning of the property in Wonderland Village next to the Walmart on Plymouth Road. The proposal calls for a zoning change from business to residential. I am vehemently against this rezoning as I don't believe multi-family dwellings are appropriate for this location and don't fit with existing residents' plan for the future. I have spoken about this rezoning proposal with many neighbors in the Rosedale Gardens neighborhood and also with friends who live in the Devonaire neighborhood, and every single family was against this rezoning proposal.

Per communication with the Livonia Planning Department, I was made aware of a petition that includes over 130 residents in the immediate surrounding neighborhood that oppose this rezoning. I plan on speaking to the Planning Commission at the appropriate commission meeting, but I also wanted to communicate in advance to you how widespread the opposition is within our community.

With limited areas left in Livonia for development, I think it is very important that any significant changes to our community be supported by current Livonia residents. It is very evident that the Livonia residents living in South Livonia do not want this development. I trust that the planning commission will make a decision that supports the overwhelming majority of the area residents. After all, the commission is the voice of Livonia residents in these types of matters.

Schostak Brothers & Company is a Livonia company and has many developments in Livonia so I understand it probably has a good relationship with the planning commission, but it is important that the commission supports the voice of the residents instead of the profit motives of a private company.

Thank you for taking the time to read this letter. I appreciate the dedication you have made to the city through your service in the planning commission. If you would like to contact me, my address is below, my cell # is 734-846-0013 and my email address is jeff.grad@gradshoemaker.com.

Best Regards,

Jeff Grad
11325 Blackburn St.
Livonia, MI 48150

RECEIVED
FEB 01 2021
CITY OF LIVONIA
PLANNING COMMISSION

From: [Simmons, Jennifer](#)
To: [Planning](#)
Subject: FW: Online Form Submittal: City Council Inquiries
Date: Tuesday, December 15, 2020 12:00:25 PM

Hello,

This message was sent to us via the website (we have a new system now!).

Thank you,

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 14, 2020 11:28 PM
To: support@livonia.gov
Subject: Online Form Submittal: City Council Inquiries

City Council Inquiries

This form is for any questions, comments, or concerns you may have for the City in regards to city council meetings or other city council inquiries. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	Laura
Last Name	Alves
Email Address	Laurajalves@yahoo.com
Phone Number	7347512285
Topic	Other City Council Inquiry
Date of Issue	12/14/2020
Attachment (Optional)	<i>Field not completed.</i>
Comments	I just wanted to say how concerned I am about the possibility of

apartments being built near the Plymouth rd Walmart. It would not be good for the City and for the near by neighborhood. Putting it near a Walmart and a blood bank would not draw a good class of residents.,

Email not displaying correctly? [View it in your browser.](#)

November 10, 2020

Livonia Mayor
Livonia City Council
Livonia Planning Commission



RE: Petition # 2020-08-01-06

After receiving the notice about this petition from the city, many living in this neighborhood and this area were greatly concerned about the impact this might have.

This is just a sampling of what long-time Livonia residents think about this proposal. They all feel that our neighborhood and surrounding area is in jeopardy, and are all totally against a re-zoning of this property.

Respectfully,
Devon-Aire Sub Neighborhood Residents

PROTEST PETITION
PETITION 2020-08-01-06

Notice of request to RE-ZONE General Business Property adjacent to Walmart.....to become a Multiple Family High Rise Residential.

No pre-plan of this property proposal has been given to residents impacted by this construction AND they wish to re-zone without any input from Livonia Residents.

An explanation and complete disclosure is necessary for residents to "YAY" or "NAY" to any re-zoning. Planning Commission and City Council need to hear from residents. Hold this till we are well informed, and voices heard.

WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-23-20	29944 Orangelawn 48150	Jeanne Sullivan
9-23-20	29928 Orangelawn 48150	Nancy Hamilton
9-23-20	29928 ORANGELAWN 48150	Marilyn Hanks
9/23/20	29896 Orangelawn 48150	Mike
9/23/2020	29896 Orangelawn 48150	Joe
9/23/2020	29880 Orangelawn 48150	William
9-23-2020	29864 Orangelawn 48150	Chris
9-23-2020	29864 Orangelawn 48150	Chris
9-23-2020	29832 Orangelawn 48150	Mark
9-23-2020	29832 Orangelawn 48150	Robert
9-23-2020	29760 Orangelawn 48150	John
9-23-2020	29528 ORANGELAWN 48150	John
9-23-2020	29960 ORANGELAWN 48150	Victoria S. Kowalewski
9-23-2020	29960 ORANGELAWN 48150	Victoria S. Kowalewski
9-23-2020	29992 ORANGELAWN 48150	Jennifer McDowell
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29992 ORANGELAWN 48150	Mark
9-23-2020	29944 Orangelawn 48150	Theresa Seligman
9-24-2020	29961 Orangelawn 48150	Theresa Seligman
9-24-2020	29961 Orangelawn 48150	Theresa Seligman

PROTEST PETITION
PETITION 2020-08-01-06

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-24-20	9970 OPORTO ST. LIVONIA, MI 48150	FR
9-24-20	30040 Orangelawn, Livonia, MI 48150	Bundy Ehl
9-24-20	30060 Orangelawn St rent 48150	Ang Gust
9-24-20	30060 Orangelawn Street 48150	Paul Marc
9-24-20	30080 ORANGELAWN 48150	Richard Piper
9-24-20	30080 ORANGELAWN 48150	Carol Piper
9-24-20	30120 orangelawn St	Jason R. Gault
9-24-2020	30140 Orangelawn	Rob Hogg
9-24-2020	29704 Orangelawn	Rob Hogg
9-24-2020	9904 mil Burn	Rob Hogg
9-24-2020	30140 Orangelawn	Winkle Wyatt
9-24-2020	30160 Orangelawn	Reginald Copeley
9-24-2020	30880 Orangelawn	DA
9-24-2020	9971 DORIS, LIVONIA, MI	Gay Snell
9-24-2020	9971 DORIS LIVONIA MI	Kurt Am

PROTEST PETITION
PETITION 2020-08-01-06

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-25-20	29976 Onangelawn	Ronan Cabblo
9-25-20	2749 Kovich p.	11070 Hillcrest
9-25-20	Goyle Kelly	11094 HILLCREST
9/25/20	Sh E Kelly	11094 HILLCREST
9/25/20	11330 Hillcrest	Marijo Chatterjee
9/25/20	11301 Hillcrest	Keith Lauer
9/25/20	30042 W Chicago	Curt D Kous
9/25/20	11053 Hillcrest	Broke Wade
9/25/20	11053 Hillcrest	Lisa Wade
9/25/20	11053 Hillcrest	Lester Wade
9/25/20	11021 Hillcrest	Mr Wood
9/25/20	11021 Hillcrest	Barbara Wood

ROUTED TO THE

An explanation and complete disclosure is necessary for residents to "YAY" or "NAY" to any re-zoning. Planning Commission and City Council need to hear from residents. Hold this till we are well informed, and voices heard.

WE SAY "NO" TO REZONE

[illegible]

PETITION 2020-08-01-06

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WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9.27.20	11286 HARRISON	Laura W. Rapp
9-27-20	11286 HARRISON	Virginia M. Rayda
9-27-2020	32209 JAMISON CT LIVONIA 48154	Victoria Plunkett
9.27.20	29983 MAC INTYRE	Dan S. Szyk
9.27.20	29983 Mac Intyre	Shirley Szyk
9-27-20	9816 Blackburn Livonia 48150	Kath A. Bue
9-27-20	9816 BLACKBURN Livonia 48150	Dan J. Bell
9-27-20	11306 HILLCREST LIV 48150	Donna Ashenkamh
9-27-20	11306 HILLCREST Liv 48150	John H. Habel
9/27/20	28912 WESTFIELD ST	Judy Roberts
9/27	28912 WESTFIELD ST.	
9/27	8985 Flord Liv. Mi 48150	Kim G. Loh
9/27	25559 Elba Redford mi 48239	Theresa M. Loh
4/27	25559 Elba Redford mi 48239	Joseph Roberts

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/27/20	31210 Grandon St Livonia 48150	Aue J. Work
9-27-20	31230 GRANDON, LIVONIA, MI 48150	May V. W. /
09/27/20	31230 Grandon Livonia 48150 MI	Julie Van
9/27/20	31211 Grandon Livonia 48150	Gregory S. /
9-24-20	30661 GRANDON LIVONIA 48150	Lee
9/27/20	31211 GRANDON ST LIVONIA 48150	TRP
9-27-20	31190 Grandon St Liv 48150	John J. /
10/10/20	31131 GRANDON LIV 48152	/
10/10/20	31041 Grandon Liv 48150	Reginald J. K. /
10/10/20	31071 Grandon Livonia 48150	Susan K. /
10/10/20	31191 Grandon Livonia 48150	C. C. /
10/10/20	31191 Grandon Livonia 48150	Michael Pasco /
10/10/20	31231 Grandon Livonia 48150	Mike L. /
10/10/20	31251 Grandon Livonia 48150	Kristal C. /
10/10/20	31270 Grandon Livonia 48150	D. M. /
10-11-20	31170 Grandon Livonia 48150	Donald G. /
10-11-20	31171 Grandon Livonia 48150	Diane M. /
10-11-20	31291 Grandon Livonia 48150	/

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
10/11/20	31291 Grandon St. Livonia MI 48150	Krista A.
10/11/20	31311 Grandon St Livonia MI 48150	[Signature]
10/11/20	31311 Grandon St. Livonia MI 48150	Chen J.
10/11/20	31311 Grandon St Livonia MI 48150	Juan Guevara
10/11/20	31330 Grandon St. Livonia MI 48150	[Signature]
10-11-20	30020 ORANGERAWN LIVONIA MI.	[Signature]
10/11/20	30180 Orange lawn St	Mary esher

— — —

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/30/2020	9873 HENRY RUFF	Robert Schuchman

PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9/27/2020	11342 HILLCREST	Michael E. Felt
9/27/20	11342 HILLCREST	Catherine E. Swanson
9/27/20	8926 Harrison	Melissa Morante
9/27/20	9192 Gillman St	Ryan J. F. F.
9/27/20	4937 Williams	Ryan J. F. F.
9/30/20	14911 Flamingo, Livonia, MI 48154	Jack Todd
10/1/20	30039 RICHLAND Livonia MI 48150	Mari E. Lewandowski
10/1/2020	30039 Richland Livonia 48150	Marilyn Smith
10/3	THOMAS RAMSEY 29911 ORANGELAWN	Judy C. Smith
10/11	Kristin Cable 9851 Fremont Livonia MI 48150	Thom C. Ramsey
10/17	Gillian Haverland 16277 Hubbard Livonia, MI 48154	Kristin Cable
		Gillian Haverland
		Michael

PROTEST PETITION
PETITION 2020-08-01-06

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WE SAY NO TO REZONE!

DATE	ADDRESS	SIGNATURE
9-26-20	29721 Orangelawn, Livonia 48150	Barbara Brown
9/25/2020	24601 Orangelawn Livonia 48150	May [Signature]
9/25/2020	29460 ORANGE LAWN LIV 48150	[Signature]
9/25/2020	29544 Orangelawn Livonia 48150	Daniel Sakawa
9/25/20	29582 Orangelawn Livonia 48150	Dan Cony
9/25/20	29583 ORANGELAWN LIV. 48150	Paul [Signature]
9/25/20	29583 Orangelawn LIV. 48150	Sherry DeGrazis
9/25/20	29618 Orangelawn Livonia 48150	[Signature]
9/25/20	29636 Orangelawn LIV. 48150	[Signature]
9/25/20	29720 ORANGELAWN LIV 48150	[Signature]
10/1/20	29670 Orangelawn Livonia 48150	Jody [Signature]

PROTEST PETITION
PETITION 2020-08-01-06

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We Say NO TO REZONE!

DATE	ADDRESS	SIGNATURE
25 SEPT	29929 ORANGELAWN GEORGE NEWTON	George Newton
25 Sept	29912 Orangelawn Lisa Mobus	Lisa A. Mobus
25 Sept	29912 Orangelawn Sarah K. Weldon	Sarah K. Weldon
26 SEPT	29881 ORANGELAWN Michele DAUGHTERTY	Michele Daugherty
26 Sept	29848 Orangelawn	Susan Micallef
26 Sept	29848 Orangelawn St.	Salvino J. Micallef
26, Sept	29847 Orangelawn St	Michelle Sarsin
26, Sept	29831 Orangelawn St	Justin Tudek
26, Sept	29761 Orangelawn St	Gregory J. J. J. grzebeck@gmail.com
26 SEPT	29815 ORANGELAWN " " "	John R. Maddison Myrna Maddison

THE UNIVERSITY OF CHICAGO

No pre-plan of this property proposal has been given to residents impacted by this construction AND they wish to re-zone without any input from Livonia Residents.

* LIVONIA AREA RESIDENTS MORE THAN 300 FEET

WE SAY "NO" TO REZONE

DATE	ADDRESS	SIGNATURE
9-27	11902 HRCOLA ST	BURR

From: [Jen Hagerty](#)
To: [Planning](#)
Subject: New apartments
Date: Sunday, November 29, 2020 1:02:26 PM

I am in support of the multi family dwellings to be built on Middlebelt and Plymouth. I welcome the diversity.

Thank you!

Best,

Jen Hagerty

From: [Henry Morelli](#)
To: [Planning](#)
Subject: petition 2020-08-01-06 rezoning C2 to R8 Wonderland Mall
Date: Monday, November 9, 2020 7:08:33 PM

Dear Planning Commision,

I have been a lifelong resident of Livonia and remember shopping at Wonderland Mall when it was an outdoor mall over 40 years ago. The location on the Plymouth Rd Corridor is and always has been a commercially zoned district. I recently saw the signage that the zoning request to change to Residential was very confusing to me. Then I did some research, and the proposal is to put a residential apartment building sandwiched between the LA Fitness and Walmart. As a current resident of Livonia, and Shopper of the Wonderland Village. I would like to propose my objection to this absurd addition to the shopping district. If you think of the additional traffic congestion and potential hazards of people walking dogs, children playing in the lot with semis and cars zipping through the lot makes me very uncomfortable. There are so many areas in Livonia with abandoned buildings, entirely abandoned strip malls and vacant land that would be more suitable for residential apartments. I am strongly advocating that you reject the builders proposal and keep the property zoned commercial.

Regards,
Henry Morelli
191146 Shrewsbury Dr.
Livonia, MI 48152

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezoning c2 to R8
Date: Monday, November 9, 2020 7:49:33 PM

Planning Commission,

I am so concerned about the rezoning of the area between Walmart & LA Fitness. This does not even make sense. I feel there are more things that are wrong about this than right. I cannot believe this builder would put residential let alone a 4 story building looking in our backyards. They traffic, parking lot lights, more people more crime. Dangers with a retention pond & children. 24 hour traffic in & out. My husband & I have been here 40+ years. He is a disabled Vietnam Veteran who would have a difficult time moving let alone it would be financially difficult. Please vote against this. Please again think with your hearts. Do u want to live behind that. Looking in your home climbing the berm. On & on. Thank you, Nancy Haverland
29928 Orangelawn Livonia Mi

Sent from my T-Mobile 4G LTE Device

From: [Frank Lupu](#)
To: [Planning; Taormina, Mark](#)
Cc: [Toy, Laura](#); [White, Cathy](#)
Subject: Petition 2020-08-01-06
Date: Monday, November 9, 2020 9:02:01 PM

Honorable members of the Livonia Planning Commission,

We live on Orangelawn and our property backs up to Wonderland Village and we are against this proposal. This proposed building will be directly behind our house allowing the residents of this building to look directly into our houses and back yards.

The berm which was put up to offer a buffer between our houses and Wonderland Village has failed to do that. When it was proposed before we had concerns with people using the berm as a walk way. We were told that there were going to be enough trees to stop the use of it as a walk way. The trees were only doubled planted up to the edge of the Walmart property and then just a single row from there west thus allowing people to use it as a place to walk their dogs. We were told that there would be security to stop people from using it for that purpose. There have been many times people have been walking along looking into our yards. There have been times when we had to call the police department because there have been groups of teens congregating creating a disturbance to the point we couldn't be out in our own yard with our grandchildren. The residents of this proposed project would continue to use the berm as a recreational area.

We were told that there was not to be any semi trucks to be parked along the south end of the property. We have been in a constant battle with Walmart and the City regarding semi trucks being parked directly behind our house, sometimes even running. When they are running you can feel the house shake. My wife is constantly calling the Police Department to have them move the trucks from there. Sometimes we are successful and then there are other time they will do nothing because they are not running. There are signs posted about no truck parking but they are not enforced. There have also been campers and motor homes parked there also. My wife has been in constant contact with an assistant city attorney who has told her that he had been in contact with the Police Department and advised her to contact them when the trucks were there. Like I previously stated that has come with mixed results. Currently there has been a semi trailer parked there for a week with no tractor attached. With the state of things in this country it definitely raises ones anxiety levels not knowing what or who is inside of these vehicles.

The addition of the proposed building will add a large increase of traffic to the area creating more issues than we already have now. It will also increase foot traffic at Wonderland creating an issue with the pedestrians and vehicles.

This property should remain commercial and not rezoned to residential. Last year I remember hearing of a developer wanting to put, I believe, a four story long stay hotel on the property of Doc's Sports Bar, 7 Mile and I-275. The residents on the south side of 7 Mile complained of the increased traffic in would create in the area. The plans were denied because it was stated that the development was not a good fit for the area. How could that project not fit in that area but this proposed project is fine here.

We have been through two upgrades/renovations of the Wonderland property. Each time Mr Schostak has been untruthful with the residents on what he would do and what he actually did.

We strongly urge you to deny this proposal as it is not a good fit for the area.

Thank you

Cheryl and Frank Lupu
29864 Orangelawn

From: jts@aol.com
To: [Planning](#)
Subject: Petition #220-08-01-06
Date: Monday, November 9, 2020 2:51:00 PM

Ian Wilshaw, as chairman, I respectfully request that you look deeply at this proposal. This is a business zone. Our community/neighborhood has endured the Mall demolition, the mall rebuild, Target building, Walmart building, now the plasma center building. Now here is a proposal to rezone a hunk of property right smack in the middle of this business zone to residential. Last year the Planning Commission scrapped a proposal for a high-rise apartment building citing it was not the landscape Livonia wanted. What has changed? do you think a building higher than City Hall is a good fit for the residents of our neighborhood? Do you believe people in a high-rise want to pay big money to look over at Walmart AutoZone, or people at the plasma center, or check out what's new and happening in our backyards? Are you willing to chance an exodus of long time residents out of the city we love and have supported for years? Realtors have already been called "just in case". Our privacy, our security, our community / neighborhood is important to us and hopefully to you who we have supported. Keep business and residential zones separate.

From: [Amy Goodlesky](#)
To: [Planning](#)
Cc: [Leonard](#)
Subject: Opposed to high rise proposal
Date: Monday, November 9, 2020 1:05:35 PM

Good afternoon! My husband and I live on Orangelawn Street directly behind this proposed high rise. We are both very much against this high rise being built. We do not want people living directly behind us. We also do not want our wall behind our house raised higher. We also are against the additional noise this will bring. Our street is quiet and want to keep it that way. We also believe this high rise has the potential to bring in more criminal activity. Our safety is of the utmost important to us. We do not welcome people being that close to our property. Thank you for your time!

Amy and Leonard Goodlesky

Sent from my iPhone

From: [Felix Rudberg](#)
To: [Planning](#)
Subject: Plymouth Road rezoning petition 2020-08-01-06
Date: Monday, November 9, 2020 12:11:53 PM

To whom it may concern,

As a resident and active voter I highly propose denying the request to rezone this property to residential. I live across the street from this property and LA Fitness is already an eye sore covering up a skyline. Building a residential building up to four stories would make this even worse. People on the third and fourth floor would be able to easily see in our backyards and neighborhood and we would be looking at a building instead of a beautiful skyline.

Commerce Township recently built a 3 story apartment complex at Union Lake and Elizabeth Lake road and it towers over everything in sight and stands out. Please have a look at this before considering this rezoning, anything over 2 stories will be hideous. We already have a bunch of 2 story condos in the area that work just as well and do not stand out like a sore thumb.

Thank you,
Felix Rudberg
248-320-9342

From: [michael haverland](#)
To: [Planning](#)
Subject: Rezoning Petition 2020-08-01-06, C2 to R8, Wonderland Mall.
Date: Sunday, November 8, 2020 6:38:51 PM

I have great concern about above Petition as this would impact greatly my home of over forty years .We believe this would disrupt the peace and quiet that we have enjoyed over the many years. This Petition would create issues as 24 hour night and day traffic, night time parking lot lighting, trash collection, people and children playing on the Bern which has been placed behind our homes when the mall as built. There is also questions about security as Livonia Police are called daily to Walmart now. This tall of a building 300 feet behind our homes would allow people to look directly into windows of our homes and back yard eliminating total privacy. This proposal would greatly impact out neighborhood. Please consider this as you make your decision. Thank you, Michael Haverland, 29828 Orangelawn St.

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezone
Date: Sunday, November 8, 2020 6:30:12 PM

PLEASE no rezoning at Plymouth & Middlebelt!!

Sent from my T-Mobile 4G LTE Device

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Petition 2020 08 01 06
Date: Sunday, November 8, 2020 6:07:52 PM

Another letter to you with concerns about residential living behind us in a commercial zone. Really there are so many other places you could put this. We do not need traffic all night long, parking lot lights, people on the berm. There is a retention pond that could be so dangerous to families with children. Please think about what you want to do. How would you feel?? Truly think with your

Sent from my T-Mobile 4G LTE Device

From: [michael haverland](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 Rezoning C2 To R8, Wonderland Mall
Date: Monday, October 19, 2020 2:49:38 PM

To the Planning Commission, I live directly behind the prosed building site and this apartment building would allow people to look onto my windows of my home and we would lose our privacy. Our peace and quiet as we know it would be gone. Other problems would be night time parking lot lighting, 24 hour traffic coming and going, we have a berm behind our home and people and kids would be wandering up and down looking into our homes, increase in possible crime as Livonia Police are called daily to Walmart for problems. Decrease in property value is a possibility. There is a retention pond on the property that may be a problem. Please consider this email and others that you may have received when deciding this issue. Thank you, Michael Haverland, 29928 OrangelawnSt St.

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezoning 2020-08-01-06
Date: Sunday, October 18, 2020 7:04:16 PM

Very curious about why u think that would be ok in our back yard? Would you want that overlooking in your yard? I'm so sad. My husband is a disabled Vietnam Veteran that has lived here 40+ years. This will cause us to uproot & leave our nice home, it will be hard to do physically & with finance too. If you do this will you be willing to come to our home and explain?

I hope so.

