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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
WEDNESDAY, JUNE 2, 2021
7:00 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.

**A Public Hearing for the following item will be held on
Wednesday, June 2, 2021
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan**

AUDIENCE COMMUNICATION

NEW BUSINESS

1. Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast $\frac{1}{4}$ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential).

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.**

From: [Simmons, Jennifer](#)
To: [Reece, Stephanie](#); [CityCouncil](#)
Subject: FW: Online Form Submittal: City Council Inquiries
Date: Tuesday, June 1, 2021 1:27:33 PM

Jennifer Simmons

Constituent Relations Specialist
City of Livonia | Mayor's Office
(734) 466-2204
jsimmons@livonia.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, June 1, 2021 11:47 AM
To: support <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	GARY
Last Name	LENTZ
Email Address	glentz@mi.rr.com
Phone Number	2483484333
Topic	City Council Meetings
Date of Issue	6/2/2021
Attachment (Optional)	<i>Field not completed.</i>
Comments	Zoning Petition 2021-03-01-01, 28200 7 Mile Rd

Council Members:

I am the property owner of 19300 Lathers St north of the subject property on the east side of the street. I am against the proposed rezoning sought in this petition. First, the present zoning better

serves the needs of the city and residents by providing office space. Second, this parcel is much too small for multiple family housing uses. Third, multiple family housing is not needed at this location as there are more that sufficient such zoning in other areas of the city. Fourth, such a change in zoning to multiple family use is not in character with the current zoning and uses in the area which has businesses along this section of Seven Mile and single family residences. Fourth, this proposed rezoning is non-conforming with all other zoning in the area and it would not fit in with the neighborhood. Fifth, vehicular traffic would be much greater and be 24 hours a day as opposed to what we have had with the present office building (prior to its closing). Sixth, it has been shown by studies that there could be more crime in multiple family housing as opposed to the present zoning and in single family residential areas. Seventh, this proposed zoning could require more city services than the current zoning.

For the reason stated herein, I respectfully request the this petition be denied.

Thank you,
GART E LENTZ

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

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250

May 12, 2021

To be announced at the City Council Regular Meeting of **Monday May 24, 2021**

**A Public Hearing for the following item will be held on
Wednesday, June 2, 2021
7:00 P.M.
Livonia City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan**

Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast $\frac{1}{4}$ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential).

cc: Mayor, City Clerk (suggested publication 05/20/21), City Treasurer, City Attorney, Director of Planning & Economic Dev., City Assessor, City Engineer, Director of Public Works, Director of Finance and Director of Inspection



REPORT TO THE LIVONIA CITY COUNCIL

Planning
April 19, 2021

MEETING DATE

June 2, 2021

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast ¼ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential).

BACKGROUND

RECOMMENDATION

At the 1,167th Public Hearing and Regular Meeting held by the City Planning Commission on April 13, 2021, the following resolution was unanimously adopted:

#04-13-2021 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on April 13, 2021, on Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast ¼ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential), the Planning Commission does hereby recommend to the City Council that Petition 2021-03-01-01 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as a multiple family residential apartment complex would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.
3. That maintaining an office land use is more consistent with the established pattern of development and character of the area, and
4. 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 23.05 of Zoning Ordinance #543, as amended.

A roll call vote on the foregoing resolution resulted in the following:

AYES: Long, Bongero, McCue, Smiley, Wilshaw

NAYS: Caramagno

ABSENT: Ventura

ABSTAIN: None

FISCAL CONSIDERATION

ATTACHMENTS

1. 2021-03-01-01_Kadaf_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 19, 2021



Maureen Miller Brosnan, Mayor

Date: April 22, 2021

**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: 3-12-2021 Petition 2021-03-01-01

Site Address: 28200 7 Mile Rd. Sidwell _____

Requesting To Rezone Property From OS To R7

For the Following Reason (s) The intent is to convert this property into a multi-unit modern apartment building.

Applicant: Fadie Kadaf- Managing Member Business/Company: 28200 7 Mile LLC

Applicant's Address: 4 Parklane Blvd Suite 312 City: Dearborn State: MI Zip Code: 48126

Applicant's Phone # (313) 737-3994 Applicant's Email frank@callharbor.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 (3 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: 28200 7 Mile LLC

Owner's Address: 4 Parklane Blvd Suite 312 City: Dearborn State: MI Zip Code: 48126

Owner's Phone # (313) 737-3994 Owner's Email frank@callharbor.com

Signature of Owner: _____ Print Name: Fadie Kadaf- Managing Member

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

on this 12 day of March 20 21

Signature of Notary _____ My commission expires _____

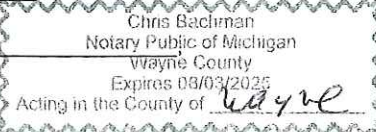
APPROVED AS FORM
Department of Law

By: Michael E. Gistner

Date: 3/15/2021

2021 MAR 12 PM 2:53

RECEIVED
OFFICE OF THE CITY CLERK





Thank you, Livonia City Council, for taking the time to review the plans and proposed rezoning of the property located at 28200 7 Mile Rd.

With current forecasts for commercial office demand and recent economic changes have led us to pursue the rezoning and renovation of the property. With the support of the City of Livonia and the surrounding neighborhood we are prepared to create a new modern and upscale apartment building to serve young professionals and those looking to downsize that wish to stay or move into the City of Livonia and contribute to the community.

Historically, and unfortunately this property has been a nuisance to the community and law enforcement. The property has been an eye sore to the neighborhood and primary view of the corridor to the public park located down the street used by the city residents. The surrounding area has expressed support for the property to be rezoned and re-vitalized to the end the ongoing misuse of the property and create a well kept and safe corner.

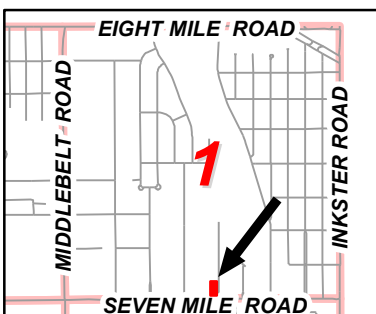
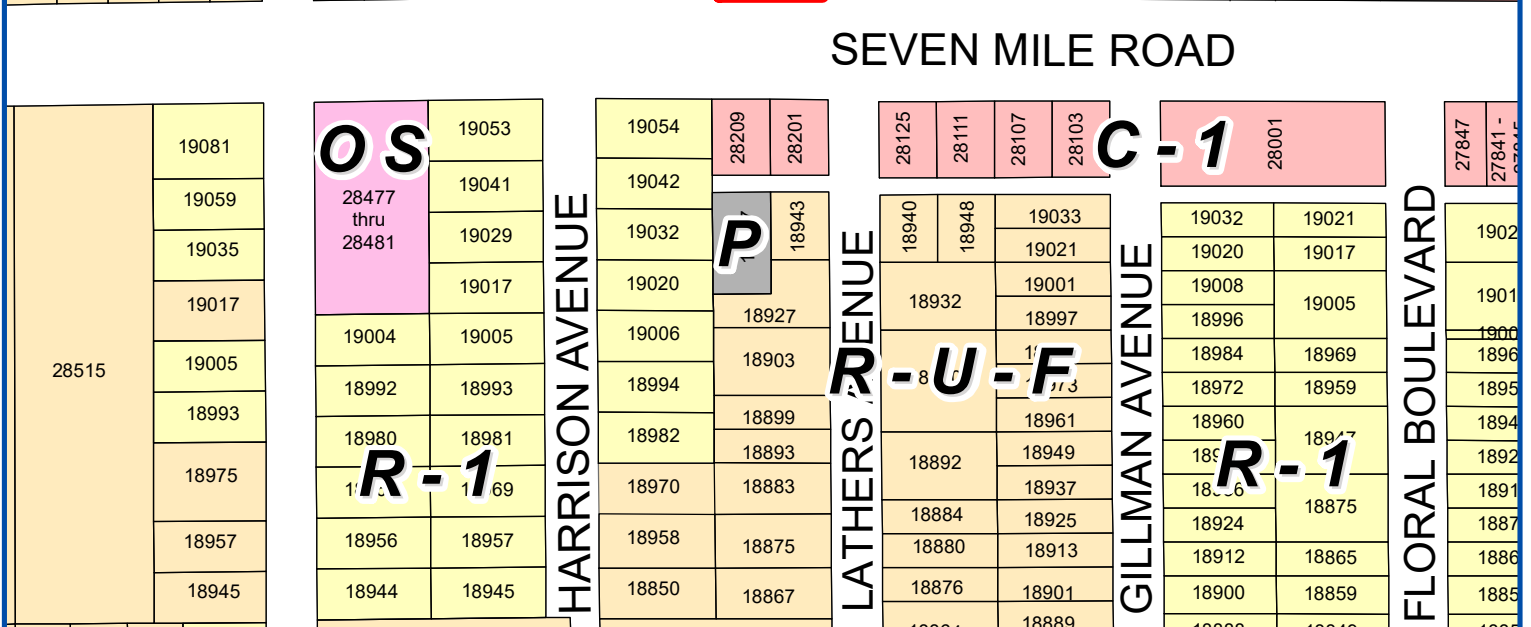
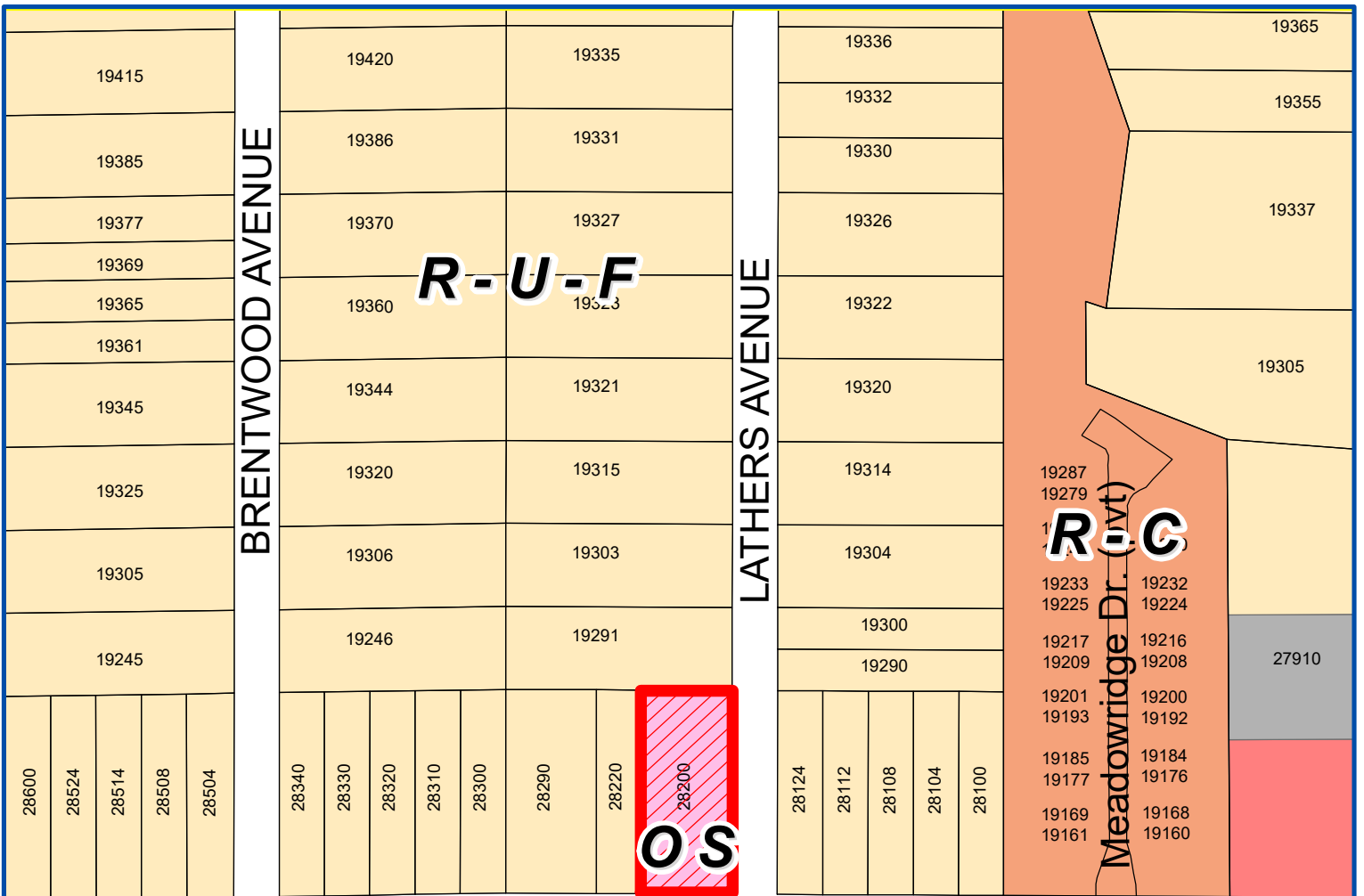
With this redevelopment the community will gain from a better tax base, local small business support, attract new residents to Livonia, and in some cases a steppingstone to home ownership in Livonia. In a time where many communities are pivoting to revitalize and modernize, this property will add improved street façade of the 7 Mile corridor.

