AGENDA
CITY COUNCIL MEETING
AUGUST 22, 2022 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (No Study Session Meeting Scheduled for August 22, 2022)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda

2. Proclamation recognizing September 2022 as National Suicide Prevention Month

3. Proclamation recognizing September 2022 as National Recovery Month

4. Proclamation recognizing September 11-17, 2022 as Patriot Week

5. Introduction of Miss Oakland County, Layla Cypher and Miss Oakland County's Outstanding Teen, Alexis Ulmer

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 10 - 14)

All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

PUBLIC HEARING:

6. Public hearing and consideration of amendment to Planned Unit Development 5, 1993, including Site Plan 58-4-2022 located at the southeast corner of Twelve Mile Road and Investment Drive.

7. Public hearing and consideration of Revised Planned Unit Development 2, 2021, including Site Plan 59-5-2022 located at 27400 Twelve Mile Road.

NEW BUSINESS:

8. Consideration of approval of appointments to various boards and commissions.

9. Consideration of approval of the Stipulation and Order to Amend Consent Judgment for the property located on Westbrook Court south of Utley Road.

CONSENT AGENDA:

10. Recommended approval of establishing Traffic Control Order P-174-2022 to prohibit stopping, standing and parking on Kendallwood Drive and Brandywine Road, and rescind Traffic Control Order P-161-2005 that prohibits stopping, standing and parking on Kendallwood Drive between Brandywine Road and Ridgewood Road. CMR 8-22-76

11. Recommended approval of establishing Traffic Control Order P-175-2022 to prohibit parking on Randall Street. CMR 8-22-77

12. Recommended approval of establishing the Thirteen Mile Road Water Main Payback District (Valley Road to Wellington Drive). CMR 8-22-78

13. Recommended approval of a Special Event Permit for the Iskcon Temple to hold a Color Festival on September 18, 2022.

14. Recommended approval of request for employment under Section 10.01A of the City Charter for a Building Attendant.

ADDITIONS TO AGENDA

ADJOURNMENT

Respectfully submitted,

Pamela B. Smith, City Clerk

Reviewed by:

Gary Mekjian, City Manager

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/ accommodations will be made.

PROCLAMATION
National Suicide Prevention Month
September 2022

WHEREAS, according to the Centers for Disease Control and Prevention, nearly 46,000 people died by suicide in 2020 – one death every 11 minutes – and an estimated 12.2 million adults in the U.S. thought seriously about suicide, 3.2 million adults made a suicide plan, and 1.2 million adults attempted suicide; and

WHEREAS, in 2020, suicide was among the top nine leading causes of death for people ages 10 to 64, and was the second leading cause of death for people ages 10 to 14 and 25 to 34; and

WHEREAS, the suicide rate among males is four times higher than among females, and the veteran suicide rate is substantially higher than the rate among non-veteran adults in the U.S.; and

WHEREAS, suicidal thoughts can affect anyone regardless of age, gender, race, sexual orientation, income level, religion, or background; and

WHEREAS, we can reduce these disturbing statistics through public awareness, education, and treatment, which all play a critical role in preventing this tragic problem that causes loss of life, and terrible suffering for the families and loved ones left behind; and

WHEREAS, Farmington SAFE (Suicide Awareness For Everyone) is dedicated to making a difference by empowering community members, bringing the stigmatized topics of depression and suicide out into the open, and connecting those who need mental health assistance to the many resources that are available.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim September 2022 as **National Suicide Prevention Month** in the City of Farmington Hills and encourage community members to "Talk About It" in order to raise awareness of depression and suicide and work together to prevent this tragic loss, which greatly impacts families and communities.

Vicki Barnett

_____

Vicki Barnett, Mayor

PROCLAMATION
National Recovery Month
September 2022

WHEREAS, according to the Substance Abuse and Mental Health Services Administration (SAMHSA), in 2020 over 40.3 million people in the United States age 12 or older had a substance use disorder; and

WHEREAS, according to the Centers for Disease Control and Prevention (CDC), nearly 92,000 overdose deaths occurred in the U. S. in 2020, which was a 31% increase from 2019; and

WHEREAS, synthetic opioids other than methadone are currently the main driver of drug overdose deaths, showing that further education and awareness is needed about the risks and potential harm associated with prescription drug misuse; and

WHEREAS, substance use disorders occur when the recurrent use of alcohol and/or drugs causes clinically or functionally significant impairment such as health problems, disability, and failure to meet major responsibilities at work, school, or home; and

WHEREAS, stigma and stereotypes associated with substance use disorders often keep people from seeking treatment that could improve their quality of life; and

WHEREAS, substance use disorder recovery is a journey of healing and transformation that benefits both individuals and their communities by focusing on the person's ability to live, work, learn, and fully contribute to society.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim September 2022 as **National Recovery Month** and call upon our citizens, public and private institutions, businesses, and schools to increase their awareness and understanding of substance use disorders and the need for appropriate and accessible services to promote recovery.

Vicki Barnett

_____
Vicki Barnett, Mayor

PROCLAMATION
Patriot Week
September 11 – 17, 2022

WHEREAS, September 11 – 17, 2022 has been declared as Patriot Week in the State of Michigan, with Sunday, September 11, 2022 declared as Patriot Day and Saturday, September 17, 2022 declared as Constitution Day; and

WHEREAS, Patriot Week celebrates the concepts and principles put forth by our Founding Fathers in the Declaration of Independence, the Constitution of the United States, and the Bill of Rights, which make this the greatest nation in world history; and

WHEREAS, the citizens of this nation live in freedom, which was gained through the great sacrifices and many tribulations of those who currently serve or who have served our country and provided us with the foundation for a free, prosperous, and independent life; and

WHEREAS, each generation must work to maintain this freedom, otherwise through carelessness or indifference, our rights and liberties may vanish; and

WHEREAS, the City of Farmington Hills recognizes and celebrates all the patriots, past and present, who have dedicated their lives to the service of others and thereby exemplified a deep love and devotion to their country.

NOW, THEREFORE, BE IT RESOLVED that I, Vicki Barnett, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim September 11 – 17, 2022 as **Patriot Week** and call upon the citizens of Farmington Hills to come together to recognize the loyal devotion of those who have given dedicated service to our nation and made daily sacrifices to preserve a society built upon the principles of life, liberty, and justice for all.

Vicki Barnett

Vicki Barnett, Mayor

Inter-Office Correspondence

DATE: **August 12, 2022 (August 22, 2022)**

TO: **Gary Mekjian, City Manager**

FROM: **Charmaine Kettler-Schmult, Director of Planning and Community Development**

SUBJECT: **Amendment to Planned Unit Development ("PUD") 5, 1993, including Site Plan ("SP") 58-4-2022**

Request: Approval of Amendment to PUD 5, 1993, including SP 58-4-2022

Applicant: Yamasaki, Inc. – Robert Szantner

Owner: Farmington Hills Corporate Investors, LLC

Sidwell: Part of 22-23-17-201-014

Zoning: OS-4, Office Research District (subject to PUD 5, 1993)

Master Plan: Large Office

Location: Southeast corner of Twelve Mile Road and Investment Drive

Description:

The applicant has submitted for City Council consideration an **Amendment to PUD 5, 1993, including SP 58-4-2022,** to develop an 18.11-acre part of a parcel located at the southeast corner of Twelve Mile Road and Investment Drive.

The applicant proposes to use the site for two (2) four (4)-story office buildings with associated parking. Each proposed building is 150,000 square feet.

Please see Giffels Webster's review **attached** for a detailed review of the plans and accounting of the deviations from the Zoning Ordinance sought.

Procedural Background:

- June 16, 2022 – Planning Commission sets request for public hearing **(minutes)**
- July 21, 2022 – Planning Commission recommends approval of PUD and SP to City Council (8-0) **(minutes)**

Summary of Zoning Deviations Sought:

- Permit the height of the two (2) buildings to be fifty-five (55) feet where fifty (50) feet is the maximum height permitted.
- Permit the two (2) buildings to have four (4) stories where three (3) stories is the maximum number permitted.

Possible Council Actions:

<u>Resolution for Approval:</u>

If City Council elects to approve an amendment to PUD Plan 5, 1993, including SP 58-4-2022, dated August 4, 2022, the following motion is offered:

Resolve that the application for approval of an amendment to PUD Plan 5, 1993, including SP 58-4-2022, is granted, subject to the following conditions:

(1) Any conditions and requirements stated in Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;

(2) City Council approve an amendment to the PUD agreement to permit fifty-five (55) feet of building height and four (4) stories.

(3) [***Insert additional conditions if appropriate.***]

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

<u>Resolution for Denial:</u>

If City Council elects to deny an amendment to PUD Plan 5, 1993, including SP 58-4-2022, the following motion is offered:

Resolve that the application for approval of an amendment to PUD Plan 5, 1993, including SP 58-4-2022, dated August 4, 2022, is denied because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: [*Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.*]

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development

Prepared by: Erik Perdonik, City Planner

Attachments:

- **Amended PUD Plan 5, 1993 and Site Plan 58-4-2022, dated August 4, 2022**
- **Giffels Webster review, dated August 4, 2022**
- **June 16, 2022, Planning Commission meeting minutes**
- **July 21, 2022, Planning Commission meeting minutes**
- **Notice**

FHCC OFFICE BUILDING DEVELOPMENT

CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN
TAX ID: PART OF 23-17-201-013

SITE PLANS

VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

DEVELOPER
KOJAIAN MANAGEMENT CORP
39400 WOODWARD AVE., SUITE 250
BLOOMFIELD HILLS, MI 48304
CONTACT: TONY ANTONE
PHONE: 248-644-7600

ARCHITECT
YAMASAKI, INC.
THE FISHER BUILDING
3011 WEST GRAND BLVD., SUITE 222
DETROIT, MI 48202
CONTACT: ROBERT SZANTNER
PHONE: 877-547-0885

CIVIL ENGINEER
ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: JOHN ACKERMAN
PHONE: 248-477-2000

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY
PLANNING DEPARTMENT
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI 48336-1103
CONTACT: JERI LABELLE
PHONE: 248-871-2544

WATER & SEWER
PUBLIC WORKS
27245 HALSTED
FARMINGTON HILLS, MI 48334
CONTACT: KEVIN McCARTHY
PHONE: 248-871-2850

PROPERTY DESCRIPTION

PROPOSED DESCRIPTION OF A 18.11 ACRE PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, THENCE SOUTH 01 DEGREES 53 MINUTES 59 SECONDS EAST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 12 MILE ROAD (VARIABLE WIDTH) FOR A **PLACE OF BEGINNING;** THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 88 DEGREES 06 MINUTE 09 SECONDS EAST 1063.58 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 48 SECONDS EAST 46.39 FEET; THENCE SOUTH 14 DEGREES 25 MINUTES 54 SECONDS EAST 102.16 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 48 SECONDS EAST 313.94 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 31 SECONDS WEST 253.68 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 07 SECONDS EAST 58.62 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 36 SECONDS WEST 982.88 FEET; THENCE NORTH 57 DEGREES 26 MINUTES 23 SECONDS WEST 234.02 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 28.66 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 33 SECONDS WEST 60.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 27 SECONDS EAST 121.37 FEET; THENCE NORTH 27 DEGREES 24 MINUTES 44 SECONDS EAST 234.53 FEET;
THENCE NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST 265.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD; THENCE NORTH 88 DEGREES 05 MINUTE 57 SECONDS EAST 95.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 18.11 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OR RECORD, IF ANY.

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT TWO 4-STORY OFFICE BUILDINGS ON APPROXIMATELY 18 ACRES OF LAND IN THE EXISTING FARMINGTON HILLS CORPORATE CAMPUS. EACH BUILDING WILL HAVE A 37,500 SF FOOTPRINT AND CONTAIN 150,000 SF OF OFFICE SPACE. THESE USES ARE INCLUDED IN THE APPROVED PUD AGREEMENT FOR THE PROPERTY AND NO AMENDMENTS ARE REQUIRED. THE DEVELOPMENT WILL UTILIZE A REGIONAL STORM WATER BASIN AND WILL BE SERVICED BY PUBLIC WATER AND SEWER BEING EXTENDED TO THE SITE. SMALL RETAINING WALLS ARE PROPOSED IN A COUPLE OF LOCATIONS TO AVOID ANY WETLAND IMPACTS FOR THE DEVELOPMENT.

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF FARMINGTON HILLS STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FRANCHISE UTILITY (GAS, ELECTRIC, DATA) CONSTRUCTION, REMOVAL, AND RELOCATIONS. ANY FRANCHISE UTILITY INFORMATION ON THESE PLANS IS SHOWN FOR REFERENCE ONLY.
3. EXTERIOR LIGHTING SHALL NOT OPERATE DURING DAYLIGHT HOURS.
4. BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE TURNED OFF BETWEEN MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00 AM OR OPENING, WHICHEVER IS EARLIER.
5. ALL OTHER EXTERIOR LIGHTING SHALL BE REDUCED TO NO GREATER THAN 70% OF THE MAXIMUM FROM MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00 AM OR OPENING, WHICHEVER IS EARLIER.
6. USE OF OCCUPANCY SENSORS TO TURN OFF OR REDUCE LIGHTING WITHIN 15 MINUTES OF ZERO OCCUPANCY IS RECOMMENDED.

SHEET INDEX

SH. #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE LAYOUT PLAN
4	TREE PRESERVATION PLAN
5	TREE LIST
6	TREE LIST
7	TREE LIST
8	TREE LIST
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	PRELIMINARY GRADING & STORMWATER PLAN
12	PRELIMINARY UTILITY PLAN

ARCHITECTURAL SHEETS

SH. #	SHEET TITLE
1	GROUND FLOOR PLAN
2	TYPICAL FLOOR PLAN
3	SOUTH - ELEVATION
4	BUILDING VIEW 01
5	BUILDING VIEW 02
6	BUILDING VIEW 03
7	FACADE DETAIL

ADDITIONAL SHEETS

01 DUMPSTER ENCLOSURE DETAILS
02 PHOTOMETRIC PLAN

NOT FOR CONSTRUCTION

Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
OFFICE BUILDING DEVELOPMEMT
SITE PLANS
COVER SHEET

DATE
APR. 18, 2022
05-20-2022 REV
06-27-2022 REV
08-04-2022 REV

REVISIONS
NA NA NA
N/A

DRAWN BY: NM
CHECKED BY: AK
P.M.: J. ACKERMAN
JOB #: 21005274
FILE CODE: –
SHEET NO. 1

CAD FILE: 21005274SP-01-CV.DWG

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SITE DATA

PARCEL SUMMARY

PARCEL ID#	PROPOSED AREA	ZONING
PART OF 23-17-201-013	18.11 ACRES	OS-4

BUILDING DATA

	GROSS AREA	USEABLE AREA
BUILDING A (4-STORY) TOTAL	150,000 SF	120,000 SF.
BUILDING B (4-STORY) TOTAL	150,000 SF	120,000 SF.

	BUILDING HEIGHT
BUILDING A	4 STORY – 55 FT
BUILDING B	4 STORY – 55 FT

STANDARD PARKING DATA

REQUIRED PARKING
PROFESSIONAL OFFICE = 1 SPACE / 220 SF USABLE FLOOR AREA FOR FIRST 15,000 SF + 1 SPACE / 250 SF USEABLE FLOOR AREA IN EXCESS OF 15,000 SF

	USABLE F.A.	REQUIRED
BUILDING A	120,000	488
BUILDING B	120,000	488
TOTAL REQUIRED SPACES:		**976 SPACES**

ACCESSIBLE PARKING DATA

	PROPOSED	REQUIRED	FORMULA
TOTAL	20 SPACES	20 SPACES	501-1000 TOTAL SPACES PROVIDED
VAN	4 SPACES	4 SPACES	1/6 ACCESSIBLE SPACES

TOTAL PARKING SPACES: 848 SPACES
TOTAL LAND BANKED SPACES: 132 SPACES
TOTAL OVERALL SPACES: 980 SPACES

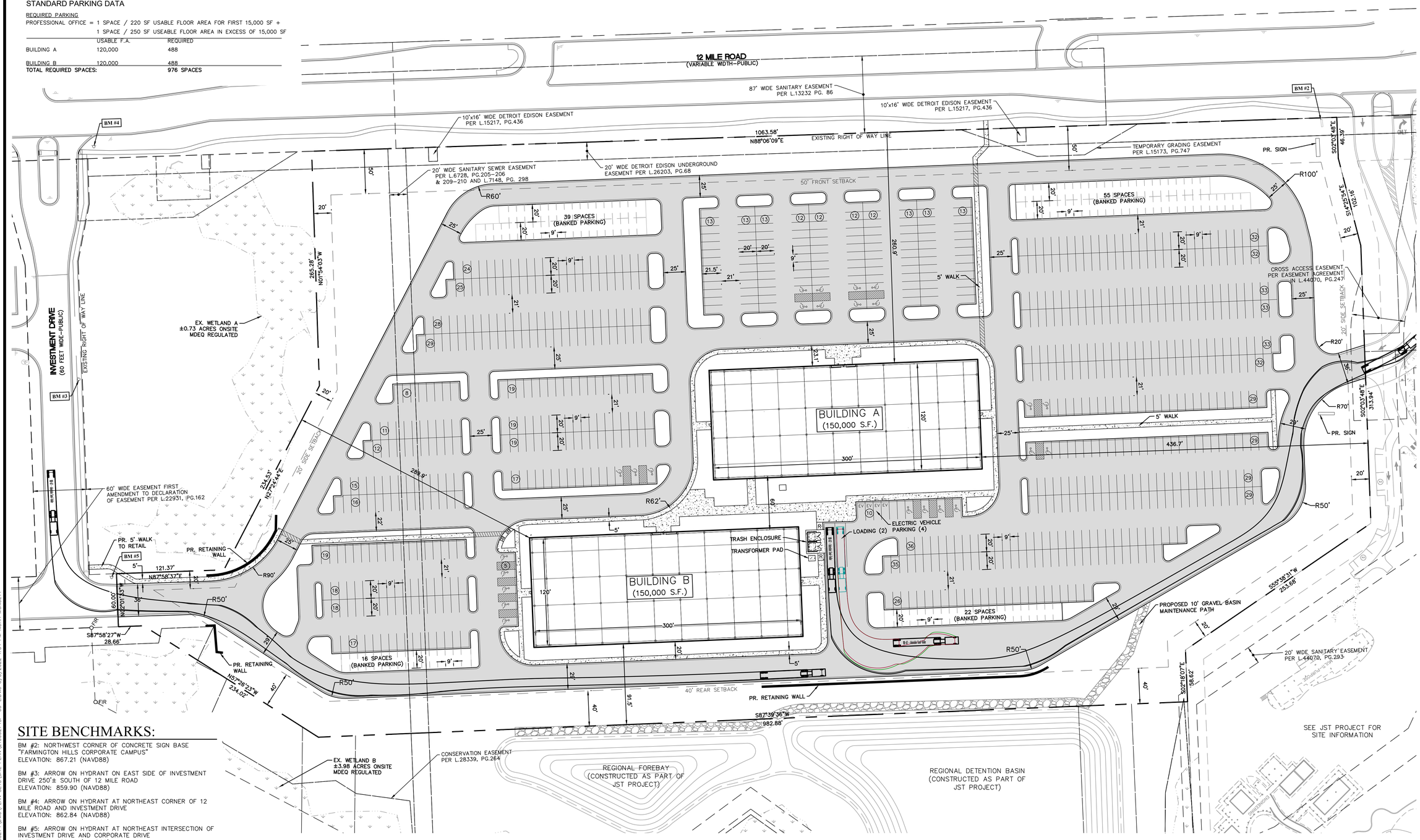
FRONT YARD OPEN SPACE

TOTAL FRONT YARD AREA	57,948 SF
REQUIRED FRONT YARD AREA	28,974 SF (50% OF REQUIRED FRONT YARD)
PROVIDED FRONT YARD AREA	53,014 SF (91%)

LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- CONCRETE
- STANDARD DUTY ASPHALT
- EXISTING WETLANDS
- EXISTING / PROPOSED SIGN
- (20) PARKING ROW COUNT
- ACCESSIBLE PARKING SPACE
- PROPOSED LIGHT POLE

NOTE:
ALL DIMENSIONS ARE TO EDGE OF BUILDING, AND BACK OF CURB UNLESS OTHERWISE NOTED.



SITE BENCHMARKS:

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250'± SOUTH OF 12 MILE ROAD
ELEVATION: 859.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

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SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
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KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
OFFICE BUILDING DEVELOPMEMT
SITE PLANS
SITE LAYOUT PLAN

DATE
APR. 18, 2022
05-20-2022 REV
06-27-2022 REV
08-04-2022 REV

REVISIONS

SCALE: 1" = 50 FEET
DRAWN BY: NM
CHECKED BY: AK
P.M.: J. ACKERMAN
JOB #: 21005274
FILE CODE: –
SHEET NO. 3

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CAD FILE: 21005274SP-03-.DWG

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
PARKING LOT TREES	149 TREES	149 TREES	1/2800 S.F. PAVING (416,482 PROVIDED)

REFER TO SHEETS 4–8 FOR TREE REMOVAL/REPLACEMENT AND TREE SURVEY

DECIDUOUS TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	20	ACER RUBRUM	RED MAPLE	3" CAL.	B&B
ARA	12	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL.	B&B
BN	36	BETULA NIGRA	RIVER BIRCH	2" CAL.	B&B
GT	52	GLEDITSIA TRIACANTHOS V. INERMIS	THORNLESS HONEYLOCUST	3" CAL.	B&B
TC	65	TILIA CORDATA	LITTLELEAF LINDEN	3" CAL.	B&B

TOTAL: 149 CANOPY TREES & 36 ORNAMENTAL TREES

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BGV	48	BUXUS 'GREEN JEM'	GREEN JEM BOXWOOD	24" HT.	CONT.
CS	36	CORNUS SERICEA	REDOSIER DOGWOOD	24" HT.	CONT.
EA	40	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	24" HT.	CONT.
HP	28	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HT.	CONT.
SJP	32	SPIREA JAPONICA V. ALPINA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" HT.	CONT.
TM	170	TAXUS DENISFORMIS	DENSE YEWS	30" HT	CONT.

TOTAL: 354

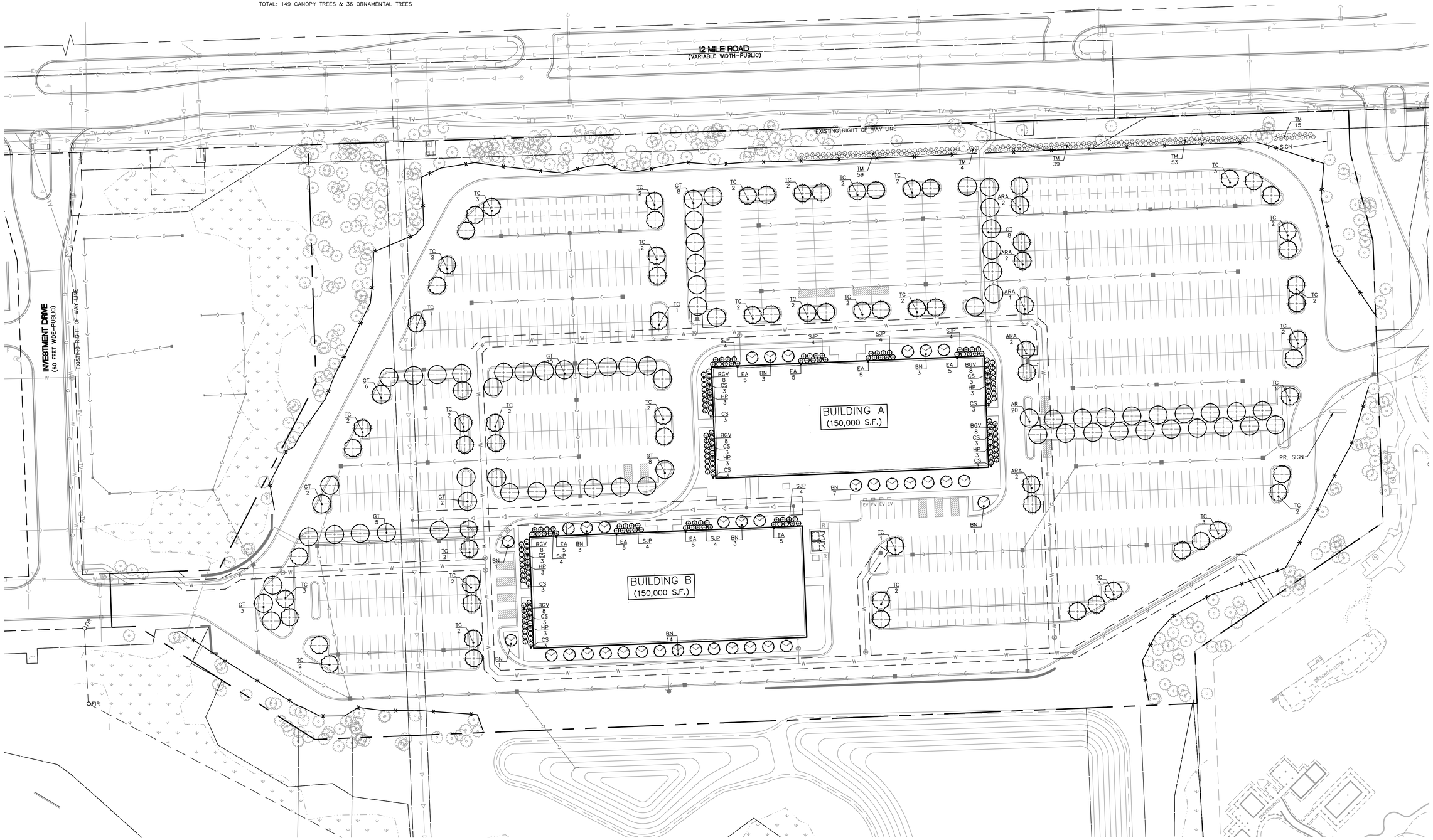
LEGEND

- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- GAS
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- PROPOSED SNOWFENCE
- PROPOSED DECIDUOUS TREE
- EXISTING TREE
- PROPOSED SHRUB

PLANT KEY

PA — PLANT KEY (REFER TO SCHEDULE)
(3) — PLANT QUANTITY

NOTE: THE LOCATION OF PROTECTIVE WOOD SNOWFENCE SHALL BE NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR AT THE DRIP LINE, WHICHEVER IS GREATER, OF ALL SUCH TREES OR GROUPS OF TREES.



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SECTION 17
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
OFFICE BUILDING DEVELOPMEMT
SITE PLANS
LANDSCAPE PLAN

DATE
APR. 18, 2022
05–20–2022 REV
06–27–2022 REV
08–04–2022 REV

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DRAWN BY: NM
CHECKED BY: AK
P.M.: J. ACKERMAN
JOB #: 21005274
FILE CODE: –
SHEET NO. 9

CAD FILE: 21005274SP–06–LS.DWG

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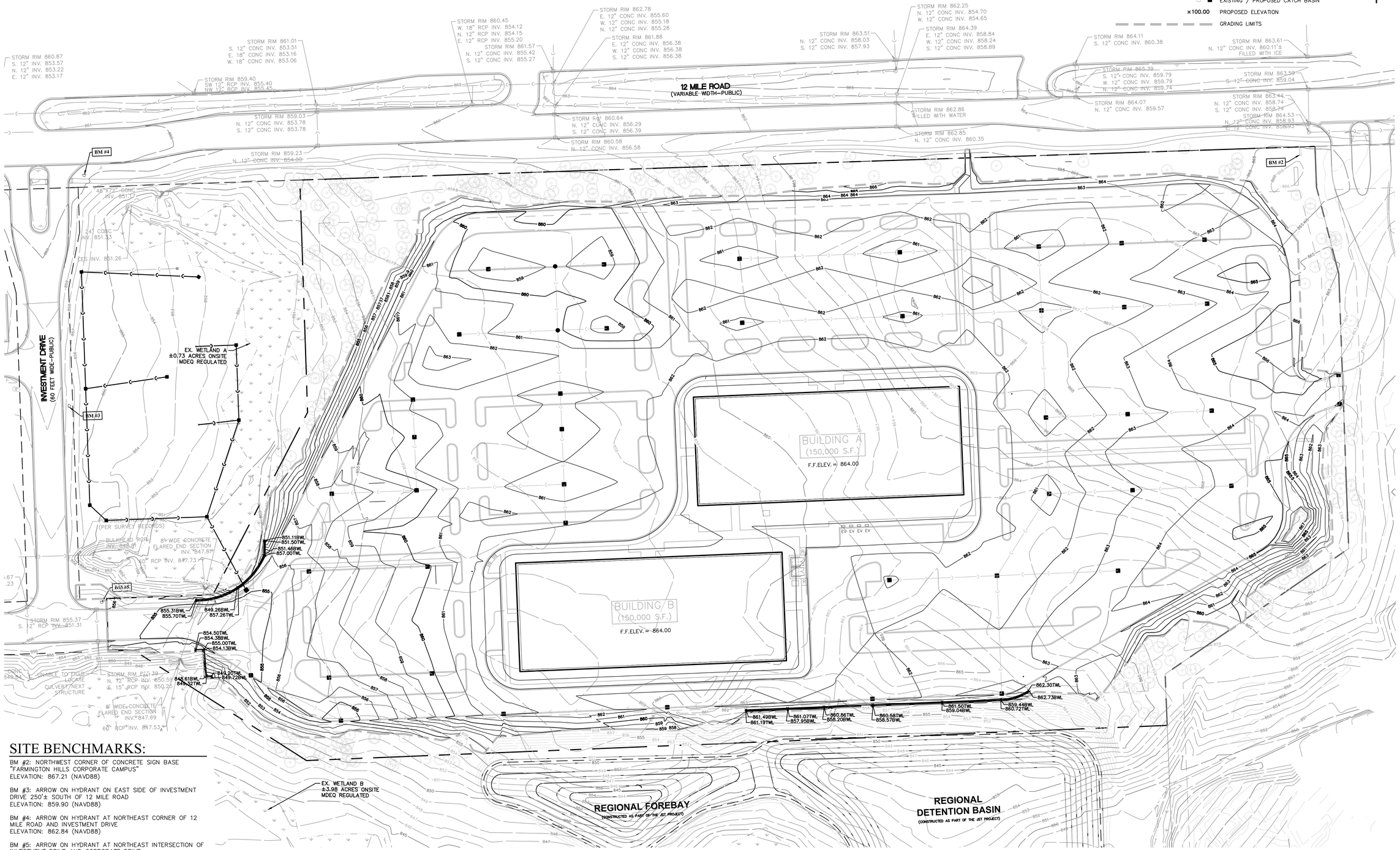
NOTES

1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
2. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- 900 EXISTING CONTOUR MAJOR
- 900 EXISTING CONTOUR MINOR
- 900 PROPOSED CONTOUR MAJOR
- 900 PROPOSED CONTOUR MINOR
- PROPOSED RETAINING WALL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- ○ ● EXISTING / PROPOSED MANHOLE
- □ ■ EXISTING / PROPOSED CATCH BASIN
- ×100.00 PROPOSED ELEVATION
- GRADING LIMITS



SITE BENCHMARKS:

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE 250'± SOUTH OF 12 MILE ROAD
ELEVATION: 859.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

NOT FOR CONSTRUCTION

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TOWN 1 NORTH, RANGE 9 EAST
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OAKLAND COUNTY, MICHIGAN

KOJAIAN MANAGEMENT CORP.
FARMINGTON HILLS CORPORATE CAMPUS
OFFICE BUILDING DEVELOPMENT
SITE PLANS
PRELIMINARY GRADING & STORMWATER PLAN

DATE
APR. 18, 2022
05-20-2022 REV
06-27-2022 REV
08-04-2022 REV

REVISIONS

SCALE: 1" = 50 FEET (0 25 50)

DRAWN BY: NM
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P.M.: J. ACKERMAN
JOB #: 21005274
FILE CODE: –
SHEET NO. 11

CAD FILE: 21005274SP-08-G.DWG

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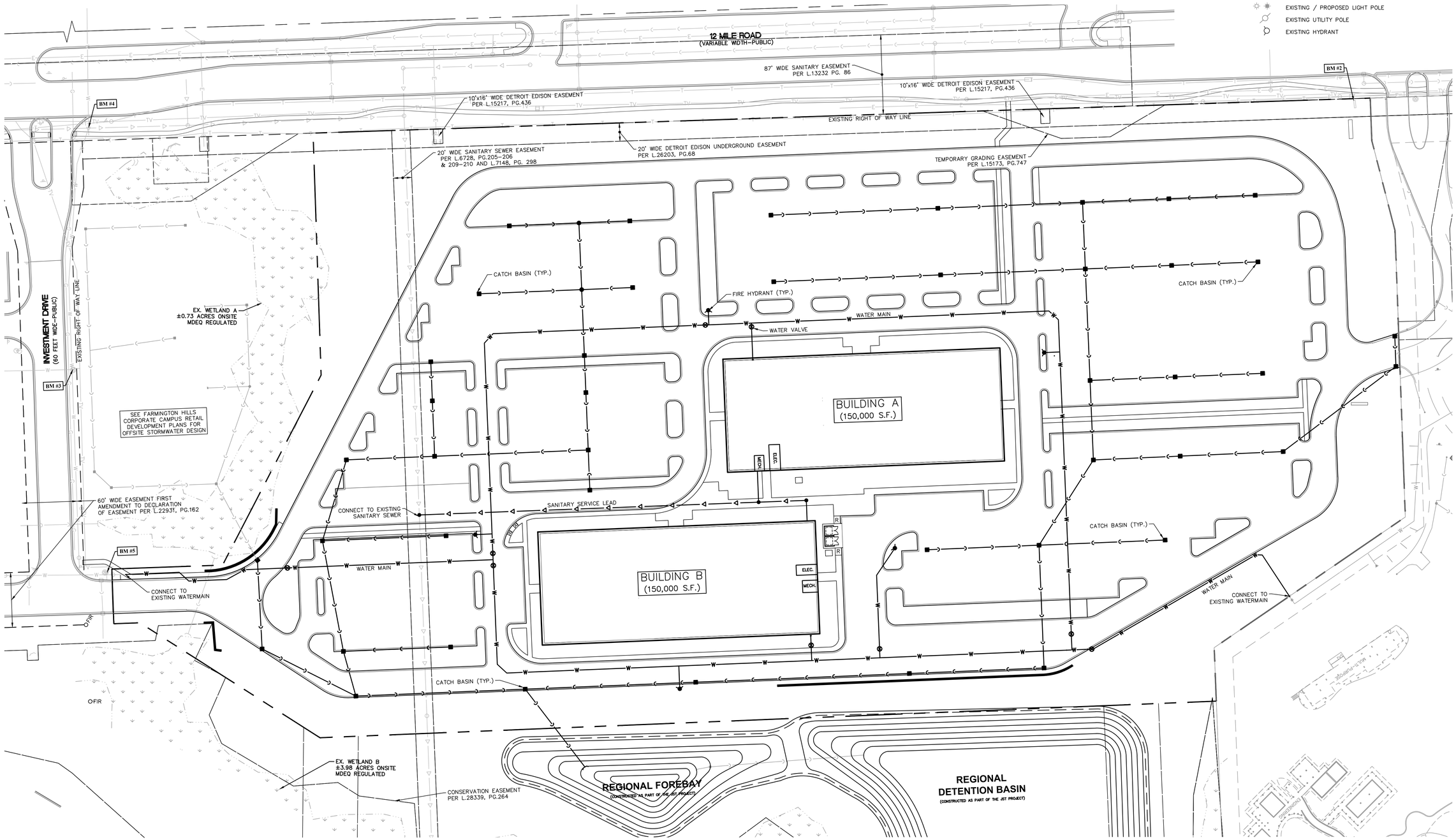
LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING OVERHEAD LINE
- EXISTING UNDERGROUND CABLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- EXISTING / PROPOSED CATCH BASIN
- EXISTING / PROPOSED SANITARY MANHOLE
- EXISTING / PROPOSED VALVE
- EXISTING / PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING HYDRANT



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08-04-2022 REV

REVISIONS

0 25 50
SCALE: 1" = 50 FEET

DRAWN BY: NM
CHECKED BY: AK
P.M.: J. ACKERMAN
JOB #: 21005274
FILE CODE: –
SHEET NO. 12

CAD FILE: 21005274SP-09-U.DWG

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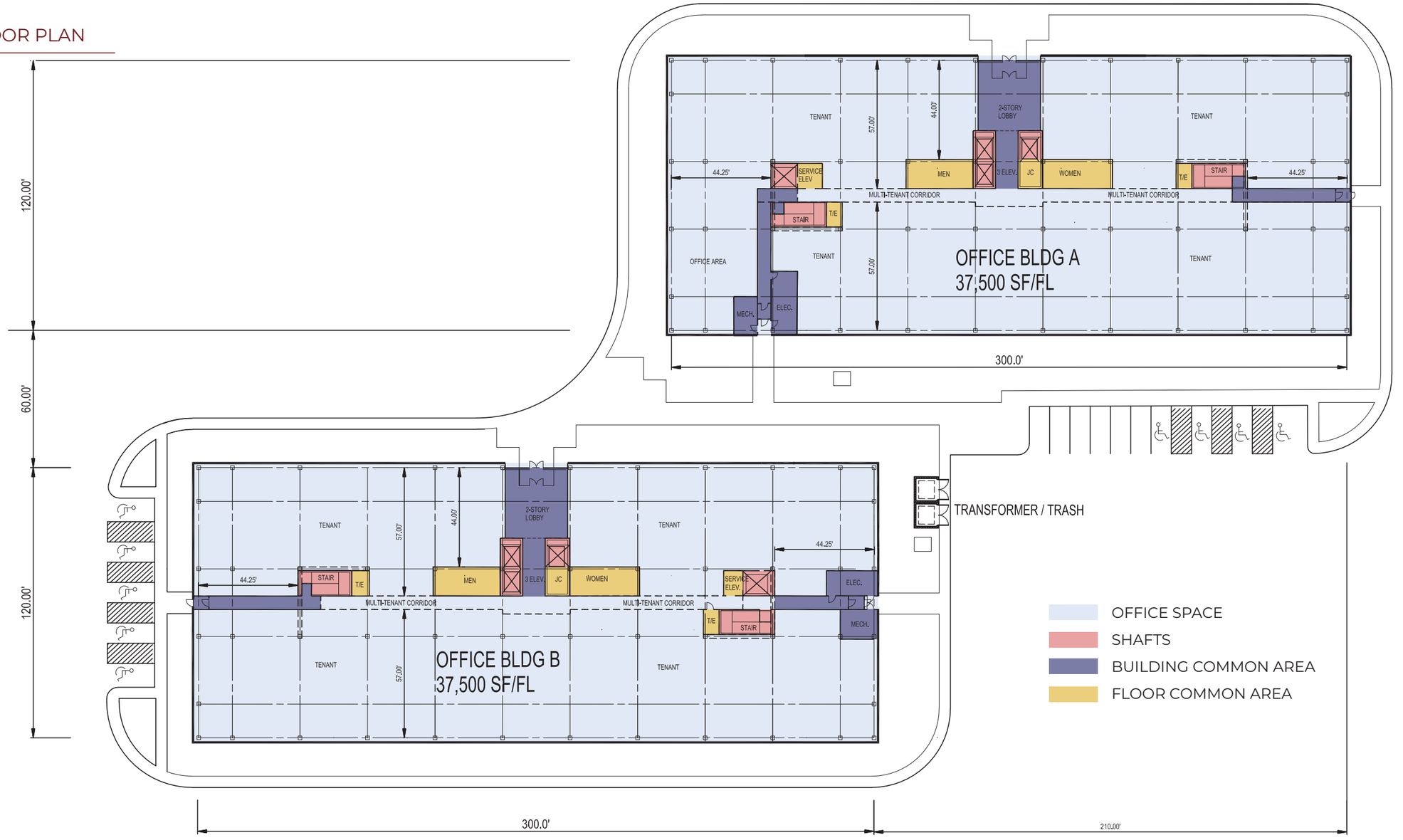
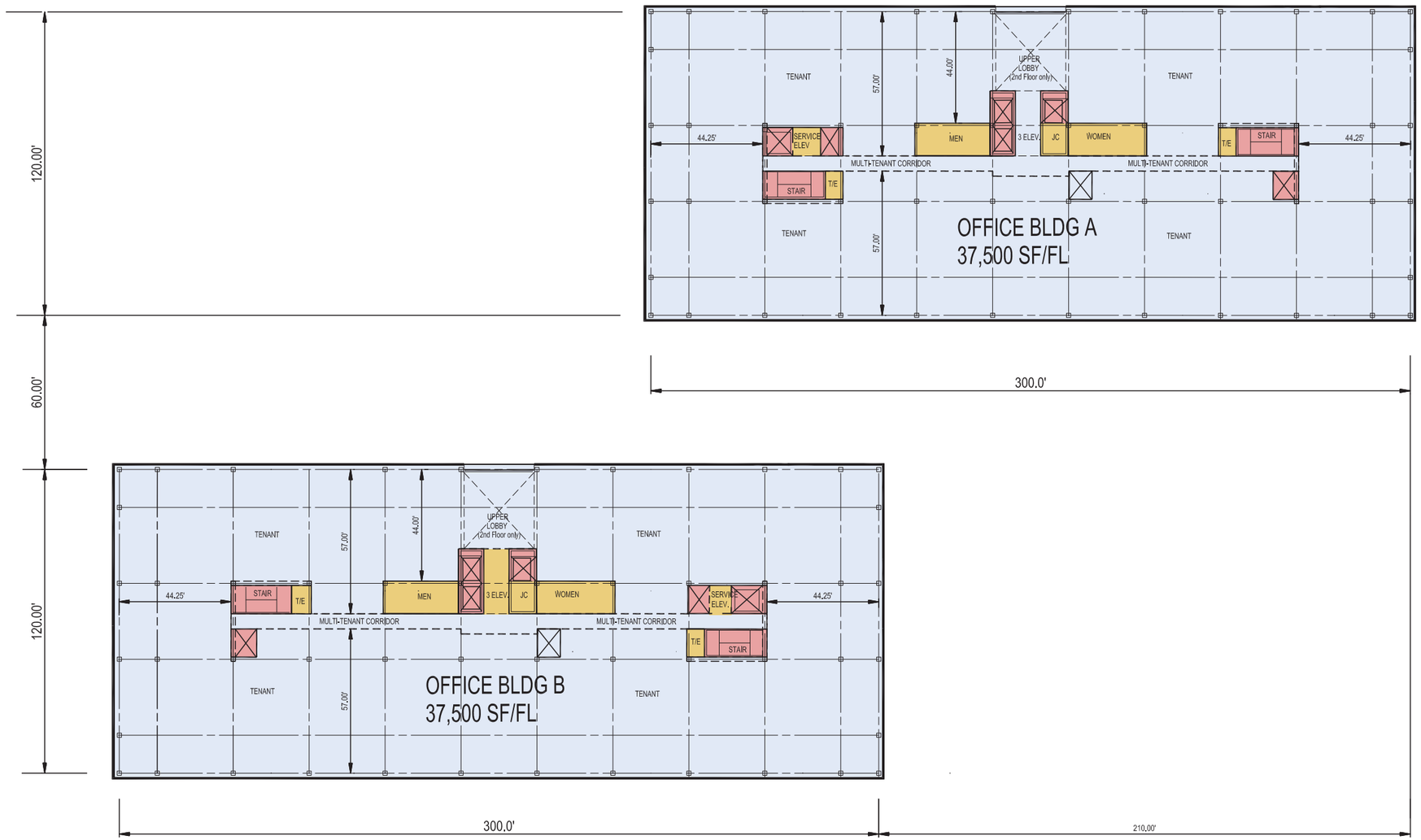
GROUND FLOOR PLAN



Ground Floor Plan

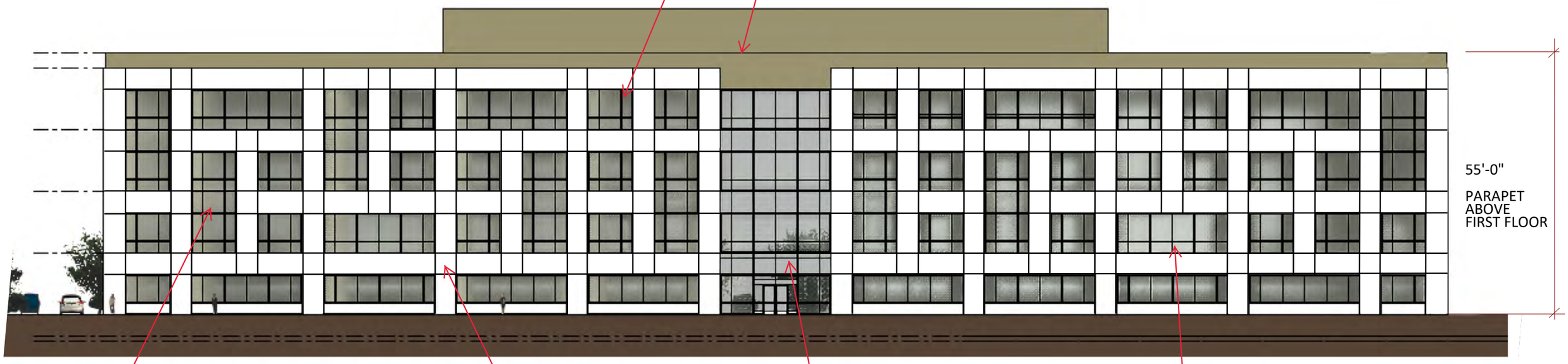
TYPICAL FLOOR PLAN



Typical Floor Plan (2-4)

0 25 50 100 feet

SOUTH-ELEVATION



HORIZONTAL FLUTED STEEL SIDING PAINTED TO MATCH ACM

ALUMINUM COMPOSITE METAL (ACM) PANELS AT PARAPET

LIGHT GREY TINTED SPANDREL GLASS AT FLOOR SLAB EDGES

ARCHITECTURAL PRECAST CONCRETE PANELS

LAMINATED GLASS CANOPY ON EXPOSED STEEL CANOPY FRAMING PAINTED TO MATCH ACM AT SIMILAR NORTH ELEVATION ENTRIES.

