

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
AUGUST 18, 2022, 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBERS
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS MI 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com
(248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda
4. Public Hearing

A. **REVISED PUD PLAN 3, 2021**

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2, Community Business and B-3, General Business Districts
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Asmar, NWH Holdings, LLC,
OWNER: NWH Holding, LLC

5. Regular Meeting

A. **SITE PLAN 60-7-2022**

LOCATION: PARCEL 30000 Grand River
I.D.: PROPOSAL: 23-35-201-009
ACTION REQUESTED: Renovation of existing building for restaurant with addition of drive through in B-3, General Business District
APPLICANT: OWNER: Site Plan approval by Planning Commission
Nicholas Shango
West River Shopping Center LLC

6. Approval of minutes

7. Public Comment

July 21, 2022, Special and Regular meetings

8. Commissioner's Comments

9. Adjournment

Respectfully Submitted,

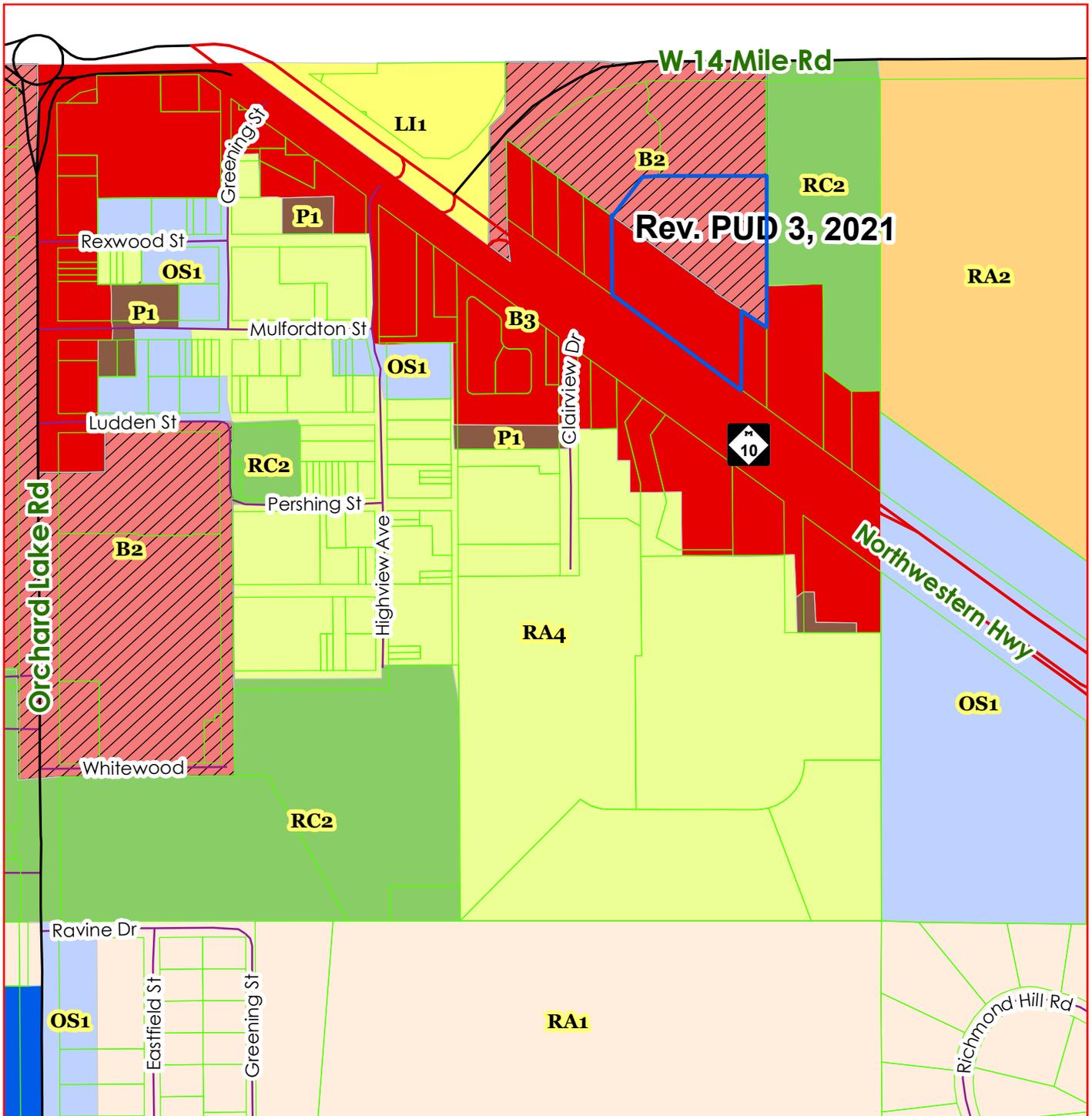
Marisa Varga
Planning Commission Secretary

Staff Contact
Erik Perdonik
Interim City Planner, Planning Office, Planning and Community Development Department
248-871-2540

eperdonik@fhgov.com

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 arrangements/accommodations will be made. Thank you.

Revised PUD Plan 3, 2021
 32680 Northwestern Hwy., 02-126-130
 Construction for a Multi-Family apartments in B-2 & B-3



- | | |
|-----------------------------------|--|
| □ Tax parcel | ■ OS-1 Office Service District |
| — Minor roads | ■ OS-3 Special Office District |
| Zoning Districts | ■ P-1 Vehicular Parking District |
| Zoning Districts | ■ RA-1 One Family Residential District |
| ▨ B-2 Community Business District | ■ RA-2 One Family Residential District |
| ■ B-3 General Business District | ■ RA-4 One Family Residential District |
| ■ LI-1 Light Industrial District | ■ RC-2 Multiple Family Residential |



SOURCE: City of Farmington Hills, 2022
 Oakland County GIS, 2022

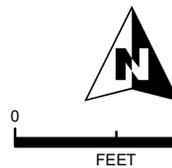
DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

Revised PUD Plan 3, 2021
32680 Northwestern Hwy., 02-126-130
Construction for a Multi-Family apartments in B-2 & B-3



Planning Division

-  Tax parcel
-  Minor roads



SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

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July 27, 2022

Planning Commission
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

Subject: Stonefield PUD Rezoning Request for the property at 32680 Northwestern Highway (Parcel ID #22-23-02-126-130), Farmington Hills, Michigan. located on the north side of Northwestern Highway, just east of W. 14 Mile Road, approximately 5.54 acres.

Dear Commissioners:

At the request of Mr. Robert Asmar of NWH Holdings LLC, we have reviewed the above proposal to conditionally rezone an approximate 5.54-acre parcel from B-2 Community Business and B-3 General Business to PUD Planned Unit Development. The property is currently vacant and abuts a storage facility, senior housing development, and a commercial shopping center. Proposed is the development of a 217-unit apartment development with underground parking; a courtyard with landscaped seating areas and swimming pool; some outside resident and visitor parking; a sidewalk system, and pedestrian connection to Northwestern Highway. This letter is submitted as an evaluation of the appropriateness of the proposed rezoning request, understanding the future land use designation for the site is Community-wide Commercial. Moreover, this letter addresses why this project meets the Goals & Objectives in the Master Plan and the benefits outweigh those for commercial uses at that location.

The observations in this report are based upon 38 years experience as a professional community planner, including work representing communities in Southeast Michigan. For the sake of conciseness, this letter will not re-state the existing land use, site conditions, zoning, and master plan designation for the subject and surrounding sites. Instead, it will focus on the key factors that relate to implementation of the Goals and Objectives in the Master Plan as well as zoning requirements. Based upon our review of the application and related materials, a visit to the site, and examination of the Farmington Hills Zoning Ordinance and Master Plan, we offer the following for your consideration:

ANALYSIS OF REQUEST

The requested PUD rezoning request will allow for a change in zoning that better reflects market trends, which indicate a shortage in rental housing along with decreased demand for commercial/retail space. In this case, a 217-unit, upscale, multiple-family residential development is being proposed and will provide a transition in land uses between a senior housing complex to the north and a retail shopping center to the southeast, on Northwestern Highway. The Future Land Use designations for the site are Multiple Family Residential and Non Center-Type Business.

Master Plan Goals. One of the goals of the Master Plan is "To accommodate new residential developments and the redevelopment of older residential areas." A review of the Master Plan also indicates that the vast majority of new housing built in the City over the past 20 plus years has been

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single-family residential, with multiple-family residential comprising about 7% of the land area. Providing a mixture of housing types helps ensure that a wide range of residents locate in the city and that renters can eventually become homeowners in the same community. There are a limited number of locations in Farmington Hills where an upscale, multiple-family residential development like this can take place. Virtually all of the land zoned for multiple-family use in the city is already developed so only redevelopment opportunities exist. The subject parcel has great access from Northwestern highway, is in close proximity to shops and restaurants, and is almost directly across the road from the proposed Emerson development, establishing this area as a hub for higher-density, upscale rental living.

Market Demand. There is, and will continue to be, a significant demand for rental housing for many years to come. In a study entitled “Southeast Michigan Housing Futures: A Converging Story for the Detroit Metropolitan Area” by the Urban Institute, July 2017, it indicates that the Detroit region is expected to gain approximately 380,000 households between 2010 and 2040. While a substantial portion of the new growth will be in the City of Detroit, the suburbs will also be impacted. Much of the housing growth, through demand, will come from the younger millennials and the aging baby boomers. The millennials have shown a tendency to rent, rather than own, and remain flexible. On the other end of the age spectrum, many baby boomers are down-sizing from larger homes and looking to rent and obtain the flexibility that provides. This project is focused more on the younger, working professionals and those downsizing but still in the workforce. Although some may question how long the high demand for rental housing will last, research indicates that it will be present for at least two more decades.

Positive Impact for Farmington Hills. The proposed Stonegate project will provide a number of positive impacts for the City, including an increased tax base. Upscale rental developments such as this tend to generate more tax revenue for the community than the cost of providing services to the complex. Moving forward, this helps ensure fiscal stability for Farmington Hills while other developments such as retail, and possibly office, face contraction. Given the close proximity to shopping and services along Orchard Lake Road and Northwestern Highway, the addition of higher income residents to the area will help support local retailers and professionals. This will help ensure that those businesses are maintained for the benefit of all Farmington Hills residents.

Additional rental housing will also provide current Farmington Hills residents with an option to sell their larger homes and move into a rental situation with no maintenance. This is especially beneficial for those that want to split time between Michigan and another warmer location in the winter. The house being sold will not only attract younger families into the area, but also unlock the assessed value and provide more tax revenue to the City. At the present time, the number of options available to homeowners are limited and many are forced to stay in houses larger than what they currently need.

Appropriateness of Project. The subject site would consolidate land that is zoned for both B-2 and B-3 commercial use into a single, multiple-family development that abuts another multiple-family development to the north. According to the Master Plan, much of the new housing in Farmington Hills has been single-family residential states that “A variety of housing options will welcome younger residents and families as well as older residents to age in the community.” (p.58) The corresponding Objective is to “Provide a range of housing types, including affordable and attainable housing units, at varying densities to offer housing choices for current and future residents of all ages.” (p.58) At the present time there are limited options that will allow older residents to move out of their existing

homes and still remain in the community; allowing older residents to “age in place.” Many of the new housing developments are larger single-family, owner-occupied homes while rental units tend to be in complexes and are not always amenable to empty nesters.

Density. Concern was previously expressed by the Planning Commission regarding the density and height of the proposed project. As shown in the attached Comparison Analysis, the number of units per acre (39.24) is lower than the Emerson project (43.66) and in-line with similar developments in West Bloomfield Township. With a limited number of sites available in the City for a project like this, it makes sense to provide for a greater number of units at a single location. It also allows for the corresponding ability to provide the amenities residents will be looking for, such as underground parking and recreational facilities. The location on Northwestern Highway ensures that the traffic can be handled efficiently while having no impact on neighboring residential streets. Infrastructure to the site, like sewer, water, and other utilities, is adequate to handle the proposed development. This is also one of the few sites in the City that is not only appropriate for multiple-family development, but also abuts compatible uses. Sites that abut single-family residential neighborhoods are typically impossible to re-zone due to resident opposition.

The height of the building has also been reduced from the previous proposal to 51 feet, which is one (1) foot shorter than the Emerson project and considerably shorter than similar projects in the area. Once again, the resulting number of units will allow for more upscale amenities as well as quality on-site management. A building of lesser height will eliminate some of the underground parking and require additional outside spaces. There are also no abutting uses that would be negatively impacted by the additional height. Also of note is the zig-zag shape of the site frontage, which narrows the width of the property and makes it more difficult to layout a rectangular building and provide the requested units at a lower height. The shape of the building, however, has allowed for a large interior courtyard area with more amenities for residents.

Land Use Transition. Equally important is that this development will provide a transition in land use, from the commercial center to the southeast, as well as Northwestern Highway, and the senior apartment complex to the north. The proposed apartment development will have less impact than would a commercial center, with less noise, peak hour traffic and light trespass. This site is also located away from the single-family houses on 14 Mile Road, minimizing and potential impact it may have on low-density residential neighborhoods.

Declining Demand for Retail Commercial Buildings. The subject property is currently zoned commercial and there is increasing retail commercial vacancies in virtually all communities in the Detroit region. From a planner’s perspective, this is especially true for locations without anchor tenants, such as grocery or home improvement stores. Much of this is due to the advent of on-line shopping combined with physical retailers being more strategic and efficient with the use of space. They are keeping only their most profitable locations, which tend to be near highway interchanges or high-traffic areas where major roads intersect. Mid-block centers are either failing or having to accept lower rent uses, like fitness centers and churches. It is also far more likely that retailers looking for space will gravitate toward existing buildings and the lower rent structures than space in a new shopping center. When they do go into new centers, it will be at high traffic locations with anchor uses.

It is likely that the above trend will continue and communities now have to consider what uses will be appropriate for vacant and redevelopment sites in light of the changing economy. With a shortage

of rental housing in the region and the close proximity to the retail cluster on nearby Orchard Lake Road, the proposed Stonegate project will add to the residential and customer base of the area.

CONCLUSION

With the quality site design, and an understanding of the current and future market for residential, commercial and office markets, the proposed Stonefield PUD is an appropriate development for the site. It meets the qualifications for a PUD including the following items:

1. The project creates a large interior courtyard with a pool and amenities not typically found in Michigan apartment developments. These amenities will help ensure that the project remains an upscale, quality development into the future and provides an "urban" form of open space for the residents;
2. This development is comparable in size, scale and density to the Emerson project and similar developments in abutting West Bloomfield Township;
3. The project is compatible with the surrounding land uses and protects both existing and planned uses moving forward;
4. The demand for commercial development in the area has decreased, as evidenced by the growing number of vacant buildings for lease or sale;
5. Stonefield will be accessed from a single drive off Northwestern Highway which also serves the storage use, and provides an enhancement over multiple driveways;
6. The original concept of commercial frontage and residential to the rear is no longer appropriate for this site and the proposed development better meets the redevelopment goals and objectives of the Master Plan;
7. The upscale appearance of the development will provide an enhancement for the area and help create a gateway for the Orchard Lake Road commercial district; and
8. The increased density will allow for the provision of underground parking and enhanced amenities while making it more efficient to provide City services to support the number of new residents.

If you have any further questions, please contact me at 810-335-3800.

Sincerely,

CIB Planning



Carmine P. Avantini, AICP
President

THE THINK SHOP ARCHITECTS

Stonefield Luxury Apartments
Farmington Hills, Michigan

The proposed Stonefield Apartments development are to be located along the north end boundary of Farmington Hills and is a focal entrance point into the city from Orchard Lake Road to the West and 14 Mile from the North. The 217-unit building allows for the transition from multiple residential zoning platforms to the commercial pace of the Northwestern corridor. The increase in population should promote growth in local businesses and services that are part of the Farmington Hills experience, while contributing to the tax base all while creating minimal traffic impacts.

The design is a progressive interpretation of an energetic and vibrant multi-family housing architecture. A covered main entry at the northwestern corner of the building protects residents and their guests from the elements, creating a welcome environment at the ground level. The building combines the components of residential architecture with the amenities required of its modern residents. The communal area is a lively space year-round. Each facade of the building is broken up in into smaller elements to reflect the human scale of the residential community.

Stonefield will incorporate a dynamic landscape design to foster the residential experience. Included will be a greenspace buffer area along the eastern portion of the site that will be maintained and cultivated with a mix of deciduous and evergreen plantings adjacent to the "Country Glens" property. The commons courtyard located on the second level will embrace a high-density approach to landscape design, creating an inviting atmosphere through the incorporation of multi-tiered landscape features that will provide a unique opportunity, breaking up the overall scale of structure as well as generating intimate spaces throughout.

Multiple formats of renewable technology will be fundamental in the design of the project. These systems emerge through the implementation of sustainable approaches at both the courtyard level and the rooftop structures. Electric vehicle charging stations will be instituted around the garage level structure with built-in flexibility that will provide for future expansion as required.

The building's exterior facade consists of durable, low-maintenance materials that complement the established context of the surrounding area and its diverse collection of building finishes. Within the development there is a blend of one, two, and three-bedroom units varying from 850-1,500 square feet as follows;

One-bedroom	51%	112 units
Two-bedroom	47%	101 units
Three-bedroom	2%	4 units

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PLANNING DEPT.

THE THINK SHOP ARCHITECTS

Residents benefit from multiple secured access points located within the concealed parking area below to living spaces above. In addition to the living units, Stonefield Apartments will be providing a high level of amenities such as;

i. IN-UNITS FEATURES

1. 1, 2, and 3-bedroom floor plans
2. Indoor garage parking with multiple access points
3. Large windows and balconies
4. Stainless steel kitchen appliances
5. In-home washer and dryer
6. Smartphone controls
7. Solid surface countertops
8. Wood-style flooring

ii. COMMUNITY AMENITIES

1. State-of-the-art clubhouse
2. Pool w/ pool house
3. Landscaped central courtyard
4. Strength and fitness center
5. Food and package delivery accommodations
6. Ride share accommodations
7. Bike storage
8. Pet friendly

iii. COMMUNITY SERVICES

1. Professional onsite management team
2. Concierge services

Stonefield Apartments projects an occupancy date for the development beginning Spring of 2024 assuming early benchmarks are met.

- | | |
|--|----------------|
| b. Planning | September 2022 |
| c. Construction Kick-off (begin underground) | March 2023 |
| d. Occupancy | May 2025 |



1849 Pond Run
Auburn Hills, MI 48326

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peagroup.com

LETTER OF TRANSMITTAL

TO	DATE 7/21/22	PROJECT NO. 2020-0129
Jeri LaBelle City of Farmington Hills Planning Department 31555 West Eleven Mile Road Farmington Hills, Michigan 48336	PHASE 99	
	PROJECT NAME DESCRIPTION	
	Stonefield of Farmington Hills PUD	
CLIENT REFERENCE NO.		

WE ARE SENDING YOU THE FOLLOWING:					
<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Reports	<input type="checkbox"/> Specifications	<input type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover via:	
			<input type="checkbox"/> Digital Media	<input type="checkbox"/> Other	
COPIES	DRAWING LETTER FORM REFERENCE NO.	DATE	DESCRIPTION		
8	24" x 36" Folded		PUD Submittal Plans		
15	11" x 17"		PUD Submittal Plans		
1	Thumb Drive		PUD Submittal Plans		
1			Project Narrative		
TRANSMITTED AS CHECKED BELOW:					
<input type="checkbox"/> For Approval	<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> Return	___ Corrected prints		
<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> For Release to Bidders	<input type="checkbox"/> Resubmit	___ Copies for approval		
<input type="checkbox"/> As Requested		<input type="checkbox"/> Submit	___ Copies for distribution		

REMARKS:
 8 sets x 9 sheets = 72 sheets x \$2.00 = \$144.00
 15 sets x 9 sheets = 135 sheets x \$1.00 = \$135.00

REV. PUD PLAN 3, 2021

PREPARED BY: James P. Butler, PE

COPY TO:

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CITY OF FARMINGTON HILLS
PLANNING DEPT.

For documentation purposes, the original electronic data files will be retained by Professional Engineering Associate, Inc. (PEA Group). • The information on the electronic media enclosed is considered part of PEA Group's instrument of services and shall not be used on other project, for additions to this project, or for completion of this project by another design professional, except by agreement in writing and with appropriate compensation to PEA Group. • Any such unauthorized use or reuse, or any intentional revisions, additions or deletions from the data files by the User or others will be at the sole risk of the User and without liability or legal exposure to PEA Group. Furthermore, the User shall, to the fullest extent of the law, indemnify and hold harmless PEA Group from all claims arising out of, or resulting there from. • The User is cautioned that any conversion of electronic data files from the format in which they were created cannot be accomplished without the risk of introducing errors and anomalies. • The User is further cautioned that certain corrections and additions to the drawings may have been made by hand to the hard copy only and may not be reflected in the electronic data file. • Use of this data for staking purposes is at the sole risk of the User. No guarantee is made as to the relative locations of existing or proposed features.

August 9, 2022

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

PUD – Final Determination

Case: PUD 3, 2021
Site: 32680 Northwestern Highway (Parcel ID 22-23-02-126-130)
Applicant: NWH Holdings, LLC/Robert Asmar
Plan Date: revised 7/18/2022
Zoning: B-2 Community Business and B-3 General Business

We have completed a review of the application for PUD qualification 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

Existing Conditions

1. **Zoning.** The site is currently zoned a mix of B-2 and B-3.
2. **Existing site.** The site is 5.53 acres and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable natural features.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-2 w/ PUD (Northpoint)	Senior housing
East	B-3/RC-2 Multiple Family	Commercial/multi-family
South	B-3	Commercial
West	B-2/B-3 w/ PUD (Northpoint)	Commercial

4. **Site configuration and access.** The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north.