Help the case of rezoning to multitenant residential (R7) is currently the property has ample parking and the ability to add more green space. In addition, side street traffic should decrease to the properties sole side street entrance as residents will be most of the traffic.

We hope that our vision of the future of this property is aligned with the vision of City of Livonia and its community.

Frank Kadaf

Managing Partner



Address & Zoning Map

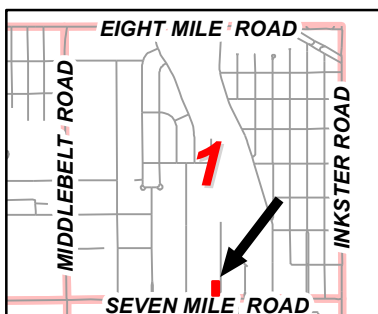
Petition 2021-03-01-01
Fadie Kadaf
28200 Seven Mile Road
OS to R-7



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2021-03-01-01
Fadie Kadaf
28200 Seven Mile Road
OS to R-7



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast $\frac{1}{4}$ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential).

March 30, 2021 Study Meeting:

This petition seeks to rezone the property at the northwest corner of Seven Mile and Lathers Roads (28200 Seven Mile Road) from OS (Office Services) to R-7 (Multiple Family Residential). The subject property measures 120 feet in frontage along Seven Mile Road by 270 feet along Lathers Avenue, for a total land area of 32,400 square feet, or 0.74 acre. The site contains a bi-level office building called "*Livonia Office Center*." The building does not contain a floor at ground level. Instead, the lower and upper levels of the building are several feet below and above the established ground elevation. Total gross floor area is approximately 10,542 square feet. The main entrance faces east, towards Lathers Avenue. Parking is available on the south, east and north sides of the building. The building is currently vacant.

The purpose of the rezoning is to convert the structure from commercial to multi-family residential. The current OS classification primarily serves the community's general and professional office needs. The proposed R-7 zoning allows apartments as a permitted use subject to review and approval by the Planning Commission and City Council.

Abutting the property to the north, east and west are residential properties zoned R-U-F (Rural Urban Farm). On the south side of Seven Mile Road are commercial properties that are zoned C-1 and residential homes that are zoned R-1 (One Family Residential - 60' x 120' Lots).

According to the letter that accompanied this rezoning request, the Petitioner states that the current forecast for office demand and recent economic changes has led to the rezoning request. The Petitioner believes that apartments at this location would serve young professionals and those looking to downsize but stay in the City.

The preliminary plans submitted with the application show that the interior of the existing building would be completely renovated and converted into ten (10) units, including five (5) on the upper level and five (5) on the lower level. According to the Project Data supplied on the Cover Sheet, the units consist of the following:

- | | | |
|----------|------------------------|---|
| • Unit A | one-bedroom (2 units) | 820 square feet in gross floor area (GFA) |
| • Unit B | one-bedroom (2 units) | 675 square feet in GFA |
| • Unit C | one-bedroom (2 units) | 658 square feet in GFA |
| • Unit D | one-bedroom (2 units) | 676 square feet in GFA |
| • Unit F | two-bedrooms (2 units) | 994 square feet in GFA |

If the zoning is approved and the project moves forward, the exterior of the existing building would be completely renovated. New building materials include wood siding and fiber cement panels. The site's landscaping would also be revamped and would include two (2) 20' x 27' designated seating areas within the northern section of the site. Section 8.04(b) of the R-7 regulations specifies that the parcel upon which a multiple dwelling is located shall be fully landscaped as reviewed and recommended by the Planning Commission and approved by the City Council. Both aspects, building elevation changes and site landscaping, would require site plan approval.

The preliminary site plan shows an existing six foot (6') high wall along the north property line. It also indicates that a new six foot (6') high wall would be installed partially along the west side of the property, extending from the northwest corner of the existing wall to south end of the building. R-7 zoning, because it is residential in nature, does not require protective screen walls between other residential properties.

Section 8.03 limits the usable floor area of the building to thirty percent (30%) of the overall site. In this case, the usable floor area is computed at 80% of the building's gross floor area, or 8,320 square feet, which constitutes 25.7% of the site. Minimum lot area per dwelling unit (also referred to as maximum allowed density) is based on acreage of the parcel and the corresponding number of bedrooms per dwelling unit. The minimum land area requirements for each one- and two-bedroom unit are 3,100 square feet and 3,650 square feet, respectively. Accordingly, the minimum required site area based on a total of eight (8) one-bedroom units and two (2) two-bedroom units is 32,100 square feet ($8 \times 3,100 + 2 \times 3,650$), or 0.74 acres. With the total area of the subject site being 32,400 square feet, or 0.74 acre, the planned number of units conform to the density allowance under Section 8.03(b).

For the building setbacks, Section 8.03(c) of the R-7 zoning district regulations specifies that where a site abuts a residential zoning district or a major thoroughfare, the minimum building setback for a multiple dwelling shall be seventy-five feet (75'). The front of the existing building is only 41.97 feet from the right-of-way of Seven Mile Road (a major thoroughfare), the side of the building is 14.91 feet from the residential property to the west, and the rear of the building is 60.27 feet from the residential property to the north. As shown, this development would be deficient in front, rear, and side yard setbacks and will require either variances from the Zoning Board of Appeals or Special Waiver Use Approval under Article XX of the Zoning Ordinance.

Required off-street parking for apartments is based on the ratio of 2½ spaces per dwelling unit. As such, the proposed apartment building with ten (10) units requires twenty-five (25) parking spaces. The preliminary site plan shows thirty-three (33) off-street parking spaces, resulting in an excess of eight (8) spaces.

The Livonia Vision 21 (LV21) Future Land Use map designates the subject property as *Medium Density Residential*. The Medium Density Residential category includes small-scale infill apartments with a recommended density of 5 to 14 units per acre. As currently designed, this project has a density that translates to 10.09 dwelling units/acre.

PUBLIC HEARING

ITEM 1 Petition 2021-03-01-01 – 28200 Seven Mile Road

Page 3

April 13, 2021 Public Hearing:

Approving Resolution: That the to rezone the property at 28200 Seven Mile Road from OS (Office Services) to R-7 (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 represents a reasonable and logical zoning plan for the subject property which adheres to the principles of sound land use planning.
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 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 Medium Density Residential, which includes small-scale infill apartments with a recommended density of 5 to 14 units per acre.

Denying Reasons: That the request to rezone the property at 28200 Seven Mile Road from OS (Office Services) to R-7 (Multiple Family Residential). is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as a multiple family residential apartment complex would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.
3. That maintaining an office land use is more consistent with the established pattern of development and character of the area, and
4. 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.