Sent from my T-Mobile 4G LTE Device

From: [alex toth](#)
To: [Planning](#)
Subject: Planning
Date: Tuesday, October 13, 2020 3:03:04 AM

We really do not need a high rise apartment building in the middle of business zone next to Walmart. Please rethink zoning it that way.

From: [Lori Masters](#)
To: [Planning](#)
Subject: Rezoning next to Walmart
Date: Monday, October 12, 2020 8:36:29 AM

To the rezoning board,

You continue to disrespect the RESIDENTS of this city. There is enough destruction going on in our area. Stop chasing \$\$\$\$\$. You have a responsibility to keep your residents safe and property values to attract families. This does not stand for our interests or values. Who is paying you off?

It is a shame what your doing to the Middlebelt corridor. Thirty years here in this area and very dissatisfied with your decisions. Your decisions are crucial to our lives. Please give some thought to loyal Livonia residents, decrease in our values both property and safety is your responsibility!

Lori Masters

Sent from my iPhone

From: [Angela Ruane](#)
To: [Planning](#)
Subject: Please...NO Rezoning: re: Petition 2020-08-01-06
Date: Friday, October 9, 2020 11:16:36 AM

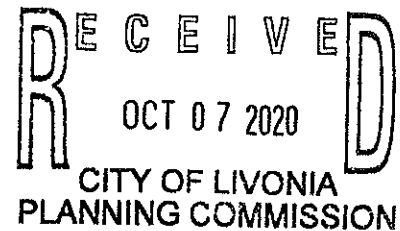
To Whom It May Concern;

As new residents, we have some concerns regarding the above captioned petition. Speaking for myself and our family, also, admittedly, with limited knowledge of the proposal, it would seem apparent that traffic and parking is already congested there. The roads can get very congested as things are. Developing a high rise in the middle of a Target and Walmart (if I read that correctly) and notably, very near where there's already a few apartment complexes changes the portrait and landscape of the family oriented "feel" of this established community neighborhood (which is why we (and many others) desired to purchase property and live here!). How much and how long to develop necessary roads/roadways/ entrance and exit points? How and how much would it change commute and commute times, taxes, property values, etc? How does rezoning improve value, amenities and contribute to the homes and families in this surrounding community? How would it affect EMS, policing and fire services and availability? How would it affect public transportation, busses and other transportation, our schools and class sizes, etc.?, ...How would it feel having a hi-rise and related construction and all those considerations right in many of our quiet backyards?...I guess I have some questions and the list grows the more we think about it... Please do not approve this project. We are new residents and were attracted to this area due to the family oriented, quiet, established neighborhoods and community. This project would seem to diminish these important considerations in rather unpredictable and rather negative ways, immeasurably.

Thank you for your time and consideration on these important matters.

John and Angela Ruane and The Ruane Family

City of Livonia Planning Commission
33000 Civic Center Drive
Livonia, Mi 48154



RE: #2020-08-01-06 PETITION TO REZONE

As members of the planning commission, I sincerely hope that our city, and it's landscape and livability, are of the utmost importance to you.

Please, please look deeply into this petition/for proposed rezoning. The area in question is a business zone. It also contains our retention pond, which is an important feature for our neighborhood.

We have seen our mall built, torn down, rebuilt, our walls raised, the building of Target, the building of Walmart, a Plasma Center, and now you want to rezone to put a high rise apartment building in our backyards.

Think about this! Do you think this is a good fit for our Livonia? Do you think a high rise apartment building here, overlooking Walmart Auto Zone, the semi-trucks loading and unloading behind Target and Walmart, their garbage dumpsters, their trash compactors, the Plasma Center, the huge rail/cargo containers that line the area during peak seasons, are what people want to view out the windows of their new high rise apartment? Or perhaps do you think they will be entertained by the activities in our backyards that will no longer be private?

Livonia has height restrictions. How is this even a consideration? We acknowledge the city needs to continue to grow, but this growth might well cause a decline in our neighborhood.

Our lives, our privacy, our security will all be impacted by this. Unfortunately, neighbors are already contacting realtors "JUST IN CASE".

Respectfully,
Jeanne Sullivan

From: [debbie golick](#)
To: [Planning](#)
Subject: RE: Petition # 2020-08-01-06
Date: Tuesday, October 6, 2020 11:03:37 PM

Hi,

As a resident of this community for over thirty years I am against the rezoning for a residential/apartment development in this area. I feel this would not support the surrounding family neighborhood community. Please do not support this and vote NO.

Thank you,

Debbie Golick

From: [Vickie Andreasen](#)
To: [Planning](#)
Subject: Hi-Rise
Date: Monday, October 5, 2020 1:08:50 PM

Plymouth Rd has become an eyesore with all the buggy's thrown about and empty buildings. With this new development it will only make matters worse. Not to mention the additional traffic with it and the plasma building. Don't see all the congestion on the mile roads going north. We do not need a residential hi-rise surrounded by businesses. Would be the only one in the area. Seems like Livonia is only concerned with how nice the north end looks. Whatever happened to having a voice in Livonia....most residents in the area do not want this development.

Vickie Andreasen

From: [Pat Gaden](#)
To: [Planning](#)
Subject: High rise next to Walmart
Date: Monday, October 5, 2020 8:51:20 AM

The area intended for this project is not a responsible location for a high rise apartment structure!!
The area is already congested due to local business. To add that many more people/ cars is wrong.
Do you live in this are? It is all ready strewn with trash, poorly kept landscaping near street.
As a homeowner I will probably sell my home if this project goes through. Even though my property value will go down dramatically with a high rise apartment in the neighborhood.
Sent from my iPhone

From: [Sylvia Northrup](#)
To: [Planning](#)
Subject: Petition #2020-08-01-06
Date: Sunday, October 4, 2020 5:20:29 PM

You are making money.
We are moving from OUR home of 45 years. We
raised 4 children here. Livonia Public Schools, etc.
You have ruined our life. You have ALLOWED
South Livonia to be ruined.
Good Luck with your Maker.

Sylvia Kirby Northrup
11200 Oxbow St.
Livonia, Mi. 48150-3193
734 427-0655

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Rezone Petition 2020-08-01-06
Date: Saturday, October 3, 2020 11:25:43 AM

Hi my name is Nancy Haverland, I live right behind where they are wanting to put a 4 story apartment building, yes right in my back yard. I will be looking at this from my window & from my backyard where we sit all summer & entertain. I can see lights in the parking lot, dumpsters, high traffic , which will be all hours of the night.

Decreased safety

Increase in crime

Decrease in our property, people on our burm and able to see in our yards

And on & on!

Really would you want to live like that? So sad these are our homes & lives.

Please say NO TO REZONE!

Sent from my T-Mobile 4G LTE Device

From: [Lori Nichols](#)
To: [Planning](#)
Subject: Rezoning for apartments at Wonderland.
Date: Saturday, October 3, 2020 10:34:39 PM

I have lived in Livonia for 66 years. I have spent 55 of those years in the Devonaire subdivision. I have witnessed all the changes over the years at Wonderland. Sticking an apartment building there is the stupidest thing I have heard. The area will become more congested with the added traffic. Livonia has always been geared towards families. I was privileged to grow up in the city with neighborhoods. Having Walmart and Target as your neighbor is unthinkable. I see no justifiable reason for this type of rezoning. Keep our retail area just what it is. Keep industrial just what it is. Keep residential, with residential.

Lori Nichols
9019 Hugh
Livonia, Mi. 4i150

Sent from Lori's iPad

From: dfd829@sbcglobal.net
To: [Planning](#)
Subject: 2020-08-01-06 Petition
Date: Sunday, October 4, 2020 9:45:42 AM

I am against the rezoning of this property.

Ken Lauer
32630 Meadowbrook
Livonia Mi 48154

Sent from my iPhone

From: [Jeremy Hartman](#)
To: [Planning](#)
Subject: Rezoning petition 2020-08-01-06
Date: Friday, October 2, 2020 2:03:51 PM

Good afternoon. This email is being sent in efforts to express my opinion regarding the proposed rezoning of commercial property next to Walmart on Plymouth road that would allow for the construction of an apartment complex.

As a long time city residents who lives on Orangelawn street, which is the first street behind the commercial site, I am completely opposed to and against this rezoning.

My concerns and reasons for being against this apartment complex are potential and expected decrease to the value of my real estate property due to the addition of apartment complex that would then immediately sit behind the line of long-standing houses. Another large concern would be an substantial increase of traffic in an already overwhelmed area of town.

Please do NOT let this rezoning take place. The o ly people that I have met who are in favor of this do not live in the area that is directly affected by it.

Sincerely

Jeremy Hartman
29653 Orangelawn
Livonia, mi. 48150
734-262-2975

From: [Lori Masters](#)
To: [Planning](#)
Subject: The Middlebelt corridor
Date: Friday, October 2, 2020 12:41:39 PM

Planning commission STOP. You are destroying the east end of this city. Have you not been riding or driving the 96 north and south area of Middlebelt. This area is like a war zone. The road is deteriorating, the shopping carts are everywhere except the stores, empty office space, nursing/assisted living on steroids, traffic and the disrespect of our area is absolutely the worst. As a matter of fact, I am moving as soon as I can. You have destroyed this area and continue to make bad decisions. Livonia is not the Livonia it used to be. I am extremely disappointed in your decisions.

Do what you will and see how you take this city down. Your doing a fine job at that!

All of you need to be fired!

I have been a resident of Livonia since 1985, you have degraded our area and property value. Good luck in the future Redford.

Lori Masters

From: [Angela Ruane](#)
To: [Planning](#)
Subject: Please...NO Rezoning: re: Petition 2020-08-01-06
Date: Friday, October 2, 2020 11:22:58 AM

To Whom It May Concern;

As new residents, we have some concerns regarding the above captioned petition. Speaking for myself and our family, also, admittedly, with limited knowledge of the proposal, it would seem apparent that traffic and parking is already congested there. The roads can get very congested as things are. Developing a high rise in the middle of a Target and Walmart (if I read that correctly) and notably, very near where there's already a few apartment complexes changes the portrait of the family oriented "feel" of this established community neighborhood. How much and how long to develop necessary roads/roadways/ entrance and exit points? How and how much would it change commute and commute times, taxes, property values, etc? How does rezoning improve value, amenities and contribute to the homes and families in this surrounding community? How would it affect EMS, policing and fire services and availability? How would it affect public transportation, busses and other transportation, our schools and class sizes, etc.?, ...How would it feel having a hi-rise and related construction and all those considerations right in many of our quiet backyards?...I guess I have some questions and the list grows the more we think about it... Please do not approve this project. We are new residents and were attracted to this area due to the family oriented, quiet, established neighborhoods and community. This project would seem to diminish these important considerations in rather unpredictable and rather negative ways, immeasurably.

Thank you for your time and consideration on these important matters.

John and Angela Ruane and The Ruane Family

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: FW: PETITION TO REZONE #2020-08-01-06
Date: Friday, October 2, 2020 10:20:51 AM

Ms. Sullivan sent an email yesterday as well...

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: Jeanne Sullivan <sullivanjeanne2@gmail.com>
Sent: Friday, October 2, 2020 10:19 AM
To: Mayor Maureen Miller Brosnan <mayor@ci.livonia.mi.us>
Subject: PETITION TO REZONE #2020-08-01-06

Mayor Bronsan, please please look deeply at this proposal this is a business zone our community / neighborhood has endured the Mall demolition the mall rebuilding, Target building, Walmart building, now the plasma center building. Now a proposal to rezone a chunk of property right smack in the middle of this business district to residential. last year the city scrapped the proposal for a high-rise apartment building, siding that it was not the Livonia landscape Livonia wanted. What has changed? do you think a building higher than City Hall is a good fit for the residents of our neighborhood. ? Do you believe people in a high-rise want to pay big money to look at our Walmart AutoZone, or people at the plasma center, or check out what's new and happening in our backyards? Are you willing to chance and exodus of long time residents out of the city we love and have supported for years? Realtors have been contacted already, "just in case". Our privacy, our security, our community / neighborhood is important to us and hopefully to you who we have supported. Please no rezoning. Respectfully,
Jeanne Sullivan

From: [Pat Gaden](#)
To: [Planning](#)
Subject: Rezoning
Date: Thursday, October 1, 2020 7:23:50 PM

Please, please pay attention to what the residents of south Livonia are saying.

We do not need or want a high rise apartment complex

Next to Walmart on Plymouth road.

The neighborhood already looks bad, so many empty storefronts and buildings.

Drive down middlebelt south to Plymouth Rd look at the trash and weeds, now look at the landscaping the city put in, it is not cared for they are over grown and look terrible!! Check out the target/Walmart carts at bus stop.

We pay our Livonia taxes just like the people in the north end do. Why don't you put the section eight housing some where up at 5 mile and Farmington. Where the landscaping is pristine and the are no weeds and no trash collecting anywhere!!

Please treat us better than what you as a city currently are. We deserve better.

Patricia Gaden

Sent from my iPhone

From: [merle smith](#)
To: [Planning](#)
Subject: Rezoning property on Plymouth rd.
Date: Thursday, October 1, 2020 7:22:14 PM

Please consider voting no on the property rezoning on Plymouth Road from a business to residential 8 .
When the proposed zoning change comes to a vote.
If you would like you could email me back for any reasoning or call me at 248-240-1515. I appreciate you taking the time to look at this. My name is Merlyn Smith

Sent from my iPhone

From: [FRANCES BRADY](#)
To: [Planning](#)
Subject: Rezoning petition
Date: Thursday, October 1, 2020 6:47:34 PM

I do not want this rezoning to occur in my neighborhood.

[Sent from Yahoo Mail on Android](#)

From: chrissieminton@ameritech.net
To: [Reece, Stephanie](#)
Subject: RE: rezone
Date: Friday, October 2, 2020 8:39:44 AM

To whom it may concern,

I am asking that you not rezone the property on Plymouth Road near Middlebelt Road for housing. That area is a very congested area already. There are so many other places that would accommodate new housing better. Thank you.

Sincerely,

Christina Minton

On Oct 1, 2020 4:48 PM, "Reece, Stephanie" <SReece@ci.livonia.mi.us> wrote:

If you would be so kind to send me an email with the correct information, I will be glad to add it in to the record. Thank you

Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@ci.livonia.mi.us
www.livonia.gov

From: Chrissie Minton <chrissieminton@ameritech.net>
Sent: Thursday, October 1, 2020 4:46 PM
To: Reece, Stephanie <SReece@ci.livonia.mi.us>
Subject: Re: rezone

Yes. I'm so sorry that I pasted the wrong address. Thank you!

On Thursday, October 1, 2020, 12:48:23 PM EDT, Reece, Stephanie <sreece@ci.livonia.mi.us> wrote:

Hello,

I am clarifying your statement. The address you reference is the address for City of Livonia City Hall. Is this opposition for the Wonderland Village rezoning? Please let me know so I can get it to the appropriate record. Thank you.



Stephanie Reece
Program Supervisor
City of Livonia | Planning Department
(734) 466-2288
SReece@ci.livonia.mi.us
www.livonia.gov



This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

From: Chrissie Minton <chrissieminton@ameritech.net>
Sent: Thursday, October 1, 2020 12:43 PM
To: Planning <Planning@ci.livonia.mi.us>
Subject: rezone

To whom it may concern,

I am asking that you not rezone the property at 33000 Civic Center Drive, Livonia, MI 48154 for housing. That area is a very congested area already. There are so many other places that would accommodate new housing. Thank you.

Sincerely,

Christina Minton

From: [Centers, Janice](#)
To: [Planning](#)
Subject: FW: Rezoning Proposal #2020-08-01-06
Date: Thursday, October 1, 2020 4:51:27 PM

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: Simmons, Jennifer <jsimmons@ci.livonia.mi.us>
Sent: Thursday, October 1, 2020 4:32 PM
To: Mayor Staff <MayorStaff@ci.livonia.mi.us>
Subject: FW: Rezoning Proposal #2020-08-01-06

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: Jeanne Sullivan <sullivanjeanne2@gmail.com>
Sent: Thursday, October 1, 2020 4:12 PM
To: Mayor Maureen Miller Brosnan <mayor@ci.livonia.mi.us>
Subject: Rezoning Proposal #2020-08-01-06

Mayor Bronsan, please, please, please, look deeply into this petition. Last year the city scrapped a high-rise apartment building, citing that it was not the look we wanted for Livonia residents. Now a builder is petitioning the city to rezone a business district to residential so that they may build a high-rise apartment building. We have lived through the mall being torn down, the mall being rebuilt, targets being built Walmarts being built.

Just who do you think will want to live in an apartment building that overlooks Walmart's automotive department? what kind of impact is this going to have on our retention pond? Our safety and security, people being up on the berm in the apartment buildings looking down into our backyards, where is our sense of security. Neighbors are already contacting realtors, in the event that this building proceeds. I don't want to lose my community, my city, my neighborhood, or my neighbors. We want our city to prosper, not decline.

Respectfully,
Jeanne Sullivan

From: [Carrie Sirola](#)
To: [Planning](#)
Subject: Rezone petition 2020-08-01-06
Date: Thursday, October 1, 2020 4:03:09 PM

To : Livonia city planning commission

Regarding rezoning petition 2020-08-01-06 to allow a high rise multiple family residential district to be built in the area on south side of Plymouth road between Walmart and LA Fitness, I am AGAINST this petition. I have lived in the neighborhood behind this location for 30 years, and ever since the Walmart was put in the crime and traffic in this area has gone up. Also I don't think the idea of a 4 story apartment building looking down onto houses right behind it is a good idea, and will most likely make our house property values go down.

Sincerely,
Carrie Sirola

From: [Karen Hall](#)
To: [Planning](#)
Subject: High rise apartments
Date: Thursday, October 1, 2020 3:52:34 PM

Hello, I have lived behind Wonderland for 32 years. I do not want to see a high rise apartment building of any kind next to Walmart. There is plenty empty land in Livonia that is zoned for residential living, why put it in the middle of a business area. This is not a good idea for the residents in the area! Thank you!
Sent from my iPhone

From: [Nancy Evans](#)
To: [Planning](#)
Subject: Petition #2020 08-01-06
Date: Thursday, October 1, 2020 2:53:31 PM

To whom it may concern,

I oppose the rezoning for multi family apartments at the wonderland location. A high-rise four-story is not a good fit with our neighborhood, a two-story condo situation is a much better fit adding to families and values of Livonia. I have lived in Livonia for 50 some years and seen such a great deterioration once the Walmart has come into the area.

Sincerely,

Nancyevans

Nancyevans1025@yahoo.com

9875 Hillcrest st.

Livonia, 48150

Sent from my iPhone

From: jts@aol.com
To: [Planning](#)
Subject: REzone Petition #2020-08-01-06
Date: Thursday, October 1, 2020 12:15:12 PM

This neighborhood is coming together because a high rise apartment bldg. in the middle of al zoned business area is just wrong for Livonia. We have endured all the building at this site, removing the mall, rebuilding the area. Now you want to build a high-rise right in our backyards? Last year the city scrapped a high rise proposal, citing that it was not the Livonia landscape it wanted. What changed? What about the retention pond that protects our neighborhood? What about Livonia's height restrictions? Add business to business, and leave residential for the longtime residents who love Livonia.
Jeanne Sullivan

From: [Linda Shipley](#)
To: [Planning](#)
Subject: Wonderland Village Proposal
Date: Thursday, October 1, 2020 1:15:21 PM

There is information of a proposal going around where plans are being put into works to rezone the middle of Wonderland Village mall into residential so that a 4 story apartment building can be built. I do not live within 300 ft of the location but within a block behind the mall and I think this is totally ridiculous. There are plenty other locations that would fit this purpose more than this mall. Where have you seen an Apartment building put between a Walmart's and a gym before? I know Schostak owns the NW corner of 7 Mile and Farmington Rd and also the NE corner of Plymouth and Middlebelt that are sitting pretty much abandoned that would fit this purpose better because you are not putting a large complex looking directly down onto other peoples homes that the owners pay Livonia taxes for unlike the tenants that will be moving into the apartments. If the mall had been done properly then we may have more places to shop there other than just Walmart's and Target. The plans I thought were to have the mall like the area in downtown Farmington where all the store fronts are facing one another with more places to shop and eat. I have lived in that area since 1988 and I had an uncle that lived directly across Middlebelt when it use to be the open and enclosed Mall of Wonderland. Let's keep that mall commercial building only and get some other stores or store in there that will service the community better than what is being purposed. You have housing being placed at Joy and Farmington Rd., Harrison and W. Chicago that I am aware of currently. I am sure that there are plenty more in the works that will add more families and you have already closed a lot of Livonia schools so we can then just overcrowd the current schools with more students. Also, the traffic is crazy already around the Middle Belt/Schoolcraft area but we continue to add more and more businesses but nothing that can be done about the traffic. Just think how you would feel to have someone looking right down into your backyard or back window from their 4th story apartment? Thank you for listening since we can't partake in the council meetings live.

Sincerely,
Linda Shipley
29983 McIntyre
Livonia, MI 48150

From: [Robert Maguire](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Sunday, September 6, 2020 12:12:56 PM

Friends,

The rezoning requested in this petition is a very bad idea.

Traffic is already too congested here, on both Plymouth and Middlebelt. The EB Plymouth left-turn lane onto Middlebelt already overlaps severely with the WB left-turn lane into Walmart. This is just one example; traffic is also already too thick on Middlebelt itself.

Please deny this petition.

Thank you!

Sincerely,

Robert C. Maguire

11031 Hillcrest St, Livonia, MI 48150

From: [Julie Leon](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Tuesday, September 8, 2020 10:53:06 AM

To Whom It May Concern;

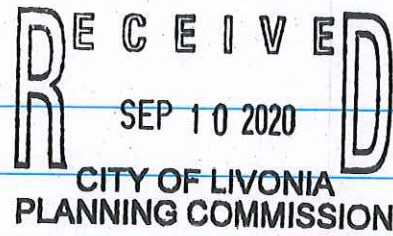
We live at 11084 Sunset St., Livonia, 48150. We have read the proposed petition 2020-08-01-06 in regards to putting in a high rise multi family unit at 29070 & 30273 Plymouth Rd. We are admittedly against this. Any property in that area should not be for rental properties for multi family properties. IF they were to zone it as properties people would OWN, that would be different and bring revenue to the city. That area is quite busy as it is and we think other areas of Livonia would be better suited for this type of property.

Thank you for your time,

Julie Furchi (formerly Leon)

Scan/File

9-9-20



City Planning Commission
Re - rezoning petition 2020-08-01-06

We are long time Livonia residents living in Devonaire subdivision. We remember the open air mall then the enclosed mall with the movie theater. Movies would end at 12 AM then the noise would start - car horns, music, shooting, whiskey bottles in our back yard. Now we live behind Walmart & have to deal with diesel trucks running up against the berm. My husband cannot sit in the back yard when this is happening as the fumes are no good for his COPD. So now you want to build a high rise. Here are our concerns.

