



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Regular Planning Commission Meeting
Monday, December 15, 2014

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, December 15, 2014, 7:00 P.M., at the Pleasant Ridge City Hall, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

REGULAR PLANNING COMMISSION MEETING-7:00 P.M.

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Planning Commission Meeting held Monday, November 24, 2014.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. Consideration of the Pleasant Ridge Master Plan.
6. Consideration of the proposed 2015 Planning Commission/Downtown Development Authority Meeting schedule.
7. City Manager's Report.
8. Other Business.
9. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



City of Pleasant Ridge
 23925 Woodward Avenue
 Pleasant Ridge, Michigan 48069

Regular Planning Commission Meeting
Monday, November 24, 2014

Having been duly publicized, Chairman Bolach called the meeting to order at 7:00 p.m.

Present: Bolach, Decoster, Laidlaw, McCutcheon, O'Brien, Schlesinger, and Sweeney
 Also Present: City Manager Breuckman
 Absent: Lenko and Stearn

Minutes

Chairman Bolach asked for a motion to approve the minutes of the Regular Planning Commission Meeting held Monday, October 27, 2014, be approved. Schlesinger asked for clarification on the top of page 5 of what the "great project" is, and Breuckman responded that it the Woodward Avenue Action Association (WA3) project as a whole.

PC-2014-1504

Motion by O'Brien, second by Decoster, to approve the minutes of the Regular Planning Commission Meeting held Monday, October 27, 2014.

Adopted: Yeas: O'Brien, Decoster, Laidlaw, McCutcheon, O'Brien, Schlesinger, Sweeney, Bolach
 Nays: None.

Zoning Amendment – Accessory Dwelling Units.

Breuckman reported that enforcement language has been clarified, but overall, the bulk of the language has been unchanged.

Sweeney questioned the 25-percent ADU requirements to make sure that it does not pertain to ground floor only, and Breuckman indicated that it does not. Sweeney mentioned Item 4B and felt it was vague as to what is visible from the street, and inquired as to why it had to be further away than all other buildings, along with 5B. Breuckman explained that the house and the ADU would both be subjected to the 5 ft. setback. Sweeney gave an example if someone wanted to build a shed and have a bathroom in it, and Breuckman responded that if there were no kitchen uses added, it may not fall under the ADU. Sweeney recommended that the language needs some clarity, especially with garages. Sweeney mentioned Item 7 needs clarity as to if the occupier was a renter of the entire property, would it be considered an ADU as regards to the enforcement with water.

Breuckman responded that lease terms would be respected. Sweeney inquired if there would be a need for a separate meter for electric and gas, and Breuckman indicated there would not be a requirement. Sweeney inquired as to Item 10, rental inspections, as to whether it is required if just a family member is staying in the unit and not actually a rental. Breuckman responded that the inspection makes sure that the unit is kept up to code with an inspection every 2 years @ \$30.00. Sweeney inquired as to Item 13A and B as to who is doing enforcement, and Breuckman responded that 13A-1 would be a show cause hearing before the Planning Commission to see if there is a violation. Sweeney feels that the language should be reviewed and clarified throughout the proposed ordinance. Breuckman added further comment to the proposed changes suggested by Sweeney and responded that he does not feel that the language needs to be clearer. Further discussion held as to the understanding of the language. Sweeney mentioned that there are no definitions listed, and Breuckman responded that that could be added.

Schlesinger recommended approval of the ordinance.

Breuckman recommended that language in 4B could read: The ADU may not have an exterior entrance that is visible from the parcel's primary street frontage. Bolach inquired if the setback would be changed from 3 ft. from 5 ft., and Breuckman recommended that 4D be eliminated altogether and 4E would become 4D.

PC-2014-1505

Motion by Commissioner Schlesinger, second by Commissioner Sweeney recommend to the City Commission the approval of the Zoning Ordinance amendment regarding Accessory Dwelling Units, with the recommended language changes as presented by Breuckman.

Adopted: Yeas: Schlesinger, Sweeney, Bolach, Laidlaw, McCutcheon, O'Brien.
 Nays: Decoster.