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 February 18, 2021, the Planning Commission granted preliminary PUD qualification approval to the site, citing the plan’s compliance with all objective viii of Section 34-3.20.2.E. (see discussion of E below). At the time, planning commissioners generally did not take issue with the proposed use, but several expressed reservations about the scale of the use, particularly its density and height. The PUD was also reviewed by the Planning Commission at its meeting of August 19, 2021, and again June 16, 2022; both times, a recommendation was postponed to provide an opportunity for the applicant to amend the plan in response to discussion at the meeting. The motion to postpone included non-binding advice to the applicant to reduce height and overall density, and increase the east side setback. Density and building height have been reduced since the June meeting. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification. Preliminary approval is not a guarantee of final approval.**

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.
The proposed use—apartments—is not permitted in the B-2 or B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use map.
- 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 applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (more than twice the permitted density of the RC-3 district). The applicant's narrative provides rationale behind the proposed density, essentially averring that a denser development serves as a step-down to the RC-2 district to the east from the commercial uses and regional thoroughfare to the south and east.

- 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 clearly exceeds the number of multi-family units that could be built under other multi-family zoning; the site's current commercial designation (primarily B-2) supports uses with a wide array of traffic demands. Nevertheless, this is a large number of units. The applicant provided a traffic study in 2021; we defer to engineering for a review of its findings, and also note that the number of units has increased in the meantime. The complex would utilize the same access point to Northwestern Highway as the rest of the Northpoint PUD; there is not a vehicular connection from the apartments to 14 Mile or the senior housing parking lot.

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city (bold items are those directly addressed in the applicant's original narrative):

- 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.**

Open space is primarily found on the site in the courtyard commons, though the narrative calls attention to an intent to create a dense buffer to the east and utilize green roofs and landscaping on the building's various tiers to mitigate its overall impact. Plans now show the buffer to the east.

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

The Future Land Use map does identify the northern portion of this property as multiple-family residential. As the planning commission considers the proposed use's compatibility with surrounding uses, the proposed scale of the use should feature prominently in the discussion.

- 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.**

The applicant’s narrative cites the access management benefit of the single driveway to Northwestern Highway, versus the separate driveways that previously served the individual commercial sites here.

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

As noted above, the future land use map does call for multiple-family residential on the B-2 portion of the property, leaving a commercial liner along Northwestern Highway. The proposed project introduces this use, though at a higher density than permitted elsewhere in the city.

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.

The applicant notes that the building is designed to create a gateway appearance for the city, fosters further walkability in the area, and is designed not to look monolithic (some conceptual illustrations were provided, though the planning commission is not making any decision on these or any other aspect of the site plan at this time). Building materials are also cited toward meeting this objective. If this PUD is approved, the PUD Agreement should include reference to proposed exemplary design and materials (including brick masonry and fiber cement products, and the green roof elements mentioned above) that are proposed and require that they be a part of the development.

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

The applicant’s narrative calls attention to the large number of commercial buildings in the area that are not occupied, or listed for lease or sale, noting that an influx of residents to the area would increase the pool of potential patrons for remaining businesses. The planning commission cited this objective in its motion to grant preliminary PUD qualification.

*Though only one objective must be met by the plan, the applicant’s original narrative directly addressed objectives i, ii, and v.-viii. **At the preliminary qualification stage, the motion to grant preliminary qualification cited only objective viii.***

- 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.

An increase in density is certainly sought by the applicant. Given that the proposed use is not permitted in the underlying district, it appears that the request is not made solely to avoid a variance. However, several deviations from ordinance standards would be requested to facilitate the conceptual plan.

G. Request for qualification:

- i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by

submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.

- ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.
- iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 34-3.20.2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option, but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:
 - a. Substantiation that the criteria set forth in Section 34-3.20.2 above, are or will be met.
 - b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
 - c. A plan for the protection of natural features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
- iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.

The applicant has submitted a narrative describing the use, addressing the objectives of 34-3.20.2, and a conceptual plan, including a breakdown of the number and types of units sought.

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, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	Y
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.	*
(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 is proposing only a multi-family residential use for the full site.

The applicant has submitted a package meeting the minimum requirements for final determination. As noted above, this is not a submission for site plan, landscape plan, and tree protection plan approval; all of these will need to be submitted with full detail if the City Council grants a final determination that the site qualifies for a PUD.

Conceptual Site Plan & Use:

- 1. Summary of Proposed Use.** The planning commission is not assessing the site plan in detail; the applicant will return with a full site plan. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the planning commission can expect if preliminary qualification is granted. The applicant is proposing to construct a 217-unit apartment building around two courtyard commons (earlier conceptual plans had 200 and 253 units, respectively). Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage. The ground floor of the building is devoted to indoor parking, with all living units on the floors above. The parking lot has been re-configured to eliminate long dead-end aisles and the spaces along the eastern property line.
- 2. Density.** The parcel is 241,095 square feet. 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

Three-bedroom unit: 4 rooms

The applicant has reduced the number of proposed units from 253 to 217, and number of each type has been adjusted to 112 one-bedroom units (224 rooms), 101 two-bedroom units (303 rooms), and 4 three-bedroom units (16 rooms) with a total of **543 rooms**, based on the standard above (514 rooms in the initial plan, 505 on the first revision, 633 on the last version). The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	126 rooms
RC-2	1,400	172 rooms
RC-3	1,050	230 rooms

The proposed density is about 2.36 times that of the densest multiple-family district in the city. Density has been decreased from the last iteration of the conceptual plan.

3. **Master Plan.** The master plan’s Future Land Use map designates the portion of the site zoned B-2 as multiple-family residential, and the portion zoned B-3 as non-center-type business. The B-3 portion of the property is consistent with this designation; the B-2 portion is not. The property is not addressed on the residential density map, though it is adjacent to a high-density area, which is described as consistent with the RC districts. The site is not part of any special planning area.

Non-Center-Type Business is described as follows in the Master Plan: *“Non-Center Type Business uses are those that are not compatible with shopping centers and that could have an undesirable impact on abutting residential areas. They include most automobile-oriented uses and outdoor uses; e.g. those that have the greatest impact beyond their boundaries in terms of either traffic generation, noise or appearance. These are the uses that are permitted within the B-3 General Business District.”* Generally speaking, the category anticipates stand-alone sites rather than a planned, walkable environment.

2. **Dimensional Standards.** Generally, it appears that the applicant would be seeking relief from the maximum height (55 ft vs 50 ft) and east side setback standards (54.47 ft vs 75 ft) of the underlying districts. The height of the building has been reduced from previous versions of the plan, from 69 feet to 55 feet.
3. **Parking.** 436 spaces are required for the proposed unit counts (the plan says 426, but seems to have missed the 10 spaces for the 4-bedroom units); 365 spaces are proposed (a ratio of 1.68 spaces per unit), which requires relief from ordinance standards.
4. **Trees and Preliminary Landscaping.** The preliminary landscaping plan correctly accounts for replacement and parking lot tree requirements. Where the east property line was previously lined with parking spaces, the plan has removed these and now proposes a landscape buffer area between this development and the multi-family complex to the east. **The Planning Commission and City Council may wish to discuss additional landscaping, particularly along the north, east, and south property lines, as a condition of PUD qualification; details of such additional screening could be finalized at site plan review.**
5. **Bicycles and EVs.** We previously called attention to the lack of a labeled bicycle parking area (preferably within the garage), and electric vehicle parking spaces. The narrative now refers to bike

storage as an amenity. Providing adequate bike storage could mitigate some of the impact of the deviation from parking requirements sought by the applicant. Electric vehicle spaces will be essential to ensuring the property’s future marketability to renters; their location can be addressed at site plan review.

6. Requirements of the B-2 and B-3 districts:

Standard	B-2 Requirement	B-3 Requirement
Lot Size	--	--
Lot width	--	--
Lot coverage	--	--
Front setback	75 ft	25 ft
Rear setback	20 ft	20 ft
Side setback	20 ft	10 ft
Residential setback	75 ft	20 ft
Side street setback	75 ft	25 ft
Building height	Max. 50 ft/3 stories	Max. 50 ft/3 stories
Front yard open space	20%	50%

Considerations for the Planning Commission and City Council

As this is a planned unit development, and the applicant is seeking some substantial deviations from ordinance standards, the Planning Commission and City Council may wish to discuss with the applicant project elements that bring greater benefit to the wider community such as art or gateway elements on the site that would be visible to pedestrians and motorists traveling in the adjacent right-of-way, public amenities such as a wider sidewalk to accommodate more users, benches along the public sidewalk, greater landscaping in the right-of-way, public art in the right-of-way, or other items.

Relief from Ordinance Standards

Per the application materials, relief is sought from the following ordinance standards:

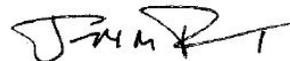
1. **Height:** Proposed maximum height is 55 feet, where 50 feet is permitted in the underlying district (a deviation of 5 feet).
2. **East side setback (to residential):** 54.47 feet is proposed where the underlying district requires 75 feet (a deviation of 20.53 feet).
3. **Density.** The plan does not specify a base district for density standards. 543 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230 (a deviation of 313 rooms).
4. **Parking.** 365 spaces are proposed where 436 are required (a deviation of 71 spaces)

We are available to answer questions.

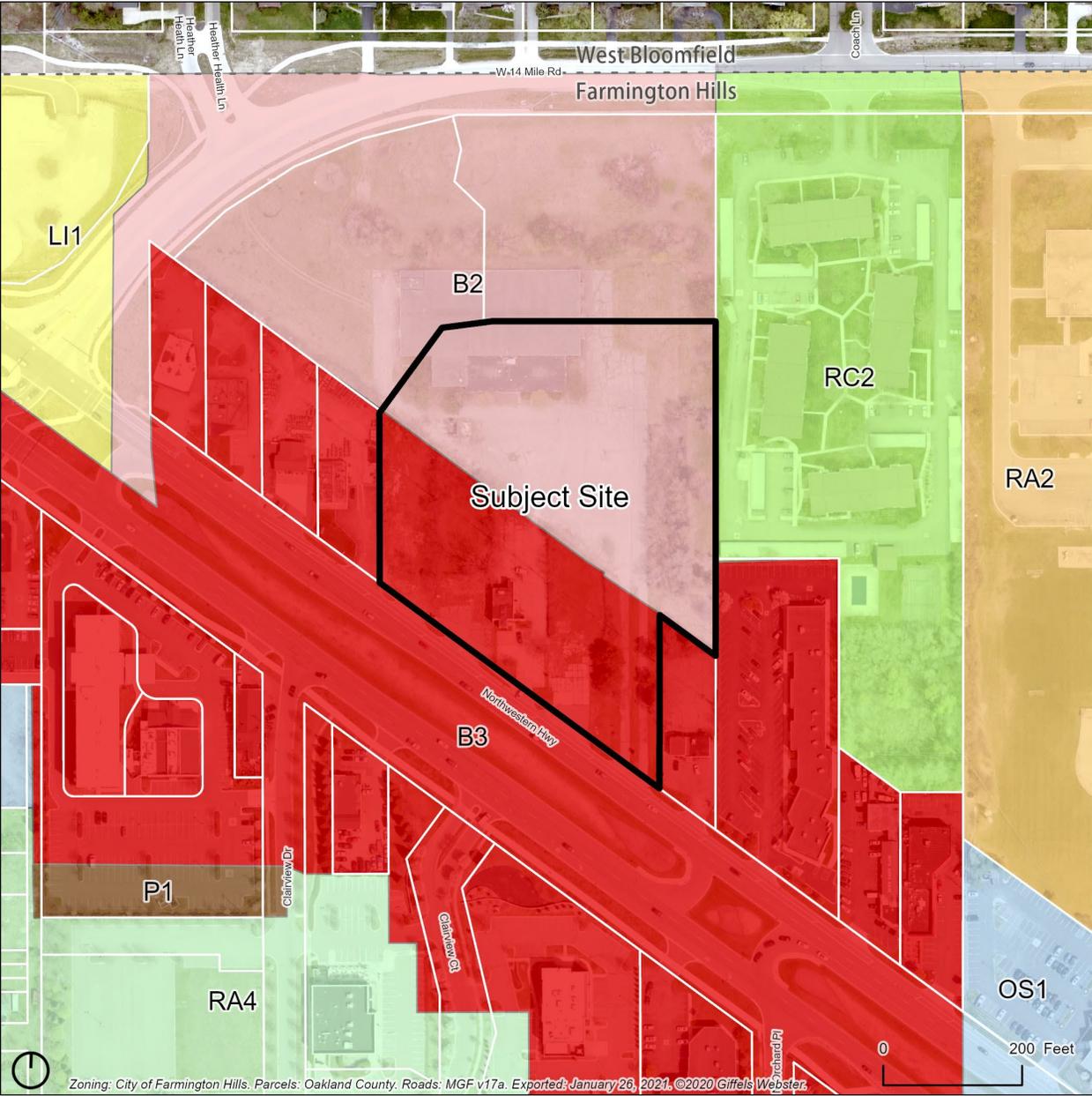
Respectfully,
Giffels Webster



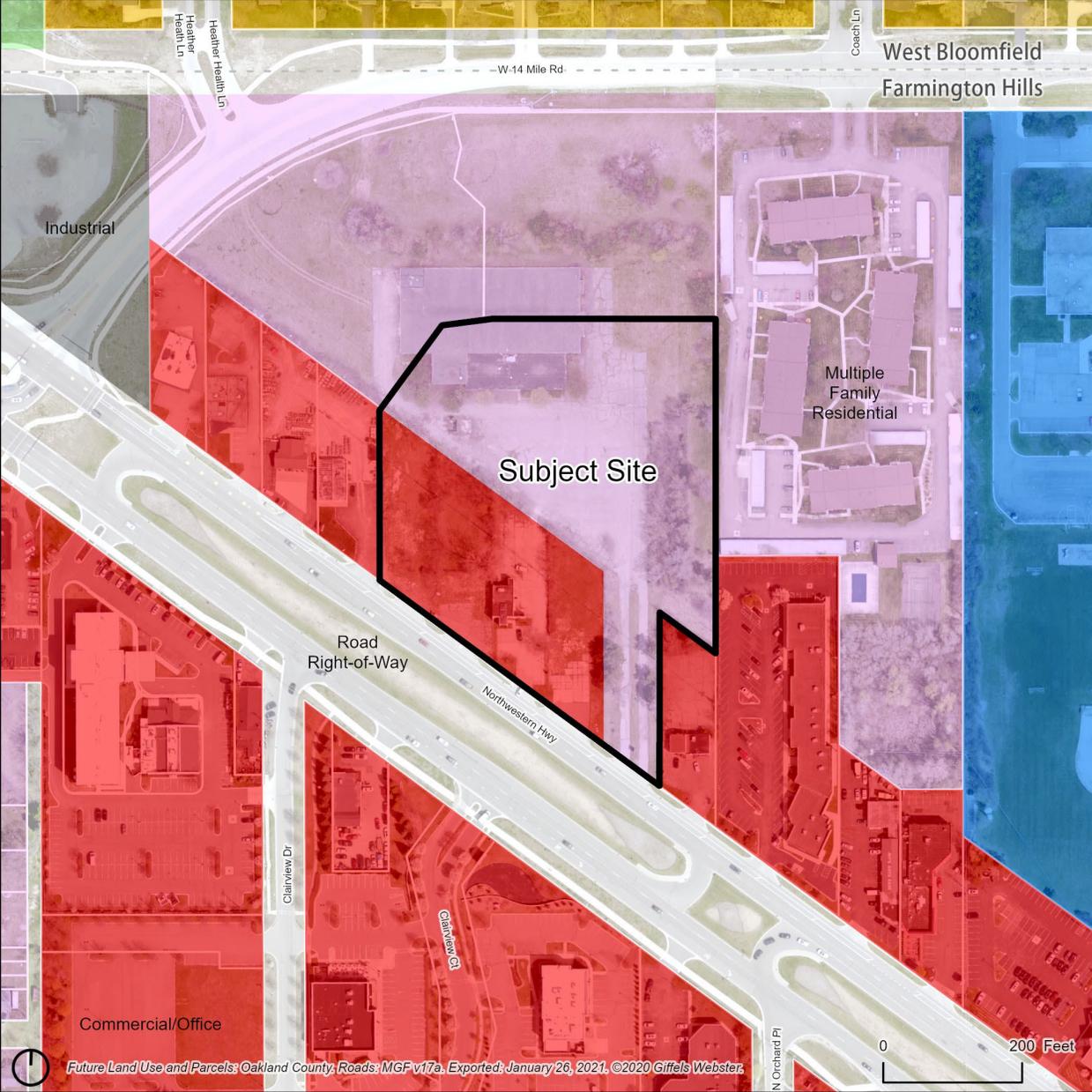
Rod Arroyo, AICP
 Partner



Joe Tangari, AICP
 Senior Planner



Current zoning



Master Plan designations for this area.



Future Land Use and Parcels: Oakland County, Roads: MGF v17a: Exported: January 26, 2021. ©2020 Giffels Webster.



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

INTEROFFICE CORRESPONDENCE

DATE: August 1, 2022
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Stonefield of Farmington Hills
Revised PUD Plan 3, 2021
32680 Northwestern
PJ#: 02-21-65
22-23-02-126-130

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on July 20, 2022. It is very similar to the plan submitted on May 19, 2022, with differences including removal of some parking stalls and some interior courtyard changes. With this in mind, our comments remain as per our memo dated June 6, 2022. We do note also that with regard to the PUD agreement, it is recommended that all Engineering items be specifically addressed in that agreement prior to it being signed.



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

INTEROFFICE CORRESPONDENCE

DATE: June 6, 2022
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Stonefield of Farmington Hills
Revised PUD Plan 3, 2021
32680 Northwestern
PJ#: 02-21-65
22-23-02-126-130

This office has performed a preliminary review of the above referenced revised PUD plan submitted to the Planning Department on May 19, 2022. Our preliminary comments are as follows:

1. A 12-inch public water main exists along the Northwestern Hwy. frontage of this site. In addition, an 8-inch public water main exists along the west property line of this development as well as portions of the self-storage and senior living facility to the north. The proponent has identified tying into the west line along the service road with a 2-inch domestic lead and what appears to be a combined hydrant line/fire suppression line. It should be noted that the hydrant cannot be on the same main as the fire suppression line and both the fire suppression line and the hydrant line must be a separate line from the service.

We also note that a hydrant is proposed at the northeast corner. Hydrant locations must be a minimum of 250-foot coverage as measured along an exterior hose laying route. Input from the Fire Department will be needed to address fire protection.

2. A 10-inch sanitary sewer exists along the north side of Northwestern Hwy. across the frontage of this site. In addition, a 10-inch sanitary sewer line runs along the east property line northward. The plans identify tying into the line on Northwestern. This is acceptable.

3. A public sidewalk currently exists along the Northwestern Hwy. frontage. No additional walk requirements will be in effect except for fill in where driveways were located for the previous site and where replacement is needed in instances of damaged sidewalk.
4. The plans identify utilizing an existing driveway servicing the self-storage site and the senior living facility. This driveway use is acceptable. Note that appropriate acceleration and deceleration lanes will be required in accordance with the City of Farmington Hills Engineering Standards.

Our office will require that an updated traffic impact study be submitted for this site addressing traffic operations onsite as well as along the Northwestern corridor within the influence of this site. Please note that as Northwestern Hwy. is under the jurisdiction of MDOT, permits and approval will also be required from their office.

5. The plans identify an underground storage detention system at the southeast corner of the site. It is our understanding that this will supplement the storage provided by the overall development northward in the Beyond Self Storage property. This is acceptable. However we note that the design and support calculations will be required for review. These can be addressed and submitted at the time of construction review.
6. Storm water quality improvements will be required for this development. The plans must identify the type of units and their size in accordance with the City of Farmington Hills Engineering Standards. Attached are comments from the City's Environmental Engineer Tyler Sonoga. Any questions regarding these comments can be addressed to him at 248-871-2533.
7. It is suggested that the proponent and their engineer set up a virtual meeting to discuss the above engineering items with the Engineering Division once Planning Commission approval is ultimately granted.



INTEROFFICE CORRESPONDENCE

DATE: August 5, 2022
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Revised PUD 3-2021 (Stonefield of Farmington Hills)

The Fire Department is **UNABLE** to provide recommendation of approval for this proposed project. Generally, dead-end drives greater than 100' are not allowed; secondary Emergency Access shall be provided at main entrance where curb has been added. With consideration of this fact, the Farmington Hills Fire Department would be unable to provide proper life safety and fire services to this facility. Please provide clarification that the road around the building is not a dead-end.

