

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
THRU: BARBARA MCBETH, AICP, CITY PLANNER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: THE GROVE PRO UPDATE
DATE: OCTOBER 15, 2025

KEY HIGHLIGHTS:

- The City Council considered the initial submittal of The Grove PRO at the December 16, 2024 meeting and provided feedback for consideration.
- Following the initial review, the applicant made significant changes to the project, including reducing the number of units from 438 to 232. Other changes are summarized in this memo with full details provided in links below.
- The Planning Commission held a public hearing on the Formal PRO submittal on October 8, 2025 and recommended approval to City Council.
- The applicant's Executive Summary is attached to this memo.

BACKGROUND INFORMATION:

The petitioner has requested a Zoning Map Amendment for approximately 62 acres of property on the south side of Twelve Mile Road, to the east of Meadowbrook Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant. The proposal involves rezoning from OST Office Service Technology to RM-1 Low Density Multiple Family.

CHANGES FROM INITIAL PRO PLAN

Based on the feedback received from staff, Planning Commission, and City Council review of the Initial PRO Plan, the applicant made the following changes to the Formal PRO plan:

- The number of units has been reduced from 438 to 232, with a corresponding change to the requested zoning district from RM-2 to RM-1.
- The previous plan included mid-rise apartment units, which have been eliminated.
- Over 50% of the units are able to accommodate single-level living, which supports aging-in-place.
- All of the units are now for-sale, instead of including some rental units.
- While the previous façade designs included the use of vinyl siding, the new designs are now in full conformance with the Ordinance, and the attention to detail and character of the building designs have been found to qualify as an enhancement beyond what could be required by the ordinance.
- The Formal PRO plan shows all of the required wetland mitigation will be provided on the site, including future impacts to the northwest corner that is being retained by Trinity Health.

- The list of requested deviations has been reduced from 16 to 7, and each is supported by staff. The list of deviations can be found in the suggested motion found in the [Planning Commission Packet](#).
- Additional landscape buffering is provided to the parcels that are to remain OST to the north and south.
- There are no detached garages, carports or parking lots in the Formal PRO layout.
- The reduction in the number of units will also reduce the amount of traffic, as well as demands on public utilities and services.
- There is still an emphasis on connectivity, open space, and preservation of the existing natural features.
- Public access is provided to the on-site proposed pathway, park area, and nature trail.
- The list of benefits, as listed in the suggested motion of the [Planning Commission Packet](#) appear to outweigh the detriments of the proposed rezoning, in the opinion of staff and the Planning Commission.

2025 MASTER PLAN

Staff also notes that since this project last came before the City Council, the Planning Commission has adopted the 2025 Master Plan for Land Use. In this updated Master Plan, the Future Land Use for this area of Meadowbrook Road has been designated for General Mixed Use (see attached map). This new category is meant to provide a high degree of flexibility in development, with a site-specific master plan to guide development. Therefore, the requested rezoning is no longer inconsistent with the Future Land Use designation.

Please see the [Planning Commission Packet](#) for the full set of plans, Staff and Consultant Review letters, as well as supplemental information and narrative from the applicant.

Please feel free to contact staff if you have any questions on this matter.