1. Is this low income? Will this affect our property values and tax rate?
2. Is this going to lead to an ↑ in crime?

(1)

3. Tenants need to sign an acknowledgment that the berm is not their back yard. Do not need dog barking, parties, fighting etc that has gone on in the past.
4. Parking lot needs to be in front of building not backed up to the berm.
5. We would need a WORKING management number we can call for problems before we call the police.
6. We understand the need to develop the property but there should be something else more user friendly. For a change think about the people, not the money-novel idea.

Susan & Sam Micallett
29848 Orangelawn
Liv Mi 48150

734 427-4296

PS Strange this came up now when no one can attend in person.

From: [Karen Waldo](#)
To: [Planning](#)
Subject: NO Re-zoning 2020-08-01-06
Date: Sunday, September 20, 2020 7:37:54 AM

Please say NO on this Rezoning for residential, section 8 housing.
Livonia is a terrific city, in part due to less apartment/rental housing.
I do NOT want apartments constructed in our city.

Thank you,
Karen Waldo
Livonia resident

Sent from my iPad

From: [Jennifer Petoskey](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 support
Date: Monday, September 14, 2020 2:57:00 PM

Hi:

I live at 29620 Minton, the neighborhood somewhat behind this rezoning area for this petition. I support this rezoning for several reasons:

1. It will increase housing density in the City.
2. It will increase housing affordability in the City.
3. It will increase diversity in the City.

Thank you,
Jennifer Petoskey
734-637-1284

From: [Craig Grzech](#)
To: [Planning](#)
Subject: Fwd: Middlebelt Plymouth Venture LLC rezoning request Views
Date: Monday, September 14, 2020 5:56:43 PM

----- Forwarded message -----

From: **Craig Grzech** <ctgrzech@gmail.com>
Date: Mon, Sep 14, 2020 at 5:54 PM
Subject: Middlebelt Plymouth Venture LLC rezoning request Views
To: <planning@ci.livoniamt.us>
Cc: <sbahr@ci.livonia.mi.us>, <jjolly@ci.livonia.mi.us>, <kmcintyre@ci.livonia.mi.us>, <rdonovic@ci.livonia.mi.us>, <ltoy@ci.livonia.mi.us>, <cwhite@ci.livonia.mi.us>, <mayor@ci.livonia.mi.us>

I own a home located at 29761 Orangelawn Street. One house removed from back of Target store. I have some concerns to voice regarding the request for rezoning to make way for High Rise Multiple family Residential District next to Wal-Mart.

Physical Appearance Concerns

- Based on the map in notice of public hearing it seems the set back of the building looks to be inadequate.
- Proposed building can be erected at a maximum 4 stories. These proposed specifications would create an eyesore for the residence on Orangelawn street and 2 plus stories would be visible over the berm/wall.
- Could reduce sunlight to some residential properties
- If there were to be any proposed balconies, occupants would be able to see into the yards/windows of Orangelawn street residences homes.

I believe a reasonable setback would be 20'. And because 80' is the distance one can recognize a person, each story should be set back to accommodate the 80' distance. There should be no mechanical equipment or dumpsters allowed in the rear of the building and the building should be no more than 2 stories in height. If considering balconies the rails should be at a minimum 50% screened visibility.

Home Value Concerns

- Studies should be conducted on how a mixed used area (Fitness center, Two large retail stores, Multi family residential, Plasma center) affects crime, traffic, loitering, noise, etc.
- Area directly across Plymouth road does not seem financially stable as there are no strong "anchor" tenants and quite a few store fronts which have been vacant for a while.
- Traffic has seemed to increased significantly since the addition of Wal-Mart and Menards. Middlebelt from 96 to Plymouth Road is a very dangerous thoroughfare. Not sure how much more traffic increases it can handle without reconstructing the turn lanes.

My home value and the home values in and around me have definitely come back since the crash of 2008. In my opinion some contributing factors are crime rates remain low, retail vacancies have remained the same, and livonia continues to invest in our schools. If done the right way a multiple family residential could

work with the right type of dwellings.

The cost of rent as a percentage of total household income is a valuable measure of financial health for an area. (The higher the proportion of rent payments to total household income is a sign of greater financial stress.) The below chart shows Livonia maintains households with lower financial stress than Westland and Garden City and also does it with a higher rent rate.

	Livonia	Farmington	Farmington Hills	Garden City	Westland
Largest portion of rent rates for two bedroom apartments	\$1,000 - \$1,499	\$1,000 - \$1,499	\$1,000 - \$1,499	\$500 - \$750	\$500 - \$750
Cost of rent as a percent of household income 20% or less	30%	38%	33%	22%	17%
Cost of rent as a percent of household income 30% or more	38%	32%	41%	47%	59%

Source: towncharts.com

If set back restrictions, 2 story height maximum and higher rent rates can be established the rezoning may be a decent plan for this plot of land. However, I hope this planning commission considers how permanent this rezoning may negatively affect the immediate area if the proper ordinances are not written into the rezoning request.

I ask that you let me know if this public hearing will be rescheduled and if not please advise me as to when the decision is scheduled to be made.

I thank you for your time in this manner,

Craig Grzech
734.812.1201

--

"We can all do better"
ctgrzech@gmail.com

From: [Nancy Haverland](#)
To: [Planning](#)
Subject: Petition 20-08-01-06
Date: Saturday, September 19, 2020 1:05:18 PM

Please do not do this to us!! We are not against the idea just the location. We are at 29928 Orangelawn. How can you put a 4 story building behind us?? This is so wrong. We you want this in your back yard??

Sent from my T-Mobile 4G LTE Device

From: [rbrown3115](#)
To: [Planning](#)
Subject: 4 story apartments
Date: Sunday, September 20, 2020 1:14:26 PM

Please do not put an ugly 4 story apartment building by walmart, or by a neighborhood, put it at 7 mile and Farmington rd. leave the south side of livonia alone, is it because we are not as rich as the north side? Just please don't build it. Richard and Katherine Brown. 9925 Merriman

Sent from my Samsung Galaxy smartphone.

From: [Vicki](#)
To: [Planning](#)
Subject: 4 story apartment bldg.
Date: Tuesday, September 22, 2020 3:10:24 PM

I would not want a 4 story apartment bldg near my home in Livonia or anywhere else. The amount of added people in that area will greatly increase the congestion in that already very congested area. I already avoid that intersection due to traffic and increase in crime in that area. As a matter of fact, there has been much more crime in Livonia in the last 5 years. I know the city is interested in gaining taxes from this proposal, but it is not worth the problems that will come with the deal. If this proposal goes through, then I would suggest not having windows and doors on the rear of the bldg and the bldg would not be more than 2 stories. Thank you

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone
Get [Outlook for Android](#)

From: [Julie Leon](#)
To: [Planning](#)
Subject: 2020-08-01-06
Date: Thursday, October 1, 2020 9:59:21 AM

Please do NOT rezone, petition #2020-08-01-06.

Thank you for your time

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Wonderland Opposition
Date: Monday, September 28, 2020 3:28:08 PM

Good Afternoon,

Michael Haverland (734.262.9716) called to express his opposition to the rezoning and development of the Wonderland property. He lives directly behind this property and is not pleased that there might be an apartment building within 300 feet of his house. He also noted that there will be at least 40 residents displeased, and they have started a protest petition.

Finally, he asked where the Mayor stands on this issue.

Thank you,

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [Greg](#)
To: [Planning](#)
Cc: [Greg](#)
Subject: Petition #2020-08-01-06
Date: Monday, September 21, 2020 8:15:04 PM

I would like to add my comments to the many already voiced about the proposed four story apartment building plan near Wonderland. The negative impact it will have on the neighborhood's property value's is chilling. The probable traffic and crime increase is not what the citizens of Livonia want. Livonia's motto of "Family First" is still the most important factor.

In August on 2019 your commission scrapped a proposed four story luxury apartment building at 7 Mile and Newburg. You sited that "you can not imagine so many units in that space and went on to say "it is not an appropriate place for an apartment building" (Hometown Life 8/28/19). We all feel the same way about shoehorning in apartments on Plymouth road next to a Walmart and in front of a White Castle. It is not an appropriate place for an apartment building.

Greg & Sue Cohen
29925 Minton

Sent from [Mail](#) for Windows 10

From: [michele daugherty](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Monday, September 28, 2020 11:01:26 AM

Whom It May Concern:

I am writing with great concern to Petition #2020-08-01-06. I live at 29881 Orangelawn and have been here for over 40 years. We have always had a great and quiet neighborhood. I DO NOT want to look out my front door and see a 4 story building!!

I am definitely against a proposed high rise residential district! I feel it will bring a lot more noise, traffic and possible crime to the area, it will be a 24/7 problem. At least if it is commercial property, any new stores or restaurants have operating hours. Feel it will also bring down our property values.

There are many more property's in Livonia that would not affect residents, such as 7 Mile and Farmington and 7 Mile and Middlebelt. I see property at 7 Mile and 275 for sale, where there are high rise buildings. Those properties have been empty for some time. Why not look at places like that Instead of disrupting and disrespecting a happy healthy neighborhood.

The residents have made this a great Neighborhood to live In for many years and would like to keep it that way!

Thank you
Michele Daugherty
29881 Orangelawn

[Sent from AT&T Yahoo Mail for iPad](#)

[Sent from AT&T Yahoo Mail for iPad](#)

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Opposition to Wonderland Rezoning
Date: Monday, September 28, 2020 3:14:57 PM

Good Afternoon,

Livonia resident of 47 years, Vickie Johnson (734.928.5617), called today to express her opposition to the rezoning of Wonderland for a 4-story apartment building. Specifically, she cited the possibility of it being low-income housing as a reason there will be more crime and we will need more police.

She also asked if I knew the date this issue will be on the Planning agenda. If you let me know, I can get back to her.

Thank you,

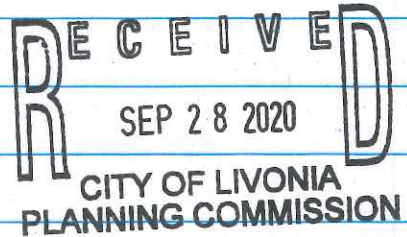
Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [michael haverland](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06
Date: Wednesday, September 30, 2020 5:02:39 PM

To whom it may concern, my name is Michael Haverland and my address is 29928 Orangelawn St. Livonia, Mi.. I'm totally against the rezoning and here are some reasons why. You are going to put up a building that is FOUR stories 300ft. from the property line our homes are built on, 24 hour noise, unsafe conditions with a natural retention pond (that falls under DNR) and they are investigating the situation currently, trash collection, where are the dumpsters location, No physical barrier between homes and building property, kids playing on berm which we have behind our homes, 24 hr. traffic coming and going destroying our peaceful and quiet neighborhood, all night lighting for parking , traffic control and fire safety are a few of the items. We already have safety and security concerns with Walmart Building as Livonia Police are always being called there as vehicles are stolen vehicles daily from the parking lot and for people creating serious problems, again this is DAILY. This is just a few key points and again let me ask each of you would you like people being able to look down into your home windows and backyard 24 hours a day , there goes your privacy and peaceful family life. I served my country as a United States Marine, have serious combat injuries returned home and have built a beautiful family home in Livonia for over forty years and someone thinks for tax revenue this is a great place to stuff an apartment building, That person or land developer (and you and I both know who we are talking about, has a lot of properties and money) and he's in with the city people and he DOES NOT LIVE HERE AND HE DOES NOT CARE ABOUT US. TELL IT LIKE IT IS!! For the sake of we homeowners DO NOT VOTE YES ON THIS APPROVAL. You will destroy another Livonia family neighborhood. Upset homeowner Michael Haverland

9-28-20



City of Livonia

Planning Commission

Petition # 2020-08-01-06

This is our 2nd letter. By now I am sure you are aware (or should be) of the complete dissatisfaction with this rezoning by those of us whose property backs up to the wall.

You are planning on turning a decent stable neighborhood in one of the oldest subdivisions in Livonia, into a circus - all for money. Shame on you!!!

At the very least, the wall needs to be extended to the height of the property so that our privacy & safety are assured.

I am sure you can find other, less disruptive uses for this property.

Sam & Sue Micallett
29848 Orangelawn, Livonia

Smicallett48@yahoo

From: [Simmons, Jennifer](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Resident Objection - Wonderland
Date: Monday, September 28, 2020 11:41:57 AM

Good morning,

Ms. Susan Micallef (734-427-4296 or smicallef48@yahoo.com) both called the Mayor's Office with her objection, as well as sent a message into the website:

Rezoning of wonderland for 4 story residential in my back yard AmVERY opposed to it 4 a variety of reasons letter was already sent to planning committee

Thank you,

Jennifer Simmons
Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: [Larry Rajda](#)
To: [Planning](#)
Subject: Rezoning of property on Plymouth rd.
Date: Tuesday, September 29, 2020 9:14:00 AM

I am sending this email regarding the proposed rezoning of property at 29707 and 30273 Plymouth Rd. From C-2 to R-8, As Livonia residents for 40 years we are opposed to this rezoning. This high density 4 story building is not appropriate for that spot. This area is already very congested this proposal will only make this congestion worse with people and traffic. When a high rise building was proposed on 7 mile just west of Newburgh, those plans were dropped as not being appropriate for Livonia, so lets use the same reasoning and lets keep Livonia livable. We will also be contacting Mayor Brosnan and other elected city officials. Sincerely. Larry and Ginny Rajda. 11286 Harrison. Livonia
Get [Outlook for iOS](#)

From: kaboyle313@aol.com
To: [Planning](#)
Subject: Rezone petition #2020-08-01-06
Date: Thursday, October 1, 2020 10:24:45 AM

My name is Kathleen Shivers. I live on West Chicago in the Devonaire Subdivision.
I am writing in regard to the rezone plan in the area of Plymouth and Middlebelt road.

Please do not approve this rezoning.

When we purchased our home, we did so because of the neighborhood and the area surrounding our home. The addition of apartments will bring more traffic, which the area does not need.

We do not need more housing/apartments packed in the area. I would think the new housing going up around Clements Circle would be enough.
My children go to the schools, we do NOT need more students in the area schools.

Putting a 4 story building directly behind a neighborhood is not a good fit. The city has voted down other plans for "high-rise" apartments because they don't fit. Why would this one be approved?

I would also like to know what kind of apartments are these going to be? "High end" next to the Walmart and plasma center? I bet not.

Please leave the area for commercial use, as it was intended to be and always has been.

Kathleen Shivers

From: [Tina Sabbadin](#)
To: [Planning](#)
Subject: no rezone
Date: Thursday, October 1, 2020 10:41:54 AM

To whom it may concern,

As a lifelong citizen of Livonia & a lifelong homeowner (same home my grandparents owned), please i must ask of you to NOT rezone the old wonderland area . as it has become a bit trashy & nobody really takes care of it well.

I can look out my windows & see sometimes garbage, sometimes people over the wall.....the kids trying to get over the wall ruining people's fences & things is ridiculous... why make things worse?

What Livonia could really use would be maybe something like a four seasons park.....food trucks (with them being responsible for their space), holiday themes (when its holiday time), summer splash park..... our city needs things for kids & adults to use together....make this back to a family friendly area that families would enjoy & partake in the joys of family friendly fun!!!!

please reconsider the REZONE.....it don't fit!!!!!!

thanks for your time,

the Sabbadin family
9971 Oporto
Livonia

From: [Jen Noricks](#)
To: [Planning](#)
Subject: In favor of rezoning at Plymouth/Middlebelt
Date: Thursday, October 1, 2020 11:09:44 AM

To whom it may concern:

I am writing to express my support of the planned rezoning of property near the southwest corner of Plymouth & Middlebelt Roads. I am a resident of the Devon Aire neighborhood that is adjacent to the property. I favor plans for residential zoning, as it will increase financial opportunities for the city while increasing the number of housing options available to those interested in living here.

Sincerely,
Jennifer Noricks
8948 Denne St, Livonia, MI 48150

--

Jennifer Noricks
Pronouns: she/her/hers



Virus-free. www.avg.com

From: [Centers, Janice](#)
To: [Planning](#)
Cc: [Mayor Staff](#)
Subject: Wonderland Re-Zoning Disapproval
Date: Thursday, October 1, 2020 11:37:12 AM

Good Morning,

George Newton (734.762.3428) of 29929 Orangelawn Street called to express his concern and disapproval of the re-zoning of the Wonderland property for the purpose of a 4-story apartment building. He says that if build, his house will face directly into this new building. He is not pleased with this possibility.

Thank you,

Janice Centers

Executive Assistant to the Mayor - Program Supervisor
City of Livonia | Mayor's Office
(734) 466-2206
jcenters@ci.livonia.mi.us

From: [Simmons, Jennifer](#)
To: [Mayor Staff](#)
Cc: [Planning](#)
Subject: Wonderland Project Opposition
Date: Thursday, October 1, 2020 2:36:09 PM

Hello,

Mr. George Newton (734-762-3428 or ganewtree@yahoo.com) sent the following message via the website:

Rezoning of property from C-2 to R8 Petition 2020-08-01-06. This rezoning would depreciate the value of the houses that back up to the properties and the homes facing north (My address is 29929 Orangelawn facing north, and would truly effect my property.) to have multi-family multi-story structure placed on said site. Please do not approve this change in zoning. There are many sites within the city that could accommodate the dwellings proposed that would not impact a neighborhood as severely as this would.

Jennifer Simmons

Clerk Typist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@ci.livonia.mi.us

From: lwr815@yahoo.com
To: [Planning](#)
Subject: Re-zoning
Date: Thursday, October 1, 2020 2:17:00 PM

>

> Hello

> I am a homeowner in the Devonaire neighborhood between middlebelt and merriman south of Plymouth rd. I have owned my house for nearly 20 years.

> I have absolutely no issue with the vacant lot next to the wonderland Walmart being rezoned as residential. Apartments are an important part of adding housing to a city and will hopefully attract more families and children for our school. I'd rather it be housing than another mini-mall.

>

> Thank you

> Laura Roaden

> 30000 Minton

> (734)890-1807

> Sent from my iPhone

From: mangomortgage@gmail.com
To: [Planning](#)
Subject: Vote no For : 29707 & 30273 Plymouth Road Development for 3 story apartments
Date: Friday, July 9, 2021 7:45:15 PM
Attachments: [image001.png](#)

Hello Planning Team,

We are owner of the property 30120 Orange lawn , which is just on southside of this development. Our Vote is to stop this development for multi-story zone.

Reasons Why No:

1. This development is not similar to one currently happening on 8 Mile and Farmington in Kroger parking lot which is a single story development.
2. Multi story apartment complex is going to impact view of skyline in our back yard and also Privacy , as the walls of this apartment will be very close.
3. 300 feet distance of buildings from Residential NEIGHBOUR HOOD Will increase noise level and traffic at night and will impact family life and kids life in nearby subdivision on Orange lawn. Hill Crest and and Elmira street.
4. We are ok with single level development of senior or age above 55 or assistant living so value of property, life style of neighbor will not be impacted.
5. In the event if you pursue with multi story development, we strongly oppose any Balcony or projections on southside of building, just design to have windows only(North of Orange lawn) . We are worried about baby gun or some kind of weapons shooting from this apartment to Orange lawn side in the event of any fight or drug trafficking issue.

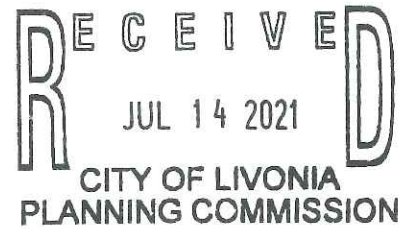
Hope you have a GREAT day!
Thanks

Hemant Shah, MBA
Kellogg School of Business
Office: 248.888.8181
Fax: 248.471.2199
Email: hello@mymangomortgage.com
[Mango Mortgage - Testimonials \(mymangomortgage.com\)](#)
www.mymangomortgage.com



7/10/21
July 10, 2021

City of Livonia Planning Commission
33000 Civic Center Drive
Livonia, MI 48154



Re: Petition 2020-08-01-06, and *the traffic*

Friends,

Putting a 4-story residential building between LA Fitness and Walmart is a very bad idea. The traffic flows along those stretches of both Plymouth and Middlebelt are already often sluggish and glutted. The middle lane on Plymouth often has WB cars turning left into Walmart struggling for space against EB cars turning left onto Middlebelt.

Please deny this petition.

Better would be to raze the strip mall where Office Depot used to be and put the High Rise there.

Sincerely,

Robert Maguire and Patricia Schniers

Robert C. Maguire & Patricia Schniers

11031 Hillcrest
Livonia, MI 48150

From: [Craig Grzech](#)
To: [Planning](#)
Cc: [Toy, Laura](#); [Mayor Maureen Miller Brosnan](#); [Bahr, Scott](#); [Jolly, Jim](#); [McIntyre, Kathleen](#); [Donovic, Rob](#); [White, Cathy](#); [michael.haverland47@gmail.com](#); [michaelhaverland47@gmail.com](#)
Subject: Fwd: Middlebelt Plymouth Venture LLC rezoning request Views
Date: Sunday, July 25, 2021 5:38:47 PM

After reading the notes from the July 17th meeting regarding the similar re zoning of the property at seven mile and Newburgh Rd., I made some revisions to my original e mail about my concerns over the zoning of properties 29702 & 30273 Plymouth Road. Revisions can be found in below in copy of original email.

I will be at the public meeting July 27th.

Thank you for your time,

Craig Grzech
29761 Orangelawn Street
734.812.1201

----- Forwarded message -----

From: **Craig Grzech** <ctgrzech@gmail.com>
Date: Mon, Sep 14, 2020 at 5:54 PM
Subject: Middlebelt Plymouth Venture LLC rezoning request Views
To: <planning@ci.livoniamt.us>
Cc: <sbahr@ci.livonia.mi.us>, <jjolly@ci.livonia.mi.us>, <kmcintyre@ci.livonia.mi.us>, <rdonovic@ci.livonia.mi.us>, <lttoy@ci.livonia.mi.us>, <cwhite@ci.livonia.mi.us>, <mayor@ci.livonia.mi.us>

I own a home located at 29761 Orangelawn Street. One house removed from back of Target store. I have some concerns to voice regarding the request for rezoning to make way for High Rise Multiple family Residential District next to Wal-Mart.

Physical Appearance Concerns

- Based on the map in notice of public hearing it seems the set back of the building looks to be inadequate. **100' set back as discussed in 7.17.21 mtg seems to be sufficient. Placing parking in the back starting at 100" would be even better**
- Proposed building can be erected at a maximum 4 stories. These proposed specifications would create an eyesore for the residence on Orangelawn street and 2 plus stories would be visible over the berm/wall.
- Could reduce sunlight to some residential properties
- If there were to be any proposed balconies, occupants would be able to see into the yards/windows of Orangelawn street residences homes.