LIGHT GREY TINTED GLASS IN KYNAR COATED ALUMINUM FRAMING SYSTEM; VERTICAL JOINTS TO BE BUTT GLAZED; HORIZONTALS W/ MULLION CAP

VIEW[01]

VIEW[02]

VIEW[03]

BUILDING [A]

BUILDING [B]

FACADE DETAIL[01]

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.0 fc	6.7 fc	0.5 fc	13.4:1	4.0:1
Site	+	1.6 fc	6.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

GENERAL NOTES:

1. EXTERIOR LIGHTING WILL BE CONTROLLED BY PHOTOCELL AND TIMER CONTROL (LIGHTING CONTROL RELAY PANEL WITH BUILT-IN TIMER), PHOTOCELL ON / TIMER OFF.

2. BUILDING FACADE AND LANDSCAPE LIGHTING WILL BE TURNED OFF 15 MINUTES AFTER CLOSE OF BUSINESS AND AT OPENING OF BUSINESS.

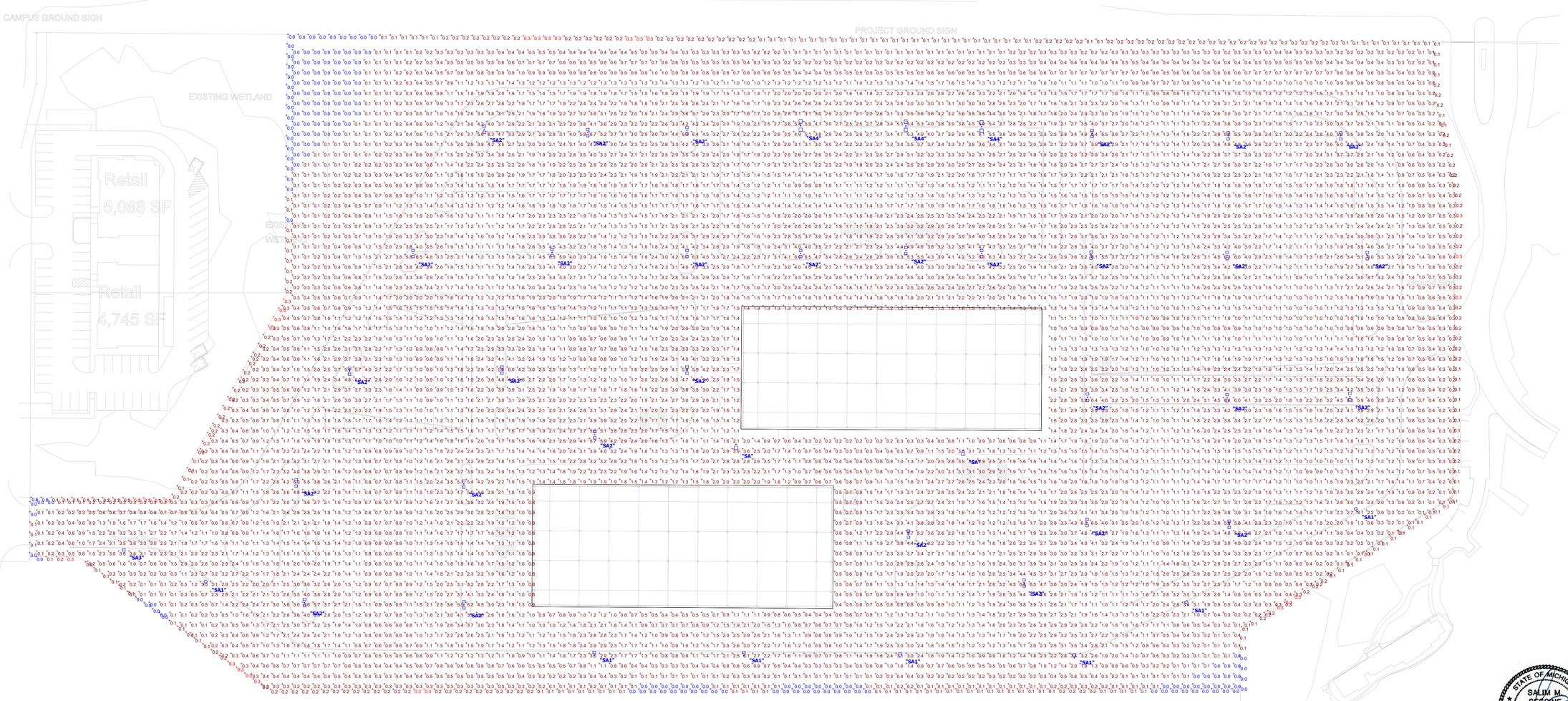
3. ALL EXTERIOR LIGHTING WILL BE TURNED OFF AT 15 MINUTES AFTER CLOSE OF BUSINESS.

4. ILLUMINATION AT EXTERIOR DOOR WILL BE USING MAX. 1500.

5. ILLUMINTION LEVELS ARE 2.3 LUMENS PER SQUARE FOOT OF HARDSCAPE AREA.

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	"SA"		2	Lithonia Lighting	DSX1 LED P7 40K T3M MVOLT	DSX1 LED P7 40K T3M MVOLT	1	20140	0.75	183
	"SA1"		7	Lithonia Lighting	DSX1 LED P7 40K T2M MVOLT HS	DSX1 LED P7 30K T2M MVOLT with houseside shield	1	15737	0.75	183
	"SA2"		30	Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	DSX1 LED P7 40K T4M MVOLT	1	20295	0.75	366
	"SA3"		1	Lithonia Lighting	DSX1 LED P7 40K T2S MVOLT HS	DSX1 LED P7 40K T2S MVOLT with houseside shield	1	14304	0.75	183
	"SA4"		3	Lithonia Lighting	DSX1 LED P7 40K T3M MVOLT HS	DSX1 LED P7 40K T3M MVOLT with houseside shield	1	16320	0.75	366



Plan View - SITE PLAN - PHOTOMETRICS

Scale - 1" = 50ft

STATE OF MICHIGAN
SALIM M. SESSINE
ENGINEER
No. 6201034939
LICENSED PROFESSIONAL ENGINEER

VISUAL

81090-FHCC Office Site Plan Photometric

Scale
As Noted
Drawing No.
E-110

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.0 fc	6.7 fc	0.5 fc	13.4:1	4.0:1
Site	+	1.6 fc	6.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

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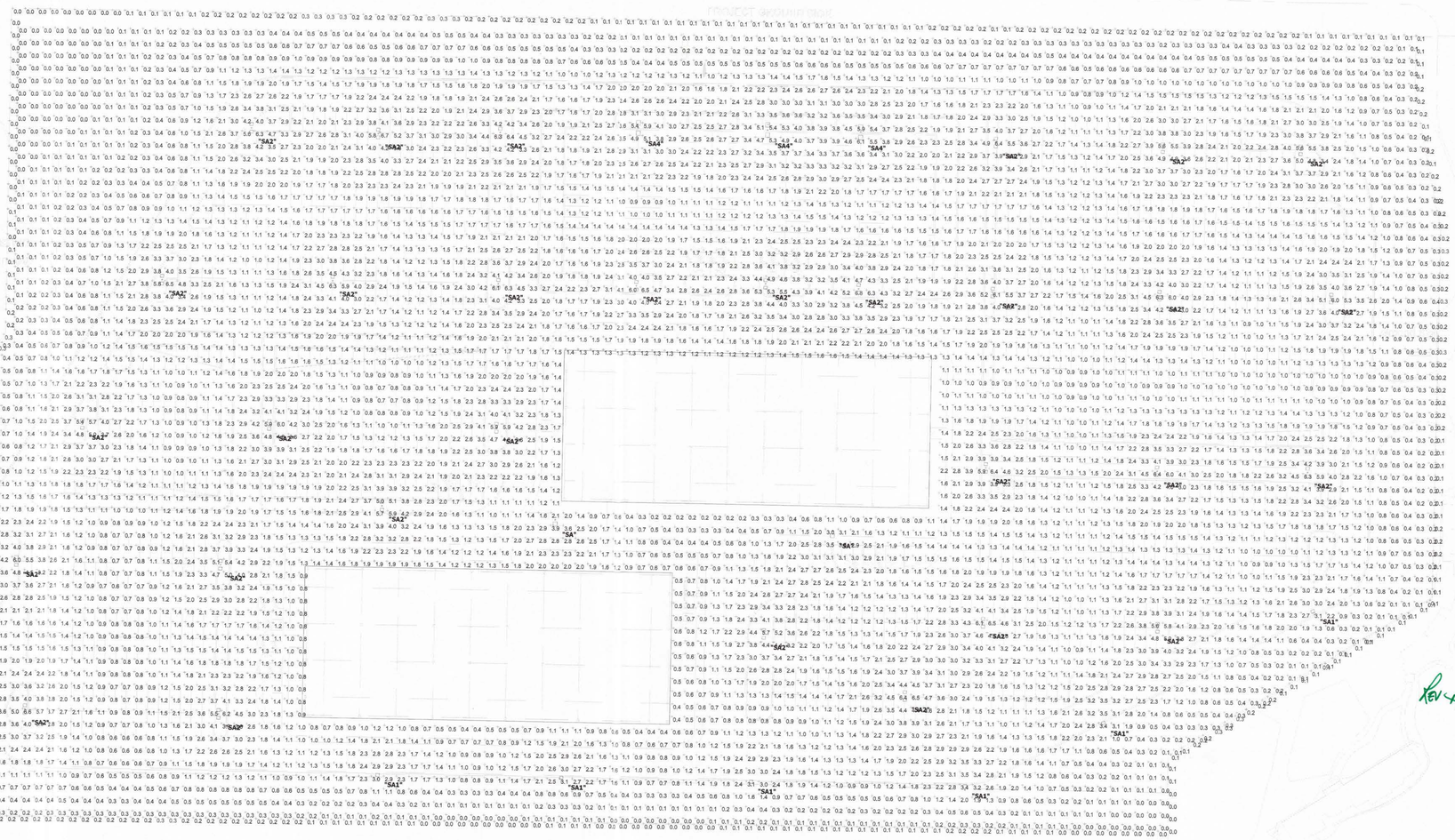
	"SA4"		3	Lithonia Lighting	DSX1 LED P7 40K T3M MVOLT HS	DSX1 LED P7 40K T3M MVOLT with houseside shield	1	16320	0.75	366



Plan View - SITE PLAN - PHOTOMETRICS
Scale - 1" = 50ft

SP 584-2022
Rev Amend Aug 5, 1993
RECEIVED
AUG 04 2022
CITY OF FARMINGTON HILLS
PLANNING DEPT.

STATE OF MICHIGAN
SALIM M. SESSINE
ENGINEER
No. 6201034939
LICENSED PROFESSIONAL ENGINEER

VISUAL

81090-FHCC Office Site Plan Photometric

Scale
As Noted
Drawing No.
E-110

August 4, 2022

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

PUD Qualification/Site Plan/Landscape Plan/Tree Review

Case:	58-4-2022/Amend PUD 5, 1993
Site:	12 Mile & Investment Drive
Applicant:	Robert Szantner, Yamasaki
Plan Date:	revised 5/20/2022
Zoning:	OS-4 w/ PUD

We have completed a review of the application for site and landscape plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.

SUMMARY OF FINDINGS

Summary of Proposal

The applicant is proposing two large, four-story office buildings and a parking lot. Both buildings have a gross floor area of 150,000 square feet. The site is proposed to be accessed from a driveway off Investment Drive at the west end, and from the same access drive that serves JST at the east end. A road connecting the two access roads is not proposed; the plans show a private driveway ringing the site.

Summary of Issues

1. **Building exceeds maximum height and number of floors. Amendment to the PUD agreement is required to permit this (see below).**

Existing Conditions

1. **Zoning.** The site is zoned OS-4 and is part of PUD 5, 1993.
2. **Existing site.** The portion of the overall PUD being considered here is 18.11 acres and is undeveloped. The site is crossed by a north-south sanitary sewer easement and a north-south access easement (the latter is proposed to be vacated on the plan).
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North (across 12 Mile)	RA-1 One-Family	Single family dwellings
East	OS-4 w/ PUD	Driveway and office (under construction)
South	OS-4 w/ PUD	Area retention pond (under construction)
West	OS-4 w/ PUD	Undeveloped w/ approved commercial site plan

PUD Amendment:

The applicant proposes to amend the PUD to permit greater height in the area of the proposed building and an additional story (presently limited to 3; the applicant proposes 4).

Per Section 34-3.20.5.G, "Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development."

At its meeting on July 21, 2022, the Planning Commission made a determination that this is a major amendment to the PUD, and recommended approval of the amendment. The Planning Commission concurrently granted site plan approval, contingent on Council approval of the amendments to the PUD agreement and several small revisions to the plan. This review accounts for subsequent revisions made to the site plan.

Site Plan and Landscape Plan

1. **Dimensional Standards (OS-4 district).** Full setbacks to the boundaries of this site should be labeled.

Item	Required	Proposed/Comments
Min. lot size	--	--
Min. lot width	--	--
Front Setback (north)	50 ft	260.9 ft
Rear Setback (south)	40 ft	91.5 ft
Side Setback (east)	40 ft from 12 Mile	436.7 ft
Side Setback (west)	40 ft from Corporate Drive	289.9 ft
Building Height	50 feet/3 stories | 55 feet by PUD	**55 ft/4 stories ***
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.
Front yard open space	50%	91%
Lot Coverage	Limited to 30% by PUD	Approx. 9%
Loading space (34-3.5.2.N)	One loading space, min 10 ft x 50 ft	Compliant (two spaces)
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	Rooftop parapet is shown on plans.
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	Compliant—over 40 feet provided

*** The buildings exceed the height limits of both the underlying district and the PUD. The PUD permits heights up to 55 feet in certain areas, but only where the grade is below 860 feet. The proposed buildings are located on grades with an elevation over 860 feet according to the preliminary grading plan, so the higher height limit afforded in certain areas of the PUD does not apply here. Permitting this height would require an amendment to the PUD agreement. Also, the original PUD reflected the 40-foot height limit then in place in the OS-4 district; this has since been raised to 50 feet. For this development to move forward, the PUD must be amended to permit the fourth story and the extra five feet of height in this location.**

2. **Mechanical Equipment (34-5.1.4.D).** The plan does not indicate any ground-mounted mechanical equipment.

3. **Dumpster (34-5.1.2.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	The dumpster enclosures meet the standards of Section 34-5.1.2.D.
Screening	Permanent building wall or earth mound not less than 6 feet or 1 foot above the enclosed dumpster whichever is greater	
Setback	20 feet from any residential property	

4. **Fences (34-5.12.2.) and Walls (34-5.15.)** No fences or walls are required or proposed.

5. **Minimum parking (34-5.2.11).** Parking is required as follows (ufa = usable floor area).

Use	Requirement	Calculation	Provided
Office (15,000 sq ft ufa)	1 space per 220 sq ft ufa	A/B: 15,000/220 = 68	
Office (over 15,000 sq ft)	1 space per 250 sq ft ufa	A: 105,000/250 = 420	
Office (over 15,000 sq ft)	1 space per 250 sq ft ufa	B: 105,000/250 = 420	
Total	300,000 x 0.8 = 240,000	488/building = 976	**976**

132 spaces have now been land-banked, including all spaces that back directly onto a perimeter driveway.

6. **Parking Location.** Parking is located in compliance with the ordinance.

7. **Off-street parking dimensions (34-5.3.3.A & B.).** The spaces meet the minimum requirements.

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft for 90-degree parking (per PUD)	20-24 ft
Parking space width	9 ft.	9 ft
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	20 ft

8. **Barrier Free Parking.** 20 ADA spaces are required, and 24 are provided.

9. **Corner Clearance (34-5.10)**. The plan appears to be compliant.

10. **Landscape Development (34-5.14).**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--

Item	Required			Proposed/Comments
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	Standard is met
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			Standard is met
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area: 416,482 sq ft of paved area = 149 required trees.			149 canopy trees, plus 36 ornamental trees
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm 2 feet high			Shown along 12 Mile where existing trees are not providing screening
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)			Not required
Tree replacement (34-5.18)	Per the PUD, 35% of ordinance requirement			See below

11. **Tree Replacement (34-5.18).** Within PUD 5, 1993, trees are required to be replaced at 33% of the typical rate required by ordinance.

Removed	Required Replacements	Provided
Regulated Trees: 1441	1441 x 0.33 = 476 3-inch caliper trees	See total below
Landmark Trees: 157 with total dbh of 862.37 inches	862.37 x 0.25 = 215.6 inches 215.6 x 0.33 = 71.15 inches 71.15/3 = 24 3-inch caliper trees	See total below
Total:	500 replacement trees	**No replacement trees ***

*** The applicant will be required to pay into the tree fund at a rate of $350 per tree not replaced on site. There may be portions of the site that could accommodate replacement trees.**

12. **Lighting (Section 34-5.16).**

    a. **Operation hours (34-5.16.3.B.v.).** The required notes are included on the updated photometric plan.

    b. Illumination Levels

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	Per PUD, 25 feet maximum	20 ft.
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	None proposed outside of doorways; all recessed

Item	Required	Proposed/Comments
Average to minimum illumination ratio (34-5.16.3.C)	4:1	4maps:1
Maximum illumination at the property line	0.3 fc	Standard is met
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	Max. 2.5 lumens per sq ft of hardscape area	**Unclear from plan**
Illumination Levels Building Entrances – within 20 ft of door	Max. 2,000 lumens per door	**Unclear from plan**

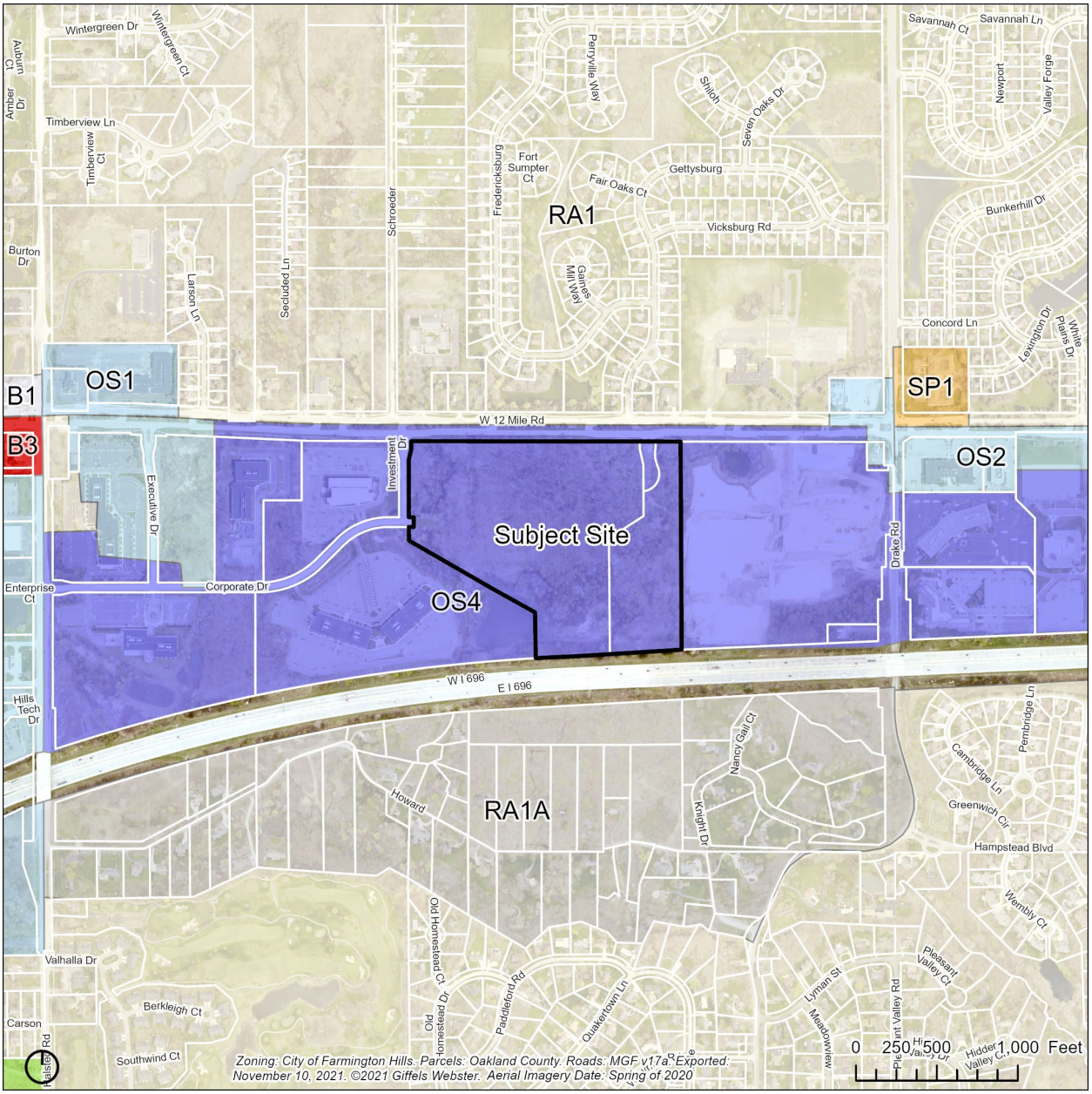
13. **Pedestrian Connection (Sec. 34-5.19).** A pedestrian connection is provided to the 12 Mile Road sidewalk, and a pedestrian connection has now been made to the commercial development to the west.

We are available to answer questions.

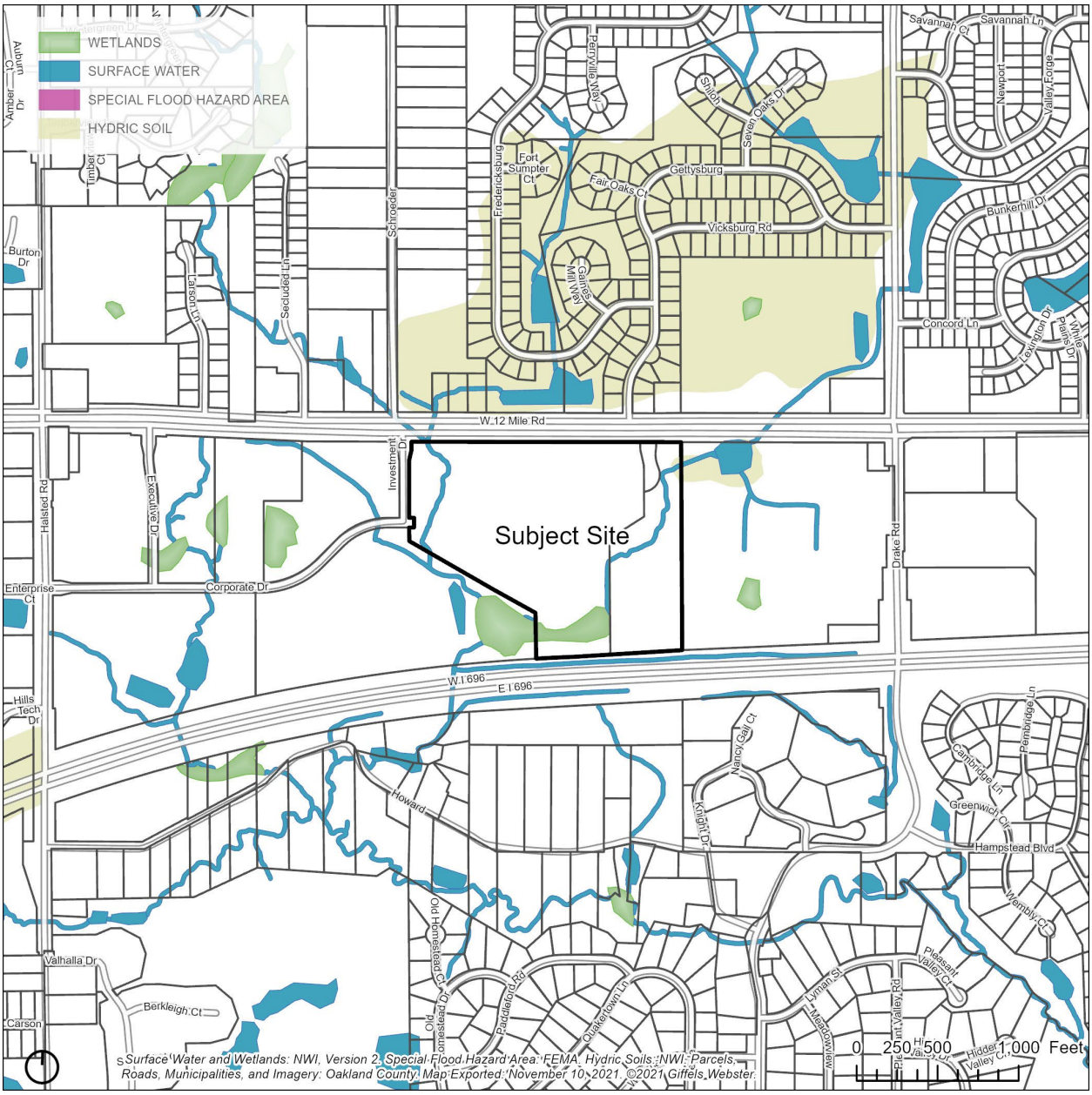
Respectfully,
Giffels Webster

Rod Arroyo, AICP
Partner

Joe Tangari, AICP
Senior Planner



Current zoning


WETLANDS
SURFACE WATER
SPECIAL FLOOD HAZARD AREA
HYDRIC SOIL
Subject Site
W 12 Mile Rd
W I 696
E I 696
Halsted Rd
Drake Rd
Investment Dr
Executive Dr
Corporate Dr
Enterprise Ct
Hills Tech Dr
Schroeder
Fredericksburg
Perryville Way
Shiloh
Seven Oaks Dr
Fort Sumpter Ct
Fair Oaks Ct
Gettysburg
Vicksburg Rd
Gaines Mill Way
Burton Dr
Larson Ln
Secluded Ln
Savannah Ct
Savannah Ln
Newport
Valley Forge
Bunkerhill Dr
Concord Ln
Lexington Dr
Paris Dr
Howard
Nancy Gail Ct
Knight Dr
Cambridge Ln
Pembridge Ln
Greenwich Ct
Hampstead Blvd
Wembly Ct
Pleasant Valley Ct
Pleasant Valley Rd
Lyman St
Meadowview
Hidden Valley Ct
Old Homestead Ct
Old Homestead Dr
Paddleford Rd
Quakertown Ln
Valhalla Dr
Berkleigh Ct
Carson
Surface Water and Wetlands: NWI, Version 2, Special Flood Hazard Area: FEMA, Hydric Soils: NWI, Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: November 10, 2021. ©2021 Giffels Webster.
0 250 500 1,000 Feet

Wetlands

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 16, 2022, 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga, Ware

Commissioners Absent: Stimson

Others Present: Director of Planning and Community Development Kettler-Schmult City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Sonck

APPROVAL OF THE AGENDA

A. AMENDMENT TO PUD 5, 1993, & SITE PLAN 58-4-2022

LOCATION:	South side of Twelve Mile Rd, between Drake Rd and Investment Dr
PARCEL I.D.:	23-17-201-014
PROPOSAL:	Construction of two office buildings in an OS-4, Office Research District
ACTION REQUESTED:	Set for public hearing
APPLICANT:	Robert Szantner, Yamasaki Inc.
OWNER:	Farmington Hills Corporate Investors, LLC

Referencing his June 6, 2022 memorandum, Planning Consultant Tangari gave the following review comments.

This application is part of PUD (Planned Unit Development) 5, 1993, and is the last major piece of land in the PUD to be developed. The applicant is proposing two large, four-story office buildings and a parking lot. Both buildings have a gross floor area of 150,000 square feet (300,000 sf total). The site is proposed to be accessed from a driveway off Investment Drive at the west end, and from the same access drive that serves JST Corporation at the east end. A road connecting the two access roads is not proposed; the plans show a private driveway ringing the site.

The request is for site plan approval as well as a positive recommendation for PUD amendment.

Summary of site plan issues:
1. Label all setback distances.
2. Building exceeds maximum height and number of floors. Amendment to the PUD agreement is required to permit this.
3. Dumpster enclosure detail is not provided.
4. Screening hedge is not shown along 12 Mile Road in areas where natural screening is not in place.

5. Lighting plan requires adjustments.
6. Tree replacement numbers require adjustment.

Existing Conditions:
- The site is zoned OS-4 and is part of PUD 5, 1993.
- The portion of the overall PUD being considered is 18.11 acres and is undeveloped. The site is crossed by a north-south sanitary sewer easement and a north-south access easement (the latter is proposed to be vacated on the plan).
- Surrounding area to the east, south and west is mostly OS-4 with PUD. The property to the north across 12 Mile is zoned RA-1 One family.

PUD Amendment:
The buildings exceed the height limits of both the underlying district and the PUD. The PUD permits heights up to 55 feet in certain areas where the grade is below 860 feet. The proposed buildings are located on grades with an elevation over 860 feet according to the preliminary grading plan, so the higher height limit afforded in certain areas of the PUD does not apply; permitting this height would require an amendment to the PUD agreement. Also, the original PUD reflected the 40-foot height limit then in place in the OS-4 district; this has since been raised to 50 feet. In summary, the PUD must be amended to permit the fourth story on both buildings and the extra five feet of height in this location.

In response to a question from Chair Countegan, Planning Consultant Tangari said there wasn't a place on the subject portion of the site where the grade goes below 860 feet for a large enough expanse of land to accommodate the buildings.

Planning Consultant Tangari said that the applicant proposed to amend the PUD to permit greater height in the area of the proposed building and an additional 4th story. Per Section 34-3.20.5.G,

> *Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development.*

As the Planning Commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed uses are not permitted in the underlying district, and that deviations from underlying zoning are generally covered by the PUD agreement, which is an agreement between Council and the applicant.

If the Commission makes a determination that this is a major amendment to the PUD, action on the site plan should be postponed until the amendment to the PUD is fully approved by Council and the agreement has been updated accordingly. A public hearing would need to be set on the PUD amendment. Alternatively, site plan approval could be made contingent on approval of the PUD amendment.

In response to questions from the Commission, Planning Consultant Tangari explained the following:
- The underlying district for the PUD is OS-4, which allows for 3 stories at 50 feet. The PUD agreement is silent on the number of stories, therefore OS-4 applies.
- Director of Planning and Community Development Kettler Schmult said there were other buildings already constructed with 4 stories in this development. The original language for the OS-4 district did

not have the limitation on three stories, it only had maximum height. That was met on the previous construction, but the requirement changed when there was a change in the OS-4 language.

- City Attorney Shultz advised that after looking at the definition of what constitutes a minor or major amendment, a minor change does not violate the area and density requirements. This change does violate those requirements, and his position was this would be a major amendment.
- Planning Consultant Tangari said they concurred with that conclusion as well.

John Ackerman, Atwell, Southfield MI was present on behalf of this request for a public hearing for PUD amendment and site plan approval. Robert Szantner, Yamasaki, was also present as was Chris Kojaian, Kojaian Companies.

Utilizing a PowerPoint presentation, the applicants presented the following:

- An overview of the entire site included the areas where the proposed buildings would be constructed.
- The development would create a cross connection between two public access points with a 29 foot public right of way (increased from 24 feet previously). The public right of way was less than the 60 feet that was requested. However, the 60 foot right-of-way was not a requirement of the PUD, and their intent was to minimize their footprint while trying to maximize tree preservation.
- The building will be similar to the other 4-story, 55 foot high structures already constructed on the campus. The new buildings will be built in a similar manner as the Phase 5 buildings on the freeway – precast concrete with reflective glass, designed in a manner to support a single user or multi-tenant uses, depending on the ultimate leasing success of the project.

In response to questions from the Commission, the applicants gave the following information:

- They had complied with the original PUD intent, to push the buildings further from the neighborhoods to the north and toward the freeway, and to screen this development from the single family zoning to the north. They were maintaining the buffering along 12 Mile.
- Of the constructed buildings, 3 buildings were 4 story and 55 feet high. Those buildings were permitted by the PUD because of the topography in the area; they were located where the grade was naturally below 860 feet.
- A 50 foot high four-story building would not be competitive in the marketplace.

Planning Consultant Tangari said the applicants would have to move a lot of dirt to remove the necessary two to four feet of earth to get below the 860 feet elevation in the proposed location, and the result would present inconsistent topography with the surrounding area.

Planning Consultant Tangari posed two questions to be considered before the public hearing next month:

- Was there any way to get a more direct pedestrian connection from the proposed use to the commercial use next door?
- Does this use need as much parking as the ordinance calls for? There was a lot of pavement in this proposal. Would a lower parking ratio be acceptable?

The applicants explained that the amount of parking was subject to future leasing; they did not want to limit uses by reducing the parking, but would consider later landbanking some parking depending on the actual tenant that leases the space.

City Attorney Schultz said that assuming that the Commission agrees that this is a major amendment due to ordinance deviations, there are two options: 1) Action on the site plan could be postponed until a public hearing is held by the Planning Commission, and then the amendment to the PUD is fully

approved by Council and the agreement has been updated accordingly, or 2) include the site plan in the public hearing, with approval contingent on approval of the PUD amendment.

Commissioner Varga asked if the applicants could be asked to prepare a second option showing landbanked parking, depending on the use, if a public hearing was scheduled that included the site plan.

Mr. Ackerman requested that they be allowed to bring both the PUD amendment and the site plan forward simultaneously.

Commissioner Trafelet asked if there would be EV stations in the parking lot. Mr. Ackerman said in order for the building to be marketable, there had to be EV stations.

Chair Countegan indicated he was ready to entertain a motion.

MOTION by Brickner, support by Trafelet, that the proposed AMENDMENT TO PUD 5, 1993, & SITE PLAN 58-4-2022, submitted by Robert Szantner with Yamasaki Inc., be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion discussion
The applicant was asked to consider bringing to the public hearing a parking landbank option, along with an indication of where charging stations will be located in the parking area, as City Council will want to see both those things.

MOTION carried unanimously by voice vote.

PUBLIC COMMENT

In response to a question from Commissioner Trafelet, Mr. Zabik (Case A) gave information regarding the water table on his property.

COMMISSIONERS' COMMENTS

ADJOURNMENT

MOTION by Brickner, support by Grant, to adjourn the meeting at 8:26pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary
/cem

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 21, 2022, 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga,

Commissioners Absent: Ware

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Dawkins

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Trafelet, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

REGULAR MEETING

PUBLIC HEARING

A. AMENDMENT TO PUD 5, 1993, & SITE PLAN 58-4-2022

LOCATION:	South side of Twelve Mile Rd, between Drake Rd and Investment Dr
PARCEL I.D.:	23-17-201-014
PROPOSAL:	Construction of two office buildings in an OS-4, Office Research District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Robert Szantner, Yamasaki Inc.
OWNER:	Farmington Hills Corporate Investors, LLC

Applicant presentation:
Members of the development team present this evening included:
Robert Szantner, Yamasaki Inc.
Chris Kojaian, Kojaian Companies
Jared Kime, Atwell

The development team made the following points:

- They were proposing two 55'-tall buildings (a 4-foot height deviation), with 4 stories. They believed the small height modification allowing an extra story was a minor modification to the PUD Agreement. The construction of the buildings in the location as presented met the intent of the

Agreement. While they were not within the extra height/story zone of the PUD, they were very close, and the buildings will be similar to the other 4-story, 55-foot high structures already constructed on the campus. The extra height and story would not be noticeable by anyone driving by.

- A schematic from the original PUD agreement showed a 55' height "box", within which, due to topographic considerations, a 55'-high structure was a matter of right. The location in question was very close to the box.
- They had updated the site plan to incorporate feedback from city staff and consultants, including landbanked spaces, looped watermain around the buildings, pedestrian access to the west side, and a changed location of the southern drive.
- The City Engineer had indicated he would like to see a full 60-foot right of way on their private drive. This would impact the development significantly, and as it was not a requirement of the PUD Agreement would be an unnecessary encumbrance on the property.
- The four stories allowed a much more compact arrangement of floor plate size, so that the floor plates on each building are 36,000sf, as compared to 50,000sf for a 1-3 story building. They were well under the coverage ratios and densities originally contemplated by the PUD agreement, and the extra space allowed them to create more buffer area and to provide better transitions around wetland areas. The more compact spaces were also more competitive in the marketplace.

<u>Consultant comments:</u>
Referencing his July 11, 2022 written comments, Planning Consultant Tangari gave the review for this request for construction of two office buildings in an OS-4, Office Research District.

- The applicant was proposing two large, four-story office buildings and a parking lot. Both buildings have a gross floor area of 150,000 square feet. The site is proposed to be accessed from a driveway off Investment Drive at the west end, and from the same access drive that serves JST at the east end. A road connecting the two access roads is not proposed; the plans show a private driveway ringing the site.
- Outstanding site plan issues include:
  1. Label all setback distances.
  2. The buildings exceed the height limits of both the underlying district and the PUD. The PUD permits heights up to 55 feet in certain areas, but only where the grade is below 860 feet. The proposed buildings are located on grades with an elevation over 860 feet according to the preliminary grading plan, so the higher height limit afforded in certain areas of the PUD does not apply. Permitting this height would require an amendment to the PUD agreement. The original PUD reflected the 40-foot height limit then in place in the OS-4 district; this has since been raised to 50 feet. *For this development to move forward, the PUD must be amended to permit the fourth story and the extra five feet of height in this location.*
  3. Dumpster enclosure detail is not provided.
  4. Screening hedge/berm is not shown along 12 Mile Rd. in areas where natural screening is not in place.
  5. Lighting plan requires adjustments.
  6. Tree replacement numbers require adjustment.
- Regarding the PUD (Planned Unit Development) Agreement, the applicant proposes to amend the PUD to permit greater height in the area of the proposed building and an additional story (presently limited to 3; the applicant proposes 4).
- Per Section 34-3.20.5.G, the Planning Commission shall determine whether the proposed modification is a minor or major amendment. If the determination is the amendment is major, the amendments shall be reviewed by the Planning Commission and City Council in accordance with normal approval procedures.

- After the public hearing, if the Planning Commission makes a determination that this is a major amendment to the PUD, action on the site plan should be postponed until the amendment to the PUD is fully approved by Council and the agreement has been updated accordingly. Alternatively, site plan approval could be made contingent on approval of the PUD amendment.

Attorney comments:
City Attorney Schultz said that even if the deviations were small, under the ordinance the Planning Commission could not approve this plan as a minor change to the PUD agreement, because the proposed deviations represented two violations of the PUD agreement. Making a determination that this was a major amendment to the PUD was not a negative determination; it was a required determination.

Discussion:
If the Commission could not approve the PUD amendment and site plan tonight, the applicants asked for a positive recommendation to Council.

Public Hearing
Chair Countegan opened the public hearing.

Scott Elliot, 415 Fox Club Drive, supported this request for PUD amendment. This was a great project for the City and the variance requested was small.

Seeing that no other public indicated they wished to speak, Chair Countegan closed the public hearing and brought the matter back to the Commission.

After discussion and amendment, the following motion was made:

MOTION by Brickner, support by Stimson, to RECOMMEND TO CITY COUNCIL that a major amendment to PUD Plan 5, 1993, including Site Plan 58-4-2022, dated June 27, 2022, submitted by Robert Szantner of Yamasaki Inc., BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance,

With the following finding:

- Modifications of Zoning Ordinance requirements as indicated on the proposed plan constitute a Major Amendment to the PUD Agreement, which modifications are:
    1. An increase of 5 feet over the 50 foot height limit to permit a 55-foot height limit, and
    2. A 4th story (1 story in excess of that which is permitted) for the two buildings as submitted

And with the following conditions regarding the site plan:

- Outstanding items in the Giffels Webster report be resolved and approved administratively.
- Approval of the PUD amended agreement by City Council.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

ADJOURNMENT

MOTION by Trafelet, support by Grant, to adjourn the meeting at 8:56pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

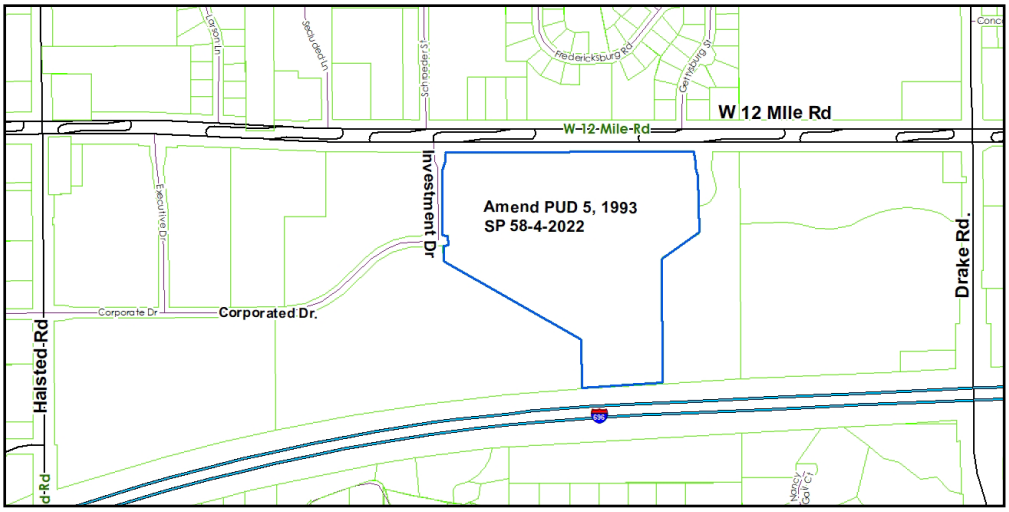
CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE
www.fhgov.com

DATE:	**August 22, 2022**
TIME:	**7:30 P.M.**
PLACE:	**Farmington Hills City Hall, City Council Chambers** **31555 Eleven Mile Road** **Farmington Hills, Michigan 48336**
ITEM:	**Amendment to Planned Unit Development 5, 1993, including Site Plan 58-4-2022**

The Farmington Hills City Council will consider an application to amend Planned Unit Development (PUD) 5, 1993, including Site Plan 58-4-2022. The applicant, Robert Szantner, Yamasaki Inc., seeks to construct two (2) office buildings in an OS-4, Office Research District.

The subject property is located on the south side of Twelve Mile Road, between Investment Drive and Drake Road; Part of Parcel Identification Number: 22-23-17-201-014, City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or eperdonik@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.



Charmaine Kettler-Schmult
Director of Planning & Community Development
Phone: (248) 871-2540
Email: ckettler@fhgov.com
Publish: August 7, 2022

Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Inter-Office Correspondence

DATE: **August 11, 2022 (August 22, 2022)**

TO: **Gary Mekjian, City Manager**

FROM: **Charmaine Kettler-Schmult, Director of Planning and Community Development**

SUBJECT: **Revised Planned Unit Development ("PUD") 2, 2021, including Site Plan ("SP") 59-5-2022**

Request: Approval of Revised PUD Plan 2, 2021, including SP 59-5-2022

Applicant: Optalis Healthcare

Owner: Evangelical Homes of Michigan

Sidwell: 22-23-12-476-008

Zoning: RA-1B, One Family Residential

Master Plan: Single-Family Residential; Special Residential Planning Area 3

Location: 27400 Twelve Mile Road

Description:

The applicant has submitted for City Council consideration Revised **PUD Plan 2, 2021, including SP 59-5-2022**, to redevelop a 31.5-acre parcel located at 27400 Twelve Mile Road, which is Historic District No. 507, Sarah Fisher Home. The application proposes to use the site for a skilled nursing facility and a residential development consisting of townhomes and single-story detached condominiums.

Please see Giffels Webster's review **attached** for a detailed review of the plans and accounting of the deviations from the Zoning Ordinance sought.

Procedural Background:

- September 23, 2020 – Historic District Commission approves Notice to Proceed (6-0)
- January 21, 2021 – Planning Commission qualifies PUD (8-0)

- March 18, 2021 – Planning Commission sets PUD plan for public hearing
- April 22, 2021 – Planning Commission recommends PUD plan approval to City Council (7-1)
- May 24, 2021 – City Council holds public hearing on PUD plan and postpones request to July 12, 2021
- July 12, 2021 – City Council further postpones request to no later than September 13, 2021
- August 9, 2021 – Revised plans presented to Council—Council further postpones request to September 13, 2021
- September 13, 2021 - Revised plans presented to Council-Council further postpones request to no later than October 25, 2021
- September 27, 2021 – Revised plans presented to Council—motion to approve fails (1-6)
- December 8, 2021 – Historic District Commission approves Amended Notice to Proceed (5-0) **(minutes)**
- June 16, 2022 – Planning Commission sets revised PUD plan for public Hearing (8-0) **(minutes)**
- July 21, 2022 – Planning Commission recommends PUD plan approval to City Council (8-0) **(minutes)**

Summary of Plan Changes:

Noteworthy changes since City Council last saw the PUD plan include:

- The replacement of (64) attached townhomes within (12) buildings on the northern portion of the site with thirty (30) detached single-family ranch condominiums, just west of the townhomes.
- The preservation and renovation of the chapel as a gathering place attached to the north side of the proposed skilled nursing facility instead of the originally proposed preservation and renovation of a portion of the administration building and one (1) cottage.

Summary of Zoning Deviations Sought:

- Permit skilled nursing, multiple-family residential, and single-family residential uses within an RA-1B District at a density of 94 units where twenty-three (23) units is the maximum density permitted.
- Permit a thirty (30)-foot front yard setback for the townhomes along Inkster Road where a minimum fifty (50)-foot setback is required.
- Permit the height of the townhomes to be 34.15 feet where thirty (30) feet is the maximum height permitted.
- Permit eighteen (18)-foot parking space lengths in front of garages where twenty (20) feet is the minimum length permitted.

