

Current Planned Rezoning Overlays (PROs) in Progress

#	JSP	Planned Rezoning Overlay	Location	Property Size	Proposed Development	Original Zoning	New Zoning	PC Initial Review	CC Initial Review	PC Formal Action	CC Formal Action	PRO Agreement Status	Summary of Public Benefit	Comments/Status
18,737	JZ22-28	Elm Creek	Meadowbrook & 12 Mile	37.11 acres	Multifamily townhome units (121 units)	OST	RM-1	• 12/7/22 PC Meeting - Initial Public Hearing & discussion of eligibility • 10/11/23 PC Meeting - Initial Public Hearing & discussion of eligibility on revised plans	• 11/20/23 CC Meeting - Eligibility Discussion	• 4/24/24 PC Meeting - Public hearing, Recommended for Approval	• 5/20/24 - 1st Reading Approval granted • 10/14/24 - Tentative 2nd Reading	Under review by applicant	• Off-site Sidewalk Gap Construction (314 feet) • Preservation of 7.06 acres of Woodlands • Preservation of 3.02 acres of Wetlands • Nature trail and overlook amenity for residents • \$10k donation for Beacon Hill Trailhead improvements	• Initial PRO submitted October 2022 • Formal PRO submitted February 2024
18,740	JZ23-09	Novi-Ten	10 Mile & Novi Rd	34 acres	Multi-family residential (71 units) and 36,000 sf Commercial center	OS-1 & I-1	RM-1 & B-2	• 12/13/23 PC Meeting - Initial Public Hearing & discussion of eligibility on revised plans	• 4/8/24 CC Meeting - Eligibility Discussion	Public hearing scheduled: 10/30/24	Tentative 1st Reading: 11/25/24		• Pedestrian pathway and overlook amenity open to public • Preservation of 15+ acres of wooded marshland • Donation of Public Park land (size unclear) • Improvements to 10 Mile to mitigate impacts	• Initial PRO submitted March 2023 • Formal PRO submitted June 2024
18,743	JZ23-41	Sakura East	11 Mile & Meadowbrook	3.5 acres	Multi-family residential (45 units)	I-1	TC-1	• 12/13/23 PC Meeting - Initial Public Hearing & discussion of eligibility	• 2/7/24 CC Meeting - Eligibility Discussion	Public hearing scheduled: 10/16/24	Tentative 1st Reading: 11/12/24		• Wetland overlook amenity on City property • Wetland preservation (about 0.1 acre) • Exceeding open space requirements	• Initial PRO submitted October 2023 • Formal PRO submitted May 2024
18,744	JZ24-02	Jax Kar Wash	12 Mile & Cabaret Dr	1.6 acre	Car Wash	RC	B-3	• 4/24/24 PC Meeting - Initial Public Hearing & discussion of eligibility	• 6/3/24 CC Meeting - Eligibility Discussion	• 8/28/24 PC Meeting - Public hearing, Recommended for Approval	Tentative 1st Reading: 10/14/24		• Two public seating areas on 12 Mile • Two decorative walls	• Initial PRO submitted January 2024 • Formal PRO submitted June 2024
18,745	JZ24-31	The Grove	12 Mile & Meadowbrook	61.86 acres	438-unit multiple-family development with 3 unit types	OST	RM-2	Public hearing scheduled: 10/30/24	Tentative: 11/25/24				• Four public seating areas on 12 Mile and Meadowbrook frontage • Preservation of wetland areas	• Initial PRO submitted August 2024
18,746	JZ24-32	Feldman Kia	Grand River & Joseph Dr	4.88	Car Dealership	NCC	B-3	Public hearing scheduled: 10/16/24	Tentative: 11/25/25				• Three bench seating areas along Joseph Dr sidewalk with landscaping	• Initial PRO submitted August 2024

Mayor and Council –

Please see the comprehensive list of PRO applications currently in process. Just an FYI on what is currently in the works and where they stand.

- Victor