I believe a reasonable setback would be 20'. And because 80' is the distance one can recognize a person, each story should be set back to accommodate the 80' distance. There should be no mechanical equipment or dumpsters allowed in the rear of the building and the building should be no more than 2 stories in height. If considering balconies the rails should be at a minimum 50% screened visibility.

Home Value Concerns

- Studies should be conducted on how a mixed used area (Fitness center, Two

large retail stores, Multi family residential, Plasma center) affects crime, traffic, loitering, noise, etc.

- Area directly across Plymouth road does not seem financially stable as there are no strong "anchor" tenants and quite a few store fronts which have been vacant for a while.
- Traffic has seemed to increased significantly since the addition of Wal-Mart and Menards. **And soon to be Chik-Fil-A.** Middlebelt from 96 to Plymouth Road is a very dangerous thoroughfare. Not sure how much more traffic increases it can handle without reconstructing the turn lanes.

My home value and the home values in and around me have definitely come back since the crash of 2008. In my opinion some contributing factors are crime rates remain low, retail vacancies have remained the same, and livonia continues to invest in our schools. If done the right way a multiple family residential could work with the right type of dwellings.

The cost of rent as a percentage of total household income is a valuable measure of financial health for an area. (The higher the proportion of rent payments to total household income is a sign of greater financial stress.) The below chart shows Livonia maintains households with lower financial stress than Westland and Garden City and also does it with a higher rent rate.

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Cost of rent as a percent of household income 20% or less	30%	38%	33%	22%	17%
Cost of rent as a percent of household income 30% or more	38%	32%	41%	47%	59%

Source: towncharts.com

If set back restrictions, 2 story height maximum and higher rent rates can be established the rezoning may be a decent plan for this plot of land. However, I hope this planning commission considers how permanent this rezoning may negatively affect the immediate area if the proper ordinances are not written into the rezoning request.

I ask that you let me know if this public hearing will be rescheduled and if not please advise me as to when the decision is scheduled to be made.

I thank you for your time in this manner,

Craig Grzech
734.812.1201

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"We can all do better"

ctgrzech@gmail.com

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"We can all do better"

ctgrzech@gmail.com

City of Livonia Planning Commission
Livonia City Council

July 23rd, 2021

To Our City's Esteemed Decision Makers,

I am respectfully writing this letter to express my concern and trepidation with Petition 2020-08-01-06. I apologize that I am unable to attend the live meeting and share my feedback with you in person, and I hope this letter aptly expresses the anxiety, displeasure, and concern I have with the proposal to rezone. I live at 29980 Orangelawn Street, so this rezoning proposal would quite literally be right behind my house. As you are aware, we have had many months to think about this proposal, and I have done so with an open mind to the greatest extent possible. I would like to share with you the various concerns which have weighed on my mind since first hearing of this possible initiative. I see these concerns broken down into three major categories, which I will outline below: **Personal Safety & Standard of Living Implications, Property Value & Tax Implications, & Future City Vision.**

Before I share my concerns, I'd like to share a very brief overview of myself so you can understand my perspective a bit better. I am a mid-30s female, I reside with my boyfriend (the homeowner) and our dogs. I have lived many places, including abroad, and have called Livonia home for the last 5 years. I have previously been a homeowner of my own home in Livonia. My boyfriend was born and raised in Livonia, where he attended Franklin High School. I am a C-Level executive at a local software company, where I currently work out of my home, and my office faces the property in question. I walk the neighborhood every morning and most evenings. We intend in the future to have a family of our own. I say this to build a picture of my perspective and what matters to me as a citizen of our community.

As stated, I have broken down my major concerns into three main areas:

Personal Safety & Standard of Living Implications

This is first as it is the most important and vulnerable to me and my family. As I mentioned, I work from an office that has a direct view out the window to the property in question. While it is rare right now, it is very disconcerting when I see people walking the burm. They have a direct view into my backyard, and can easily access our homes main entry points, whether we are home or not, they can get a sense of our property and aesthetic by viewing our backyard, and could easily maneuver into my backyard without much effort. We have a rather large and impressive dog, and I have witnessed people taking pictures of the dog or of my property when they walk by if he is outside. I have also seen trash left on the hill and I have no way to clean it up since I cannot easily get up into the burm. The trees that were planted are quite short and single lined, which means there is a LOT of space for onlookers. I am honestly terrified of having multi-family apartments in my backyard, as the amount of traffic, and in turn, the potential for danger, loss of property, property damage, noise concerns.

Furthermore, as a woman who walks every morning and many evenings in this neighborhood, it is critical that I feel a sense of personal safety and security. Right now, I have come to know many neighbors and have a sense of the various types of families living in the neighborhood. Children ride their bikes and go to the park on their own. Women walk their dogs and their children without fear of being accosted or catcalled. As a woman, this level of safety is truly invaluable. When I am conceptualizing the idea of building an apartment building to house several hundred new residents, and

up to 4 stories in height, it is truly upsetting to think that I could unknowingly have someone peering into my home right from their windows, a larger volume of people with access to the back yard, and in turn, directly into my back yard and property, and ultimately, a higher likelihood of crime due to more people living in close conditions.

Finally, my bedroom window also faces this same direction. I am very sensitive to light and sound when sleeping. I have been grateful to have the WalMart lights mostly not interfere with my enjoyment of my home and bedroom. My assumption is that light and sound disruptions (cars, people, music, trash collection, etc) will greatly increase having an apartment complex essentially directly in my back yard.

Property Value & Tax Implications

I would be remiss to not address my concern of the property value of our home decreasing. I am admittedly NOT an expert on property taxes. My minimal understanding is that property valuation is based upon like properties in the area plus other general guidelines. I can attest that everyone in this area is under the belief that our home valuations will decrease. Assuming this is true, not only will I be living in a home which I feel watched, less safe, with more noise and light, but the value of my home is also likely to decrease. This does not leave me with a sense of ease.

Future City Vision

While this is a bit more obscure and long-term, I am truly questioning what Livonia wants to be as a city. Cities around us are acknowledging the cultural shift toward local restaurants and eateries, locally sourced foods, smaller shops, etc. Livonia has definitely made it clear we are “big box / franchise friendly.” While this does not suit my personal taste and preference, we have remained in Livonia both because my boyfriend was raised here and his family lives here, and also because it is a quiet, safe, stable city. I have been content to stay here and have thought of Livonia as home. Should this rezoning occur and I find myself with a view of an apartment building directly in my back yard, I can assure you we will look to relocate.

To be perfectly honest and frank, should these apartments go up in our backyard, there is a very high chance we will move much more quickly than we would have otherwise. Further, and perhaps most importantly, if we move, I would most likely NOT look to continue living in Livonia. I would feel failed by the city – as I personally believe that having affordable housing in the city is critical, but putting it in a place so close to single family homes when there are several other spots in the city that would likely be appropriate for this are available. I recognize I am not the expert in evaluating this, so take that for what it is. What I hope to convey is that knowing myself and my neighbors are vehemently opposed to this property and it is likely to move ahead regardless, I will feel that the city has prioritized a different type of citizen. When looking to move (which I assure you, we will if we have an apartment building in our back yard), I am unlikely to raise my family in the same community my partner was raised. Ultimately, this makes me terribly sad, but I am resigned that this letter will not do much to sway the final outcome. I do hope you will consider the feelings of my neighbors and myself, as I believe making this change will not only change the zoning of Livonia, but the footprint, citizenry, and trust of the neighborhood.

With Respect,

Crystal Iverson, 29880 Orangelawn Street

From: [Flexo](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 - Middlebelt Plymouth Venture
Date: Monday, July 26, 2021 12:15:38 PM

To whom it may concern,

As a resident and active voter I highly propose denying the request to rezone this property to residential. I live across the street from this property and LA Fitness is already an eye sore covering up a skyline. Building a residential building up to four stories would make this even worse. People on the third and fourth floor would be able to easily see in our backyards and neighborhood and we would be looking at a building instead of a beautiful skyline.

Commerce Township recently built a 3 story apartment complex at Union Lake and Elizabeth Lake road and it towers over everything in sight and stands out. Please have a look at this before considering this rezoning, anything over 2 stories will be hideous. We already have a bunch of 2 story condos in the area that work just as well and do not stand out like a sore thumb.

Felix Rudberg
248-320-9342

From: [Frank Lupu](#)
To: [Planning; Taormina, Mark](#)
Cc: [Toy, Laura](#); [White, Cathy](#); [McIntyre, Kathleen](#); [Bahr, Scott](#); [Donovic, Rob](#); [Jolly, Jim](#); [McCullough, Brandon](#)
Subject: Fwd: Petition 2020-08-01-06
Date: Monday, July 26, 2021 9:59:30 PM

Sent from my iPad

Begin forwarded message:

From: Frank Lupu <flupu@att.net>
Date: November 9, 2020 at 9:01:55 PM EST
To: planning@ci.livonia.mi.us, mtaormina@ci.livonia.mi.us
Cc: ltoy@ci.livonia.mi.us, cwhite@ci.livonia.mi.us
Subject: **Petition 2020-08-01-06**

Honorable members of the Livonia Planning Commission,

We live on Orangelawn and our property backs up to Wonderland Village and we are against this proposal. This proposed building will be directly behind our house allowing the residents of this building to look directly into our houses and back yards.

The berm which was put up to offer a buffer between our houses and Wonderland Village has failed to do that. When it was proposed before we had concerns with people using the berm as a walk way. We were told that there were going to be enough trees to stop the use of it as a walk way. The trees were only doubled planted up to the edge of the Walmart property and then just a single row from there west thus allowing people to use it as a place to walk their dogs. We were told that there would be security to stop people from using it for that purpose. There have been many times people have been walking along looking into our yards. There have been times when we had to call the police department because there have been groups of teens congregating creating a disturbance to the point we couldn't be out in our own yard with our grandchildren. The residents of this proposed project would continue to use the berm as a recreational area.

We were told that there was not to be any semi trucks to be parked along the south end of the property. We have been in a constant battle with Walmart and the City regarding semi trucks being parked directly behind our house, sometimes even running. When they are running you can feel the house shake. My wife is constantly calling the Police Department to have them move the trucks form there. Sometimes we are successful and then there are other time they will do nothing because they are not running. There are signs posted about no truck parking but they are not enforced. There have also been campers and motor homes parked there also. My wife has been in constant contact with an assistant city attorney who has told her that he had been in contact with the Police Department and advised her to contact them when the trucks were there. Like I

previously stated that has come with mixed results. Currently there has been a semi trailer parked there for a week with no tractor attached. With the state of things in this country it definitely raises ones anxiety levels not knowing what or who is inside of these vehicles.

The addition of the proposed building will add a large increase of traffic to the area creating more issues than we already have now. It will also increase foot traffic at Wonderland creating an issue with the pedestrians and vehicles.

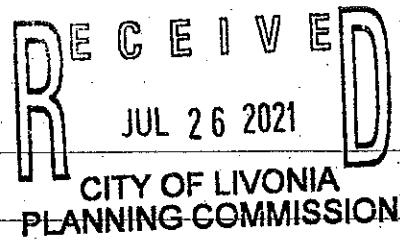
This property should remain commercial and not rezoned to residential. Last year I remember hearing of a developer wanting to put, I believe, a four story long stay hotel on the property of Doc's Sports Bar, 7 Mile and I-275. The residents on the south side of 7 Mile complained of the increased traffic in would create in the area. The plans were denied because it was stated that the development was not a good fit for the area. How could that project not fit in that area but this proposed project is fine here.

We have been through two upgrades/renovations of the Wonderland property. Each time Mr Schostak has been untruthful with the residents on what he would do and what he actually did.

We strongly urge you to deny this proposal as it is not a good fit for the area.

Thank you

Cheryl and Frank Lupu
29864 Orangelawn



7-26-21

I am writing to express my extreme displeasure at the proposal to rezone part of Wonderland.

We have lived on Orangelawn since this was an open air mall & have been through a lot of changes, but this is the worst. I live behind Walmart and am constantly fighting to have the 18 wheeler trucks removed from parking at the berm - blowing their diesel fumes and noise in my back yard.

The city cannot take care of this problem (or doesn't want to) how are they going to take care of the problems that will come with this development?

(and there will be problems)

The berm cannot be used as a playground bring noise, dirt & trouble.

I know because I have called the police a couple of times about berm issues.

(D)

Reasoning -

The wall will need to be built higher
so people cannot look in our yards
and we don't need lights shining
in our bedroom windows at 2am.

There will need to be a 24/7
phone # actually manned by a person
to take complaints and act on them.

What about the ↑ in crime?

this has been a nice, stable, subdivision
44 yrs. LEAVE IT ALONE!

Shame on you for only thinking about
money and not the welfare of your
citizens.

There is a big empty eyesore at 7 mile
and Farmington. Build it there

Sams Sue Micallef

(2)

From: [Peter Shimshock](#)
To: [Planning](#)
Subject: Petition 2020-08-01-06 - Venture LLC
Date: Tuesday, July 27, 2021 10:28:39 AM

I live at 9950 Oporto (very near this petition site) and this petition is NOT good for our community. I am surprised this request is under consideration.

There are several reasons NOT to go forward with this petition. Please review some of these reasons below.

1. TRAFFIC

The traffic at Plymouth and Middlebely is VERY HEAVY almost any time of day. This petition would make this traffic issue even worse.

2. CRIME

The crime at the shopping center has already escalated. This petition would worsen this problem ... and embolden the criminals. Our subdivision already has through traffic from the shopping center scoping out our vehicles, homes and open garage doors. This petition site would allow the renters a perfect view of our investments.

3. PRIVACY/INVESTMENT

I purchased my home WITHOUT a multi-story building looking directly at me. This petition would also greatly impact my investment in my home. Ask yourself if you would want this petition 200 feet from YOUR home.

4. FLOODING

We have recently had many issues with flooding in our community. This petition would greatly ADD to our issues of flooding with no viable plans to correct it. This petition would greatly stress an already limited system.

I have lived in Livonia for most of my life. I always felt our city government was loyal to our citizens and went the extra mile. I DON'T SEE THAT LOYALTY WITH THIS PETITION.

Whatever tax benefit you would receive would be outweighed by the 4 issues I detail above and the decreased public distrust that would follow. This is NOT the Livonia I grew up with.

If you don't vote against the petition I will make sure your votes follow your entire political career.

AGAIN ... WOULD YOU WANT THIS PETITION 200 FEET FROM YOUR HOME?

Sincerely,

Peter Shimshock
9950 Oporto
Livonia

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, July 30, 2021 10:44 AM

To: support <support@livonia.gov>

Subject: Online Form Submittal: Planning Inquires

Planning Inquires

This form is for any questions, comments, or concerns you may have for the City in regards to planning. If you leave contact information, the City will reply within 2 business days. If this is an emergency, please dial 9-1-1.

First Name	KATHRYN
Last Name	CHARNOCK
Email Address	kathy.m.charnock@gmail.com
Phone Number	7346743348
Describe your issue, concern, or question.	I represent a large group of concerned citizens of Livonia that are against the rezoning of at the Wonderland Village site from C-2 general business to R-8 high rise. I would hope that the planning commission understands the concerns of many of its residents and will deny the proposal. We have started a petition and will continue our mission to stop the rezoning and construction of a high rise apartments.
Date of Concern	7/30/2021
Attachment (Optional)	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

UNAPPROVED MINUTES

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MINUTES OF THE 1,162nd PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, November 10, 2020, the City Planning Commission of the City of Livonia held its 1,162nd Public Hearings and Regular Meeting via Zoom Meeting Software.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present:	David Bongero	Sam Caramagno	Glen Long
	Betsy McCue	Carol Smiley	Peter Ventura (late)
	Ian Wilshaw		

Members absent: None

Mr. Mark Taormina, Planning Director, Scott Miller, Planner IV, Stephanie Reece, Program Supervisor, and Debra Walter, Clerk-Typist were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the Petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2020-08-01-06 Middlebelt Plymouth Venture

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2

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(General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories).

Mr. Wilshaw: This item is one that I do have some updates on. We have received a lot of communication about this petition from residents within the community, emails and letters. We have received all of those, along with a petition on this item. Those are in our packet and because there are so many, it is going to be difficult to read all of those. We won't be able to read all of those, but needless to say, know that they were received, and we also received communication late today from the Petitioner who is asking to have this item tabled. This is a public hearing. It has been posted and published with a date for the public hearing. I know there are people here in the audience tonight that wish to speak on this item. We are going to give you an opportunity to speak because that is why this is a public hearing. Just realize that the Petitioner has asked that this item be tabled. We do honor Petitioners request to do that. This item will be moved to a future meeting date, but we will still hold an opportunity for the audience to speak on this item. Just so that everyone knows, in the audience, that when this item comes back before us, we will also again have an opportunity for people to speak. We are not going to deny anyone the ability to speak on any of these petitions. That is very important for us to have that transparency. Mr. Taormina, we will start with you for background information because this is going to be tabled. If you can give an abbreviated description of this petition for us.

Mr. Taormina: Sure, Mr. Chairman. Hopefully, everyone can see the screen. This is a request to rezone a large portion of the remaining vacant land at the Wonderland Village. The change would be from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories). The land area involved measures 10.86 acres. It is located between the Wal-Mart Supercenter and LA Fitness. Bordering the property to the south are single-family homes that are part of the Bel-Air Garden Subdivision. Separating the homes from the subject site is a masonry wall, as well as an eight to ten-foot-high landscape berm. The distance between the wall and the proposed R-8 zoning line is approximately 70 feet. This 70-foot strip of land includes the berm which runs parallel with the wall and the south property line. This area would remain C-2. The purpose of the rezoning is to facilitate the future development of an apartment complex. R-8 zoning allows multiple dwellings over two-stories in height, but not exceeding four-stories in

height. Article XXVII of the zoning ordinance establishes the setback, lot coverage, density, and other minimum standards for R-8 zoning, including a requirement that the site of a multiple family development not be located with 1,000 feet of any other residentially zoned property. The subject location fails to comply with this 1,000-foot separation requirement. Livonia Vision 21 Future Land Use map designates the entire Wonderland development, including the subject land area, as Mixed Development Center. Attached dwellings and apartments are identified as an appropriate land use within a Mixed Development Center, subject to a maximum density of 20 units per acre. Residential options include attached and upper-story units, such as townhomes, lofts, and apartments. Mixed Development Centers are intended to have higher densities and massing, be walkable, pedestrian friendly, and interconnected with surrounding areas and neighborhoods. The concept plan for the apartment complex reflects an overall density of 17.6 dwelling units per acre. With that, Mr. Chairman, I will note that the Planning Department did receive a substantial amount of correspondence on this item. We received emails from residents of at least 37 properties in the vicinity of the rezoning. We also received three letters of support and a petition was presented today that is signed by 129 persons. I will note that we have provided all of the correspondence that we have received to the Commissioners. The protest petition, as I have indicated, was received today. You may not have that available. This is something that we will provide to the Commission as soon as possible. Thank you.

Mr. Wilshaw: We appreciate it, Mr. Taormina. Is there any questions to start off with from the Commissioners for Mr. Taormina? If not, our Petitioner is in the audience. Mr. Duczynski, I believe, is representing the Petitioner. We are going to give him an opportunity to speak first to explain this recent communication we received in regard to wanting to table this item. Mr. Duczynski, are you available? Can you unmute your line and introduce yourself? There is a mute button somewhere that you need to click.

Steve Duczynski, Schostak, I am the authorized representative for Middlebelt Plymouth Venture LLC. As you had addressed, we would ask that this petition that was submitted by Middlebelt Plymouth Venture be tabled to a future date. We would like some additional time to further evaluate our preliminary plans, as well as continuing discussion with the City. However, we do agree that we would be happy to listen to any public comments and

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concerns that we could apply to these additional preliminary designs that we are continuing to work through.

Mr. Wilshaw: Alright, Mr. Duczynski, can I get your business address for our records.

Mr. Duczynski: 17800 N. Laurel Park Drive, Ste. 200C, Livonia, MI 48154.

Mr. Wilshaw: Alright, thank you. Is there any questions from any of the Commissioners in regard to our Petitioner and his request? No questions at this point. Okay. Very good. Mr. Duczynski, please just stay on the line there. We have received your request to table this item and we will give the Commission an opportunity to make that motion. If they do, it is a motion that ends any discussion when that motion is made. Therefore, we do not want to prematurely cut off any opportunity for residents who are here to speak because this is a public hearing and any information that you hear from residents may also be beneficial to you as you continue your work. I also see that Mr. Ventura has joined us. Good evening, Peter.

Mr. Ventura: Good evening, Chairman Wilshaw. We will have the record reflect that you joined the meeting.

Mr. Ventura: Thank you.

Mr. Wilshaw: So, with that, I am going to go to the audience. Is there anyone wishing to speak for or against this item? Realize that we do not have a lot of information that we can...or questions that we can give you at this point, but if you would at least like to let us know your thoughts on this request, we certainly would welcome hearing from you. Please click raise hand in the Zoom application, and that will let us know that you want to speak and then we will give you an opportunity to speak. The first person we have is Mr. Bell, Andrew Bell. You can unmute yourself and please start with your name and address for our records.

Crystal Iverson, 29880 Orangelawn, Livonia, MI. I am actually Andrew Bell's girlfriend. It is right about where the proposed site is beginning if you were looking at the far-right corner. I want to say that I am opposed to this matter. I am very concerned about the...just about having the number of people coming up on the berm and having a higher possibility of crime. If you look at the berm, there is already quite a few people that walk by regularly and they can see directly into our backyards and into our homes. I am really quite....I don't know how to fully express my concern,

but I just appreciate you guys listening and I would ask that you reconsider and move that elsewhere.

Mr. Wilshaw: Thank you, Ms. Iverson. We appreciate your comments and for coming tonight. Just for yourself and anyone else in the audience, know that because this is likely to be tabled, there is going to be a process of republishing the next date when this is going to be heard so that you can attend that meeting and listen to what the Petitioner has to offer in terms of this rezoning. You will then also be able to probably give more detailed comments in terms of your feelings on this once you hear the whole petition. In any case, thank you, Ms. Iverson, for attending. Is there anyone else in the audience wishing to speak on this item? We have some other folks. Great, thank you for clicking raise hand. I am going to go in order. Jeanne is the next person I have wishing to speak, so I am going to let her speak. You just need to unmute yourself. Good evening.

