

Traffic study set for 'golden triangle'

By Carolyn DeMarco
Staff writer

What has been called the most studied piece of real estate in West Bloomfield is in the spotlight again. Redco Development, the company that holds an option on the "golden triangle" in Section 34, returned to the planning commission with a request for rezoning from single family residential to multiple and general business to accommodate a shopping center and offices.

The request met resistance from residents attending the public hearing Oct. 27 concerned over traffic and overdevelopment of the township.

And the planning commission voted 7-0 to table any decision on rezoning until Nov. 24 in order to hire consultants to study and evaluate the traffic problem.

"We have enough office buildings, shopping centers and cars," said Kenneth Poye, head of the residents group Gateway Plus. "It doesn't have to be developed today. Put a St. Louis arch there and say this is the gateway to West Bloomfield."

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accommodated," he said.

COMMISSIONER PETER Pekala requested that Horton return on Nov. 24 with a review of the mix of land uses.

Jason Horton of Redco presented a scaled-down version of an earlier plan submitted as part of a new zoning district (Planned Development District). The PDD, recommended to the township board by the planning commission, was not approved. It called for a unified plan of development for parcels of 100 acres or more owned by one developer.

a controversial three-story hotel, cuts down the number of square feet for a proposed commercial venture on the corner of 14 Mile and Orchard Lake roads, and reduces the number of dwelling units.

But residents were still unhappy with the less ambitious plan, citing problems of increased traffic on an already burdened road system and overdevelopment of the township.

TWO MAJOR areas make up the parcel and will be considered separately. Plans for the 204 acres of the northwest piece call for extensive rezoning from single family to multiple.

The plan calls for maintaining single family zoning (average 2.35 dwellings per acre) for 36 acres along Maple Road. But another 67 acres of multiple housing of six units per acre and 108 acres of nine units

per acre are planned for the remainder.

The area contains both woodlands and wetlands that must be OK'd by separate review boards if they are modified by development.

Rezoning from general business is sought for development of the 54 acres of the southeast portion of the property to provide for a 27-acre shopping center at the intersection of 14 Mile and Orchard Lake Road and 27 acres of office retail just north of it.

A proposed senior citizen development links the northwest and south-

east section along what was once proposed as an extension of Northwestern Highway.

IN RESPONSE to a question from resident George Martin on the benefit of the package to the community, Horton replied, "Nobody likes vacant land nearby to be developed. Everyone is concerned, especially about traffic. The issue is not the benefit. The question is not if development comes, but what development comes. Piecemeal development can be detrimental."

"We are here with the entire 280

acre site. Working with one developer you can control the site in unity," Horton said. The Bauervic family owned the property for 20 years. "They've paid taxes. They have a significant investment. The developer has rights, the rights to use the property. The land won't go away. It will be developed. It's important how and who does it."

Poye said the Oct. 27 meeting was nearly a rerun of a meeting on July 28, 1986, the day his organization was conceived.

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