P.O. Box 1932, Dearborn, MI 48121
Tel: 248-257-5700, Fax: 248-257-5555
email: info@lancwiseinc.com

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A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars on each side. The center of the seal contains the text "ALAN F. SAWALHA", "PROFESSIONAL SURVEYOR", "No.", and "52497".

CLIENT: **AAA CONSULTING**

**28200 SEVEN MILE RD.
LIVONIA, WAYNE COUNTY, MI**

SHEET NO.

TS - 1

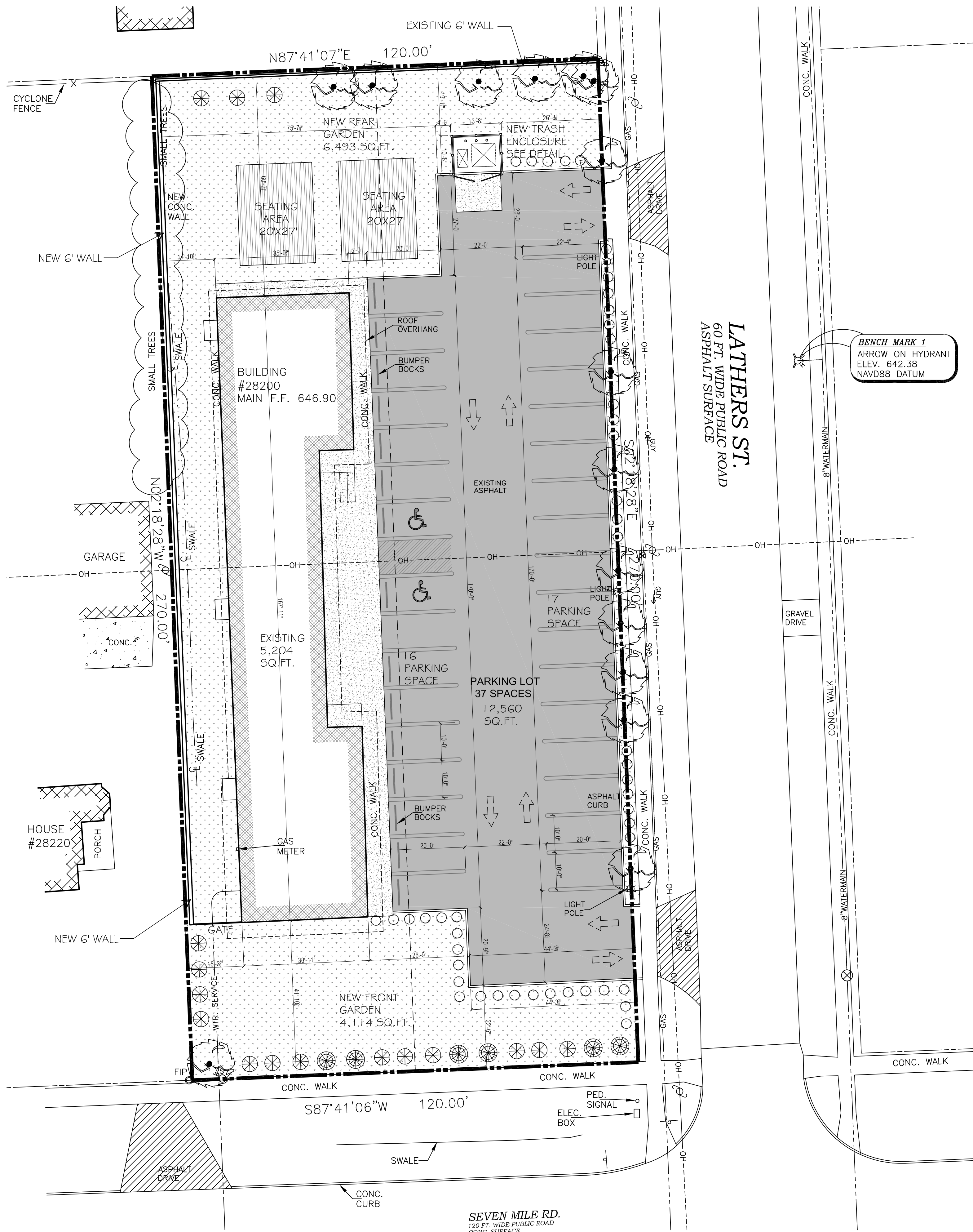


- | | |
|--|----------------------------|
| | BOUNDARY LINE |
| | OVERHEAD LINES |
| | HYDRANT |
| | UTILITY POLE |
| | LIGHT POLE |
| | GUY WIRE |
| | CYCLONE FENCE |
| | FOUND IRON PIPE |
| | SIGN |
| | CATCH BASIN |
| | SPOT ELEVATION |
| | TOP OF CURB GRADE |
| | GUTTER GRADE |
| | SEWER MANHOLE |
| | STORM MANHOLE |
| | GAS VALVE |
| | WATER GATE VALVE IN WELL |
| | WATER SHUTOFF VALVE |
| | EXIST. CONCRETE PAVEMENT |
| | EXIST. BITUMINOUS PAVEMENT |
| | TREE |

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UTILITIES NOTE:
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC RECORDS, AND BY FIELD DATA WHENEVER POSSIBLE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN THE FIELD BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



PROPOSED SITE PLAN
SCALE : 1/16" = 1'-0"



PROPOSED TOP VIEW
SCALE : NTS.

PROPOSED
OWNER IMPROVEMENTS
LIVONIA APARTMENT
28200 SEVEN MILE RD
LIVONIA, MI 48152

Owner/Developer:
LIVONIA PROPERTY MGMT LLC

28200 SEVEN MILE RD
LIVONIA, MI 48152

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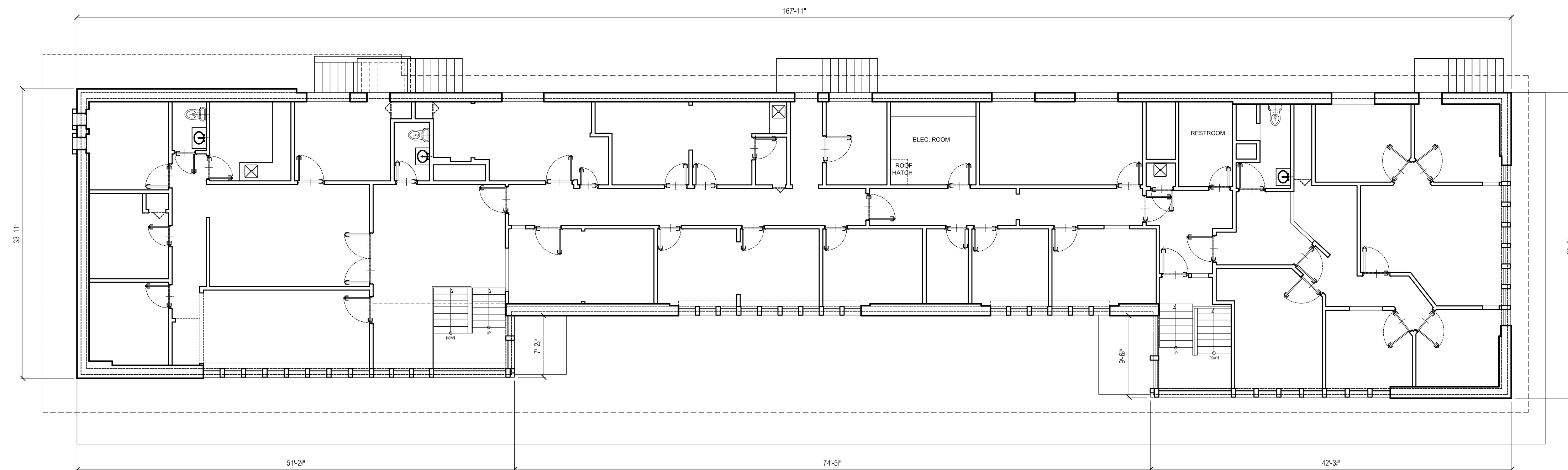
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CHESTER STEMPEN
ASSOCIATES AIA
28995 GREENFIELD ROAD
SOUTHFIELD MICHIGAN 48076
(248) 557-2145 FAX: (248) 569-2856

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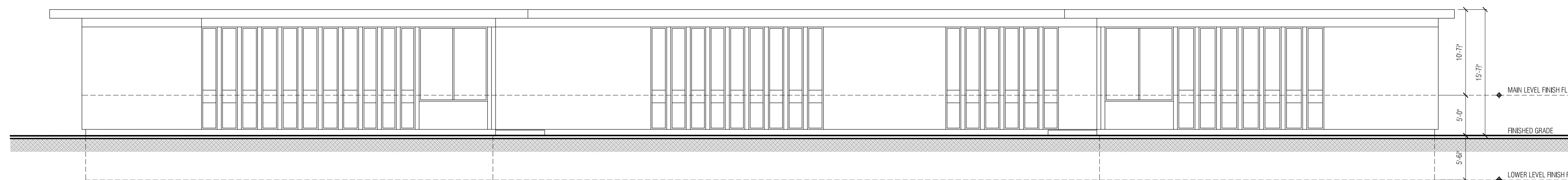
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PROPOSED
SITE PLAN