Jeanne Sullivan, 29944 Orangelawn, Livonia, MI 48150. This is directly in the middle of where this proposed building would go. I just want to say that everyone in this area has already lived through the mall being demolished, the mall being rebuilt, the debris, the mess, the rodents, and all of that. Then we went through the rebuilding, and now we have Target, and we have Wal-Mart. We have LA Fitness. Now, we have the new plasma center, and it is like everything back there is business. So, all of the sudden now they want to put in a multi-family high-rise there, which these people would be able to look out there window and see exactly what all of us are doing in our backyards. Also, it seems like they never addressed our retention pond back there. Is that going to be impacted by this building being there? Also, I know they are required to have a green space for however many units they have and their parking. None of that seems to have been addressed. All we got was the petition, but we got nothing about what their plan was for the building. I am wondering, if they table it now, the next time it comes up will they be showing us more of what their intention is? As of right now, we have polled most of the neighborhood and I would have to say 99% of the neighborhood is totally against this building.

Mr. Wilshaw: Thank you, Ms. Sullivan. We appreciate your comments. To answer your question, this process that we go through is kind of a two-step process. First is rezoning to see if the zoning change that they are requesting is appropriate for that area and then we go through a site plan approval process. If that moves

along, the second step is a site plan. That is where we get into the nitty gritty details of the site. I do believe the petitioner's intent is to have a more detailed plan that they can provide to us the next time we talk about this, so we can answer some of your questions. That is certainly our hope. Thank you.

Ms. Sullivan: I am just curious...is it just because there is this large vacant property there that they have decided to rezone? They could always build something back there...hardware, or whatever, keeping it a business district, which the entire area was supposed to be. I am just wondering; did they just pick this because it is a very nice piece of property and now, they want to put multi-family there?

Mr. Wilshaw: That is a great question. That is a question that we are going to ask them when we have the next meeting, because we do want to know the purpose as to why we are switching from commercial to residential zoning in that area. What is their business case for doing that? We will find that out. Stay tuned and keep along with these meetings as you get the notice of future dates and we encourage you to participate.

Ms. Sullivan: For sure. Thank you for letting me speak.

Mr. Wilshaw: Thank you, Ms. Sullivan. Next, we have Mr. Lupu. Let me click here and let you speak.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. I live right next-door to Crystal. I am totally in agreement with everything she said. It is pretty invasive when we already had issues back here, but you are just creating more for us. We are already at the stress level that you guys can't fix right now and no one has fixed it in years. There has been problems since the Wal-Mart has gone in here anyhow. It just keeps on continuing. You are just going to keep on continuing to add on a major process on all of us that we don't need. Livonia's model is families first and I don't see any point in ...you're not helping any of our families over here. Thank you for listening.

Susan McCullough, and I am Cheryl's neighbor. I have been dealt with Wal-Mart since 2005 and I am still dealing with the truck issue. I have talked to the...whoever does the commission by checking on the...the problems that we have over here. We are still dealing with Wal-Mart and the trucks, okay? I cannot deal with what you think you are going to put up there and having to deal with more...it is just more stress. This is a beautiful subdivision.

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Has been for the 40 years that I have been living here. I just cannot agree with this at all. I would like to know why this can't be maybe moved to the Seven Mile and Farmington area. That place with that extra...that K-Mart up there has been vacant for years. That might be a place to maybe move it to. I don't know, but I don't think it belongs here, I just don't. Thank you.

Mr. Wilshaw: Thank you for your comments. We appreciate you attending this evening. Is there anyone else there that wishes to speak?

Ms. Lupu: Thanks, no we are all set.

Mr. Wilshaw: Thank you for attending and stay tuned. We are not going to go to Ms. Smith. Let me give you the opportunity to speak.

Merlyn Smith, 30039 Richland, Livonia, MI. We are about nine to ten houses over. We are on the next block over from Orangelawn. The way that my street turns, I will be able to see this two or four-story high-rise right out my front window. I just don't believe that it belongs in a residential area. Sure, it would be nice for, ya know, be nice to have families there, but it just don't belong there. So, I am opposed to it. Thank you for listening.

Mr. Wilshaw: Thank you, Mr. Smith. We appreciate your comments. Is there anyone else in our audience wishing to speak on this item? I don't see anyone else raising their hand. Oh, we have a few more. Great. Appreciate you clicking the raise hand button. Next we have Lisa Mobus.

Lisa Mobus, 29912 Orangelawn, Livonia, MI. This is my family home. We are definitely opposed to this. We don't want it delayed and tabled and then come back again. We want this put to rest now and have it go away. We are very concerned that this is...this is directly behind our home. Four stories, two or four would definitely be looking directly behind us into our yards. As Jeanne mentioned we have people walking back there throwing things in the yard, snooping in the yards already. Very concerned over tax value being extremely lowered as a result of this...the crime...the trucks...the parking. Where will parking be, where will dumpsters be located? What type of division...if there is, there has to be some type of division that is put through that we don't see or hear any of the noise. The car alarms. Very concerned over the sewer systems and will it be able to handle it and what will that do to our homes, To back up to all of those people putting who know what into the sewer systems. Again, property value...my brother is here also and he would

like to speak and have some additional information to say for additional details and he heard what I said so he may have some additional...they don't see you.

Mr. Wilshaw: Sure, Ms. Mobus. You can have your brother speak as well.

Stephen Weldon, (inaudible)...all those things. One of those things that they did is they brought in movie center for a while. We had a lot of car alarms and they said it would close after 10:00 p.m. and it would be 2:00 a.m. and the kids would come out throwing beer bottles and everything around. We have had a lot of changes here that have not been good for the residents. One of the things the Schostaks did when they put this whole new mall in back here and everything, the berm was supposed to be 12 feet tall with trees staggered all along the entire length. Schostak's never followed through on their agreement. I don't know if that is your department or someone else's, but they should have made sure because in our section right where this apartment is supposed to go all the way over to the far...looking from our direction would be like looking toward Plymouth Road. There is only one tree alternating across. It doesn't alternate between to block the whole view. So, we only have trees...only one tree per whatever, and in fact, by our house one of the trees is on a 45-degree angle. Not a very pleasant site if we wanted to sell our house. Property values are of concern. I have a brother that had three apartment complexes in different locations. He has a big problem with people who don't know what to put in their toilets or down their garbage disposals. The blockages would always pop up and mess up the whole sewer system there. So, imagine with four stories, I don't know how many apartment complexes were proposed there...you get that many people, we are going to have some sewer problems here. They have already tried to clean out the sewer system before. So, with that many people there, not a good situation. You really need to look at that. Another aspect is if you have ever noticed on the news, at least in the past couple years, especially this past summer, there has been a lot of various location where they are having apartment fires. I have lived through a couple of them myself. When an apartment fire goes up, and these were like two-story complexes, but if you get a four-story, imagine this close to this residential area...we get a lot of wind coming up over that berm. That fire can just devastate a lot of homes in this area. So, you need to look at that as well. So, you have the sewer backup problem, you have the fire potential, and homes in this area...that isn't just one or two that is going to go up, it is going to spread like wildfire especially with the wind.

The other issue is for the parking for that apartment complex. You are going to have...this is not a high rent district, okay? So, you are not going to get high paying people in there. It is going to attract a lot of Section 8. It is also going to attract a lot of kids that are just getting started, trying to get a job, and when they move in to a place...and I have been in these places before, where you sublet your apartment or you get more kids moving into the same apartment complex with you so the rent is cheaper for them that way. They are going to have more cars in that facility. You are going to have more car alarms and people working on cars in that area. There is also no egress that we can noticeably see planned for this so-called development. It is not a real good straight access to get in and out of that apartment complex without maybe transitioning through Wal-Mart parking lot. I don't think they will be thrilled with it either. They might like the people coming into their store, but they are also going to be dealing with all the other issues. Egress out of the parking lot. Are they going to open up the berms to have access to the Orangelawn Street, that runs parallel to that section. We do not want that. We have had at least decent flow of traffic where it is not too bad. They took away the stop light at the end of Orangelawn here at Middlebelt Road. If we get a lot of traffic coming through here, that is going to really mess people up trying to commute back and forth to work and home. Things like that. Quality of life for Livonia families first is not being addressed properly I believe. Another issue is location. This location in a business environment...if they looked over here right on the corner of Plymouth and Middlebelt there is only one store there right. Walgreens closed down. You have the Office Depot basically. That whole section could be an easy access for them to go in and out of an apartment complex if they did that there. I don't think there is any residential area within 1,000 feet as you mentioned earlier. That would be a great location for them, good for the...the Fire Department is even closer if they do have a fire. The only thing you have over there is already...the hotel. You have those kinds of issues. Another issue...sorry, I am talking out of the top of my head and am trying to remember.

Ms. Mobus: The other thing that I wanted to mention is, I believe that this was...there was the one that I believe was at Seven Mile and Haggerty area. That was shot down very quickly by you guys due to not appropriate for the area. So I hope this is given that same consideration, because it is definitely not appropriate for this area. Again, with the traffic...if the people speed up and down this street with all of the stop signs being removed, and if

you add that with more traffic if you are...I heard you mention earlier that opening up those berm areas, the wall area for more traffic to come through this area it is going to be a nightmare. You can't get out on the Middlebelt street from our...if it very hard to get out there depending on the time of day. That is going to be a nightmare with that more additional traffic trying to exit from Orangelawn onto Middlebelt. It is going to be very...just car accidents as well as not going to make it impossible to get there.

Mr. Weldon: Again, what kind of tenancy are you going to have? Those are not necessarily going to be family oriented as much. Again, a lot of this...this is not a high rent area. You are going to get people that can't afford too much so the prices are going to be low to give them full capacity. You are going to have the Section 8, nothing wrong with Section 8, per se, but they are not exactly family driven. Again, my brother has three different complexes, and he has a lot of these issues. You have the sewer back up issues. You are going to have a lot more water being used over there going down and plugging things up. You are going to have also the young kids, the teens that go in there and look for an opportunity to bring in and make their rent cheaper. I am sorry I am going over other areas that we already covered. At the next meeting, is it going to be where things that might not have been discussed at this point will come up?

Mr. Wilshaw: Yes. There is definitely very little...you are hearing very little discussion from us because the petitioner has asked to table this item, so they haven't really given us a full presentation at this point. Because this is a public hearing, we do need to and want to give anyone that is attending an opportunity to speak. That is why we are doing this at this point. You will have another opportunity to speak at the next meeting.

Mr. Eldon: Okay, I would like to impress on all of you to put yourself in this position. Yes, maybe this is a small section compared to Livonia as a whole but again we have been here since 1957. We have lived through a lot of the changes here and most of them have not been for the families. They have been for the developer and while business is good...Livonia, if you look at it, businesses can always make money and do things to change if they need to. Residences here are here committed for the good of the community. You guys need to put yourself in our shoes and say look, is this good or is there better opportunity for them somewhere else and is a four-story apartment complex in the

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best interest, when that out towers all the Wal-Mart and Target that are in this area as well. So, I thank you for listening.

Mr. Wilshaw: Thank you, sir. We appreciate both you and your sister's comments. Again, continue to follow this item and attend the future meetings that are held on this so you can be aware of what is going on. Next on our list of people that have their hand raised is Nancy. We are going to give you an opportunity to speak. You will just need to unmute yourself.

Nancy Haverland, 29928 Orangelawn, Livonia, MI. Basically, I am going to kind of repeat some of the things everybody is saying. For me, one thing is, yes, definitely something looking into our backyard. We use our deck and have family and friends in the summer. I can't imagine having something like that behind us. We would lose so much privacy. I am concerned about all the parking lot lighting that would be back there. Twenty-four traffic coming and going. I also still have concerns about a retention pond. I don't know about safety. I am not real sure about that with families and children being there. Garbage trucks...everybody kind of went over everything I wanted to say. I am concerned about more crime and not saying any certain kind of person, just more crime. It was terrible with the shows back there with people coming into our yard. Drug paraphernalia, bottles...I can't even explain it. It was the late-night things. I hope you really listen, and I am just concerned. I am opposed to this and I hope they don't decide to do this to our neighborhood. Thank you for listening.

Mr. Wilshaw: Thank you for attending. We appreciate your comments. We are keeping notes on everything that we are being told and asked so that these will go into our record and also will be used for our questions as we talk to the petitioner. Thank you for attending. Is there anyone else wishing to speak for or against this item? I don't see anyone else clicking the raise hand button. I do want to go back to Ms. Mobus. If you don't mind, I wanted to ask what your brother's name was so we can attribute his comments appropriately in our minutes.

Mr. Weldon: It is Stephen with a ph and Weldon.

Mr. Wilshaw: Okay, good. Thank you.

Mr. Weldon: One more thing if you don't mind.

Mr. Wilshaw: Sure, go ahead.

- Mr. Weldon: As far as where I mentioned the other area that might be a good development for an apartment complex of this nature with the Walgreens and the Office Depot. If Office Depot were to offer them to relocate here in our business area where that apartment complex is or somewhere in this area there would be a nice tradeoff for them because they don't get a lot of traffic over and they probably get a lot more from the complex here. Then you would have a more wide-open area for, again, development for this apartment complex. They might want to look at that aspect.
- Mr. Wilshaw: Very good. Thank you for that additional comment. We will make note of that. Anyone else wishing to speak on this item? If so, please click raise hand. I don't see anyone else wishing to speak to this item. Is there any questions or comments from anyone on the Commission with regard to this petition for either our petitioner or anyone we have heard from? I don't see any questions.
- Mr. Long: Question for Mr. Taormina. One of the residents made a comment about the berm that was supposed to be, I think, 12-feet with trees. Do we have a record of that and is there...if that is true, do we know where it went off or was that only necessary if certain things were done? Do we have any knowledge on that?
- Mr. Taormina: No. At this time, we would have to investigate the plans from 2005 from when that was approved and then compare that to what is present today and whether it is conforming. In terms of the trees that...yes, there are some additional trees required along the top of the berm on this portion of the property. That is something that will be addressed most certainly with a further review of this property.
- Mr. Long: Thank you.
- Mr. Wilshaw: Any other questions or comments from any Commissioners? We do have Ms. Sullivan. It looks like she wants to make one more comment. I am going to let her do that. If she can unmute herself. Ms. Sullivan?
- Ms. Sullivan: I am really sorry, but I just want to address Mr. Long with his question about the berm and about the wall. They have raised our wall twice and originally it was supposed to be the trees on the berm. There is a sidewalk that runs along that wall that was supposed to be maintained. All of the wall was supposed to be

maintained. It now has graffiti all over it. It has shopping carts thrown back there and quite a bit of garbage along with some groundhogs and some other creatures that are living back there. They have cut the grass but certainly has not been maintained at all. Just wanted to throw that out there for you.

Mr. Wilshaw: Thank you, Ms. Sullivan. We will be looking into that. That is certainly an issue for our Inspection Department to enforce as well if it is not being maintained to the standards that it was supposed to be. We will look deeper into that as we move forward with this petition. Any other questions or comments from the petitioner or any of the Commissioners? Mr. Duczynski, anything else you would like to say before we have a motion?

Mr. Duczynski: No. We appreciate all of the comments and concerns. They will greatly help us when we come back in front of the committee to share our thoughts and hopefully alleviate a lot of the issues that have been brought up this evening.

Mr. Wilshaw: Good. Thank you, Mr. Duczynski. If there are no other comments or questions to be made, I will close the public hearing and ask for a motion.

On a motion by Ventura, seconded by Smiley, and unanimously adopted, it was

#11-55-2020 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on November 10, 2020, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast $\frac{1}{4}$ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories), the Planning Commission does hereby table the item at the Petitioners request until a future meeting, date undetermined.

FURTHER RESOLVED, that notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with an approving resolution.

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MINUTES OF THE 1,173rd PUBLIC HEARING AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 27, 2021, the City Planning Commission of the City of Livonia held its 1,173rd Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7:00 p.m.

Members present: David Bongero Glen Long Betsy McCue
 Carol Smiley Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2020-08-01-06 Middlebelt-Plymouth Venture

Ms. Smiley, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories).

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- Mr. Wilshaw: Mr. Taormina, this is a petition that we have recently received a request to have this item tabled from the petitioner. Is that correct?
- Mr. Taormina: That is correct. Yesterday we received email correspondence from the petitioner indicating their desire to put this item on the table. There is a representative from the petitioner here this evening. It is at your pleasure how you would like to proceed at this point.
- Mr. Wilshaw: In light of that, because this is a very important petition for us and many in our audience are interested in, I would like to ask...instead of going through the entire process of a public hearing and having you read out all of the correspondence and so on, I think what I would like to do is just immediately go to our petitioner. He can speak to his request for a tabling, explain why if we have any questions for him we can do that and then we will also give an opportunity, because we do have residents here and this is a public hearing, to speak to the petition. Although, given the fact if they are requesting a tabling, there is not going to be a tremendous amount of discussion or presentation given by the petitioner tonight. I am going to ask our audience to be patient with us if this is going to get tabled and to continue to follow this so you can come back for a full public hearing, and we can listen to everyone's comments when we get the petition before us.
- Mr. Taormina: If I may point out that unless the commission this evening tables this to a date certain, meaning a specific date in the future, then we will readvertise for the hearing if it is to a date uncertain. If the petitioner leaves this open, in terms of a date and when it would come back, the residents will be notified once again in the same manner that they were originally notified.
- Mr. Wilshaw: Good. We have received a number of correspondences from residents as well. We want to acknowledge that it has been received and I am sure we will continue to get more, and you are welcome to continue to send that correspondence to us. That way we can notify those people when the item has been reposted for our public hearing. So, with that I am going to go to our petitioner who I believe is in the audience and he can start with his name and address for our record and explain his request to table this item.

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Steve Duczynski, 17800 Laurel Park Drive, Livonia, MI. We would ask that the vote this evening be tabled. After last weeks study session and some additional comments we have received from these revised submission plans, we would like the opportunity to further study our current plan and those comments, which requires additional time. Putting it simply, we have more work to do. We are committed to bringing a quality development to this site and providing the additional time as a result of listening to those concerns with the opportunity to analyze the feasibility and address accordingly. We do apologize for any inconvenience this has caused the city and the community in attendance this evening. Thank you very much.

Mr. Wilshaw: Thank you, Mr. Duczynski. Are there any questions for our petitioners from any of the commissioners? If there is no questions...Mr. Ventura.

Mr. Ventura: Mr. Duczynski, can you tell us...I guess number one, do you intend to change the material way rezoning that you are requesting and the project that you envision?

Mr. Duczynski: Currently we are not thinking of changing the zoning, which is currently R-8. As far as the project in general, there were some comments regarding the densities. There were some comments that we heard regarding the aesthetics and in order to further study those items and listening to those concerns we just would like some additional time to maybe improve those issues and come back after conversations with the city and move forward.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for our petitioner from any of the commission? If not, again, I want to give anyone in the audience an opportunity to speak if they would like to. That being said, you see we haven't heard much from the petitioner about this petition, so if you want to reserve your comments for the next public hearing you are welcome to, but if you would like to speak now you are also welcome to. This is a public hearing, so we definitely want to give you an opportunity. If anyone wishes to speak, they can come forward to the podium. Good evening, sir.

Steven Weldon, 29912 Orangelawn St., Livonia, MI. Good evening. I see that this is the ongoing petition that we keep facing, the southeast corner of Livonia. Every time Schostak has tried to do

something we faced, as a community, the Planning Commission, the City Commissioners, and the Mayor, all seeming to go against what the community wants. We fought many times when they tried to introduce and change and destroy the old retail outlets there and build and construct and we face a lot of issues there. One of the things that they agreed to do was build a 12 foot berm and put alternating trees to prevent people from being able to scale up there and look in our backyards and possibly break in. They built about an eight-foot berm. Part of that...half of that whole section, they didn't put up but a few scraggly trees back there that we have been dealing with. The tree right in back of my house is on a 45-degree angle just about. Not a pretty sight. Not something you would say this is Schostak's best efforts for delivering a quality product to the community. We have had so many meeting for Schostak. Whenever they have a project and it just seems blanket blanket...we will voice our complaints, it gets approved. When they did that theater, they said there would be no shows after 10:00pm. We had showings up to two in the morning. We would have beer bottles, sirens going off all night long. The police would have to show up. Then they had that fun entertainment section for teens. They swore it was just a little family entertainment. There wouldn't be anything...we had teens there. They were drinking. There has been nothing but problems. This was brought up to the City Council and Planning Commission many times. Issues with the trash. All sorts of issues, and yet it gets blanket approval. I don't know why they keep saying Livonia is family's first. You really need to take down that sign, at least in the southeast corner. It is a shame to have to say that it really is. I have been here since 1955 when our family first moved in. I don't know how many of you are long time residents, but this is a shame that we have to fact this kind of a construct that is like us against both our city government and the Schostak's. Now let me address this current rezoning. Without that berm and everything, that detracts from what it is. They don't deliver on what they say. Then our city government doesn't enforce what they were supposed to do. They still have refused to come through and put up those trees or increase the berm. They are not going to deliver on their promises, and it gets overlooked by enforcement. I don't know why that is. What is it that you guys are not providing when you blanket these approvals that they can ignore it? As far as this apartment, let's look at the fact that this is not one of those integrated developments like they have done in Detroit where they have both the apartments and the retail stores built together. This is an adhoc throw in. Schostak has for decades, probably, looked

at getting a big box store in that corner. They can't get anyone to come in there. This is a low-rent, low-income, low property value area. It is one of the first developments of Livonia. You are not going to get a retail in there, so now they are doing a in and around run where they can still generate some income with the property, rental properties. Well, this particular location and for the rent that they would have to charge, they are going to get Section 8, they are going to get low-income teenagers that will then get other teenagers to move in with them to share the rent and they will have more vehicles there than there are supposed to be. That means more police. This is also an area that if you have such a big complex, that is where you are going to have the gang activity. You are going to have drug activity. You are going to have crime starting to pop up. You are going to see...I have already heard, instead of having homes maybe in this area that would be family oriented. You are going to have to have the whole water infrastructure there rebuilt to handle such a massive apartment complex. The retail stores there don't have a big demand for water themselves. It is probably bigger, but it isn't not a massive thing where you are going to have a couple hundred or more residents. My brother had two complexes where he had those issues, where old people Section 8 or any entities....they flush down the toilets and it clogs things up. It is going to start backing stuff up. Have you guys looked at those kinds of issues? So, you have the integration fact that this is a ad in issue that shouldn't be there. They could have gone across the street where the...right on the corner where the Walgreens is or was and then all of the stores that have failed over there...there was Office Depot and they finally moved out. Why couldn't they move there? Did you look at that aspect? I will tell you why they didn't, because this is a property that Schostak owns. He wants to get that filled. He wants income at the expense and interest of the community, which is you people as well. I hate to say this, but this smells. I don't know if you remember the Waste Management issue where there is a lot of corruption that goes on for them to get things done. I hate to say that about this area. I hope it isn't true, but any of you are looking at future political aspirations here in Livonia, we are going to mark your names down. We are going to look who is supporting the community and who is going with the developer over us. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Appreciate your comments. Anyone else wish to speak? Good evening, sir.

