

# Phantom freeway affects zoning

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By JACKIE KLEIN

The long-awaited I-696 east-west expressway through Southfield, still a phantom after nearly two decades of planning, continues to cast its shadow on requested land uses along the proposed freeway corridor.

Southfield Planning Commissioners Wednesday, June 22, looked at the petition of Adrian Investment Co. to rezone three acres on the north end of Greenleigh Court, south of Eleven Mile between Fairfield and Greenfield, from its single-family residential classification to allow two-story apartment use. The property is in the path of the proposed I-696 expressway.

Planning Commissioners' recommendation on the rezoning bid will go to Southfield City Council as a tie vote. Opposed were Commissioners Jon Heinrich, Dorothy Booth and William Regan who maintained the rezoning was premature.

Vilcan-Leman Associates, planning consultants for Southfield, advised that multiple-family dwellings in the area would be reasonable if I-696 is constructed. But "if" is the big question.

COMMISSIONERS WILLIAM Fennell, Larry LoPatin and Jack Beras voted the recommendation approval of the rezoning request. Also supporting the land use change, were owners of vacant lots in the area who have been paying taxes on the land for many years.

It has been the policy of Southfield City Council to deny requests for more intensive land uses along the

path of I-696 which would up the price of State Highway Dept. condemnation.

In other action, planning commissioners unanimously recommended approval to the site plan request of Jay Ross for 51 one-bedroom apartment units on the south side of Eleven Mile west of Greenfield. The low-rise apartment building is planned for a 3.5 acre parcel.

Planning commissioners were split 3-3 in their recommendation on the request of Abraham Farris to rezone a small piece of land on the north side of Eleven Mile between Aberdeen and Selkirk from single-family residential to townhouse use. Opposed to rezoning townhouses in the area were Heinrich, LoPatin and Fennell.

Developers Robert and Richard Rosin received a thumbs down recommendation of 5-1 to rezone property on the northwest corner of Ten Mile

and Grodan Drive from low-rise apartment to mid-rise (six-story limit) apartment use. LoPatin was the lone proponent.

THE ROSIN brothers were also unsuccessful in their bid to rezone land on the east side of Maitland, west of Franklin Rd., south of Twelve Mile from a single-family residential category to medium-rise apartment and townhouse use. Planning commissioners, in a 6-0 vote, recommended to deny the rezoning request, stating there is no justification for the increased density which would be detrimental to the neighboring residential area.

The site plan of Melvin Kaftan for a 64, two-bedroom unit apartment building on the west side of Lahser between Twelve Mile and Murray Crescent received a 6-0 recommendation of approval from commissioners.

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