December 2014 Planning Commission Meeting Schedule

Bolach explained that the regular Planning Commission meeting is set for December 22nd, the week of the Christmas holiday. It is being recommended to move the meeting to December 15th, 2014, at 7:00 p.m.

All Board Members were in agreement.

Non-resident member to serve on the Pleasant Ridge Planning Commission/Downtown Development Authority.

Breuckman commented that this is driven due to the fact that the Planning Commission and the DDA boards are one in the same, and the business district does not have any representation. Breuckman does not want to have the DDA include all business owners due to the small budget and that it may be hard to find nine people to make up the board on a regular basis. The State Planning Enabling Act allows for non-residents to be part of the Planning Commission. Breuckman recommends that one slot be made available on the DDA for a non-resident and could add new perspective. Commissioner Sweeney's term ends next month. Bolach agrees with the recommendation. Sweeney inquired if it would be the owner of a building or owner of the business. Breuckman responded it could go either way. The maximum non-residents on the board

can be no more than two. Discussion held as to the length of the term and Breuckman will check to see if it has to be 3 years.

All Board Members were in agreement.

City Manager's Report

Breuckman reported that comments on the Master Plan are due by December 3rd, and those will be reviewed at the December meeting and a public hearing scheduled in January 2015.

Breuckman reported that the Woodward/696 meeting went well for the fact-finding process. February 17, 2015 will be when the report will be presented.

Breuckman reported that the East Side Town Hall meeting was held for permit parking that interfaces with the business district. Overwhelmingly, most residents were in favor of the permits, anyone within 800 to 1,000 feet from Woodward. The permit parking zone is intended to be longer than the walk to a public parking lot, and will be a street-by-street basis and various hours.

With no further business, Chairman Bolach adjourned the meeting at 7:55 p.m.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: December 11, 2014
Re: Master Plan Completion Schedule

We are in receipt of comments from Ferndale and Oakland County regarding our proposed Master Plan. Both found that our plan is not inconsistent with neighboring communities.

At this point we can schedule the public hearing for the Master Plan for the January meeting, should you so choose.


G:\Planning and Zoning\2014 Master Plan\2014.12.11 - Master Plan Comments.docx



FERNDALE

The City of Ferndale, Michigan
300 East Nine Mile Road
Ferndale, Michigan 48220
(248) 546-2525
www.ferndalemi.gov

October 15, 2014


Mr. James Breuckman
City Manager
City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, MI 48069

Re: Pleasant Ridge Master Land Use Plan

Dear Mr. Breuckman:

The City of Ferndale Planning Commission has reviewed the Pleasant Ridge Master Plan on behalf of the City of Ferndale in accordance with the amended Municipal Planning Act. The future land use plan and overall goals and objectives described in the draft plan are generally consistent with the plans for the City of Ferndale.

Ferndale is interested in continuing a cooperative working relationship with Pleasant Ridge and looks forward to working with you in the future on regional issues such as transportation, public services, and sustainability. As you are aware, we are also in the process of updating our City's Master Plan; you should be receiving a copy in the near future for review.

I look forward to continued opportunities to coordinate planning at our mutual boundary.

Sincerely,



Derek Delacourt
Director



BOARD OF COMMISSIONERS

1200 N. Telegraph Rd.
Pontiac, MI 48341-0470
Phone: (248) 858-0100
Fax: (248) 858-1572

November 12, 2014

Ms. Amy Drealan
City of Pleasant Ridge Clerk
23925 Woodward Avenue
Pleasant Ridge, MI 48069

Dear Ms. Drealan:

On Wednesday, November 12, 2014, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

**City of Pleasant Ridge Community Master Plan 2014
(County Code Master Plan No. 14-06)**

The Oakland County Coordinating Zoning Committee, by a 3 to 0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed. Comments were received from the City of Ferndale, and are attached to our review.

If further documentation is necessary, the unofficial minutes of the November 12, 2014 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-5443 or email me at burckhardtc@oakgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte Burckhardt".