Craig Grzech, 29761 Orangelawn Street, Livonia, MI. Good evening. I am kind of new to this whole getting involved thing and I am kind of enjoying it, but...so, I don't know a lot of the past history, but I have kind of looked at some different things and when I first saw this my first thought was I hope the Planning Commission along with the Council kind of takes a look at, and I don't know how you go about doing your job, but as far as the setbacks and how close this would be to that berm and that wall, you know where the parking lot would be, so I think that is a very valid concern for us down in that neighborhood especially on Orangelawn Street. Also, the height of it. Being four-stories and I know it sounds like its tabled. I don't know for what reasons, but I don't know if that is public record to find out like why they are looking at different things or what you have gone back to them at in regard to height of the building, the setback and again where the parking lot would be located. I also echo the gentleman's last comments in regard to just traffic patterns and the things that are going on as far as an ad-hoc...I don't really think this is...it doesn't seem like it is a community type effort with the way things have been going in that area between a Wal-Mart, a Target, and now a blood plasma center. It seems pretty unstable across the street as far as development and then with the Chick-fil-A going in you know the traffic...I hope you are doing studies on how that is going to affect this rezoning as well. It seems to really be getting cluttered in that area. Also, I don't know if that is part of the rezoning conversation but the kind of...the rent rate. What type of housing are they looking at doing in regard to rent rates? In some of the studies and stuff that I have seen online is that Livonia does a very good job of keeping the rent rates higher than some of our neighboring communities. It seems to kind of help overall. I was born and raised east side. I have been here 10 years...12 years. Absolutely love what is going on in Livonia, but it seems to be kind of...we kind of need to watch what we are doing from a zoning and planning. Livonia seems to look at new developments before trying to take existing ones. There are a lot of vacancies out there. I am hoping that the zoning commission and the City Council really takes a hard look at this because I do think however this plays out, if it does happen that hopefully it is done the right way and I would agree...I don't know how it is policed, but I was involved in some of the conversations with the retail space when it was Wal-Mart and a lot of the stuff didn't happen. As far as the berms and all that. So, hopefully there is some policing there if they move forward.

Mr. Wilshaw: Thank you, Mr. Grzech. Just to give you a little explanation because you are...you said you are a little newer to this process. Just to help you and anyone else in the audience that wishes to understand how this process works, the way this is going to work is, and this is the way most of these petitions go. First it comes to us for a rezoning request. First, we are looking at the zoning of the property and is that zoning appropriate for that area. In this case, it is a commercial zoning to a residential zoning that is being proposed. We will consider that when we have our full public hearing. We will hear from the petitioner, and we will hear from everyone in audience that wishes to speak. We are going to make a recommendation which goes to Council to either approve or deny. It is not the final decision. City Council is going to make that final decision. City Council will generally then...they have a couple step process. They first have to give a first reading and then usually they will hold it until a site plan catches up before they give the final approval of the rezoning. The second step of the process is the site plan. That is where we dig into all of the details about the height of the buildings, the colors of the materials, the setbacks, the parking lots, and all of those fine details. That is in the site plan process. That will, again, come to us. We will review it; we will try to massage it as best we can to make what we think is the best possible outcome. We will then send it on to City Council with an approving or denying recommendation. Then City Council will review both the original rezoning request and the site plan and make their decisions. That then becomes the final decision that the city stays with, whatever that is. That is kind of the process. There are several steps involved. Unfortunately, in this case, our petitioner has for reasons they have explained, asked that we table this first step for now. So, most likely that will happen. The commission has an opportunity to decide whatever they wish. They could still offer an approving or denying, as well. Most likely it is going to get tabled based on the petitioner's request. At least you have some sense of what the steps are and what is going to happen in each of those steps. This first one, the rezoning, we are going to pretty much focus on the use of the property and is that an appropriate use for that property. We will then get into the details of the site plan. I hope that helps a little.

Mr. Grzech: It does a lot. From a rezoning...if it is approved for rezoning and then let's say that the site plan you don't come to an agreement, does that stay rezoned to that or would it go back to General Business?

Mr. Wilshaw: No. That is one of the reasons that Council holds that rezoning request, because they don't want to go through the whole process of approving the rezoning, have it rezoned, and then not come to terms on a site plan. Now they have piece of property that they can't do anything with. That is kind of why they go through this process of sending it to Council, they hold on to it through this first reading process and then they won't make their final determination on the rezoning until they see the site plan. Hopefully, if it is going to get rezoned and approved, it comes through as a complete package everyone sees what it is. If it fails or can't come to terms with the petitioner then it will just revert back to existing zoning.

Mr. Grzech: Thank you.

Mr. Wilshaw: Thank you, sir. Appreciate you coming this evening. Anyone else wishing to speak, please come forward.

Jeff Grad, Blackburn Street, Livonia, MI. I am going to be brief because it has been tabled. I don't want to take up too much time. I also don't want to give Schostak, the petitioner, too much material here. Two quick points. I am a little bit different from everyone else that has come up because...well first off, I have been a Livonia resident my whole life. I have two kids and one on the way. I live relatively close to this rezoning petition, and I think if we all look at ourselves in the mirror, we would realize that like they said that this is an ad-hoc proposition to change the zoning. If they had come 10 or 15 years ago when the Wal-Mart was put in and then said we aren't going to put in a Wal-Mart here that is open 'til 11 or 12 or 24 hours and a Target and a liquor store and a plasma center and a gym, that are open late, let's make this an integrated community like we have seen other places that is sustainable and that could be part of a productive future, then this might be a different story. This is just Schostak saying COVID hit, and we aren't going to be able to turn this into a retail development, let's try to make money on this and what is hot now. There is a housing shortage in Metro Detroit, let's put apartments in here to make some money. That was not part of the original plan, and it doesn't fit with what I just mentioned right there. All these businesses that are open late, etc. That is the first point that just seems so obvious to me that I am actually surprised that they put rezoning petition forward to be honest. The second one is you know if we can't...you have all these people here...I have talked to a lot of people. There was a petition against this already put in. I am not sure of the details because I was not part of that because I don't live right behind

this. We, as residents, need to have faith that our representatives are going to do what is in the best interests of what the current residents want that pay the taxes, not a big corporation that is just in it for the profits. I can guarantee you that the owners of Schostak do not live in Devonaire neighborhood right behind this development. It is not as personal to them. They are looking at it for a profit. My last point...I have already talked to multiple families...young families in my neighborhood that if this goes through and including my own, we are strongly considering moving out of the neighborhood. I own a business in Livonia and that would just be too bad because I love Livonia and it is a great place to live. That's it.

Mr. Wilshaw: Thank you for your comments, sir. Good evening, ma'am.

Susan Micallef, Orangelawn Street, Livonia, MI. I live behind the mall. I remember it when it was an open-air mall. My concern right now is, I live behind Wal-Mart, I have been fighting and arguing with the city since they started bringing those trucks, those 18-wheelers in. They are blowing diesel in my back yard. My husband has COPD, can't breathe. I got grandkids that I watch. I don't know who is in these trucks. My concern is I can't get any help from the city, not really. The police do a good job. They do a good job. It's like these people said, the city does not care, so my concern is if you do go ahead with this development who is going to take care of the problems that are going to arise. Don't tell there aren't going to be any problems because there will be. That is my concern. You have to consider those of us that live there and how this is going to improve our quality of life and quite frankly I don't think it is. I agree with everything everybody has said. If I have been fighting with Wal-Mart, who is going to help with this stuff coming in. That's all I want to say.

Mr. Wilshaw: Thank you, Ms. Micallef. Is there anyone else in the audience...we have one more. Good evening, ma'am.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. Good evening. How is everyone this evening? I live next door to Susan. I have gone through the amount of problems that she has gone through. We never get any help. I have come before the Council. They tried to help me a little and it still has gone nowhere. It is ridiculous the amount of times we have to call the police. If you guys need to do a little reference, start with that. At how many amounts of phone calls have been made to those police and that is not really their job. I believe it is private property. Hmm? No one is

ever out there taking care of anything, let alone the extra garbage in our yards and the people that are on that hill. So, there is a lot to look at here. It is bad enough when these trucks are staring into your home while you are trying to sit or in your bedroom or something back there because these people just sit in those trucks. They run them. Our houses vibrate and it is just ridiculous. No one really does care. The police actually do their job. They can't always get to there, but it's the point of these are our backyards. Not yours, they are ours. We need them to be kept private as possible. We are fighting someone all the time over there it seems like. By the way, that wall hasn't been repaired since what...1910? It's crumbling. They don't care. It is disgusting if you just take a look and look because the grass is high and there you go. That is all I have to say. Thank you.

Mr. Wilshaw: Very good. Thank you, Ms. Lupu. Good evening, ma'am.

Reverend Victoria Kowaleski, 29960 Orangelawn, Livonia, MI. For the record I ask you all now, do our voices count? How many of you are saying in your head, no? Regardless, we will have our words heard here. Wonderland mall was officially shattered in 2003. After the mall closed, plans were announced to demolish the entire structure and plans were to build a new shopping center anchored by a new Target, as well as a Wal-Mart. Opponents of the mall's redevelopment held a civic meeting in late 2005 which was interrupted by pranksters shouting epitaphs and other opponents picketed in front of vacant mall. Despite the local opposition plans were approved for the new shopping center and demolition began in 2006. We were assured that this would be an asset to our community and our concerns were unwarranted. I was one of those voices telling my concerns at that time. However, my pleas fell on deaf ears. The developer had all the power. Our voices didn't count. Once this development was completed, it wasn't long before our neighborhood was a target for vehicle theft. Personally, my van was stolen from in front of my home and was never recovered. I didn't have theft insurance because it was an older vehicle. I went out my door in the morning to go to my job as a babysitter for a Livonia police officers' family. My van was gone. One of my neighbors had a four-wheeler stolen. The family that first welcomed us into the neighborhood in 1992 have had two vehicles stolen from in front of their home. A neighbor on the next street over had a vehicle stolen. This is all since the opening of the Wonderland Village. One of my friends told me that some of our neighbors have had their vehicle windows

broken by people driving by and throwing bottles through them and speeding off. When we bought our home in 1992, we never foresaw the possibility that hundreds of people would be living permanently just outside our back yard. Would any one of you want or tolerate a four-story apartment building in your backyard? This is unfeasible. This developer is asking for an oasis of residential property surrounded but backed up by a neighborhood surrounded by commercial property. My neighbors are already putting out signs to sell. A close neighbor and his family, this is two doors down from me, had just completed their dream of an outdoor hot tub and an entertaining area and planned on it being their dream home to retire and hand it down to their son as their mom had handed it down to them. Forty years they were there. Upon their notification of this proposed project, they put their dream home up for sale. They left in tears. They are now gone for their dream home of 40 years. Regarding the existing Wonderland Village, someone said build it and they will come, businesses and consumers. Now we have the developer telling us that we need a multi-story apartment complex abutting our backyards. Is that so he can get more people shopping at the properties he makes money from? Our voices have been ignored for too long by our city representatives. Our property values will be negatively impacted by this project. Our sewer system will be compromised by this development. Our privacy and our rights as homeowners in the City of Livonia will be impinged upon by the development that this man is trying to put behind us. My neighbors and I are totally against this. This time hear us and stand up for us, your taxpayers, the people who pay the salaries of the people who work for Livonia. As you ponder what I have said, I wish you all here a blessed evening.

Mr. Wilshaw: Thank you, ma'am. Appreciate your comments. Is there anyone else that would like to speak? Sure, you can have the last comment, sir.

Mr. Weldon: Another aspect that is part of the consideration I would hope you would look at is being a member of the residential site right behind where this is supposed to go. I would like to mention how, if you have noticed in the news for the past couple years, there have been a lot of apartment fires. You see it on the news occasionally. Whole big apartments just going up in smoke. The devastation is terrible. You get something like this going right in our area, I can tell you with the wind that comes tunneling over that berm right now, it is like a major forest coming across. If it catches some embers right there and

comes across and hits our roofs and the roofs beyond that, you are going to have a whole devastation of a bunch of homes in that area. I have been through one of these before where just a few embers sets off another fire, another fire. These homes can go up like (snaps) that. That is exactly what can happen in this. There is no guarantee that they can build a fireproof apartment complex, especially of that size. Especially when you have got, like I said, the type of people that will be looking to move into this area. You are not going to have people that are very well off with well paying rents that want to live in that kind of area. Again, ad-hoc. It's not something that is going to be integrated where they can say I can go here and do this. No, you are going to have these young kids that come in, and I hate to say it, teenagers. I have been one myself, but I knew some of them that when they did, they had four or five roommates. You had four or five cars that shouldn't be there. Multiply that by how many other apartments going to be like that. So, you are going to have that going on. You are going have again some of the gang member stuff and once you get that kind of going on, like he said, many of these people are looking to move their home. Why? For the sake of the developer? We are going to (inaudible) to them again? Like I said, we have been battling this, the Schostak entity, for ages now. If any of you...I am going to apologize in advance for having the assumption that you are all on the take. That is the wrong way to look at it, but unfortunately with the previous commissions and planning that went through, they were outraged when I said oh it looks like Schostaks got his hand in your back pocket. One of them broke down in tears but that is exactly what we see in all of these other cities. The influence of these developers far outweighs what the families are. Again, our slogan is supposed to be Families First. All I can do is say look at these issues of the infrastructure, the potential for the fires, like I said, I have lived through some of those fires where they came through the apartment complexes where I was at and those were where some of them were spread out. You get this concentrated one right here...it would not be pretty for not only residents, but even the side-by-side retails stores. Something to consider seriously and like I said, when you guys make your decision, even if you disapproved, we are going after the City Council members because they have done the same thing in the past. They aren't all the same ones that we voted for or against before, but we are coming out for them next time. Any of those members, any of them that we got, we are going to have people running against them. We will not stand for this again. I apologize to all of you, but I hope you will look at this very seriously from the

fact of what the Schostaks and he is a Schostak employee, that is all they are. They are just looking for the money. They want to fill that lot somehow and this is the only way they can get it. They cannot get a retail business in there. So, look at it from that point of view and say that is not a good fit. If they...like the other gentleman said, if they integrated this and built this where it was going to be fitting, that would be a whole different story. You would have families that were wanting to move in there. They might enjoy that. This is not. You are going to have...again, the wrong type of people with the wrong type of intentions of not being a family driven unit, but just part-time. It is just something to crash and maybe as a Section 8 person for a while. Thank you for listening and I hope you will look at this long and hard. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Appreciate your passion on this item as well. If there is no one else that wishes to speak, Mr. Duczynski, is there anything else you would like to say on behalf of the petitioner before we make our decision?

Mr. Duczynski: We would just like to say that the comments have been noted and we would like to reserve our response for future meetings.

Mr. Wilshaw: Thank you, Mr. Duczynski. We appreciate that. If there are no other comments or questions, I am going to close the public hearing at this time a motion would be in order.

On a motion by Long, seconded by McCue, and unanimously adopted, it was

#07-38-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 27, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to R-8 (High Rise Multiple Family Residential District – Maximum 4 Stories), the Planning Commission does hereby table the item at the petitioners request to a date uncertain.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 23.05 of Zoning Ordinance #543, as amended.

UNAPPROVED MINUTES

14

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted.

NOTICE OF PUBLIC HEARING

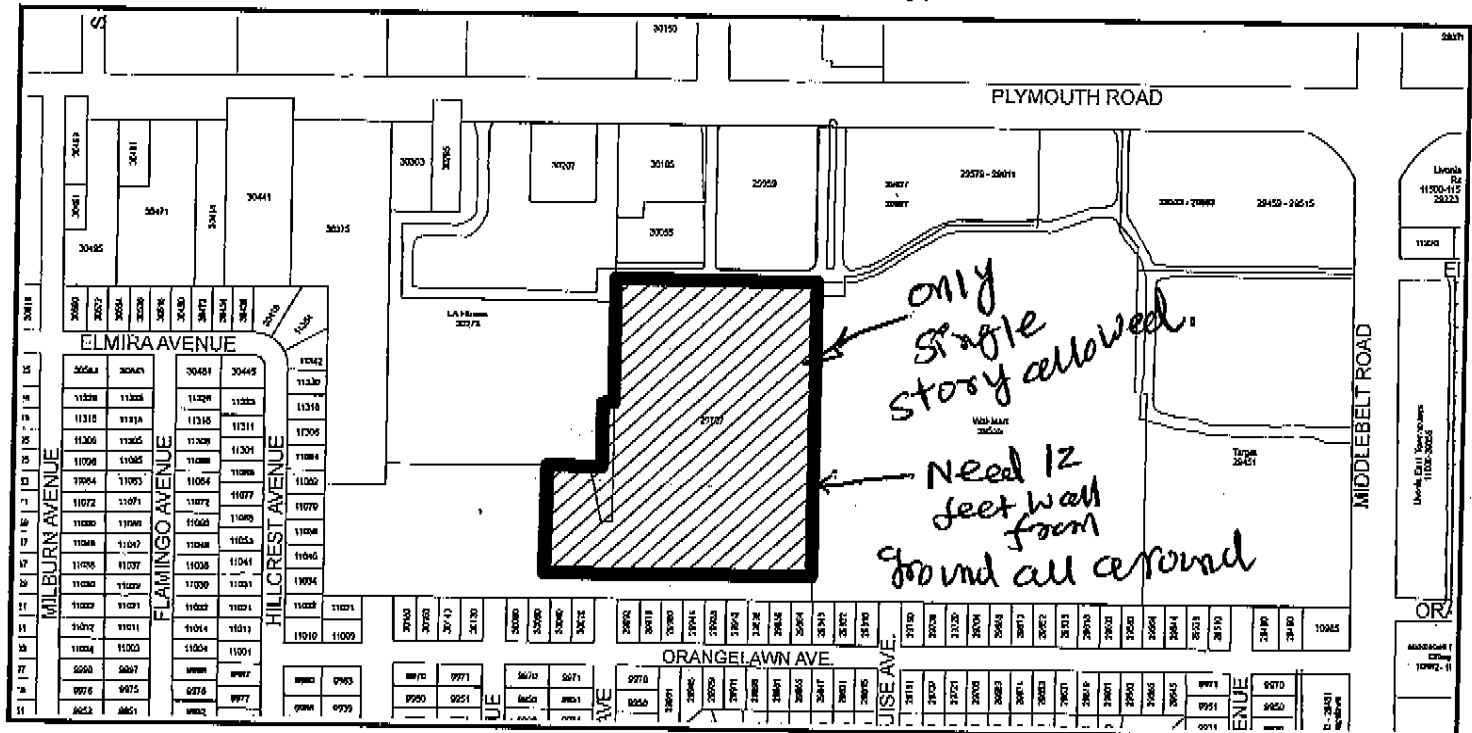
CITY OF LIVONIA PLANNING COMMISSION



33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2290
Fax: (734) 466-2108

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY OCTOBER 19, 2021 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEM:

Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture L.L.C. pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middlebelt Road and Milburn Avenue in the Northeast 1/4 of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

From: [susan micallef](#)
To: [Planning](#)
Subject: petition 2020-08-01-06 scheduled for 10/19/21
Date: Monday, October 18, 2021 9:10:31 AM

Why is the city so intent on shoving this development down our throats for the THIRD time. Shostack has that vacant land at 7 mile and farmington that has been an eyesore 4 a long time I have had to call the police X2 within the last couple of weeks for noise at the mall that the city does nothing about. How much worse is this going to get? Ask yourselves honestly would you want this in your backyard or your parents back yard if you have the guts

UNAPPROVED MINUTES

1

MINUTES OF THE 1,177th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, October 19, 2021, the City Planning Commission of the City of Livonia held its 1,177th Public Hearing and Regular Meeting in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: David Bongero Glen Long Carol Smiley
Peter Ventura Ian Wilshaw

Members absent: Betsy McCue Sam Caramagno

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #1 PETITION 2020-08-01-06 Middlebelt Plymouth Venture

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2020-08-01-06 submitted by Middle Belt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multifamily).

Mr. Taormina: This is a request to rezone property that is part of the Wonderland Village Shopping Center at the southwest corner of Middle Belt and Plymouth Roads. The land area measures roughly 10.86 acres and is located between the Wal-Mart Supercenter and LA Fitness. The change would be from C-2 (General Business) to NM2 (Neighborhood Multifamily). Bordering the property to the south are single-family homes that are a part of the Bel-Aire Gardens Subdivision. The purpose of the rezoning is to facilitate the future development of the site with an apartment complex that would be called Wonderland Flats. NM2 zoning allows for multiple dwellings in buildings not to exceed a height of four-stories. The preliminary site plan shows two three-story apartment buildings. The site layout includes a central courtyard and common area that would contain an inground swimming pool, as well as other amenities. Building A, which is to the north, and Building B to the south, would each have a gross floor area of approximately 101,000 square feet. Together, the two buildings would contain a total of 201 one and two-bedroom units. Access would be from two driveways, which are along an existing drive aisle located on the north side of the development that runs in an east/west direction across Wonderland Village, ultimately connecting to Middle Belt Road. Between these two driveways is one of the main signalized entrances to Wonderland from Plymouth Road. Parking would be provided around the perimeter of both buildings. The plan shows a total of 422 spaces, which is slightly more than the required two spaces per unit. Carports would be provided for approximately 100 vehicles, mostly along the east and south sides of the complex. At the south end of the property the site contains an existing screen wall and landscape berm that separates the proposed development from the adjacent single-family homes. The width of the berm measured from the masonry wall to the base of the slope on the north side of the berm is approximately 69 feet. From this point, the distance to the closest edge of the parking lot would be 100 feet, and from the parking lot to Building B is another 131 feet. Thus, the overall distance from the residential properties to Building B would be approximately 300 feet. The buildings, which span a distance of 343 feet, would have flat roofs. All units would be accessible from corridors located inside the building. Entrances are shown in the center and on the sides of the buildings. A network of interconnected sidewalks would be provided around both of the buildings, as well as within the courtyard and common areas. The Livonia Vision 21 Future Land Use Map designates the entire Wonderland complex, including the subject site, as a Mixed Development Center. Mixed Development Centers are intended to have higher densities and massing, be walkable and pedestrian friendly, and be integrated with and connected to surrounding areas and neighborhoods. Attached dwellings and apartments are identified as an appropriate land use within a Mixed

Development Center, subject to a density of 20 units per acre. Residential options include attached and upper-story units including townhomes, lofts and apartments. The concept plan for the apartment complex reflects an overall density of 17.67 dwelling units per acre. With that, Mr. Chairman, I would like to read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: I will note that this correspondence has been updated from when the original petition was submitted a little over one year ago. The first item is from the Engineering Division, dated October 1, 2021, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed rezoning at this time. The parcels are assigned the addresses of **#29707 and #30273 Plymouth Road**. The legal descriptions submitted by the owner for the proposed rezoning appears to be correct and should be used to describe the parcel if approved. The proposed development is currently serviced by water main, sanitary and storm sewers, which may need to be extended to service any new development. The submitted drawings do not indicate any utility connections or calculations, so we do not have any knowledge of impacts to the existing systems at this time. The existing site has a mix of public and private utilities, which may require additional easements to provide sanitary and water service to a new parcel. It should be noted that should the project move forward, the proposed construction will be required to meet the Wayne County Stormwater Ordinance, including revised detention requirements. A **full** review of the proposed development will be completed when plans are submitted for permitting."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated October 5, 2021, which reads as follows: *"I have reviewed the addresses connected with the above noted petition. The following amount is due to the City of Livonia: Unpaid water and sewer charge, \$3,725.43"* The letter is signed by Connie Kumpula, Chief Accountant. I will note however that on October 8, 2021, all past due charges were paid in full. The next letter is from the Treasurer's Department, dated September 28, 2021, which reads as follows: *"In accordance with your request, the Treasurer's Office has reviewed the address connected with the above noted petition. At this time, there are no outstanding amounts receivable for taxes. Therefore, I have no objections to the proposal."* The letter is signed by Lynda Scheel, Treasurer. Mr. Chairman, if I

may just reference, and I know all of the Planning Commissioners have received copies of all this correspondence but dating back over a year ago when this matter first appeared before the Planning Commission over that period of time, we have received an estimated 40 email correspondences all in objection to the proposed rezoning. We also received a protest petition with 129 signatures. We received four letters of support as well. With that I am happy to answer any questions you may have.