Possible Council Actions:

<u>Resolution for Approval:</u>

If City Council elects to approve Revised PUD Plan 2, 2021, including SP 59-5-2022, dated August 4, 2022, the following motion is offered:

Resolve that the application for approval of revised PUD Plan 2, 2021, including SP 59-5-2022, is granted, subject to the following conditions:

(1) The applicant shall post a cash deposit or irrevocable and automatically renewing letter of credit with the City, in a form, manner, and amount acceptable to the City Engineer and City Attorney, to insure and guarantee completion of the improvements for the Planned Unit Development (PUD) according to a schedule approved by the City Engineer;

(2) Any conditions and requirements stated in Giffels Webster's review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;

(3) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal are complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;

(4) Public sanitary sewer service access needs shall be provided to Twelve Mile Road to the satisfaction of the City Engineer; and

(5) [***Insert additional conditions if appropriate.***]

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

<u>Resolution for Denial:</u>

If the City Council elects to deny revised PUD Plan 2, 2021, including SP 59-5-2022, the following motion is offered:

Resolve that the application for approval of revised PUD Plan 2, 2021, including SP 59-5-2022, dated August 4, 2022, is denied because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: [*Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.*]

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Prepared by: Erik Perdonik, City Planner

Attachments:

- **PUD 2, 2021 and Site Plan 59-5-2022, dated August 4, 2022**
- **Giffels Webster review, dated August 4, 2022**
- **December 8, 2021, Historic District Commission meeting minutes**
- **June 16, 2022, Planning Commission meeting minutes**
- **July 21, 2022, Planning Commission meeting minutes**
- **Engineering Division review, dated August 8, 2022**
- **Fire Department review, August 11, 2022**
- **Notice**

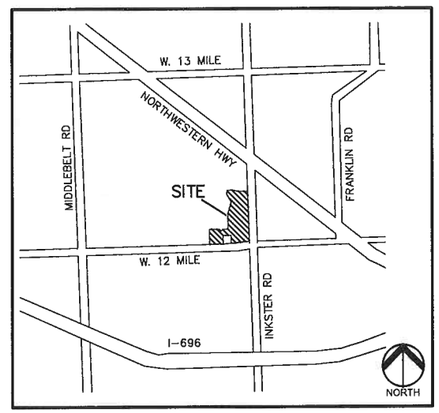
REQUEST FOR PUD - FINAL DETERMINATION
AND
PRELIMINARY SITE PLAN

SARAH FISHER

PART OF THE SE 1/4 OF SECTION 12, T.01N., R.08E.

FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	BOUNDARY SURVEY
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	PROPOSED LAND USE PLAN
C-4.1	GRADING PLAN - NORTH
C-4.2	GRADING PLAN - SOUTH
C-5.1	UTILITY PLAN - NORTH
C-5.2	UTILITY PLAN - SOUTH
C-6.0	PRELIMINARY DRAINAGE PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS AND NOTES
L-2.1	SITE AMENITIES
T-1.0	PROPOSED TREE PRESERVATION PLAN
T-1.1	PROPOSED TREE PRESERVATION PLAN
T-1.2	PROPOSED TREE PRESERVATION PLAN
T-1.3	SUPERIMPOSED TREE PRESERVATION PLAN
T-1.4	SUPERIMPOSED TREE PRESERVATION PLAN
	ARCHITECTURAL PLANS
1 OF 1	PHOTOMETRIC PLAN
A.S.101	ARCHITECTURAL SITE PLAN
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	ELEVATIONS
2	FRONT & RIGHT SIDE ELEVATIONS
1	UNIT FLOOR PLANS
4B	3 UNIT BUILDING ELEVATIONS
6B	4 UNIT BUILDING ELEVATIONS
8B	5 UNIT BUILDING ELEVATIONS
A-3	UNIT ELEVATIONS - FRONT AND SIDE
A-1	UNIT PLANS
A-2	UNIT PLANS
A-7	5 UNIT BUILDING - BUILDING ELEVATIONS
A-9	5 UNIT BUILDING - BUILDING ELEVATIONS
A-3	RALEIGH - EMERSON ELEVATION
A-4	RALEIGH - EMERSON ELEVATION
A-3	RALEIGH - BARRINGTON ELEVATION
A-4	RALEIGH - BARRINGTON ELEVATION
A-3	RALEIGH - ALBANY ELEVATION
A-4	RALEIGH - ALBANY ELEVATION
FB-1	RALEIGH - BASEMENT PLAN
A-2	RALEIGH - FLOOR PLAN
A-3	WILMINGTON - ELEVATION A
A-4	WILMINGTON - ELEVATION A
A-3	WILMINGTON - ELEVATION B
A-4	WILMINGTON - ELEVATION B
A-3	WILMINGTON - ELEVATION E
A-4	WILMINGTON - ELEVATION E
A-2	WILMINGTON - FLOOR PLAN

Rev PUD 2, 2022
SP 59.5.2022

RECEIVED
AUG 04 2022
CITY OF FARMINGTON HILLS
PLANNING DEPT.

PEA GROUP

DESIGN TEAM

OWNER / DEVELOPER / APPLICANT

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EMAIL: HOSINSKIT@EHMSOLUTIONS.ORG

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EMAIL: JTHOMPSON@PEAGROUP.COM

ROBERTSON BROTHERS HOMES
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PHONE: 844.813.2949
EMAIL: NBIRMELIN@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/18/2022
CITY PLANNING REVIEW LETTER DATED 6/8/22	8/4/2022

STATE OF MICHIGAN
JOHN BRUCE THOMPSON
ENGINEER
NO. 43292
PROFESSIONAL ENGINEER

PEA GROUP SARAH FISHER | PEA JOB NO. 2015-204 | REQUEST FOR PUD - FINAL DETERMINATION

FLOODPLAIN:
(Per Flood Insurance Rate Map Number 26125C-0514F
Effective September 29, 2006)

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
ZONE AE – Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE – The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

ZONE X – Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ZONE X – Areas to be determined outside of the 0.2% annual chance floodplain.

LEGEND

●	IRON FOUND
⊠	IRON SET
	NAIL FOUND
	NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND
	MONUMENT SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	SEC. CORNER FOUND
R	RECORDED
M	MEASURED
C	CALCULATED

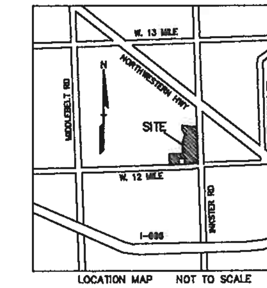
EXISTING

-OH-ELEC-	ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL, & MANHOLE
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
	GAS MAIN, VALVE & GAS LINE MARKER
	WATERMAIN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
	SANITARY SEWER, CLEANOUT & MANHOLE
	STORM SEWER, CLEANOUT & MANHOLE
	COMBINED SEWER & MANHOLE
Y.D.	CATCH BASIN, INLET, YARD DRAIN
	POST INDICATOR VALVE
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
	UNIDENTIFIED STRUCTURE
	FENCE
	GUARD RAIL
	STREET LIGHT
	SIGN

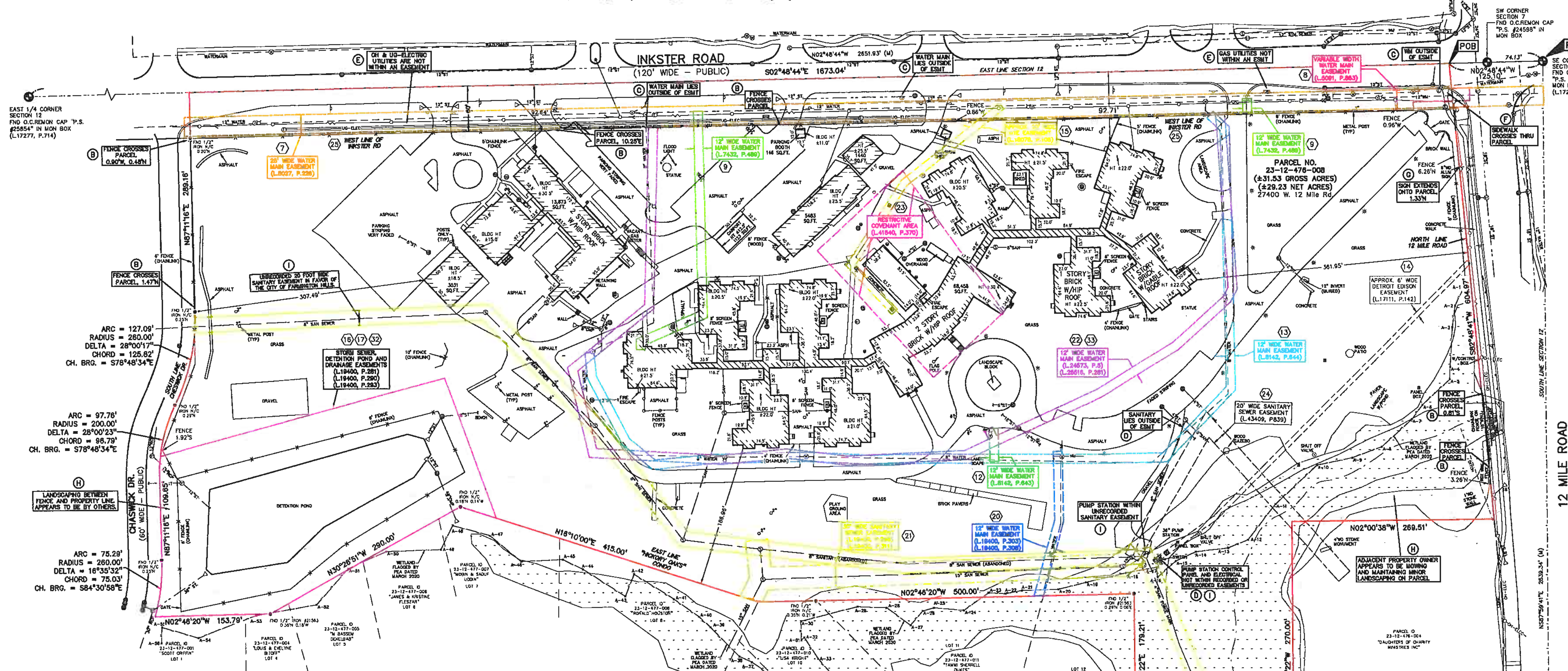
LEGAL DESCRIPTION
(Per First American Title Insurance Company, Commitment No. 875579, Dated June 11, 2020, Revision E)

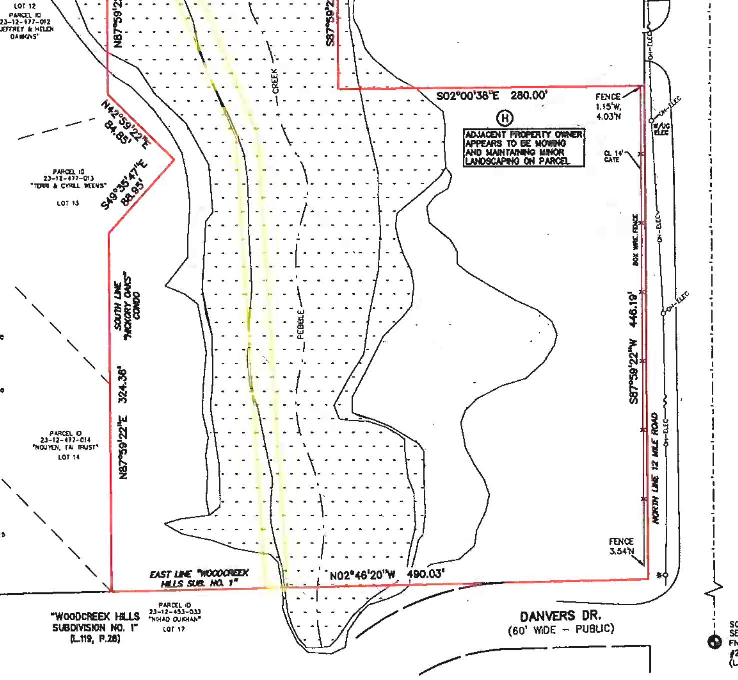
Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:

Part of the Southeast 1/4 of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N02°48'44"W, 125.10 feet along the East line of said Section to the North right of way line of Twelve Mile Road (width varies) and the Point of Beginning; thence S82°48'41"W, 604.97 feet along said right of way line; thence N02°00'38"W, 269.51 feet; thence S87°59'22"W, 270.00 feet; thence S02°00'38"E, 280.00 feet to said North right of way line of Twelve Mile Road; thence S87°59'22"W, 446.19 feet along said North right of way line to the East subdivision line of "WOODCREEK HILLS SUBDIVISION NO. 1", as recorded in Liber 119 of Plats, page 28, Oakland County Records; thence N02°46'20"W, 490.03 feet along said Subdivision line to the South Condominium line of "HICKORY OAKS", Oakland County Condominium Plan 1191, as recorded in Liber 20320, page 367, and amended in Liber 20537, page 530, and Liber 21222, page 175, Oakland County Records; thence along said Condominium line the following four (4) courses: (1) N87°59'22"E, 324.36 feet (2) S49°35'47"E, 88.95 feet, (3) N42°59'22"E, 84.85 feet, and (4) N87°59'22"E, 179.21 feet to the East Condominium line of said "HICKORY OAKS"; thence along said Condominium line the following (4) courses: (1) N02°46'20"W, 500.00 feet, (2) N16°10'00"E, 415.00 feet, (3) N30°26'51"W, 290.00 feet, and (4) N02°46'20"W, 153.79 feet to the South right of way line of Chaswick Drive (60 feet wide); thence along said right of way line the following five (5) courses: (1) along a curve to the left, 75.29 feet, said curve having a radius of 260.00 feet, a central angle of 16°35'32 seconds, and a chord bearing S84°30'58"E, 75.03 feet, (2) N87°11'16"E, 109.65 feet, (3) along a curve to the right, 97.78 feet, said curve having a radius of 200.00 feet, a central angle of 28°00'23", and a chord bearing S78°48'34"E, 96.79 feet, (4) along a curve to the left, 127.09 feet, said curve having a radius of 260.00 feet; a central angle of 28°00'17", and a chord bearing S78°48'34"E, 125.82 feet, and (5) N87°11'16"E, 289.16 feet to the East line of said Section 12; thence S02°48'44"E, 1673.04 feet along said East section line to the Point of Beginning.



PEA GROUP
t: 844.813.2949
www.peagroup.com





SCHEDULE "B" EXCEPTIONS
(Per First American Title Insurance Company, Commitment No. 875579, Dated June 11, 2020, Revision E)

7. Easement in favor of the County of Oakland and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5027, page 226. [As plotted.]

   Quit Claim Conveyance of Easements, Right-of-Way and Water System Facilities and Improvements recorded in Liber 45516, page 1. [Document grants the above easement (L.5027, P.226) to the City of Farmington Hills.]

8. Easement in favor of the Township of Farmington and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5091, page 863. [As Plotted.]

9. Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 7432, page 489. [As Plotted. No water main structures were observed within the easements. The easement, 20 foot in length, duplicates one of 25 foot width recorded in Exception #7.]

10. Terms and Conditions contained in Historic District Certification as disclosed by instrument recorded in Liber 7985, page 771. [Not Plottable. Document establish the Historic Districts within the City of Farmington Hills. Subject parcel lies within established Historic District.]

11. Terms and Conditions contained in Historic District Property Affidavit as disclosed by instrument recorded in Liber 9695, page 664. [Not Plottable. Document establish the Historic Districts within the City of Farmington Hills. Subject parcel lies within established Historic District.]

12. Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 8142, page 643. [As Plotted.]

13. Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 8142, page 644. [As Plotted.]

14. Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17111, page 142. [As Plotted. Approximate location of easement.]

15. Detroit Edison Underground Easement (Right of Way) in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 18076, page 106. [As approximately plotted. Document graphically depicts a 10 foot wide Detroit Edison easement. The sketch depicting the easement area is schematic in nature and not to scale.]

16. Terms and Conditions contained in Agreement for Storm Water Retention & Discharge Restriction System as disclosed by instrument recorded in Liber 19400, page 272.
    Addendum to Agreement for Storm Water Retention & Discharge Restriction System recorded in Liber 19400, page 281. [As Plotted. Document amends above (L.19400, P.272) agreement.]

17. Storm Sewer, Detention Pond and Drainage Easement in favor of the Land Income Fund Limited Partnership VIII and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 19400, page 293. [As Plotted.]

18. Omit.

19. Omit.

20. Water Main Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 19400, page 308. [As Plotted.]

21. Sanitary Sewer Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 19400, page 311. [As Plotted.]

22. Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 24573, page 5. [As Plotted. The legal description of the 12 foot wide water main easement states that the easement is to commence at the SE corner of Section 12. It appears that the easement was actually written to begin at the SW corner of Section 7 based on the field location of the water main.]

23. Terms and Conditions contained in Declaration of Restrictive Covenant as disclosed by instrument recorded in Liber 41540, page 370. [As Shown – Restrictive Covenant area. Document states the owner shall prohibit uses of the property within the restrictive covenant area as described in the document.]

24. Sanitary Sewer Easement in favor of Daughters of Charity Ministries and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 43409, page 839. [As Plotted.]

25. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for Inkster Road. [As Shown – The legal description of the subject parcel extends to the center of Inkster Road. It is unclear if a dedication has been recorded. The 60' half right-of-way line shown is based on the established right-of-way adjacent to the subject parcel.]

26. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Rouge River and Pebble Creek, or land created by fill or artificial accretion.

27. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the, public in and to the use of the waters of Rouge River and Pebble Creek.

28. Omit.

29. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.

30. Rights of tenants, if any, under any unrecorded leases.

31. Lien for outstanding water or sewer charges, if any.

32. Storm sewer and Detention Pond Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 19400, page 290. [As plotted.]

33. Easement in favor of the City of Farmington Hills and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 25516, page 281. [As Plotted. The legal description of the 12 foot wide water main easement states that the easement is to commence at the SE corner of Section 12. It appears that the easement was actually written to begin at the SW corner of Section 7 based on the field location of the water main.]

34. Survey by PEA, Inc., dated April 10, 2020, last revised July 01, 2020, Job No. 2015-204, discloses the following:
    a. Overhead utility lines, storm sewer and sanitary sewer crossing property and property lines without the benefit of a recorded easement.
    b. Underground electric, gas, telephone, watermain, utility poles, guy wires, light poles, flood lights, pump station and pump station control panel on property without the benefit of a recorded easement.
    c. Fence inside Northerly, Easterly, Southerly and Westerly property lines, outside and crossing Southerly property lines.
    d. Concrete sidewalk crossing Southerly property line.
    e. Barricade concrete wall outside Southerly property line.
    f. Landscaping encroaches from the East and West.
    g. Sign encroaches from the South.
    h. Buildings encroach onto unrecorded sanitary and sewer easements.
    i. Buildings encroach onto easement recorded in Liber 7432 page 489, Oakland County Records.

SURVEYOR'S NOTES:

- A. Most parking striping across the subject parcel is extremely faded. No attempt was made to count the parking spaces hereon.
- B. Fence meanders along the subject parcel as noted.
- C. Water main utilities lie outside of easements as noted.
- D. Sanitary utilities lie outside of easements as noted.
- E. Gas and electric utilities do not lie within an easement as noted.
- F. Sidewalk at the southeast corner crosses through the subject parcel as noted.
- G. City of Farmington Hills sign extends onto the subject parcel as noted.
- H. Areas of the subject parcel appear to have landscape maintained by adjoining parcel owners. These areas are noted hereon.
- I. In the reference ALTA survey by PEA, dated 10-7-15, Whitehall Real Estate provided a statement regarding the unrecorded sanitary easement noted on the drawing as follows: Sanitary Sewer Easement in favor of the City of Farmington Hills. This easement was executed on January 22, 1996, in conjunction with a Sanitary Sewer Utilization and Dedication Agreement, executed on March 5, 1996 and an Assignment and Assumption of Easement, executed on February 14, 1996. We do not have documentation on the recording of the Sanitary Sewer Easement.
- J. Wetlands shown have been flagged & located by PEA, Inc on March 23, 2020.
- K. At the time of survey, there was no observed evidence of earth moving work, building construction or building additions at the time on the subject parcel.
- L. At the date of this survey, the surveyor has no knowledge of any planned right-of-way changes, nor observed evidence of recent street or sidewalk repairs.
- M. The address of the subject parcel was not observed or posted on any building. The address shown was obtained from the title work provided.
- N. The current zoning classification was not provided by the client, as item 6(a) in table A of the "minimum standard detail requirements for ALTA/NSPS land title surveys" states.
- O. PEA carries $2,000,000 of professional liability insurance.

"HICKORY OAKS"
OAKLAND COUNTY
CONDOMINIUM PLAN NO. 1191
(L.20320, P.367)

"WOODCREEK HILLS SUBDIVISION NO. 1"
(L.119, P.28)

SURVEYOR'S CERTIFICATE:

TO: First American Title Insurance Company
Evangelical Homes of Michigan, a Michigan non-profit corporation
Optum Management Solutions, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 2, 3, 4, 7(a)(b1)(c), 8, 11, 13, 16, 17, 18 and 20 of Table A thereof. The field work was completed on March 20, 2020.

Kevin T. Roach, MI PS No. 47971
Agent for PEA, Inc.

REFERENCE DRAWINGS
HUBBLE, ROTH AND CLARK SURVEY, JOB NO.20060180, DATED 04-08-08
"ALTA/ACSM LAND TITLE SURVEY – TWELVE MILE & INKSTER DEVELOPMENT" PEA, INC., JOB #2007097, DATED 8-2-07
"ALTA/ACSM LAND TITLE SURVEY – TWELVE MILE & INKSTER DEVELOPMENT" PEA, INC., JOB #2015-204, DATED 10-7-15

S:\PROJECTS\2015\2015204 SARAH FISHER PUD – pt\DWG\STE PLANS\(C-1.0)BNDY-15204.dwg

NORTH
0 40 80 160
SCALE: 1" = 80'

811. Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
OPTALIS GROUP
25500 MEADOWBROOK ROAD
SUITE 230
NOVI, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE ¼ OF SECTION 12, T.01N, R.08E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS	
CITY REVIEW DATED 6/8/22	8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
BOUNDARY SURVEY

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

FLOODPLAIN:
(Per Flood Insurance Rate Map Number 26125C-0514F, Effective September 29, 2006)

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AE – Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE – The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

ZONE X – Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

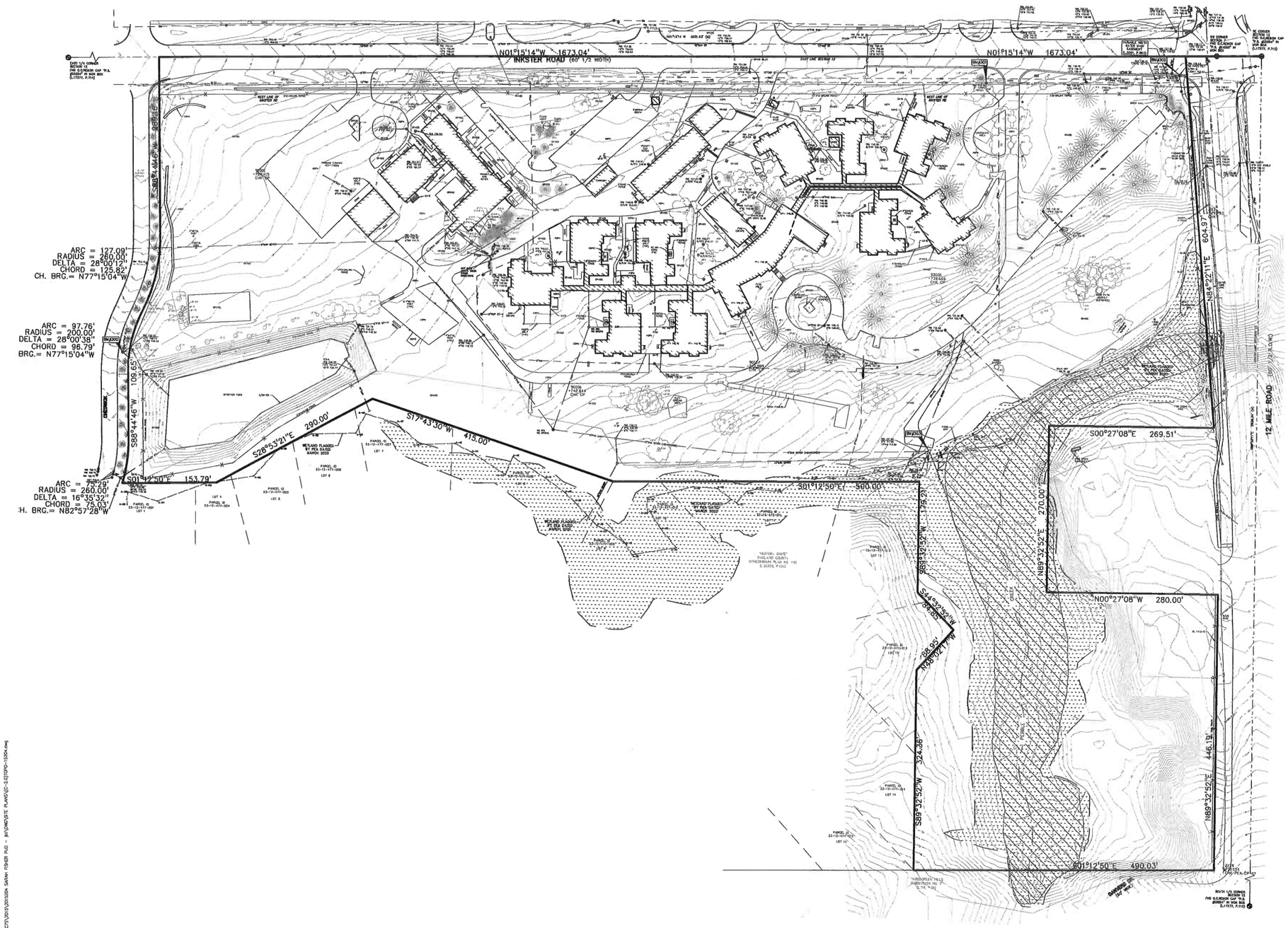
ZONE X – Areas to be determined outside of the 0.2% annual chance floodplain.

LEGEND

IR IRON FOUND
IC IRON SET
N NAIL FOUND
N NAIL & CAP SET
IB BRASS PLUG SET
MF MONUMENT FOUND
MS MONUMENT SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING

ELEC. PHONE OR CABLE TV BOX, LIGHT, POLE & GUY WIRE
UNDERGROUND CABLE TV, GUY PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
CATCH BASIN, INLET, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE, BOX/CURBSTOP, VALVE BOX, SERVICE SHUTOFF
BUILDING, TRANSFORMER, IRRIGATION CONTROL VALVE
UNDERGROUND STRUCTURE
FENCE
GUARD RAIL
STREET LIGHT
SIGN



PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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CLIENT
OPTALIS GROUP
25500 MEADOWBROOK ROAD
SUITE 230
NOVI, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T.01N., R.09E.
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS	
CITY REVIEW DATED 6/8/22	8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

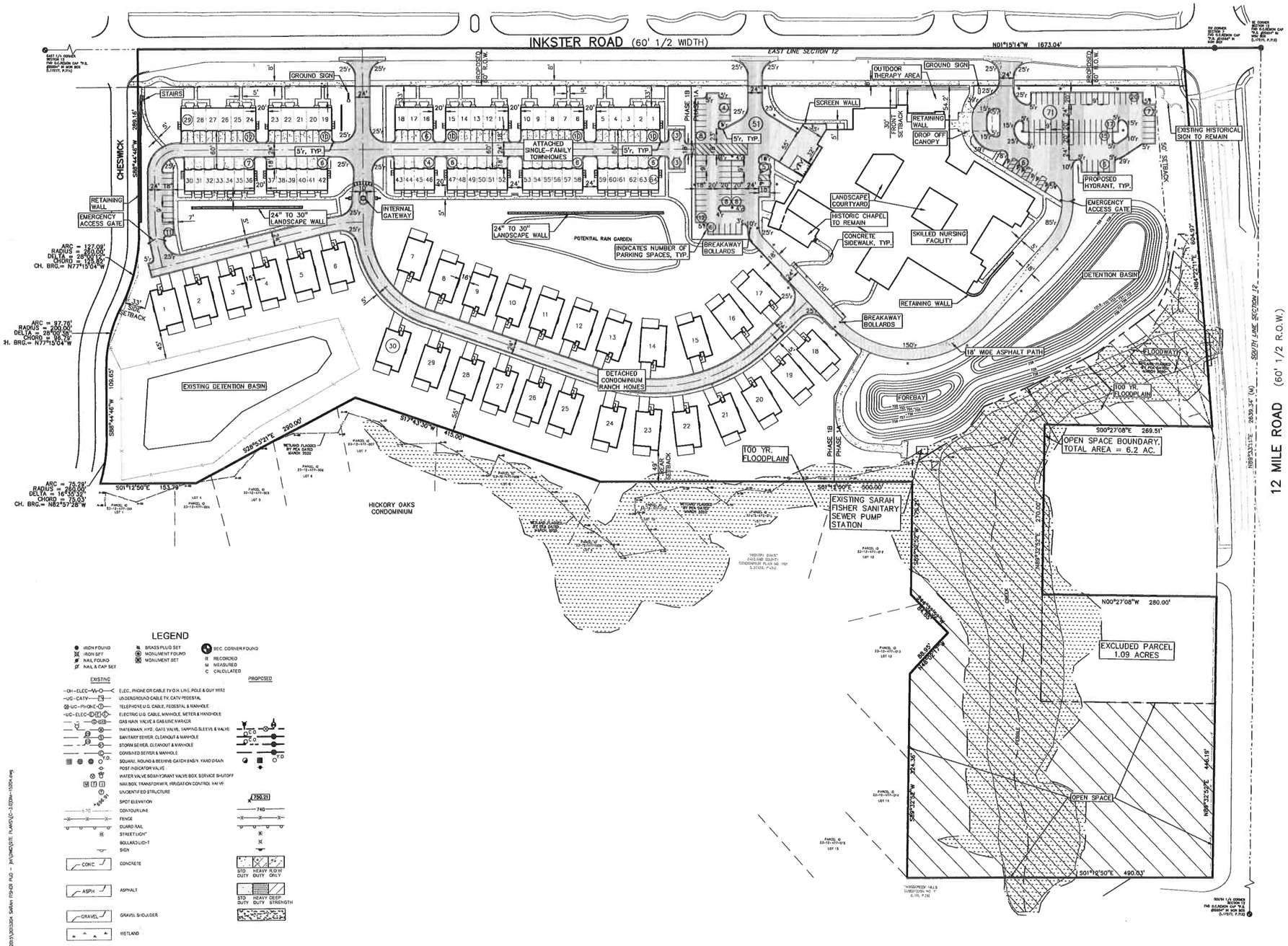
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2015\2015-204 SARAH FISHER PUD - #1\WINDSITE PLAN\C-2.0 TOPO-1500dwg



SITE AREA

PHASE 1A:
15.2 ACRES GROSS
14.1 ACRES NET
6.2 ACRES OPEN SPACE

PHASE 1B:
15.2 ACRES GROSS
14.0 ACRES NET

EXEMPTED PARCEL:
1.09 ACRES

SITE DATA

PHASE 1A:

REFER TO ARCHITECTURAL PLAN FOR SKILLED NURSING FACILITY SITE DATA TABLE

PHASE 1B:

ZONING
EXISTING — RA-1B (ONE FAMILY RESIDENTIAL)
PROPOSED — PUD

HEIGHT	REQUIRED	PROVIDED
ATTACHED SINGLE-FAMILY TOWNHOMES	30' MAX	34.15'
DETACHED CONDOMINIUM RANCH HOMES	30' MAX	20.08'

LOT COVERAGE	
MAXIMUM ALLOWABLE	35%
PROPOSED	18%

SETBACKS	REQUIRED	PROVIDED
FRONT	50 FEET	30 FEET
SIDES	15/30 FEET	33 FEET
REAR	35 FEET	49 FEET

NEW CONSTRUCTION

MULTI-FAMILY TOWNHOUSES	
ONE BED / DEN (±1,500 SF)	35 UNITS
TWO BEDROOM (±2,000 SF)	29 UNITS
TOTAL	64 UNITS

SINGLE FAMILY UNITS	
TWO BEDROOM (±2,500 SF)	30 UNITS
TOTAL	30 UNITS

PARKING	
REQUIRED	
2 PER DWELLING UNIT	188 SPACES
TOTAL	188 SPACES
PROVIDED (SURFACE & GARAGE)	217 SPACES

FIRE DEPARTMENT NOTES:

1. EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES;
   A. MINIMUM OF 18' FIRE LANES.
   B. MINIMUM OF 50' TURNING RADIUS.
   C. FIRE LANE SIGNS SHALL BE POSTED THROUGHOUT THE SITE AND STRICTLY ENFORCED.

2. DURING CONSTRUCTION SITE ACCESS SHALL BE MAINTAINED AND ROADWAYS SHALL BE ABLE TO SUPPORT FIRE APPARATUS WEIGHTING UP TO 25 TONS.

3. HYDRANT COVERAGE SHALL BE PROVIDED PURSUANT TO REQUIREMENTS OUTLINES IN THE CITY CODE (CHAPTER 12 SEC. 12-11 [2]).

4. FIRE SUPPRESSION HALL BE PROVIDED AND INSTALLED PURSUANT TO NFPA 13, STATE OF MICHIGAN AND FARMINGTON HILLS REQUIREMENTS. EACH FLOOR SHALL HAVE CONTROL VALVE, TAMPER SWITCH AND WATER-FLOW DEVICES INSTALLED.

5. A FIRE ALARM SYSTEM SHALL BE PROVIDED AND INSTALLED PURSUANT TO NFPA 72, STATE OF MICHIGAN AND FARMINGTON HILLS REQUIREMENTS.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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CLIENT
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25500 MEADOWBROOK ROAD
SUITE 230
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PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS

CITY REVIEW DATED 6/8/22	8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

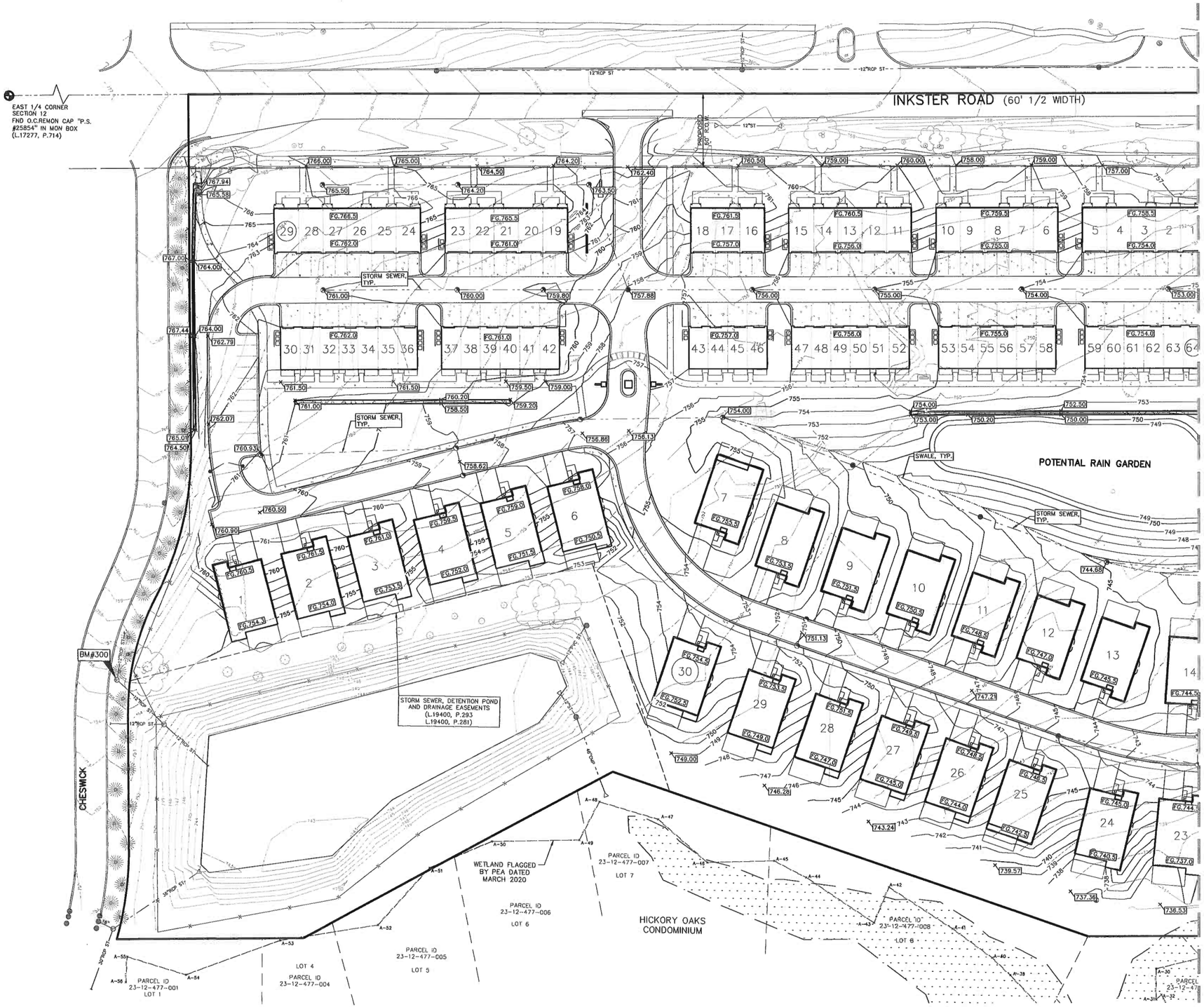
DRAWING TITLE
PROPOSED LAND USE PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2015\2015204 SARAH FISHER PUD - FARMINGTON HILLS\C-3.0.dwg



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS VALV, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
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- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
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- STREET LIGHT
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- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND
- STD DUTY / HEAVY DUTY / R.O.W. ONLY
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PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 20 40 80
SCALE: 1" = 40'

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CAUTION!!
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CLIENT
OPTALIS GROUP
25500 MEADOWBROOK ROAD
SUITE 230
NOVI, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS	
CITY REVIEW DATED 6/8/22	8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

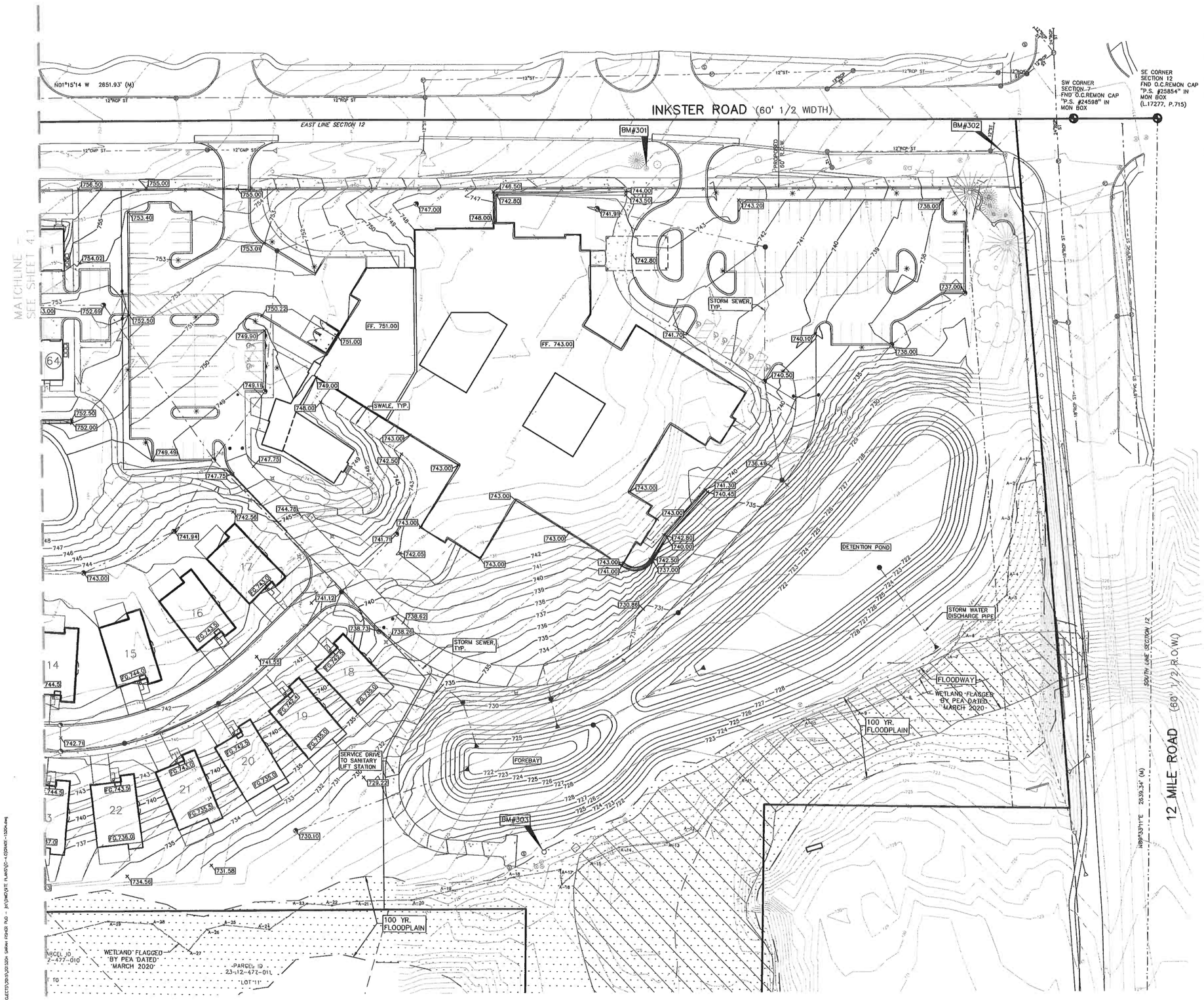
DRAWING TITLE
GRADING PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-4.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2015\204 SARAH FISHER PUD - JAY\CIVIL\SITE PLANS\C-4.0\SHADE-1.1500A.dwg



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NAIL & CAP SET
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C CALCULATED

EXISTING		PROPOSED
-OH-ELEC-	ELEC., PHONE & CABLE TV O.H. LINE, POLE & GUY WIRE	
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MKR, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAX BOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
670	SPOT ELEVATION	750.31
670	CONTOUR LINE	740
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	BOLLARD LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL	GRAVEL, SHOULDER	
	WETLAND	

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NORTH

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NOVI, MI 48375

PROJECT TITLE
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PART OF THE SE¼ OF SECTION 12, T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS

CITY REVIEW DATED 6/8/22	8/4/2022

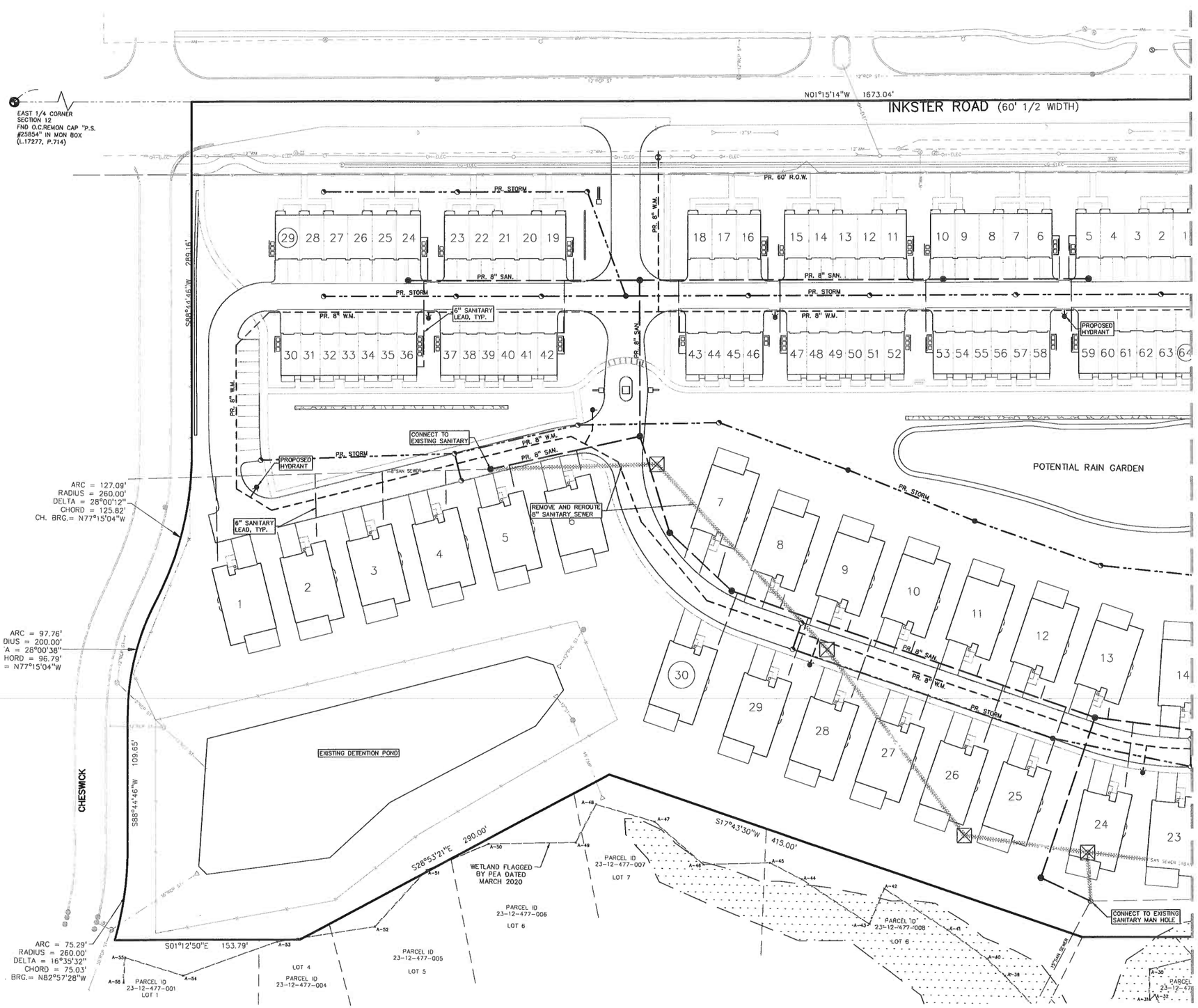
ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
GRADING PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION



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NORTH

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CLIENT
OPTALIS GROUP
23500 MEADOWBROOK ROAD
SUITE 230
NOV, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS	
CITY REVIEW DATED 6/8/22	8/4/2022

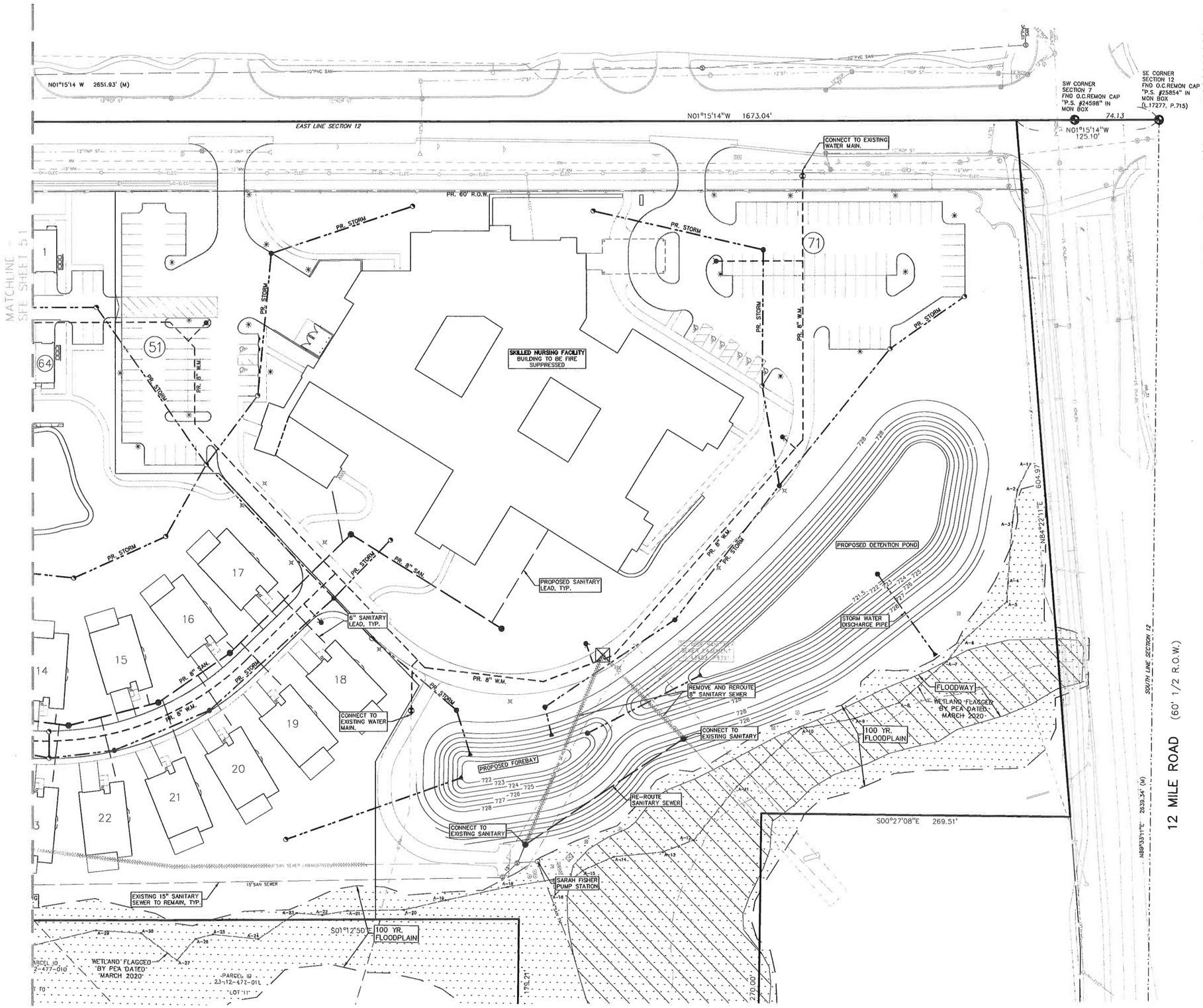
ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
UTILITY PLAN - NORTH

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-5.1

NOT FOR CONSTRUCTION



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STD DUTY / HEAVY R.O.W. DUTY ONLY / STD DUTY / HEAVY DEEP DUTY STRENGTH

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NORTH

0 20 40 80
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CLIENT
OPTALIS GROUP
25500 MEADOWBROOK ROAD
SUITE 230
NOVI, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS

CITY REVIEW DATED 6/8/22	8/4/2022

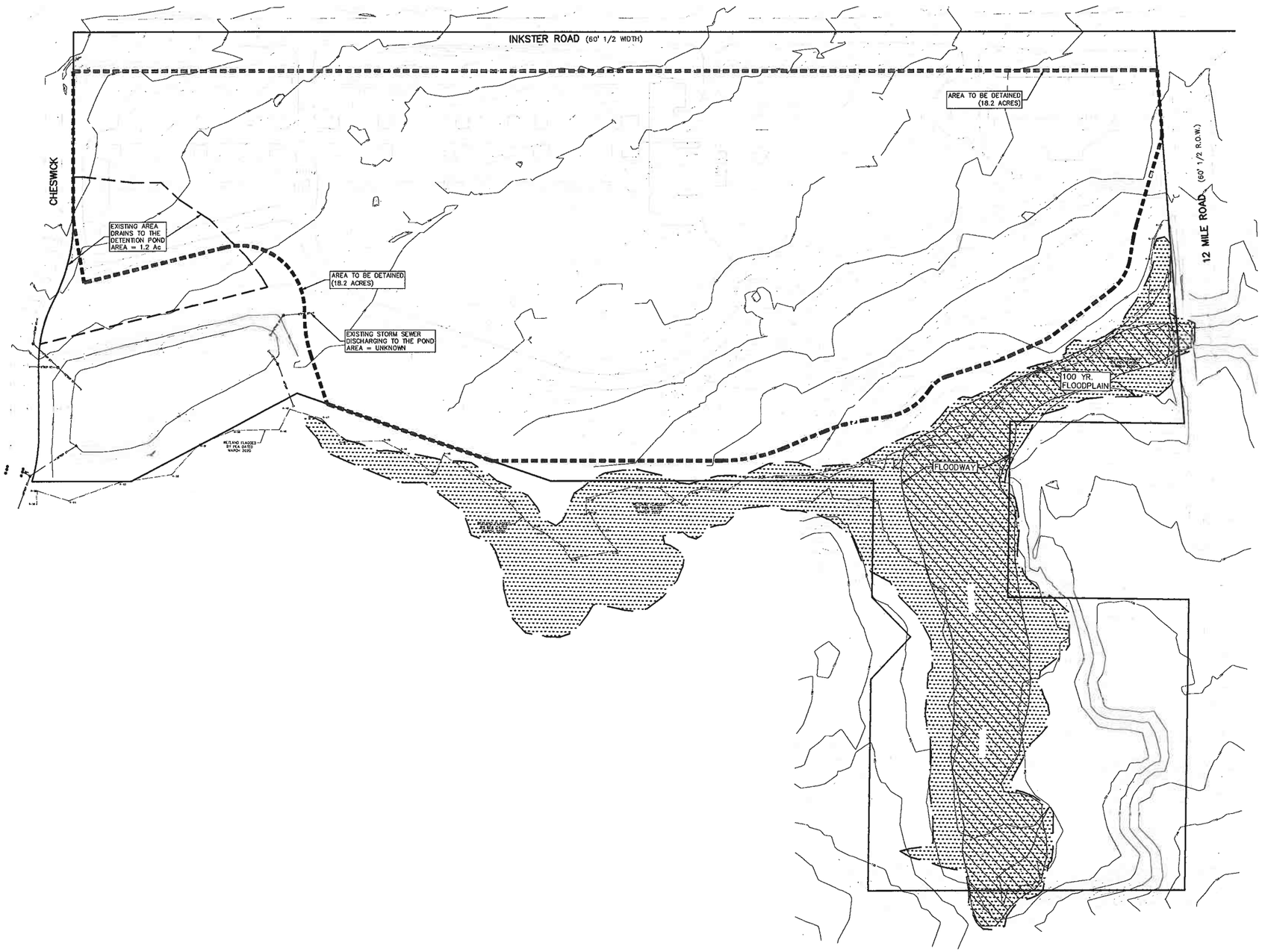
ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
UTILITY PLAN - SOUTH

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-5.2

NOT FOR CONSTRUCTION



Site Drainage Data		
Impervious Area.	9.10 acre	C = 0.95
Greenbelt Area:	9.10 acre	C = 0.25
Total Area (A):	18.20 acre	
Weighted Coefficient of Runoff (C)		0.60
Pretreatment		
Forebay Vf = (545)CA		5,951 cf
CPVC: Channel Protection Volume		
Vcpvc = (4,719)CA		51,531 cf
CPRC: Channel Protection Rate Control Volume		
Vcprc = (6897)CA (Extended Detention)		75,315 cf
100-Year Allowable Outlet Rate (Qallow)		
Since 2<A<100, Q100all= A x (-0.207xln(A)+1.1055)		
Q100all =		0.50 cfs/ac
100-Year Peak Allowable Discharge (Qo)		
Qo=Qallow(A)		9.19 cfs
Rainfall Intensity		
Time of Concentration (Tc)		20 min
I100=83.3/(Tc+9.17)^0.81		5.42 in/hr
100-Year Peak Inflow (Qi)		
Qi=C(i)(A)		59.19 cfs
100-Year Runoff Volume (Vr)		
Vr=(18.985)CA		207,316 cf
Storage Ratio (Vr/Vs)		
Vr/Vs = 0.208-0.15 x ln(Qo/Qi)		0.4854
100-Year Storage Volume (Vs)		
Vs =Vr*Storage Ratio		100,634 cf

Design Requirements	Volume
CPVC	51,531 cf
CPRC	75,315 cf
Flood Control	100,634 cf

Sedimentation Basin

1-yr Storage Elevation:		723.78	5,951 cf
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
722.0	2,264	0	0
723.0	3,383	2,824	2,824
724.0	4,597	3,990	6,814
725.0	5,909	5,253	12,067
726.0	7,321	6,615	18,682

Detention Basin

100-yr Storage Required:	100,634 - 5,951	94,683 cf
100-yr Storage Elevation:	726.44	
CPRC Storage Required:	75,315 - 5,951	69,364 cf
CPRC Storage Elevation:	725.56	

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
721.5	12,452	0	0
722.0	13,800	6,563	6,563
723.0	16,679	15,240	21,803
724.0	19,812	18,246	40,048
725.0	23,016	21,414	61,462
726.0	26,280	24,648	86,110
727.0	39,198	32,739	118,849

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NORTH

0 40 80 160
SCALE: 1" = 80'

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SUITE 230
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PROJECT TITLE
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PART OF THE SE¼ OF SECTION 12, T.01N., R.09E.
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS

CITY REVIEW DATED 6/8/22	8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

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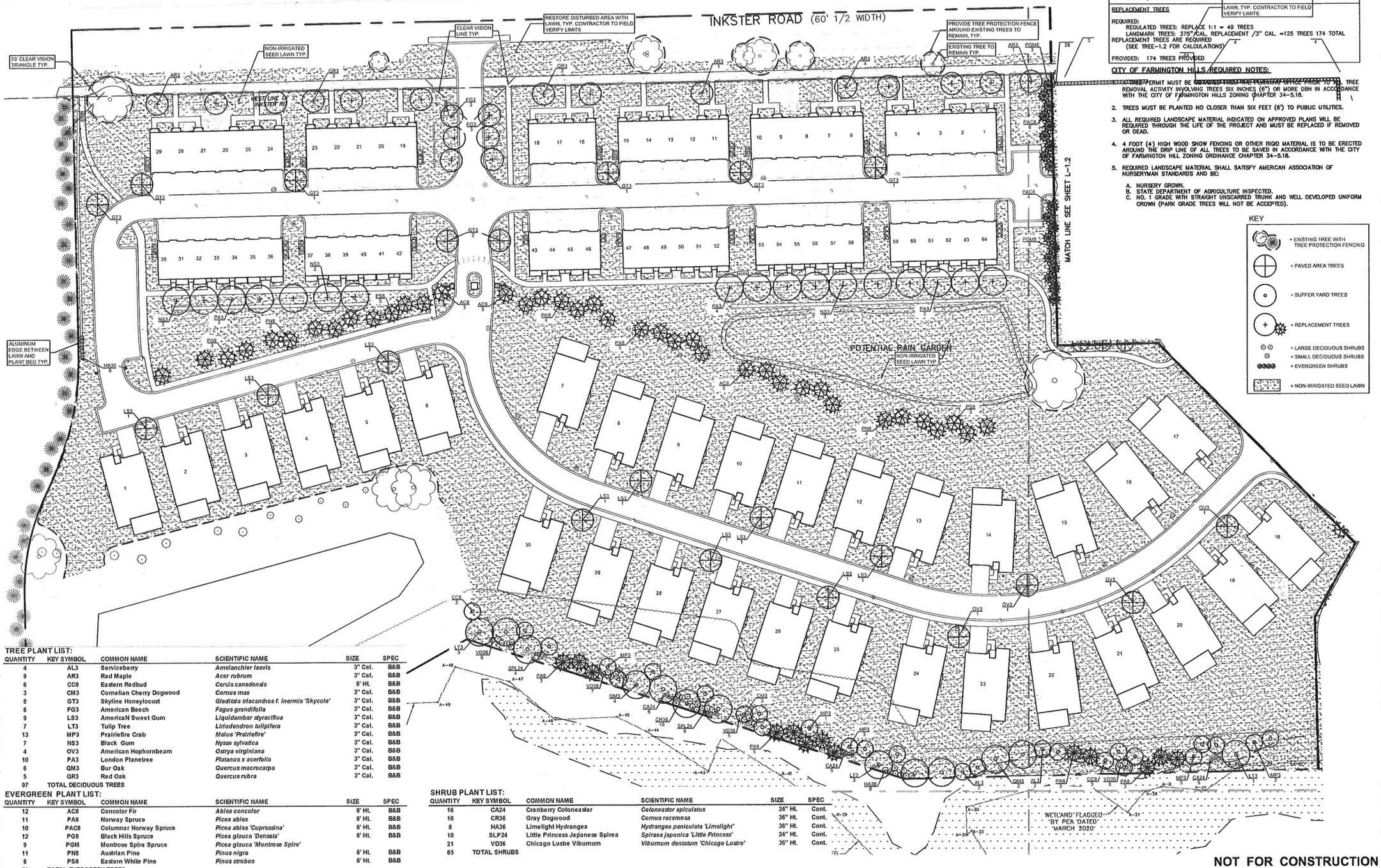

LANDSCAPE CALCULATIONS:

PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE

PAVED SURFACE

REQUIRED:
1 TREE PER 2,800 SF OF PAVED SURFACE

127,061 SF PAVED SURFACE / 2,800 SF = 45.37 = 45 TREES

PROVIDED: 45 TREES

LANDSCAPE BUFFER YARD

REQUIRED:
2 LARGE DECIDUOUS TREES, 4 SMALL DECIDUOUS TREES, 6 LARGE SHRUBS, AND 2 EVERGREEN TREES PER 100 LF. (A 0.8 PLANT MODIFIER IS TO BE APPLIED TO NUMBER DUE TO THE MIN. YARD DEPTH OF 43')

800 LF. OF PROPERTY LINE

PROPOSED: 13 LARGE DECIDUOUS TREES, 26 SMALL DECIDUOUS TREES, 39 LARGE SHRUBS, AND 13 EVERGREENS

REPLACEMENT TREES

LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

REQUIRED:
REGULATED TREES: REPLACE 1:1 = 49 TREES
LANDMARK TREES: 375" CAL. REPLACEMENT /3" CAL. =125 TREES 174 TOTAL REPLACEMENT TREES ARE REQUIRED
(SEE TREE-1.2 FOR CALCULATIONS)

PROVIDED: 174 TREES PROVIDED

CITY OF FARMINGTON HILLS REQUIRED NOTES:

1. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ANY TREE REMOVAL ACTIVITY INVOLVING TREES SIX INCHES (6") OR MORE DBH IN ACCORDANCE WITH THE CITY OF FARMINGTON HILLS ZONING CHAPTER 34–5.18.
2. TREES MUST BE PLANTED NO CLOSER THAN SIX FEET (6') TO PUBLIC UTILITIES.
3. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
4. 4 FOOT (4') HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP LINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE CITY OF FARMINGTON HILL ZONING ORDINANCE CHAPTER 34–5.18.
5. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:
   A. NURSERY GROWN.
   B. STATE DEPARTMENT OF AGRICULTURE INSPECTED.
   C. NO. 1 GRADE WITH STRAIGHT UNSCARRED TRUNK AND WELL DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED).

KEY

- = EXISTING TREE WITH TREE PROTECTION FENCING
- = PAVED AREA TREES
- = BUFFER YARD TREES
- = REPLACEMENT TREES
- = LARGE DECIDUOUS SHRUBS
- = SMALL DECIDUOUS SHRUBS
- = EVERGREEN SHRUBS
- = NON-IRRIGATED SEED LAWN

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL3	Serviceberry	*Amelanchier laevis*	3" Cal.	B&B
9	AR3	Red Maple	*Acer rubrum*	3" Cal.	B&B
6	CC8	Eastern Redbud	*Cercis canadensis*	8' Ht.	B&B
3	CM3	Cornelian Cherry Dogwood	*Cornus mas*	3" Cal.	B&B
8	GT3	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	3" Cal.	B&B
6	FG3	American Beech	*Fagus grandifolia*	3" Cal.	B&B
9	LS3	AmericaN Sweet Gum	*Liquidambar styraciflua*	3" Cal.	B&B
7	LT3	Tulip Tree	*Liriodendron tulipifera*	3" Cal.	B&B
13	MP3	Prairiefire Crab	*Malus 'Prairiefire'*	3" Cal.	B&B
7	NS3	Black Gum	*Nyssa sylvatica*	3" Cal.	B&B
4	OV3	American Hophornbeam	*Ostrya virginiana*	3" Cal.	B&B
10	PA3	London Planetree	*Platanus x acerfolia*	3" Cal.	B&B
6	QM3	Bur Oak	*Quercus macrocarpa*	3" Cal.	B&B
5	QR3	Red Oak	*Quercus rubra*	3" Cal.	B&B
97	TOTAL DECIDUOUS TREES				

EVERGREEN PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
12	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
11	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
10	PAC8	Columnar Norway Spruce	*Picea abies 'Cupressina'*	8' Ht.	B&B
12	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
9	PGM	Montrose Spire Spruce	*Picea glauca 'Montrose Spire'*		
11	PN8	Austrian Pine	*Pinus nigra*	8' Ht.	B&B
8	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
73	TOTAL EVERGREEN TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
16	CA24	Cranberry Cotoneaster	*Cotoneaster apiculatus*	24" Ht.	Cont.
10	CR36	Gray Dogwood	*Cornus racemosa*	36" Ht.	Cont.
8	HA36	Limelight Hydrangea	*Hydrangea paniculata 'Limelight'*	36" Ht.	Cont.
10	SLP24	Little Princess Japanese Spirea	*Spiraea japonica 'Little Princess'*	24" Ht.	Cont.
21	VD36	Chicago Lustre Viburnum	*Viburnum dentatum 'Chicago Lustre'*	36" Ht.	Cont.
65	TOTAL SHRUBS				

NOT FOR CONSTRUCTION

PEA GROUP
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STATE OF MICHIGAN — NOAH A. BIRMELIN — LANDSCAPE ARCHITECT — No. 1375 — REGISTERED LANDSCAPE ARCHITECT

NORTH

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OAKLAND COUNTY, MICHIGAN

REVISIONS
CITY REVIEW DATED 6/8/22 — 8/4/2022

ORIGINAL ISSUE DATE:
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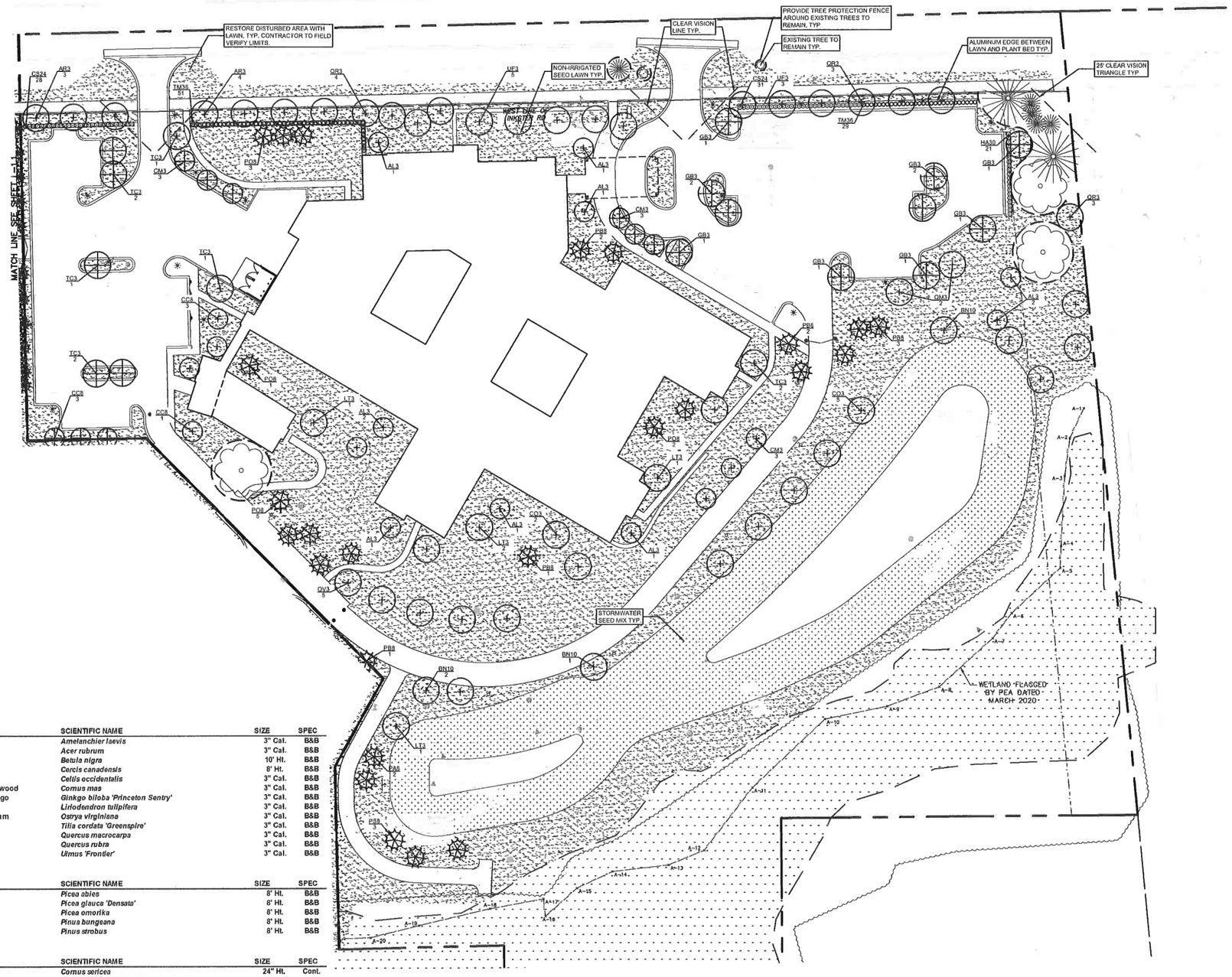
DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
L-1.1

S:\PROJECTS\2015\2015204 SARAH FISHER PUD - JBT\DWG\SITE PLANS\L-1.03-LANDSCAPE-15204.dwg



TREE PLANT LIST:

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7	AR3	Red Maple	*Acer rubrum*	3" Cal.	B&B
6	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
7	CC8	Eastern Redbud	*Cercis canadensis*	8' Ht.	B&B
7	CO3	Common Hackberry	*Celtis occidentalis*	3" Cal.	B&B
9	CM3	Cornelian Cherry Dogwood	*Cornus mas*	3" Cal.	B&B
10	GB3	Princeton Sentry Ginkgo	*Ginkgo biloba 'Princeton Sentry'*	3" Cal.	B&B
5	LT3	Tulip Tree	*Liriodendron tulipifera*	3" Cal.	B&B
5	OV3	American Hophornbeam	*Ostrya virginiana*	3" Cal.	B&B
10	TC3	Greenspire Linden	*Tilia cordata 'Greenspire'*	3" Cal.	B&B
2	QM3	Bur Oak	*Quercus macrocarpa*	3" Cal.	B&B
10	QR3	Red Oak	*Quercus rubra*	3" Cal.	B&B
8	UF3	Frontier Elm	*Ulmus 'Frontier'*	3" Cal.	B&B
96	TOTAL DECIDUOUS TREES				

EVERGREEN PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
12	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
11	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
9	PB8	Lacebark Pine	*Pinus bungeana*	8' Ht.	B&B
3	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
37	TOTAL EVERGREEN TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
59	CS24	Red Twig Dogwood	*Cornus sericea*	24" Ht.	Cont.
69	HA30	Little Limelight Hydrangea	*Hydrangea paniculata 'Little Limelight'*	30" Ht.	Cont.
80	TM36	Hicks Yew	*Taxus x media 'Hicksii'*	36" Ht.	Cont.
208	TOTAL SHRUBS				

S:\PROJECTS\2015\2015204 SARAH FISHER RD - JBT\DWG\SITE PLAN\SLL-1-12LANDSCAPE-15204.dwg

KEY

- = EXISTING TREE WITH TREE PROTECTION FENCING
- = PAVED AREA TREES
- = BUFFER YARD TREES
- = REPLACEMENT TREES
- = LARGE DECIDUOUS SHRUBS
- = SMALL DECIDUOUS SHRUBS
- = EVERGREEN SHRUBS
- = NON-IRRIGATED SEED LAWN
- = STORMWATER SEED MIX

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO REPRESENTATION IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
OPTALIS GROUP
25500 MEADOWBROOK ROAD
SUITE 230
NOVI, MI 48375

PROJECT TITLE
SARAH FISHER
PART OF THE SE¼ OF SECTION 12, T 01N., R 09E
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

REVISIONS
CITY REVIEW DATED 6/6/22 8/4/2022

ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK

DRAWING NUMBER:
L-1.2

NOT FOR CONSTRUCTION

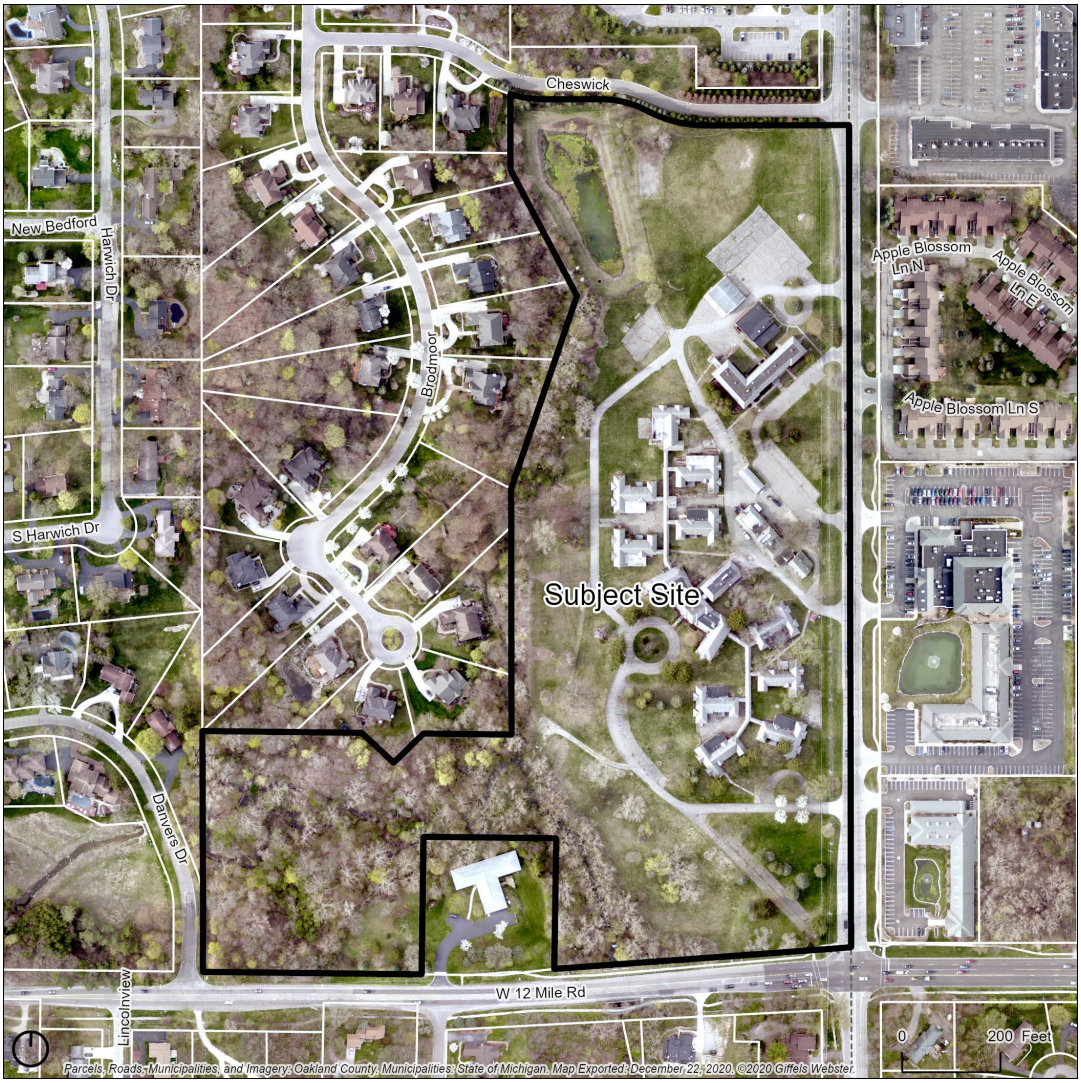
August 4, 2022

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

PUD Final Determination/Site Plan/Landscape Plan/Tree Removal

Case:	PUD 2, 2021
Site:	24700 12 Mile Rd (Parcel ID 22-23-12-476-008)
Applicant:	Optalis Healthcare/Robertson Brothers
Application Date:	Revised 8/4/2022
Zoning:	RA1B One Family Residential District (26,000 square feet)

We have completed a review of the application for final PUD qualification referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA1B One Family Residential District (26,000 square feet).
2. **Existing site.** The site is 31.5 acres and is developed with an abandoned orphanage consisting of 15 buildings. Pebble Creek runs along the western edge of the property, and through the southern portion.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA1B	Residential access street
East (Southfield)	RT Attached Single Family/OS Office Service	Townhomes/medical office
South	RA1	Single family homes
West	RA1B	Single family homes

4. **Site configuration and access.** The site is currently accessible from Inkster Road via five driveways.

PUD Qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. **At its meeting on January 21, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan's compliance with all objectives under Section 34-3.20.2.E. except for objective v. (see discussion of E below). The applicant sought a final determination, which was granted by the Planning Commission on April 22, 2021. The plan subsequently appeared at City Council twice, on May 24, 2021, and again on September 27, 2021, where a motion of approval failed. At its meeting on May 24th, Council had provided the following concerns in its motion to postpone, which it felt were not sufficiently addressed on the plans reviewed in September:**

- **Lack of imagination for the residential portion on the north end of the site and lack of amenities**
- **Prefer owner-occupied dwellings over apartments with more amenities such as a pool or courtyard area with fire pits or other gathering areas**
- **Density of the residential area was too high**
- **Too much parking area in the residential area – suggested exploring underground parking**

The applicant has now returned with a revised plan and is seeking concurrent site plan and final PUD approval. The Planning Commission held a public hearing on July 21, 2022 and subsequently recommended final PUD approval while also granting conditional approval of the site plan.

The applicant further updated the plans in response to the PC's conditions of approval, and this review reflects those changes.

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as

qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

A. The PUD option may be effectuated in any zoning district.

B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
In addition to relief from ordinance standards, the applicant is proposing a mix of skilled nursing and attached residential uses, neither of which are permitted in the RA1B district.

C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
The use of the site has long since ceased, but orphanages are not a permitted use in the RA1B district, and are instead permitted in the RC-1, RC-2, RC-3, and SP-1 districts, as governed by Section 34-4.17, and so would be a nonconforming use in the district. The plan proposes a mix of uses that are permitted in the three RC districts listed above as well as some detached condominium units; the arrangement of the site shown on the site plan requires several deviations from the standards of the underlying district.

D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.
The number of apartment units proposed on the site's northern half exceeds the number of single-family units that could be built on the full site under current zoning.

E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city:

   i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

   ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

   iii. To accept dedication or set aside open space areas in perpetuity.

   iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

   v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

   vi. To promote the goals and objectives of the Master Plan for Land Use.

vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**

viii. **To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

The applicant updated and re-submitted this portion of the PUD narrative. Though only one objective must be met by the plan, the applicant's narrative directly addresses all eight objectives, except for objective v. ***As noted above, the planning commission cited all objectives except for objective v when granting preliminary PUD qualification in January, 2021.***

Objectives i, ii, iii, and vii are all addressed primarily via the preservation of trees along Inkster Road, large wooded areas on the western edge of the site, and the topography and other natural conditions of Pebble Creek in the southern portion of the site. To further address item ii, the applicant notes that the use provides a transition from the medical and office uses across Inkster to the single family uses to the west. To further address objective vii, the applicant notes that the existing chapel will be preserved, while the adjoining skilled nursing facility will be designed to complement it, with high-quality materials. The applicant similarly promises high-quality materials and design on the multi-family buildings.

The applicant makes the case that objective iv. is met by stepping down residential uses from attached units to detached ranches with walkouts as the site gets closer to the adjacent single-family neighborhood, as well as preserving the existing natural vegetation.

Regarding objective vi, the applicant *asserts that goals of the 2009 Master Plan will be met by the plan, noting that the site will serve as a transitional property between more intensive uses east of Inkster and less intensive uses to the west, while preserving a historic building and improving access management. The goals of the Master Plan for Special Residential Planning Area No. 3, which covers this site, are addressed in detail later in this review.*

Regarding objective viii, the applicant cites similar factors to the response to objective vi.

F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.
Given that both the proposed uses are not permitted in the underlying district, and that the plan would require variances in the districts that do permit those uses, it appears that the PUD is not sought solely to avoid a variance. A PUD is recommended for the site in the 2009 Master Plan.

Request for final determination. Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	Y
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water,	Y

wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	Y
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	Y
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	Y
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	Y
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	Y
(5) The general location of residential unit types and densities and lot sizes by area.	Y
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	Y
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	Y
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	Y
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	Y
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	Y
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	Y
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	Y

The applicant has submitted a package meeting the minimum requirements for final determination.

<u>Site Plan & Use:</u>

1. **Summary of Proposed Use.** The plan still calls for two primary use areas on the site: a 100-bed skilled nursing facility on the southern portion of the site, and mixed residential on the north portion. The residential portion has been substantially altered, however. The last version of the plan included 136 units and 408 total rooms. This version reduces that to 94 units, 64 of which are two-bedroom attached townhomes spread over 12 buildings, with 3-7 units each. The remaining 30 units are two-bedroom detached ranch-style units with walkout basements. All buildings currently on the

site will be removed, except for the existing historic chapel; the corner sign will also remain as a landmark.

2. **Land Use Plan.** The plan breaks down the land uses proposed for the property as follows (the areas dedicated to open space are no longer listed separately from the areas planned for development:

   a. **Mixed Residential (called Phase 1B):** 14 acres net

   b. **Skilled Nursing (called Phase 1A):** 14.1 acres net

   c. **Natural Preservation:** 6.2 acres in the Phase 1A area, with 1.09 acres potentially to be split and sold for single-family development

   About 19.6% of the site is assigned to open space uses and preservation of the existing landscape.

3. **Historic Designation.** The parcel is a designated historic site. The applicant proposes to demolish most of the buildings, preserving the existing chapel to be incorporated into the skilled nursing facility. The Historic District Commission has issued a notice to proceed, subject to the following:

   a. Materials from demolished buildings will be stockpiled for future re-use.

   b. The proponent will not proceed with any demolition until all other associated approvals are received.

   c. Any building approved for demolition but left standing will remain subject to Historic District Commission review.

4. **Master Plan.** The master plan designates the site single family residential. The residential density map identifies this parcel as low density, which is consistent with current zoning. The Master Plan also identifies this parcel as Special Residential Planning Area No. 3 and sets the following goals and policies for the parcel:

   - Maintain the historic character of the site
     The chapel and corner sign are proposed to remain, and the site's southwestern portion is proposed to remain in its natural state.
   - Arrive at a plan for development that will be compatible with abutting residential uses, including a suitable transition area of single-family to existing residential use
     The conceptual plan and PUD qualification narrative consider two uses: skilled nursing and mixed residential. The plan places ranch-style units on the portion of the site closest to the neighborhood to the west in order to create a transition.
   - Pay special attention to traffic control because of intersection, topography of the roads and the proximity of the bridge on Twelve Mile Road
     The site plan reduces the number of driveways to three and attempts to either align the new drives with driveways across Inkster or move them away from other driveways to avoid turning conflicts.
   - Consider the PUD Option as a means to accommodate the complexities of the site
     The applicant is seeking final PUD qualification.
   - Work with the developer on suitable plans that will achieve the goals
     The PUD process is designed to give the planning commission input into the design of the site.
   - Feature the historic buildings on the site
     One historic building is preserved in the plan.

- Protect the environment and drainage pattern of Pebble Creek, which is part of the Green River Corridor
  Development is kept away from Pebble Creek, and the narrative refers to a plan to dedicate seven acres around the creek for conservation.
- Carefully control the location of access for traffic management purposes
  Per the comment above, the applicant appears to have considered access management issues in the conceptual design.
- Emphasize vehicular access from Inkster Road because of grade changes and high traffic volume on Twelve Mile Road
  All access is shown from Inkster on the site plan.
- Require widening of Inkster Road if there is any non-residential development
  The applicant proposes a skilled nursing facility and mixed residential development.
- Establish residential lots or other suitable transition abutting the existing lots to the west
  The applicant suggests that smaller detached units and natural vegetative screening will serve as the transition to single family housing to the west.

5. **Density.** The applicant is proposing two uses: skilled nursing and multiple-family residential. **Relief is sought to allow these uses, which are not permitted in the underlying district.**

   a. **Skilled nursing.** Per Section 34-4.17, convalescent homes in the RC-1, RC-2, RC-3, and SP-1 districts require 1,000 square feet of open space for each bed in the home. 100,000 square feet of open space is required. 556,922 square feet is provided in the skilled nursing land use area (this, however, includes the Inkster Road right-of-way; nevertheless, this standard is met).

6. **Mixed Residential.** Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

   Efficiency unit: 1 room

   One-bedroom unit: 2 rooms

   Two-bedroom unit: 3 rooms (this includes a one-bedroom unit with a den)

   Three-bedroom unit: 4 rooms

   Per Section 34-3.5.2.F, the following room counts would be permitted in each of the RC districts (based on acreage of the multi-family area on the land use plan).

District	Standard	Rooms permitted – 14.1 acres/614,196 sq ft
RC-1	1,900 sq ft/room	323
RC-2	1,400 sq ft/room	438
RC-3	1,050 sq ft/room	584

   The applicant proposes 94 units with 282 total rooms. The proposed density is well within the density permitted in any of the RC districts. Under RA-1B zoning, 23 units would be permitted on the Phase 1B portion of the site.

7. **Dimensional Standards of the RA-1B District.**

Standard	Required	Proposed
Lot Size 34-3.1.2.D	23,400 sq ft min/26,000 sq ft min average	N/A – no individual lots proposed

Lot width 34-3.1.2.D	140 ft min	1673 ft
Lot coverage 34-3.1.2.D	35% max	9% on skilled nursing portion, 18% on mixed residential
Front setback 34-3.1.2.D	50 ft	**30 ft – relief sought ***
Rear setback 34-3.1.2.D	35 ft	55 ft
Side setback 34-3.1.2.D	15 ft/total of 30 ft	30 ft from Cheswick Right-of-Way
Building height 34-3.1.2.D	Max. 30 ft*	Skilled nursing: 29.5 ft **Attached Single-Family: 34.15 ft*** Detached Single-Family: 20.1 ft

*** Relief sought**

8. **Rooftop Screening.** Screening of rooftop equipment on the skilled nursing facility is required. The applicant notes in the 8/4/2022 that all rooftop units will be screened per ordinance (there is a note on the architectural plans as well). Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D.

9. **Dumpster Enclosure.** A dumpster enclosure is shown in the screened loading area for the skilled nursing facility. Waste management for the residential units is proposed to be handled individually by unit.

10. **Parking.** Parking requirements for all proposed uses are met. Each single-family unit has a garage, as well as a driveway space. The applicant notes in the response letter that the parking along the northern property line meets the 10-foot right-of-way setback; **this dimension should be shown on the plans**.

Use	Standard	Proposed
Skilled Nursing Facility	1space/4 beds = 25 spaces	121 spaces
Single-Family Homes	2 spaces per unit = 188 spaces	218 spaces

The applicant explains in the response letter dated 8/4 that the nature of the skilled nursing facility requires a higher parking count than the standard in the ordinance.

11. **Off-street parking dimensions (34-5.3.3.A & B.).**

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft for 90-degree parking	24 ft
Parking space width	9 ft.	9 ft
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	Skilled nursing: 20 ft Attached single family (outdoor): **18 ft at unit***, 18 ft w/ overhang in visitor lots.

*** While a reduced length for spaces provided in addition to the minimum requirement is permitted, most of the spaces at the units are not in excess of the requirement for the overall**

development, and the 20-foot length applies. The applicant either has to adjust these dimensions or include the 18-foot dimension in the list of requested relief from ordinance standards.

12. **Barrier Free Parking.** Eight ADA spaces are proposed for the skilled nursing facility.
13. **Landscaping (34-5.14)**.

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	--
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			Standard is met
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area: 127,061 sq ft of paved area = 45 required trees.			45 trees
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm 2 feet high			Hedge provided
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)			None proposed; detached single-family use is closest to adjacent neighborhood.
Multi-Family to Single-Family Buffer (34-5.14.6)	i. Two (2) large deciduous trees; ii. Four (4) small deciduous trees; iii. Six (6) large shrubs; iv. Two (2) evergreen trees. Multiplied by 0.8 for 35-foot buffer yard			

Item	Required	Proposed/Comments
	800 linear feet: 13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens	13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens
Tree replacement (34-5.18)	Per Section 34-5.18	See below

193 total deciduous, 108 total evergreens

14. **Tree Removal.** The submission package includes the required tree survey and inventory, as well as the required superimposed survey.

Removed	Required Replacements	Provided
Regulated Trees: 49	49	See total below
Landmark Trees: 55 with total dbh of 1,498 inches	1,498 x 0.25 = 375 inches 375/3 = 125 3-inch caliper trees	See total below
Total:	174	174

14 trees are listed with a health score too low to require replacement.

15. **Traffic Study.** We defer to the city's traffic engineer for a review of the traffic study.

16. **Lighting.**

b. **Operation hours (34-5.16.3.B.v.).** Standards related to operating hours are met.

b. **Illumination Levels. It must be confirmed that all fixtures meet the full cut-off requirement of the ordinance. Fixtures W1 and W2 appear to be decorative in nature; light output and compliance with cutoff standards is not clear.**

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	15 feet maximum in RA-1B	15 feet
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	Wall fixtures are shown on elevations
Average to minimum illumination ratio (34-5.16.3.C)	4:1	**18:1/12:1**
Maximum illumination at the property line	0.3 fc	0.1 fc
Illumination Levels-Hardscape areas (e.g., parking areas, sidewalks)	Max. 2.5 lumens per sq ft of hardscape area	**Unclear from plan**
Illumination Levels Building Entrances – within 20 ft of door	Max. 2,000 lumens per door	**Unclear from plan**

17. **Pedestrian Circulation.** The plan includes sidewalks throughout the attached single-family portion of the development, as well as around the skilled nursing facility. The detached single-family units are served by a sidewalk on one side of the access street.

18. **Relief Sought from Ordinance Standards**:

    c. Permit attached single-single family and detached single-family at requested density of 94 units/282 rooms.

    d. Permit reduced front setback along Inkster Road (30 feet).

    e. Permit additional height for attached single-family units (34.15 ft).