Charlotte P. Burckhardt, AICP, PCP
Principal Planner

enc.

cc: James Breuckman, City of Pleasant Ridge Manager
Mark Bolach, Pleasant Ridge Planning Commission Chair
Gary McGillivray, Oakland County Commissioner
Sara Roediger, Ferndale Planning Commission Chair
Derek Delacourt, Ferndale Community & Ecn. Dev. Director
Cherilynn Brown, Ferndale Clerk

Ms. Amy Drealan
MP 14-06
November 12, 2014
Page 2

O.C. Commissioner Helaine Zack
Gary Torgow, Oak Park Planning Commission Chair
Ed Norris, Oak Park Clerk
Kevin Rulkowski, Oak Park Planning Director
O.C. Commissioner Nancy Quarles
Clyde Esbri, Royal Oak Planning Commission Chair
Tim Thwing, Royal Oak Planning Director
Melanie Halas, Royal Oak Clerk
Mike Bosnic, O.C. Commissioner
David Woodward, O.C. Commissioner
Gordon Glidden, Huntington Woods Planning Commission Chair
Hank Berry, Huntington Woods Zoning Administrator
Joy Solanskey, Huntington Woods Clerk
SEMCOG



L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE

October 30, 2014

Commissioner Robert Gosselin, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 14-06, Planning & Economic
Development Services' review of the City of Pleasant
Ridge Community Master Plan Draft 2014

Dear Chairperson Gosselin and Committee Members:

The City of Pleasant Ridge Planning Commission is proposing to replace its 1999 City of Pleasant Ridge Community Master Plan with an updated plan. The following is a review and analysis of the draft plan.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Pleasant Ridge is required to send a copy of the draft plan to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 63 days to submit comments on a draft plan. The November 12, 2014 Oakland County Coordinating Zoning Committee (CZC) meeting falls within our 63-day comment period. Neighboring communities also have 63 days to submit comments directly to Pleasant Ridge and are asked to send a copy of any comments to Oakland County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the Pleasant Ridge Planning Commission Secretary, the Cities of Ferndale, Oak Park, Royal Oak, and Huntington Woods; and SEMCOG were sent a copy of the draft plan. All of these recipients have received notice of the CZC meeting. Comments have been received from the City of Ferndale and are attached.

Public Participation Process

The City of Pleasant Ridge used a variety of methods to solicit citizen input. Through the community newsletter and the community web site, residents were made aware of a master plan survey. The survey was available on line and by hard copy in October 2013; 216 surveys were returned. Then a few months later on January 22, 2014, a Community Visioning Session was held. Thirty-one (31) residents attended this session that provided citizens with an opportunity to identify priorities. Input gathered at this meeting and the returned surveys form the basis for the section on Preferred Future, including Community Expectations and Goals. In addition, survey results are cited extensively throughout the plan.

ECONOMIC DEVELOPMENT
& COMMUNITY AFFAIRS

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Plan Contents

The Plan is broadly divided into three main sections. The Introduction covers the history, demographics, and inventory information. The Preferred Future section addresses community expectations and identifies issues, goals, and strategies. Strategies and Land Use contains the Future Land Use Plan, Zoning Plan, and Implementation matrix.

Pleasant Ridge is a small city located in the southeastern part of Oakland County. Its history, which dates back to the early 1800s, is documented in the plan. *"Within fifty years of the signing of the Constitution in 1787, all of the land within Pleasant Ridge's boundaries was in private hands."* (Page 8) Pleasant Ridge was platted in 1906, incorporated as a village in 1919, and became a city in 1928; the same year the Detroit Zoo opened on Woodward Avenue.

Because Pleasant Ridge is primarily a residential community bisected by Woodward Avenue, changes to Woodward have had an impact on the community. Woodward Avenue's role in regional transportation is recounted in the plan, highlighting the early years in the last century where trolley cars, interurban lines, and railroads provided multi-modal transportation options. However, the veto to construct a Detroit subway system in 1919 and subsequent actions diminished the various rapid transit modes of the past. Buses now are the single mode of alternate transit, in conjunction with the automobile that dominated the corridor from the 1950s onward.