Drawing Scale: As Shown
Date: 01/04/2021

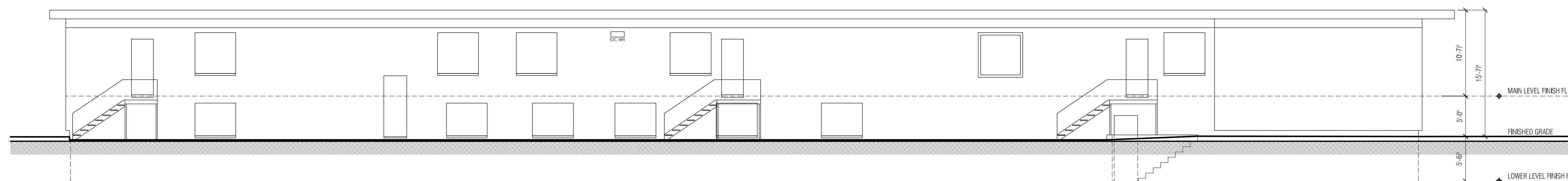
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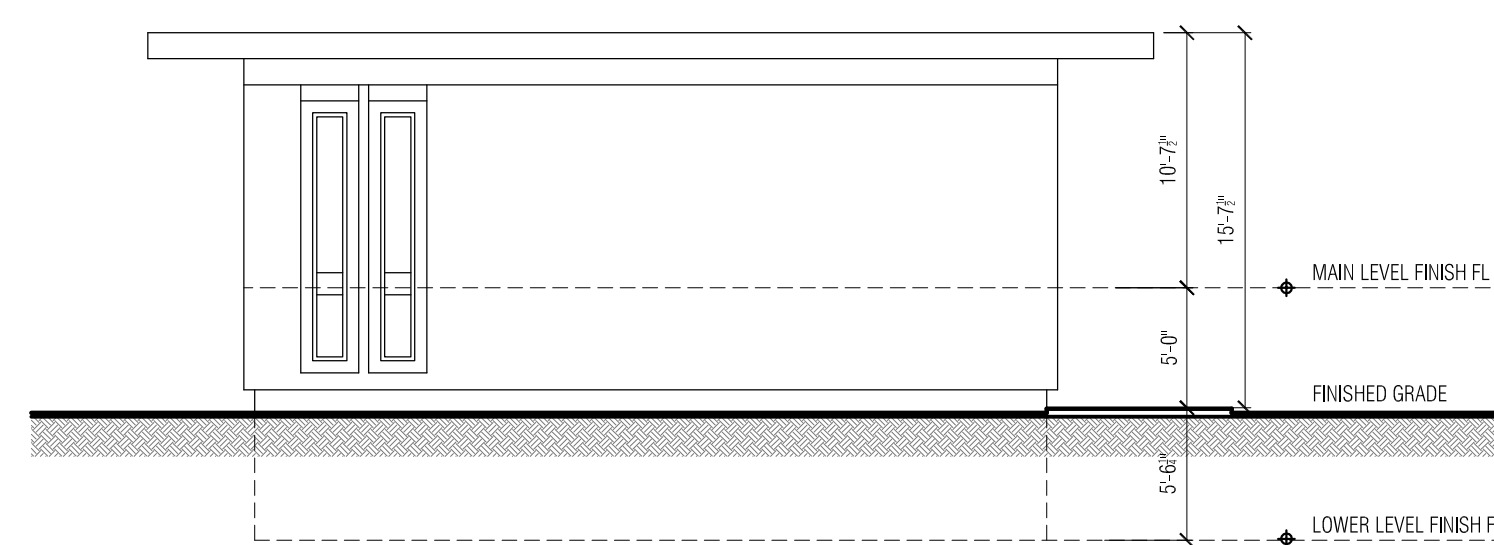
EXISTING MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"



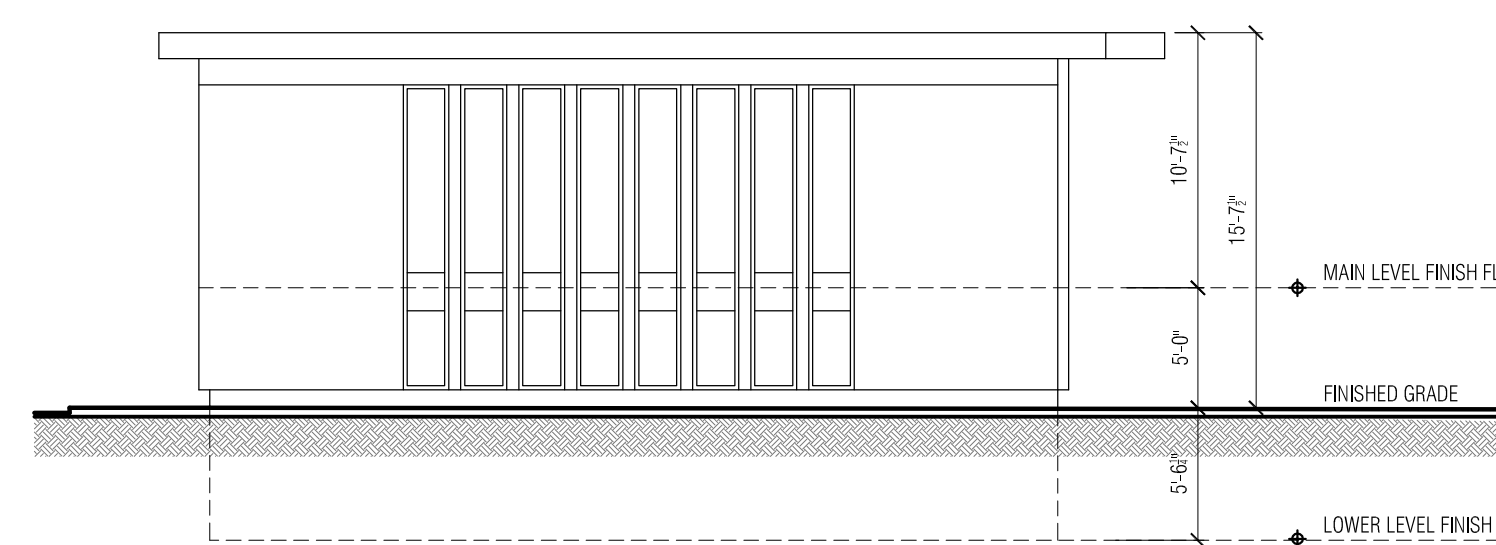
EXISTING EAST ELEVATION
SCALE : 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE : 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE : 1/8" = 1'-0"

PROPOSED
OWNER IMPROVEMENTS
LIVONIA APARTMENT
28200 SEVEN MILE RD
LIVONIA, MI 48152

Owner/Developer:
LIVONIA PROPERTY MGMT LLC

28200 SEVEN MILE RD
LIVONIA, MI 48152

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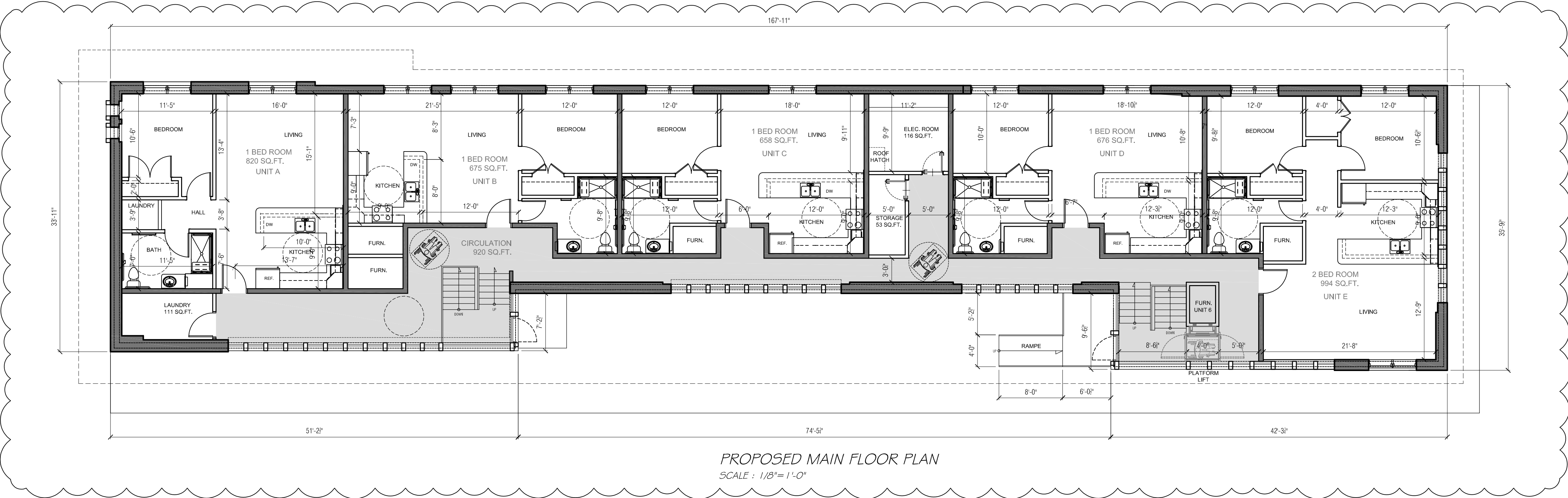
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SOUTHFIELD MICHIGAN 48034
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Issued:
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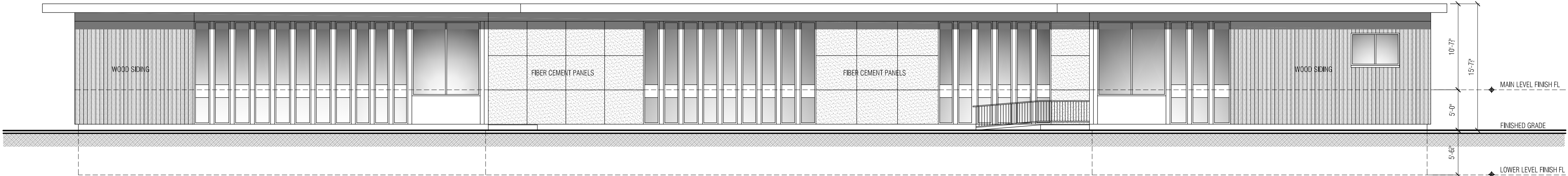
Drawing Title:
EXISTING
FLOOR PLAN AND ELEVATION