Once the above is met, the Fire Department has no objection to approval of this proposed project contingent upon compliance with the following:

1. Fire lanes shall remain unobstructed during construction and after receiving Certificate of Occupancy. This requirement will be strictly enforced. Proponent may want to explore off-site parking and equipment staging locations.
2. The suppression system shall be installed in accordance with NFPA 13.
 - a. Fire Department Connection (FDC) shall be a 5" Storz with a 30° downturn. Location to be approved by the Fire Department prior to installation.
 - b. Standpipes shall be required.
 - c. The parking area on the first level shall have a suppression system approved by the AHJ with not less than Ordinary Hazard II Sprinkler Density.
 - d. The attic shall be suppressed with no allowance for omission according to NFPA 13, 8.15.
 - e. In multiple story buildings where a suppression system is present, control valves shall be provided on each level.
 - f. If a fire pump is required, a diesel pump or on-site generator shall be provided; DTE is not considered a reliable power source.
3. Fire Alarm shall be designed and installed according to NFPA 72.
 - a. System shall be certificated by Under Writers Laboratories. Please ensure that your fire alarm installer and monitoring company understand this requirement.
 - b. Proponent has stated that Carbon Monoxide protection will be provided.
4. Emergency Responder Radio coverage shall be required if it is determined that signal strength is not adequate.
5. It was discussed that stairwells will be constructed with CMU block and of IB Construction for parking area under the building. The remainder of the building will be constructed of III-A or V-A building materials.

6. The minimum clearance between the finished roadway surface and any overhead obstruction shall be thirteen feet, six inches (13' 6").
7. No parking fire lane signs shall be posted and strictly enforced.
8. The building shall be properly maintained and in accordance with Fire Prevention Code requirements.

A handwritten signature in blue ink, appearing to read "Jason Baloga". The signature is fluid and cursive, with a large initial "J" and "B".

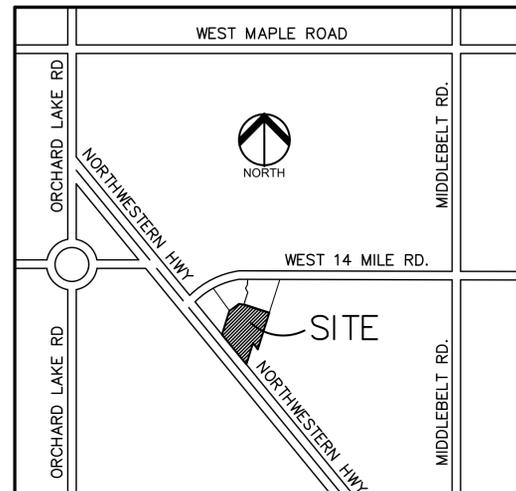
Jason Baloga, Fire Marshal

PRELIMINARY PUD PLANS

STONEFIELD OF FARMINGTON HILLS

FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION AND REMOVAL PLAN

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
NWH HOLDINGS, LLC 32825 NORTHWESTERN HIGHWAY FARMINGTON HILLS, MI 48326 CONTACT: ROBERT ASMAR PHONE: 248.910.0967 EMAIL: ROBERT@ASMARCORP.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM

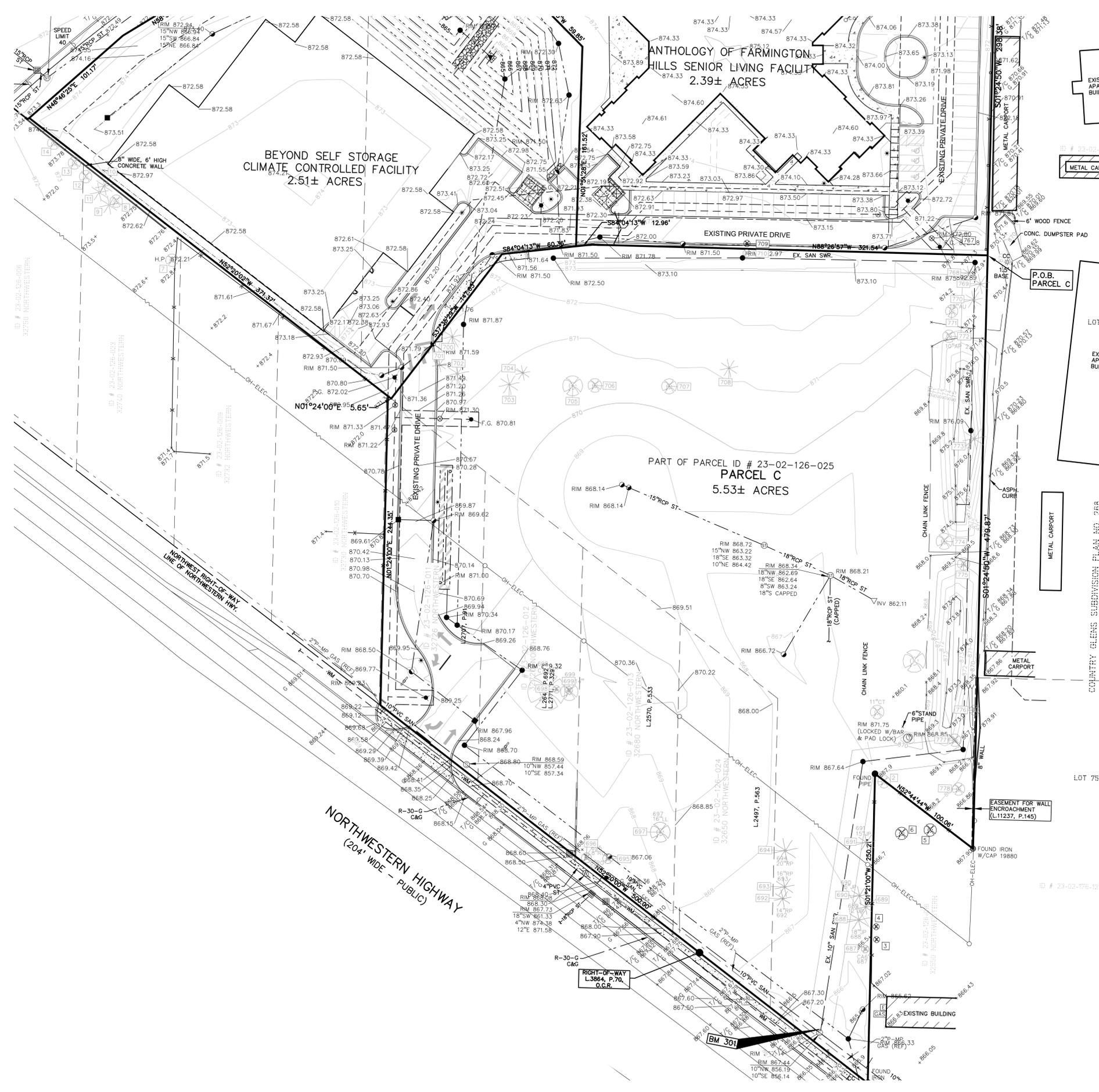
ARCHITECT	LANDSCAPE ARCHITECT
THE THINK SHOP ARCHITECTS 1420 WASHINGTON BLVD STE 430 DETROIT, MI 48226 CONTACT: PAUL WANG PHONE: 313.974.6456 EMAIL: PWANG@THETHINKSHOP.US	PEA GROUP 7927 MEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/8/2021
PER CITY COMMENTS	4/23/2021
REVISED SUBMITTAL	5/28/2021
REVISED SUBMITTAL	8/2/2021
REVISED SUBMITTAL	4/7/2022
REVISED SUBMITTAL	5/19/2022
REVISED SUBMITTAL	7/18/2022



NOT FOR CONSTRUCTION



LEGEND

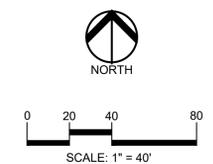
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- ⊗ IRON SET
- ⊗ NAIL FOUND
- ⊗ NAIL & CAP SET
- ⊗ BRASS PLUG SET
- ⊗ MONUMENT FOUND
- ⊗ MONUMENT SET
- ⊗ SEC. CORNER FOUND
- ⊗ R. RECORDED
- ⊗ M. MEASURED
- ⊗ C. CALCULATED

EXISTING

- OH-ELEC — OH-ELEC
- UG-CATV — UG-CATV
- UG-PHONE — UG-PHONE
- UG-ELEC — UG-ELEC
- GAS MAIN VALVE & GAS LINE MARKER
- WATER MAIN, HYD. GATE VALVE, TAPPING GLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BODY/DRYANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. — CONCRETE
- ASPH. — ASPHALT
- GRAVEL — GRAVEL SHOULDER
- WETLAND

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0513F, DATED SEPTEMBER 29, 2006.

PARCEL C
 STONEFIELD OF FARMINGTON HILLS PARCEL (22-23-02-126-130)
 Commencing at the North 1/4 Corner of Section 2, Township 01 North, Range 09 East, City of Farmington Hills, Oakland County, Michigan, thence along the North line of said Section 2, N88°38'44"W, 356.50 feet; thence S01°24'50"W, 358.38 feet to the POINT OF BEGINNING; thence continuing S01°24'50"W, 479.87 feet; thence N52°44'44"W, 100.06 feet; thence S01°21'00"W, 250.21 feet to the northerly line of Northwestern Highway (204 feet wide); thence N52°20'00"W, 500.00 feet along the northerly line of said Northwestern Highway; thence N01°24'00"E, 244.35 feet; thence N37°35'29"E, 152.20 feet; thence N84°04'13"E, 73.32 feet; thence S88°26'57"E, 321.54 feet to the POINT OF BEGINNING. Containing 5.53± acres, more or less.



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS 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.



TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
687	CA	6	Crab-Apple	Malus coronaria	P
688	RP	18	Red-Pine	Pinus-resinosa	P
689	RP	12	Red-Pine	Pinus-resinosa	P
690	RP	15	Red-Pine	Pinus-resinosa	P
691	RP	15	Red-Pine	Pinus-resinosa	P
692	RP	14	Red-Pine	Pinus-resinosa	P
693	RP	16	Red-Pine	Pinus-resinosa	P
694	RP	20	Red-Pine	Pinus-resinosa	P
695	NM	8	Norway-Maple	Acer-platanoides	G
696	NM	8	Norway-Maple	Acer-platanoides	G
697	LL	46	Littleleaf-Linden	Tilia-Cordata	F
698	CT	30	Cottonwood	Populus-deltoides	G
699	CT	14	Cottonwood	Populus-deltoides	F
700	RP	21	Red-Pine	Pinus-resinosa	P
701	RP	19	Red-Pine	Pinus-resinosa	VP
702	RP	19	Red-Pine	Pinus-resinosa	VP
703	RP	18	Red-Pine	Pinus-resinosa	VP
704	RP	12	Red-Pine	Pinus-resinosa	VP
705	NM	16	Norway-Maple	Acer-platanoides	F
706	RM	44	Red-Maple	Acer-rubrum	P
707	NM	42	Norway-Maple	Acer-platanoides	F
708	RP	20	Red-Pine	Pinus-resinosa	P
709	E	7	American Elm	Ulmus-americana	P
710	E	6	American Elm	Ulmus-americana	P
767	AU	18	Austrian Pine	Pinus-nigra	P
768	AU	11	Austrian Pine	Pinus-nigra	P
769	AU	19	Austrian Pine	Pinus-nigra	P
770	AU	18	Austrian Pine	Pinus-nigra	P
771	AU	19	Austrian Pine	Pinus-nigra	VP
772	AU	10	Austrian Pine	Pinus-nigra	VP
773	AU	19	Austrian Pine	Pinus-nigra	VP
774	RM	13	Red-Maple	Acer-rubrum	G
775	RM	10	Red-Maple	Acer-rubrum	G
776	RP	18	Red-Pine	Pinus-resinosa	VP
777	BX	6	Box-elder	Acer-negundo	VP
778	RM	8	Red-Maple	Acer-rubrum	G

OFFSITE TREES

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
01	HL	13	Honeylocust	Gleditsia-triacanthos	Good
02	BC	6	Wild Black Cherry	Prunus-serotina	Poor
03	E	10	American Elm	Ulmus-americana	Poor
04	E	8	American Elm	Ulmus-americana	Fair
05	WS	10	White Spruce	Picea-glauca	Fair
06	E	10	American Elm	Ulmus-americana	Fair

CLIENT
NWH HOLDINGS, LLC
 32825 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
 3000 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

NO.	DESCRIPTION	DATE
PER CITY COMMENTS		04-23-2021
REVISED SUBMITTAL		05-28-2021
REVISED SUBMITTAL		08-02-2021
REVISED SUBMITTAL		04-07-2022
REVISED SUBMITTAL		05-19-2022
REVISED SUBMITTAL		07-18-2022

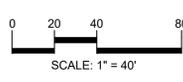
ORIGINAL ISSUE DATE:
 MARCH 18, 2020

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

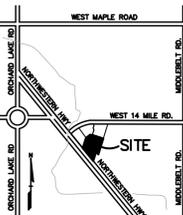
NOT FOR CONSTRUCTION **C-1.0**

S:\PROJECTS\2020-0129-0129 STONEFIELD OF FARMINGTON HILLS\DWG\VD DETERMINATION\C-1.0\TOP-3D-0129.MXD



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

CAUTION!
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CLIENT
NWH HOLDINGS, LLC
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

PER CITY COMMENTS	04-23-2021
REVISED SUBMITTAL	05-28-2021
REVISED SUBMITTAL	08-02-2021
REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

ORIGINAL ISSUE DATE:
MARCH 18, 2020

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

LEGEND

- | | | |
|--------------|------------------|---------------------|
| ● IRON FOUND | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET | ⊗ MONUMENT FOUND | ⊙ RECORDED |
| ⊗ NAL FOUND | ⊗ NAL & CAP SET | ⊙ MEASURED |
| | | ⊙ CALCULATED |
-
- | | | |
|--------------|---|--------------|
| — OH-ELEC — | ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE | — PROPOSED — |
| — 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 — | GAS MAIN, VALVE & GAS LINE MARKER | |
| — W — | WATER MAIN, HYD. GATE VALVE, TAPPING GLEEVE & VALVE | |
| — S — | SANITARY SEWER, CLEANOUT & MANHOLE | |
| — CS — | STORM SEWER, CLEANOUT & MANHOLE | |
| — C — | COMBINED SEWER & MANHOLE | |
| — S&B — | SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN | |
| — R — | POST INDICATOR VALVE | |
| — W — | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF | |
| — M — | MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE | |
| — U — | UNIDENTIFIED STRUCTURE | |
| — S — | SPOT ELEVATION | |
| — C — | CONTOUR LINE | |
| — F — | FENCE | |
| — G — | GUARD RAIL | |
| — S — | STREET LIGHT | |
| — S — | SIGN | |
| — C — | CONCRETE | |
| — A — | ASPHALT | |
| — G — | GRAVEL SHOULDER | |
| — W — | WETLAND | |

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X". AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0513F, DATED SEPTEMBER 29, 2006.

SITE DATA TABLE (STONEFIELD OF FARMINGTON HILLS):

SITE AREA:
PARCEL AREA = 5.54 ACRES (241,108 SF)
PUD BOUNDARY = 5.03 ACRES (219,471 SF)

EXISTING ZONING = B-2 & B-3 COMMUNITY BUSINESS DISTRICT
PARCEL ID: 22-23-02-126-130

SETBACKS (BASED ON B-2 REQUIREMENTS):

	REQUIRED	PROVIDED
FRONT (NW HIGHWAY):	75 FEET	96.15 FEET
SIDE YARD (WEST):	20 FEET	49.77 FEET
SIDE YARD (EAST):	75 FEET	50.74 FEET (ADJACENT TO RESIDENTIAL ZONE) (+)
SIDE YARD (NORTH):	20 FEET	60.93 FEET

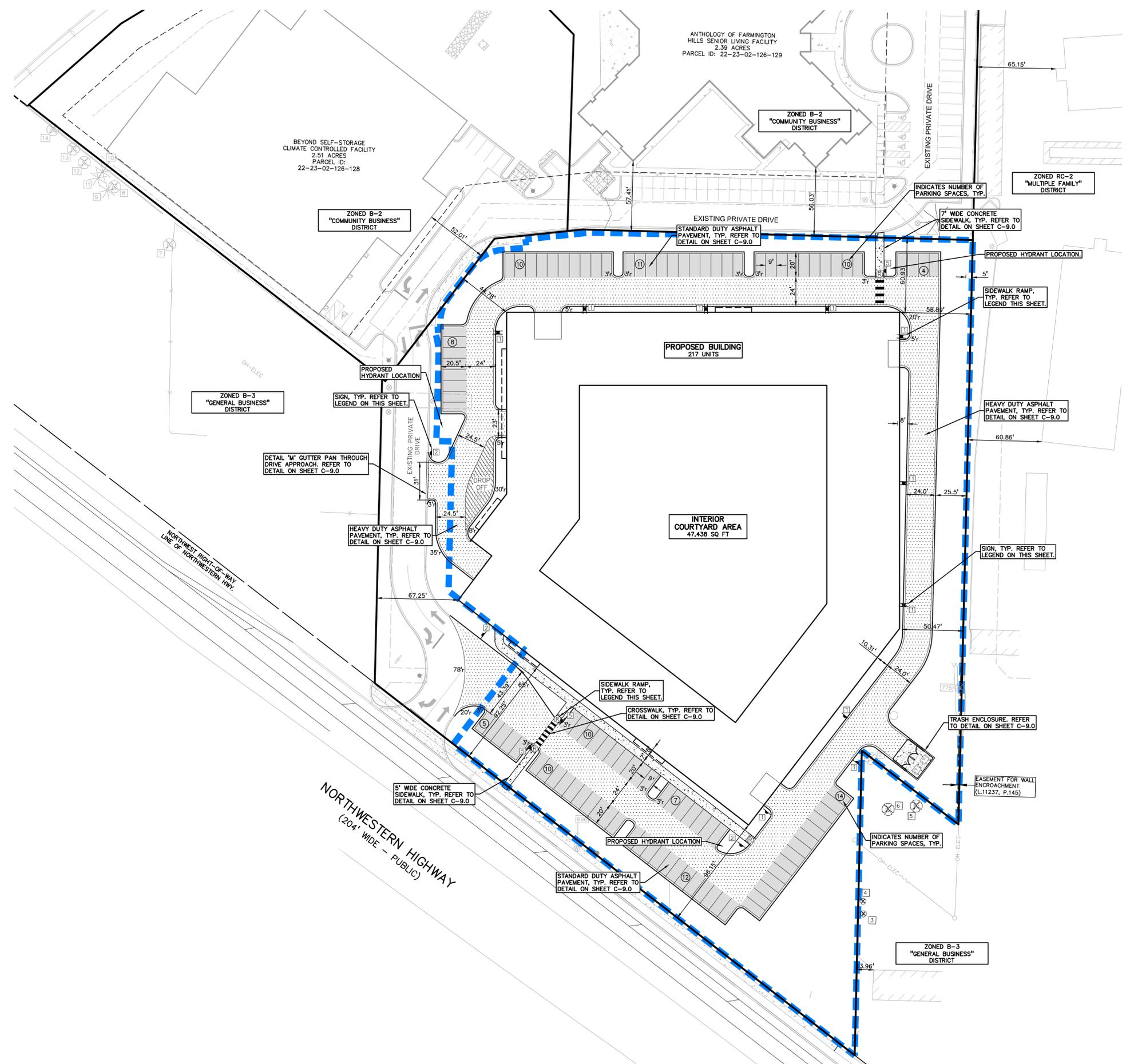
BUILDING INFORMATION (BASED ON B-2 REQUIREMENTS):
BUILDING FOOTPRINT = ±63,540 SQ. FT. (DOES NOT INCLUDE UPPER STORIES)
MAXIMUM BUILDING HEIGHT ALLOWED = 50 FEET
PROPOSED BUILDING HEIGHT = 55'-0" (+)
BUILDING COVERAGE = 26.35%
PERCENT OPEN SPACE = 17.1%

DENSITY (PER ORDINANCE):
PERMITTED PER RC-3 REQUIREMENTS = 230 ROOMS
PROPOSED = 543 ROOMS (+); ((112 x 2) + (101 x 3) + (4 x 4))

PARKING CALCULATIONS:
217 UNITS; (112-1 BEDROOM UNITS, 101-2 BEDROOM UNITS AND 4-3 BEDROOM UNITS)
PARKING REQUIRED (PER ZONING ORDINANCE) = 2 SPACES FOR 1 AND 2 BEDROOM UNITS; 2.5 SPACE FOR 3 BEDROOM UNITS
REQUIRED PARKING = ((112+101) UNITS x 2 SPACES) + (4 UNITS x 2.5 SPACES) = 426 SPACES
PARKING PROVIDED = 101 SURFACE SPACES + 264 COVERED SPACES = 365 (INC. 9 BARRIER FREE SPACES) (+)
PROPOSED PARKING RATIO = 365 SPACE/217 UNITS = 1.68 SPACES/UNIT
(+) INDICATES THAT A DEVIATION FROM THE ZONING ORDINANCE REQUIREMENT IS BEING REQUESTED AS A PART OF THE PUD APPROVAL.

