

## Development Project Update

11/19/2024

| PZE Process # | Address            | Applicant Name           | PZE Process Type      | Started   | Date Completed PZE Process | Completed Construction (Yes/No) | Notes   |
|---------------|--------------------|--------------------------|-----------------------|-----------|----------------------------|---------------------------------|---|
| PZE23-009     | 26780 Southfield   | 44 Burrito               | Site Plan Review      | 6/21/2023 |                            | No                              | Applicant submitted plans for outdoor dining. Feedback from first review of site plan provided. Waiting on updated site plan.   |
| PZE23-010     | 27300 Soutfield Rd | Sadier Abro              | Site Plan Review      | 6/15/2023 | 2/20/2024                  | No                              | PC provided zoning interpretation on laundromat use. Building plans have been reviewed & approved. Obtained site plan approval 2/20/24. Exterior and Façade construction has begun. |
| PZE23-013     | 27601 Soutfield Rd | Oakland Development, LLC | Site Plan Review      | 8/30/2023 | 11/21/2023                 | Yes                             | Construction completed and business has opened. Applicant must install outdoor furniture/amenities to comply PUD agreement.   |
| PZE24-001     | 28001 Soutfield Rd | MedSpa                   | Administrative Review | 1/12/2024 | 1/24/2024                  | Yes                             | Construction completed, business license issued, and spa has opened.  |
| PZE24-003     | 27411 Soutfield Rd | Jay Birds Bar & Grille   | Special Land Use      | 1/24/2024 | 2/26/2024                  | Yes                             | Restaurant received a business license and has opened.  |

Pze20-003 27208 SOUTHFIELD RD Ste 101 Lathfield Investments LLC

|           |                             |   |
|-----------|-----------------------------|---|
| Pze20-003 | 27208 SOUTHFIELD RD Ste 101 | Lathfield Investments LLC               |
| Pze20-004 | 28600 SOUTHFIELD STE 200    | Lathfield Investments LLC               |
| Pze20-005 | 28600 SOUTHFIELD RD         | Lathfield Partners LLC                  |
| Pze20-006 | 28820 SOUTHFIELD RD 122     | Lathfield Partners LLC                  |
| Pze21-001 | 27215 SOUTHFIELD RD         | Ramil Yusubov                           |
| Pze21-002 | 27000 SOUTHFIELD RD         | HALLE PROPERTIES LLC                    |
| Pze21-003 | 27000 SOUTHFIELD RD         | HALLE PROPERTIES LLC                    |
| Pze21-004 | 27000 SOUTHFIELD RD         | HALLE PROPERTIES LLC                    |
| Pze21-005 | 27000 EVERGREEN             | Michigan First Credit Union             |
| Pze22-003 | 18411 W 12 MILE RD 201      | LOGOS Global Ministries                 |
| Pze22-009 | 26647 SOUTHFIELD RD         | Patricia Felton                         |
| Pze22-010 | 26727 SOUTHFIELD RD         | LV PETRO LLC A MICHIGAN LTD LBLTY C     |
| Pze23-001 | 26710 MEADOWBROOK WAY       | DOTSON, CHARLES                         |
| Pze23-002 | 26727 SOUTHFIELD RD         | LV PETRO LLC A MICHIGAN LTD LBLTY C     |
| Pze23-004 | 18625 CAMBRIDGE             | MASON, SARA                             |
| Pze23-005 | 27701 SOUTHFIELD RD         | The Event House                         |
| Pze23-006 | 27000 EVERGREEN RD          | Michigan First Credit Union             |
| Pze23-007 | 27701 SOUTHFIELD RD         | Town Hall Investments (The Event House) |
| Pze23-008 | 27701 SOUTHFIELD RD         | Town Hall Investments (The Event House) |
| Pze23-011 | 26740 SOUTHFIELD RD         | The Style Guru                          |

|           |                     |                        |
|-----------|---------------------|------------------------|
| Pze23-009 | 26780 SOUTHFIELD RD | 44 Burrito             |
| Pze22-006 | 27777 SOUTHFIELD RD | PANERA BREAD #662      |
|           | 28831 SOUTHFIELD RD | Sam's Shoe Outlet      |
| Pze24-002 | 27411 SOUTHFIELD RD | Jay Birds Bar & Grille |
|           | 28901 SOUTHFIELD RD | Papa's Pizza & BBQ     |
| Pze24-005 | 27777 SOUTHFIELD RD | Panera Bread           |