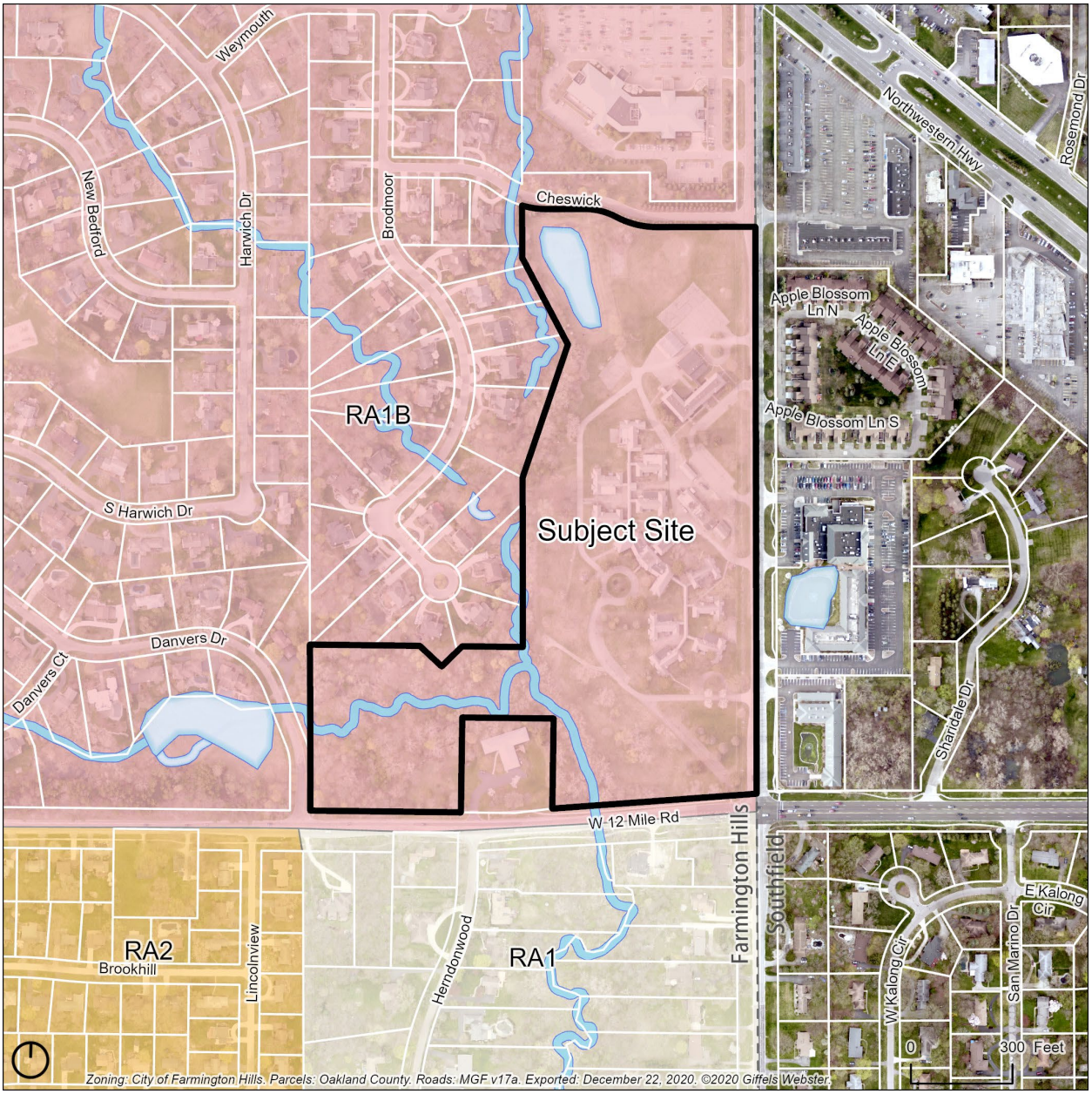
    f. Permit 18-foot parking space length in front of garages.

We are available to answer questions.

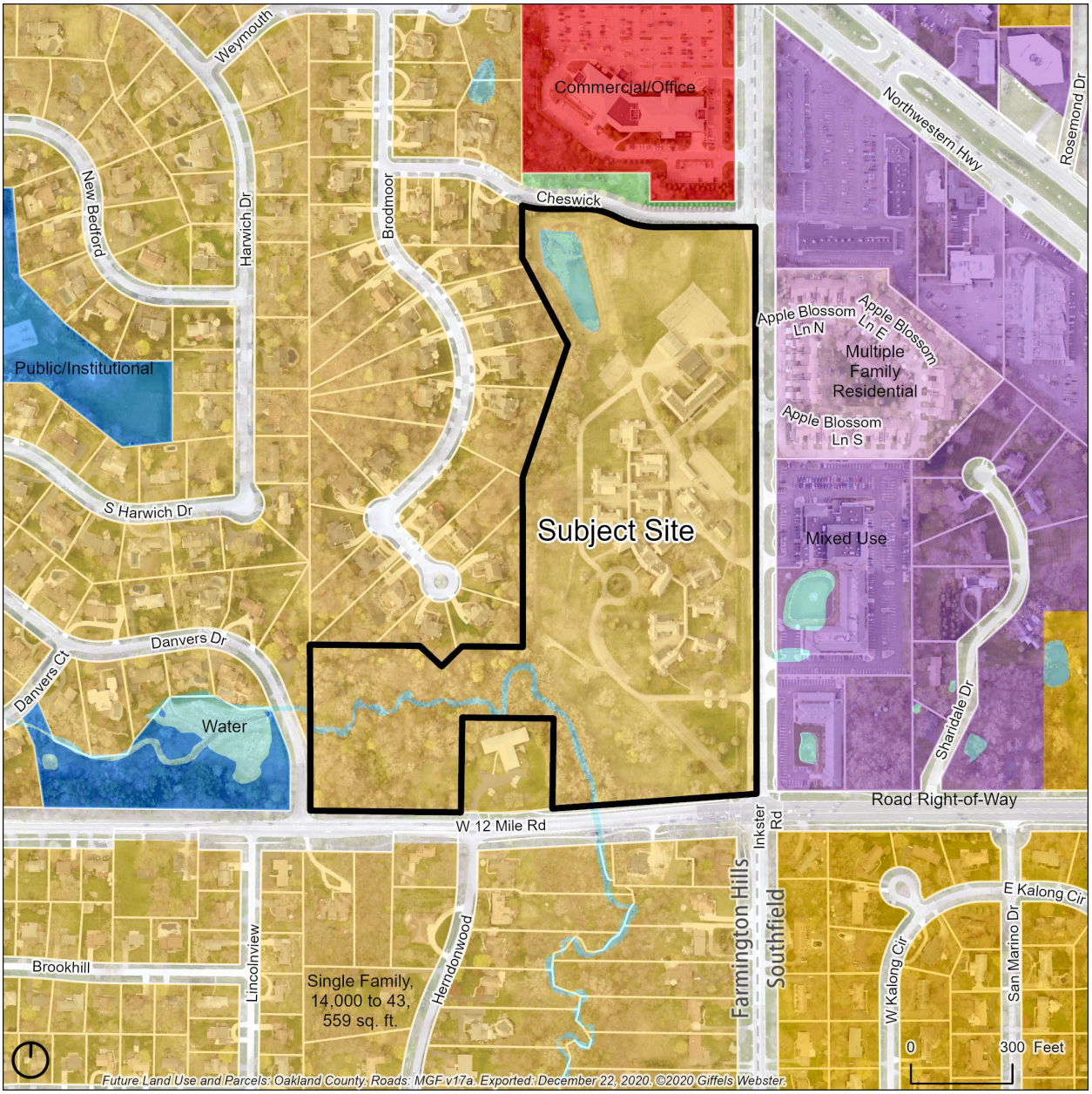
Respectfully,
Giffels Webster

Rod Arroyo, AICP
Partner

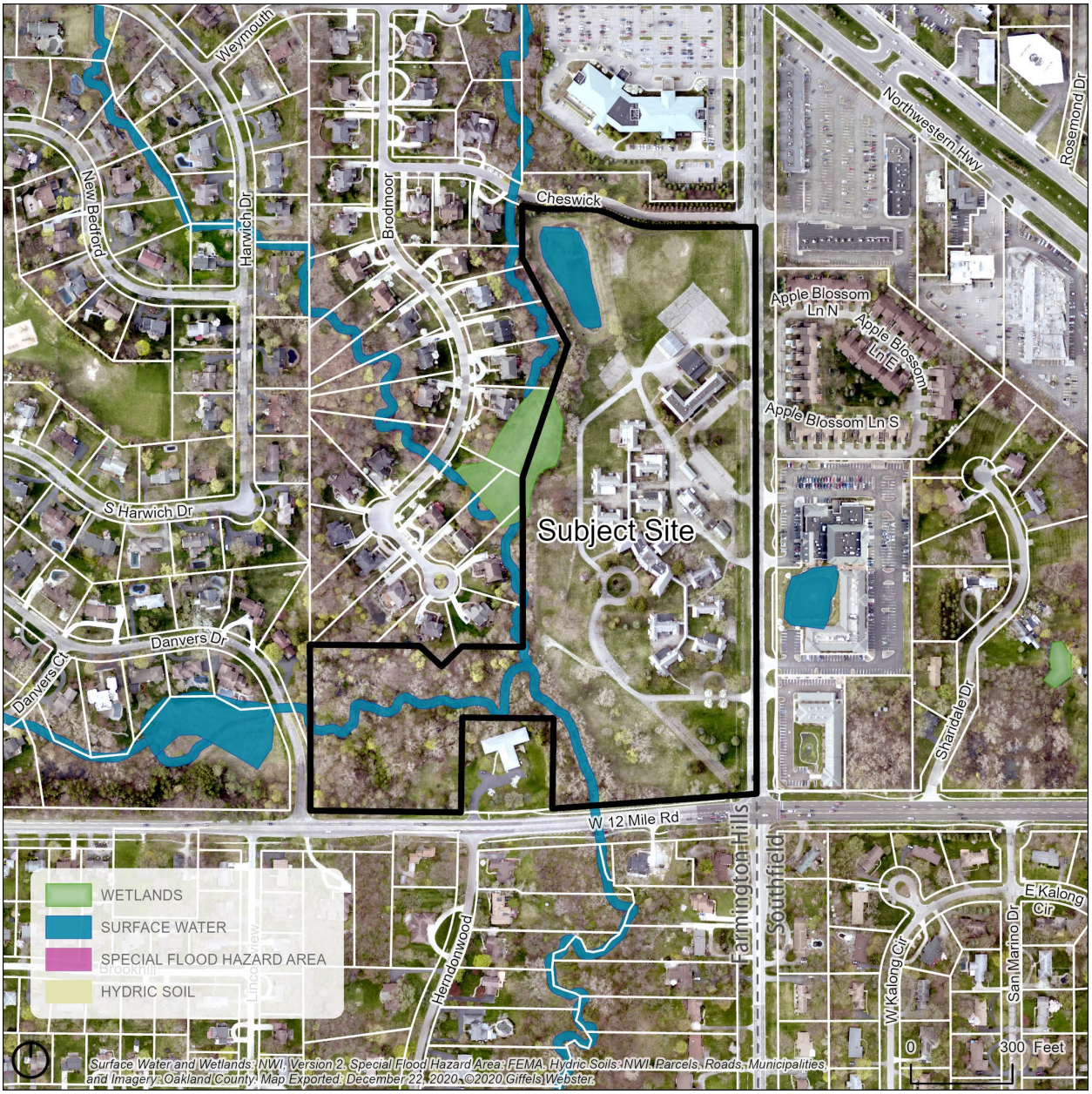
Joe Tangari, AICP
Senior Planner



Current zoning



Master Plan designations for this area.



Wetlands & surface water

MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
December 8, 2021 – 7:30 p.m.
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI

1. CALLED TO ORDER BY: Chairman Ken Klemmer (7:30 p.m.)

2. MEMBERS PRESENT: Ken Klemmer, John Trafelet, Alec Thomson, Steve Olson, Marleen Tulas and Lisa Martin (via telephone)

Members Absent: Jim Paulson

OTHERS PRESENT: Valerie Knol (City Council Liaison), Erik Perdonik (City Staff Planner), Raj Patel (Optalis Healthcare) and Scott Elliott (Signature Associates)

3. Approval of Agenda:

Motion to approve agenda for December 8, 2021.

Motion by: John Trafelet
Support by: Marleen Tulas

Motion carried: 5-0

4. New Business

First Amendment to September 23, 2020, Notice to Proceed 20-1
Historic District: HD#507– Sara Fisher House
Location: 27400 Twelve Mile Road
Parcel ID: 22-23-12-476-008
Applicant: Optalis Healthcare
Owners: Evangelical Homes of Michigan
Proposal: Amend the September 23, 2020 Notice to Proceed 20-1 with the following language:

- The demolition of all historic structures on the property described above, with the exception of the chapel wing of the administration building, the entry wall and gates at the corner of Twelve Mile and Inkster Roads, and the historic marker, which shall all be preserved, as shown on Exhibit A attached hereto, provided that:
- Materials from the buildings razed shall be reused as much as possible;
- Existing wood windows, architecturally significant exterior elements, and historic building materials in the historic buildings shall be retained, preserved, and reused in so far as possible in the construction of the new on-site buildings;
- The proponent shall not proceed with any demolition whatsoever until completion of all other associate City of Farmington Hills approvals for complete redevelopment of the property;
- Any structure which is approved for demolition but left standing will remain subject to Historic District Commission review.

Motion by: Steve Olson
Support by: John Trafelet

Motion Carried: 6-0

5. Old Business

None

6. Points of Interest/Update

A. Spicer and Longacre House – Erik Perdonik shared written report from Chris Fcasni (Facilities Supervisor) detailing the status updates on repairs to the Spicer and Longacre properties. Chairman Klemmer indicated that the need for written and approved preservation plan

B. Botsford Inn – John Trafelet reported that he along with fellow commissioners, Marleen Tulas and Alec Thomson, visited the property on November 29th. John submitted a brief report detailing the visible exterior conditions at the property. The visit revealed that the wooden shutters have been cut off the building. Their current status is unknown. It appears that there is a developing case for demolition by neglect. Erik Perdonik will reach out to the property owners and ask them to appear at the January meeting to discuss the state of affairs.

C. Oral History Project – Lisa Martin reported that this project had been delayed by COVID and they are looking to re-energize it after the holidays.

D. Cemetery Project – Steve Olson indicated that his work could restart around April or May. There is a need to relevel some monuments in the West Cemetery and it would require approximately a half dozen individuals to undertake the work.

7. Correspondence – No correspondence

8. Public Comment

No public in attendance

9. Commissioner Comments

Commissioner Martin noted the need to update the Bluebook entry for Sara Fisher property. She also inquired as to the status of efforts to contact historic district property owners with a letter. Commissioner Thomson will draft an item for review and consideration by the HDC. Erik Perdonik will contact the Assessor's Office about the possibility of creating a note/flag on historic properties so that the Commission can be alerted as to when their ownership status changes.

10. Approval of Minutes – November 10, 2021

Corrected spelling of names in report:
Thompson – Thomson
Olsen – Olson
Eric - Erik

Motion by: John Trafelet
Support by: Alec Thomson

Motion Carried (with above noted corrections): 6-0

11. Adjournment

Meeting adjourned at 8:41 p.m. by Chairmen Klemmer

Minutes prepared by Alec Thomson

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 16, 2022, 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Trafelet, Varga, Ware

Commissioners Absent: Stimson

Others Present: Director of Planning and Community Development Kettler-Schmult City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Sonck

APPROVAL OF THE AGENDA

MOTION by Trafelet, support by Brickner, to amend and approve the agenda as follows:

- Change Item 4A. from Lot Split ~~2~~ to Lot Split *1*, 2022

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. REVISED PUD PLAN 2, 2021, & SITE PLAN 59-5-2022

LOCATION:	27400 Twelve Mile Rd
PARCEL I.D.:	23-12-476-008
PROPOSAL:	Construction of a skilled nursing facility and condominium development in an RA-1B, One Family Residential District
ACTION REQUESTED:	Set for public hearing
APPLICANT:	Optalis Healthcare
OWNER:	Evangelical Homes of Michigan

Referencing his June 8, 2022 memorandum, Planning Consultant Tangari gave the following review comments.

Regarding the PUD Revision request:

- This application is for PUD final determination and site plan/landscape plan/tree removal approval.
- The site was the old Sarah Fisher home, at the corner of Inkster and 12 Mile, consisting of 15 buildings, with Pebble Creek running along the western edge of the property and then through the southern portion as well.
- Adjacent properties within the City are mostly RA-1 and RA-1B zoning. Across Inkster in Southfield there is RT Attached single family (townhomes) and OS (medical office use).
- There were currently 5 driveways off of Inkster Road.

- At its meeting on January 21, 2021, the Planning Commission granted preliminary PUD qualification to this site, citing the plan's compliance with all of the objectives under Section 34-3.20.2.E., except for objective v. This was discussed in some detail in the review memorandum.
- A final PUD qualification was granted by the Planning Commission on April 22, 2021. The applicants appeared at City Council on May 24, 2021, where a motion to postpone listed concerns that Council felt were not sufficiently addressed:
  1. Lack of imagination for the residential portion on the north end of the site and lack of amenities.
  2. Prefer owner-occupied dwellings over apartments with more amenities such as a pool or courtyard area with fire pits or other gathering areas.
  3. Density of the residential area was too high.
  4. Too much parking area in the residential area – suggested exploring underground parking.
- When the applicants returned to City Council on September 27, 2021, a motion of approval failed, because Council did not feel that the plans had changed sufficiently. The applicant has now returned to the Planning Commission with a revised plan and is seeking concurrent site plan and final PUD approval.
- In order for a zoning lot to qualify for the PUD option, the zoning lot needs to meet one of 8 objectives under Section 34-3.20.2.E. The objectives cited by the Planning Commission as being met when the applicants received preliminary qualification on January 21, 2021 included all objectives but v.:

  i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
  ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
  iii. To accept dedication or set aside open space areas in perpetuity.
  iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
  v. (Did not cite this objective.)
  vi. To promote the goals and objectives of the Master Plan for Land Use.
  vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
  viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

- The applicant updated and re-submitted this portion of the PUD narrative. Though only one objective must be met by the plan, the applicant's narrative directly addresses all eight objectives, except for objective v. As noted above, the Planning Commission cited all objectives except for objective v. when granting preliminary PUD qualification in January, 2021.
- Objectives i, ii, iii, and vii are all addressed primarily via the preservation of trees along Inkster Road, large wooded areas on the western edge of the site, and the topography and other natural conditions of Pebble Creek in the southern portion of the site. To further address item ii, the applicant noted that the use provides a transition from the medical and office uses across Inkster to the single family uses to the west. To further address objective vii, the applicant noted that the existing chapel will be preserved. On the previous plan the administration building and the chapel were going to be preserved; it is now just the chapel. The change had been approved by the Historic District Commission. Materials that are proposed on the skilled nursing facility are intended to complement

the materials on the chapel, to which the skilled nursing facility will be attached. The applicants similarly promise high-quality materials and design on the multi-family buildings.

- The applicant makes the case that objective iv. is met by stepping down residential uses from attached units to detached ranches with walkouts as the site gets closer to the adjacent single-family neighborhood, as well as preserving the existing natural vegetation.
- Regarding objective vi, the applicant asserts that goals of the 2009 Master Plan will be met by the plan, noting that the site will serve as a transitional property between more intensive uses east of Inkster and less intensive uses to the west, while preserving a historic building and improving access management, taking the 5 driveways down to 3.
- Regarding objective viii, the applicant cites similar factors to the response to objective vi.
- Given that both the proposed uses are not permitted in the underlying district, and that the plan would require variances in the districts that do permit those uses, it appears that the PUD is not sought solely to avoid a variance, but the PUD is looking for a mix of uses that would otherwise not be possible in this area. A PUD is recommended for the site in the 2009 Master Plan.
- The information submitted is sufficient to meet the requirements for final determination.

<u>Regarding site plan review:</u>

- The land use plan refers to the two halves of the site as Phase 1A (skilled nursing facility) and Phase 1B (mixed residential use). Both are about 14 acres each, with approximately 6.2 acres of natural preservation in the Phase 1A area. A separate 1 acre portion will potentially be split off and sold for single family development; the applicants should explain their thinking for this option.
- About 19.6% of the site will be assigned to open space uses and preservation of existing landscape.
- The Historic District Commission has issued a notice to proceed, subject to the following:
  - Materials from demolished buildings will be stockpiled for future re-use.
  - The proponent will not proceed with any demolition until all other associated approvals are received.
  - Any building approved for demolition but left standing will remain subject to Historic District Commission review.
- The Master plan designates the site as single family residential. The residential density map identifies this parcel as low density, which is consistent with current zoning. The Master Plan also identifies this parcel as Special Residential Planning Area No. 3 and sets the goals and policies for the parcel, which will be reviewed in detail at the public hearing.
- Site plan review issues will also be discussed at the public hearing. Special attention should be paid to the following:
  - Previous versions of this plan exceeded the density that was permitted in any of the RC districts. This version of the plan comfortably fits within any of the RC districts. The proposed density is now actually less than the maximum that would be permitted in the RC-1 district. This was a significant change in the amount of housing planned for the site.
  - The plan seeks relief from the front setback requirement along Inkster Road (33.5 feet instead of 50 feet).
  - The plan seeks relief from the height requirement for attached single-family units (34.15 feet instead of 30 feet)
  - The plan proposes two uses: skilled nursing and multiple-family residential, neither of which are permitted in the underlying district.
  - The applicant should explain why parking is provided at a rate over four times the requirement for the skilled nursing facility.
  - The plan includes sidewalks throughout the attached single-family portion of the development, as well as around the skilled nursing facility. However, there are no sidewalks in the area where detached single-family units are proposed. The applicant should consider extending the walkway

network into this area, especially considering the stated "active adult" target market for these units.
  - Engineering has some concerns with the way some of the interior circulation network is laid out; there will probably be internal discussions prior to the public hearing regarding those issues.

Planning Consultant Tangari concluded his review comments.

The Commission requested that a summary of the prior submission be provided before the public hearing, so that changes from the original plan would be evident.

Raj Patel, CEO and Principal of Optalis Health Care, 25500 Meadowbrook Road, Suite 230 Novi, was present on behalf of this application for Revised PUD and site plan approval. Tim Lochran, Robertson Brothers Homes, 6905 Telegraph, Bloomfield Hills, was also present.

Mr. Patel made the following points:
- They had received input from the neighbors, the Historic District Commission, City Council, and the Planning Commission.
  - When they began this process they did not have a co-developer, even though the site is too big for Opotalis Health Care use.
  - Optalis operates 14 facilities around southeast Michigan.
  - The subject site was challenging with issues of grade, contamination, wetlands, and so on.
  - The City Council felt the original proposed apartment complexes lacked imagination. Council was interested in less density along with higher quality for-sale home products.
  - The neighbors and City Council felt the proposal was too dense.
- They had reduced density from 156 units to 94, or a 40% reduction in density.
- Quality home builder Robertson Brothers had come to the project as a co-developer.

Utilizing a PowerPoint presentation, Mr. Lochran summarized the proposed development as follows:
- The entire site was about 30 acres, 28 acres net, zoned R1-B. The proposed PUD would have 100 skilled nursing beds, which was a reduction from the original submission. There were now 94 homes in the residential section.
- City Council had indicated they wanted to see more detached ranch homes. The applicants did revise the plan but the proposal is not viable with all ranches on the site. They were offering a mix of uses, with 3 distinct for sale offerings:
  - 30 single or 1.5 story ranches, with first floor masters, on the west side, attracting empty nesters.
  - 29 mid-level 2-car, 2-bedroom or 2-bedroom with den townhomes, providing "missing middle" housing.
  - 35 one-car 1200 sf townhomes, again providing "missing middle" housing.
  - The skilled nursing facility is under 30'high.
- The proposed development will be a walkable community with internal amenities, offering the re-use of historic materials from the site along with historic signage, and will provide a good transition to the neighbors to the west.
- Robertson Brothers is a "Top 5" home builder, with a 95% willingness to refer.

In response to questions from the Commission, the applicants gave the following information:
Regarding the nursing facility:
- The 100-patient capacity facility will be a state of the art higher end facility focused on rehabilitation of patients who have had strokes, need orthopedic rehabilitation, etc., with short term stays and

significant visitation by family as well as a higher ratio of staff: approximately 3-4 staff providing direct care to each patient. There would also be kitchen, janitorial, and housekeeping staff, visiting professionals, physicians, physical therapists, respiratory therapists, etc. At other Optalis facilities of similar size where there are close to 100 parking spaces, parking can get very tight. In this instance no other parking is available, and they felt they needed the extra spaces.
- They didn't want any more parking than necessary, but it was inconvenient when people visited the site and could not find parking.
- Typical patient stay was 15-18 days.

Regarding the residential development:
- Nursing homes traditionally have been located in residential areas.
- Optalis chose this site for geographic and demographic reasons, but the site was too big for just the health care use.
- The two uses will be separate in character, with separate parking facilities.
- Amenities for the residential development will be outdoors; no indoor amenity-specific building is proposed, with the exception of the historic chapel.

Chair Countegan indicated he was ready to entertain a motion.

MOTION by Varga, support by Trafelet, that revised PUD Plan 2, 2021, including Site Plan 59-5-2022, submitted by Optalis Healthcare, dated May 18, 2022, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion carried unanimously by voice vote.

APPROVAL OF MINUTES April 21, 2022 Special Meeting, April 21, 2022 Regular Meeting, May 19, 2022 Special Meeting

MOTION by Brickner, support by Trafelet, to approve the April 21, 2022 Special Meeting minutes, the April 21, 2022 Regular Meeting minutes, and the May 19, 2022 Special Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

In response to a question from Commissioner Trafelet, Mr. Zabik (Case A) gave information regarding the water table on his property.

COMMISSIONERS' COMMENTS

ADJOURNMENT

MOTION by Brickner, support by Grant, to adjourn the meeting at 8:26pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 21, 2022, 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:30 p.m.

ROLL CALL

Commissioners present: Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Trafelet, Varga,

Commissioners Absent: Ware

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant Tangari, Staff Engineer Dawkins

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Trafelet, to approve the agenda as presented.

MOTION carried unanimously by voice vote.

REGULAR MEETING

A. REVISED PUD PLAN 2, 2021, & SITE PLAN 59-5-2022

LOCATION:	27400 Twelve Mile Rd
PARCEL I.D.:	23-12-476-008
PROPOSAL:	Construction of a skilled nursing facility and condominium development in an RA-1B, One Family Residential District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Optalis Healthcare
OWNER:	Evangelical Homes of Michigan

Raj Patel, CEO and Principal of Optalis Health Care, 25500 Meadowbrook Road, Suite 230 Novi, was present on behalf of this application for Revised PUD and site plan approval. James Clarke, Robertson Brothers Homes, 6905 Telegraph, Bloomfield Hills, was also present, as was Jared Kime, PEA Group.

Applicant presentation

Utilizing a PowerPoint presentation that included narrative as well as renderings and floor plans, the applicants gave the following information:

- Tonight they were presenting a much evolved, revised plan than that submitted in 2020-2021 to the Planning Commission and City Council.
- They had taken comments regarding City Council's vision of the site, listened to the neighbors, and took into consideration the requirements of the Historic District.
- The Robertson Homes part of the development was to the north. The number of units are greatly reduced from the initial concept of 150+ units, now down to 94 residential units.
- The skilled nursing rehabilitation facility will be located on the southeast corner of the site.

- Part of the agreement with the Historic District is restoring and maintaining the chapel portion of the administrative building. The entrance will be modernized to be ADA-compliant, and the restored and preserved chapel will be used by the nursing facility as well as offer public access.
- The single family portion of the development will be detached single family condominiums maintained by an HOA, with no play structures, pools, Jacuzzis, etc. permitted in the back yard. It will be a quiet residential neighborhood, attractive to seniors.
- The townhomes along Inkster will be separated from the single family homes by a large, heavily landscaped greenbelt.
- They were requesting that some of the single family residents be allowed to construct an upstairs bedroom in the Cape Cod style. This would add 4 feet to the roofline. No windows would "look back," preserving the privacy of the existing neighborhood. Approximately 20% of purchasers were likely to choose this option.
- A sidewalk had been added to the detached condominium portion, adding to the sidewalks in the townhome portion, and providing good pedestrian connectivity. There would be 22% open space associated with this part of the PUD development.
- Robertson Brothers had met with the HOA several times, and the HOA had a spokesperson here this evening.

In response to Commission questions, the applicants provided the following information:

- The detached family homes were condominiums. The outside maintenance would be taken care of by the homeowners' association.
- The detached family homes were an age targeted (not restricted) product. Based on Robertson Brother's experience, the purchasers for these ranch homes, with restrictions against outdoor play equipment as already mentioned and other characteristics, will be 55 and older.

<u>Consultant comments</u>
Referencing his June 8, 2022 written comments, Planning Consultant Tangari reviewed this request for recommendation to City Council of the Revised PUD Plan 2, 2021 and Site Plan 59-5-2022.

The plan called for two primary use areas: a 100-bed skilled nursing facility on the southern portion of the site, and mixed residential on the north portion.

The site was 31.5 acres and was developed with an abandoned orphanage consisting of 15 buildings. Pebble Creek ran along the western edge of the property, and through the southern portion. The site is currently zoned RA-1B One Family Residential District.

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on ordinance criteria and procedures. At its meeting on January 21, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan's compliance with all objectives under Section 34-3.20.2.E. except for objective v. The applicant sought a final determination, which was granted by the Planning Commission on April 22, 2021. The plan subsequently appeared at City Council twice, on May 24, 2021, and again on September 27, 2021, where a motion of approval failed.

The residential portion has been substantially altered since its last presentation before City Council on September 27, 2021. That version of the plan included 136 units and 408 total rooms. This version reduces that to 94 units, 64 of which are two-bedroom attached townhomes spread over 12 buildings, with 3-7 units each. The remaining 30 units are two-bedroom detached ranch-style units with walkout

basements. All buildings currently on the site will be removed, except for the existing historic chapel. The corner sign will also remain as a landmark.

After detailed review of the plans submitted this evening, Planning Consultant Tangari listed the items under the proposed PUD agreement where relief was sought from ordinance standards:

1. Permit attached single-single family and detached single-family at requested density of 94 units/282 rooms. The proposed density is well within the density permitted in any of the RC districts. Under RA-1B zoning, 23 units would be permitted on the Phase 1B portion of the site.
2. Permit reduced front setback along Inkster Road (33.5'requested, 50' required) for the townhomes.
3. Permit additional height for attached single-family units (34.15' requested, 30' maximum permitted).

Public Comment

Chair Countegan opened the public hearing.

Scott Griffin, 27785 Cheswick Drive, HOA representative, said that Robertson Brothers had worked with the HOA to resolve almost all issues, and he believed the few outstanding issues could also be resolved. This proposal had come a long way from where it started, and the HOA was pleased with the result.

Terri Weems, 29149 Bradmoor Court, was pleased with the direction the plans were taking. She still had concerns regarding landscaping, especially along Cheswick Drive. As a School Board member, she talked about the need for a sidewalk along Inkster and the importance of safety for the bus stop at Cheswick and Inkster. She was also concerned that the development would add more runoff to their detention area.

George Crippen, 29225 Bradmoor Court, gave some of his history in this area and elsewhere, and was concerned about the wildlife that would be displaced because of this development.

Seeing that no other public indicated they wished to speak, Chair Countegan closed the public hearing.

Applicant response

Mr. Clarke addressed questions regarding the residential development as follows:

- They were proposing a sidewalk from Cheswick to 12 Mile Road.
- They were proposing significant landscaping between the development and Cheswick; he had given his contact information to Ms. Weems to discuss this issue.
- There would not be additional impact on the detention pond referenced by Ms. Weems. No storm water was directed to that area.
- Open space in the residential area would be 22% gross, 19% net. There would be a passageway down to the stream bed for wildlife.

Commission discussion and questions

Mr. Patel addressed questions regarding the rehabilitation facility:

- This site needed more parking than traditional senior care facilities. This was a short term heavily-staffed facility. Patients were usually in residence less than a month, and often received multiple visitors, as well as the services of different expert medical staff.
- There will be an enclosed dumpster on the northeast portion of the commercial site. The residential development will not have dumpsters.

Mr. Clarke addressed questions regarding the residential development:

- Regarding height, detached condominiums will be 18 feet or 21 feet high – for the Cape Cod style with 2nd floor bedrooms – to the midpoint. Attached single family homes are 3-story and will be 34.15 feet high to the midpoint.
- The parking spaces will now be 20 feet long when facing pavement, and 18 feet long when facing grass.

Commissioner Mantey pointed out the current absence of a sidewalk along Inkster; he was pleased the plan would add this amenity.

Commissioner Brickner said that he had seen several proposals for this property over the years. This proposal was by far the most compatible, and he was impressed that the neighbors had spoken favorably about it.

Chair Countegan said the Commission appreciated the dialogue that had occurred between the developers and the neighbors.

Chair Countegan indicated he was ready to entertain a motion.

MOTION by Brickner, support by Varga, to RECOMMEND TO CITY COUNCIL that PUD Plan 2, 2021, including Site Plan 59-5-2022, dated May 18, 2022, submitted by Optalis Healthcare, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, subject to the following conditions:

1. Modifications of Zoning Ordinance requirements as indicated on the proposed plan.

2. Outstanding issues in the June 8, 2002 Giffels Webster review letter be resolved and approved administratively.

Motion carried unanimously be voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

ADJOURNMENT

MOTION by Trafelet, support by Grant, to adjourn the meeting at 8:56pm.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary
/cem

DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 8, 2022

TO: Planning Commission

FROM: James Cubera, Engineering

SUBJECT: Sarah Fisher Home
Revised PUD Plan 2, 2021
27400 12 Mile Road
PJ#: 12-21-70
SP#: 59-05-2022
22-23-12-276-008

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on August 4, 2022. This submittal also includes a response letter from PEA dated August 3, 2022, which references Planning, Fire, and Engineering review comments and the consultant's statements relative to their position on these comments. With the above in mind, our comments remain as called out in our memo to the Planning Commission dated June 6, 2022. In addition, we would like to the highlight the following:

1. We note that with the northeast portion of this development there is a section identified as "attached single family townhouses". There are 64 units in this category.
   When one takes a close look at this townhouse layout, we note that the entire building frontage including the driveway and private roads leaves no green area for water service leads, sanitary lead tie-ins, or sump-pump connections. These predominately occur in green areas and with these units, in their front yard, there is none.
   A revised utility design with parallel systems along the east side of units 1-29 and west side of units 30-64 will be necessary. The plans need to be revised accordingly.

2. The plan does not identify the necessary public "basement gravity service" public sanitary sewer stub to service the south side of 12 Mile Road. One of these two stubs is east of the drain and must be extended to the 12 Mile

Road right-of-way. It will provide outfall service to the residential properties on 12 Mile Road and Inkster Road south of 12 Mile Road.
The other stub must extend through the excluded parcel to the 12 Mile Road right-of-way, ultimately providing an outfall for the homes on Herndonwood Drive. This too must provide basement gravity service. These both must be identified.

3. Sidewalk is required along the entire Inkster Road frontage as well as the 12 Mile Road frontage. This walk needs to be installed as part of this PUD. Of particular concern, tie-ins to the Danvers Road approach as well as across the curb cut of the Daughters of Charity driveway to the east side where a connection provides access to the south must be included with this design. This plan needs to be revised.

4. We note that the proponent has indicated that a traffic study is being evaluated and will be submitted after site plan approval. It should be noted that depending on the City's review of the traffic study, additional requirements may occur that could impact the overall layout.

5. The proponent has indicated that the 1.09-acre parcel will continue to be excluded from this development and indicates that the necessary curb cut and private utilities will be provided at a later date. The excluded parcel will be part of a lot split and the lot split ordinance requires an extension of utilities across and through the property as well as the sidewalk installation. This must be provided at this time. Of particular concern, as previously mentioned, it should be identified that this parcel will be obligated to share a driveway with the Daughters of Charity in the future when the excluded parcel is developed.

6. As previously stated in our last memo, it is suggested that all engineering items be included specifically in the PUD agreement before it is considered by City Council.

7. Along with the above, provisions need to be identified to provide a financial security in the amount of 150% of the infrastructure costs for those phases not being built with the initial phase. Approved detailed engineering plans of all future phases must be obtained through the City Engineering Division to assure that this development will follow up with the overall site master plan and this PUD in the future.
This means that the entire PUD must be engineered and have engineering construction approval in its entirety before any initial phase construction approval.

FARMINGTON HILLS Michigan

INTEROFFICE CORRESPONDENCE

DATE: August 11, 2022

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: Revised Site Plan 59-5-2022 (Sarah Fisher Mixed Use Campus)

The Fire Department has no objection to the qualification of this proposed project; however, the Planning Department should consider the impact of senior living facilities as they relate to Fire Department operations. A recent study of senior care facilities in Farmington Hills has found an average of one (1) medical incident per year, per bed; therefore, by using this average, this project will increase the Fire Department's run volume by the number of beds proposed in this facility.

1. Multiple street obstructions have been proposed. The Fire Department and Engineering will not accept break-away bollards.

2. The main gate does not appear to meet IFC 2015 minimum width requirements. The main gate shall be equipped with a Knox key switch and Yelp siren feature.

3. Specific gate detail shall be provided to the Fire Department and Engineering for review and approval for all gates proposed.

4. The City of Farmington Hills and the Fire Department shall not be responsible for any damage which occurs to the gate.

5. Hydrants shall be installed according to Chapter 12 Section 12-11 (2) of the City Code, as noted on the proposed plans.

6. Site shall be designed to accommodate fire apparatus with a 50' turning radius. Plans appear to be close and will be verified during Engineering review/field inspections.

7. The building suppression and alarm system shall be installed in accordance with State and Local Codes where applicable.

8. Site shall meet flow test requirements as stated in the Fire Prevention Ordinance.

9. If a fire pump is required, a diesel pump or on-site generator shall be provided; DTE is not considered a reliable power source.

10. The Fire Department Connection (FDC) shall be a 5" Storz connection with a 30° downturn. FDC shall be located within 150' of a hydrant. Landscaping/parking shall not block FDC; the FDC location shall be approved by the Fire Department.

11. Emergency Responder Radio Coverage shall be required if determined that signal strength is not adequate.

12. The minimum clearance between the finished roadway surface and any overhead obstruction shall be 13'6".

13. In multiple story buildings, provide floor control valves with water-flow and tamper switches for each floor that are accessed without a ladder.

14. Egress from courtyards shall be maintained according to International Fire Code and Michigan Building Code requirements.

15. Solar Array Shall meet International Fire Code and National Electric Code requirements.

16. No parking fire lane signs shall be posted and strictly enforced.

17. The building shall be properly maintained and in accordance with Fire Prevention Code requirements.

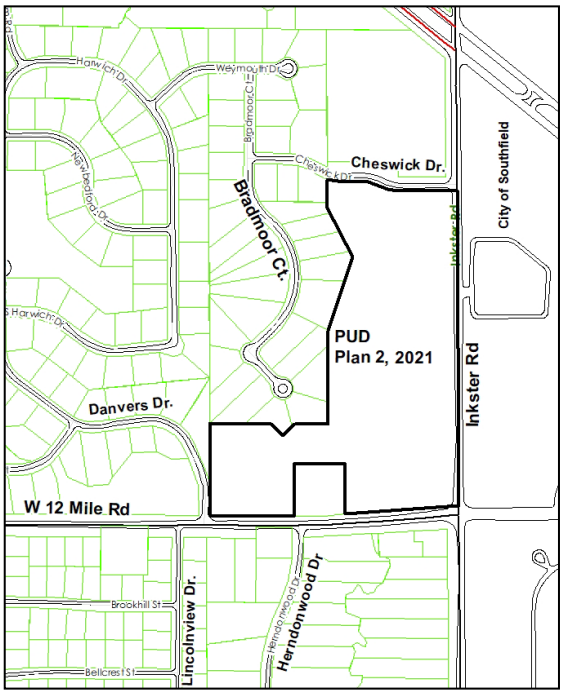
18. Proponent may find it beneficial to provide residential sprinklers in detached ranch homes to increase safety and increase public benefit.

Jason Baloga, Fire Marshal

CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE
www.fhgov.com

DATE:	**August 22, 2022**
TIME:	**7:30 P.M.**
PLACE:	**Farmington Hills City Hall, City Council Chambers** **31555 Eleven Mile Road** **Farmington Hills, Michigan 48336**
ITEM:	**Revised Planned Unit Development 2, 2021, including Site Plan 59-5-2022**

The Farmington Hills City Council will consider an application for revised Planned Unit Development (PUD) Plan 2, 2021, including Site Plan 59-5-2022. The applicant, Optalis Healthcare, seeks approval of a skilled nursing facility and single- and multi-family residential development in an RA-1B, One Family Residential District.



The subject property is: 27400 Twelve Mile Road; Parcel Identification Number: 22-23-12-476-008, City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or eperdonik@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Charmaine Kettler-Schmult
Director of Planning & Community Development
Email: ckettler@fhgov.com
Phone: (248) 871-2540
Publish: August 7, 2022

Procedures for accommodations for persons with disabilities:
The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

INTEROFFICE CORRESPONDENCE

DATE: August 22, 2022

TO: City Council

FROM: Vicki Barnett, Mayor

SUBJECT: Recommendation for appointment

I would like to recommend the following appointments at the August 22, 2022 City Council meeting:

Commission on Community Health

	Length of Term:	**Term ending:**
Molly David	Unexpired term	February 1, 2025

Molly will fill the vacancy of T. R. Carr who resigned in January 2022. Attached, please find Molly's resume.

Parks & Recreation Commission

	Length of Term:	**Term ending:**
Steve Linville	Unexpired term	February 1, 2025

Steve will fill the vacancy of Judy Antishin who resigned in March 2022. Attached, please find Steve's resume.

Beautification Commission

	Length of Term:	**Term ending:**
Alex Clar	Expired term	February 1, 2025

Alex will fill the vacancy of Michelle Zerbi who resigned in January 2017. Attached, please find Alex's resume.

Danielle King

From: [redacted]
Sent: Thursday, June 9, 2022 9:00 AM
To: CMO
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Molly David
Submittor's Address	[redacted]
Submittor's Phone	
Submittor's Email	
Interest(s)	Commission on Children, Youth and Families|Commission on Community Health|Emergency Preparedness Commission

Resume

As of June 30, 2022, I will be a retired public school teacher. I would like to use my organizational and teaching skills to help the Farming and Farmington Hills community. I have an adult daughter with severe disabilities and would like to educate and advocate on the behalf of people with disabilities and their families. I believe I would bring a broad range of skills and a unique perspective to improving our community that includes the inclusion of people with disabilities and their needs.

References

6/9/2022 8:59:10 AM

STEVEN LINVILLE

Farmington Hills Boards & Commissions
Farmington Hills, MI 48336
ATTN: Ms. Ellen Schnackel

RE: Farmington Hills Parks and Recreation Commission

Hello Ms. Schnackel,

My name is Steve Linville, a resident of Farmington Hills. I recently read about the vacancy on the Parks & Recreation Commission. I would like to become involved if that opportunity is still available.

My family and I utilize many of the Parks & Rec services and enjoy the programming currently offered. The chance to be involved in the discussion of our community recreation is of great interest to me. I would like to be considered as a member of this commission.

I realize the recreation of our community involves facilities, programs, services and more, and believe my background with the design of athletic facilities and the arts would be a definite fit for the role.

I am available to answer any questions or to provide additional information.

Thank you,

Steve Linville
[redacted]

CONTACT / c: [redacted] | **EMAIL** / [redacted] | **URL** / www.linvilledesign.com

@linvilledesign

STEVEN LINVILLE

SENIOR DESIGNER & ART DIRECTOR

SENIOR EGD and ART DIRECTOR LSI GRAPHICS / 2017-PRESENT

- Develop branded graphic packages for Varsity Sports & BSN which establishes distinct identities for High Schools nationwide
- Designer of multiple events, providing custom graphic design & signage for local and national events
- Lead Artist on Phase 3 & 4 of the Penn State Lasch Football Facility remodel (an overall $69 million renovation)
- Currently provide all written content for presentation materials, marketing posts, web and landing pages
- Designer of all local print ad signage for Anheuser-Busch during Super Bowl LIV in Miami (42 locations)

CREATIVE DIRECTOR / OWNER LINVILLE DESIGN / 2007-PRESENT

- Brand guide development for new businesses; including logos, letterhead, signage, business cards and more
- Creation of social media and various web assets for current businesses including web banners and email blasts
- Design of individual event promotions (includes posters, mailers, event guides and social media advertisement)
- Environmental graphics & way-finding signage for local churches
- Wrote content for blog-posts on Urban Exploring and Historic Detroit Blog

CREATIVE DIRECTOR / SENIOR ART DIRECTOR / DESIGN TEAM LEADER FATHEAD LLC / 2012-2017

- Management of the creative team including junior, senior and freelance designers
- Launched company mentorship program implementing one-on-ones and group discussions to align the teams with personal interests
- Led the overall creative vision for the Fathead brand, internal and external facing experience including web and social posts
- Scheduling of all creative projects for custom and production work; 1200+ web orders, 15-20 custom orders per week
- Established SOPs for the creative department, workflows and goal-setting for the 16 member design team
- Led the Marketing team on the 2017 product rebrand including new photography and content descriptors
- Effectively supported the revenue growth of the Pro Graphics Team from $600k in 2012 to over $5.1 million in 2016
- Wrote, then executed detailed, explicit creative briefs for every new product photography showcase

SKILLS / KNOWLEDGE

Art Conception & Direction / Creative Briefs / Design Instruction / Hierarchy / Mentorship / Production Management
ISO 9001 Requirements / Photography / Storyboarding / Typography / UX Design / Wireframes / Apparel Printing
Brand Management / Exhibit Design / Project Management / Adobe Creative Suite / Adobe Illustrator / Adobe InDesign
Adobe Photoshop / Adobe Dreamweaver / Adobe Fireworks / Content Writing / Keynote / MAC OS / Microsoft Excel
Microsoft Powerpoint / Microsoft Word / Google Sketchup / CorelDraw / Windows OS / Wordpress / HTML / CSS

EDUCATION

General Assembly | User Experience Certificate | 2019
Design Core Detroit | Client Services Boot Camp | 2015
Rochester University | BS in Mass Communication - Graphic Design Major | 2011

VOLUNTEER / CLUBS / GROUPS

Current: Old Homestead News - Editor
Current: Ocelot Community Print Shop Member
Past: Specs Howard Graphic Advisory Board Member
Past: Boy Scouts of Southeastern Michigan Steering Committee Member
Past: AIGA Chair for PechaKucha Night

CONTACT / c: [redacted] | **EMAIL** / [redacted] | **URL** / www.linvilledesign.com @linvilledesign

Danielle King

From: [redacted]
Sent: Wednesday, May 4, 2022 5:35 PM
To: CMO
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Alex Clar
Submittor's Address	[redacted]
Submittor's Phone	
Submittor's Email	
Interest(s)	Beautification Commission

Resume

R. Alex Clar Address: [redacted], Farmington Hills, Michigan 48334 Cell: [redacted] Employments HEWSON & VAN HELLEMONT, Oak Park December 2018 to present Partner/Senior Associate, Litigation Department PLUNKETT COONEY, Grand Rapids March 2017 – August 2018 Associate, Litigation Department UNIVERSITY OF HONG KONG, Hong Kong February 2014 – December 2016 Adjunct Lecturer, Law Faculty EDUCATION McGEORGE SCHOOL OF LAW, UNIVERSITY OF THE PACIFIC, JD LAWRENCE UNIVERSITY, BA ORGANIZATIONS Michigan Asian Pacific Bar Association, treasurer, 2019 to present

References

Gregory Hoelscher c/o Hewson & Van Hellemont, 25900 Greenfield Road, Suite 650, Oak Park, MI 48237 Tel: 248 968 5200 Amy Smith c/o Honigman LLP, 660 Woodward Ave # 2290, Detroit, MI 48226 tel: 313.465.8012

5/4/2022 5:34:18 PM

Inter-Office Correspondence

DATE: **August 11, 2022 (August 22, 2022)**

TO: **Gary Mekjian, City Manager**

FROM: **Charmaine Kettler-Schmult, Director of Planning and Community Development, and Erik Perdonik, City Planner**

SUBJECT: **Amendment to Consent Judgment No. 122**

Request: Approval of an amendment to Consent Judgment No. 122 to allow for the construction of a single-family dwelling

Owner: Elena Renzyaeva

Sidwell: 22-23-12-351-003

Zoning: RA-1A, One Family Residential

Location: West side of Westbrook Court, south of Utley Road

Background:

In 2005, a previous owner of the subject property appeared before the Zoning Board of Appeals to obtain variances necessary to construct a single-family dwelling, attached garage, and deck. The appeal was denied, and the owner appealed to circuit court. The parties subsequently entered into a consent judgment to resolve the case, which essentially calls for the following:

(1) The owner being permitted to construct a single-family dwelling, attached garage, and deck on the subject property as shown on Attachments B and C to the Consent Judgment.
(2) The owner install and maintain landscaping as shown on Attachment C to the Consent Judgment.