DEVIATIONS REQUESTED:
HEIGHT: 50' PERMITTED; 51' PROPOSED = 5' DEVIATION
SETBACK (SIDE): 75' REQUIRED; 50.74 PROPOSED = 24.26' DEVIATION
PARKING: 426 REQUIRED; 365 PROVIDED = 61 SPACE DEVIATION
DENSITY: 543 PERMITTED; 230 ROOMS PROPOSED = 313 ROOM DEVIATION

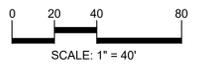
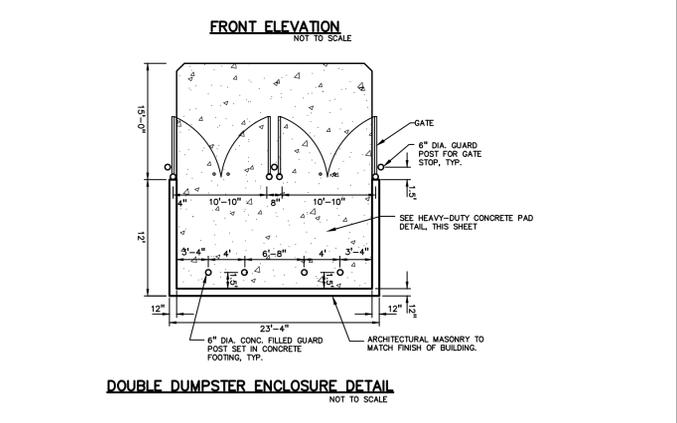
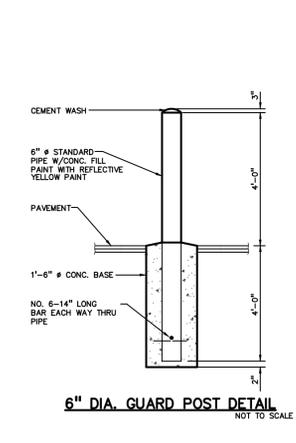
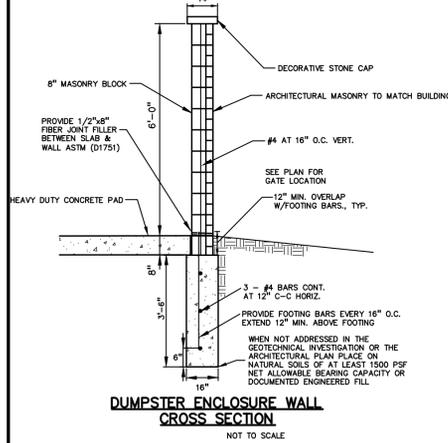
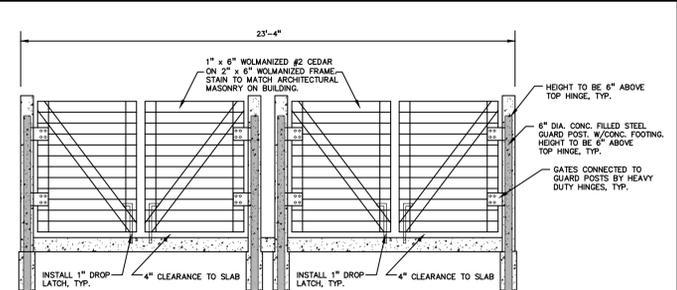
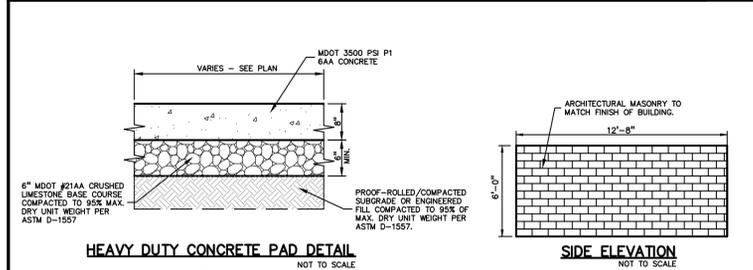
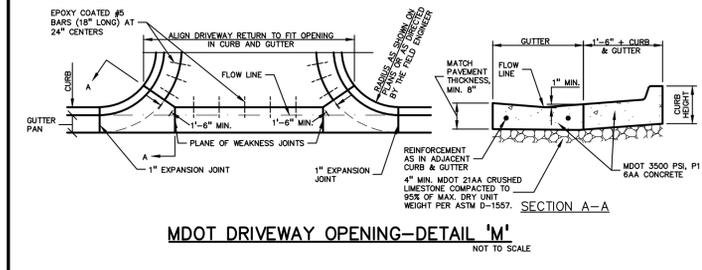
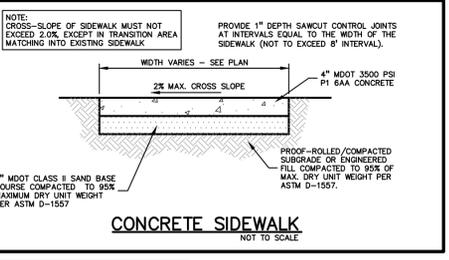
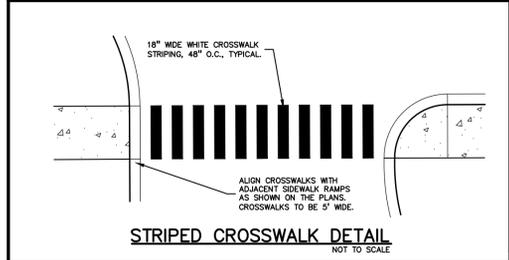
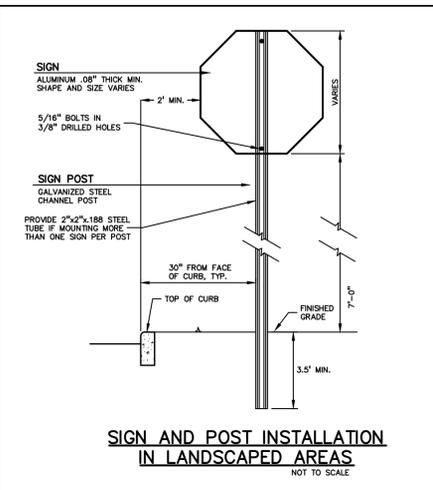
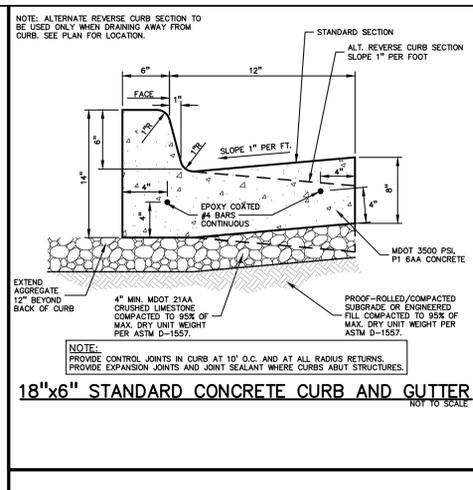
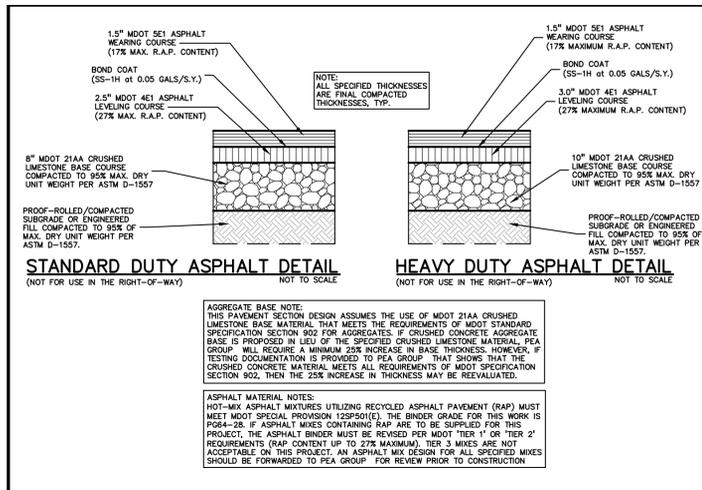
■ ■ ■ ■ ■ PROPOSED PUD BOUNDARY



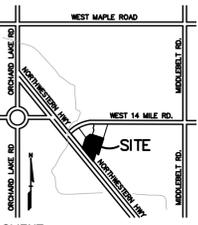
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NOT FOR CONSTRUCTION

C-3.0



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
NWH HOLDINGS, LLC
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

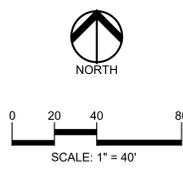
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REVISED SUBMITTAL	05-28-2021
REVISED SUBMITTAL	08-02-2021
REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

ORIGINAL ISSUE DATE:
MARCH 18, 2020

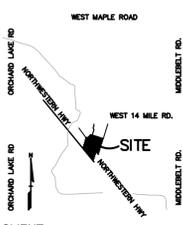
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	JKS
DES.	JDS
DRAWING NUMBER:	

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CAUTION!!
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CLIENT
NWH HOLDINGS, LLC
 32825 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

PROJECT TITLE
STONEFIELD OF FARMINGTON HILLS
 3080 NORTHWESTERN HIGHWAY
 FARMINGTON HILLS, MICHIGAN 48326

REVISIONS

PER CITY COMMENTS	04-23-2021
REVISED SUBMITTAL	05-28-2021
REVISED SUBMITTAL	08-02-2021
REVISED SUBMITTAL	04-07-2022
REVISED SUBMITTAL	05-19-2022
REVISED SUBMITTAL	07-18-2022

ORIGINAL ISSUE DATE:
 MARCH 18, 2020

DRAWING TITLE
TREE PRESERVATION AND REMOVAL PLAN

PEA JOB NO.	2020-0129
P.M.	JPB
DN.	LAW
DES.	LAW
DRAWING NUMBER:	

KEY

- = EXISTING TREES TO REMAIN
- = EXISTING TREES TO BE REMOVED
- = TREE PROTECTION FENCING

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE / REMOVE
687	CA	6	Crab Apple	Malus coronaria	P		R
688	RP	18	Red Pine	Pinus resinosa	P		R
689	RP	12	Red Pine	Pinus resinosa	P		R
690	RP	15	Red Pine	Pinus resinosa	P		R
691	RP	15	Red Pine	Pinus resinosa	P		R
692	RP	14	Red Pine	Pinus resinosa	P		R
693	RP	16	Red Pine	Pinus resinosa	P		R
694	RP	20	Red Pine	Pinus resinosa	P		R
695	NM	8	Norway Maple	Acer platanoides	G	REPLACE	R
696	NM	8	Norway Maple	Acer platanoides	G	REPLACE	R
697	LL	16	Littleleaf Linden	Tilia Cordata	F	REPLACE	R
698	CT	30	Cottonwood	Populus deltoides	G	LANDMARK	R
699	CT	14	Cottonwood	Populus deltoides	F	REPLACE	R
700	RP	21	Red Pine	Pinus resinosa	P		R
701	RP	19	Red Pine	Pinus resinosa	V.P.		R
702	RP	19	Red Pine	Pinus resinosa	V.P.		R
703	RP	18	Red Pine	Pinus resinosa	V.P.		R
704	RP	12	Red Pine	Pinus resinosa	V.P.		R
705	NM	16	Norway Maple	Acer platanoides	F	REPLACE	R
706	RM	11	Red Maple	Acer rubrum	P		R
707	NM	12	Norway Maple	Acer platanoides	F	REPLACE	R
708	RP	20	Red Pine	Pinus resinosa	P		R
709	E	7	American Elm	Ulmus americana	P		R
710	E	6	American Elm	Ulmus americana	P		R
767	AJ	18	Austrian Pine	Pinus nigra	P		S
768	AJ	11	Austrian Pine	Pinus nigra	P	11	R
769	AJ	19	Austrian Pine	Pinus nigra	P		R
770	AJ	18	Austrian Pine	Pinus nigra	P		R
771	AJ	10	Austrian Pine	Pinus nigra	V.P.		R
772	AJ	10	Austrian Pine	Pinus nigra	V.P.		R
773	AJ	19	Austrian Pine	Pinus nigra	V.P.		R
774	RM	13	Red Maple	Acer rubrum	G	REPLACE	R
775	RM	10	Red Maple	Acer rubrum	G	REPLACE	R
776	RP	18	Red Pine	Pinus resinosa	V.P.		R
777	BX	6	Box elder	Acer negundo	V.P.		R
778	RM	8	Red Maple	Acer rubrum	G	14 REPLACEMENT	R

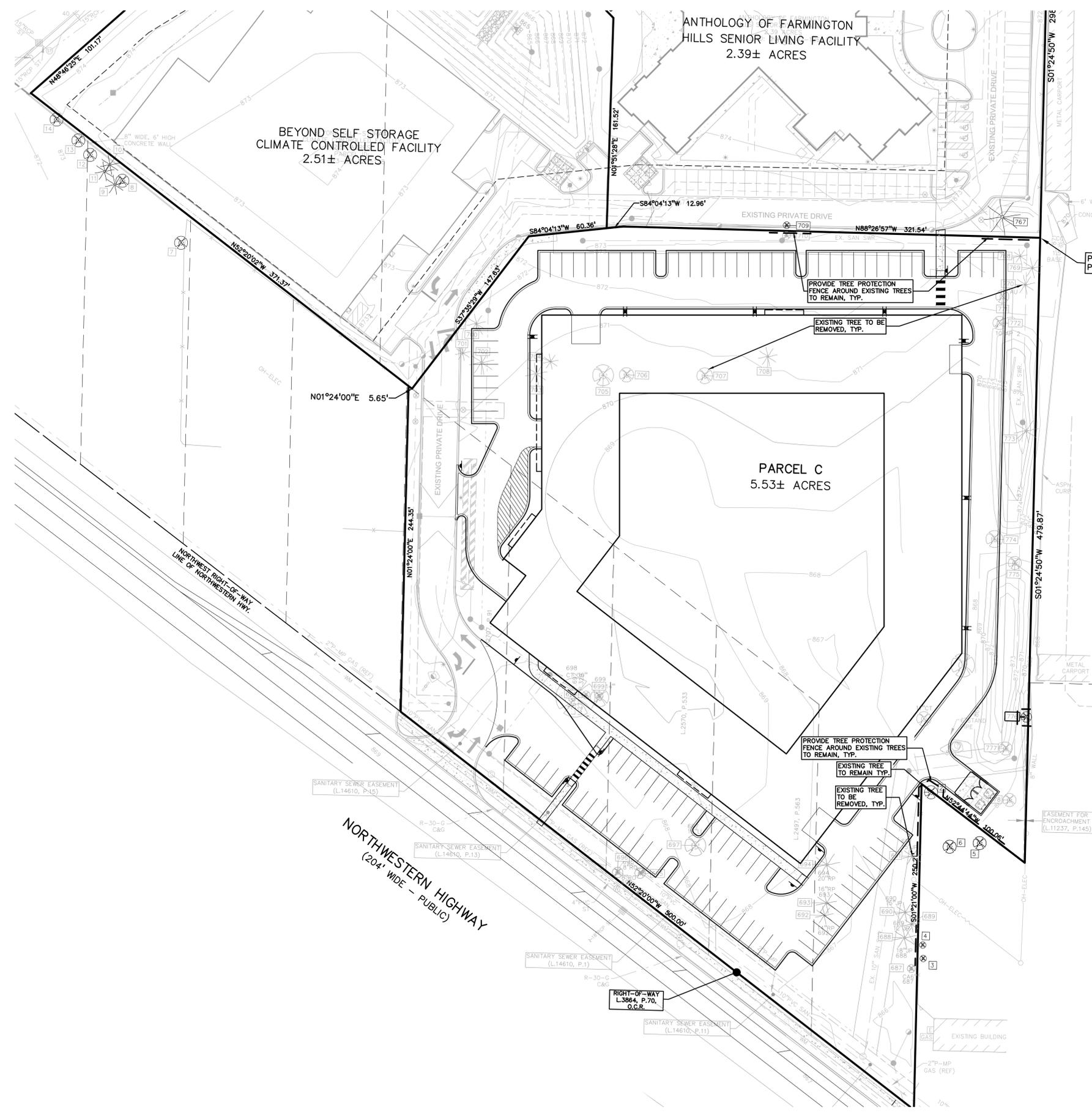
OFFSITE TREES

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	SAVE / REMOVE
01	HL	13	Honeylocust	Gleditsia triacanthos	Good		S
02	BC	6	Wild Black Cherry	Prunus serotina	Poor		S
03	E	10	American Elm	Ulmus americana	Poor	1	S
04	E	8	American Elm	Ulmus americana	Fair	1	S
05	WS	10	White Spruce	Picea glauca	Fair	1	S
06	E	10	American Elm	Ulmus americana	Fair	1	S

STANDARD TREES
 STANDARD TREES REMOVED: 9 (1.1 REPLACEMENT)

LANDMARK TREES
 LANDMARK TREES REMOVED: 1
 LANDMARK TREE DBH REMOVED: 30 (25% DBH REPLACEMENT)
 REPLACEMENT DBH REQUIRED: 7.5 INCHES

NOTE: REFER TO T-1.0 FOR EXISTING TREE LIST + CALCULATION



NOT FOR CONSTRUCTION

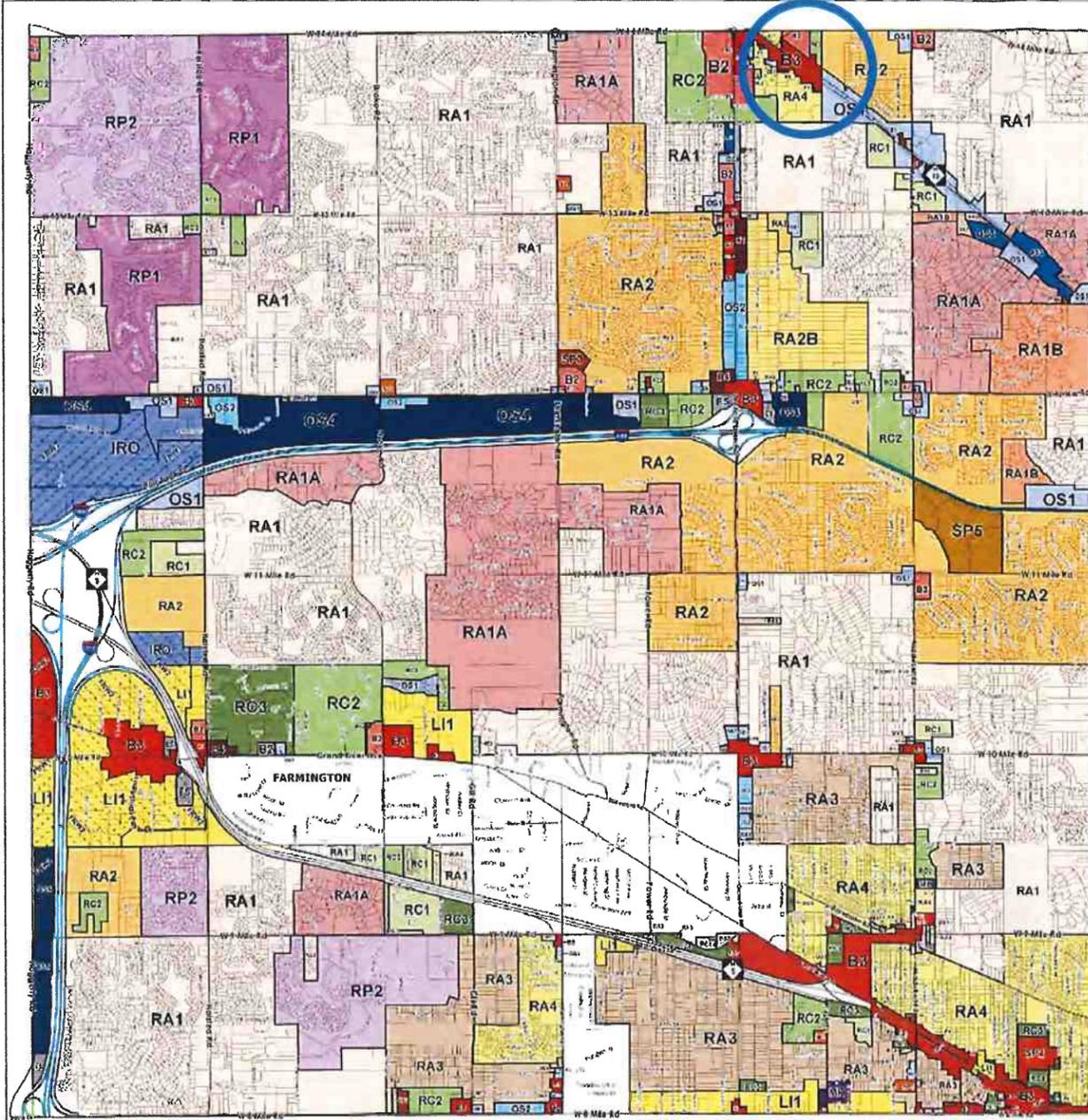
T-1.0

\\work\pea\PROJECTS\2020\2020-0129 STONEFIELD OF FARMINGTON HILLS\DWG\14610.DWG DETERMINATION_T-1.0 TREE PRESERVATION-20-0129.DWG



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



Zoning Districts

City of Farmington Hills, Michigan

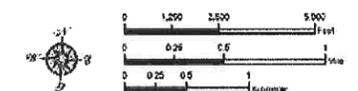
- B-1 Local Business District
- B-2 Community Business District
- B-3 General Business District
- B-4 Planned General Business District
- ES Expressway Service District
- FRW-1 Freeway Overlay District
- FRW-2 Freeway Overlay District
- FRW-3 Freeway Overlay District
- GR-1 Grand River Overlay District
- IRO Industrial Research Office District
- LI-1 Light Industrial District
- MH Mobile Home District
- OS-1 Office Service District
- OS-2 Planned Office Service District
- OS-3 Special Office District
- OS-4 Office Research District
- P-1 Vehicular Parking District
- RA-1 One Family Residential District
- RA-1A One Family Residential District
- RA-1B One Family Residential District
- RA-2 One Family Residential District
- RA-2B One Family Residential District
- RA-3 One Family Residential District
- RA-4 One Family Residential District
- RC-1 Multiple Family Residential
- RC-2 Multiple Family Residential
- RC-3 Multiple Family Residential
- RP-1 Planned Residential District
- RP-2 Planned Residential District
- SP-1 Special Purpose District
- SP-2 Special Purpose District
- SP-3 Special Purpose District
- SP-4 Special Purpose District
- SP-5 Special Purpose District

Lot Size for One Family Residential Zones (See Chapter XXI)

RA-1A	33,000 Sq. Ft. Minimum Average Lot Size per Subdivision 29,700 Sq. Ft. Smallest Lot Allowed
RA-1B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-2B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-1	20,000 Sq. Ft. Minimum Average Lot Size per Subdivision 18,000 Sq. Ft. Smallest Lot Allowed
RA-2	16,500 Sq. Ft. Minimum Average Lot Size per Subdivision 15,000 Sq. Ft. Smallest Lot Allowed
RA-3	12,500 Sq. Ft. Minimum Average Lot Size per Subdivision 10,000 Sq. Ft. Smallest Lot Allowed
RA-4	8,500 Sq. Ft. Smallest Lot Allowed

Digital User Note:
Click on a district heading in the map legend to go directly to the corresponding district regulations.

