



What: Public hearing- Sheets- the project the Planning Commission will try to expedite the project approval with the Mayor and Commissioners voting as part of the Planning Committee.

When: Tuesday, February 11, 2025 @ 7pm.

Where: Royal Oak City Hall 203 S. Troy Street.

The Petition: requests rezoning property to allow a very high intensity use including: (1) automobile filling station/ convenience store with sales of packaged alcoholic beverages, outdoor displays and sales, restaurant with drive-through/ outdoor café; (2) automobile wash (3) addition to existing maintenance building.

The site: 3200 W 14 Mile Road, on the north side of West 14 Mile Road at the intersection of Coolidge Highway west of the CN Railroad right-of-way is one of the most dangerous and congested intersections in the city. Even the City's engineering division is concerned about the crash history at this intersection and how the recommended traffic signal timings may affect the progression of east-west traffic on 14 Mile Road.

Development team: Includes Krieger Klatt Architects - frequent financial contributors to the mayor and commissioners.

Save single family homes: This site is only compatible for a lower intensity use such as a large affordable multifamily housing project. This site is on a bus route, near shopping, and has lots of parking. It is far away from single family neighborhoods. It would save our residential neighborhoods from being destroyed by the city's new master plan changes based on failed policies used in San Francisco and LA. Instead, locate high density apartments complexes in appropriate areas, not next to, or in single family neighborhoods.

The remedy: Deny approval and rezone the property to allow for affordable housing.

Town hall meeting: If denial does not occur on 2-11-25, d then the public hearing should be continued to a later date at the farmer's market. Then the city must provide meaningful notice to all residents and business owners. The current notice is a tiny postcard that looks like junk mail, and only is sent to those within 300 feet of the project. There may not be a

single resident who lives within the 300 feet. This appears to be an attempt to approve the project before people are aware of its negative impacts. The Scope of this development is so large that the entire city is affected, and our citizens deserve to be treated fairly and with respect.

Other offensive aspects of the project identified by the City Include:

- Underground fuel tanks that are currently prohibited within front yards under § 770-110 B (1)
- All three buildings would exceed the maximum height-to-width of one-to three.
- Lights are too bright- maximum 10 foot-candles exceeded-up to 35 foot-candles
- No foundation landscaping as required for parcel A
- Wall signs are too high- placed above the roof line of each building which is prohibited.
- Signs are too big. A maximum sign area of eight square feet exceeded-up to 13 square feet.
- The proposed project is incompatible with the surrounding uses and does not meet any of the 9 required criteria for approval.

Link to Planning Commission agenda for site plan and all other documents

[Planning Commission - February 11, 2025](#)