Drawing Scale: As Shown
Date: 01/04/2021

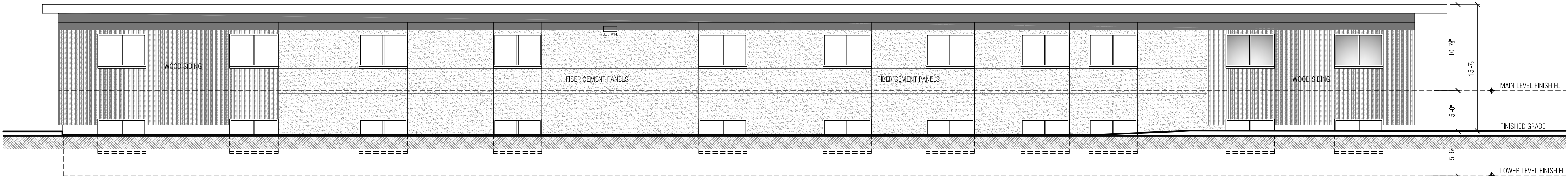
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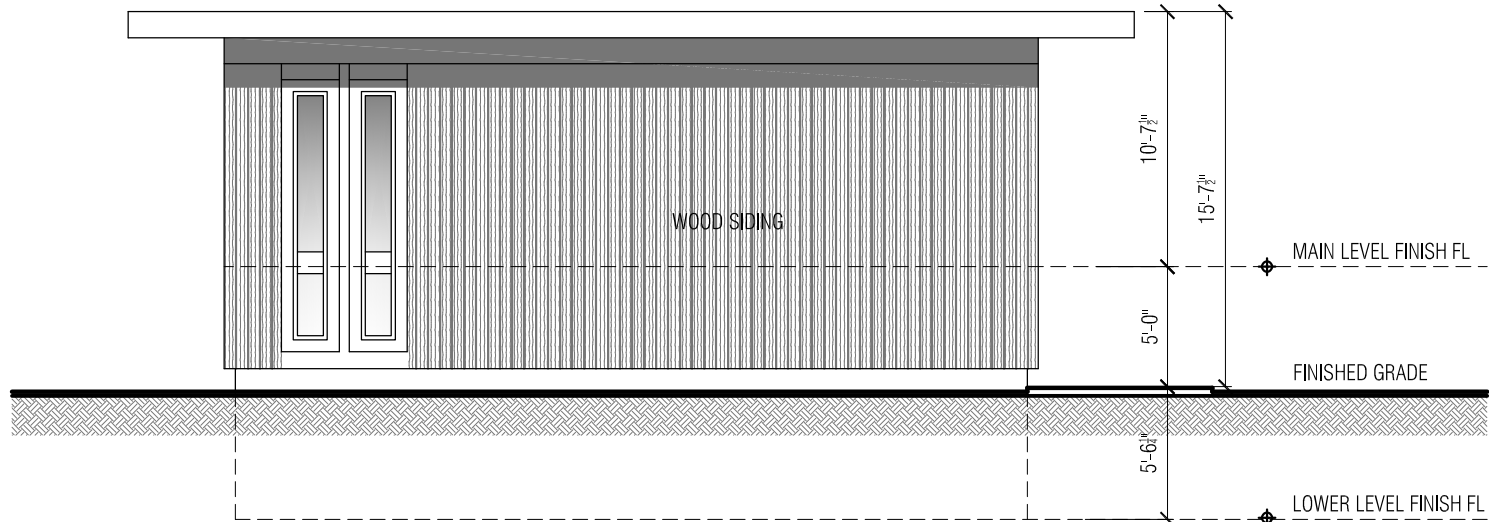
PROPOSED MAIN FLOOR PLAN
SCALE : 1/8"= 1'-0"



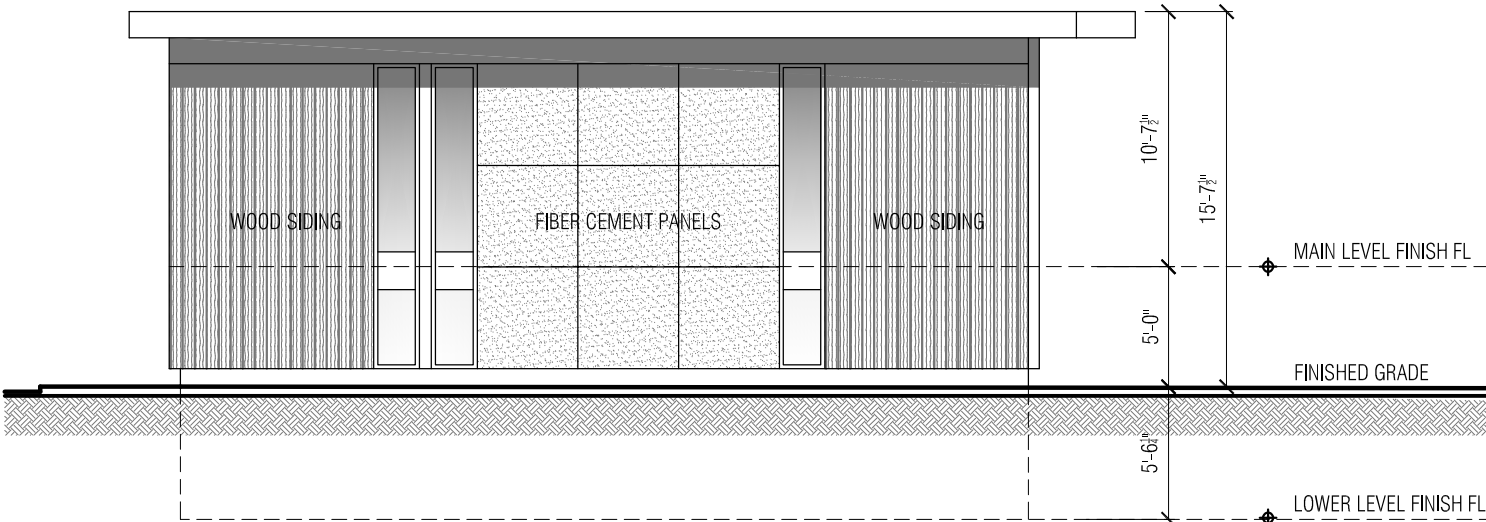
PROPOSED EAST ELEVATION
SCALE : 1/8"= 1'-0"



PROPOSED WEST ELEVATION
SCALE : 1/8"= 1'-0"



PROPOSED SOUTH ELEVATION
SCALE : 1/8"= 1'-0"



PROPOSED NORTH ELEVATION
SCALE : 1/8"= 1'-0"

PROPOSED
OWNER IMPROVEMENTS
LIVONIA APARTMENT
28200 SEVEN MILE RD
LIVONIA, MI 48152

Owner/Developer:
LIVONIA PROPERTY MGMT LLC

28200 SEVEN MILE RD
LIVONIA, MI 48152

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AAA CONSULTING
5465 SCHAEFER
DEARBORN MI 48126
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Email: aaa.consulting@hotmail.com

CS ARCHITECTS
CHESTER STEMPIEN
ASSOCIATES AIA
2885 GREENFIELD ROAD
SUNFORD MICHIGAN 48155
(248) 557-2145 FAX: (248) 569-2856

Issued:
01/29/2021- RELEASED FOR OWNER APPROVAL
03/19/2021- REVISED PER CITY COMMENT

Drawing Title:
PROPOSED
FLOOR PLAN AND ELEVATION

Drawing Scale: As Shown
Date: 01/04/2021



PROPOSED SOUTH EAST VIEW
SCALE : NTS.



PROPOSED NORTH ENTRANCE VIEW
SCALE : NTS.



PROPOSED EAST VIEW
SCALE : NTS.



PROPOSED NORTH EAST VIEW
SCALE : NTS.

PROPOSED
OWNER IMPROVEMENTS
LIVONIA APARTMENT
28200 SEVEN MILE RD
LIVONIA, MI 48152

Owner/Developer:
LIVONIA PROPERTY MGMT LLC

28200 SEVEN MILE RD
LIVONIA, MI 48152

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CHESTER STEMPEN
ASSOCIATES AIA
28995 GREENFIELD ROAD
SOUTHFIELD MICHIGAN 48076
(248) 557-2145 FAX: (248) 569-2856

Issued:
01/29/2021- RELEASED FOR OWNER APPROVAL

Drawing Title:
**PROPOSED
EXTERIOR RENDERING**

Drawing Scale: As Shown
Date: 01/04/2021





Google



Google

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

March 22, 2021

Mr. Scott Miller
Planner IV
City of Livonia

Re: Petition 2021-03-01-01 – #28200 Seven Mile 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 proposed project parcel is assigned the address of **#28200 Seven Mile Road**.

The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings do not indicate any modifications to the existing services that would require a permit through the Engineering Department.

If revisions to the existing service leads are needed, the Developer shall submit plans to this Department for permitting. It should be noted that the developer may be required to obtain a permit from Wayne County should any work occur within the Seven Mile Road right-of-way.

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 black ink, appearing to read "D. Lear", is written over a horizontal line.

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

cc: 2021 Petition File

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
SANITATION
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095



Date: April 5, 2021

To: Scott O. Miller

From: Jerome Hanna

RE: Petition 2021-03-01-01 – 28200 Seven Mile Road

Pursuant to your request, the above referenced Petition has been reviewed.

1. This would be a change in use and the structure would be required to meet the current building code including the barrier free code. The current setup does not provide barrier free access to the units.

This Department has no further objections to this Petition. I trust this provides the requested information.