Site Plan Review 6/22/2020 EXPIRED no

|                                 |           |            |     |
|---------------------------------|-----------|------------|-----|
| Site Plan Review                | 6/22/2020 | EXPIRED    | no  |
| Site Plan Review                | 6/22/2020 | EXPIRED    | no  |
| Site Plan Review                | 6/22/2020 | EXPIRED    | no  |
| Site Plan Review                | 6/22/2020 | EXPIRED    | no  |
| Site Plan Review                | 3/2/2021  | 3/12/2021  | no  |
| Special Land Use                |           |            |     |
| Site Plan Review                | 3/4/2021  | 2/8/2022   | Yes |
| ZBA                             |           |            |     |
| Administrative Site Plan Review |           |            |     |
| Site Plan Review                | 3/16/2022 | 4/19/2022  | no  |
| Site Plan Review                | 9/19/2022 | 10/18/2022 | Yes |
| ZBA                             | #####     | 5/24/2023  | Yes |
| ZBA                             | 1/11/2023 | 4/17/2023  | no  |
| Amended Site Plan               | 1/12/2023 | 1/17/2023  | no  |
| ZBA                             | 2/17/2023 | NA         | NA  |
| ZBA                             | 3/28/2023 | 4/18/2023  | no  |
| Administrative Review           | 4/17/2023 | 4/27/2023  | n/a |
| Special Land Use                | 3/29/2023 | 6/6/2023   | no  |
| Site Plan Review                | 3/29/2023 | 5/24/2023  | Yes |
| Administrative Review           | 7/6/2023  | 7/6/2023   | N/A |

|                       |           |            |     |
|-----------------------|-----------|------------|-----|
| Site Plan Review      | 6/21/2023 | 7/19/2023  | Yes |
| PUD                   | 4/29/2022 | 10/17/2022 | Yes |
| N/A                   |           |            | Yes |
| Administrative Review | 1/30/2024 | 2/7/2024   | No  |
| N/A                   |           |            | Yes |
| PUD                   | 1/8/2024  | 2/20/2024  | No  |

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Applicant obtained required building & engineering approvals. Work progressed for several months then stalled. Building/trades permits have expired.

Project work is complete. They are waiting on DTE Energy to relocate a power line which is prohibiting the placement of the

Complete

Obtained Certificate of Occupancy. Will be finishing landscaping in spring

Grand opening was held in November and business is operational.

Construction is complete and business is open. Stormwater Management Agreement is needed. Reminder will be sent to property owner.

Applicant was denied variances for placement of proposed shed & cement slab requirement. Obtained variances to exceed allowable accessory structure size, and to keep existing shed. Applicant is required to pour footing/place rodent barrier around existing shed.

Obtained Certificate of Occupancy

It was determined the applicant did not require a variance, so the request was withdrawn.

OPEN

Temporary Use - Annual Car Sale

OPEN

OPEN

Temporary Use - Outdoor Sales/Food Truck catered

Interior build-out complete & sign installed. Grand Opening on Dec. 1st at 3 pm

Construction underway. Anticipated open date in Q1. Two (2) mature trees down due to unanticipated construction issues; GC & architect are aware and will replace with larger, comparable caliper trees.  
[Working with sign company on permitting now.](#)

Interior conversion of retail space

Seeking to transfer in Class C Liquor License. Interior renovations to existing, vacant resto space.

Interior build-out of take out restaurant.

PUD Amendment DENIED because proposed monument sign does not meet ordinance standards. Staff is working with applicant on revisions.