However, changes to rapid transit are being proposed again for the Woodward Corridor. SEMCOG was conducting the Woodward Avenue Alternatives Analysis Study during the same time period that the Pleasant Ridge Master Plan was being prepared. Pleasant Ridge was part of the study committee. This study's purpose was to determine the preferred mode of transit along Woodward from Detroit to Pontiac and evaluate implications of that mode. Bus Rapid Transit (BRT) was identified as the preferred mode. To make BRT a viable alternative to using one's own car, one travel lane in each direction will be dedicated for BRT only to allow for faster travel. From Eight Mile to I-696, different options were being considered regarding the location of this dedicated lane. According to illustrations from December 2013 that are included in the plan, the most promising location was the median edge (median narrowed to accommodate new, transit only lanes). Another aspect of BRT is to have limited transit stops or stations, approximately one mile apart. BRT stations are not planned to be located within the City of Pleasant Ridge but would be located just outside the city limits tentatively at Nine Mile and the Detroit Zoo.

In addition, a Complete Streets Plan is being developed for Woodward Avenue as well. The Complete Streets Plan will identify ways to get transit riders (pedestrians and bicyclists) safely and comfortably to the BRT stations, as well as provide general accommodations for non-motorized users along the Woodward Corridor. This study is on-going.

As both of these studies were still under development while the master plan was being prepared, no final recommendations/conclusions are included within Pleasant Ridge's master plan update. However, the Woodward Avenue Alternatives Analysis Study was approved by the Regional Transit Authority in September about the same time this master plan was being transmitted to the County. Therefore, the Planning Commission may wish to review the final report to see if they want to include any final graphics or conclusions from the adopted study. Survey results indicate

general support for a BRT system, and it may provide options to Pleasant Ridge residents where 95% of workers currently drive alone.

Another regional transportation system also has had a significant impact on the community. The construction of I-696 was hotly contested by the City of Pleasant Ridge and surrounding cities and is one reason why that leg of the freeway was the last to be constructed. In addition to removing homes, the construction of I-696 diminished the City's recreational complex on Ridge Road. *"The site's total acreage was reduced to approximately 1.25 acres (from 2.38 acres), and the facilities lost included a playground, two tennis courts, a ball field, a soccer field, an ice-skating rink, and approximately 10 paved parking spaces."* (Page 20)

I-696 also complicates the addition of BRT to the Woodward Corridor, especially as it relates to non-motorized access. Because the proposed BRT station at the Detroit Zoo would require Pleasant Ridge pedestrians and bicyclists to navigate an already challenging intersection, the plan recommends that more analysis be undertaken to look at traffic solutions (vehicular and non-motorized). The master plan recommends the development of a *"Pleasant Ridge preferred"* plan for this station, and the Implementation matrix shows that this should be done immediately. Development of this plan would be done in concert with Ferndale, Huntington Woods, Royal Oak, and Birmingham. A recent newsletter from the Woodward Avenue Action Association shows that there will be a four day charrette starting on November 10, 2014 to develop a complete streets plan for Woodward and I-696 so it appears that action on this implementation item is moving forward.

A demographic profile is included in the plan. According to the 2010 Census, Pleasant Ridge has a population of 2,526; an approximately 11% decrease from its 1990 population of 2,833. Residents are older, more educated, and more affluent than Oakland County as a whole. Median housing values are higher at \$254,000 with 94% of homes owner occupied. A two-page community dashboard included in the plan shows that Pleasant Ridge compares favorably to neighboring communities, Oakland County, and the State of Michigan.

At the Community Visioning Session in January 2014, participants were engaged in small table exercises to elicit components of their preferred future for Pleasant Ridge ten years from now. Using a dot voting method, the 31 participants then prioritized the different ideas that had been generated. Based on this collective voting method, the following six future community expectations were the top priorities identified:

1. Walkable, bikeable Woodward
2. Maintain Pleasant Ridge's character
3. Quality mixed-use redevelopment on Woodward
4. Maintain financial stability and independence
5. Accommodate existing and encourage new demographic shifts
6. Well maintained recreational assets

These priorities were reinforced by the survey responses collected in October prior to the Visioning session, although the analysis of survey responses showed some differences by geographic location and more so by tenure. Newer residents were more likely to use non-motorized transportation (walking or biking) to get to dining or entertainment and particularly for leisure than those having lived in Pleasant Ridge more than five years. Improving

intersections to make them safer for pedestrians and bicyclists was rated high among 74% of the respondents.