Jerome Hanna
Director of Inspection

JH/kdt

DEPARTMENT OF FINANCE

Michael T. Slater
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT

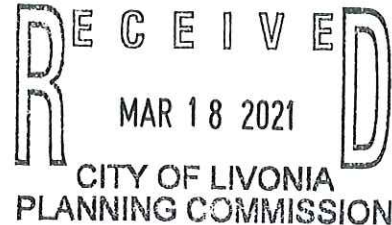


MAUREEN MILLER BROSNAN
MAYOR

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

March 17, 2021

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



Petition 2021-03-01-01 – 28200 Seven Mile Road – Fadie Kadaf

Dear Mr. Miller,

I have reviewed the address connected with the above noted petition. There are no past due amounts receivable, however, their water bill of \$261.96 is currently due on April 9, 2021. 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

Transaction Statement

Service Address

28200 SEVEN MILE
LIVONIA, MI 48152

RECEIVED
MAR 18 2021
CITY OF LIVONIA
PLANNING COMMISSION

Mailing Address

Occupant - 28200 SEVEN MILE
28200 SEVEN MILE
LIVONIA, MI 48152

Account Number

030601700-001

Amount Due

\$261.96

Account Number

030601700-001

From - Through

09/17/2020 - 03/17/2021

Services

Water & Sewer - Metered

Service Address

28200 SEVEN MILE
LIVONIA, MI 48152

Beginning Balance

\$1,497.20

Date	Type	Amount	Description
10/09/2020	Payment	(\$1,497.20)	Charge
11/13/2020	Out of Cycle Bill	\$261.96	Due Date 12/13/2020
11/19/2020	Payment	(\$261.96)	Check
03/16/2021	Bill	\$261.96	Due Date 04/09/2021

Total Due

\$261.96

Transaction Statement

Account Number

030601700-001

OFFICE OF THE TREASURER

LYNDA L. SCHEEL
CITY TREASURER



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

March 24, 2021

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

Re: Petition 2021-03-01-01 28200 Seven Mile Road

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,


Lynda L. Scheel
Treasurer, City of Livonia

**OTHER ITEMS
RELATED TO THE
PETITION**

From: [anish kutti](#)
To: [Planning](#)
Subject: Reg Zoning petition 2021-03-01-01 submitted by Fadie Kadaf
Date: Wednesday, March 24, 2021 8:19:08 PM

Hi,

I am responding to the letter I recived regarding public hearing on petiotion 2021-03-01-01 submitted by Fadie Kadaf. The property on 28200 seven mile rd , I am opposing that place turning into multiple family homes. It would be better to turn into single family home.

Thanks

Anish Mani

19053 Harrison Ave

Livonia

734 968 2867

Sent from [Mail](#) for Windows 10

Walter, Debra

From: GLENTZ@mi.rr.com
Sent: Friday, April 2, 2021 1:26 PM
To: Planning
Subject: Petition 2021-03-01-01, 28200 7 Mile Rd

Commissioners:

I am the property owner of 19300 Lathers St north of the subject property on the east side of the street. I am against the proposed rezoning sought in this petition. First, the present zoning better serves the needs of the city and residents by providing office space. Second, this parcel is much too small for multiple family housing uses. Third, multiple family housing is not needed at this location as there are more that sufficient such zoning in other areas of the city. Fourth, such a change in zoning to multiple family use is not in character with the current zoning and uses in the area which has businesses along this section of Seven Mile and single family residences. Fourth, this proposed rezoning is non-conforming with all other zoning in the area and it would not fit in with the neighborhood. Fifth, vehicular traffic would be much greater and be 24 hours a day as opposed to what we have had with the present office building (prior to its closing). Sixth, it has been shown by studies that there could be more crime in multiple family housing as opposed to the present zoning and in single family residential areas. Seventh, this proposed zoning could require more city services than the current zoning.

For the reason stated herein, I respectfully request the this petition be denied.

Thank you,
GART E LENTZ

I, Roger Pray

(Print Name)

Property address 19315 Lathrop St. Livonia, MI 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Roger Pray 04-12-2021

(Signature and Date)

I, Janet Pray

(Print Name)

Property address 19315 Lathers St., Livonia, MI 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Janet Pray 04-12-2021

(Signature and Date)

I, JOHN FINCH

(Print Name)

Property address 19304 CATHERS

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

John Finch

(Signature and Date)

I, Veronica Finch

(Print Name)

Property address 19304 Lathers

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Veronica M Finch

(Signature and Date)

I, ROBERT SLOAN

(Print Name)

Property address 19314 LATHERS

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Robert Sloan

(Signature and Date)

I, MARY ROSE FYFE

(Print Name)

Property address 19321 LATHERS
LIVONIA MI 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Mary Rose fyfe 4-10-21

(Signature and Date)

I, Brian Forsyth

(Print Name)

Property address 19290 Lather

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

~ ~ 4-10-21

(Signature and Date)

I, Joseph Coogan

(Print Name)

Property address 19291 Lathers, Livonia MI 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.


(Signature and Date) 4/8/21

I, Kimberly Coogan

(Print Name)

Property address 19291 Leathers St. Livonia, MI 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

 4/9/2021

(Signature and Date)

I, Katelyn Klein

(Print Name)

Property address 28300 7 Mile Rd Livonia 48152

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

 4/11/21
(Signature and Date)

I, Kristina Delisle

(Print Name)

Property address 28290 7 Mile Rd.

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Kristina Delisle 4-9-21

(Signature and Date)

I, Kevin Delisle

(Print Name)

Property address 28290 7 Mile Rd.

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

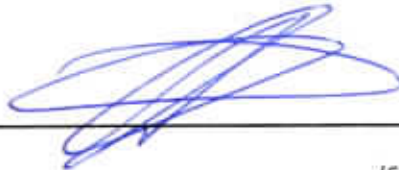
Kevin Delisle

(Signature and Date)

I, Craig Cristard
(Print Name)

Property address 28220 7mile Rd.

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

 4/10/21
(Signature and Date)

I, GARY WU
(Print Name)

Property address 28112 7 mile

Do hereby fully oppose the Petition 2021-03-01-01 submitted by Fadie Kadaf on behalf of 29200 7 Mile LLC, requesting the approval to rezone the property located at 28200 Seven Mile Rd.

Fadie Kadaf
(Signature and Date)

UNAPPROVED MINUTES

1

MINUTES OF THE 1,167th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, April 13, 2021, the City Planning Commission of the City of Livonia held its 1,167th 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 Ian Wilshaw

Members absent: Peter Ventura

Mr. Mark Taormina, Planning Director, 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 2021-03-01-01

Fadie Kadaf

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast ¼ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential).

Mr. Taormina: This is a request to rezone property from OS (Office Services) to R-7 (Multiple Family Residential). The location is at the northwest corner of Seven Mile Road and Lathers Street. The property in question is approximately 0.75 acre in size with 120 feet of frontage on Seven Mile Road and 270 feet of frontage on Lathers. The site contains a two-level general office building that is named Livonia Office Center. The design of the structure is bi-level, meaning that both the upper and lower levels of the building are several feet above and below the ground surface elevation. In general, as you can see from this aerial photograph, the building is rectangular. It measures 35 feet by 168 feet. It has a gross floor area of both floors totaling 10,542 square feet. The building is oriented length wise from the south to the north. The main entrance faces east toward Lathers. Parking is available on the south, east and north sides of the building. The building is currently vacant. The purpose of the rezoning is to convert the structure from commercial to multi-family residential. The proposed R-7 zoning allows for apartments as a permitted use, subject to review and approval by the Planning Commission and City Council. Looking at the surrounding uses to the north, east and west of the property are residential properties zoned RUF (Rural Urban Farm). To the south there are commercial properties zoned C-1, as well as residential homes under the R-1 classification. Both the interior and exterior of the building would be completely renovated. The interior would be converted in to ten (10) apartment units, with five (5) on the upper-level of the structure and five (5) on the lower-level. The five-unit types would range in size from approximately 660 square feet to just under 1,000 square feet. The new materials going on the outside of the building include wood siding and fiber cement panels. These are the renderings that were provided by the project architect. The site landscaping would also be redone. The parking spaces along the north and south sides of the property would be removed. These areas would be replaced with grass. In terms of screening, a masonry wall presently exists along the north property line where the site abuts residential. Along the west side the plans show a new six-foot high wall that would tie into the existing wall at the northwest corner of the property and then extend south to approximately the south end of the building. The zoning ordinance limits the usable floor area of the building to 30% of the overall site. In this case, the usable floor area constitutes roughly 25.7% of the site. In terms of density, what is allowable is a function of the land area as well as the number of bedrooms in each unit. For each one-bedroom unit, 3,100 square feet of land is required. For each two-bedroom unit, 3,650 square feet of land is required. As proposed, the minimum required site area based on a total of eight one-bedroom units and two two-bedroom units

would be 32,100 square feet or 0.74 acres. With the total area of the site being 32,400 square feet, the total number of units would be conforming to the ordinance. For setbacks, R-7 district regulations require 75 feet, both from single-family districts as well as major thoroughfares. The front of this building from Seven Mile Road is approximately 42 feet from the right-of-way. From the residential district on the west side of the building, the setback is about 15 feet. On the north side it is about 60 feet. The building fails to comply with front, rear, and side yard setbacks of the R-7 district. For parking, required is two and a half spaces per dwelling unit. The proposed apartment building with 10 units requires 25 spaces. The plan presented here shows 33 off-street parking spaces. The Future Land Use Map designates the subject property as medium density residential. This would include small scale in-fill apartments as recommended. At a density of 5 to 14 units per acre, this project would have a density that translates to about 10 units per acre and therefore is consistent with the Future Land Use Map. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Taormina: The first item is from the Engineering Division, dated March 22, 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 proposed project parcel is assigned the address of #28200 Seven Mile Road. The existing building is currently serviced by public water main and sanitary sewer, as well as private storm sewer. The submitted drawings do not indicate any modifications to the existing services that would require a permit through the Engineering Department. If revisions to the existing service leads are needed, the Developer shall submit plans to this Department for permitting. It should be noted that the developer may be required to obtain a permit from Wayne County should any work occur within the Seven Mile Road right-of-way."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Inspection Department, dated April 5, 2021, which reads as follows: *"Pursuant to your request, the above referenced Petition has been reviewed. 1. This would be a change in use and the structure would be required to meet the current building code including the barrier free code. The current setup does not provide barrier free access to the units. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated March 17, 2021, which reads as