The dwelling was never constructed, and the subject property remains vacant. Now, a new owner of the subject property seeks to construct a single-family dwelling that differs from that which was approved via Consent Judgment No. 122, which requires that such Judgment be amended.

WoodCreek Civic Assocation has reviewed and approved the proposed plans. See attached letter.

The City Attorney has participated in the preparation of the proposed amended Consent Judgment and has no legal objections to City Council proceeding with approval.

Proposal Overview:

- With an approximately 2,389-square-foot dwelling and 659-square-foot garage proposed, the overall building footprint is approximately 260 square feet smaller than the overall building footprint originally approved via Consent Judgment No. 122.
- At one (1) story, the proposed dwelling is approximately nine (9) feet shorter than the originally approved dwelling.
- The proposed dwelling's setbacks are very similar to the originally approved dwelling's, with the exception of the proposed dwelling's ten (10) foot greater front yard setback.
- Like the approved dwelling, the proposed dwelling would include a deck on its south side; however, such deck is smaller and has greater setbacks than the originally approved dwelling's.
- The owner proposes to plant twenty (20) evergreen trees where the Consent Judgment called for nineteen (19) evergreens in the same location.

Suggested Motion

MOVE to approve and authorize the City Manager and City Attorney to sign on behalf of the City the Stipulation and Order to Amend Consent Judgment and submit same to the Court for entry in the case of *Elena Renzyaeva, Successor to Jack Douglas Taylor vs. City of Farmington Hills*, Oakland County Circuit Court Case No. 05-067071-AA

Attachments:

- **Consent Judgment No. 122, dated March 22, 2006**
- **Proposed Amended Consent Judgment No. 122**
- **Proposed New Dwelling Plans**
- **Letter from WoodCreek Civic Association**

Westbrook Ct

8/16/2022, 2:27:51 PM

1:4,514

Tax parcels

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Farmington Hills PCD

DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

File

05-067071-AA

JUDGE MARK A. GOLDSMITH
TAYLOR, JACK, D V FARMINGTON

Petitioner/Appellant,

-vs-

CITY OF FARMINGTON HILLS,

Respondent/Appellee.

/

DICKOW & TRIVAX, P.C.
By: Mark B. Dickow (P 36434)
Attorney for Petitioner/Appellant
31800 Northwestern Highway, Suite 350
Farmington Hills, MI 48334
(248) 865-3100

SECREST WARDLE
By: Derk W. Beckerleg (P 33628)
Steven P. Joppich (P 46097)
Attorneys for Respondent/Appellee
30903 Northwestern Highway
Farmington Hills, MI 48333-3040
(248) 851-9500

/

RECEIVED FOR FILING
2006 MAR 22 P 3: 32
OAKLAND COUNTY CLERK
BY: COUNTY CLERK

CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac, County of Oakland, State of Michigan on MAR 2 3 2006

PRESENT: HONORABLE MARK A. GOLDSMITH CIRCUIT JUDGE

CIRCUIT COURT JUDGE

The Petitioner/Appellant is the owner of a vacant single family residentially zoned parcel of property being located at 28219 Westbrook, City of Farmington Hills, Oakland County, Michigan, and having tax identification number 23-12-351-003, with said property being legally described as set forth on Attachment A and hereinafter being referred to as the "subject property", and the Petitioner/Appellant having on April 19, 2005, appeared before the Farmington Hills Zoning Board of Appeals requesting the variances necessary to construct a single family residence, attached garage and deck on the subject property, and the Farmington Hills Zoning Board of Appeals on April 19, 2005, having denied the requested variances, and the Petitioner/Appellant on June 16, 2005, having

SECREST WARDLE

filed in this Court his Petition for Review appealing the April 19, 2005, decision of the Farmington Hills Zoning Board of Appeals, and the parties having subsequently entered into settlement negotiations, and the parties hereto now being desirous of entering into this Consent Judgment to resolve this case, and the Court being fully advised in the premises:

IT IS HEREBY ORDERED AND ADJUDGED that the Petitioner/Appellant shall, subject to the terms and provisions of this Consent Judgment, be permitted to erect, construct and locate a single family residence with attached garage and deck at the location on the subject property shown on Attachment B, which is attached hereto and incorporated herein by reference, and the single family residence, attached garage and deck to be constructed on the subject property shall be constructed, erected and located as shown, described and set forth on the plans attached to this Consent Judgment as Attachment B.

IT IS FURTHER ORDERED AND ADJUDGED that the Petitioner/Appellant shall, at his own cost, install and plant the trees, vegetation and landscaping shown on the landscaping plan, which is attached hereto, incorporated herein by reference and designated Attachment C and that the Petitioner/Appellant shall be responsible for maintaining said trees, vegetation and landscaping and for replacing those trees, vegetation and/or landscaping that dies so that the trees, vegetation and landscaping on the subject property complies at all times with the landscaping plan that is attached to this Consent Judgment as Attachment C.

IT IS FURTHER ORDERED AND ADJUDGED that, except as otherwise provided herein, the single family residence with attached garage and deck to be constructed, erected and located on the subject property shall comply in all respects with the City of Farmington Hills' Code, including, but not limited to, the Farmington Hills Zoning Ordinance, as well as all applicable state, county, local and other municipal rules, regulations and law, including the Michigan Department of Environmental Quality rules and regulations, and the Petitioner/Appellant shall obtain all required

SECREST WARDLE

permits and approvals, including, but not limited to, building permits and certificates of occupancy and the Petitioner/Appellant shall pay all applicable and required fees. A certificate of occupancy shall be issued to the Petitioner/Appellant for the use of the single family residence with attached garage and deck to be constructed, erected and located on the subject property after all applicable permits, inspections and approvals have been obtained by the Petitioner/Appellant, all fees have been paid by the Petitioner/Appellant, and all provisions and conditions of this Consent Judgment, including, but not limited to, the plans set forth as Attachment B and Attachment C, have been met by the Petitioner/Appellant.

IT IS FURTHER ORDERED AND ADJUDGED that the rights, responsibilities, duties, obligations, terms and conditions set forth in this Consent Judgment shall run with the land as to the subject property as legally described herein, and shall be binding upon and inure to the benefit of the parties and their successors, heirs, assigns and transferees.

IT IS FURTHER ORDERED AND ADJUDGED that a copy of this Consent Judgment shall be accepted by the Oakland County Register of Deeds for recording of the same with regard to the subject property, for the purpose of advising prospective purchasers or successors-in-interest of the responsibilities, duties, terms and conditions of this Consent Judgment.

IT IS FURTHER ORDERED AND ADJUDGED that the Petitioner/Appellant's Petition for Review and this case are hereby dismissed with prejudice and no damages, costs or attorney fees are awarded to the Petitioner/Appellant and/or the Respondent/Appellee.

IT IS FURTHER ORDERED AND ADJUDGED that this Court shall retain jurisdiction of this case to enforce the provisions of this Consent Judgment.

IT IS FURTHER ORDERED AND ADJUDGED that subject to the continuing jurisdiction of this Court to ensure compliance with this Consent Judgment, this Consent Judgment resolves the last pending claim and closes this case.

SECREST WARDLE

CIRCUIT COURT JUDGE

Approved as to form and content;
Notice of entry waived:

Mark B. Dickow (P 36434)
Attorney for Petitioner/Appellant

Derk W. Beckerleg (P 33628)
Steven P. Joppich (P 46097)
Attorneys for Respondent/Appellee

Drafted by and when recorded return to:
Derk W. Beckerleg, Esq.
Secrest Wardle
P.O. Box 3040
Farmington Hills, MI 48333-3040

C:\NrPortbl\imanage\HINKLEJ\773389_1.DOC

SECREST WARDLE

ATTACHMENT A

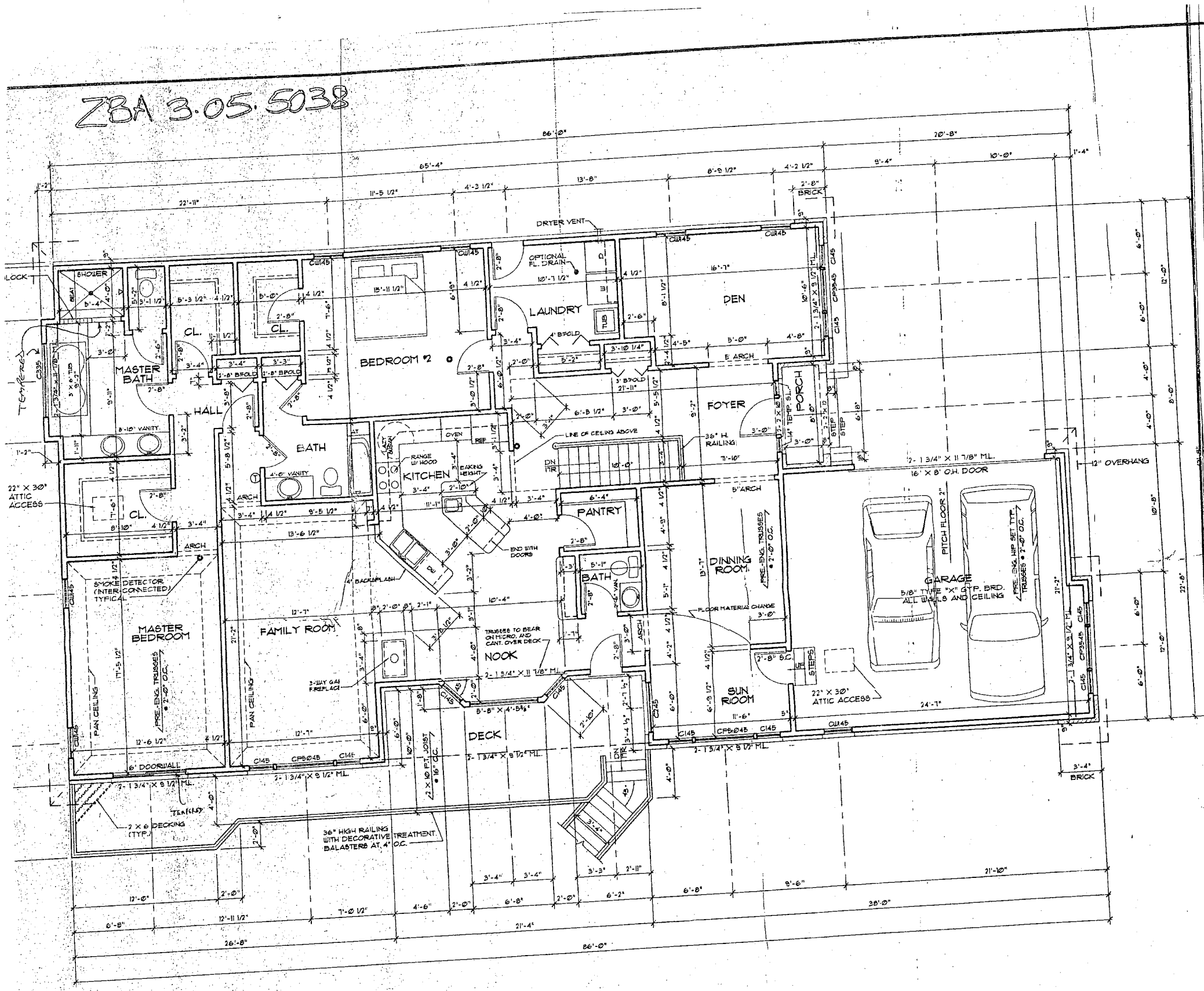
LEGAL DESCRIPTION:

T1N, R9E, SEC 12 SUPERVISOR'S PLAT OF WOODCREEK FARMS ADDITION LOT 8

ATTACHMENT B

SEE FILE

ZBA 3.05.5038



NOTE: ALL HEADERS TO BE 2 - 2 X 8 UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

EGRESS WINDOWS:

SLEEPING ROOMS MUST HAVE ONE OPERABLE WIND
OR EXTERIOR DOOR

REQ. FOR EGRESS WINDOWS ABOVE GRADE FLOOR:
MAX. WINDOW SILL HEIGHT IS 44" ABOVE F.F.
MIN. CLEAR OPENING IS 5.7 S.F.
MIN. CLEAR OPENING HEIGHT IS 24"
MIN. CLEAR OPENING WIDTH IS 20"

REQ. FOR EGRESS WINDOWS AT GRADE FLOOR:
MIN. CLEAR OPENING IS 5 S.F.

AREAS THAT REQ. TEMPERED GLASS:

FIXED AND SLIDING PANELS OF SLIDING TYPE DOO

SHOWER AND BATHTUB DOORS AND ENCLOSURES

PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ.
WITH LOWEST EDGE LESS THAN 18" ABOVE FINISH FL

* ALL OTHER AREAS AS CODE REQUIRES.

STAIR NOTES:

8" MAX. RISER HEIGHT
10" TREAD DEPTH (FINISH)
MAINTAIN 6'-8" MIN. HEAD ROOM

36" GUARDRAIL HEIGHT
34" HANDRAIL HEIGHT (MEASURED PERP. FROM N

HANDRAIL DIA.
SHALL BE AT LEAST 1 1/4"
BUT NOT GREATER THAN 2"
GRIP PER CODE

GUARDRAILING OPT.
BALUSTERS @ 4" O.C.

T THERMOSTAT

SMOKE DETECTOR (INTER-CONNECTED)

NOTE:
WINDOW SIZES ARE BASED ON "ANDERSEN" WINDOWS

UNIT NO.
C14S
CW14S
C24S
C33S
CP35-4S
CP50-4S

FIRST FLOOR SQ. FT. =

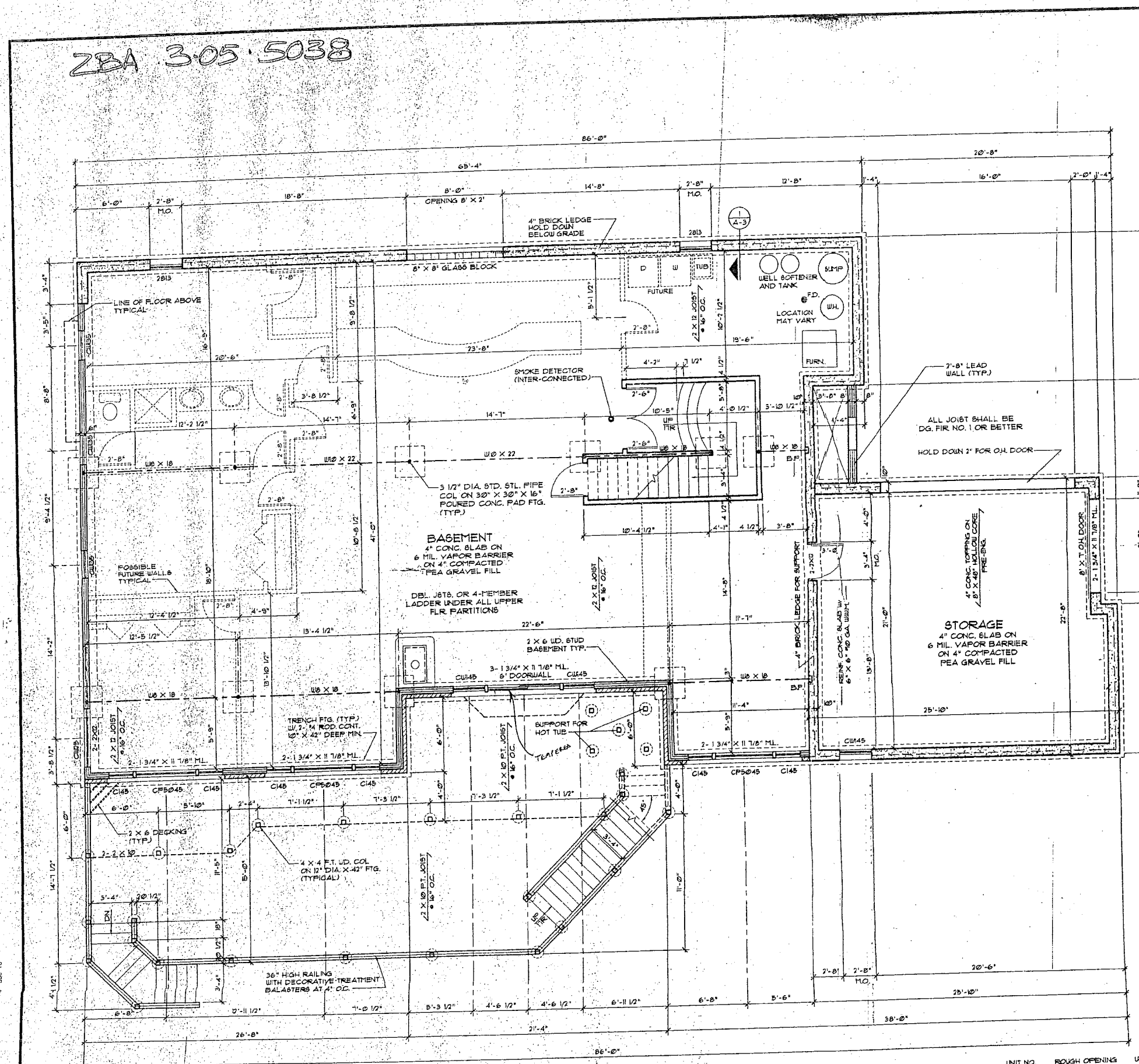
MR. AND MRS. DOU

WORK (248) 888-5100 (X 2406) | CELL (248) 5

FIRST FLOOR

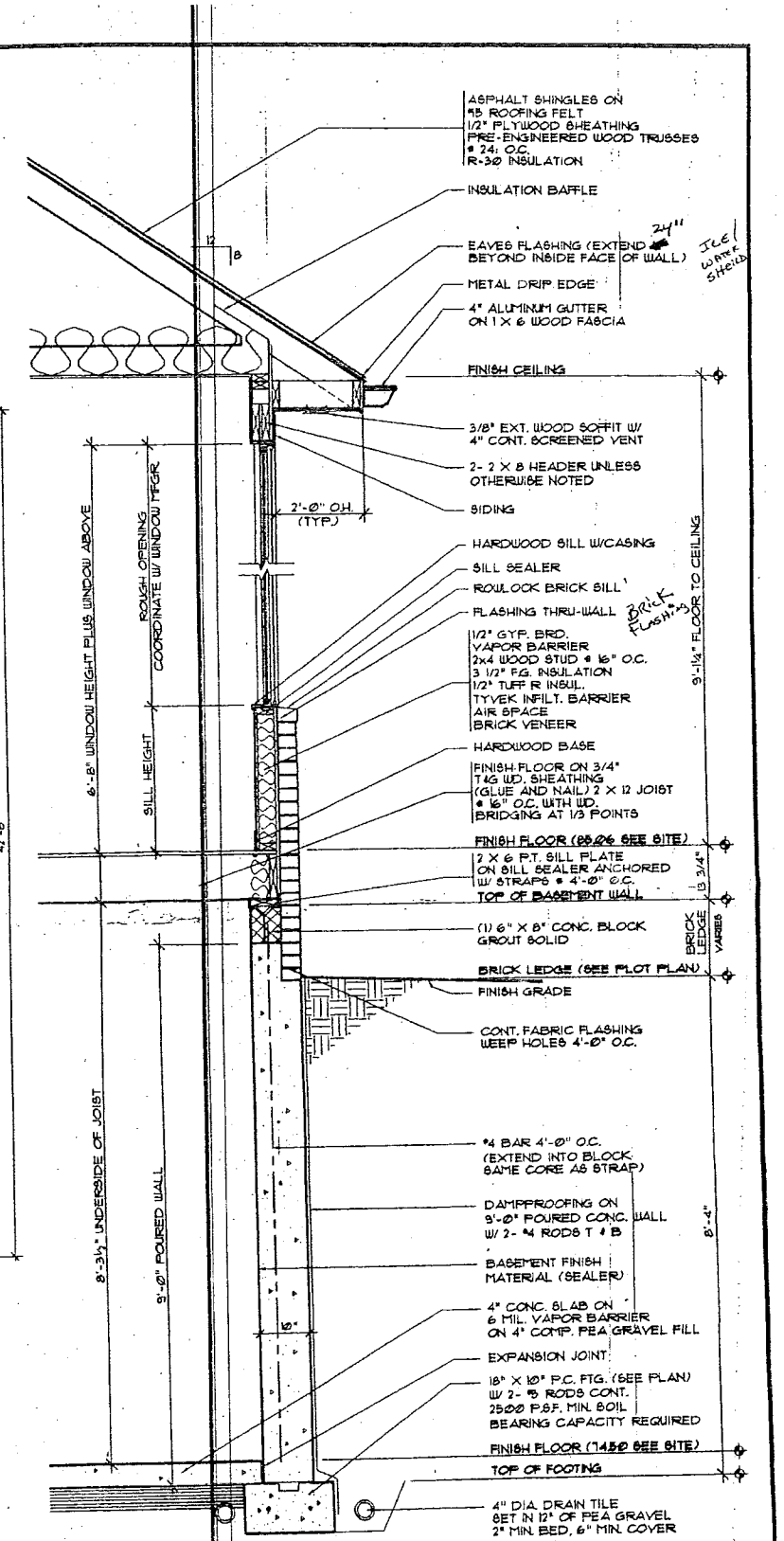
Drawn A. HALL	Date	Scale
Designed A. HALL	3-31-00	1/4"=1'
Checked		

ZBA 3-05-5038



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



1/A-3 TYPICAL WALL SECTION

SCALE: 3/4"=1'-0"

NOTE: WINDOW SIZES ARE BASED ON "ANDERSEN" WINDOWS	UNIT NO.	ROUGH OPENINGS	UNIT NO.	ROUGH OPENING
	2813	2'-8⅝" X 1'-3½"	CW135	2'-4⅛" X 3'-5⅜"
	C145	2'-0⅝" X 4'-5⅜"	CW25	4'-9" X 5'-0⅜"
	CW145	2'-4⅛" X 4'-5⅜"	CP5045	5'-0⅜" X 4'-5⅜"

MR. AND MRS. DOUG TAYLOR

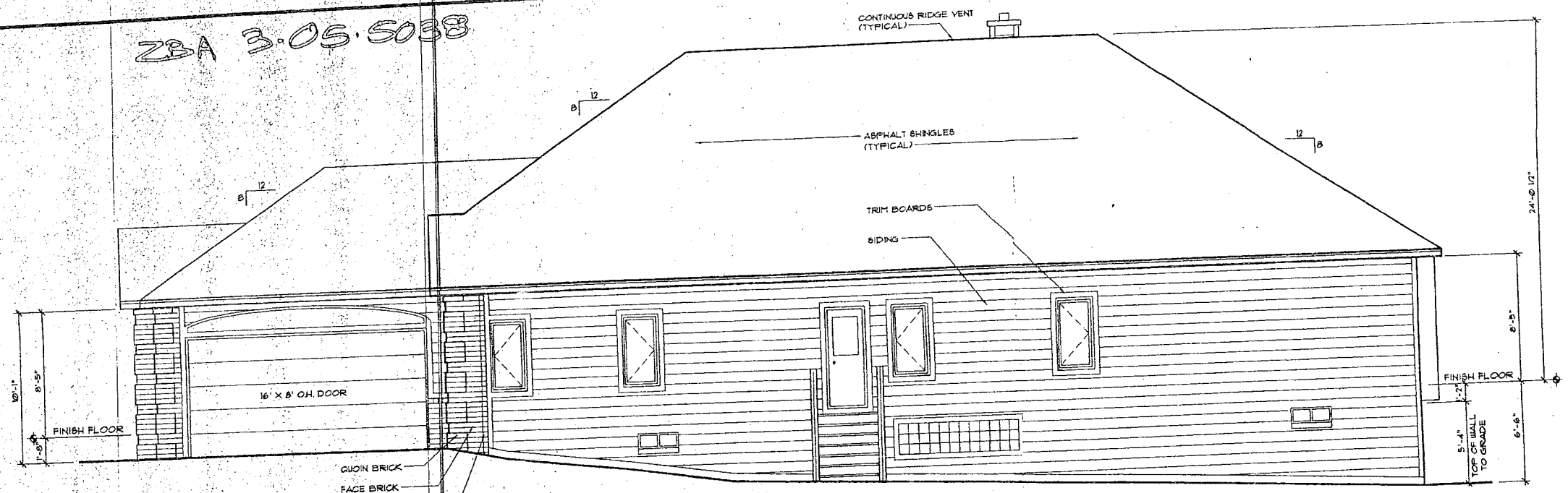
WORK (248) 888-5100 [X 2406] | CELL (248) 521-2121 | HOME (248) 477-3253

FOUNDATION AND TYP. SECTION

Drawn A. HALL	Date	Scale	Job No.	Sheet No.
Designed A. HALL	3-27-00	1/4"=1'-0"	PL102597	A-3
Checked				

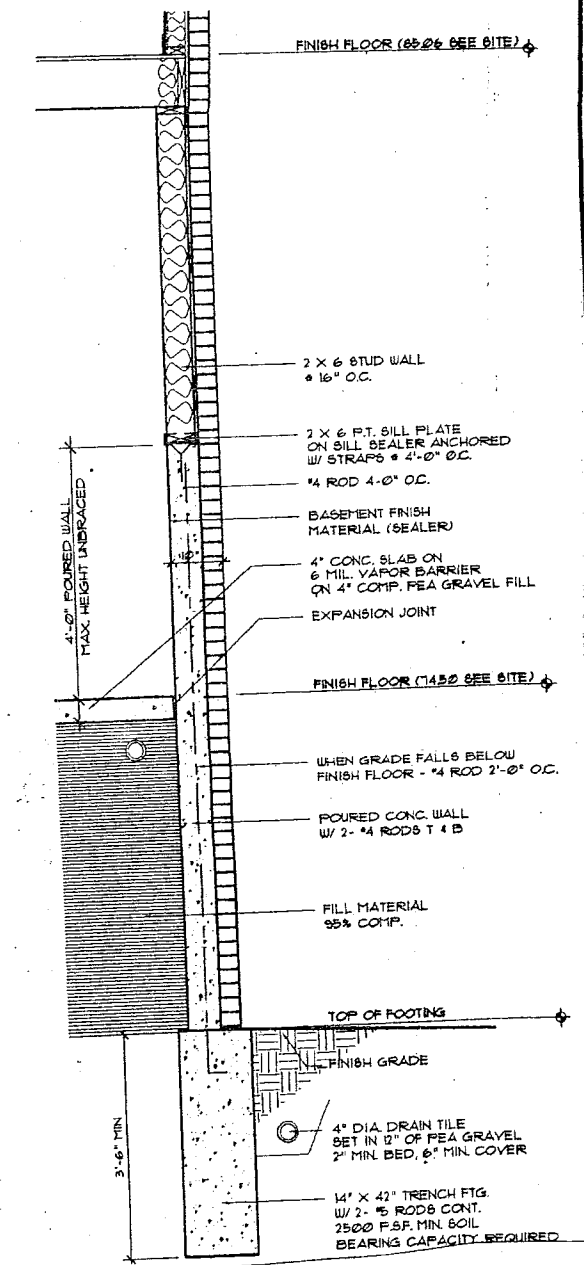
\Taylor_A-3_3.dwg Sun Apr 02 20:46:05 2006 (JJC VU)

ZBA 3.05.5038

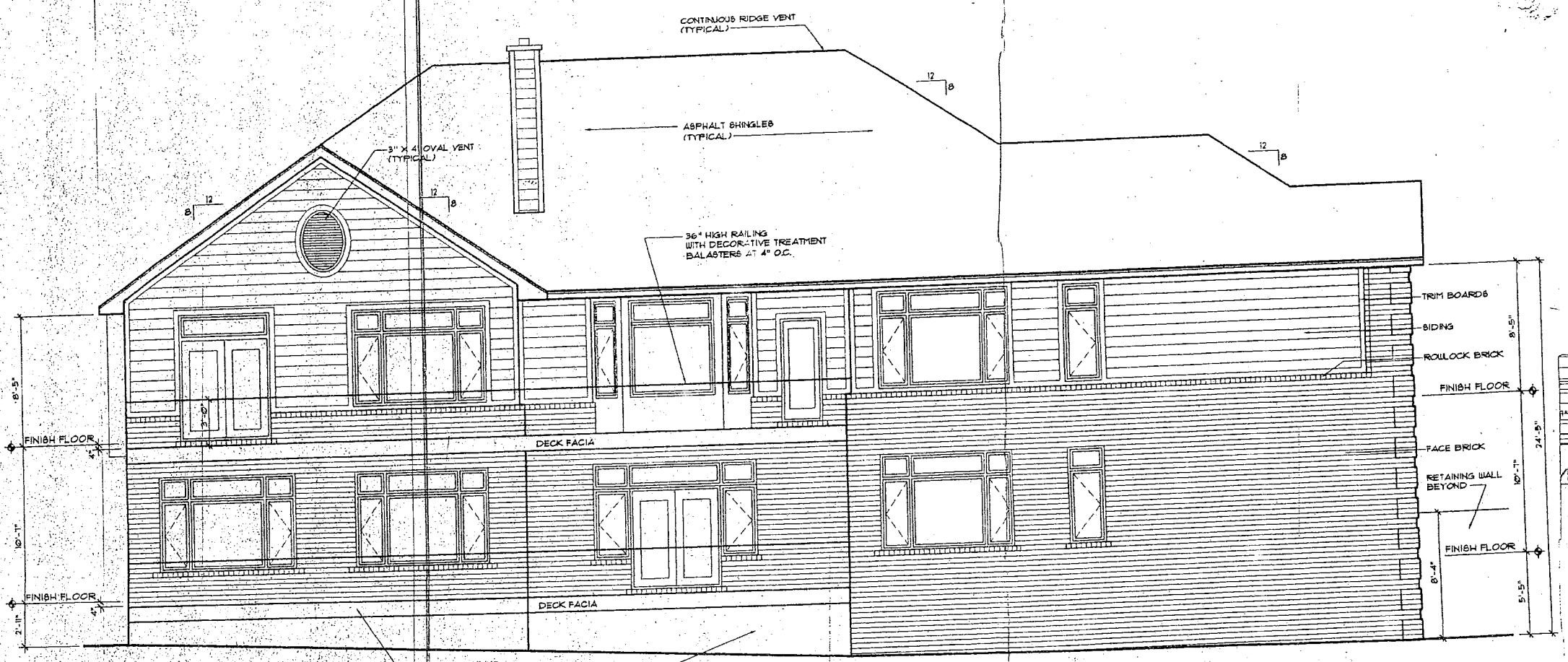


NORTH ELEVATION

SCALE: 1/4"=1'-0"



VERHANG FOUNDATION 1'-4")



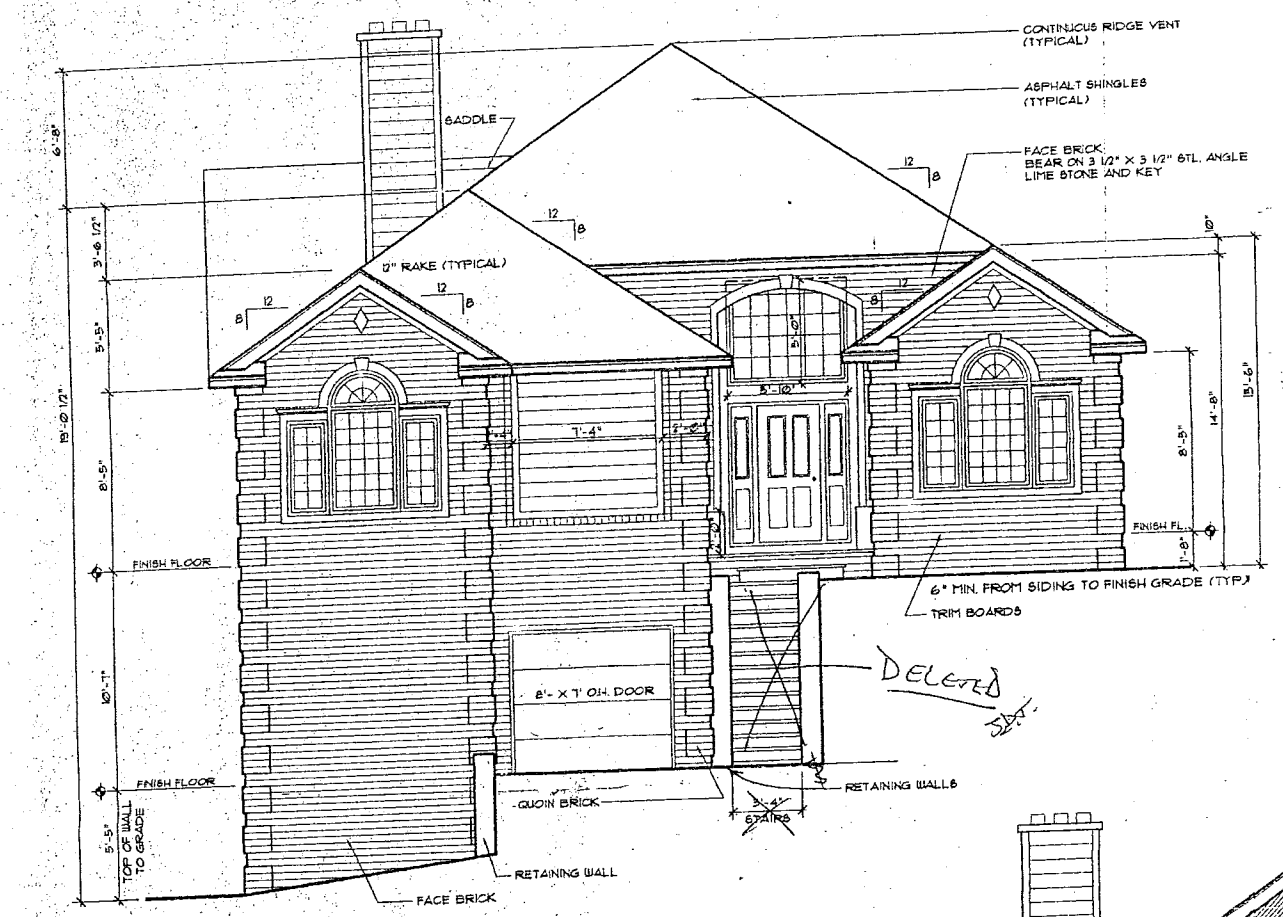
SOUTH (CREEK SIDE) ELEVATION

SCALE: 1/4"=1'-0"

FARMINGTON HILLS ZONING
☒ APPROVED AS NOTED
☐ APPROVED
DATE 9.22.99
248-553-4228

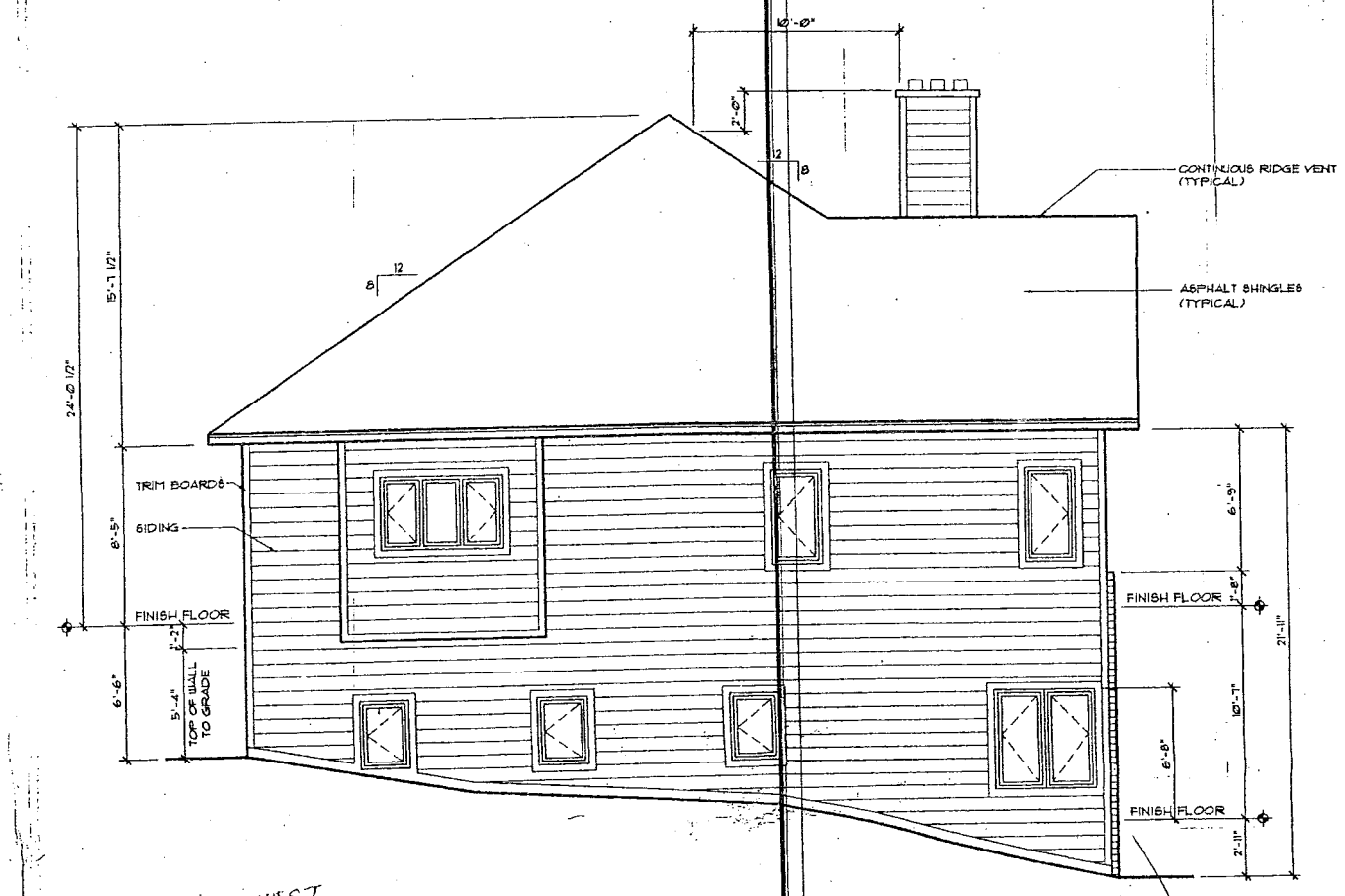
MR. AND MRS. DOUG TAYLOR				
EAST AND WEST (FRONT) ELEVATION				
Drawn A. HALL Designed A. HALL Checked	Date 9-17-99	Scale 1/4"=1'-0"	Job No. PL102597	Sheet No. A-1

ZBA 3-05-5038



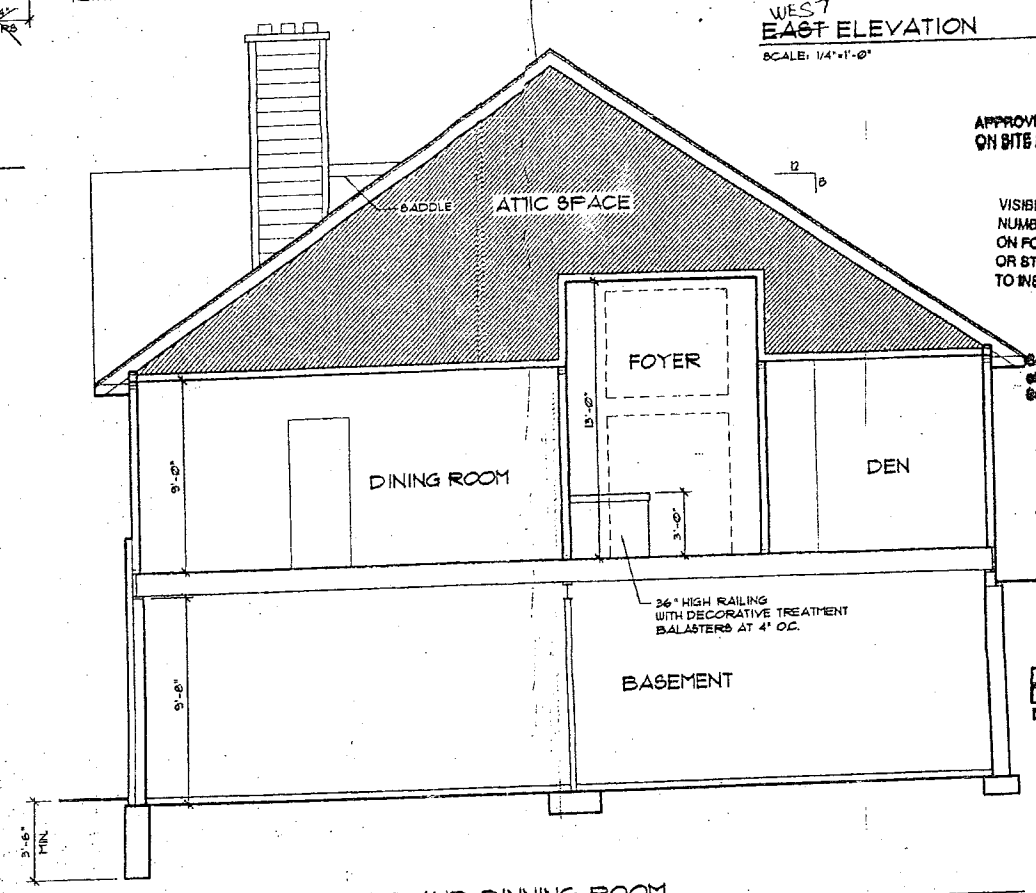
WEST (FRONT) ELEVATION

SCALE: 1/4"=1'-0"



~~EAST~~ WEST ELEVATION

SCALE: 1/4"=1'-0"



SECTION THRU FOYER AND DINNING ROOM

SCALE: 1/4"=1'-0"

APPROVED PLANS MUST BE ON SITE FOR ALL INSPECTIONS

VISIBLE STREET ADDRESS NUMBERS ARE REQUIRED ON FOUNDATIONS AND OR STRUCTURES PRIOR TO INSPECTION REQUESTS

Separate permits required for electric, plumbing, heating. Subject to field approval.