Mr. Wilshaw: Just so the audience listening are aware, we have received a number of pieces of correspondence, emails, letters and a petition over the course of the last several months for both this meeting and also previous meetings regarding this item. Those are all in our packets. They are all part of the record. We have been able to review those. Just for the sake of time consolidation, we can't read them all out publicly, but needless to say we do have them all and they are all in our official packet which will go on to City Council as well so they could see them. We appreciate all of those comments and letters. Are there any questions or comments from any of the commissioners for the planning staff? There is none, so in that case we can go to the petitioner. Is the petitioner here this evening? Good evening, Mr. Shostak. We will need your name and address for the record please.

Jeffrey Shostak, on behalf of Middlebelt-Plymouth Ventures, L.L.C.. Before I hand it off to the technical folks to get more into the more specifics on the zoning, I just thought I would give a little background on how we got here. As most of you know, we have been doing business in this town for four generations. We are a 101 year old company and we have done all sorts of developments in Livonia, retail, office, industrial, and we really try to be thoughtful of not what we think is the highest and best use, of course that plays a role, but in what the city wants and what we think makes the most sense with the city's current zoning, states, and what the community wants and we always encourage feedback and encourage a discussion. Obviously tonight was likely to be geared towards this specific zoning request, and hopefully if we can move forward to the next step of site plan approval down the way, we would love that discussion and encourage that. How we came here on this particular development, and obviously everyone knows the history and it was all big box retail with small shoppes closer to the road and then obviously we had the great recession in between. Things changed a little bit and Livonia changed their

zoning laws as Mark just kind of...zoning vision that was mentioned and really designated this as a mixed-use development and the more we saw that and thought about that, we realized that we think that this beautiful brand market rate style of apartment complex would be a great fit with the vision that is the new Livonia 2021. That was a lot of what went behind it and we are excited and looking forward to the discussion to bring more business from our end to the city. Thank you. I am going to hand it off to Tim.

Mr. Wilshaw: Thank you, Mr. Shostak. I do want to reiterate as Mr. Shostak alluded to that we are...this meeting is looking at the zoning of the property. We are really trying to see if the change in zoning from General Business to the Neighborhood Multifamily is appropriate. We are going to try and focus our discussion on the zoning, however, a discussion about this property and its uses can't go without at least addressing the conceptual site plans that we have received so far. There may be some discussion about the details of that, but we aren't going to get into the fine details of the site plan itself tonight. We are trying to focus on the zoning. So, as folks come forward to speak, we are going to ask that you try to address comments toward the zoning and your feelings toward the zoning and if you are for or against it as we get to that point. Good evening, sir. We will ask that you start with your name and address.

Tim Ponton, 607 Shelby Street, Detroit, MI. We were retained as the civil engineer, the design partner, and planning firm for this project. We have been working on it for a number of years now with a couple of interruptions, but you can see from the plan in front of you that it is located at the southwest corner of Plymouth Road and Middle Belt Road on a 10.86-acre site. The site is currently undeveloped, and it is the last vacant parcel of the Wonderland Shopping Center. The surrounding uses to the east, we have a Wal-Mart Supercenter and a Target. To the west is an LA Fitness and a Quality Inn hotel with a banquet facility. Then, along Plymouth Road we have a various number of commercial uses between fast food restaurants, dentists, chiropractors, a number of different mixed uses. You can also notice to the south and to the west the residential neighborhood that is adjacent to this shopping center, we wanted to take special consideration to the neighbors when developing this site. You can see that the majority of the neighbors now are previously located directly adjacent to a Wal-Mart, a Target, some adjacent to water detention basin and then also to the Quality Inn hotel and banquet center. Go to the next slide. The request in front

of you tonight is for a rezone from C-2, General Commercial, to Neighborhood Multifamily. As stated, we are not seeking site plan approval. In front of the board tonight, if we were approved by City Council, we would prepare more detailed set of drawings and then come back in front of your board for review. A little bit of history on how we were retained for this project, we were called by the developer, we researched the C-2 zoning, visited the site, and we started putting together some conceptual plans that were consistent with what existed today in terms of big box retailers. Some of the approved uses currently that we were looking at is big box retail, restaurant, daycare, catering, schools, hotels, however, when going into the Master Plan and doing some further research, we noticed we are located, as you can see in the bottom right corner of that in the little purple square, is the entire mall located within the mixed development center district. So, we took a dive a little bit deeper into the mixed development. A portion of what it states is "Mixed development centers should be developed into higher density mixed use corridors of activity. The mixed development center should provide residential options that include townhomes, upper story lofts, and apartments. Mixed development centers are envisioned in four primary locations. Plymouth and Middle Belt, Farmington and Seven Mile, Middlebelt and Seven Mile, and Six and Newburgh." As we went through and researched further into that mixed development center, we ran into a portion of the Future Land Use plan that talks about missing middle housing. The missing middle housing portion of the 21 Vision talks about the Future Land Use Plan for the Livonia places importance on the creation of housing opportunities for the families of the future and downsizing options for residents of today. Much of the conversation surrounding the mismatch between current housing stock and demographic trends focuses on the need for a missing middle housing. A response to limited appeal of traditional multi-family housing types developed in decades past, missing middle housing is those types between single unit detached homes and the mid-rise apartment buildings on the density scale. So, at that point we had approached our client and the project team and started talking about a project I was recently or previously in front of your board on which was the Seven Mile and Haggerty project that we had presented to this board. We went on to discuss that with the client and the project team. If you can go to the next slide. As you notice, the mall is currently all commercial, so the only way to advance and further the goals of the Master Plan is to introduce some type of residential component. What that would do is create what we consider a horizontal mixed-use

development. As you have all the commercial is already laid out and established, this is the last undeveloped piece, so this is really the best opportunity to implement some type of residential development to further enhance the goals of the Master Plan. We also think that there is significant benefits to the neighbors to the south. Of the significant benefits to those neighbors is that this would create a transition zone between the high-end intensity commercial that exists today, and it would create kind of a transition of something that is lower intensity in a multi-family residential type development in which you have part of the community and residents that live in the city as your neighbors, as opposed to more big box businesses. If you also look at the plan, the proximity of the Wal-Mart and the Target and the motel, unfortunately those residents essentially have Wal-Mart loading areas and trash located directly adjacent to their homes. Target loading and trash locating directly adjacent to their homes. The proximity of the current zoning and what it allows from a rear yard setback is unfortunately at the benefit of the residents in those locations and you can also see the proximity of the hotel to the adjacent property, so this would really provide a great opportunity, as you can see from the drawing there that we have committed to a dimension approximately 300 feet currently from our proposed three-story building to the residential property line. You can also notice from that rendering the amount of green space that exists on this site as compared to the remainder of the shopping center where it is actually a decent landscaping at this site, but just the amount of green space that exists would be...we are looking at approximately 30 – 35% on the proposed plan that we have in front of you. We do think that the benefits would be less noise, greater proximity, the building would not be visible as compared to the Wal-Mart and the Target and the motel. On the next slide, I don't know if any of this is visible for the residents...

Mr. Wilshaw: It is. There are screens behind you.

Ms. Smiley: There are screens all over.

Mr. Ponton: This is a view that we put together. It shows essentially a rendering of if we were standing in one of the residents' backyards. You can see just the top of the three-story building, which would be located 300 feet away. There is an 8 – 10-foot berm, depending on where you are standing along with the proposed wall, so between the distance and the angle, you really wouldn't be able to see barely any of the proposed three-story building. In addition, there is one row of evergreens that

exist along the berm today and we would be doubling that with an additional row to offset where there is empty spaces. If we go to the next slide, the existing zoning...this is one of the conceptual plans we were discussing, and we were looking at when we were first starting to do some due diligence on this vacant lot. This is what would be allowed under the current zoning, a big box retail user, and you can also see the proximity to the residential neighborhood as compared to what we are proposing, which we think will have significant benefits to the residents to the south. Currently under the zoning there is a much lower rear yard setback in the C-2 than the NM2 and there is a green space requirement of 15% overall, whereas we would be proposing somewhere closer to 30-40%. The next slide. As was stated, we are looking at a three-story apartment building comprised of two separate buildings. There would be 201 units with 400 parking spaces. There would be a courtyard in the center with different amenities located throughout the building. Also, different gathering spaces for the tenants. You can see there is some dimensions on the Wal-Mart to the right where the closest point of the Wal-Mart to the residential neighborhood is 115 feet and then there is a loading/unloading zone and trash area. They probably have deliveries coming and going at various times of the morning and evening. What we are proposing would be the 300-foot distance with about 160-170 feet of green space. A very nice buffer between the residents and the proposed development. The next slide is a rendering from the front, which is Plymouth Road. The next rendering would be from the rear, which would face the residents. One of the important things to note here is that we eliminated the balconies on the rear as a request of City Planning, so we removed that. So, there are no balcony that you can walk on. No space to walk outside to kind of hang out and face the residents. So, there are just Juliette style balconies where it is just a door that opens, but you can't necessarily walk out anywhere. In conclusion, we do think that there is a significant benefit, not only to the advancement of the Master Plan and furthering the goals of the mixed development, we also think that there is tremendous benefits to a much lower intensity user to the adjacent residents and we have committed to a significant green space between the proposed development and the neighborhood. We do think that the benefits for the proposal significantly outweigh any detriment associated with the request. We are hear to answer any questions.

Mr. Wilshaw: Thank you, Mr. Ponton. As I stated before, even though you are showing us some of the renderings of the building, the details of

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that are going to be dealt with in the site plan process that comes after zoning. This is a conceptual plan at this point. This isn't the final product that you are proposing. You are just giving us an idea of where you are at so far, is that correct?

Mr. Ponton: That is correct.

Mr. Wilshaw: Is there any other presentation you and your team need to make at this point, or are you ready for questions?

Mr. Ponton: We are ready for questions at this point, thank you.

Mr. Wilshaw: Great, thank you. Are there any questions for our petitioner from any of our commissioners?

Mr. Ventura: Just to be clear with Mr. Wilshaw's clarifications, so this is the direction that you are going in terms of conceptual...this is an idea, and it is pretty close to what you are going to end up with.

Mr. Ponton: Yeah, it is more than an idea. It is pretty close to what we are looking to develop.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions?

Mr. Long: First things first. Can we go back to the slide that showed the setback, what it is now under the commercial use and then what it would be under this? So, you said it would be under this design you would have about a 300-foot buffer. How much is the...potentially if there were a commercial use there, what would be the setback or what would be the potential proximity to the south neighbors?

Mr. Ponton: Wal-Mart, as it exists today, is located at 115 feet. The overall...the rear yard requirement technically in a C-2 zone is eight feet.

Mr. Long: So, if we don't change the zoning, potentially we could have something that only has an eight-foot proximity there.

Mr. Ponton: I am sure there would be a drive aisle in the rear for fire access and loading similar to the Wal-Mart, so even though the building could technically be located that close between the berm and the drive aisle for safety it would still be around 100 feet. There

would still be different types of activities that could take place closer to the rear property line.

Mr. Long: What are your...again, understanding that it is conceptual, but what kind of rents are we thinking about here?

Mr. Schostak: I don't have the specific numbers in front of me, and obviously things will change assuming that we have more discussion on this, but this is market rate which is higher end. These are rents that us real estate people and you will have to forgive us because we look at everything per square foot. This would be approaching in the neighborhood of \$2.00 a square foot, so your rents are over \$1,000 per unit up to \$1,400 per unit and even higher in some instances. For multi-family they are on the higher end of rents.

Mr. Long: You in envisioned target market...seniors, young families, what?

Mr. Shostak: I think it is a combination. I think it's young maybe newly married, kind of grew up in Livonia and don't really want to buy a house as a lot of younger people don't just yet. They want a nice place that is easy to live in, great location, good amenities, near where they work, near downtown Detroit, near Ann Arbor, and all of those types of things. I think it could be older folks as well that don't want the hassles of a house and just want a brand-new apartment complex with some amenities. Probably some young families too. I think that is generally what it is likely to be.

Mr. Long: Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions? Are we envisioning one and two-bedroom units or are there going to be any three-bedrooms for this?

Mr. Ponton; One and two.

Mr. Wilshaw: One and two, okay. Alright, any other questions from anyone? If there is no other questions from the commission, thank you, Mr. Ponton, for your presentation. I am going to go to our audience and give them an opportunity to speak for or against this petition. You are free to come forward to either of the podiums on either side. We will ask that you start with your name and address for our record and then make your comments. Good evening.

Steven Weldon, 29912 Orangelawn, Livonia, MI. As far as the zoning, let's talk about the Plymouth Road Development Authority. They have long recognized since 1995 I believe that this whole section down Plymouth Road is a commercial geared up development. They have plans designed for all that property along through there. Then the zoning for this particular property has always been commercial. It used to be an airport then it was a mall. A strip type mall. It had Montgomery Ward's and a lot of other big lot stores. So, that the vision between that section and residential area on all sides has been primarily residential in that area behind it. Over time it has been encroaching slowly but surely into other things, but that hard primary lot has been commercial. Now we are talking about having more development in that area with Chick-Fil-A and other units coming in, which represents a lot of traffic through there. That Plymouth Road area wasn't developed to have an extra three lanes on each side, so has this group done any kind of studies for the traffic looking at what this along with this. Then we are also talking about the infrastructure aspects. We are looking at the electrical. That's not a big deal per se, especially when you are talking about commercial. When you look at Target, Wal-Mart, and the activities that go on there, their infrastructure is not geared towards a lot of heavy usage on their water supply. They don't have people that are living in that environment, so it is kind of a transitory thing to say that I need to use the bathroom here or there, so the water demand is not as big there. It is also more of a big brick type of environment where they aren't likely to have fires erupting in that environment. They have pretty good fire suppression schemes. When you start talking about oh a hundred plus units for families, well there is going to be a lot of demand on the facilities, the water. Then there is the traffic and parking. Well, there is no easy egress right now except through the commercial section to get in and out of that area. I don't believe personally that most people are going to be looking forward to this as a benefit to have a residential type construct of three-story apartment dwellings that they can move in and out of there and then have to negotiate the traffic. If you have ever been through the Wonderland Mall area now, it gets pretty hectic. It is quite a demand. Then you have the police that get called in there a lot of times. You have those kinds of factors that this commission should look at studies to say what is the traffic going to be, how much is it going to impact that area. Well, if you tried to do something more to help that apartment complex you would have to have egress, which then opens up what was designated before of no entrance in and out from the residential area. If

you are going to put apartment complex over there and you are talking over 100 units, well, what about the school children and the school buses. They need to get in and out and they are going to have to go off of Plymouth Road and Middlebelt and that is a lot of traffic trying to get in and out of there. I would like to see studies, actual studies, showing that kind of projection of what the traffic is going to be with Chick-Fil-A, which we all know is very popular. It is going to demand a lot of traffic. We can't even get out of that residential street on Orangelawn now as it is. If you had to open up the egress to their which we are very much opposed to anybody opening that up. We already had enough traffic over there before. If you open that up to over...he said 400 parking lots, and you get a lot of kids...what they like to do is when they go and rent an apartment, they share the apartment to make it cheaper for them. So, you can get three, four, five people in an apartment. I know this from personal experience. So, you are going to get more than the vehicles that are projected to be there for each unit. These are things that the Planning Commission should be behind looking at. This is a zoning area of commercial and now they are going to try and add in some apartment complexes where it is going to be back by the residential and then as...is there a demand for apartment complexes? We have the Holiday Inn, we got a lot of...if you look at the map, there is a lot of areas around here that actually provide rental units, not only on a weekly basis or monthly basis. They depend on some of that income as well that you are going to be trying to take away. So, you are trying to fit in 100 plus family units in a small area even though that is 10 acres for that section there which is right in the middle of that commercial area. Why is that? Is that a really good thing that our city needs? No. They could put this somewhere else where there is a nice open lot for actual residential areas. We already have some apartment complexes as part of that development. You didn't have to rezone it. You are trying to ad-fit something under this Plymouth Venture 21, which was by the way passed under emergency procedures. Why was that needed? Why isn't this brought up for the whole public to decide on? There is no emergency needed for this Livonia Plymouth Venture 21. It is designed to say that we wanting to introduce new families so more families come to Livonia. We are going to have bike trails, walking trails. How are you going to fit that into this area? If you try to use a bike trail or walking trail you are going to get hit by traffic in and out of that commercial area. It is ridiculous. So, I would expect this commission to be looking at those kinds of factors to say why are we doing an ad-hoc for the benefit of those three areas that he was mentioning. This whole Livonia

Plymouth 21 Venture is geared strictly for the Shostak's. He has been trying for decades to try and get something into that commercial area. This is not a residential fitting. It is only a last-ditch effort to get something in there and he is using the wrong type of development for this. So, if you rezone this you are going for one benefit of one developer versus the community of Livonia. This is our community. We don't need a commercial area of families now stuck in one area that is not going to be a good fit for them. Buses trying to get in and out there. Traffic trying to get in and out of there. You are going to have the water issue. Again, if all of the sudden our flood plain gets flooded because of all of that...like I said, instead what commercial does for the water demand, you are going to have a lot of things going through that water pipe. It isn't geared for this. So, if you get that you should include in there that the Shostak's are responsible for if we have flooding in this area now. You are putting a lot of residential units in a small area that is not meant for that. You take the normal residential street, you probably got twenty units over there on one section of the street. You are going to multiply that by five in one concentrated area. The infrastructure is not meant for that. Look how long we have been there, and we haven't had an issue. So, I urge this commission to look at those things and say this is not fit for this area. Find another area or find another unit to move in there that fits the commercial zoning. Thank you.

Mr. Wilshaw: Thank you, Mr. Weldon. Is there anyone else in our audience wishing to speak to this item? Anyone else wishing to speak? Please come forward. Just so the audience knows as you are addressing your comments to us, we are certainly taking these into account. Any questions that are asked or directed toward the petitioner any questions you may wish to have answered we are taking note of those, and we will give the petitioner an opportunity to come up and answer or address some of those issues after all the comments have been received. Thank you. Good evening, ma'am.

Cheryl Lupu, 29864 Orangelawn, Livonia, MI. We live behind Wally World over there. I can't stress enough the amount of trucks that area continuously running and vibrating our homes. So, I can't even imagine what this would be like with 201 units vs the berm. We have people running with their dogs doing whatever so there is another use for that so-called berm. That berm isn't even up to standard from the last time they did it. There is enough noise over there now, we don't need it. The traffic is extreme problem. I call it (inaudible) at the light over on Milburn and

even trying to get out on Middlebelt you cannot do it hardly because they moved that light to Target to accommodate them. It was accommodating us at one time. Greenspace, I see them using the berm. We had more problems with the berm and people up there and it is just not fit for our area. So, whatever it is you cannot convince me that this greenspace that they are proposing to everyone is not going to work. I can see it. One and two families I don't see that either. I think Seven and Farmington is a great fit. He owns that one too. Let him go over into that area. We have done enough. We have given enough up in our area. Just for what is back there now. Thank you.

Mr. Wilshaw: Thank you, Ms. Lupu. Anyone else wishing to speak on this item? I want to make sure everyone else has an opportunity to speak first, Mr. Weldon.

Victoria Kowaleski. 29960 Orangelawn, Livonia, MI. Directly behind the developers proposed project. I am just going to read what I have written and put together for y'all. So, I won't be looking up and all.

Mr. Wilshaw: That is fine.

Ms. Kowaleski: As part of your job here surely you are all aware of how many properties has throughout our city. Each one of you can probably name at least one other property where this would be conducive for this project. Years ago, I was a secretary for a land developer. The man owned hundreds of parcels of land. He built many apartment buildings, stores, a nightclub, homes, and I can say that in the time that I worked for him he would never have considered building apartments right behind the backyard of a long-established neighborhood because that would have been outrageous. Let's define outrageous. Great exceeding what is moderate or reasonable, shocking. Our neighborhood is in shock right now. We are talking with each other, and we continue to try to understand why this Planning Commission is even considering the zoning change for a project of this type. One of my neighbors shared with other neighbors that one nigh they saw people sleeping in sleeping bags on the berm behind our homes. That is outrageous. It is a shame that I can't go out in my backyard without a body alarm. I had to take up that habit over four years ago seeing and hearing men on the berm at 2:30 a.m. when I went out behind my house to put the trash out. From then on, I have never been able to feel safe in my own backyard at night. How much worse will it be

with hundreds of people back there? For the past 29 years my home has been my American dream. This developer is making it my American nightmare. They are saying three stories right now, but the caveat is the fourth story. Maybe it will be there, maybe it won't. I am thinking that it is going to be there knowing Robert, however, it will be intrusive either way. No matter how high it is. I'm sorry.

Mr. Wilshaw: It's okay, Ms. Kowaleski.