follows: *"I have reviewed the address connected with the above noted petition. There are no past due amounts receivable, however, their water bill of \$261.96 is currently due on April 9, 2021. I have no objections to the proposal."* The letter is signed by Connie Kumpula, Chief Accountant. The next letter is from the Treasurer's Department, dated March 24 , 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. We received other email that read as follows: Anish Mani, 19053 Harrison, Livonia, MI, dated March 24, 2021, *"I am responding to the letter I recived regarding public hearing on petiotion 2021-03-01-01 submitted by Fadie Kadaf. The property on 28200 seven mile rd , I am opposing that place turning into multiple family homes. It would be better to turn into single family home."* The next email is from Gary Lentz, 19300 Lathers, Livonia, MI, dated April 2, 2021, *"I am the property owner of 19300 Lathers St north of the subject property on the east side of the street. I am against the proposed rezoning sought in this petition. First, the present zoning better serves the needs of the city and residents by providing office space. Second, this parcel is much too small for multiple family housing uses. Third, multiple family housing is not needed at this location as there are more that sufficient such zoning in other areas of the city. Fourth, such a change **in** zoning to multiple family use is not in character with the current zoning and uses in the area which has businesses along this section of Seven Mile and single family residences. Fourth, this proposed rezoning is non-conforming with all other zoning in the area and it would not fit in with the neighborhood. Fifth, vehicular traffic would be much greater and be 24 hours a day as opposed to what we have had with the present office building (prior to its closing). Sixth, it has been shown by studies that there could be more crime in multiple family housing as opposed to the present zoning and in single family residential areas. Seventh, this proposed zoning could require more city services than the current zoning. For the reason stated herein, I respectfully request the this petition be denied."* The next email is from Kevin and Kristina Delisle, dated April 9, 2021 that reads: *"I Kristina and Kevin Delisle am a resident residing at 28290 Seven Mile. I am writing to express my strong opposition to petition 2021-03-01-01 submitted by Fadi Kadaf on behalf of 29200 Seven Mile LLC requesting the approval to rezone the property at 28200 Seven Mile Road. My opposition is based on*

the following concerns. I am concerned that the property values will decline with the addition of a multi-family apartment complex. I am also concerned with increased noise and traffic that will result from the complex and the safety of the children in the neighborhood. The location is right down the street from Botsford Elementary School. There is already a lot of traffic congestion at that intersection, especially during the school months, as well as children walking to and from school and the park. I fear the increased traffic will add further congestion to the intersection and increase the likelihood of accidents at the intersection and possibly endanger the children walking to and from the school or the park. In addition, I feel that our privacy will negatively be impacted by the construction of a apartment complex. This zoning change does not conform with the current neighborhood of single-family homes. I have spoken with multiple neighbors and they have expressed the same concerns. We would like to keep our neighborhood as it is, a neighborhood of single-family homes. Please do not rezone this property.” Next, we received 14 letters of opposition that all read the same. It reads: “do hereby fully oppose the petition 2021-03-01-01 submitted by Fadi Kadaf on behalf of 29200 Seven Mile LLC requesting the approval to rezone the property located at 28200 Seven Mile Road.” The letters received are from various residents including Roger Pray and Janet Pray that give their address as 19315 Lathers Street, John Finch at 19304 Lathers, Veronica Finch at 19304 Lathers, Robert Sloan at 19314 Lathers, Mary Rose Fife at 19321 Lathers, Brian Frisbee at 19290 Lathers, Joseph and Kimberly Coogan at 19291 Lathers, Kaitlyn Klein at 28300 Seven Mile Road, and Kristina Delisle at 29290 Seven Mile Road and Kevin Delisle at the same address. We have a couple more. A Craig Custard at 28220 Seven Mile Road and a Gary W at 28112 Seven Mile Road. I believe that is the extent of the correspondence.

Mr. Wilshaw: Are there any questions of the Planning Director?

Ms. Smiley: We didn't have anybody that was in favor of this change, did we?

Mr. Taormina: I read all of the correspondence. I believe that is the case.

Ms. Smiley: Thank you.

Mr. Wilshaw: Any other questions of our planning staff?

Mr. Bongero: Do you know how long that building has been vacant?

Mr. Taormina: I really cannot answer that. I think there were one or two tenants that were kind of hanging in the building after the majority of them vacated. I am sure the residents probably have a better knowledge of who has been in and out of the building. I did not look to see how long it has been empty. There may be someone operating out of there today, but I am not aware of any.

Mr. Bongero: Okay. Just one other question. In its current zoning, is it non-conforming to the setbacks?

Mr. Taormina: I don't believe...I would have to double check on the side yard setback. I think that it is actually...unless it is 15 feet, there could be a very minor deficiency on the west side. Other than that, I am not aware of any non-conformities with respect to the building as it exists as an office under the OS zoning classification.

Mr. Bongero: Thank you.

Mr. Wilshaw: Any other questions? Thank you. Okay. We are going to go to the petitioner, Mr. Kadaf, who is in our audience tonight. I am going to give him a chance to unmute himself. There we go. Mr. Kadaf, you can unmute yourself and introduce yourself with your name and address for our record.

Fadi Kadaf, 4 Parklane Blvd., Ste. 312, Dearborn, MI 48126. This is in respect to 28200 Seven Mile Road.

Mr. Wilshaw: Okay, great. Before we get too deep into the presentation and questions, I always want to remind folks that tonight's agenda item for this property is the rezoning of the property from Office to R-7 (Multi-family residential). We do have a conceptual site plan and some renderings that you provided that we appreciate. Right now, our main discussion will be based on the zoning and if the zoning is appropriate for that area. There will probably be not as much discussion regarding the actual building, details, and the site plan because if the rezoning is recommended for approval then that would go to City Council. That would then start the site plan process to come back to us. I just wanted to start out with that establishment of what our main topic of discussion is tonight, which is the zoning. Is there anything else you would like to add, Mr. Kadaf, to the presentation that we heard from Mr. Taormina?

Mr. Kadaf: Just a couple things. I know there was the city Building Department regarding barrier free. The property is currently not barrier free that is correct. We have in the plans to make the proposed site barrier free. It is in the plan, our preliminary plans. There were a few comments made by residents in the area regarding traffic. I feel like I am on the other side of that. Keeping it as a commercial property where you would have not only employees that work in the building but customers versus the eight singles and two two-bedrooms tentative that defines traffic that is of the same traffic that lives in the neighborhood. We are basically on the same schedule. We feel that this would actually decrease traffic versus increase traffic. Especially when it came to traffic for the turn from Seven Mile to Lathers. In terms of the type of property, this is intended to be a high-rent apartment building. Very minimal units and it is going to be designed in a way that is attractive to young professionals or people that are downsizing. It is not going to be designed to attract families. Just so we are clear about that. Other than that, this property has been a nuisance and it is currently unoccupied. We acquired this property late '20 and from the previous owners that did nothing with it allowing it to become more dilapidated. Previous to that I understand the old operator was just letting it go whichever way he wanted, operating businesses that were illegal. We feel that this property has had its opportunity to be a commercial property and think that keeping it a commercial property in this climate and the changes that we have had globally in terms of office space and so forth is going to be less suited and putting a nice façade and adding some green space and allowing people to live there that would care about the community is more impactful than to have simply people that come in and out and don't care about the community or the property.

Mr. Wilshaw: Thank you, Mr. Kadaf. We appreciate that background information and the explanation as to why you are seeking this rezoning. Do we have any questions from any of our commissioners for our petitioner?

Mr. Bongero: I wasn't at the study meeting so just a couple things. Mr. Kadaf, I know you're saying that these will be higher end. Can you tell us how much these would rent for, the one and two bedrooms?

Mr. Kadaf: The plan is to have the single bedroom units rent anywhere between \$1,400 to \$1,700 and the two-bedrooms would be \$2,000 give or take.

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Mr. Bongero: Okay. Will there be...

Mr. Kadaf: There are not large spaces but they will have high end fixtures and in the lower-level planned common space for workout equipment and small common space. Outside of that it is really intended for the people to have a space to live that has high end fixtures, a nice façade, and nice green space.

Mr. Bongero: Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Bongero. Any other questions for our petitioner from our commissioners?

Mr. Caramagno: I have a question or two for the petitioner. Do you own any other properties in residential nature or commercial nature?

Mr. Kadaf: Commercial, yes. I have had other properties that were commercial in nature. This would be our first project that is multi-family versus single family homes.

Mr. Caramagno: Where are your commercial properties? Generally, what is it?

Mr. Kadaf: We had a property in Allen Park. It was a multi-story office building that we acquired and rented and later sold. I had a property that I purchased in Dearborn several years ago and moved that property as well. Currently I do not have any properties other than the property in Livonia.

Mr. Caramagno: Would you intention be to build this and then sell it to a property management firm or would you intend to keep this?

Mr. Kadaf: This is intended to be kept. This is at a time in my life where now I had the opportunity to purchase and renovate and create small multi-family units to retain. It would not be self-managed. We intend to hire a management company.

Mr. Caramagno: Thank you.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions for the petitioner? Mr. Kadaf, I don't know if you stated it and excuse me if I didn't hear it, but how long have you owned this property for?

Mr. Kadaf: We purchased it in late '20. It was either November or October.

Mr. Wilshaw: Okay, so roughly six months or so?

Mr. Kadaf: Correct.

Mr. Wilshaw: If there are no other questions for the petitioner from the commission at this time, I am going to go to our audience and see if anyone wishes to speak for or against this item? Mr. Kadaf, we just ask that you stand by and we will give the other audience members a chance to speak to us. We have a few folks raising their hands. We just ask that you click raise hand if you want to speak and we will start with Mr. Coogan. You can unmute yourself and again we will ask that you start with your name and address for our record.