Recreational facilities within the City are considered an asset by most residents. The two largest facilities provide a variety of recreational options. The City maintains an outdoor pool, wellness center, and community center at Ridge Road and I-696. The largest outdoor park is Gainsboro Park on the eastern edge, which has been improved with two tennis courts and a basketball court to compensate for the loss of recreational facilities due to the construction of I-696. Residents gave high marks to the condition of the facilities on Ridge Road but felt improvements were needed at Gainsboro Park. The plan recommends the implementation of the 2013 Parks and Recreation Plan, which includes a master plan for Gainsboro Park that shows improvements to play areas, ball fields, restroom facilities, landscaping, and parking.

However, there was some disconnect between the priorities identified at the Visioning session and survey responses. All of the residential parcels within Pleasant Ridge are included within one of the three historic districts listed on the National Register of Historic Places. These historic structures contribute significantly to the character of the City. Even so, there is no interest in establishing a local historic district except among newer residents who have lived in Pleasant Ridge for less than five years. While the National Register listing requires a review if a Federal project were to impact a historic structure, only a local historic district can review and regulate changes to the exterior of a historic structure.

Similarly, there is no interest in providing options to “age in place” in the community except by those who have lived in Pleasant Ridge for more than 15 years. Aging in place is one way to address the priority to accommodate the changing demographics in the community. *“Though only a minority of survey respondents considered this an issue to be addressed at the municipal level, citizens and leadership would be wise to understand that aging happens to everybody, and the option to do so among long-standing neighbors and in the environment we have chosen to spend our most productive years in has benefit to the community fabric. Smaller and/or attached housing units would suit both aging and shrinking households.”* (Page 35)

To implement the vision articulated in the plan, several changes are needed. The Zoning Plan identifies those changes needed to the zoning ordinance. Most significantly, the ordinance will need to be amended to allow the mixture of uses planned along Woodward Avenue. Currently, single use zoning districts (Commercial, Restricted Office, Multiple Family, and Parking) govern the frontage parcels primarily on the east side of Woodward. However, the new Woodward Avenue Mixed Use Corridor District allows for retail and office on the first floor and residential on the upper floors. To accommodate this new approach, a form based zoning code is recommended where more emphasis is placed on the relationship of the building to the street than on the uses contained within the building. Such an approach will provide more guidance and control over that relationship to the “public realm” of sidewalks, street trees, travel lanes, and other elements within the right-of-way. These elements will be important considerations as the BRT is developed and the Complete Streets plan unfolds. The Implementation Matrix in the plan shows the Planning Commission to be the responsible party for creating this form based code with a *near term* timeframe for implementation.

Future Land Use Map

The visual representation of the City's policies is shown on the Future Land Use map (attached). Pleasant Ridge's Future Land Use map resembles its Existing Land Use map. This is not surprising for a community that is mostly built out. Single family residential is the dominant land use planned. Smaller lot sizes are on the east side of Woodward Avenue where most of the lots are less than 8,000 square feet. Single family lots on the west side of Woodward Avenue range between 8,000 to over 14,000 square feet. No change is anticipated within the single family residential portions of the community, which are classified as Residential on the Future Land Use map.

A variety of classifications are shown along Woodward Avenue. *"Pleasant Ridge's frontage along Woodward Avenue is in many ways its "face" to the rest of the world. While the commercial opportunities it presents are readily apparent, the city has also chosen to establish a unique "greenbelt" along the west side consisting of parks and sidewalks."* (Page 30) This green belt extends from the northern city limits to Oxford Boulevard with City Hall being the Public/Institutional use between Elm Park Avenue and Oakland Park Avenue. These blocks of Recreation/Conservative provide a welcoming gateway for commuters and residents entering at the northern city limits. Other parcels of Recreation/Conservative are scattered throughout the community. On the eastern boundary, the linear grouping of parcels adjacent to the Grand Trunk Railroad constitutes Gainsboro Park.