[Interactive Zoning Map GIS Mapping Layer](#)



Effective: February 18, 1985 As Amended to:

June 7, 1998	July 13, 2009
February 18, 2001	April 11, 2011
April 1, 2003	August 8, 2011
March 7, 2005	May 14, 2012
October 17, 2005	June 11, 2012
August 28, 2006	July 22, 2013
February 26, 2007	August 25, 2014
March 17, 2008	March 16, 2015
October 13, 2008	March 23, 2015
April 13, 2009	February 13, 2017

SOURCES: City of Farmington Hills, GIS 2017
Department of Planning and Community Development, 2017
Oakland County, 2017
Map Print Date: February 2017
Note: See Official Zoning District map maintained by the Farmington Hills City Clerk

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.





STONEFIELD of Farmington Hills **THE THINK SHOP**
ARCHITECTS

New Plan
Multifamily
Housing (Mid-Rise)
217 Dwelling Units

Weekday
1,088

Change in Trips
-2,664

AM Peak Hour
Total: 68

Change in Trips
-109

PM Peak Hour
Total: 86

Change in Trips
-239



Previous Plan
Shopping Center
50,000 SF

Weekday
3,752

AM Peak Hour
Total: 177

PM Peak Hour
Total: 325



Supplemental Traffic Information
Prepared by ROWE PSC

STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

Site Data

Parcel Area 5.53 Acres

Total # Units

217 units

1 bedroom units 112 Total

2 bedroom units 101 Total

3 bedroom units 4 Total

Parking Provided: 365

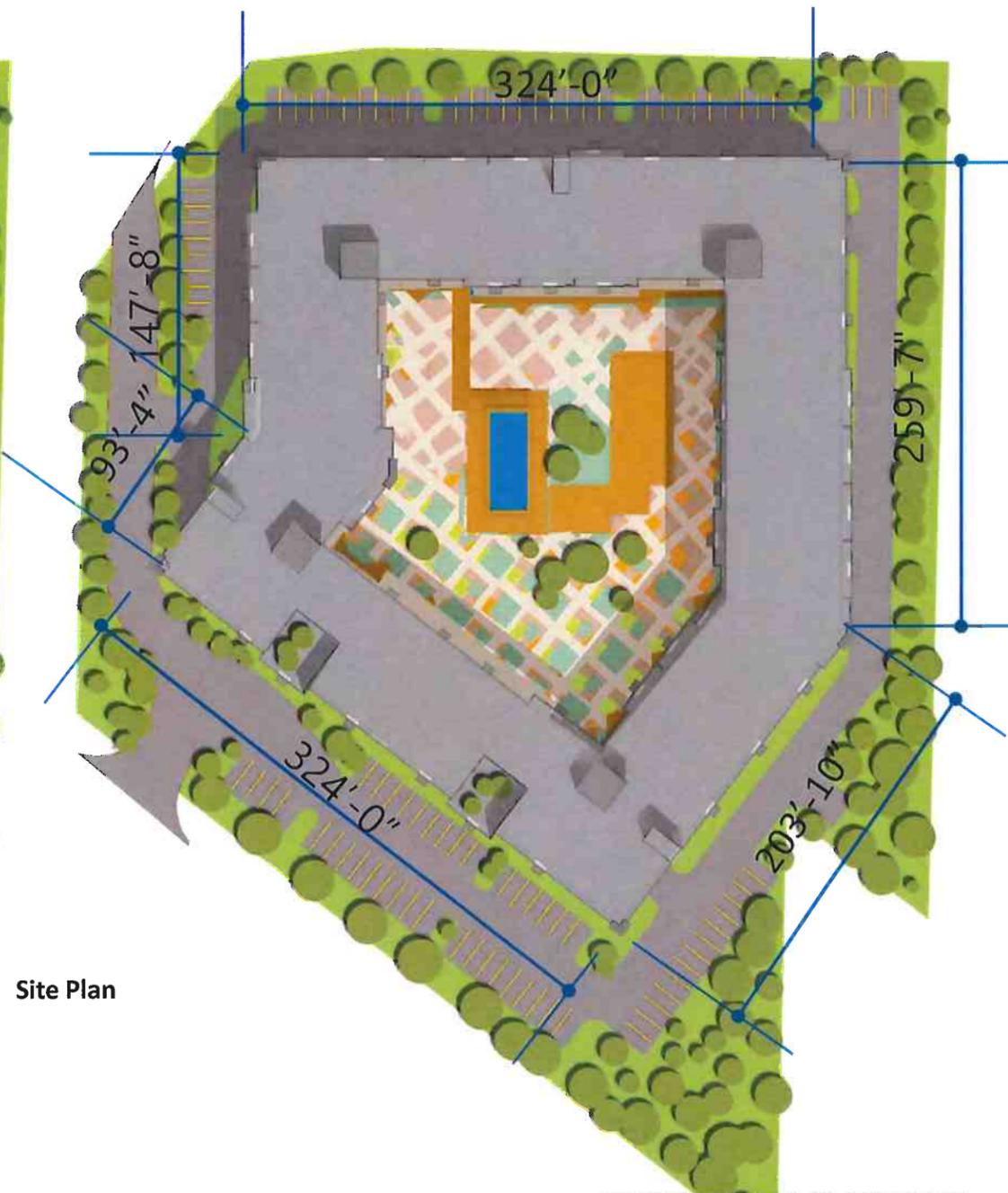
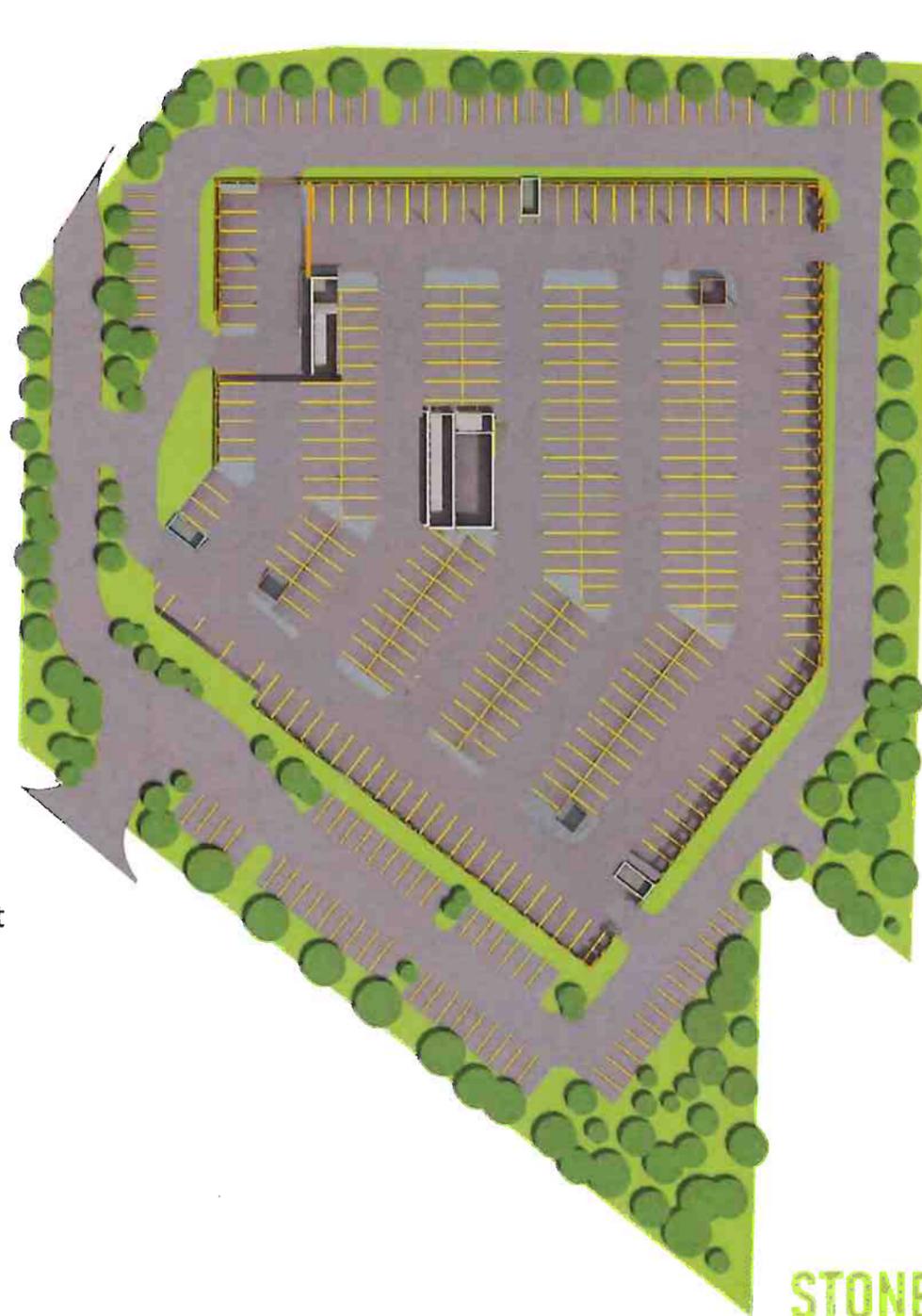
Covered Spaces: 264