Ms. Kowaleski: Thank you. I already asked y'all if you would want this in your backyard and I have done a little research and I know where your backyards are. That is not a threat. I am just saying that I know where you live, and you wouldn't want it in your backyard. Right? Carol? Ms. Smiley. Every homeowner in Livonia should be able to feel safe and secure and comfortable in their own backyard. Please stand up this time for our right to be safe and secure and comfortable in our backyards. The amount of space from the apartments, proposed apartment project, to my home and the promise of increased firs on top of the berm it doesn't negate the bad effect that this is going to have on our neighborhood. We have people there in the middle of the night on the berm. Think about the wintertime. All of the kids that might be living in that apartment complex. Being on up on the berm, people coming and smoking their dope on the berm, the people don't smoke in their apartments, so they go outside, where are they going to go? They aren't going to sit around the apartment complex they are going to go away from there, okay? It is coming back to us. It is coming back to our backyards. Please, I am begging you people, do not give this zoning change. This is not what you want to do. It is not what we want. We have a voice. Let our voice be heard this time. I have been in this situation since 2005. I have lived in my home for 29 years. I raised my children there and now I am raising my granddaughter with me five days a week. I can't let my granddaughter go out and play in my backyard because I don't know what is going to come over the wall. That's wrong. That's outrageous. I thank you for allowing me to speak and I hope you will take to heart the words I said, because we are fighting for our own privacy and comfort and safety. Thank you.

Mr. Wilshaw: Thank you, Ms. Kowaleski. Appreciate your comments. Anyone else wishing to speak for or against, please come forward.

Jeanine Sullivan, 29944 Orangelawn, Livonia, MI. You will have to bear with me, I am not a public speaker.

Mr. Wilshaw: That's okay, we are an easy group.

Ms. Sullivan: Pretty much my neighbors have summed up what we all discussed and talked about, but I do have a lot of questions. I have a printout of the new zoning map that y'all passed in August. According to your own map, we are an N1, strictly neighborhood, and on the petition, it wants us to be NM2, which we are not. Doesn't make any sense. How many zoning changes are they asking for? The property was purchased as commercial, C-2. They knew what they were buying. They knew what was going in all of the different business. They knew all of that, but now when other businesses are being vacated it seems more profitable to them to build an apartment complex. That is a nice piece of property back there, yes, it is. But, for that many units it may very well cause a great deal of problems. Nobody has yet really touched upon the retention pond. The retention pond, this whole year, has been our savior because luckily those of us that are right in that area have not had the issues of flooding that other cities have had. Thousands upon thousands of dollars of damage because of the rain and who knows if this will happen again. You add in a three-story building full of concrete and their swimming pool and whatever else...that alone is going to impact that retention pond. That retention pond is there for a purpose and if they have multi-families living there, are they going to perhaps build something around the berm to keep families away from it, because children are definitely curious. Will their little families be running out there and somebody is going to go into the retention pond and not come back out? What Vicki brought up about the berm is really a very stressful issue. It is true. It is one thing if you have your neighbors walk along and wave hi how are you. We all look out for one another, but when you see someone up there that is strolling and looking and strolling and looking, you feel like they are casing your home. I at least was happy to see, and I don't know if it will be true or not, but I would like them to do...I don't know if I can ask for a promise or not, but a balcony...we have a hotel right down the street from us. People living there. Unfortunately, it is a little bit lower, but they can still look out into the yards. Those people have dealt with it for a very long time. We have the motel. Right next to that on the other side of the fitness center we have the hotel with the banquet center. People are in and out of there all the time. We want people to come to Livonia, but do you think that they are going to come to

live back there next to Wal-Mart where they can look out and watch the Auto Zone or they can watch them loading and unloading the trucks behind Wal-Mart? Every year during the holiday's all of those big box stores bring their big cargo containers I guess you would call them, and they just line them up on that roadway where you are planning on having an in and out for the people for the school buses. I don't know if they have addressed the issue of fire hydrants. That is another concern. Really it is. Right now, our back wall is graffiti. People throw shopping carts. I don't expect any of that to change, but I am fearful that it will get worse. People living in that area during the middle of winter if they can't go to their swimming pool where they got to go, the mall is only open so many hours. Young families, I am not too sure of. You are talking one and two-bedroom apartments. That isn't really a family. That is maybe one or two people. You don't put kids in a one and two-family apartment normally unless it is lower rent. That isn't their vision. They say...I shouldn't say they, but in the Livonia 21 it says that the shaping of a city and planning for its future development should plan on grouping, because having the same height, same architecture, the same business, the same residential, that is what is going to build our city. You could put all of those people in that building and they may go over to Plymouth and hang out over there and go to the restaurants over there, walk around over there, go to the parades and what have you, it doesn't necessarily mean that they are going to increase the revenue of Livonia. My biggest fear is Livonia has always been family oriented. Our neighbors look out for one another. I worry that we will have another influx of people leaving. We have had neighbors already that have sold their homes and have moved out because they are fearful. We all know that we can't stop progress and we want the city the flourish, but we want the city to be to flourish with us in mind because we are the ones that have been sitting there paying taxes and keeping properties...we are Livonia. We, the ones that have been there for years and years, we are Livonia. We want to see the city prosper, but not at our expense. I think that is al. I had a whole lot of notes, but like I said I am not really good at that.

Mr. Wilshaw: You did fine, Ms. Sullivan. Just so you know, because we are at the zoning stage of this petition, we are not at the site plan stage, that is why you haven't seen some of the discussion around things like balconies and fire hydrants and some of those details. Those would be in that stage of the petition.

Right now, we are just really looking at what is more appropriate for that place, that location. Is it commercial or is it residential?

Ms. Sullivan: I have another question if I could?

Mr. Wilshaw: Of course.

Ms. Sullivan: I noticed on the new rezoning that the original petition was from a C-2 to an R-8.

Mr. Wilshaw: Correct.

Ms. Sullivan: And all of the sudden the R-8 is non-existent?

Mr. Wilshaw: Correct. That is because the city has changed the entire zoning ordinance in the middle of this process. So, it was a major rewrite and the R-1 through R-8 and those different zoning classifications have been changed. Now, the NM2 is the appropriate similar zoning. Closest thing that we have.

Ms. Sullivan: According to this map we are just an N1.

Mr. Wilshaw: For your...

Ms. Sullivan: Our neighborhood is listed on that map as an N1, not NM2.

Mr. Wilshaw: Correct. That is your neighborhood that is that zoning. The petitioner is asking to have their piece of their property, which is currently commercial, moved to NM2.

Ms. Sullivan: They want their property...

Mr. Wilshaw: Yes. They aren't rezoning your property; they are only rezoning their own. That is something that any property owner can do. If they have a piece of property and they wish to use it in a different way, they can come to us and petition to have that zoning changed. That is why we are here tonight. To see if what they are asking to do and to decide if that is appropriate or not and make a recommendation to City Council. We will see how things go.

Ms. Sullivan: Thank you.

Mr. Wilshaw: I hope that helps. Thank you, Ms. Sullivan. Good evening, sir.

Merlyn Smith, 30039 Richland, Livonia, MI. I live ten houses from where the wall that is...you know where the other side of the wall going to be the apartments. I have not received one notice about any of these meetings. I did make the Zoom meeting. I don't know the regulations of how far they go, but I think 10 houses should have been notified. The second meeting I couldn't make and so this is the third one, which the other two have been tabled. I don't know if we got a notice on why they were tabled. Long enough for them to change the resident eight to the NM whatever. Sounds kind of fishy, but anyhow...so, I am going to touch base on what was said. Commercial...I don't believe any residential should be any commercial with any commercial property. The berm was put up so we wouldn't hear noise and you don't see it. Now they want to build something higher than the berm. That don't make sense. Okay. I am for progress, yes. Okay. If you want to change that zoning area, change it all. All of that to residential, which ain't going to happen. It is all about the money. Could I get the one schematic where they took a picture where we are not going to see much of the building? Am I allowed to do that?

Mr. Wilshaw: Yeah, Mr. Taormina can pull that up. This is what is called a site line diagram.

Mr. Smith: Yeah, that one. The closer you get to something. I know you guys are kind of down and this is up, but if it is reversed, see down here I am not going to see much of you guys, but you will see me.

Mr. Wilshaw: We still see you. We got it.

Mr. Smith: Right? So, that view is like useless. That view is useless. I live, like I said, ten houses away. So, I am farther away, and I am going to be in my living room. I am going to be able to see that building. It was supposed to be four, they knocked it down to three. I will even be able to see a two-story building. Right out my front window. I am ten houses away...I don't know if you guys are familiar, but that road curves. With that, I just ask you to not pass it.

Mr. Wilshaw: Thank you, sir. We appreciate that. Good evening. Anyone else wishing to speak? We have another member of the audience coming forward. Good evening, sir.

Jeff Grad, 11325 Blackburn, Livonia, MI. Hello. Thanks for letting me talk. Just bringing a little bit different perspective. We talk so much about,

you know, families first and ya know young families moving in. A perspective from a young family...I have lived in Livonia for 34 years. I own a small business in Livonia. My parents live in Livonia. I have two young boys and one on the way that could potentially be going to Livonia Public Schools. So, you know, I think I am the perspective, and I am kind of the family that Livonia is hoping to attract. I can tell you right now if this had passed and this zoning had passed, which before I had been looking for a house I wouldn't have moved to where I live. I would have moved to Northville or Plymouth, ya know, which you know they might make that decision and you are going to lose out on a lot of great young middle-class families. I think those are the families that the city wants to attract and also maintain our long-time residents. There is that and you know when I was listening to Jeff Shostak talk, I almost thought it was comical. It doesn't seem like they did a lot of research. It doesn't seem like they are trying that hard. I feel like they don't think that have to try that hard. He said we base where we put our...decide on whether it is residential or commercial...two of the three things he said are almost laughable. He said we base it on what the residents say and what the current people living there want and we also base it on...oh is it walkable....you know to make a residential area, is this walkable. I am pretty sure that a Wal-Mart, a liquor store, a plasma donation center and a gym...I am pretty sure its not really...between my old parking lot in between is not the definition of walkable area. That was kind of ridiculous. The next thing is the whole idea of rezoning this property. I mean, why would we even consider rezoning this to residential? I mean...again, this...the only reason they are doing this is because of the COVID, and big box stores obviously are...big box stores aren't moving in as much as they were before. More people are buying online, ya know. It is that and they are playing off the whole this Livonia 21 Vision, which I think over the last couple years...since it has been...I started reading about it....I think it is transitioned into something that it was originally...parts of this were not supposed to be. The idea, when I did those questionnaires, and it said what do you want future Livonia to be? Yeah, attract families and people are like, I love Plymouth and Northville. I love the idea of a downtown. Let's do these mini downtowns. So, you have all these people voting yes, I want these mini downtowns. Now, a mini downtown apparently has turned into putting in a multi-rise apartment building between a Wal-Mart and a Target. That is going to bring value to this city? I mean lets honestly look at each other and...is that really what we want? We are adding value to this city by doing that? That is a joke. I think it shows

you...we have a hundred...if my math is somewhat correct, I am a CPA, but it is hard doing math sometimes. Like 175 no's to 4 yes's. What are we doing here? I think that kind of speaks for itself. The residents don't want it and this is a rezoning. This is not residential. They should have thought about this when they bought the project. They are only fitting it to whatever they need to fit their financial portfolio and their financial mix to hit those profit numbers that they need. That is the only reason they are doing this or else they would have come with a plan from the beginning to make this a multi-use. To have the residential with the walkable...a full walkable community, which is what the people want if we are going to progress into something that looks like a mini downtown. It is something with...yeah, high-density residential, but something that is walkable with bike trails and commercial built-in. We have other cities that have that and that adds value. Throwing in an apartment complex between a Wal-Mart and a Target and a liquor store and a plasma center doesn't add any value to the city. I just wanted to present that as a young family and you know a lot of other people that I talk to in my neighborhood, they feel the same way as me. They will probably move out if this goes...if this passes, I will probably too. It is unfortunate. I do own a business here and I have lived here my whole life. I am only 34, but I have lived here my whole life so...I just want you to keep in mind there aren't a lot of young families here at this meeting, but I have a lot of friends in Livonia, and I know a lot of people and every single person I have talked to feels this way. Let's just keep that in mind. Thank you.

Mr. Wilshaw: Appreciate your comments. Anyone else wishing to speak? If there is no one else...our audience is determining if they want to speak. Mr. Weldon, we will give you just a few moments.

Mr. Weldon: One of the aspects that I wanted to bring up about what would fit in that area. Mr. Shostak has several restaurant aspects of his own. He has Jersey Mike, and I think he has the Mod Pizza and Del Taco. He could put some of those right in there. That is a perfect fit for him and his own business to fit in there. He should be thrilled to be able to say oh look at this area, I can...then the residents would have a lot closer view of this restaurants and frequent those. Now the other aspect of where he mentioned some side aspects about making it nice and green and things like that. Well, we have dealt with his promises before back when he wanted the electronic gaming center to draw the young kids in there. The residents opposed to that, and it still went through. When he did this current

renovation of the Wonderland section, he envisioned all these big lots coming there, well, they didn't come. If he had taken and had the vision like they had in Detroit, yes you could make a little micro downtown, but then as the other person was mentioning, you had the similar architecture. You had the homes and businesses that fit. This is not a fit. This is an ad-hoc. The reason that the Livonia Venture 21 has changed as some have noticed its because of his input. His influence. It is changed to fit those properties that everybody is pushing for to say let's change it. Let's add these...what is now the only viable thing that he sees is apartment complexes. That is not viable for this. This is, as the Plymouth Road Development Authority envisioned, dedicated. It has a lot of the commercial businesses. Ford, GM, and all the other businesses that have been built up along that stretch. You don't just start throwing in because it is old. We have changed our definition of what Livonia is. No, we are still families first. This is what your guys need to look at and say is this really appropriate to jam this in as an ad-hoc and again you are going to have the school buses and the architecture issues and the water issues. The flooding. One other area that I didn't bring up was...as close as those are, and you have that many units, there has been a lot of fires of apartments that have been reported in the news over the past couple years. One in particular they just showed and I was going to bring it here. They showed how this went up in nothing flat. With the way the berm is and again one of his promises when he built this current innovation of Wonderland, the berm was going to be 12 feet tall and was going to have those trees alternating on both sides, well he neglected this whole section. It isn't 12-feet, it is more like 9 to 10-feet. We always have to call to have it serviced to have the weeds cut down. Well, we have these scrawny looking trees in that section where he is now going to propose let's do next...well, he never follows through with his promises. When they moved the movie theatre in there...oh, we won't have showings in there after 10 p.m. Well, no, it's two in the morning we still had kids out there with car alarms and booze and bottles going on. So, really think about changing this from commercial, which the Plymouth Road Development Authority has dedicated their plans to. They did not interject residential in there. This is all strictly for that, so you are trying to mix something in now or he is trying to mix it in. Again, because of his profit where he is looking...I need some money coming in. As residents, we need some peace and stability and again, throwing in over a hundred plus units into that one little area that most people would not want to just say I

live in that section between Wal-Mart and (inaudible) not going to be attractive to them. Thank you.

Mr. Wilshaw: Thank you. With no one else to speak on this from our audience, I am going to go back to our petitioner and ask if they would like to address anything that they have heard this evening. There has been some comments made about traffic and infrastructure and so on, if you want to address any of those, you are welcome to.

Mr. Ponton: Absolutely. Thank you, Mr. Chairman. I think from a big picture perspective we at Stonefield Engineering and Design and our firm has gone through a number of different communities throughout the nation and within the last five to seven years, I would say trying to introduce this new concept of mixed development that looks a little bit different than what people are used to and nine out of ten it is typically controversial. So, we are not really surprised with what we are hearing here today, but we do think over time if the residents give us the opportunity to meet with them and have some community meetings and discussions and potentially do some research on these types of developments that we may be able to change their opinion over time, although we know it is an uphill battle. I think to touch on a couple of the points...safety, one of the main concerns and you can hear the residents up here...I am sure it doesn't make any of us feel good to hear that someone is walking back and forth on a berm or that someone is sleeping in a sleeping bag. What our professional review is of this is that that typically happens when you have an area of a project that is undeveloped. Where you have a place that someone can loiter, where you have a place that trucks can idle that is not necessarily monitored, but we do think that by bringing activity into the neighborhood by bringing in a community...you hear people speak and they say they love our neighbors, and the businesses, you know, they're loud and trucks are back there and they are rumbling and where they store the pallets....what we are trying to do it make people understand that we are bringing in more high quality neighbors and more high quality community. There has been some conception in the past of what types of people live in apartments and maybe some misunderstandings, but if you look at all of the studies and the recent trends, millennials are renting at a higher rate than they are purchasing. Baby boomers are renting at a higher rate than purchasing another home once they get to be an empty nester. I think that part of the family first and bringing families to Livonia is bringing young professionals when they get their first job for

the first couple of years and then they start to live in the city and get to be a part of the community and make friends and frequent the businesses. Then, over time, they do want to move into a bigger home or have more space that they do stay in the community of Livonia. In terms of infrastructure, nine and a half times out of ten, this use that we are proposing, multi-family, is going to be lower intensity in almost every aspect...Traffic, utilities, everything across the board than some big box users and what is permitted here by right. We would be happy to provide those studies, but we do think that there is also benefit, believe it or not, in terms of what we are proposing as opposed to what is permitted here by right. We do try a lot of times, we do understand that this has been a green and undeveloped piece for a number of years and we understand that residents and neighbors and everybody gets used to that and they want it to remain, but I do think sometimes what we are trying to convey and what I have seen in some scenarios is that a three-story hotel is permitted by right within 75-100 feet of that property. Big box retail is permitted. So, the perspectives that we are showing and some of the comparisons that we are making is what this could be under the current zoning classification and what it could be under the new zoning classification. Typically, what you see is greedy developers as people want to say go in front of a commission and it is typically, they are trying to change residentially zoned properties into commercially zoned properties. When the developer is willing to restrict the uses on his sites to restrict restaurant, to restrict retail, or restrict hotel, these things would no longer be permitted by right under the new zoning classification. That is something that we want the residents to understand. Although we see and may agree that it may not be the perfect fit for mixed use at this exact point in time, it is the first step. Potentially bringing another mixed-use development next door when a tenant may leave and then reshaping and having some adaptive reuse of some of the other buildings. In terms of the view, we did another perspective because I think one of the gentlemen wasn't too big on the view...the perspective that we provided. We did provide another view in the packet. It would be from the apartments to the back yards of the houses. If you would like to share that with the residents. It is part of the presentation that you have to show the perspective. It is important to remember that the Wal-Mart building is about 37 feet at its highest point, but it is 140 feet away. We are going to be 300 feet to the property line. So, from the property line to the windows of the home, you have another estimated 40 to 60 feet. So, you are 350 feet away. Most of them have their garages in their rear.

So, we do think that the perspectives that we provided are very realistic. If you look at the line of sight provided in those, as well as we are very confident that that is what people would see.

Mr. Wilshaw: You are correct that there is in our packet a perspective offered from the third-floor apartment window to the residential property. I believe that is the same diagram that is being shown on the screen. That is a perspective from a third-floor apartment back toward the berm area. Thank you.

Mr. Ponton: I think with those being said and there are any other questions we could address; we would be happy to do that. The one thing that I think...so, the R-8 zoning actually allowed for much taller buildings than the multi-family zoning prior to the switch. I do think that if I had to pick this apart as a resident, the one thing that I would say that is more beneficial in the NM2 than the C-2 is that the...and it was brought up here tonight, is that the NM2 allows for four-stories, where as the C-2 allows for three-stories. I think what we are proposing, three-stories, we are not planning on changing that and if it would give the residents some comfort, we would be happy to make that as a condition of our rezoning moving forward, just so there is a guarantee on the record for the residents.

Mr. Wilshaw: Thank you, Mr. Ponton. Yes, you are correct that as this changed and because of the length of time this has taken and us changing the zoning ordinances, we did go through a process of looking at the differences between the R-8 zoning and the NM2. There are some aspects in which the zoning allowed, the zoning change allowed for to be more restrictive and other aspects that allowed it to be less restrictive. It sort of balanced. There is...we did review those changes in our study meeting to understand, so that all of us understand what those changes were. I just wanted you to note that. Is there any questions from any of our commissioners for our petitioner before we move forward, since he is at our podium and willing to answer?

Mr. Ventura: You mentioned winning the hearts and minds of the adjacent neighborhood, which I think is an excellent idea. I have been looking at this plan for a couple of years. Over that period of time that you have been contemplating this development, how many meetings have you had with the neighborhood?

Mr. Ponton; We have not met with the neighborhood.

Mr. Ventura: None?

Mr. Ponton: That is accurate.

Mr. Ventura: Thank you.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions? I don't see any other questions for our petitioner. Thank you, Mr. Ponton. At this point I believe I can close the public hearing and a motion would be in order from our commission.

On a motion by Ventura, seconded by Smiley, and unanimously adopted, it was

#10-53-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on October 19, 2021, on Petition 2020-08-01-06 submitted by Middlebelt Plymouth Venture, L.L.C, pursuant to Section 13.15 of the Livonia Vision 21 Zoning Ordinance, requesting to rezone parts of the properties at 29707 & 30273 Plymouth Road, located on the south side of Plymouth Road between Middle Belt Road and Milburn Avenue in the Northeast ¼ of Section 35, from C-2 (General Business) to NM2 (Neighborhood Multi-family), the Planning Commission does hereby deny Petition 2021-08-01-06 for the following reasons:

1. That the Petitioner has failed to affirmatively show that the proposed change of zoning to NM2 Multifamily Residential and the intended design and layout of the development as presented to the Planning Commission would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the design concept as presented by the Petitioner fails to achieve the goals and objectives of the Livonia Vision 21 Master Plan which seeks to create a mixed-use development in which the apartments are integrated within the surrounding commercial land uses.
3. That the plan to construct two (2) very large, three-story apartment buildings, each containing approximately 100 dwelling units, is contrary to the goals and objectives of the Livonia Vision 21 Master Plan which recommends high density residential in buildings that have a residential scale and character by creating smaller buildings close to streets and in smaller blocks to establish a walkable pedestrian

environment with better connectivity to the surrounding area.

4. That development of multifamily residential on the subject site pursuant to the standards and guidelines as set forth in Section 5.04, Form-Based Development Option in Commercial Districts, would achieve the desired outcome of creating a mixed-use development that is consistent with the Livonia Vision 21 Master Plan and that integrates multifamily housing with the existing surrounding commercial land uses.
5. That the proposed change of zoning is inconsistent with the established pattern of development in the surrounding area and would adversely alter the character of the neighborhood, and
6. That the proposed zoning and use is contrary to the purposes, goals and objectives of the Zoning Ordinance, which seek to ensure compatibility and appropriateness of uses so as to enhance property values and to create and promote a more favorable environment for neighborhood use and enjoyment.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 and 13.15 of the Livonia Vision 21 Zoning Ordinance.

Mr. Wilshaw: Is there any discussion?

Mr. Taormina: Just a point of clarification. I think it was inadvertently said that it was R-8 as opposed to NM2 in the opening sentence. You want to confirm that to be correct.

Ms. Smiley: In the first line it says to from C-2 to R-8.

Mr. Wilshaw: Correct. This would be a denial from C-2 to NM2. You are okay with that Mr. Ventura?

Mr. Ventura: Yes.

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to City Council with a denying resolution.