Pleasant Ridge has planned a new classification called Woodward Avenue Mixed Use Corridor District extending along the east side of Woodward and the last two blocks of Woodward on the west side. In this location, the City would like to see a mixture of uses in one building as opposed to single use buildings. Retail and office would be allowed on the ground floor with residential permitted on upper floors. This would allow for some higher density along the Corridor and could provide for some of the *"missing middle"* housing units not currently found in Pleasant Ridge like lofts and townhomes. The intent is that as current uses and parcels are redeveloped, three to three and a half story buildings with this mixture of uses would be developed.

Other than a small area of Transportation/Utility/Communication on the eastern border with Ferndale, the only other classification shown on the map is Office Redevelopment Area. This refers to a large triangular area located adjacent to Ferndale just south of I-696. On the 2014 Land Use map, this area is classified as Industrial; however, there is no language in the plan to explain what is envisioned for this area. It is recommended that the plan include a paragraph defining Office Redevelopment Area to give guidance to surrounding property owners and perspective developers.

Comparison of the Draft 2014 Land Use Map to the 1999 Map

The changes between the two maps are mainly along Woodward Avenue because of the City's desire to allow a mixture of uses in this location. The new classification of Woodward Avenue Mixed Use Corridor District replaces the former Commercial/Residential and Commercial classifications that were previously planned for these frontage parcels. This new classification of Mixed Use also is applied to a small triangle of land between Woodward Avenue and Main Street that was previously classified as Right of Ways.

Another change along Woodward refers to the green belt buffer that occupies the first two blocks from I-696 to Popular Park Avenue on the west side of the street. This area was previously planned for Recreation/Residential, which according to the 1999 plan would allow for a “*small scale residential development integrated into the park setting.*” The updated plan no longer mentions residential within the green belt.

Finally, the last location where there are changes is in the northeastern corner of the City. The block just south of I-696 between Indiana Avenue and Grand Trunk Railroad along Kensington Boulevard was previously planned for Recreation/Residential and Multiple Family. This is now shown as Recreation/Conservative and Residential. Adjacent to this is the large triangular area planned for the new classification of Office Redevelopment Area. This was previously planned for Industrial.

Coordination with Surrounding Community Boundaries

Under state law, the county’s review is required to include a statement indicating whether the proposed plan is “inconsistent with the plan of any city, village, or township” that received notice of the draft plan. The following looks at the master plans of the four surrounding communities for any inconsistencies at the borders.

Northwest Boundary – City of Huntington Woods: The Huntington Woods Master Plan was adopted by the Huntington Woods Planning Commission in December 2007 and by the City Council in January 2008. The City is in the process of updating their plan, and we just received in the draft Huntington Woods 2014 Master Plan Update for review. Pleasant Ridge and Huntington Woods share a very short border along I-696 at Pleasant Ridge’s extreme northwest corner. Pleasant Ridge has this location planned for Residential. Huntington Woods has their boundary area planned for Parks and Recreation, the site of the Detroit Zoo. (No change is planned for this boundary area in Huntington Woods’ draft update.) Even though the Zoo is a more intensive use, the uses are separated by the wide right-of-way for I-696 and the service drives so there is no boundary incompatibility between uses.

North Boundary – City of Royal Oak: The City of Royal Oak Master Plan was adopted by the Royal Oak Planning Commission in April 2012 and by the City Commission in May 2012. Pleasant Ridge shares its northern border with Royal Oak from approximately Oakdale Boulevard to its eastern city limits. This border area is separated by I-696. From Oakdale Boulevard to Woodward Avenue, Pleasant Ridge has planned primarily for Residential with Recreation/Conservative at Woodward Avenue and an area of Public/Institutional and Recreation/Conservative at Ridge Road where the Community Center and Pool are located. Along this same stretch, Royal Oak has planned for Parks and Open Space (Detroit Zoo).

