

Development Project Update

3/18/2024

PZE Process #	Address	Applicant Name	PZE Process Type	Started	Date Completed PZE Process	Completed Construction (Yes/No)	Notes
Pze23-003	28077 SUNSET W BLVD	MANN, MARK	ZBA	1/20/2023		No	Applicant is seeking a variance on the approved fence material, as he installed a chainlink fence without a permit. During the initial review of the application, staff identified an issue in the placement of the fence with it potentially being on the neighboring property. Staff discussed this with the applicant and indicated that he will need to provide proof that the fence is on his property. Applicant spoke with City Administrator; no forward progress made by applicant. A ticket was issued 11/16/23
Pze23-010	27300 SOUTHFIELD 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. Permits on hold. Obtained site plan approval 2/20/24. Revised plans reflecting the PC conditions have been submitted & are under review. Construction to begin within the next month.
Pze23-012	17390 W 11 MILE RD BLDG 1	Pat & Sons	Administrative Review	8/11/2023	8/30/2023	No	Reinstate Site Plans/No changes to plans or zoning
Pze23-013	27601 SOUTHFIELD RD	Oakland Development, LLC	Site Plan Review	8/30/2023	11/21/2023	No	begun the building permit process. Construction to start within the next month.
Pze24-001	28001 SOUTHFIELD RD	MedSpa	Administrative Review	1/12/2024	1/24/2024	No	Interior conversion of retail space. Interior renovations are underway.
Pze24-003	27411 SOUTHFIELD RD	Jay Birds Bar & Grille	Special Land Use	1/24/2024	2/26/2024	No	Obtained SLU by CC. Interior renovations are underway.
Pze24-004	28901 SOUTHFIELD RD	Papa's Pizza & BBQ	ZBA	1/26/2024	2/26/2024	No	DENIED a variance for window signage coverage. Required to remove excess signage and apply for site plan review by 3/15/24.

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

Applicant filed a lawsuit shortly after obtaining conditional site plan approval. No work has been done to bring site into compliance with the approved plan. Due to lack of work/consistent progress, site plan approval has expired.

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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.