Joseph Coogan, 19291 Lathers, Livonia, MI. Good evening. I am representing basically the people that wrote the letters, the 14 letters. The residents of Seven Mile and Lathers. So, we are in complete opposition of the proposed rezoning. The building in its current state is not ADA compliant, but I see that they are going to make measures for that in their planning. Right now we feel that the property is non-conforming use of the property in its current state and also in the proposed rezoning state. This interferes with the integrity of our single-family RUF or R-1 residents as it may be. We are concerned also about the proposed rezoning driving down our property values. Also, with a little research I kind of discovered that it is also in direct conflict with the city's Master Plan, page 38 Book I of the Livonia 21 plan. There was a proposal to fix available housing types and senior housing and apartment maintenance of existing part of the apartments. Also to keep senior living options and retain our current single-family housing in our area. A single-family residence built on this site will generate better, basically the same tax revenue as a multi-family dwelling and for that like I said I represent the members of the area here of Seven Mile and Lathers and we are in complete opposition of it across the board. Thank you for your time.

Mr. Wilshaw: Thank you, Mr. Coogan. We appreciate your comments and appreciate that you are representing the group of people who wrote those emails to us. That is certainly helpful to have a single voice represent them like that. I appreciate your time. We also have Mr. & Mrs. Curry. I am going to give you an opportunity to speak. You can unmute yourself when you are ready. Introduce yourself.

Terrence and Glenda Curry, 19042 Harrison, Livonia, MI. We are across the street, caddy corner to the proposed property. We are also

neighbors of Anish, the first letter that you read off regarding the property. I had a conversation with my wife earlier about this property and Mr. Kadaf, that you bought this property just last year. I am glad that you mentioned that. Last time this property came up to the zoning commission for review was from the previous owner who wanted to actually put in massage parlors into this property which was shut down, thank goodness. It's coming up again and I know that property has been there a while. Yes, it is hard to get commercial customers into some of these properties. I kind of deal with that type of thing myself as far as dealing with certain properties. I like the rendition you have here. I am not really arguing for or against, I am just putting out information. I said to myself that the commercial property across the street where you may have a dentist office, lawyers office, accounting office, doctors office, something to the effect, may be you would have residents or customers or, excuse me, clients who would rent space in that office if it looked like something more updated than just have an old piece of property from the early 1970's. Your rendition looks like the type of office that if you updated the outside and inside like that, you may get clients and tenants that are business professionals to actually come and put their offices there. I would love to have an office or have clients come to an office that looks like your rendition. The one that it looks like now is no. It looks like something that I wouldn't want anyone to come to. Any business off of Seven Mile, all these strip mall areas, they have these little offices where no one has businesses. There is a bunch of turn over. There is turn over in the strip mall in front of the Wal-Mart past Middlebelt on Seven Mile. So, you have to have something that draws people eyes as far at attention for a commercial property. Now you talk about putting money into this to turn this into a residential multi-family property and you said, yes, it is going to be high end rent starts here and I am glad that the commissioner brought that up about how much the rent would be, but that is what you are proposing. My issue with this multi-family...and again, just for the record, I am not trying to say anything negatively or trying to portray any type of whatever, but all best intentions we all know that what we want from the commission is that if somewhere down the line, if he cannot get these high end tenants who live in a place like this, this place would not turn over to something like low income housing, Section 8 housing. Nothing that could be subsidized by the government is got to be high end so it can't be that later on we couldn't get the high end tenants we were looking for so we are just going to get any and everybody who decides they can pay for the rent with a one-bedroom or two-bedroom. I am

hoping that the commission and if by some chance you approve this, there is a restriction in place that this area or that this, if it turns into a multi-family apartment complex, cannot be subsidized housing. It has to stay as it is. In my opinion, Mr. Kadaf, if you updated this outside of the property by your rendition now, you may get some qualified business clients who would actually move into the location and make it a viable office space. Currently the way it looks, nobody wants to go there. I love the rendition from the outside and everything else, but you know appearance, location, location, location is everything. If you are trying to have a business or you are a doctor or lawyer or attorney, an accountant, or whatever, if you said that my office is in this spot and it looks like this, they will get business. They will want to lease this space, but the way it looks now, no. I wouldn't want to put, as a business owner...I wouldn't want to have an office in that space the way it looks right now anyway. That is...and a bigger marquee that shows the name of the businesses out there. That is just our input from here at...across the street caddy-corner to the property.

Mr. Wilshaw: Thank you, Mr. Curry. We appreciate your comments. We are going to keep those in our minds as we go forward here and make our decision. Thank you for coming this evening. You are free to continue to listen and see how things go. We appreciate your comments. Is there anyone else in the audience wishing to speak for or against this petition? If so, please click raise hand and we will give you an opportunity to speak. I don't see anyone else clicking raise hand. Mr. Kadaf, we will go back to you and give you an opportunity to have the last word on anything you would like to say before we make our decision.

Mr. Kadaf: Thank you. I want to honestly just address the people that have concerns. I can understand their concerns. Obviously, I live in the neighborhood as well and if there was something going up that I felt strongly or disliked, I would speak out as well and give my reasons. I appreciate the comments from everybody. I understand that everybody wants something to happen to this property that is positive. My only concern is that this property has had its opportunity to become and be an office space in the past. It has failed multiple times over...I am not qualified whether or not the property values are affected if it is turned into a multi-family versus an office space. I can tell you that in the sense of community and sense of people that care, people that work in an office space they are 9 to 5 so speak and they don't care about the surrounding communities. They are not going to

support the community. They are not going to contribute and make sure that the place that they work is tended to versus someone who lives there and is paying rent that rivals that of a mortgage to be honest with you. In the end, we are presenting what we think would be a great idea and would be good for the community. If it doesn't go in our direction, then so be it. At that point....there are no guarantees where the property goes from there, ya know? If we want to convert it to office space, we will make our best effort, but it has to be economically sensible for us as well as the property owner. For anybody else that purchases it, we would never want to consider turning this building into anything like a massage parlor or anything like that. At the same token, ya know, there is only so much right that can be put into a commercial space for the lease rates that you get. I don't think if it stays office space that is going to change so dramatically, so to speak. No way is it going to attract a lot of companies in this day and age would want to be there.

Mr. Wilshaw: Thank you for those comments. Before I close the public hearing, I am going to go to our commissioners again and just see if there is anyone else who has any questions that they would like to make before our motion?

Mr. Caramagno: Mark, maybe you can answer this. Mr. Curry had some good points about Section 8 low-income housing. Is that preventable if this becomes R-7 residential?

Mr. Taormina: No. Section 8 housing is a voucher program. Persons that qualify for Section 8 vouchers can, I believe, use those vouchers anywhere. So, I don't know if that is a condition that could be imposed on this or any other property. I don't have the answer to that. I suspect that it would not be something that could be enforced.

Mr. Caramagno: So, on the back of that, can this be similar to other properties that I have seen that is a 55 and older crowd that can only move in. Is that something that could be enforced on an R-7 property?

Mr. Taormina: Those are usually voluntary offerings by the owners or petitioners. Can it be imposed as a condition of approval? I would caution the commission making that recommendation without first getting advice from the Law Department. If it something that Mr. Kadaf was willing to impose as part of his development, that is fine. That would be completely his discretion.

Mr. Caramagno: Thank you. That helps.

Mr. Wilshaw: Thank you, Mr. Caramagno. Any other questions? Mr. Kadaf, I believe you wanted to make a comment.

Mr. Kadaf: Yeah, regarding subsidized housing in terms of what is attractive for subsidized housing, based on my experience in subsidized housing it is based on bedroom count and square footage and things like that. Vouchers that are permitted are based on those factors, so if you take a property that has very low square footage per unit, single bedroom, and you get a voucher against it, that voucher is going to be a very small amount and the difference in the rent is paid by the tenant. It just isn't feasible zooming out from that perspective. Just so you get some kind of idea of the program and how this really doesn't fit the mold for a program like that.

Mr. Wilshaw: Thank you for that. Mr. Long, did you make a question or comment?

Mr. Long: Yes, thank you. Mr. Taormina, I believe Mr. Coogan cited that this proposed rezoning would be against the Future Land Use Plan, but I thought in the study session we had it said that it was consistent with the Future Land Use Plan. Do you have a verdict on that? He referenced a code. I don't know if you have that in front of you.

Mr. Taormina: Mr. Coogan is citing part of the plan that references retaining single-family development and other issues. What we were presenting is how this property conforms to the Future Land Use Map. The Future Land Use Map does in fact designate this area for medium density residential. Medium density residential has a range of recommended density anywhere from 5 to 14 units per acre. That is bit more than what an R-1 or R-C would fit into that category all the way up to R-7. What is being presented in terms of a use is not contrary to what the Future Land Use Map envisions for this part of the community.

Mr. Long: Thank you for the clarification.

Mr. Wilshaw: Any other questions from the commissioners? If not, a motion is in order.

On a motion by Long, seconded by Bongero, and adopted, it was

#04-13-2021 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on April 13, 2021, on Petition 2021-03-01-01 submitted by Fadie Kadaf pursuant to Section 23.01 of the City of Livonia Zoning Ordinance #543, as amended, requesting to rezone the property at 28200 Seven Mile Road, located on the north side of Seven Mile Road between Inkster Road and Brentwood Avenue in the Southeast ¼ of Section 1, from OS (Office Services) to R-7 (Multiple Family Residential), the Planning Commission does hereby recommend to the City Council that Petition 2021-03-01-01 be denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed change of zoning and the intended use of the property as a multiple family residential apartment complex would be compatible to and in harmony with the surrounding residential neighborhoods.
2. That the proposed change of zoning is inconsistent with the established pattern of the surrounding development and would adversely alter the character of the area.
3. That maintaining an office land use is more consistent with the established pattern of development and character of the area, and
4. 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 23.05 of Zoning Ordinance #543, as amended.

A roll call vote on the foregoing resolution resulted in the following:

AYES: Long, Bongero, McCue, Smiley, Wilshaw
NAYS: Caramagno
ABSENT: Ventura
ABSTAIN: None

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 a denying resolution.