On the east side of Woodward Avenue, Pleasant Ridge has planned for Woodward Avenue Mixed Use Corridor District. This District extends just east of Main Street. Royal Oak has this border area planned for Mixed Use – Residential/Office/Commercial between Woodward Avenue and Main Street allowing for consistent uses across the intersection. From east of Main Street to Grand Trunk Railroad, Pleasant Ridge has planned for Residential with a buffer of Recreation/Conservative between Indiana Avenue and the railroad tracks next to I-696. Royal Oak has planned for Single Family Residential – Medium Density then to the east a large area of Multiple Family on either side of the railroad tracks. In Pleasant Ridge, the Recreation/Conservative and Office Redevelopment Area are opposite the Multiple Family in

Royal Oak. The Office Redevelopment Area classification replaces the previously planned Industrial classification for this triangular area making the plans more compatible in this area. However, the wide expanse of the I-696 Expressway separates uses between Pleasant Ridge and Royal Oak so there is little impact between uses at this border.

East and South Boundary – City of Ferndale: The City of Ferndale Master Plan was adopted in August 2008. Ferndale surrounds Pleasant Ridge on two sides, bordering Pleasant Ridge's entire eastern and southern borders. Starting at I-696 and going south, both Ferndale and Pleasant Ridge have more intensive uses planned; Industrial in Ferndale and Office Redevelopment Area in Pleasant Ridge. Between Amherst Road and Maywood Avenue, Pleasant Ridge has Transportation/Utility/Communication and Recreation/Conservative. This is adjacent to Industrial in Ferndale. Residential is then planned in both communities from Sylvan Avenue to south of Woodward Heights Boulevard with a small area of Commercial/Office in Ferndale at Woodward Heights. This Commercial/Office at the Woodward Heights and Bermuda intersection is identified as a neighborhood shopping node but restrictions are outlined in Ferndale's plan to minimize impacts on surrounding residential areas.

The southern border is mainly residential in both communities. Ferndale is planning for Low Density Residential while Pleasant Ridge is planning for Residential with one area of Public/Institutional (school site) at Ridge Road. The one exception to this residential orientation is at Woodward Avenue. Pleasant Ridge has planned for Woodward Avenue Mixed Use Corridor District, and Ferndale has planned for Commercial/Office. These are very compatible classifications. The boundary between Pleasant Ridge and Ferndale is primarily consistent.

The City of Ferndale sent a letter indicating that *"The future land use plan and overall goals and objectives described in the draft plan are generally consistent with the plans for the City of Ferndale."* The letter is attached.

West Boundary – City of Oak Park: The City of Oak Park Master Plan was adopted in 1996 and possibly amended in 2005. Pleasant Ridge shares its entire western border with the City of Oak Park. Both communities are planning for residential use along this border. In Pleasant Ridge the classification is Residential while in Oak Park the future land use classification is One and Two Family. This is an extremely consistent border where the municipal boundary was set *"at the back property line between the residences on Maplefield and Sherman Roads."* (Page 8)

Analysis

The last master plan prepared for the City of Pleasant Ridge was fifteen years ago. Even then, the City of Pleasant Ridge was looking ahead to provide housing for a shifting demographic group, identifying the need for housing for empty nesters and singles. This master plan identifies the need to address the *"missing middle"* housing product types like townhomes or lofts that might appeal to changing demographic groups like older residents who may wish to sell their larger homes but still remain in the community. The Pleasant Ridge Planning Commission is wise to consider this growing demographic group that can contribute to a strong community.

Most of the land use changes envisioned in the plan center on Woodward Avenue. As noted, major changes will occur if the Bus Rapid Transit system is built. Pleasant Ridge has been an active participant in the study of Woodward Avenue, in both the Alternatives Analysis Study and

the Complete Streets study. Their continuing presence will allow them a voice in these important projects.