Open Spaces : 101

1.68 parking spaces/unit

-7' Level Plan

-7' Level Area 113245 sf
Parking

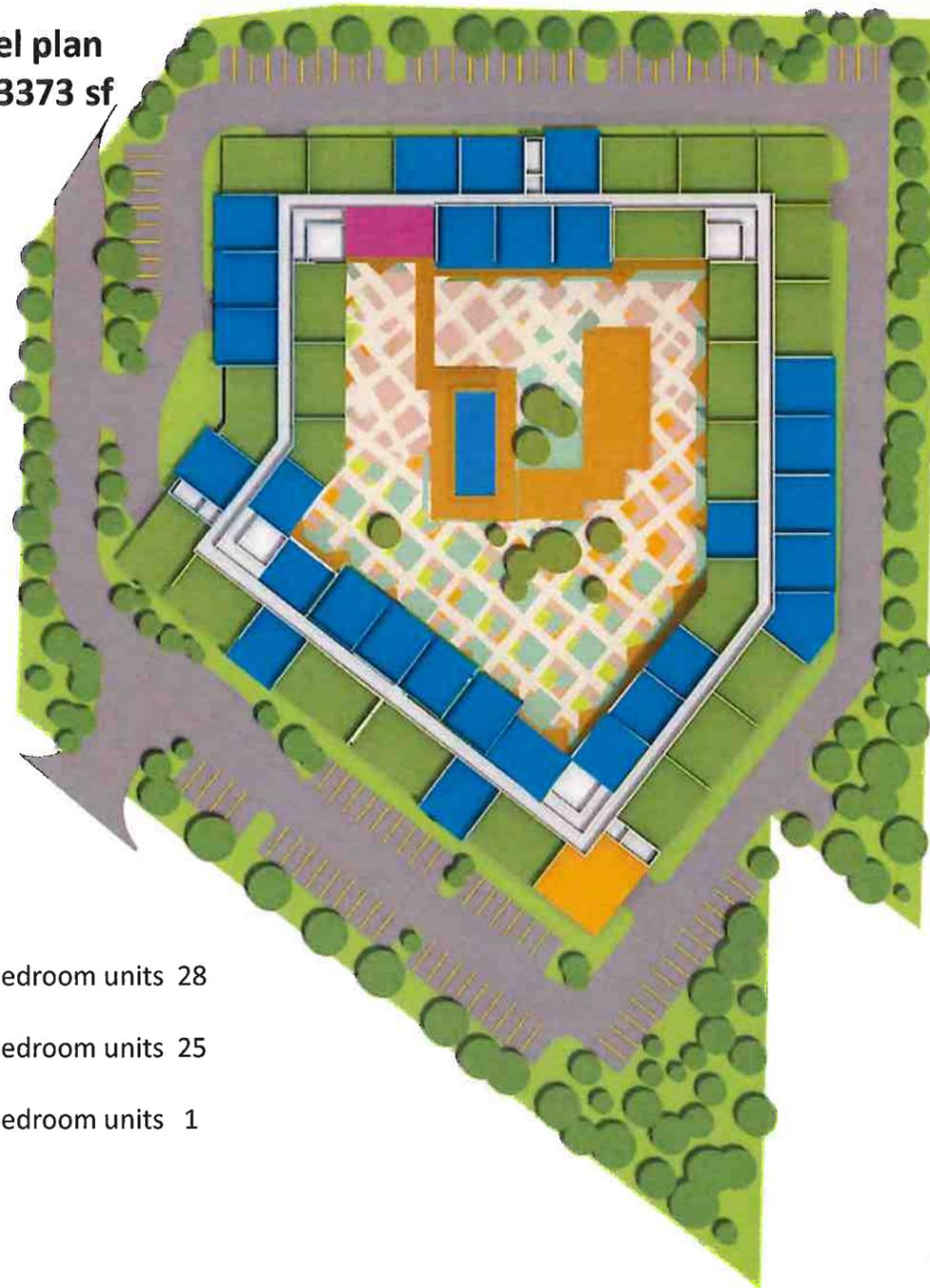


Site Plan

STONEFIELD of Farmington Hills

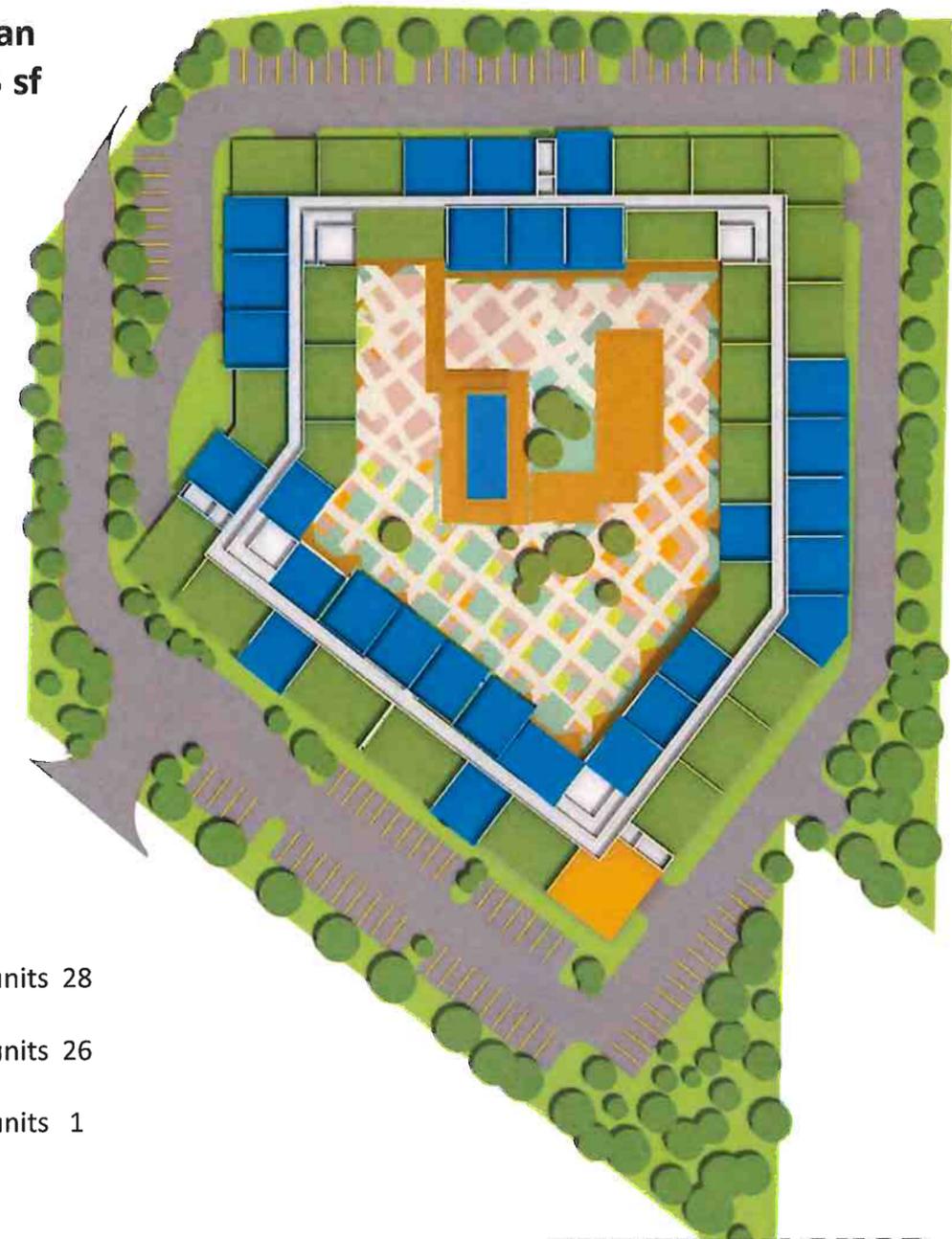
THE THINK SHOP
ARCHITECTS

1st level plan
Area: 83373 sf



- 1 bedroom units 28
- 2 bedroom units 25
- 3 bedroom units 1

2nd level plan
Area: 82093 sf

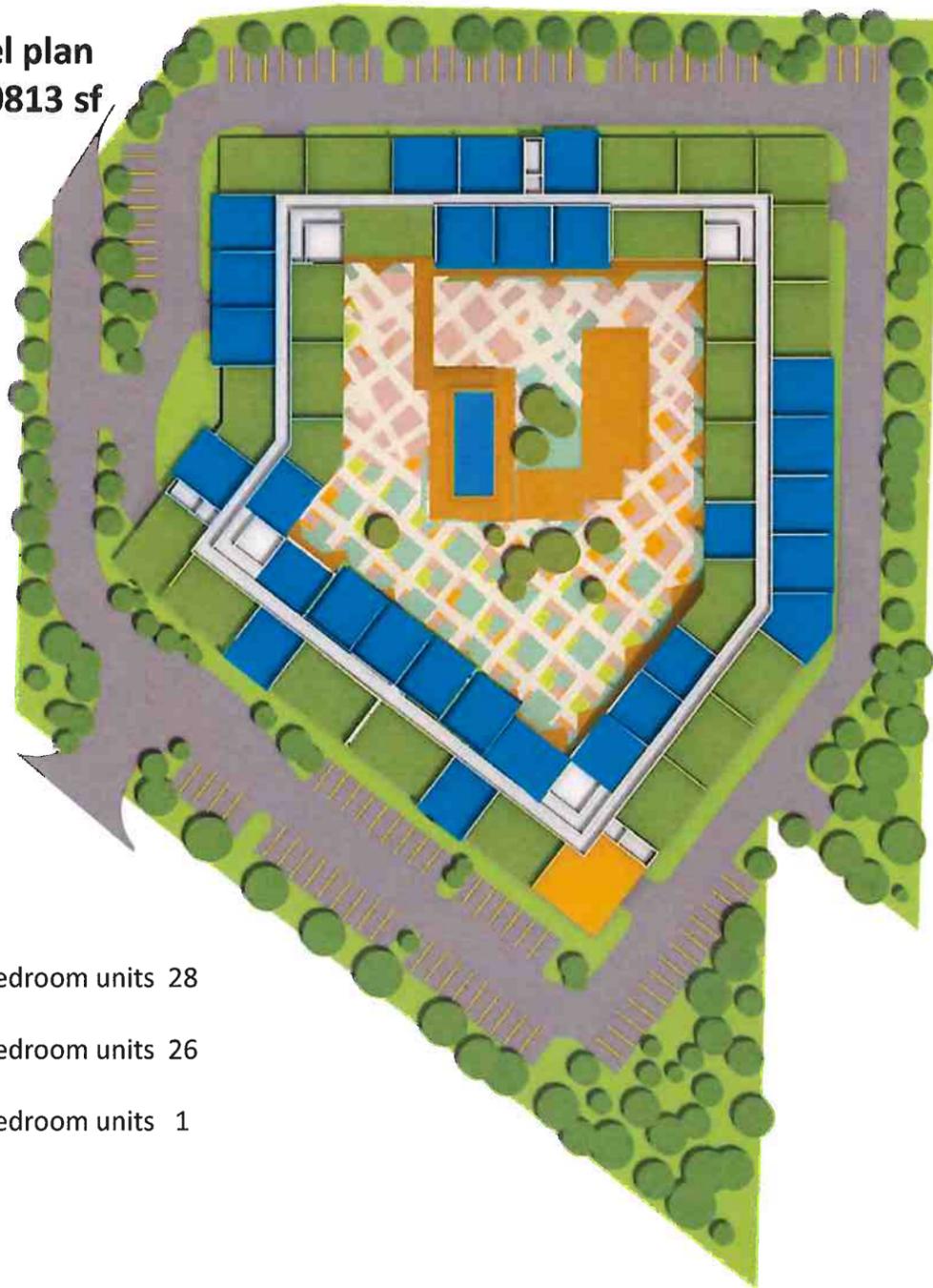


- 1 bedroom units 28
- 2 bedroom units 26
- 3 bedroom units 1

STONEFIELD of Farmington Hills

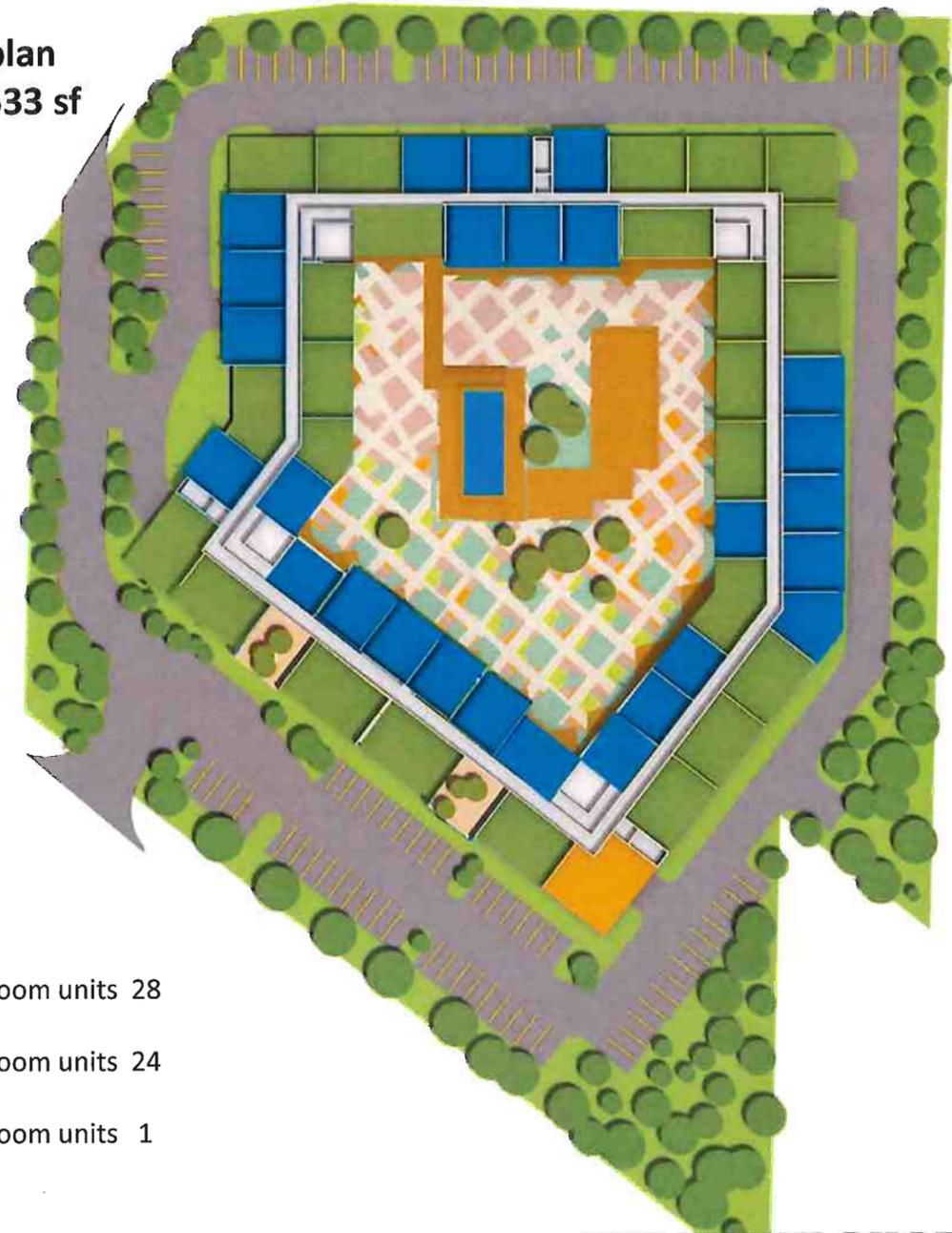
THE THINK SHOP
ARCHITECTS

3rd level plan
Area: 80813 sf



- 1 bedroom units 28
- 2 bedroom units 26
- 3 bedroom units 1

4th level plan
Area : 79533 sf



- 1 bedroom units 28
- 2 bedroom units 24
- 3 bedroom units 1

1st level plan
Area: 83373 sf



- 1bedroom units 28
- 2bedroom units 25
- 3bedroom units 1

2nd level plan
Area: 82093 sf



- 1bedroom units 28
- 2bedroom units 26
- 3bedroom units 1

3rd level plan
Area: 80813 sf



- 1bedroom units 28
- 2bedroom units 26
- 3bedroom units 1

4th level plan
Area : 79533 sf



- 1bedroom units 28
- 2bedroom units 24
- 3bedroom units 1

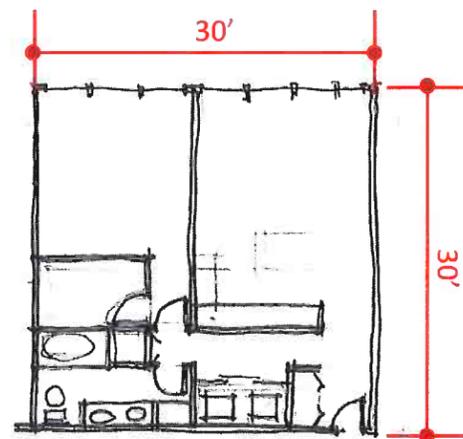
217 units Total

- 1bedroom units 112 Total
- 2bedroom units 101 Total
- 3bedroom units 4 Total

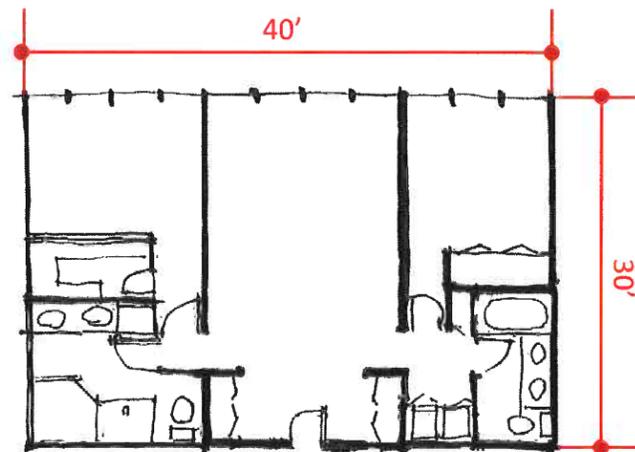
STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

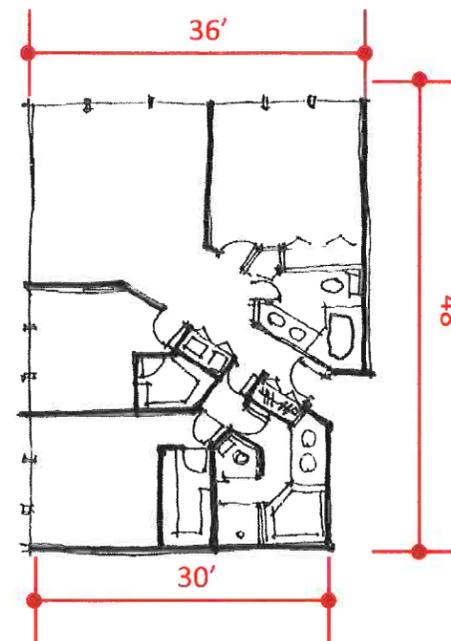
STONEFIELD Unit Development



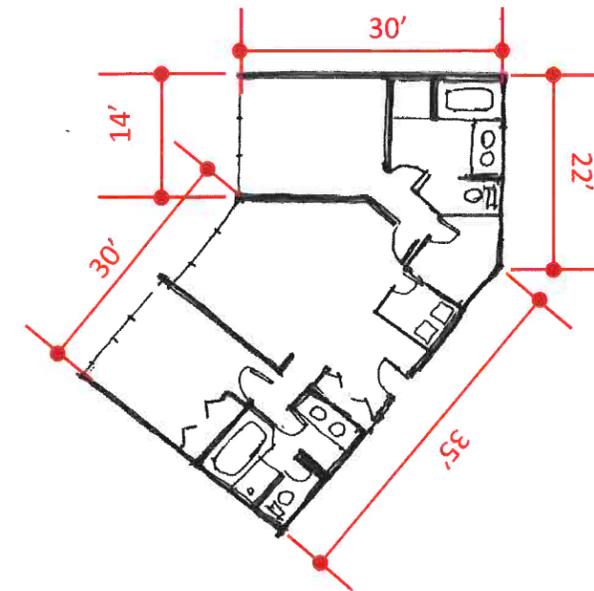
1 BEDROOM | 1 BATH
Area: 900 sf



2 BEDROOM | 2 BATH
Area: 1200 sf



3 BEDROOM | 2 BATH
Area: 1620 sf



2 BED | 2 BATH
Area: 1410 sf



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking



North Elevation



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



- ⊕ 55'-0"
- ⊕ 51'-0"
- ⊕ 39'-9" 4th
- ⊕ 28'-6" 3rd
- ⊕ 17'-3" 2nd
- ⊕ 6'-0" 1st
- ⊕ -7'-0" Parking



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking

East Elevation



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS

55'-0"
51'-0"
39'-9" 4th
28'-6" 3rd
17'-3" 2nd
6'-0" 1st
-7'-0" Parking



West Elevation



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



BUILDING SECTION



STONEFIELD of Farmington Hills **THE THINK SHOP**
ARCHITECTS



Perspective view from
Northwestern Highway entry



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



Perspective view to the main entrance
Perspective view towards the
west main entry



STONEFIELD of Farmington Hills **THE THINK SHOP**
ARCHITECTS



Perspective view from northeast corner of the site



STONEFIELD of Farmington Hills

THE THINK SHOP
ARCHITECTS



Perspective view from Northwestern Highway towards the southeast corner of the site



STONEFIELD of Farmington Hills THE THINK SHOP ARCHITECTS

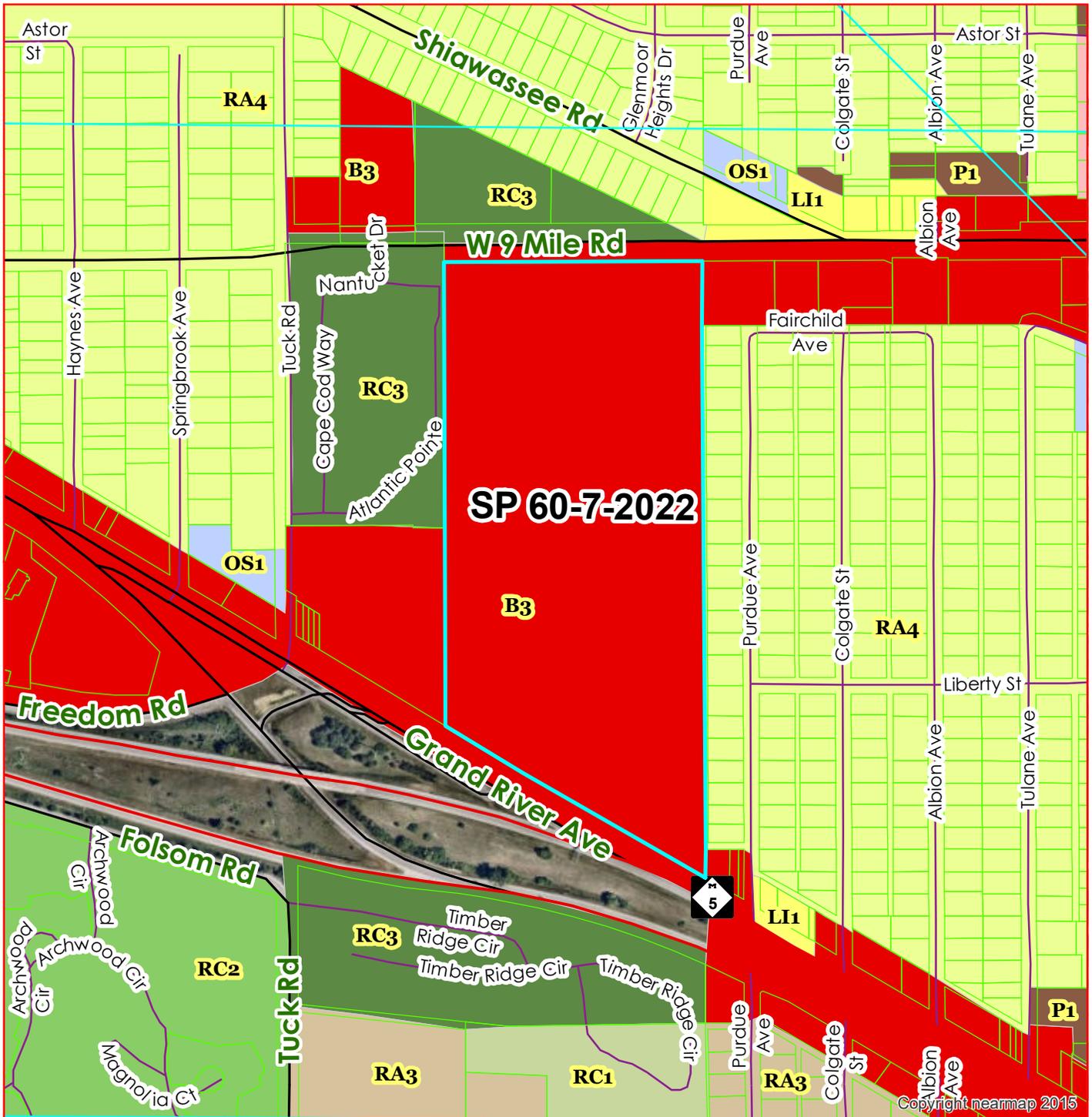


Perspective view from 1st level courtyard looking towards North

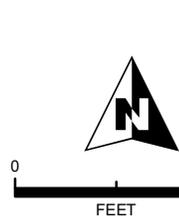


STONEFIELD of Farmington Hills **THE THINK SHOP**

Site Plan 60-7-2022, B-3
23-35-201-009, 30000 Grand River Ave.
Renovation of existing building for restaurant with drive through



- | | |
|--|--|
| Tax parcel | OS-1 Office Service District |
| Minor roads | P-1 Vehicular Parking District |
| Zoning Districts | RA-3 One Family Residential District |
| Zoning Districts | RA-4 One Family Residential District |
| B-1 Local Business District | RC-1 Multiple Family Residential |
| B-3 General Business District | RC-2 Multiple Family Residential |
| LI-1 Light Industrial District | RC-3 Multiple Family Residential |

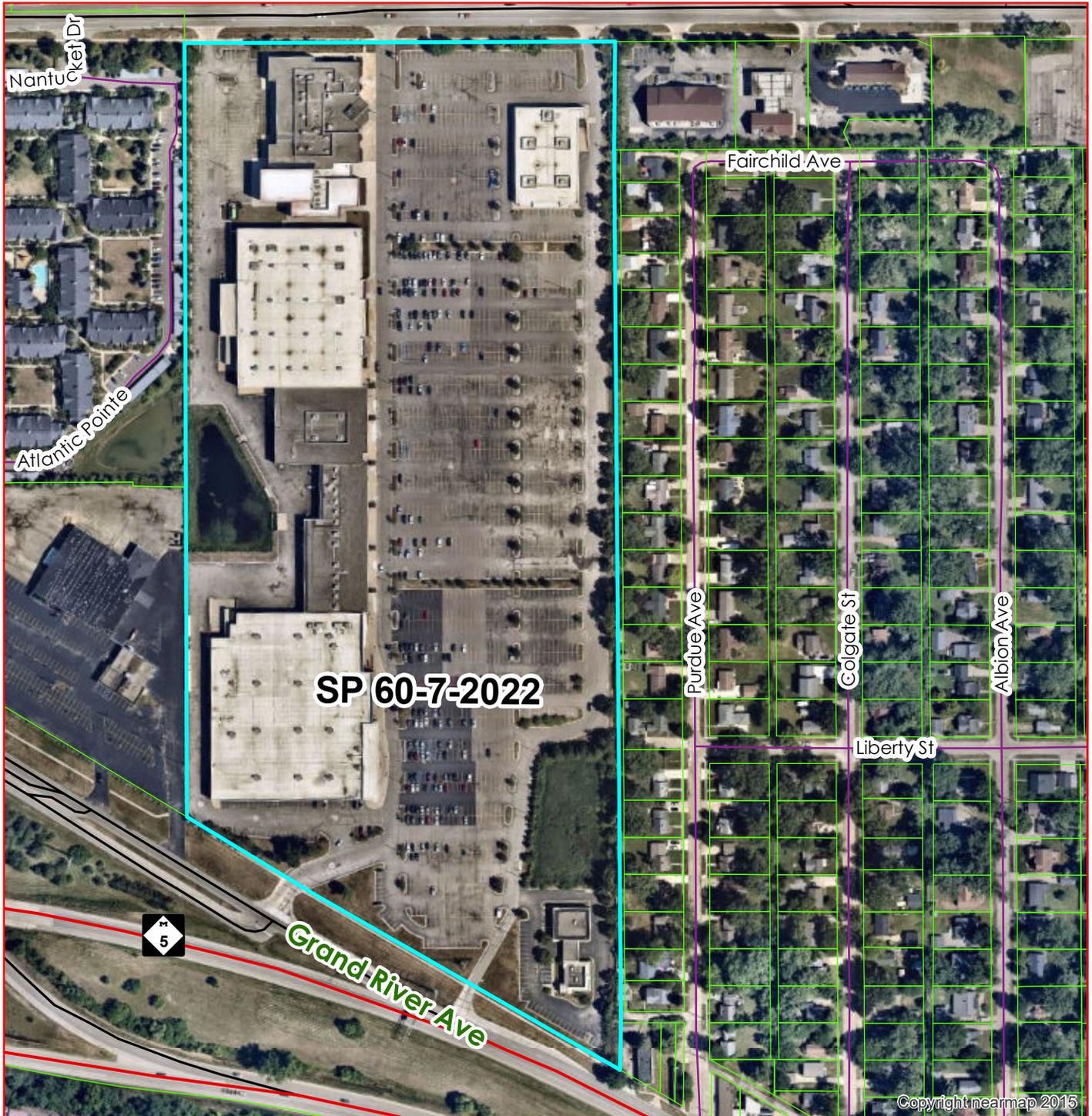


SOURCE: City of Farmington Hills, 2022
 Oakland County GIS, 2022

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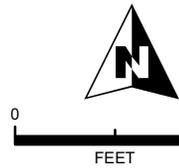
Site Plan 60-7-2022, B-3
23-35-201-009, 30000 Grand River Ave.
Renovation of existing building for restaurant with drive through



Planning Division



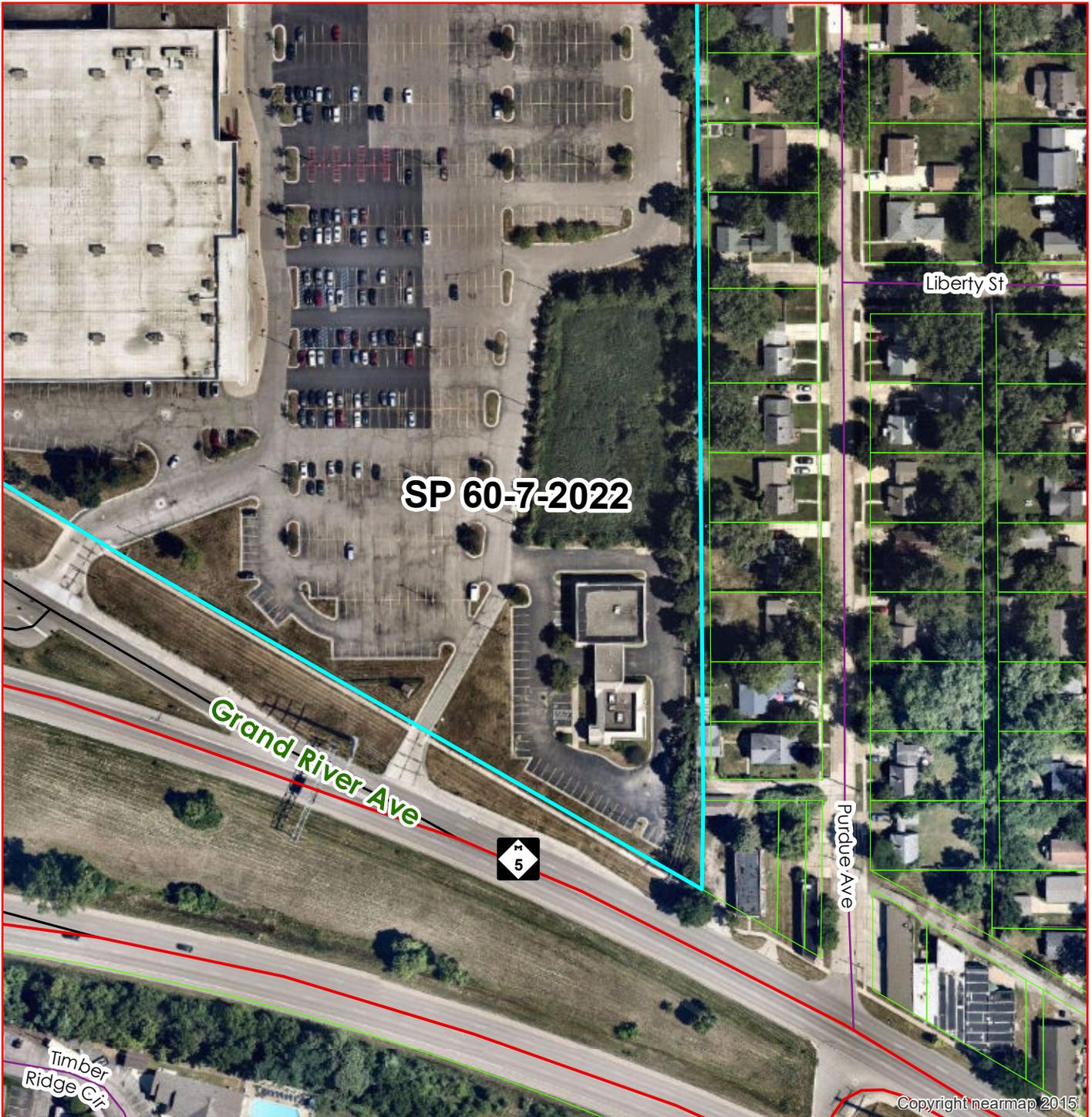
- Tax parcel
- Minor roads



SOURCE: City of Farmington Hills, 2022
 Oakland County GIS, 2022

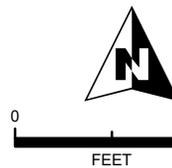
DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

Site Plan 60-7-2022, B-3
23-35-201-009, 30000 Grand River Ave.
Renovation of existing building for restaurant with drive through



Planning Division

- Tax parcel
- Minor roads



SOURCE: City of Farmington Hills, 2022
Oakland County GIS, 2022

DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

August 9, 2022

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

Site Plan Review

Case: SP 60-7-2022
 Site: 30000 Grand River Ave (23-35-201-009, 23-35-228-028, 23-35-228-029, 23-35-228-025)
 Applicant: Nicholas Shango
 Plan Date: 7/13/2022
 Zoning: B-3 General Business

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



SUMMARY OF FINDINGS

Summary of Proposal. The applicant proposes to modify an existing commercial building, removing the middle portion to create two stand-alone buildings, one of which will be a 2,670-square-foot Starbucks with a drive-thru.