THE MECHANICAL AND ELECTRICAL ROUGH AND FINAL INSPECTIONS MUST BE MADE THE DAY PRIOR TO THE BUILDING INSPECTIONS

FARMINGTON HILLS
☐ APPROVED AS NOTED
☐ APPROVED
DATE 5/15/00

8/2
NOTE: SEPERATE SET OF PLANS TO BE SUBMITTED FOR DECK

NOTE: SIGNED & SEALED SET OF ENGINEERING PLANS FOR RETAINING WALLS WERE SUBMITTED FOR REVIEW TO MARK SARSENSKI

CITY OF FARMINGTON HILL
ATTN: JACK KLAIN

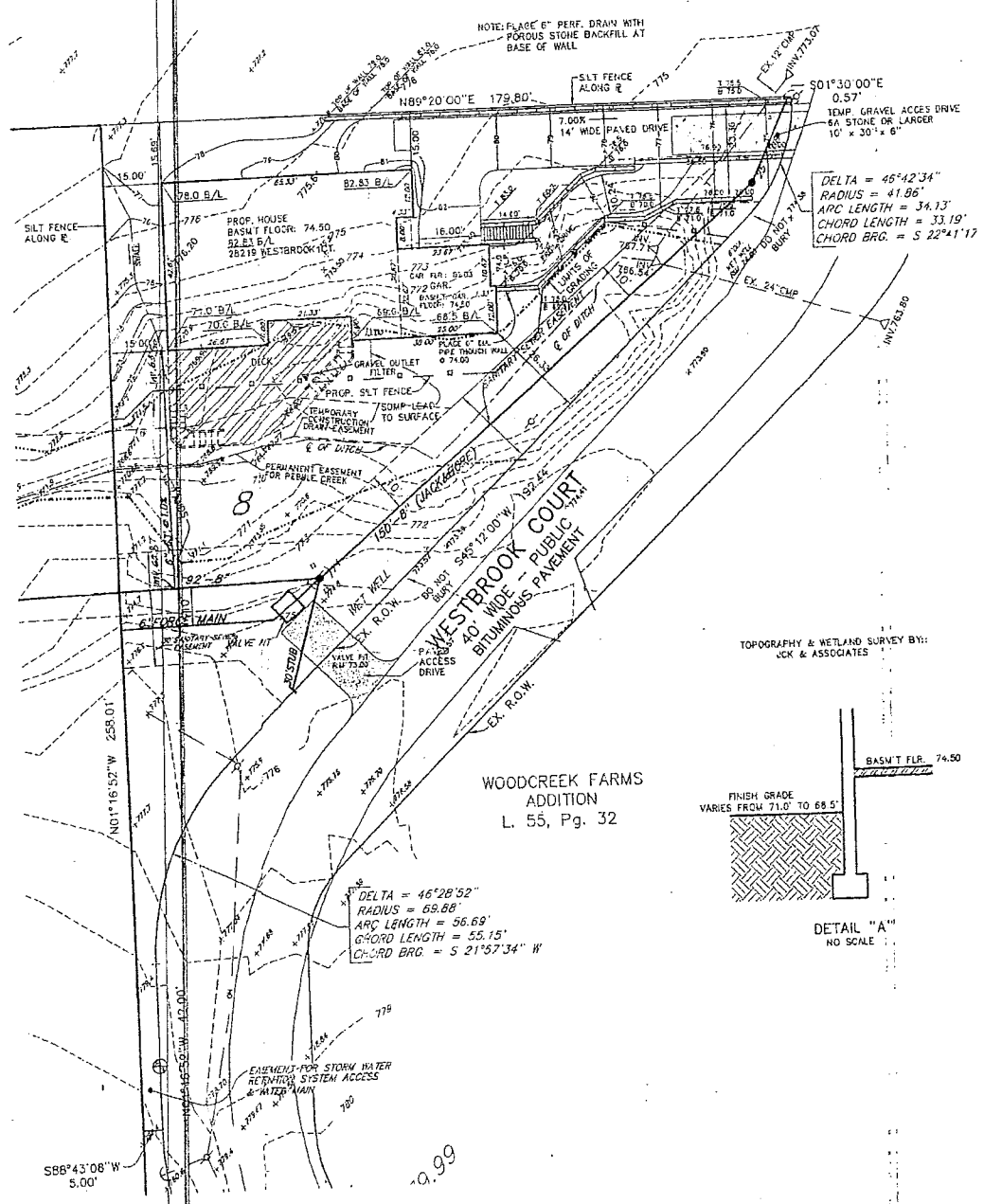
MR. AND MRS. DOUG TAYLOR

WORK (248) 888-5100 [X 2406] | CELL (248) 521-2121 | HOME (248) 477-3253

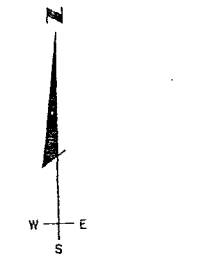
EAST AND WEST (FRONT) ELEVATION

Drawn A. HALL Designed A. HALL Checked	Date	Scale	Job No.	Sheet No.
	3-31-00	1/4"=1'-0"	PL102597	A-1

(ayl)or_a-11_3.dwg Sun Apr 02 20:36:20 2000 DJC WU



DETAIL "A"
NO SCALE

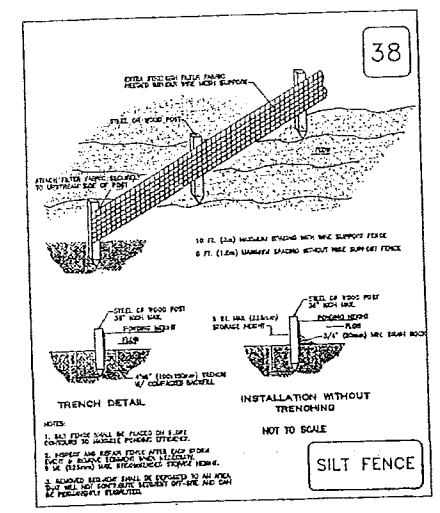


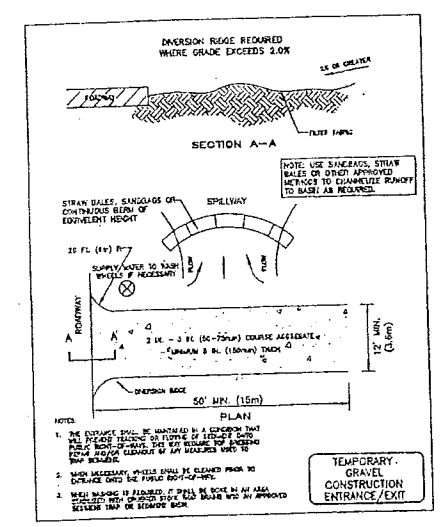
SCALE: ONE INCH = 20 FEET

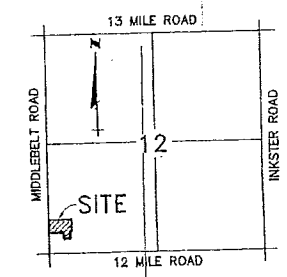
20 10 0 20 40

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	DRAINAGE STRUCTURE	
	DRAINAGE STRUCTURE	
	SANITARY SEWER MANHOLE	
	GATE WELL	
	HYDRANT	
	POWER POLE	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS MAIN	
	FENCE LINE	
	WETLAND	







LOCATION MAP

NO SCALE

BENCH MARK:
RAILROAD SPIKE IN EAST SIDE OF P. POLE 500' SOUTH OF ℄ OF UTLEY AND 18' WEST OF ℄ OF WESTBROOK COURT.
ELEV.: 780.78

PROPERTY DESCRIPTION:
LOT 8 OF "SUPERVISORS PLAT No. 9" FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

SEQUENCE OF CONSTRUCTION:

1. PLACE SILT FENCE & GRAVEL OUTLET FILTER
2. PLACE GRAVEL ACCESS DRIVE
3. CONSTRUCT HOUSE
4. CONSTRUCT DRIVEWAY
5. SEED AND LANDSCAPE
6. REMOVE SILT FENCE AT TIME OF ESTABLISHED VEGETATION.

SOIL EROSION CONTROL:

1. TEMPORARY S.E.C. MEASURES INCLUDING SILT FENCING AND STONE ACCESS DRIVE SHALL BE PLACED PRIOR TO ANY EARTH DISTURBANCE.
2. TEMPORARY S.E.C. MEASURES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
3. PERMANENT S.E.C. MEASURES SHALL INCLUDE SEEDING OR SODDING ALL DISTURBED AREAS WITHIN THE LOT AND SHALL BE PLACED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION OR AS SOON AS WEATHER PERMITS.
4. PERSON RESPONSIBLE OF S.E.C. MEASURES IS: MR. DOUGLAS TAYLOR # (248) 888-5100 ext. 2406

STATE OF MICHIGAN
GEORGE R. HIRTH
ENGINEER
REGISTERED PROFESSIONAL ENGINEER

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground facilities

DRAINAGE & APPROACH PLAN

PROPRIETOR:
DOUGLAS TAYLOR
23198 COLGATE
FARMINGTON HILLS, MI 48336

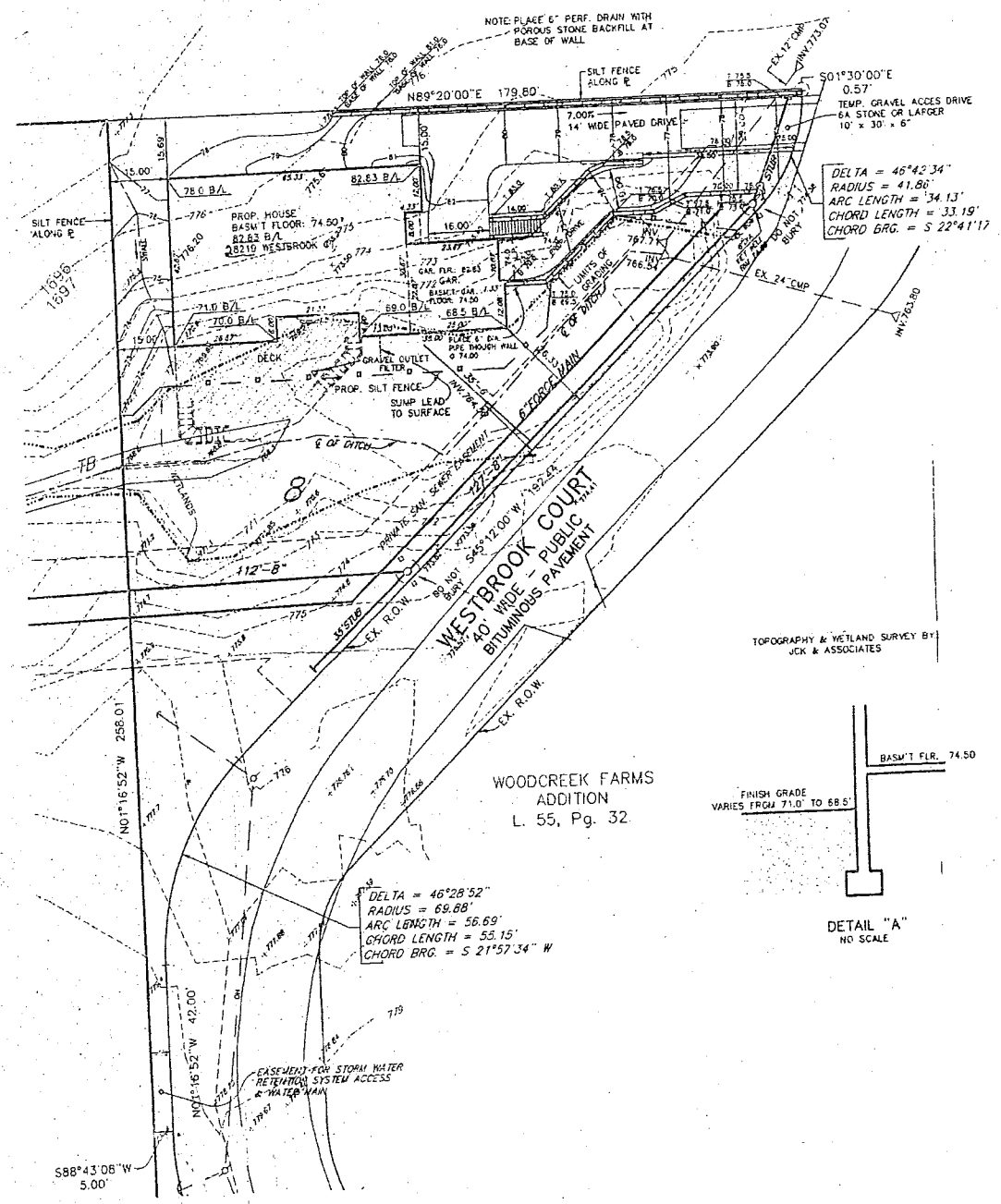
DATE :	NOVEMBER 17, 1999
REVISIONS :	
REV. PER CITY:	2/10/00
REV. PER CITY:	2/15/00
REV. PER CLIENT:	2/28/00
REV. PER CLIENT:	03/09/2000
REV. PER CLIENT:	05/05/00
REV. PER CLIENT:	06/26/00
AS-BUILT	05/16/05

LOT 8 – WOODCREEK FARMS
PART OF THE S.W. 1/4 OF SECTION 12
T. 1N., R.9E., CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

SCALE : 1" = 20' | DATUM : U.S.G.S.

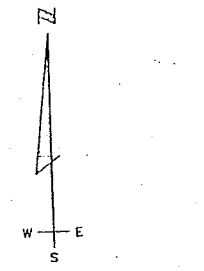
WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
20750 Orchard Lake Road
Farmington Hills, MI 48336
(248) 476-9494

JOB NO.	991102	SHEET	1 OF 1
PLAN FILE	FARMINGTON HILLS		
N.B.			



TOPOGRAPHY & WETLAND SURVEY BY JCK & ASSOCIATES

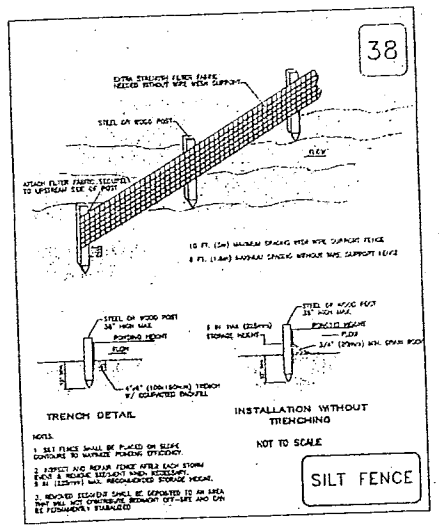
DETAIL "A"
NO SCALE

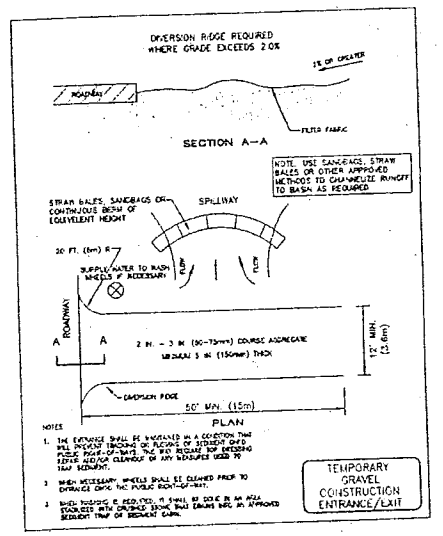


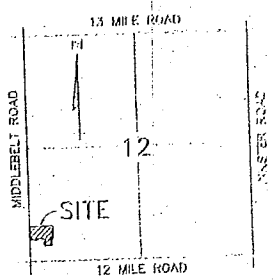
SCALE: ONE INCH = 20 FEET

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	DRAINAGE STRUCTURE	
	DRAINAGE STRUCTURE	
	SANITARY SEWER MANHOLE	
	GATE WELL	
	HYDRANT	
	POWER POLE	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS MAIN	
	FENCE LINE	
	WETLAND	







LOCATION MAP
NO SCALE

BENCH MARK:
RAILROAD SPIKE IN EAST SIDE OF P. POLE 500' SOUTH OF ℄ OF UTLEY AND 18' WEST OF ℄ OF WESTBROOK COURT.
ELEV.: 780.78

PROPERTY DESCRIPTION:
LOT 8 OF "SUPERVISOR'S PLAT No. 9" FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

SEQUENCE OF CONSTRUCTION:

1. PLACE SILT FENCE & GRAVEL OUTLET FILTER
2. PLACE GRAVEL ACCESS DRIVE
3. CONSTRUCT HOUSE
4. CONSTRUCT DRIVEWAY
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4. PERSON RESPONSIBLE OF S.E.C. MEASURES IS: MR. DOUGLAS TAYLOR ☎ (248) 888-5100 ext. 2406

STATE OF MICHIGAN
GEORGE W. VANDENBERG
No. 28566
REGISTERED PROFESSIONAL ENGINEER

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (ONE CALL) to be aware of underground facilities

DRAINAGE & APPROACH PLAN

PROPRIETOR:
DOUGLAS TAYLOR
23198 COLGATE
FARMINGTON HILLS, MI 48336

DATE :	NOVEMBER 17 1999
REVISIONS :	
REV. PER CITY:	2/10/00
REV. PER CITY:	2/15/00
REV. PER CLIENT:	2/28/00
AS BUILT	

LOT 8 - WOODCREEK FARMS
PART OF THE S.W. 1/4 OF SECTION 12
T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

SCALE : 1" = 20'
DATUM : U.S.G.S.

WARNER, CANTRELL & PADMOS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
20796 Greenfield Road
Farmington Hills, MI 48336
(248) 478-9434

JOB NO 981102
PLAN FILE FARMINGTON HILLS
N.B.
SHEET 1 OF 1

ZBA 3-05-5038

REQUIRED 35' REAR YARD SETBACK

REQUIRED 50' FRONT YARD SETBACK

26 PROVIDED
24' VARIANCE

REQUIRED R.Y. SETBACK 35.
PROVIDED 16.
VAR: 19'

N89°20'00"E 179.80

N89°20'00"E 10.58'

P.O.B.

S01°30'00"E 0.57'
TEMP GRAVEL ACCES DRIVE
6A STONE OR LARGER
10' x 33' x 6'

DELTA = 46°42'34"
RADIUS = 41.86'
ARC LENGTH = 34.13'
CHORD LENGTH = 33.19'
CHORD BRG. = S 22°41'17" W

N27°54'01"E 17.58'

14' WIDE PAVED DRIVE

PROP. HOUSE
BASM'T FLOOR: 74.50
82.83 B/L
28219 WESTBROOK CT.

GAR

DECK

GRAVEL OUTLET FILTER

PROP. SILT FENCE

LIMITS OF GRADING

N49°10'58"E
SANITARY SEWER EASEMENT
145.04'

℄ OF DITCH

EX. 24" CMP

INV. 763.80

WESTBROOK CT. 40FT WIDE (PUBLIC)

S45°12'00"W 172.57'

S45°12'00"W 192.44

150'-8" (BORE & JACK)

150'-20" STEEL CASING PIPE

WETLANDS

PERMANENT EASEMENT TOP PEBBLE CREEK

N87°53'12"E 48.79'

92'-8"

6" FORCE MAIN

ELECTRICAL PANNEL

VALVE PIT RIM 73.00

29.96'
S87°56'58"W

16.32'
N44°38'29"W

EX. R.O.W.

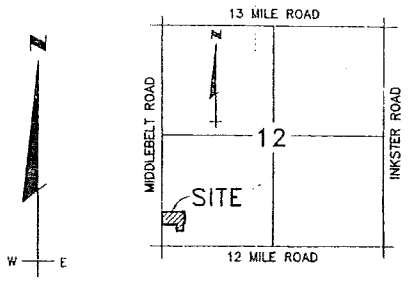
PAVED ACCESS DRIVE

N01°16'32"W 258.01'

TOPOGRAPHY & WETLAND SURVEY BY:
JCK & ASSOCIATES

AMERICAN ARBORVITAE
(THUJA OCCIDENTALIS)

NOTE : NO HOUSE/GRADING WORK
IS PROPOSED AS PART OF THIS PLAN



LOCATION MAP
NO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	DRAINAGE STRUCTURE	
	DRAINAGE STRUCTURE	
	SANITARY SEWER MANHOLE	
	GATE WELL	
	HYDRANT	
	POWER POLL	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS MAIN	
	FENCE LINE	
	WETLAND	
	PROP. WETLAND FILL	
	CONTOURS	
+0.12	SPOT ELEVATIONS	+0.12
	WOODS	
	CSB	
	ACCESS DRIVE 3" BIT. PAV'T 6" MDOT 21AA	

EXHIBIT "A"
SANITARY SEWER EASEMENT

PART OF LOT 8 "WOODCREEK FARMS ADDITION" AS RECORDED IN LIBER 55, PAGE 32, SECTION 12 T 1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 "WOODCREEK FARMS ADDITION" AS RECORDED IN LIBER 55, PAGE 32; THENCE ALONG THE EASTERLY LINE OF SAID LOT 8 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WESTBROOK COURT (40' WIDE) S.01°30'00"E., 0.57'; AND ALONG A CURVE TO THE RIGHT RADIUS 41.86', CENTRAL ANGLE 46°42'34" (THE CHORD OF SAID CURVE BEARS S.22°41'17"W., 33.19) A DISTANCE OF 34.13', AND S.45°12'00"W., 172.57'; THENCE N.44°38'29"W., 16.32'; THENCE S.87°56'58"W., TO A POINT ON THE WEST LINE OF SAID LOT 8, 29.96'; THENCE ALONG THE WEST LINE OF SAID LOT 8 N.01°16'32"W., 30.00'; THENCE N.87°53'12"E., 48.79'; THENCE N.49°10'58"E., 145.04'; THENCE N.27°54'01"W., TO A POINT ON THE NORTH LINE OF SAID LOT 8, 17.58'; THENCE N.89°20'00"E., 10.58' TO THE POINT OF BEGINNING.

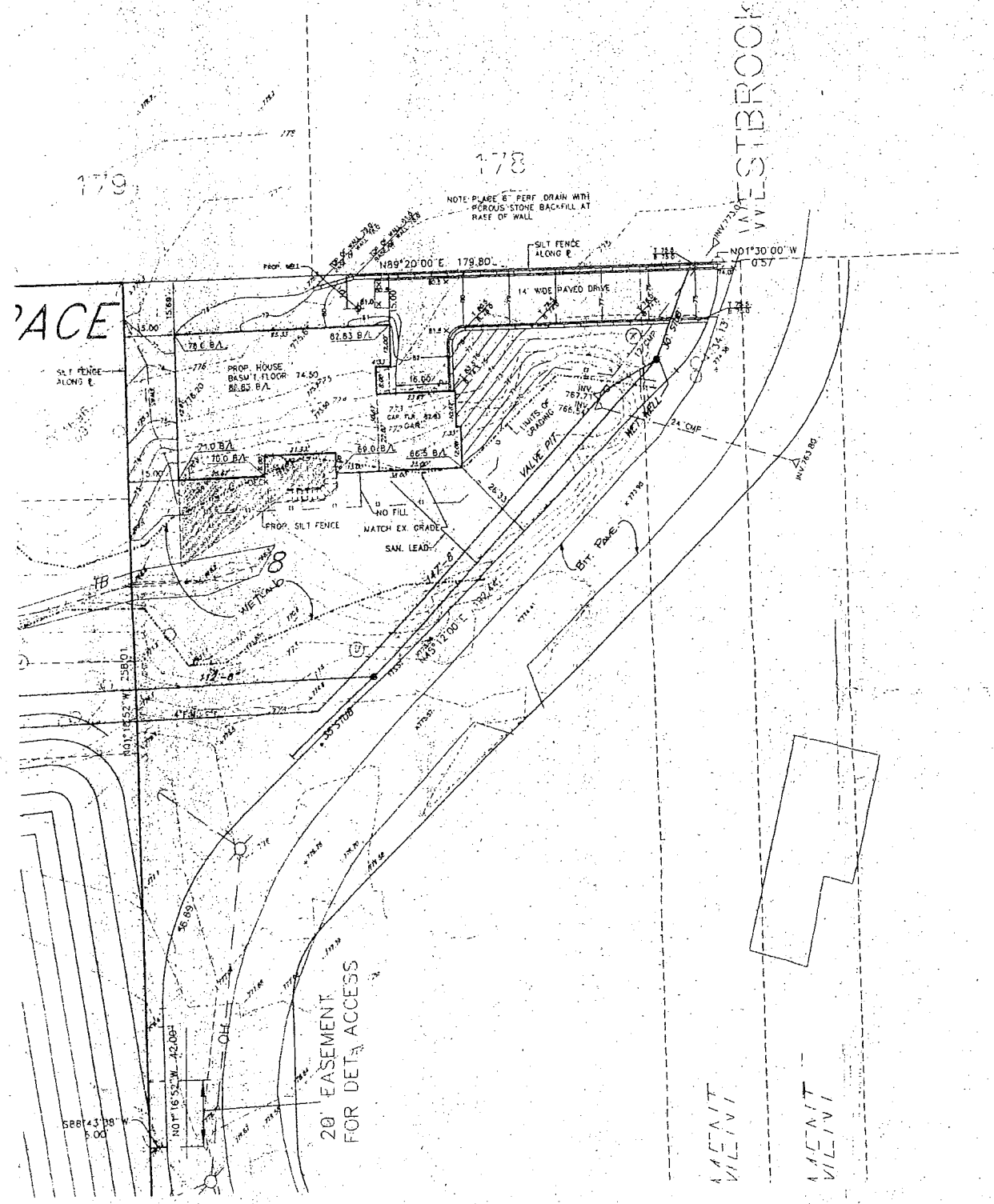
JANUARY 11, 2000
REVISED JANUARY 25, 2000
REVISED JUNE 5, 2000
970904

OCT 9 1 2000
FARMINGTON HILLS

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (ROUTE 282) for the location of underground facilities

PUMP STATION – SITE PLAN

DATE : DECEMBER 20, 1999 REVISIONS REVISED PER O.C.D.C 01/25/00 REVISED PER CITY 02/21/00 REVISED PER O.C.D.C 09/27/00 AS BUILT	THE RESERVE AT WOODCREEK PART OF THE S.W. 1/4 OF SECTION 12 T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN	WARNER, CANTRELL & PADMOS, INC. CIVIL ENGINEERS & LAND SURVEYORS 20750 Orchard Lake Road Farmington Hills, MI 48336 (248) 478-9494	
	SCALE : 1" = 10' DATUM : U.S.G.S.	JOB NO. 970904 PLAN FILE FARMINGTON HILLS N.B.	SHEET 9 OF 12



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	DRAINAGE STRUCTURE	
	DRAINAGE STRUCTURE	
	SANITARY SEWER MANHOLE	
	GATE WELL	
	HYDRANT	
	POWER POLE	
	SANITARY SEWER	
	STORM SEWER	
	WATER MAIN	
	GAS MAIN	
	FENCE LINE	
	WETLAND	
	CONTOURS	
+0.12	SPOT ELEVATIONS	+0.12
	WOODS	

N
W E
S

RECEIVED
DEC 1 0 1999
CITY OF FARMINGTON HILLS
ZONING

12-351-003

STATE OF MICHIGAN
GEORGE R. HIRTH
CIVIL ENGINEER
No. 36866
REGISTERED PROFESSIONAL ENGINEER

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (Toll Free) for the location of underground facilities.

PLOT PLAN

PROPRIETOR:
DOUGLAS TAYLOR
5319B COLGATE
FARMINGTON HILLS, MI 48336

DATE: NOVEMBER 17, 1999
REVISIONS:
AS BUILT

LOT 8 - WOODCREEK FARMS
PART OF THE S.W. 1/4 OF SECTION 12
T.1N., R.9E., CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 20'
DATUM: U.S.G.S.

WARNER, CANTRELL & PADMOS, INC
CIVIL ENGINEERS & LAND SURVEYORS
20790 Orchard Lake Road
Farmington Hills, MI 48336
(248) 476-9494

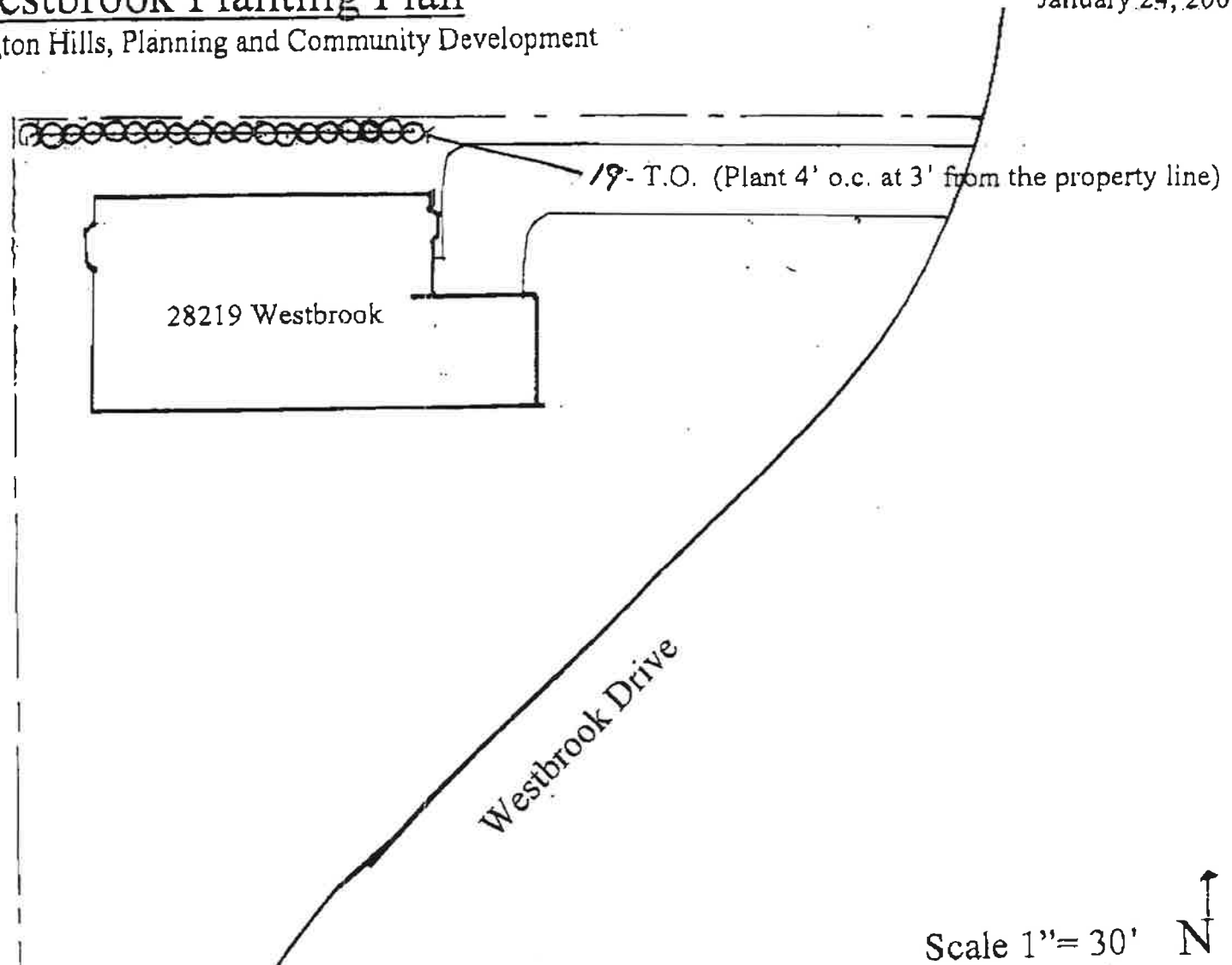
JOB NO. 981102
PLAN FILE FARMINGTON HILLS
N.B.
SHEET 1 OF

ATTACHMENT C

28219 Westbrook Planting Plan

City of Farmington Hills, Planning and Community Development

January 24, 2006

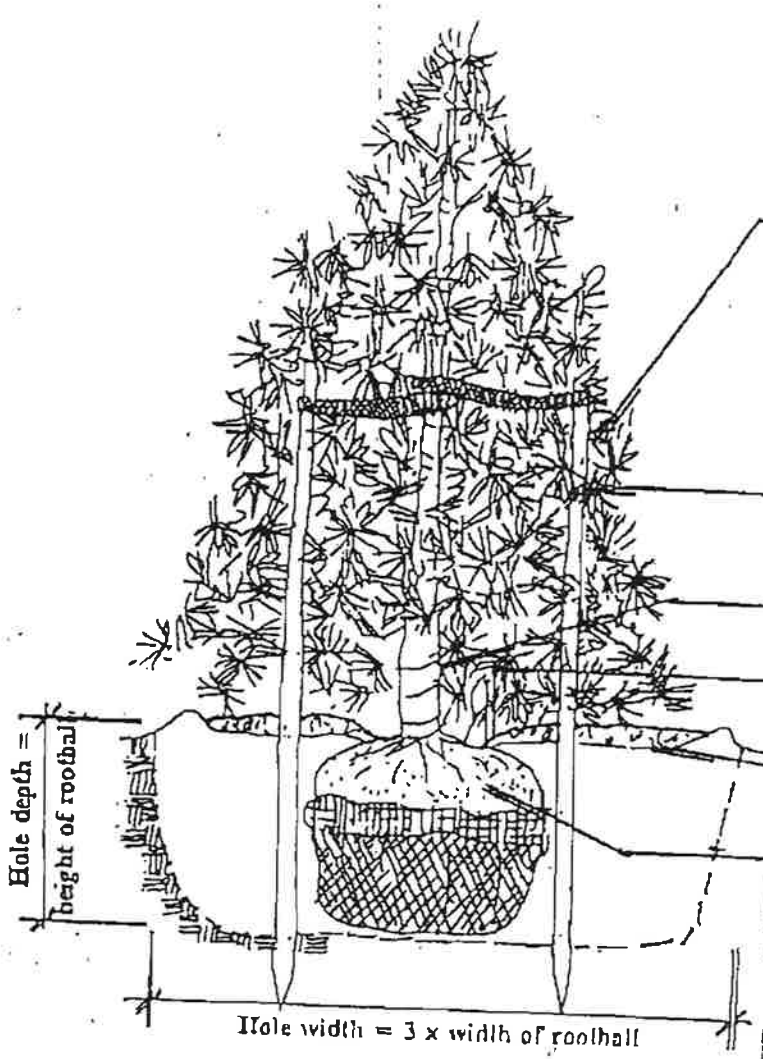


Plant List

Symbol	Quantity	Size &Type	Species	Common Name
T.O.	19	5 foot minimum height B&B	Thuja occidentalis 'Techny' or 'Mission'	Mission Arborvitae

ATTACHMENT C

JAN 27 2006 10:00 CITY FARMINGTON HILLS PLANNING 248 871 2521 P.03/04



Remove any ties or labels.

Remove all staking materials after 1 year.

Do not prune terminal leader or branch tips.

Prune away dead or broken branches only.

Stake with 2 x 2 hardwood stakes or approved equal driven 6"-8" outside of rootball.

Loosely stake tree trunk to allow for trunk flexing.

Stake trees with 2"-3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. Do not use rope or wire through a hose.)

Remove nursery applied tree wrap, tape or string from tree trunk and crown.

Set rootball level to grade or slightly above grade if in clay soil.

Mulch 2"-3" deep leaving 3" circle of bare soil around trunk of tree.

Fold down or pull back string, burlap or plastic exposing rootball. Remove all non-degradable materials. *Do not remove soil from rootball.*

Break up (scarify) sides of planting hole.

Center rootball in planting hole. Leave bottom of planting hole firm. Do not amend soil unless planting in poor or severely disturbed soil or building rubble. Use water to settle soil and remove air pockets and firmly set tree. Gently tamp if needed.

Evergreen Tree Planting Detail

City of Farmington Hills

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

ELENA RENZYAEVA

Plaintiffs,

Case No. 05-067071-AA
Judge Phyllis C. McMillen

v

CITY OF FARMINGTON HILLS,

Defendant.

ROSATI, SCHULTZ, JOPPICH & AMTSBUECHLER, P.C.
By: Steven P. Joppich (P46097)
Attorney for Respondent/Appellee
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100

STIPULATION AND ORDER TO AMEND CONSENT JUDGMENT

At a session of said Court held in the City of
Pontiac, County of Oakland, and State of Michigan
on _____

PRESENT: _____
Circuit Court Judge

The CITY OF FARMINGTON HILLS and ELENA RENZYAEVA, as the current owner and successor in interest to the property at issue herein, stipulate and agree to the following findings, and based upon such stipulation and the Court being otherwise fully advised in the premises, the Court hereby finds as follows:

A. On April 19, 2005, Jack Douglas Taylor appeared before the Farmington Hills Zoning Board of Appeals requesting the variance necessary to construct a single-family residence, attached garage and deck on certain vacant real property located at 28219 Westbrook, City of

Farmington Hills, Oakland County, Michigan, and having tax identification number 22-23-12-351-003, more fully described as follows (herein the "Property"):

> T1N, R9E, SEC 12 SUPEVISOR'S PLAT OF WOODCREEK FARMS ADDITION LOT 8

B. On June 16, 2005, having been denied the requested variances, Mr. Taylor filed in this Court his Petition for Review appealing the April 19, 2005, decision of the Farmington Hills Zoning Board of Appeals.

C. On March 23, 2006, this Court entered a Consent Judgment ("Consent Judgment") between Mr. Taylor and the City of Farmington Hills affecting the Property which is attached as **Exhibit A**.

D. On or about June 20, 2022, Mr. Taylor sold the Property to Elena Renzyaeva, who substitutes in for Taylor as the Plaintiff party-in-interest in this matter.

E. The Property is the sole property subject to the Consent Judgment and this Stipulation and Order to Amend Consent Judgment.

F. As stated in the Consent Judgment, the rights, responsibilities, duties, obligations, terms and conditions set forth in the Consent Judgment shall run with the land as to the Property, as legally described herein, and shall be binding upon and inure to the benefit of the parties and their successors, heirs, assigns and transferees.

G. Ms. Renzyaeva intends to construct a single family home totaling approximately 2,389.3 square feet with a garage totaling 658.7 square feet, as depicted in more detail in **Exhibit B**.

H. The proposed revised structure is more in compliance with the City's zoning ordinance requirements than that approved under the Consent Judgment, and City Planning Staff has given a favorable recommendation to the proposed changes.

I. Additionally, the City has been advised by Mr. Murawski, President of the Wood Creek Civic Association (Subdivision Association) that the Association has determined that the Association by-laws would not prevent the home from being constructed. See attached **Exhibit C.**

NOW, THEREFORE, the CITY OF FARMINGTON HILLS and ELENA RENZYAEVA hereby stipulate, consent and agree as follows, and

based upon such stipulation and the Court being otherwise fully advised in the premises, IT IS HEREBY ORDERED AND ADJUDGED as follows:

1. Elena Renzyaeva shall be substituted as Plaintiff in this case as the owner of the Property and successor-in-interest to Jack Douglas Taylor.

2. Attachment B to the Consent Judgment is hereby amended to substitute the plans for a structure as set forth in **Exhibit B** hereto.

3. Ms. Renzyaeva shall indemnify and hold the City of Farmington Hills, its elected and appointed officials, boards, councils, employees, agents, consultants and attorneys harmless from and against all claims, demands, actions, causes of action, suits, debts, judgments, executions, damages and rights of whatever nature in law, equity or otherwise, which now exist or which may subsequently accrue by reason of any acts, events or facts arising out of or related to this Stipulation and Order to Amend Consent Judgment and/or Consent Judgment, whether known or unknown. All claims that were or could have been asserted by any party relating to the subject matter of this case were merged into and resolved under the Consent Judgment and were dismissed with prejudice and without damages, costs, or attorney fees awarded to any party. The resolution of all such claims and damages under the original Consent Judgment are hereby merged into and made a part of this Stipulation and Order to Amend Consent Judgment and are forever barred with

prejudice. The provisions of this paragraph shall not bar claims brought to enforce the provisions of the Consent Judgment or this Stipulation and Order to Amend Consent Judgment.

4. The terms of this Stipulation and Order to Amend Consent Judgment may be further amended, changed, or modified, but only by written agreement executed by the parties or their respective successors and assigns acting by and through their duly authorized representatives. No waiver of any provisions of this Stipulation and Order to Amend Consent Judgment shall be valid unless in writing and signed by the party against whom the waiver is charged, and executed by a duly authorized representative of such party.

5. Except as modified by this Stipulation and Order to Amend Consent Judgment, the Consent Judgment remains in full force and effect.

6. The Consent Judgment and this Stipulation and Order to Amend Consent Judgment are and shall be deemed to be binding upon, and shall inure to the benefit of each of the parties hereto, their respective representatives, successors, grantees, and assigns, and shall run with and bind the Property. This Stipulation and Order to Amend Consent Judgment shall be recorded with the Oakland County Register of Deeds.

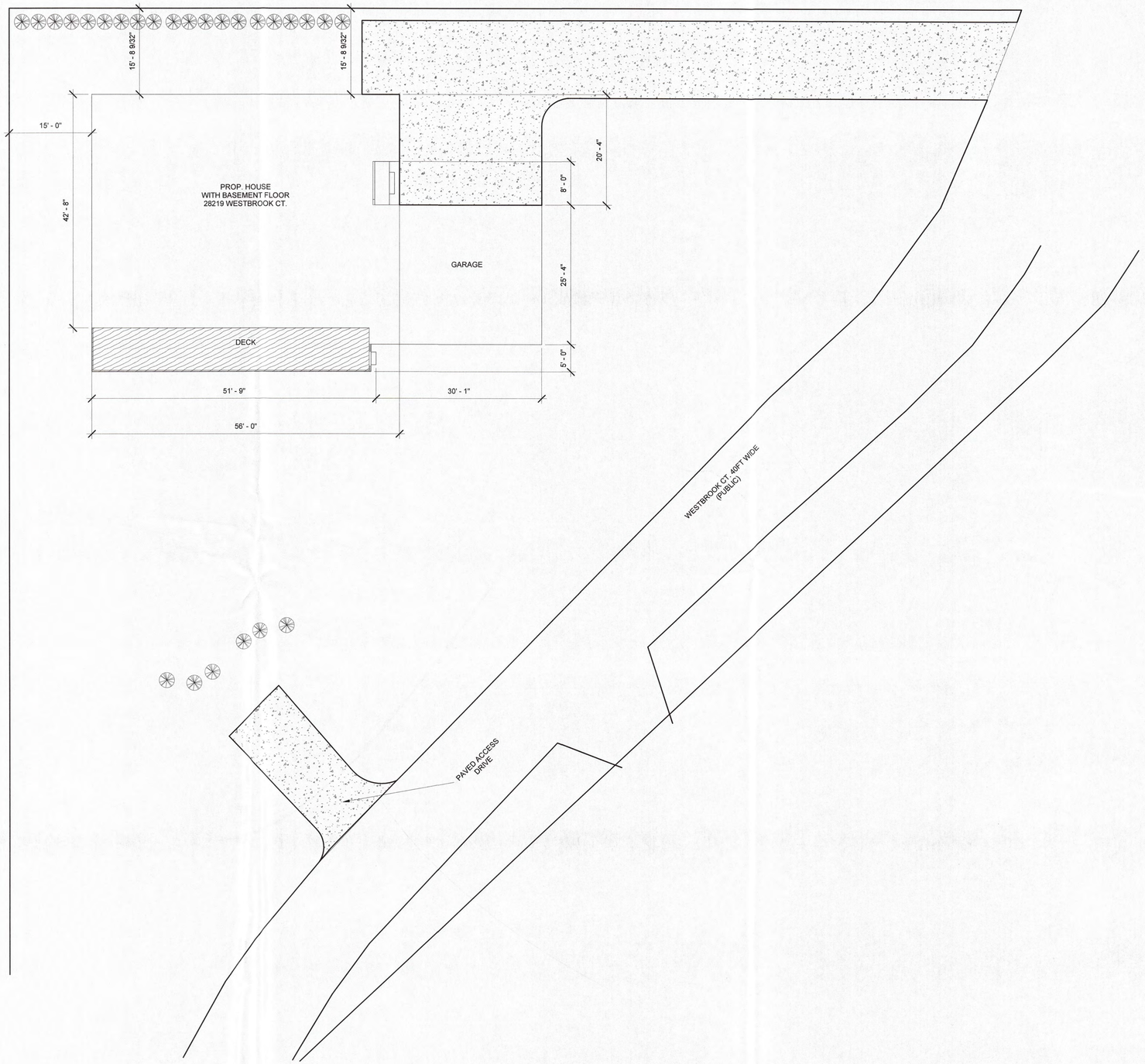
7. This Court shall retain jurisdiction of this matter in order to assure compliance with and enforcement of the terms and conditions of the Consent Judgment and this Stipulation and Order to Amend Consent Judgment.

_____

HONORABLE PHYLLIS C. McMILLEN

THE UNDERSIGNED PARTIES HAVE READ, UNDERSTAND, AGREE AND CONSENT TO THE FOREGOING STIPULATION AND ORDER AMENDING CONSENT JUDGMENT AND ALL TERMS AND CONDITIONS STATED THEREIN. ALL SUCH PARTIES HEREBY REPRESENT THAT THEY HAVE OBTAINED ADVICE OF LEGAL COUNSEL AND ARE CONSENTING TO THE STIPULATION AND ORDER FREELY AND VOLUNTARILY.

_____	_____
Elena Renzyaeva	Gary Mekjian
Current Owner of the Property	City Manager, City of Farmington Hills
Dated:_____	Dated:_____



1 Site
1" = 10'-0"

ALI KHALAF
— ARCHITECTURAL DESIGNER —
AK ARCHITECTURE LLC
P: (313) 676-6776
E: AKARCHITECT9@GMAIL.COM
5465 SCHAEFER RD. DEARBORN, MI, 48126

RECEIVED
JUL - 6 2022
CITY OF FARMINGTON HILLS
PLANNING DEPT.

