

Rezoning Support Sought For 1,125-Unit Development



ROOM FOR 3,000 PEOPLE -- Viewing a model of the 320-acre residential layout proposed by the William J. Pulte Co. for the 12 Mile and Drake area are residents of the neighboring Kendallwood subdivision. Robert Mock, vice-president

and treasurer of the company, is shown standing at the left as he answered questions regarding the site. The model demonstrates how residential areas would be located between fairways of a proposed 18-hole golf course.

An effort to rally public support behind a proposed \$27 million housing project of 1,125 units at 12 Mile and Drake Rds. was launched this week by the developers as a step in "selling" the Farmington Township Planning Commission and the Township Board on necessary zoning changes.

The William J. Pulte Co. of Birmingham has revealed an elaborate plan of single-family dwellings, town houses and apartments for 320 acres lying immediately north of 12 Mile and running one-half mile both east and west from Drake.

It is estimated that the development would accommodate at least 3,000 persons.

Currently the entire 320-acre sector is zoned R-1, the township's highest classification and one which permits nothing but single family residences with a minimum of 20,000 square feet per lot.

Under the Pulte proposal, each portion of the 320 acres would have to be rezoned for its specific new use—single family structures with a new square footage requirement, multiple dwellings, or commercial.

AT A MEETING of neighboring Kendallwood subdivision residents Tuesday night in the Wooddale School, William Pulte and his aides said the proposed use of the land includes installation of an 18-hole championship golf course, swimming and other recreational features and a small neighborhood service and shopping area.

A number of the 50 residents in attendance signed a prepared statement, addressed to the planning commission, stating, "I am pleased with the plan and ask that you give it favorable consideration."

Additional copies of the statement were issued for general circulation among homeowners of the area.

The Farmington Board of Education owns a 40-acre site in the southwest quadrant of 12 Mile and Drake on which it anticipates eventually building its fourth high school.

A further advantage of the area is the fact that access to 1-696 freeway is only moments away.

Pulte said the land on which

the residential development is planned currently is worth \$4,000 an acre.

A MODEL of the development showed that each of the 18 fairways of the 7,200-yard golf course would be used to separate various segments of the residential structures.

Each fairway would be bordered either by single-family dwellings, town houses or apartment units, and an official of the company said the private, home price scale would start in the range of at least \$45,000.

The Pulte organization also has an alternative plan in mind in case the more elaborate projection is turned down. This would be to convert the 320 acres strictly to single dwellings numbering 577.

Before proceeding in one direction or the other, the company wants to sound out residents of neighboring sections. A target date of about April 1 has been set for reaching a decision.

OF THE king-sized 1,125 unit project, Pulte said this statement:

"This type of community development, now being done in the eastern part of our country, provides certain advantages over the present single family subdivision plan. It would provide:

"1. An assessed valuation of \$27,600,000 vs. \$23,080,000 for single family development.

"2. Five times the functional open space.

"3. A one-third reduction of township maintenance cost for roads, sewers, water, etc.

"4. An increase from 577 housing units to 1,125, but a population increase of only 800.

"5. An aesthetically more pleasing development because of the variety of buildings and design and the grouping of open spaces.

In addition, our plan provides 1,125 acres of local recreational and community facilities per 1,000 population, far and beyond the minimum requirement of open space designated by the Recreation Association."

Those who attended Tuesday's meeting peppered Pulte and his staff with detailed questions, but no organized opposition to the project was evident.



SHOWS PARK PLANS -- William J. Pulte explains the layout of park areas contemplated for his company's proposed residential development at 12 Mile and Drake Rds.

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THURSDAY, Dec. 21

Turkey and Gravy on Biscuits, Pickled Beets, Buttered Peas, Baked Fruit Dessert, Milk.

FRIDAY, Dec. 22

Macaroni and Cheese, Green Beans, Orange Juice, Bread and Butter, Dessert, Milk.

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Volunteers Needed To Help Santa

Does your club or organization enjoy playing Santa's helper? If your club would like to donate time as Santa's helpers this season, there are many unique ways to lend your time or talents to health, welfare agencies and hospitals in Oakland and Wayne Counties.

Organization group projects could involve gifts like record

players, clothing, toiletries, sewing machine, tape recorders, all delightful gifts for the ill, aged, the blind, lonely or the needy.

Fun Christmas parties, with refreshments and small gifts are always a hit, as are caroling groups and puppet shows.

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ment call the Oakland County Volunteer Bureau, 642-7272, or Central Volunteer Bureau in Detroit, 893-0622, divisions of United Community Services of Metropolitan Detroit.

Pulte said the land on which



GROUP EFFORT -- This pile of goodies for the Elks Club's Toys for Tots is the result of united work on the part of "The Stags," some Farmington boys whose friendship has held them together for four years. Some of the 20 members are (from left): Gary Palmer, Tom Schaffer, Bill Bliss, Pete Haglund, Tim Nielsen and Denny Jones.

Magazine Publishes Poem

Appearing in the January issue of Jack and Jill children's magazine will be a poem by Mrs. Doris A. Scharfenburg, of 35949 Quakerlane Lane, Farmington.

In her six stanza verse, titled, "The Sloth," Mrs. Scharfenburg gives a light touch to the proclivities of the funny little animal. She handles her material in a way that will appeal to young readers as well as instruct them.

A prize winner in 1952 for a script she wrote for the "Dr. Christian" television series, Mrs. Scharfenburg is a graduate of Hillsdale College where she majored in psychology. She has had her works published before and is a member of the Detroit Women's Writers.

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