Summary of Key Issues.

- Broadly, the plan is not approvable in its current form. Section 6.1 requires plans that are to-scale, and the two pages of the site plan package labeled “Sheet SP-2” each have a note on the right side that says, “do not scale drawing, use figured dimensions only!” This is not acceptable. While the plan includes many of the required dimensions, these can’t be accurately verified on the plan if the plan can’t be scaled. All dimensions included in the review below should be interpreted with this in mind.
- More importantly, Section 4.35 prohibits drive-in restaurants on parcels directly abutting any RA district. This site abuts an RA-4 district to the north and east, and this use is therefore not permitted in this location.

Existing Conditions

1. **Zoning.** The project occurs across four existing properties: three small parcels totaling 0.37 acres, and a portion of the larger shopping center property, which is 31 acres.
2. **Existing site.** The site is currently developed with two small commercial buildings (on the larger shopping center site) and two smaller buildings fronting on Grand River. The southern portion of the existing commercial building (first photo below, to the right) is a former bank with a drive-thru.

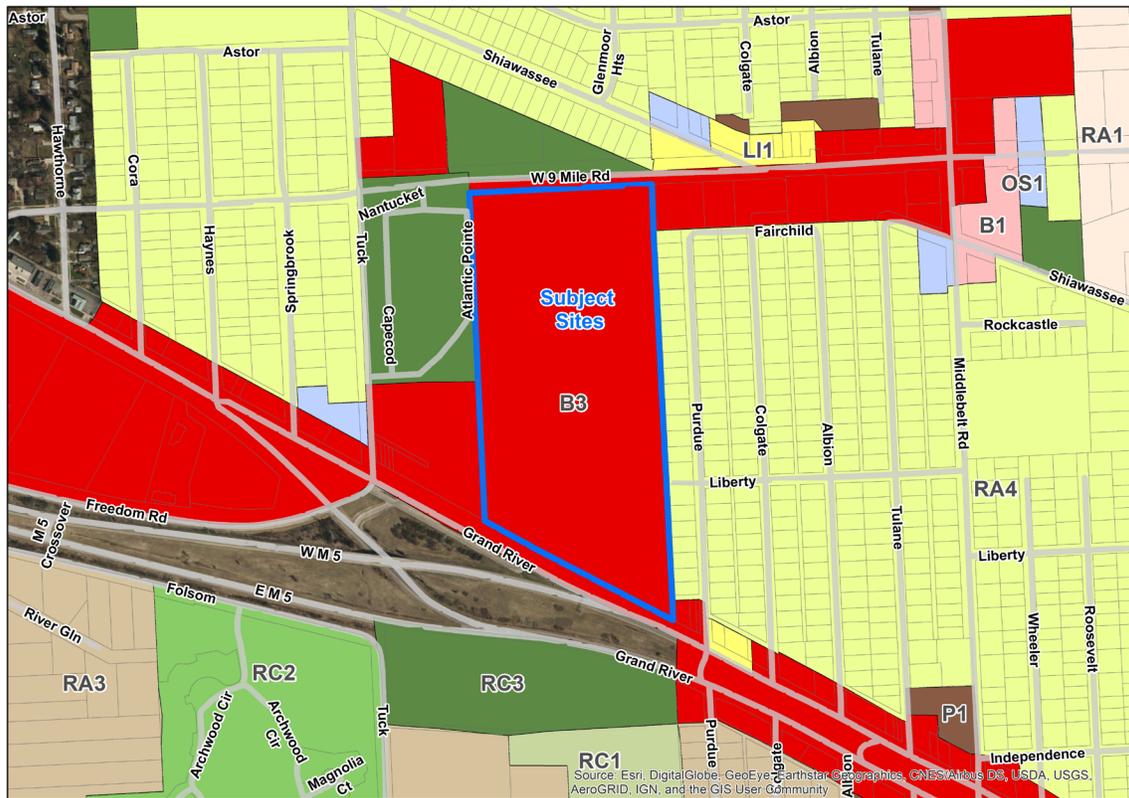


The existing commercial building



3. Adjacent properties.

Direction	Zoning	Land Use
North	B-3/RA-4	Commercial/single-family
South	Grand River/M-5 interchange	Interchange w/ multi-family beyond
East	B-3/RA-4	Commercial/single-family
West	B-3	Commercial



**giffels
webster**
 January 7, 2019

4. **Site configuration and access.** The site is currently accessed via the larger shopping center parking lot. The plan would add a second driveway off of Purdue Avenue. The plans anticipate that queueing for the drive-thru would occur primarily from this second access point.

Site Plan & Use:

1. **Use.** A drive-in restaurant is a principally permitted use in the B-3 district, subject to PC approval and the standards of Section 4.35 (see below). **Section 4.35 prohibits drive-in restaurants on sites abutting RA districts.**
2. **Dimensional Standards (B-3 district).** See footnotes after the table for remarks on compliance issues.

Item	Required	Proposed/Comments
Standards of Sec. 34-3.1.25.E		
Min. lot size	None specified	31.66 acres
Min. lot width	None specified	About 463 ft
Front Setback (south)	25 ft (to Grand River)	81.36 ft
Rear Setback (north)	20 ft	1,700 ft
Side Setback (east)	25 ft	49.66 ft
Side Setback (west)	10 ft	750+ ft
Building Height	50 feet	17.4 feet
Front Yard Open Space	50%	Compliant
Other dimensional standards		
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.
Minimum parking setback (34-3.5.2.J)	10 feet	Appears compliant, but needs label
Loading space (34-3.5.2.N)	10 feet of loading space per front foot of building = 440 sq ft	No loading zone identified
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	Rooftop equipment is not addressed on the plans
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	Appears compliant

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

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	Existing dumpster enclosure is in the rear yard and appears to be compliant.
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. **Mechanical Equipment (34-5.1.4.D).** **The plan does not address mechanical equipment.**

5. **Minimum parking (34-5.2.11.C.i/x).**

Requirement	Calculations	Provided
i. Retail store: 1 for each 175 square feet of usable floor area x. drive-in restaurant: One (1) space per 30 sq ft of usable floor area	Retail: $3,610 \times 0.8 = 2,888$ $2,888/175 = 17$ Drive-in: $2080/30 = 69$ spaces Total required = 86 spaces	45 spaces on outlet (remainder accounted for in larger shopping center lot)
Drive-thru stacking: 10 spaces, min five before ordering station	Stacking: 10 spaces	Stacking: 16 spaces
Barrier-Free Spaces	1 space (retail) 2 spaces (drive-in)	1 space 2 spaces

6. **Off-street parking dimensions (34-5.3.3.A & B).** The width of the spaces is not labeled; length of the spaces and width of the maneuvering lane are both shown to be compliant.

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft.	23.75 ft min
Parking space width	9 ft.	Not labeled
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)	18 ft w/ overhang; width of sidewalks is not provided to show compliance

7. **Acceleration-Deceleration-Passing Lanes (34-5.6.2.)** Driveways providing ingress and egress to all three-lane paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes. If in the opinion of the director of public services no useful purpose would be served or if unusual difficulty would be encountered by reason of grade changes, intersections, bridges, or other land restrictions, the director may waive or modify the requirements of this section. **We defer to engineering to address this issue.**

8. **Outdoor Dining Area (34-4.32).** The outdoor dining area shall meet the following standards:

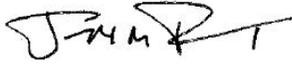
1. Such outdoor space shall not be located within two hundred (200) feet of a residential district or the residential portion of a PUD, unless separated from such residential area by a major or secondary thoroughfare or by a building. *The dining area is separated from neighboring RA-4 properties by the restaurant building.*
2. The floor area devoted to such use shall not exceed four hundred (400) square feet or fifty (50) percent of the usable floor area of the principal use, whichever is the greater. *The area is not provided, but appears to be less than fifty percent of the area of the building.*

3. The conduct of such use shall not interfere with pedestrian circulation to and from adjacent uses or on sidewalks nor interfere with the sight distances of vehicular traffic. *This standard appears to be met.*
4. Such outdoor use may be located in a required setback provided that there are no permanent structures and provide that required open space areas and landscaped setbacks are not utilized for this purpose. *The dining area is not located in a setback.*
5. Off-street parking shall be provided on the basis of one (1) space for each seventy-five (75) square feet of usable floor space. **The square footage of the dining area is not provided.**
6. Exterior lighting fixtures shall be permitted provided that the distance between the top of any light source and the ground below the structure does not exceed ten (10) feet and that the lighting complies with the standards set forth in section 17-106 of the City Code. **No information was provided.**
9. **Standards for drive-in restaurants in the B-3 district.** Per Section 34-4.35, drive-in restaurants in the B-3 district shall meet the following standards:
 1. In the B-3 district:
 - A. Drive-in restaurants shall provide a building setback of at least sixty (60) feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1. *This standard is met.*
 - B. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential. **This dimension is not shown on the plan, but appears to be about 30-32 feet at the closest point. The actual lane boundary and distance to the nearest residentially zoned lot shall be dimensioned. A ZBA variance or plan modification is required.**
 - C. The zoning lot occupied by such use shall not abut an RA district unless the district is separated from the lot by a major or secondary thoroughfare. **This site directly abuts an RA-4 district.**
 2. In the B-3 and LI-1 districts, vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the right-of-way of any intersecting street.
10. **Circulation.** We have concerns about circulation. The applicant is providing more than the required number of stacking spaces, but any back-up that occurs will leave cars blocking a residential street. Furthermore, any vehicle entering the site from the rest of the shopping center and wishing to enter the drive-thru lane will be in conflict with vehicles already queuing from the other direction; this would cause internal traffic jams on the site.
11. **Corner Clearance (34-5.10).** **Corner clearance is not addressed.**
12. **Landscaping.** **Though the plan shows some conceptual screening landscaping, no landscape plan was provided.**
13. **Tree Replacement (34-5.18).** **No survey of the full existing development site was provided; it is unknown how many trees would be removed to accommodate this development.**
14. **Lighting (Section 34-5.16).** **A photometric plan was not provided, and compliance cannot be assessed.**

15. **Pedestrian Connection (Sec. 34-5.19).** A pedestrian connection to the Purdue Avenue sidewalk is provided.
16. **Site Plan Issues.** Both sheets titled Sheet SP-2 are labeled as not drawn to scale; site plans are required to be drawn to scale.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
Senior Planner



Rod Arroyo, AICP
Secretary | Partner



INTEROFFICE CORRESPONDENCE

DATE: August 5, 2022,
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Site Plan 60-7-2022 (30000 Grand River)

The plans provided for review indicate "Scale: No Scale." Therefore, the Fire Department could not complete a thorough and proper review of the proposed plans. Site shall meet all provisions of Ordinance 12-11 Fire Department Site Plan Review and Design Standards.

Once the Above has been met, the Fire Department will have no objection to approval of this proposed project contingent upon compliance with the following:

1. This pre-existing site does not appear to mee Ordinance 12-11 (2) d "All points on the exterior of the building shall be no further than 250' from a hydrant."
2. The site shall be capable of accommodating fire apparatus with a 50' turning radius.
3. No parking fire lane signs shall be posted and strictly enforced.
4. The minimum clearance between the finished roadway surface and any overhead obstruction shall be 13' 6".
5. This building and all Buildings within this complex shall be maintained in accordance with minimum Fire Prevention Code requirements.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal



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

INTEROFFICE CORRESPONDENCE

DATE: August 1, 2022

TO: Planning Commission

FROM: James Cubera, Engineering 

SUBJECT: Starbucks
30000 Grand River
PJ#: 35-22-118 SP#: 60-7-2022
22-23-35-201-009

This office has performed a preliminary review of the above referenced concept plan submitted to the Planning Department on July 18, 2022. Our preliminary comments are as follows:

1. The plan does not include detailed engineering such as utilities of record and topo grades. This is important information that must be provided.
2. Should this project be approved, the City will require that the proponent reconstruct Purdue Street from Grand River to the northern property limits as a concrete road maintaining the current width
3. It should be noted that this site will be utilizing a residential road for access and some sensitivity from the neighborhood may be experienced. The City is often contacted by residents concerned with issues such as speeding, commercial deliveries and cut-thru traffic that may be generated by commercial properties with frontage on their residential street.
4. Please note we have met with the proponent on several occasions with respect to this site and we have received and reviewed their draft traffic statement prior to this submittal to the Planning Commission.

This project proposes to close two curb cuts on Grand River/M-5 and provide access to Purdue Avenue that will ultimately allow customers to exit to westbound Grand River/M-5 or to utilize the cross-over to eastbound Grand River/ M-5. As such, this site will generate additional

traffic to Purdue Avenue. The traffic study does not identify any safety concerns or operations issues with the Purdue Avenue and westbound Grand River/M-5 intersection. Per the study, the additional traffic generated by vehicles exiting the site extends the southbound vehicle queue on Purdue Avenue at westbound Grand River from 1.5 vehicles to 3.5 vehicles.

The study also identifies that the current thru movement (existing conditions) crossing over eastbound Grand River to S. Purdue Avenue operates at an acceptable level of service in the AM Peak hour but operates at a level of service E or F in the PM Peak hour. This would be for vehicles that continue south on Purdue thru the Grand River turn around. Starbucks' customers would typically utilize the crossover left movement onto eastbound Grand River which operates acceptably in all conditions per the study. No significant queuing concerns for any movement were identified in the study at the Purdue/Grand River intersections.

Based on discussions with the Traffic Engineer that completed this impact study, all stacking for the drive-thru window is expected to be contained on-site. This item is expected to be addressed in the final document.



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

City of Farmington Hills
Environmental Review

Project Name: Starbucks (West River Shopping Plaza) 22-23-35-201-009

Address: 30000 Grand River

Project Job #: 35-22-118 SP# 60-7-2022

Plan Dated: 7-13-22

Plan Received: 7-21-2022

Review #: 1

Review Date: 8-8-2022

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. There is opportunity for low impact development best management practices to address storm water quality. These techniques include: porous pavement, infiltration trenches, and bioretention/rain gardens. The low impact development techniques would minimize the volume of storm water runoff and provide storm water quality treatment.
2. Water Quality treatment must be provided for all site stormwater. Provide calculations and details for the storm water quality manufactured treatment units proposed. These units must be approved by the New Jersey Department of Environmental Protection (NJDEP). Use the Oakland County Stormwater standards for sizing of water quality flow.
3. Detention must be provided for the additional area not originally included in the detention pond construction. Please provide overall site calculations for detention and an as-built survey of the existing pond this site will outlet into to show it has the capacity.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Tyler Sonoga'.

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, J. Cubera

STARBUCKS DRIVE THRU

West River Shopping Center
30000, 29900, 29800 Grand River Avenue,
Farmington Hills, MI 48336

SPLO. 7. 2022
RECEIVED

JUL 18 2022

CITY OF FARMINGTON HILLS
PLANNING DEPT.

CODE DATA

THIS BUILDING AND ITS AREA SHALL CONFORM TO CHAPTER 9 OF THE MICHIGAN BUILDING CODE, INTERNATIONAL FIRE CODE, NFPA 13-2001 MICHIGAN PLUMBING CODE, AND THE MICHIGAN MECHANICAL CODE, AS DESCRIBED BELOW:

- MICHIGAN BUILDING CODE 2015
- MICHIGAN REHABILITATION CODE 2015
- MICHIGAN PLUMBING CODE 2015
- INTERNATIONAL FIRE CODE 2011
- MICHIGAN MECHANICAL CODE 2015
- NATIONAL ELECTRIC CODE 2011 W/ MI. AMENDMENTS
- ANSI 111-2003 (ACCESSIBILITY)
- ASHRAE 90.1 - 1999
- AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADAAG.

FIRE SUPPRESSION SYSTEM

6. 303.3.1
THERE IS AN EXIST'G SPRINKLER SYSTEM IN THE EXISTING BUILDING. FIRE SUPPRESSION CONTRACTOR TO SUBMIT FIRE ALARM AND DETECTION SYSTEMS TO THE CITY PRIOR TO CONSTRUCTION.
PLANS & CALCULATIONS FOR THE FIRE SUPPRESSION TO BE COMPLETED BY LICENSED FIRE SUPPRESSION CONTRACTOR, LICENSED BY THE STATE OF MICHIGAN

EXITS

- EXIT ACCESS TRAVEL DISTANCE 75 FEET
- INSTALL EXIT SIGN WITH ILLUMINATION TO EACH EXIT DOOR
- INSTALL TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ADA, TO EACH EXIT DOOR
- INSTALL AUTOMATIC PUSH-BAR TO EACH EXIT DOOR

LEGAL DESCRIPTIONS

PARCEL ID# 23-35-201-003
Real property in the City of Farmington Hills, County of Oakland, State of Michigan, described as follows:

All that part of the Northeast 1/4 of Section 35, Town 1 North, Range 9 East, described as:
Beginning at a point on the South line of Nine Mile Road, 120 feet wide, distant South 89 degrees 54 minutes 00 seconds East, 300.50 feet and South 00 degrees 08 minutes 30 seconds West 60.00 feet from the North 1/4 corner of said Section; thence South 89 degrees 54 minutes 00 seconds East 810.78 feet; thence along said line of Nine Mile Road, South 0 degrees 49 minutes 33 seconds West 203.97 feet; thence along the Western line of Grand River Homes Subdivision, as recorded in Liber 32 of Plats, Page 10, Oakland County Records and Assessor's Grand River Homes State Subdivision, as recorded in Liber 54 of Plats, Page 12, Oakland County Records, South 0 degrees 03 minutes 05 seconds West 135.04 feet; thence along the Northern line of Grand River Avenue 204 feet wide, North 53 degrees 29 minutes 40 seconds West 659.34 feet and North 58 degrees 22 minutes 00 seconds West 284.13 feet; thence North 0 degrees 08 minutes 30 seconds East 1456.52 feet to the point of beginning.

