A longstanding controversy

Landmark highrise is back in court

One of Southfield's longest, most heated on again-off-again land use bat-tles continues to seethe but it appears the combatants may be cooling off. Four members of Riverbank Home-

the combatants may be cooling off.
Four members of Riverbank Homeowners Association have taken the city
and development firm, Landmark
Properties Co., to court to block a proposed high-ripe project on the northside of Northwestern Highway, betwent Elegraph and It Miler roads areslapped a court suit on developers and
city officials in an attempt to block
proposed construction on the disputed
12.5 acre site. The latest court action
was spawned by the city council's approval last month of Landmark's request to rezone the parcel to allow construction of two, 10-story apartment
buildings on the site.
Despite the court action, some residents reportedly are negotiating with
Landmark principles Nelson Dembs,
Jack Taylor and Jack Friedlander for
an agreement to drop the height of the
proposed buildings to seven stories.
It agreement is reached, the lawsuit
in Oakland County Circuit Court may
be settled, according to a city hall
spokesman.

The lawsuit contends the new high-rise apartment (RMU) zoning on the site will allow developers to construct buildings of infimited height. Home-owners are asking the court to prevent Landmark from developing the proper-ty and the city from issuing building permits for the project unless provi-sions of a 1972 legal settlement are met.

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THAT SETTLEMENT, which limits the density on the land — once zoned for high-rise office, general business and regional stopping use — came attended to the control of the c

harmiti affect on area property vin-ers.

High-rise multiple dwelling use is a downgrading from the current high-rise office zone, said city planner Don-nial Gross. The proposed 10-story apart-ment buildings, he said, will require 21 percent fewer parking spaces and will generate less traffic.

UNDER THE former zoning, the land was assessed at \$1.2 million. The assessed value of the properly will decrease to about \$800.000 with the apartment zoning, he said.

When improvements are made, the value will increase but not as much as if the site were developed for commer-

cial and high-rises, he said. The earlier settlement restricted the height of the proposed office building to 13 stories and lowered its density by about 50 percent. Landmark later claimed the developmment would no longer be economically feasible.

Gross said the zone, which could accommodate a 200,000 square-foot office building and a 240-room hotel, and lowered its density by about 50 percent. Landmark's currently proposed two heyers and proposed two heyers are supported by the said of 450 units.

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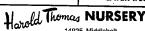
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