A new topic addressed in the plan is sustainability. The plan contains a chart that benchmarks Pleasant Ridge for key sustainability indicators. This chart is the result of a project coordinated by Oakland County. The Oakland County Planning and Economic Development Services Division received a grant from the Michigan Department of Environmental Quality to hire a consultant to work with a multi-jurisdictional group on a sustainability project. Pleasant Ridge is a member of the group called the Woodward 5 chosen for this effort. The Woodward 5 is a collaboration between five communities along Woodward Avenue to brand and market the area as an exciting and vibrant place to live, work, and play. The five communities are Pleasant Ridge, Royal Oak, Ferndale, Huntington Woods, and Berkley. Collectively, the communities identified the indicators most important to them related to community, economy, and the environment such as educational attainment, diversity, general fund balance, walkability, and active park land. Through the study, research was done to see how each community currently fared regarding the indicator, and general targets were set. These indicator targets along with the implementation action items provide ways for Pleasant Ridge to achieve the vision put forth in this plan.

Being part of a collaborative effort is not a new phenomenon for Pleasant Ridge. Because of the community's small size, it has collaborated with a number of its neighbors, County, and the State of Michigan over the years. The plan contains a listing of services that are provided either through contract or collaboration. This list is quite illuminating as the City works with all of its neighbors for some service or other. Having this list in the master plan is an excellent source of information for residents.

Conclusion

Oakland County Planning and Economic Development Services staff commends the City of Pleasant Ridge for preparing this updated 2014 master plan. As a recap, the following two recommendations were made in our review:

1. Add text to define the new classification of Office Redevelopment Area
2. Determine if any graphics need to be updated from the newly adopted Woodward Avenue Alternatives Analysis Study as graphics in the draft plan are from December 2013.

Based on the review of the surrounding communities' master plans, the City of Pleasant Ridge Community Master Plan Draft 2014 is **not** inconsistent with the plan of any city, village, or township that received notice of the draft plan. Comments were received from the City of Ferndale and are attached.

Oakland County has not prepared a countywide development plan, so there is no countywide plan to which to compare the amendment.

Sincerely,



Charlotte P. Burckhardt, AICP
Principal Planner

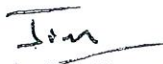
Enclosures



FERNDALE

The City of Ferndale, Michigan
300 East Nine Mile Road
Ferndale, Michigan 48220
(248) 546-2525
www.ferndalemi.gov

October 15, 2014


Mr. James Breuckman
City Manager
City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, MI 48069

Re: Pleasant Ridge Master Land Use Plan

Dear Mr. Breuckman:

The City of Ferndale Planning Commission has reviewed the Pleasant Ridge Master Plan on behalf of the City of Ferndale in accordance with the amended Municipal Planning Act. The future land use plan and overall goals and objectives described in the draft plan are generally consistent with the plans for the City of Ferndale.

Ferndale is interested in continuing a cooperative working relationship with Pleasant Ridge and looks forward to working with you in the future on regional issues such as transportation, public services, and sustainability. As you are aware, we are also in the process of updating our City's Master Plan; you should be receiving a copy in the near future for review.

I look forward to continued opportunities to coordinate planning at our mutual boundary.

Sincerely,



Derek Delacourt
Director

REC'D OCT 22 2014



City of Pleasant Ridge

Amy M. Drealan, City Clerk

From: Amy M. Drealan, City Clerk
 To: Jim Breuckman, City Manager
 Date: December 15, 2014
 Re: Commission Meeting Schedule

The following list is the proposed Planning Commission and Downtown Development Authority meeting schedules for 2015.

Planning Commission/Downtown Development Authority

The Regular Meetings of the Planning Commission/DDA are held the fourth Monday of the month. The meetings are held at 7:00 p.m., in the City Commission Chambers. The meetings are proposed for the following dates:

January 26, 2015
 February 23, 2015
 March 23, 2015
 April 27, 2015
 May 25, 2015 – will be rescheduled due to Memorial Day holiday
 June 22, 2015
 July 27, 2015
 August 24, 2015
 September 28, 2015
 October 26, 2015
 November 23, 2015
 December 28, 2015

Of course, special meetings and workshops are called when needed. Please feel free to contact me should you require any additional information.