-

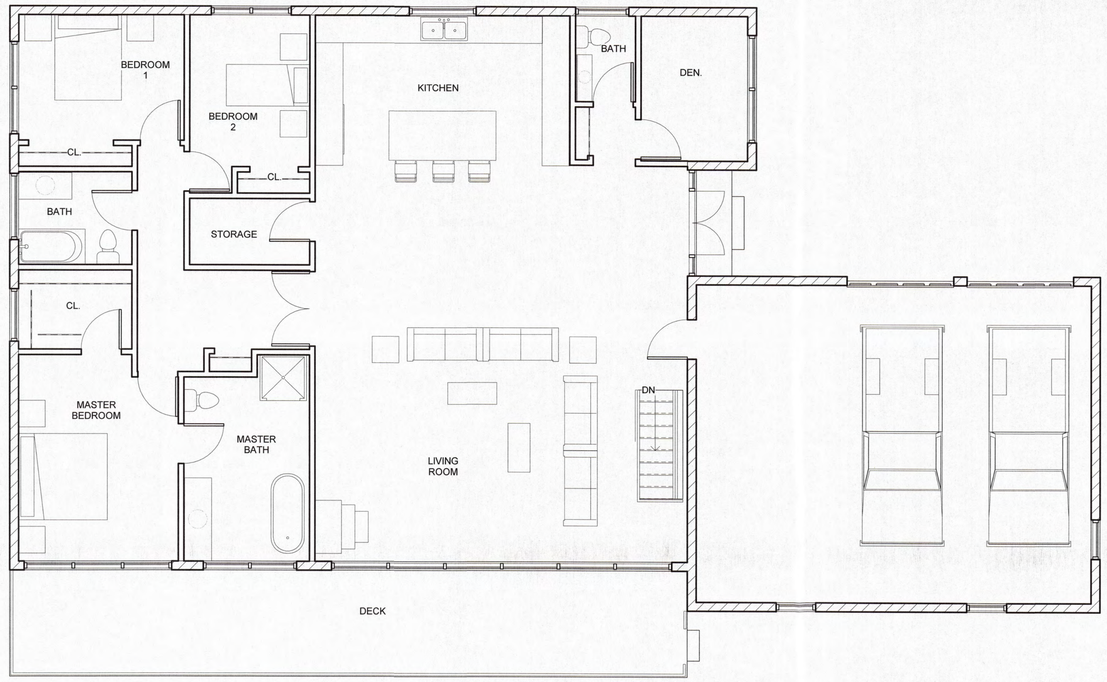
HOUSE PROPOSAL

SITE PLAN

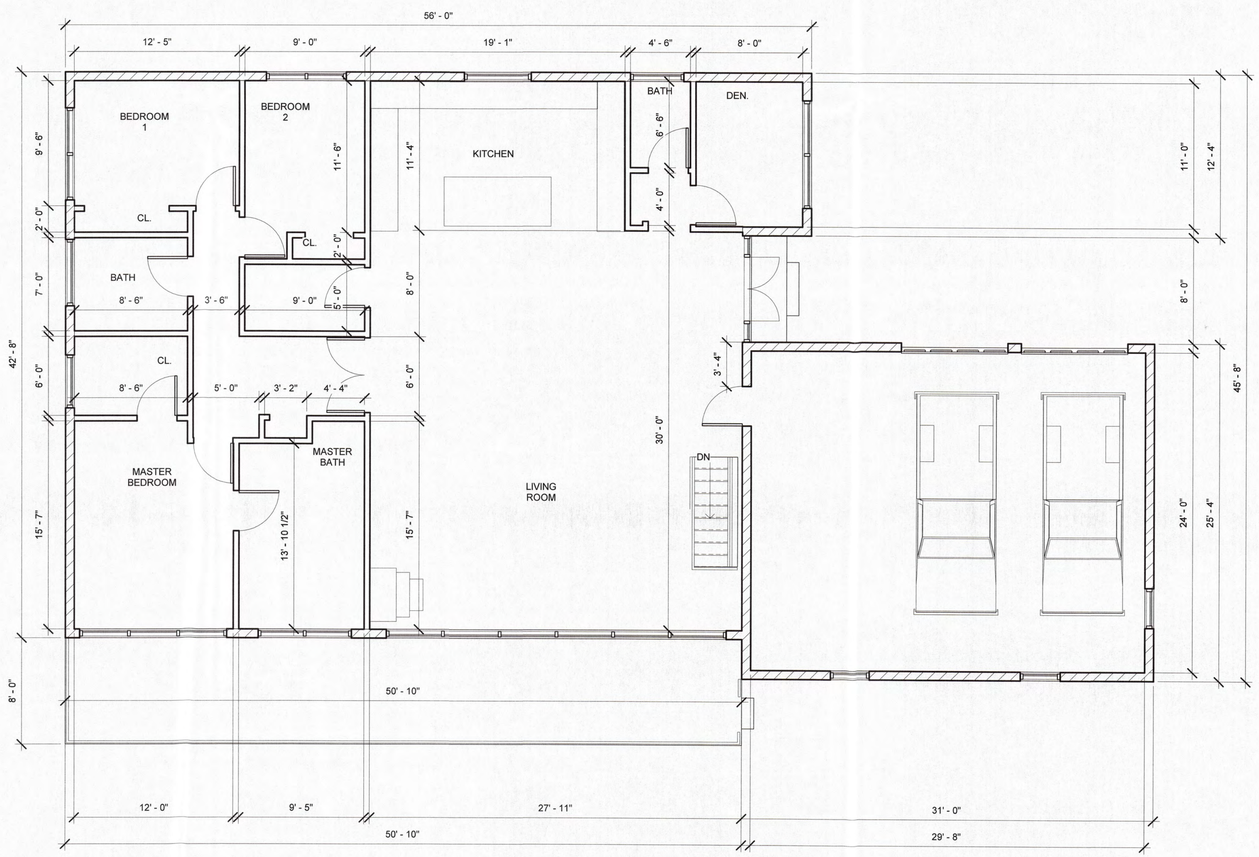
Project Number	0076
Date	06/29/2022
Drawn By	Ali Khalaf
Checked By	Checker

SP-1

Scale	1" = 10'-0"



1 GROUND FLOOR
3/16" = 1'-0"



2 DIMENSION GROUND FLOOR
3/16" = 1'-0"

ALI KHALAF
ARCHITECTURAL DESIGNER
AK ARCHITECTURE LLC
P: (313) 676-6776
E: AKARCHITECT9@GMAIL.COM
5465 SCHAEFER RD. DEARBORN, MI, 48126

-

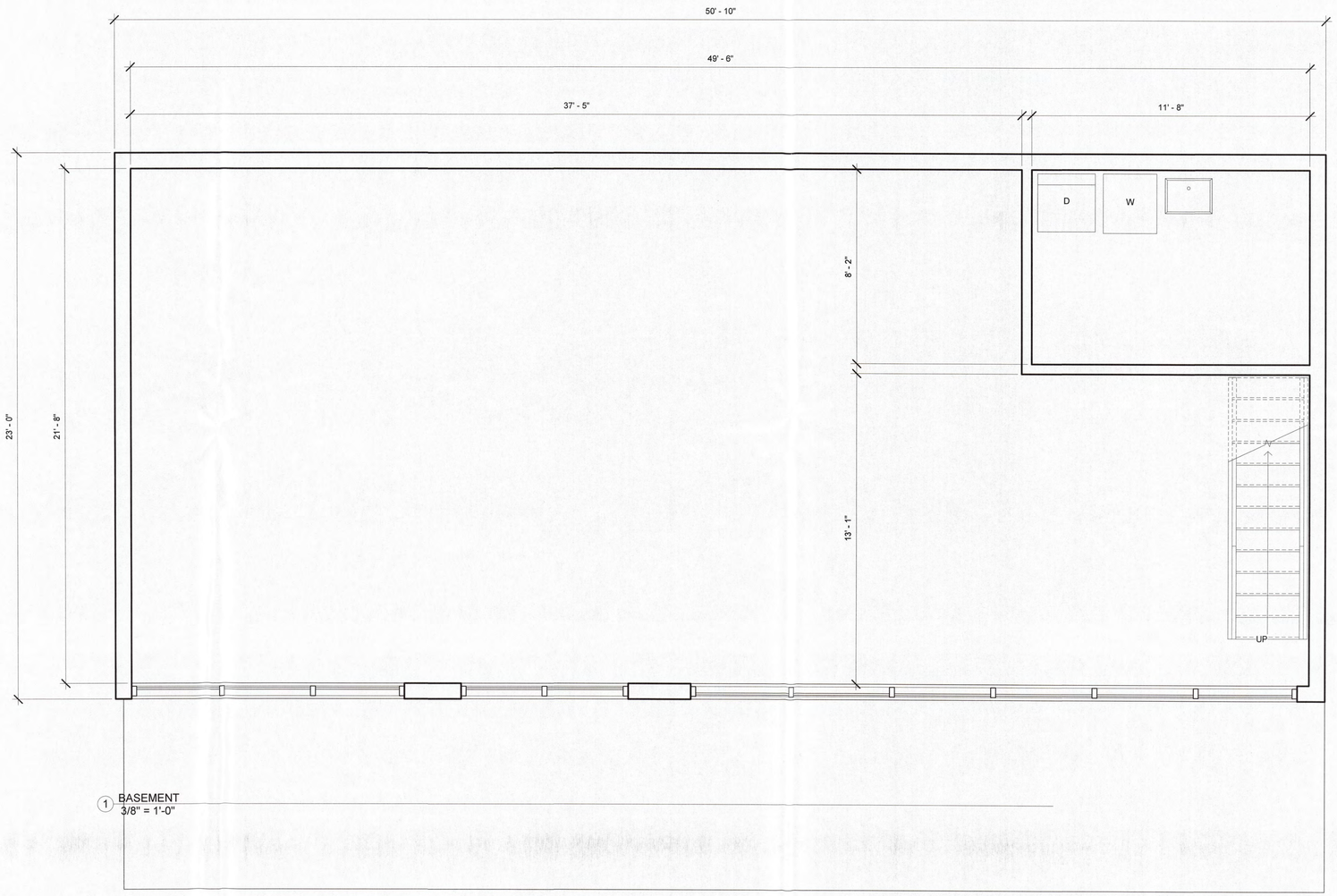
HOUSE PROPOSAL

GROUND FLOOR PLAN

Project Number	0076
Date	06/29/2022
Drawn By	Ali Khalaf
Checked By	Checker

A-01

Scale	3/16" = 1'-0"



1 BASEMENT
3/8" = 1'-0"

ALI KHALAF
— ARCHITECTURAL DESIGNER —
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5465 SCHAEFER RD. DEARBORN, MI, 48126

-

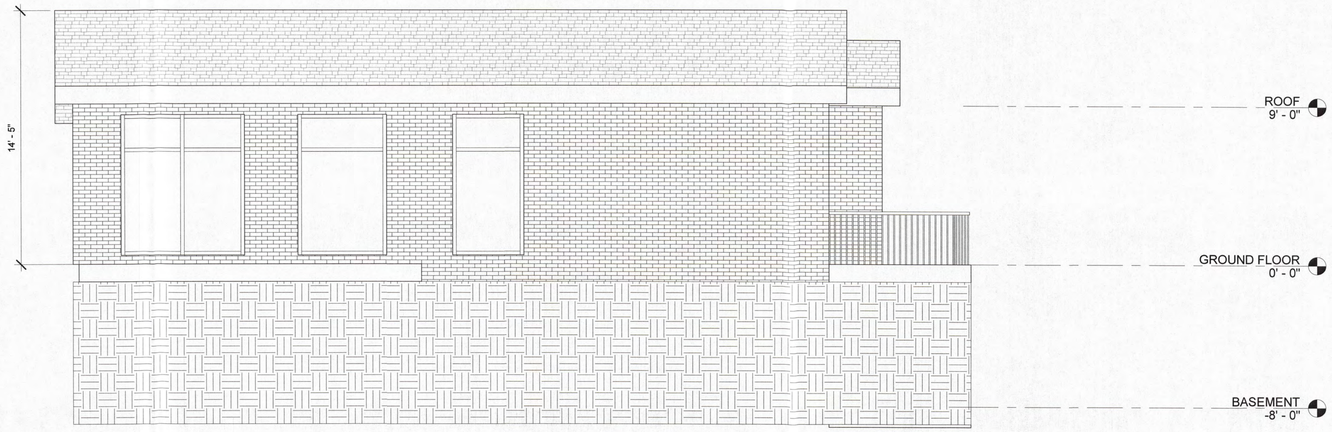
HOUSE PROPOSAL

BASEMENT FLOOR PLAN

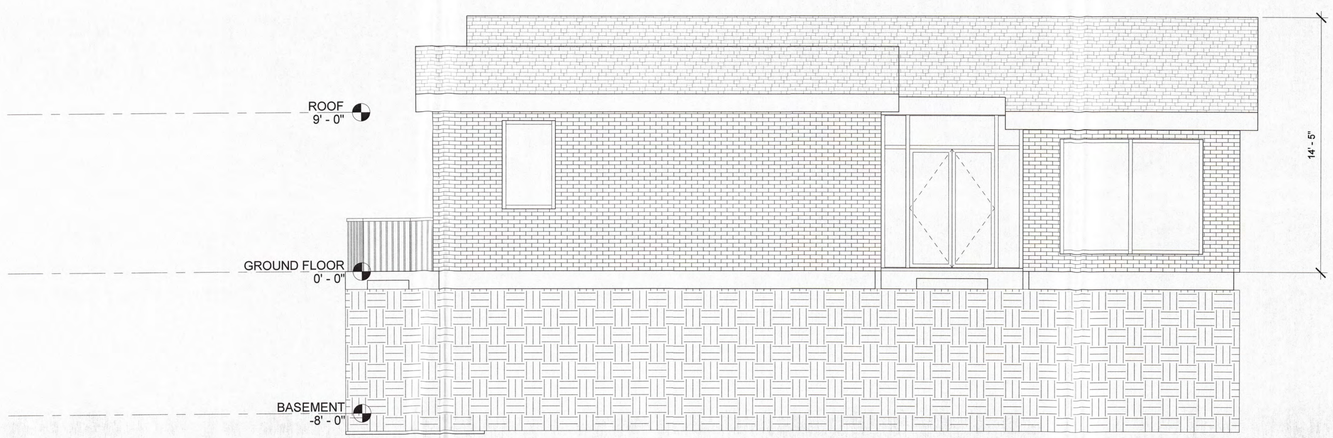
Project Number	0076
Date	06/29/2022
Drawn By	Ali Khalaf
Checked By	Checker

A-02

Scale	3/8" = 1'-0"



1 North.
1/4" = 1'-0"



2 South.
1/4" = 1'-0"

ALI KHALAF
— ARCHITECTURAL DESIGNER —
AK ARCHITECTURE LLC
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5465 SCHAEFER RD. DEARBORN, MI, 48126

-

HOUSE PROPOSAL

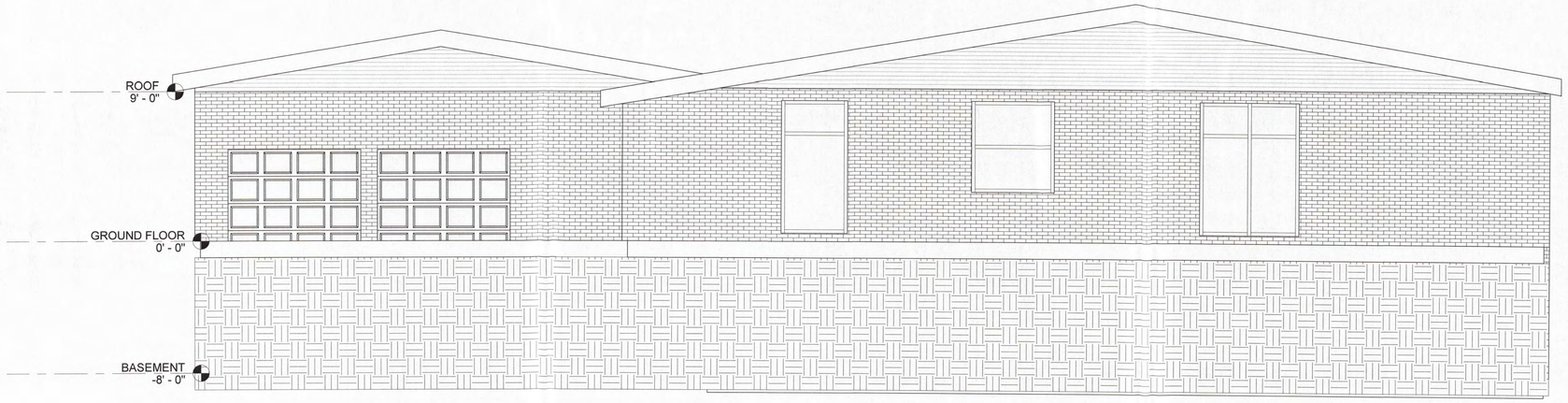
ELEVATIONS

Project Number	0076
Date	06/29/2022
Drawn By	Ali Khalaf
Checked By	Checker

A-03

Scale	1/4" = 1'-0"

1 East.
1/4" = 1'-0"



2 West
1/4" = 1'-0"

ALI KHALAF
ARCHITECTURAL DESIGNER
AK ARCHITECTURE LLC
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E: AKARCHITECT9@GMAIL.COM
5465 SCHAEFER RD. DEARBORN, MI, 48126

-

HOUSE PROPOSAL

ELEVATIONS

Project Number	0076
Date	06/29/2022
Drawn By	Ali Khalaf
Checked By	Checker

A-03b

Scale	1/4" = 1'-0"

July 22, 2022

WoodCreek Civic Association
P. O. Box 2454
Farmington Hills, MI 38333

City Council of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336-1103

Re: Consent Judgement Number # 122, Westbrook Court – Sidwell No. 23-12-351-003

Dear Council Members:

The WoodCreek Civic Association was asked to comment on the changes proposed to the Consent Judgement Number # 122 as we had participated in the original judgement process.

The changes being asked for by the proponent and current property owner, Ms. Elena Renzyaeva, include only a reduction in size and design of the proposed house. The property setbacks and other aspects of the property remain the same as the original judgement.

Several WoodCreek Civic Association board members have toured the site and a consensus of the board is that we have no objections to Ms. Renzyaeva's proposal and recommend that the City Council approve the request.

Respectively,

Hank M.

Hank Murawski
President
WoodCreek Civic Association

Cc: Ms. Elena Renzyaev
Ms. Charmaine Kettler-Schmult – Planning and Community Development

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – August 22, 2022

SUBJECT: Establish **Traffic Control Order P-174-2022** to prohibit stopping, standing, parking on Kendallwood Drive and Brandywine Road, and

Rescind **Traffic Control Order P-161-2005** that prohibits stopping, standing, parking on Kendallwood Drive between Brandywine Road and Ridgewood Road.

Administrative Summary

- On-street parking concerns along Kendallwood Drive and Brandywine Road were brought to the City's attention by residents as well as the Police Department related to student drop-off and pick-up from the STEAM Academy.

- A review of the location and parking concerns was conducted on Kendallwood Drive and Brandywine Road.

- The Police Department, STEAM Academy representatives as well as the majority of residents along this proposed no parking zone are supportive of establishing the parking prohibition.

- As a result of the Engineering Division's investigation and communication with representatives of the STEAM Academy, Police Department and Kendallwood Drive, it is recommended that traffic control be established to prohibit parking from 7:00a.m.- 9:00 a.m. and 2:00p.m.- 4:00 p.m. on school days only along both sides Kendallwood Drive from 12 Mile Road to 300' north of Ridgewood Road and on Brandywine Road from Kendallwood Drive to 200' east of Kendallwood Drive. The residents of the properties along this proposed no parking zone generally have no objection to the parking prohibition.

- There is already a no parking zone established with the same time restrictions by Traffic Control Order P-161-2005 on Kendallwood Drive between Ridgewood Road and Brandwine Road. Traffic Control Order P-174-2022 extends the limits of this parking restriction north of Ridgewood Road and south to 12 Mile Road, entirely capturing the pre-existing zone. As such, Traffic Control Order P-161-2005 is recommended to be rescinded.

RECOMMENDATION

IT IS RESOLVED, the adoption of the Traffic Control Order P-174-2022 which prohibits stopping, standing, parking from 7:00a.m.- 9:00a.m. and 2:00p.m.- 4:00p.m. on school days only along both sides Kendallwood Drive from 12 Mile Road to 300' north of Ridgewood Road and on Brandywine Road from Kendallwood Drive to 200' east of Kendallwood Drive

IT IS FURTHER RESOLVED to rescind Traffic Control Order P-161-2005 that prohibits stopping, standing, parking from 7:00 a.m.-9:00 a.m. and 2:00p.m.-4:00 p.m. on school days along both sides of Kendallwood Drive between Brandywine Road and Ridgewood Road.

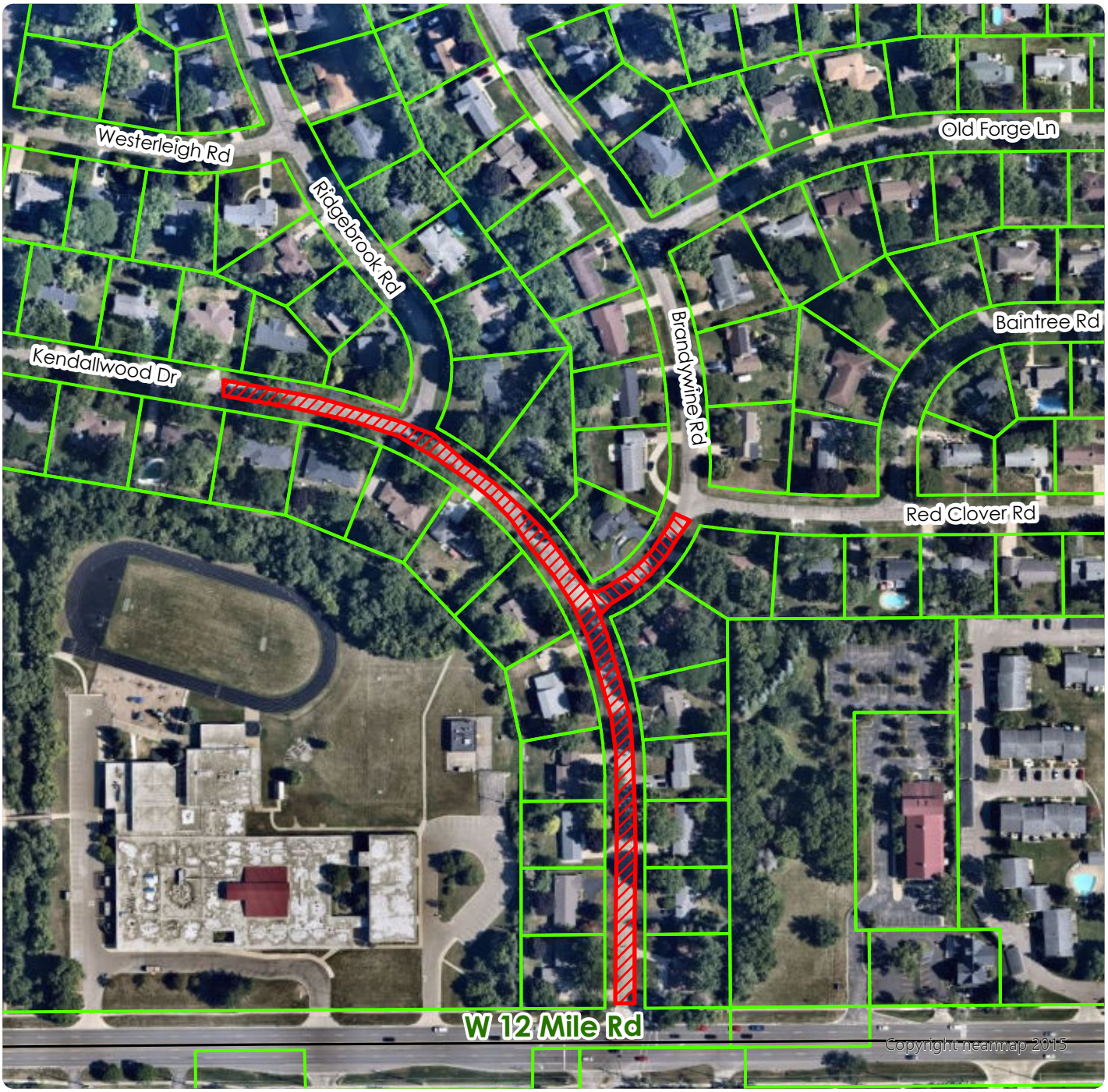
Support Documentation

Parking concerns along Kendallwood Drive and Brandywine Road were brought to the attention of the City's Engineering Division by residents as well as the City's Police Department. Of particular concern is that vehicles picking up and dropping off students from the STEAM Academy are parking along Kendallwood Drive and Brandywine Road during arrival and dismissal of the STEAM Academy. In doing so, the parked vehicles are blockading traffic, limiting sight distance of other vehicles and pedestrians, and impacting access to the residential properties in the area. Based on a review of the area, it is recommended that traffic control be established to prohibit parking from 7:00a.m.-9:00 a.m. and 2:00p.m.-4:00 p.m. on school days only along both sides Kendallwood Drive from 12 Mile Road to 300' north of Ridgewood Road and on both sides of Brandywine Road from Kendallwood Drive to 200' east of Kendallwood Drive.

As identified in the report, the proposed no parking zone created by Traffic Control Order P-174-2022 entirely captures the pre-existing zone established by Traffic Control Order P-161-2005, and as such, is recommended to be rescinded.

Prepared by: Mark S. Saksewski P.E., Senior Engineer
Division Head Approval by: James Cubera P.E., City Engineer
Departmental Authorization by: Karen Mondora P.E., Director of Public Services
Approval by: Gary Mekjian P.E., City Manager

City of Farmington Hills
Department of Public Services
Traffic Control Order P-174-2022



LEGEND

– Proposed No Parking Zone

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – August 22, 2022

SUBJECT: Establish **Traffic Control Order P-175-2022** to prohibit parking on Randall Street

Administrative Summary

- On-street parking concerns were brought to the City's attention by residents located along Randall Street as well as the owner of the commercial property located on the northwest corner of Eight Mile and Randall (30990 Eight Mile).

- The commercial property located at the northeast corner of Eight Mile and Randall (30896 Eight Mile) appears to be parking vehicles, many of them large commercial trucks along both sides of Randall Street near the intersection of Eight Mile Road.

- A review of the location on Randall Street was conducted on several occasions and vehicles were witnessed parking on both sides of Randall Street such that there was only one travel lane available for both north bound and south bound traffic to share.

- As a result of the Engineering Division's investigation and communication with Randall Street Residents and the property owner located at 30990 Eight Mile, it is recommended that traffic control be established to prohibit parking at all times on the west side of Randall Street from Eight Mile Road to 450 feet north of Eight Mile Road.

RECOMMENDATION

IT IS RESOLVED, the adoption of the Traffic Control Order P-175-2022 which prohibits parking at all times on the west side of Randall Street from Eight Mile Road to 450' north of Eight Mile Road.

Support Documentation

Parking concerns were brought to the attention of the City's Engineering Division by residents of Randall Street due to the many parked vehicles, including several large commercial trucks parked along both sides of Randall Street near Eight Mile Road. In doing so, the parked vehicles are often blockading traffic and only allowing for one travel lane which must be shared by both northbound and southbound vehicles. Vehicles turning onto Randall Street from Eight Mile Road are not able to complete their turn in the event there is a vehicle travelling southbound toward Eight Mile Road.

The parking restriction is only in place along the Randall Street frontage of 30990 Eight Mile and the owner of this property supports the parking restriction as proposed.

Prepared by: Mark S. Saksewski P.E., Senior Engineer
Division Head Approval by: James Cubera P.E., City Engineer
Departmental Authorization by: Karen Mondora P.E., Director of Public Services
Approval by: Gary Mekjian P.E., City Manager

City of Farmington Hills
Department of Public Services
Traffic Control Order P-175-2022

LEGEND

– Proposed No Parking Zone

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – AUGUST 22, 2022

SUBJECT: Consideration of Establishing the Thirteen Mile Road Water Main Payback District (Valley Road to Wellington Drive), Section 22

Administrative Summary

- The City entered into a Consent Judgment with the developer of the property at the southwest corner of Thirteen Mile Road and Inkster Road (a.k.a. proposed Hills of Franklin development).

- One of the conditions of the Consent Judgment requires the City to extend public water main along Thirteen Mile Road from Valley Road to Wellington Drive in order to provide access to a public water supply for this proposed development.

- This extension has certain obligations that the developer had to meet in order for the City to move forward with the water main construction.

- These obligations have now been met and on July 25, 2022, the City Council awarded the water main construction contract.

- Approximately 2,000 linear feet of 12" water main is being installed along Thirteen Mile Road in this area and a minimum of thirteen (13) homesites will benefit from this installation. This includes existing properties fronting on Thirteen Mile Road and eight (8) new homes within the proposed Hills of Franklin development.

- A payback agreement stipulates that the owners of the benefiting parcels are only required to pay for their proportionate share of the improvement costs ***if and when*** they connect to the water main and also ***prior to*** the approval of any subdivision of land or lot split as outlined in City Code Section 27.

- Per the Consent Judgment, the total cost of the payback is capped at $600,002. Therefore, the payback amount applied to benefiting properties will not exceed **$46,154** per homesite.

- In accordance with the payback ordinance, the developer of the eight benefitting properties within the Hills of Franklin development will be obligated to pay this payback amount prior to the issuance of water connection permits for each of homesite within the development.

- Multiple discussions regarding the water main construction and the details of the payback ordinance have been held between the City Attorney, city staff, and the representatives of the Hills of Franklin Development.

- Upon completion of the construction and determination of final costs, this matter will return to City Council for formal approval of the final Payback District. City Council will establish a time period for benefiting property owners to opt into a payback agreement and make installment payments.

- Staff recommends the approval of the Thirteen Mile Road Water Main Payback District (Valley Road to Wellington Drive).

RECOMMENDATION

IT IS RESOLVED, City Council authorizes approval for the establishment of the Thirteen Mile Road Water Main Payback District (Valley Road to Wellington Drive) subject to final costs being determined upon completion of construction; and it is the staff's recommendation that funds be utilized from the City of Farmington Hills Water Reserve Fund to construct these improvements as well as to utilize the developers deposit as directed in the Consent Judgment.

Support Documentation

The City of Farmington Hills entered into a Consent Judgment for the property located at the southwest corner of Thirteen Mile Road and Inkster Road, currently being developed as Hills of Franklin. The Consent Judgment included provisions that the City is to provide public water main to this property and identified a payback district be established with the developer contributing towards the overall project cost. The City proceeded with the design and bidding process of this public water main and on July 25, 2022, City Council awarded the project contract.

Per the Consent Judgment, the payback district costs are capped at $600,002.00, with benefiting properties not to exceed a payback amount of $46,154.00 per homesite. Staff is recommending that the water main installation along Thirteen Mile Road from Valley Road to Wellington Drive be established as a City initiated payback district under Section 33-200 of the City Code. Monies to pay for the project will come from the City's Water Reserve Fund as well as a deposit from the developer as directed by the Consent Judgement. The payback district will reimburse the Water Reserve Fund as properties connect. Note, there are currently no existing direct connection agreements in existence in this proposed district.

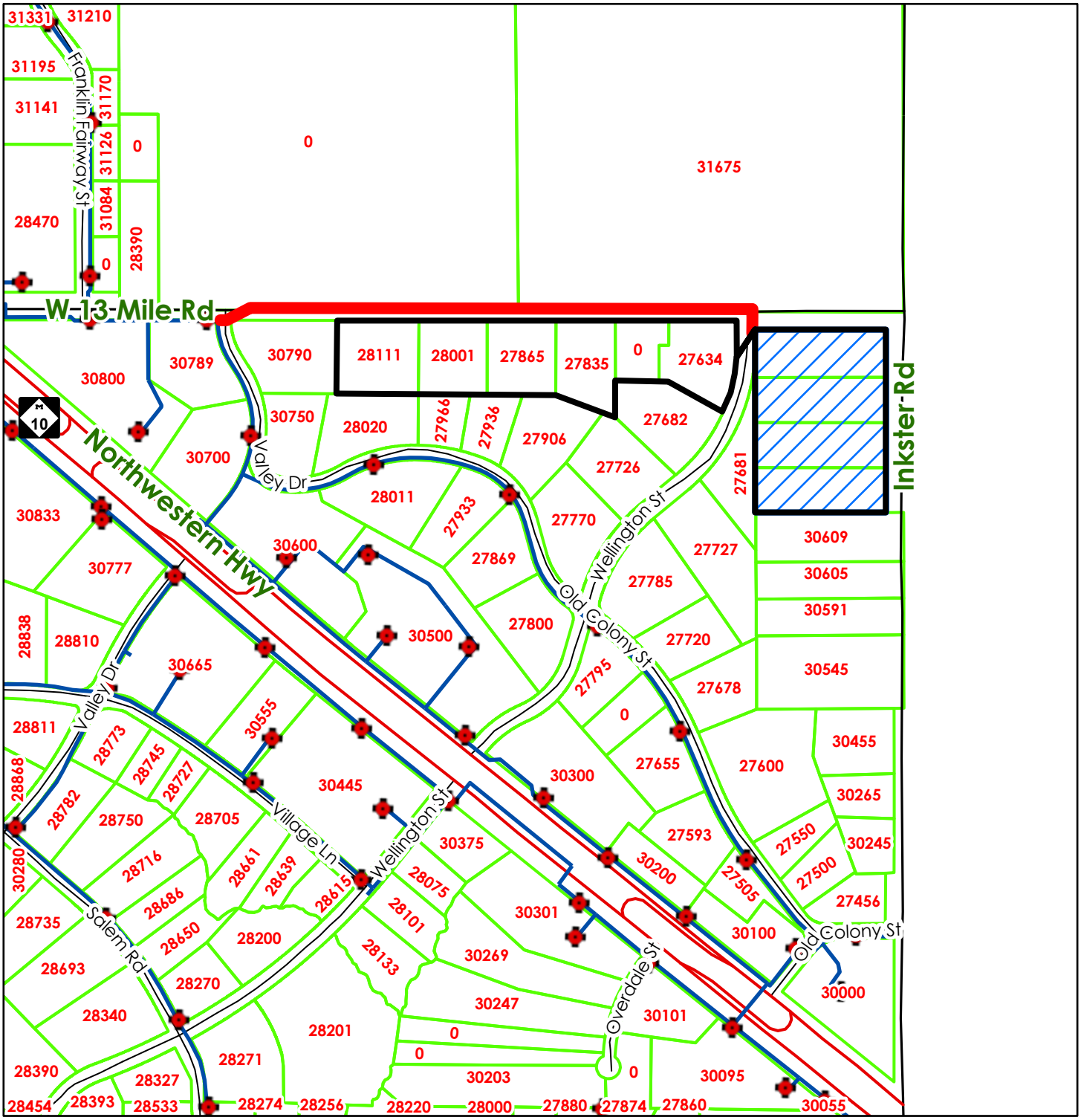
Upon completion of the construction and determination of final costs, this project will return to City Council for formal approval of the final Payback District. If the final costs come in lower than what is projected to provide a payback cost of $46,154 per homesite unit, then it will be adjusted, and the developer will receive a partial refund. If costs come in higher, the developer will subsidize the difference to keep the payback at the $46,154 per unit. City Council will also establish a time period for benefiting property owners to opt into a payback agreement with the City in order to make installment payments.

Each benefiting property is responsible for a proportionate share of this cost as based on the number of equivalent residential units that are projected to connect from each property. If any of the properties split or develop differently than originally estimated, units of benefit will be recalculated such that each connection resulting from the lot splits or development will have to pay its proportionate share of the full cost attributable to the original benefitted property, as required by City Ordinance. The City Assessor will follow-up on the process of the paybacks prior to the approval of any subdivision of land or lot split as outlined in the City Code Section 27.

Lastly, we would like to clearly differentiate between a Special Assessment District (S.A.D.) and a Payback District. An S.A.D. requires benefiting property owners to pay the cost of the sanitary sewer or water main immediately. In the case of a Payback District, the property owners *pay only if and when* they tap the system for service or per the terms of any direct connection agreements.

Prepared by: James Cubera, P.E., City Engineer
Reviewed by: Tammy Gushard, P.E., Senior Engineer
Departmental Authorization by: Karen Mondora, P.E., Director of Public Services
Approval by: Gary Mekjian, P.E., City Manager

City of Farmington Hills
Department of Public Services
13 Mile Road Water Main Payback District



LEGEND

- Proposed Water Main
- Hills of Franklin Development (8 units)
- Limits of Payback District

Department of Public Services
NLS 8/10/2022

REPORT TO THE CITY COUNCIL FROM THE CITY CLERK – AUGUST 22, 2022

SUBJECT: Consideration of approval of a Special Event Permit for the Iskcon Temple Color Festival to be held on Sunday, September 18, 2022

ADMINISTRATIVE SUMMARY:

- The City received a formal application from Jogiraju Poolla, representing Iskcon Temple, for a Special Event Permit in order to hold the Color Festival Sunday, September 18, 2022 from 11:00am-6:00pm at the Iskcon Temple located at 36600 Grand River Avenue, Farmington Hills.
- The Color Festival will include dance, colors, music, food, yoga and meditation. The event will consist of several 10x10 tents with goods/merchandise being sold (donation only) and a stage area.
- The required insurance and/or indemnification agreement was received by the City.
- The application was reviewed by all appropriate Departments. There were no objections to the event, subject to the following conditions and details as verified by the applicant:
    - There shall be no parking within 20' of any tent and the west drive shall remain clear from Grand River to Lochdale for emergency vehicles
    - Egress from the facility shall not be restricted
    - Fire lanes shall not be blocked or restricted
        - Temporary "NO PARKING FIRE LANE" signs shall be put up along Lochdale and Independence Office Drive on 9/18/22
    - Cooking/open flame devices shall not be used under tents
    - Proponent must contact Fire Prevention to schedule an inspection prior to beginning the event
    - Event shall comply with minimum Fire Prevention requirements
    - There will be several 10x10 tents onsite used for seating and for vendors selling merchandise
    - The applicant is expecting 500-600 people to attend the event which will be open to the general public
    - All three entrances will be open for emergency vehicles in case the need arises
    - The applicant has not asked for assistance from the Police Department at this time
    - Iskcon Temple has received permission from Middela LLC to use their two parking lots for visitors

RECOMMENDATION:

IT IS RESOLVED, that City Council hereby approves a Special Event Permit for the Iskcon Temple Color Festival of Janmashtami to be held on Sunday, September 18, 2022 from 11:00am to 6:00pm, subject to the terms and conditions outlined in the City Clerk report dated August 22, 2022.

Respectfully submitted,

Pamela B. Smith, City Clerk

Color Festival

APPLICATION FOR SPECIAL EVENT/TEMPORARY OUTDOOR SALES

CITY OF FARMINGTON HILLS
31555 ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
(248) 871-2410 FAX (248) 871-2411

ALL FEES ARE NON-REFUNDABLE

Fees: $50.00 Application Review Fee (fee is waived for non profit companies) Carnivals are $ 150.00

A **Clean Up Deposit** of $300 is required for special events and temporary outdoor sales (involving the use of any temporary outdoor structures or equipment – tents, tables, etc.). This deposit is refundable when the site is cleared.

A **Liability Insurance Certificate** naming the City as an additional insured in the amount of $1,000,000 is required for special events or temporary outdoor sales as determined by the City. The attached **Indemnification Agreement** is required for Special Events as determined by the City.

Temporary Outdoor Sales: (Sales event held on the same property as the business and accessory to the use of the business) **are limited to 14 consecutive days and a total of 28 days in any 12 month period.**

NOTE: A COMPLETE AND DETAILED SITE PLAN/SITE MAP OF THE PROPERTY SHOWING THE EVENT AREA IS REQUIRED. PLAN MUST SHOW LOCATIONS OF SIGNS, TENTS OR ANY STRUCTURES, AMUSEMENT RIDES, FOOD SERVICES, PARKING AREA, THE LOCATION OF EXISTING BUILDINGS, ETC. REQUEST WILL NOT BE REVIEWED UNTIL THIS PLAN IS RECEIVED. IF A TENT IS TO BE ERECTED, SPECIFICATIONS ARE REQUIRED - SEE page 2)

APPLICANT'S NAME: (If partnership or corporation, please include all names & residential address of officers on separate sheet)

JOGIRAJU POOLLA

APPLICANT' S RESIDENTIAL ADDRESS:

36600 GRAND RIVER AVE FARMINGTON HILLS MI 48335

CITY ST ZIP

APPLICANT'S PHONE: Office: 6017013116 Cell: 6017013116

RELATION OF APPLICANT TO BUSINESS/EVENT: ☐ Owner ☑ Manager ☐ Representative ☐ Other

IS ORGANIZATION A FOR PROFIT OR NON PROFIT BUSINESS: ☐ PROFIT ☑ NON-PROFIT

ADDRESS OF THE PROPERTY AT WHICH THE EVENT WILL BE CONDUCTED:

36600 GRAND RIVER AVE FARMINGTON HILLS MI-48335

DOES APPLICANT OWN OR OCCUPY THE PROPERTY AT WHICH THE EVENT IS TO BE HELD?
☑ YES ☐ NO IF NO, WRITTEN CONSENT FROM THE PROPERTY OWNER FOR THE EVENT IS REQUIRED WITHIN SEVEN(7) DAYS OF THE DATE OF SUBMISSION OF APPLICATION TO THE CITY AND TO ALL OTHER TENANTS ON THE PROPERTY OF THE PROPOSED EVENT. PLEASE ATTACH.

GIVE A DETAILED DESCRIPTION OF THE EVENT PROPOSED:

Color festival.

DATE OF THE EVENT: Sept 18th. TIME OF YOUR EVENT: 11AM to 6PM

NOTE: Special events/temporary outdoor sales are permitted by ordinance ONLY between 9am and 10pm

IS THE EVENT OPEN TO THE GENERAL PUBLIC? ☑ YES ☐ NO

WILL ANY GOODS OR MERCHANDISE BE OFFERED FOR SALE TO THOSE ATTENDING:
for Donation ☑ YES ☐ NO

MAXIMUM NUMBER OF PEOPLE PROPOSED TO ATTEND OR PARTICIPATE EACH DAY: 500 to 600

HAS THE APPLICANT, PARTNERS, OFFICERS OR DIRECTORS EVER BEEN CONVICTED OF A FELONY?

____ YES ____ NO IF YES, ON SEPARATE SHEET PROVIDE DESCRIPTION OF CONVICTION -- INCLUDING WHAT FOR, DATE OF INCIDENT, DATE OF CONVICTION, ETC.

PERMANENT STRUCTURES ARE **NOT ALLOWED** TO BE ERECTED. DO YOU PLAN ANY TEMPORARY STRUCTURES (TENT, TRAILER, STAGE, ETC)? ____ YES ____ NO IF YES, PLEASE DESCRIBE WHAT THOSE ARE AND INCLUDE ON MAP: 10x10. TENTS

IF A TENT IS PROPOSED, INDICATE THE SIZE AND NAME AND ADDRESS OF THE COMPANY PROVIDING THE TENT:____

NOTE: A certificate of Flame Resistance for the Tent must be provided 10 days prior to the date of event/sales.

IF THE REQUEST IS TO HOLD A BLOCK PARTY, ARE YOU REQUESTING TO CLOSE ANY ROADS FOR THE EVENT? ____ YES ____ NO (If yes, please submit signatures of abutting property owners who would be directly affected by the road closure indicating that they have no objections-form attached).

WILL ELECTRICAL EQUIPMENT BE USED FOR THIS EVENT? ____ YES ____ NO
IF YES, DESCRIBE IN DETAIL WHAT TYPE OF ELECTRICAL EQUIPMENT WILL BE USED. CONTACT BUILDING DEPARTMENT at 248.871-2450 TO DETERMINE IF A PERMIT IS REQUIRED.

IS ANY SIGNAGE PROPOSED? ____ YES ____ NO IF YES, NOTE SIZE AND LOCATIONS OF ANY SIGNS PROPOSED ON THE PLAN PROVIDED WITH THIS APPLICATION.

IS THE EVENT FOR PROFIT? ____ NON- PROFIT ____

IS THIS EVENT TO TAKE PLACE IN A CITY OWNED PARK ____ YES ____ NO

IF YES, HAVE YOU RECEIVED AND AGREE TO ABIDE BY THE CITY'S PARKS AND RECREATION RULES AND REGULATIONS? ____ YES ____ NO ANY DEVIATIONS REQUESTED? ____

P. Josi Raju
Applicant's Signature

DATE: 7/15/22

JOGIRAJU POOLLA.
Printed Name of Applicant

Note: Section 22-119 of the City Code stipulates that other permits and/or inspections **MAY** be required along with permission to conduct the special event. This could be for health facilities (food), electric services, fire issues, or a certificate of use from the city's Building Department

FOR OFFICE USE ONLY:
✓ **Application and fee**
✓ **Complete Site Plan/Map**

APPROVALS:
✓ **Police**
✓ **Fire**
✓ **Planning/Bld/Zoning**
✓ **Engineering**

IF APPLICABLE:
N/A ____ **Insurance Certificate (If required by city)**
✓ **Indemnification Agreement (Special Events)**
✓ **Clean Up Deposit (if required by city)**
N/A ____ **Tent Certificate of Flame Resistance**
N/A ____ **Tent Co. Information (see above)**
✓ **Names/Addresses of Corporation**
N/A ____ **Neighborhood Signatures (block parties closing a road)**
N/A ____ **Carnivals Only (State of MI Certificate)**

Lochdale
Lochdale
Stage
16x12 ft
5 tents (10x10)
5 tents (10x10)
3 tents
Independence Office Dr
Google

INTEROFFICE CORRESPONDENCE

To: Gary Mekjian, City Manager

From: Ellen Schnackel, Director of Special Services

Subject: Consideration of Employment for Jullian Love

Date: August 22, 2022

In compliance with the City Charter Article X, Section 10.01 A, we are requesting from the City Council approval to consider for employment the following individual: Jullian Love, who is related to an employee of the City, Dontae Love, who is a Lifeguard and Swim Instructor for the Department of Special Services.

The Department of Special Services has followed all City policies and procedures in establishing an eligibility list of qualified candidates. This includes advertising in the local newspapers, posting on websites and on social media, distribution of job announcements at Farmington Public Schools and Oakland County Community College. A thorough investigation of the applicant's credentials and a personal interview were conducted. Providing applicants are equally qualified, residents receive preference for employment opportunities.

Occasionally we have some difficulty finding qualified applicants for part-time positions because they may require certain qualifications or specialized training/certification and the work hours typically include nights and/or weekends. Therefore, in view of meeting the established criteria and being the most qualified applicant, the Department of Special Services respectfully requests the City Council's approval of Jullian Love.

Name: Jullian Love

Position Applied For: Building Attendant

Number of Employees Needed in this Position: 5

Date Position Posted: 4/12/21 Open Until: Filled

Number of Applicants for this position: 6 Number of Applicants Interviewed: 6

Salary: $13.50/hour

Relationship: Jullian Love is the brother of Dontae Love who is a Lifeguard and Swim Instructor for the Department of Special Services.

Justification: Jullian Love is the most qualified applicant and is available to begin work immediately.

Prepared by:

/s/ James Vayis
James Vayis
The Hawk Facilities Supervisor

Authorized by:

/S/ Ellen Schnackel
Ellen Schnackel
Director of Special Services

Approved by:

Gary Mekjian
City Manager