PARCEL ID# 23-35-228-028
LOT 1 EXCLUDING EASTERLY 21.62 FEET MEASURED ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 116 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 391 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.23 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 23-35-228-029
THE EASTERLY 21.62 FEET MEASURED ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 116 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 391 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.08 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 23-35-228-025
LOT 2 OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 116 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 391 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.06 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PROPOSED ALTERATION - STARBUCKS

GENERAL USE GROUP: B (MERCANTILE)
CONSTRUCTION TYPE: II B
PROPOSED AREA: 2,160 S.F. (1 STORY)

EGRESS - BIG LOTS! (per NBC TABLE 1006.3.1)
NUMBER OF EXITS REQUIRED: 1 EXITS
NUMBER OF EXITS PROVIDED: 3 EXITS
ALLOWED EGRESS DISTANCE W/O SPRINKLERS: 200'-0"
ALLOWED EGRESS DISTANCE W/ SPRINKLERS & FIRE ALARM: 250'-0"
PROPOSED MAX DISTANCE: 25'-0" - 40'-0"

OCCUPANT LOAD:
100 GROSS, BUSINESS AREA (RETAIL) - 2,160 SQ FT/100 = 21 OCCUPANTS
9 (FOR SEATS) + 21 (RETAIL) = 36 OCCUPANTS
UNDER 501 OCCUPANTS, 2 EXITS REQUIRED

EXIST'G BUILDING AREA:
30010 GRAND RIVER (GAMESTOP): 3610 SQ FT, EXIST'G
30000 GRAND RIVER (STARBUCKS) 2160 SQ FT, EXIST'G
6,370 SQ FT (EXIST'G)

PARKING COUNT:
30010 GRAND RIVER (GAMESTOP) 3610/115 = 21 PARKING SPACES REQ'D

30000 GRAND RIVER (STARBUCKS) 2160 SQ FT
DRIVE IN RESTAURANT - 1 SPACE PER 30 SQ FT USABLE AREA
(DEDUCT 680 SQ FT FOR BACK OF HOUSE)
USABLE 64 FT x 2160 x 15% = 2010 SQ FT
2010 SQ FT/30 = 69 SPACES REQ'D

TOTAL PARKING REQUIRED: 90 REQ'D
45 SPACES IN OUTLOT + REMAINDER OF WEST RIVER SHOPPING CENTER ALSO PROVIDED.

BARRIER FREE SPACE CALCULATION:
16-100 PARKING SPACES + 4 BARRIER FREE
3 PROVIDED

PROPERTY ZONING

30000 GRAND RIVER, 30010 GRAND RIVER: B-3
29900, 29800 GRAND RIVER: ZONED B-3

B-3 GENERAL BUSINESS

LOT - MIN. AREA: N/A

- MIN. WIDTH: N/A

COVERAGE - MIN. FRONT OPEN SPACE: 50%

SETBACKS - FRONT YARD: 25 FT.

- REAR YARD: 20 FT.

- SIDE YARD: 10 FT.

- ALLEY REAR YARD: CAN BE WAIVED

- SIDE STREET YARD: 25 FT.

HEIGHT - MAX. BLD.: 40 FT.

DRAWING INDEX:

GENERAL

C-1 EXIST'G SITE PLAN / CODE REVIEW

SITE

ALTA SURVEY - 29900 & 29800 GRAND RIVER

6P-1 EXIST'G SITE PLAN / CODE REVIEW

6P-3 PROPOSED SITE PLAN

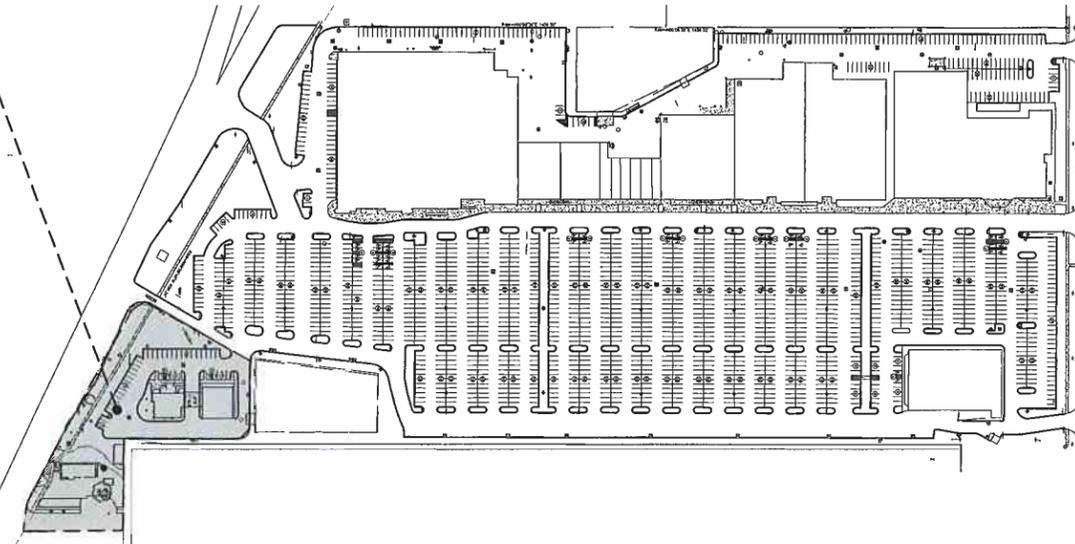
ARCHITECTURAL

A-1 EXIST'G BUILDING ELEVATIONS & WALL SECTIONS

A-2 PROPOSED BUILDING ELEVATIONS



VICINITY MAP NORTH
SCALE: NO SCALE



EXIST'G SITE PLAN - WEST RIVER SHOPPING CENTER NORTH
SCALE: NO SCALE



674 GAUTHIER
TECHNOISE ONTARIO
MARKER CHAIRS
MOBILE: 313-656-9235
PHONE: 313-736-9182
FAX: 313-737-3535

CLIENT PROJECT NAME:
STARBUCKS DRIVE THRU
30000, 29900, 29800 GRAND RIVER
FARMINGTON HILLS, MI

DATE & ISSUE:
7/13/22
SFA - 7/13/22

NOTE:
NOTE:
DO NOT SCALE
DRAWING. USE FIGURED
DIMENSIONS ONLY!

DESCRIPTION:
PROJECT INFO
CODE DATA
SITE PLAN
EGRESS DIAGRAM

PROJECT #: 2203
DRAWN BY: N.M.S.
CHECKED BY: N.M.S.
APPVED BY: N.M.S.
DATE: 22.07.13

C-1

BOUNDARY & TOPOGRAPHIC SURVEY

29800 & 29900 Grand River Avenue

SITE LOCATION MAP



LEGEND

FOUND MONUMENTATION	○
SET MONUMENTATION	●
SECTION CORNER	○
RECORD MEAS.	R
FIELD MEAS.	F
PRORATED DIST.	P
CALCULATED DIST.	C
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
PLATTED LINE	---
FENCE LINE	---
STORM SEWER	S
SANITARY SEWER	SS
WATER LINE/MAIN	W
GAS LINE/MAIN	G
OVERHANG LINE	OH
BURIED CABLE	B
BURIED ELEC.	BE
GAS METER	GM
GAS SHUT OFF	GSO
GAS MARKER/FLAG	GMF
WATER MANHOLE	WM
HYDRANT	H
WATER SHUT OFF	WSO
WATER METER	WM
WATER WELL	WW
WATER MARKER/FLAG	WMF
STORM MANHOLE	SM
STORM BASIN	SB
STORM BEEHIVE BASIN	SBB
STORM OUTLET	SO
SAN. MANHOLE	SM
SAN. CLEANOUT	SC
SAN. MARKER/FLAG	SMF
COMM. MANHOLE	CM
COMM. PEDESTAL	CP
COMM. MARKER	CM
LIGHT POLE	LP
UTILITY POLE	UP
POWER TRANSFORMER	PT
ELEC. MARKER/FLAG	EMF
ELEC. METER	EM
GRND. WTR. MON. WELL	GW
SIG.	S
AIR CONDITIONING UNIT	ACU
FOUND CAPPED IRON	FCI
SET CAPPED IRON	SCI
FOUND IRON	FI
FOUND IRON PIPE	FIP
FOUND IRON ROD	FIR
FOUND CONC. MON.	FCM
TOP OF CURB	TC
CURB CUTTER	C
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
FINISHED FLOOR	FF
MATCH EX. GRADE	ME
AS-BUILT MEAS.	AB
POINT OF CURVE	PC
POINT OF REV. CURVE	PRC
POINT OF COMP. CURVE	PCC
RIGHT OF WAY	ROW
POINT OF BEGIN.	POB
POINT OF COMMENCE.	POC
EX. SPOT ELEVATION	EX. SPT. ELEV.
PROPOSED ELEVATION	PROPOSED ELEV.
DECIDUOUS TREE	DT
EVERGREEN TREE	ET

LEGAL DESCRIPTIONS

PARCEL ID# 23-35-228-028

LOT 1 EXCLUDING EASTERLY 27.62 FEET MEASURED ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 176 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 397 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.23 ACRES OF LAND MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 23-35-228-029

THE EASTERLY 27.62 FEET MEASURED ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 176 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 397 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.08 ACRES OF LAND MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PARCEL ID# 23-35-228-025

LOT 2, OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", A RESUBDIVISION OF PARTS OF THE EAST HALF OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, AND OF LOTS 32 TO 48 INCLUSIVE, 103 TO 120 INCLUSIVE, 176 TO 193 INCLUSIVE, 245 TO 260 INCLUSIVE, 308, 309, 310, AND 323 TO 340 INCLUSIVE, 353 TO 370 INCLUSIVE, 379 TO 395 INCLUSIVE, 397 TO 411, AND VACATED ALLEYS, OF "GRAND RIVER HOMES SUBDIVISION", OF PART OF THE EAST 1/2 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW THE CITY OF FARMINGTON HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 12 OF OAKLAND COUNTY RECORDS, CONTAINING 0.06 ACRES OF LAND MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

BENCHMARK:

THE NORTH RM OF A SANITARY MANHOLE LOCATED 34.0 FEET EAST AND 5.7 FEET NORTH OF THE NORTHEAST PROPERTY CORNER OF PARCEL ID# 23-35-228-029.

ELEVATION = 671.05 NAVD83

ZONING REQUIREMENTS

B-3 GENERAL BUSINESS

LOT - MIN. AREA: N/A

MIN. WIDTH: N/A

COVERAGE - MIN. FRONT OPEN SPACE: 50%

SETBACKS - FRONT YARD: 25 FT.

RESIDENTIAL YARD: 20 FT.

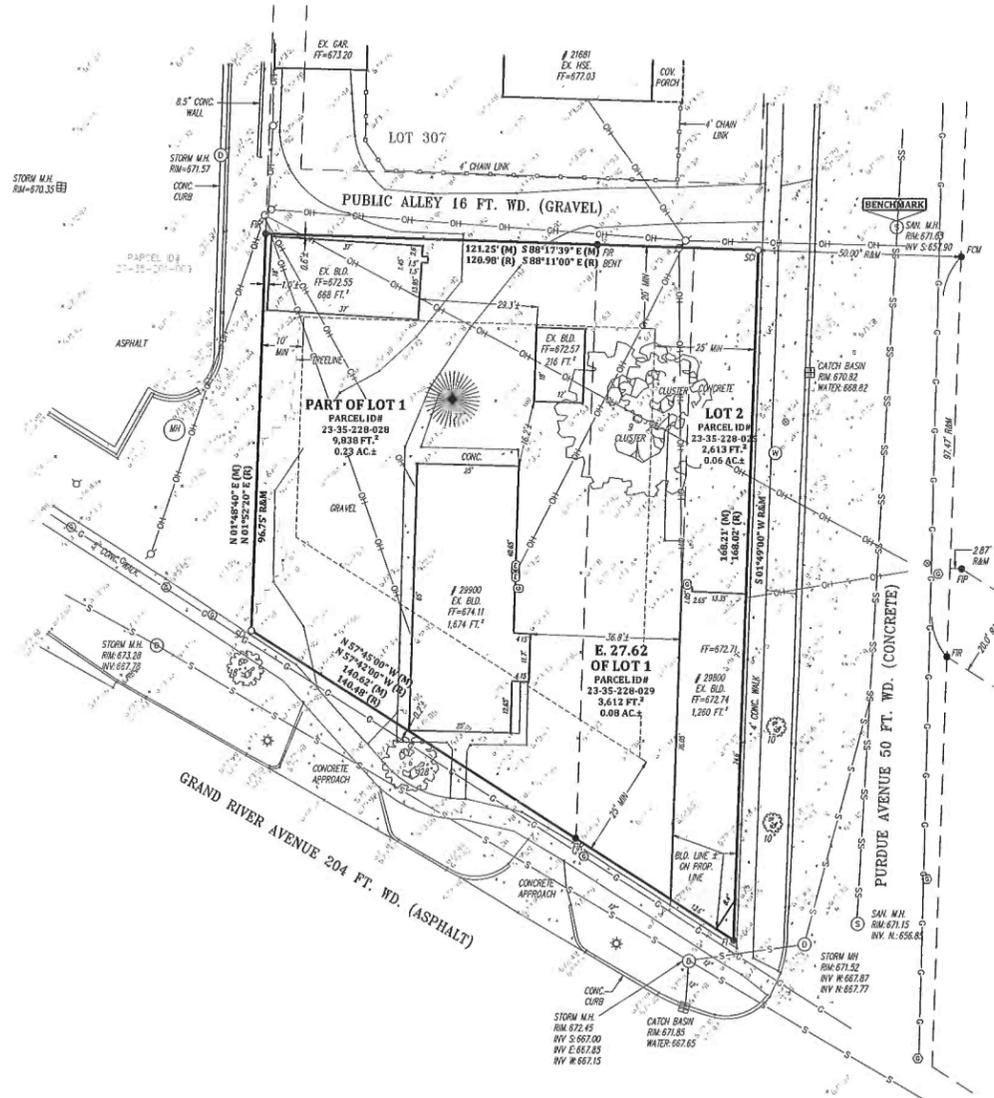
REAR YARD: 20 FT.

SIDE YARD: 10 FT.

ALLEY REAR YARD: CAN BE WAIVED

SIDE STREET YARD: 25 FT.

HEIGHT - MAX. BLD.: 40 FT.



Boundary & Topographic Survey

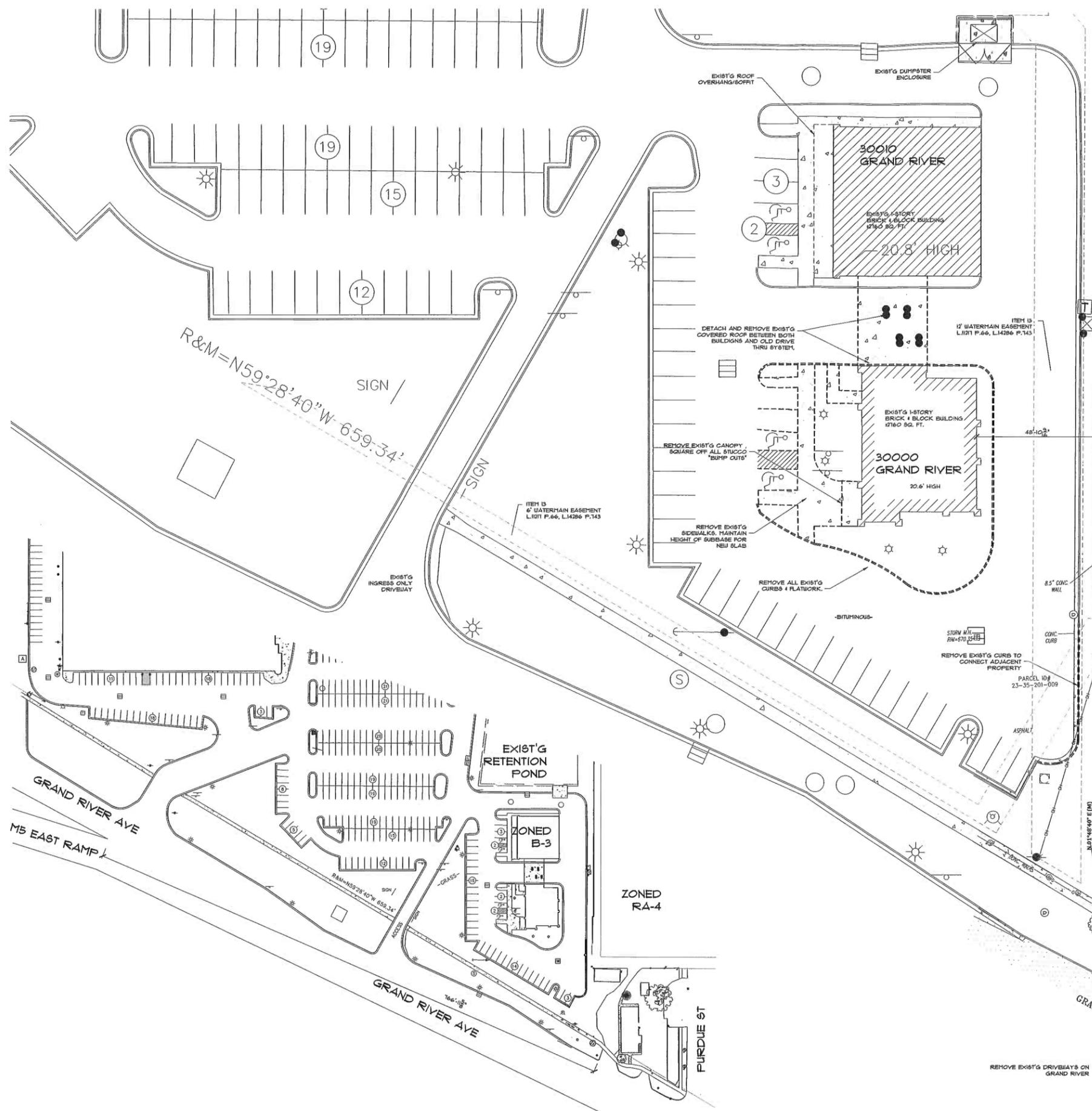
LOTS 1 & 2 OF "ASSESSOR'S GRAND RIVER HOMES STATE SUBDIVISION", PART OF THE N.E. 1/2 OF SEC. 35, T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND CO., MICH.



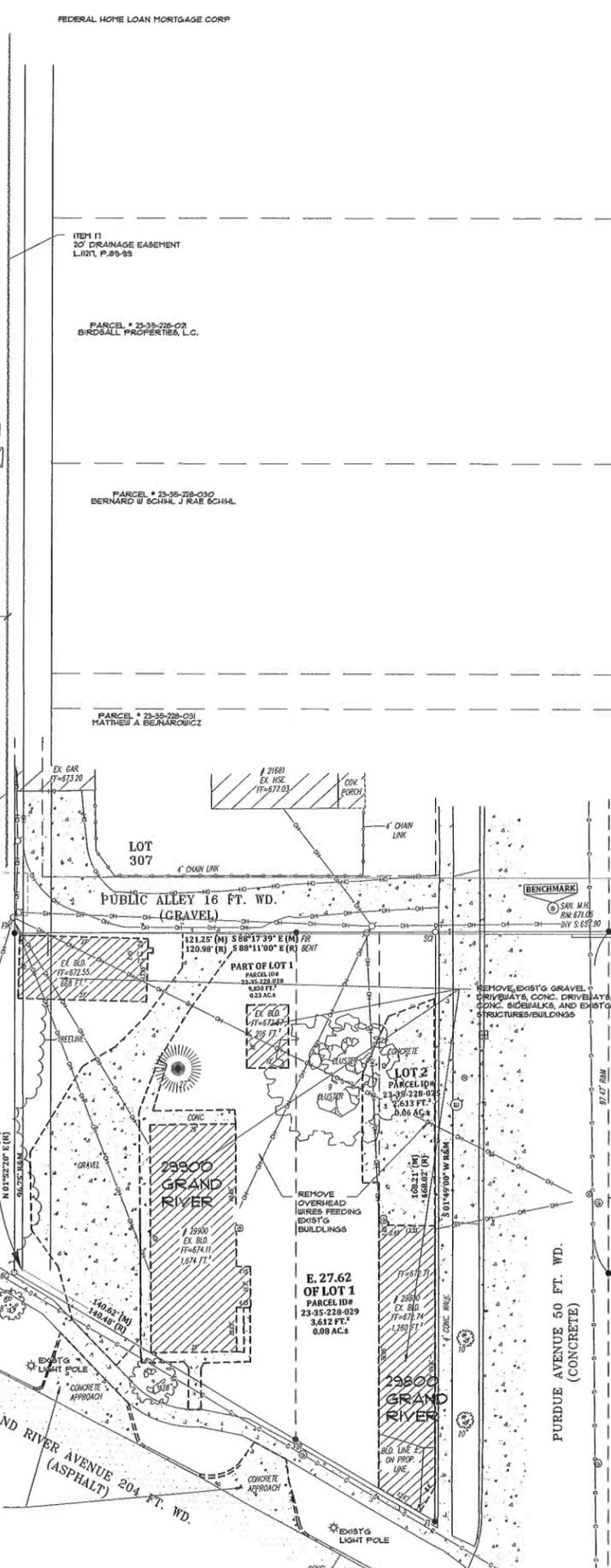
SECTION:	N.E. 1/4 Sec. 35	DATE:	2/1/22	CLIENT:	Shangri-Enterprise Group
TOWNSHIP:	Farmington Hills	PROJECT #:	022-001	DWG. BY:	Nicholas Shangri
CITY:	Farmington Hills	DATE:	1/27/22	SCALE:	1" = 20' FEET
COUNTY:	Oakland				

I, Michael J. Noary, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plot hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Noary Professional Surveyor # 52472



EXIST'G KEY PLAN WITH M-5 RAMP
 SCALE: 1/8" = 1'-0" NORTH



EXIST'G SITE PLAN
 SCALE: 1/8" = 1'-0" NORTH



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 ENTERPRISE GROUP
 28763 Highlanders Hwy
 Suite 210
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 Fax: 248.670.0102
 www.shango.com

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 674 GAUTHIER
 TECHUMSEH ONTARIO
 MISSISSAUGA, CANADA
 MOBILE: 313.456.9125
 HOME: 519.798.9182
 FAX: 519.793.2535

CLIENT / PROJECT NAME:
STARBUCKS DRIVE THRU
 30000, 29800, 29900 GRAND RIVER
 FARMINGTON HILLS, MI

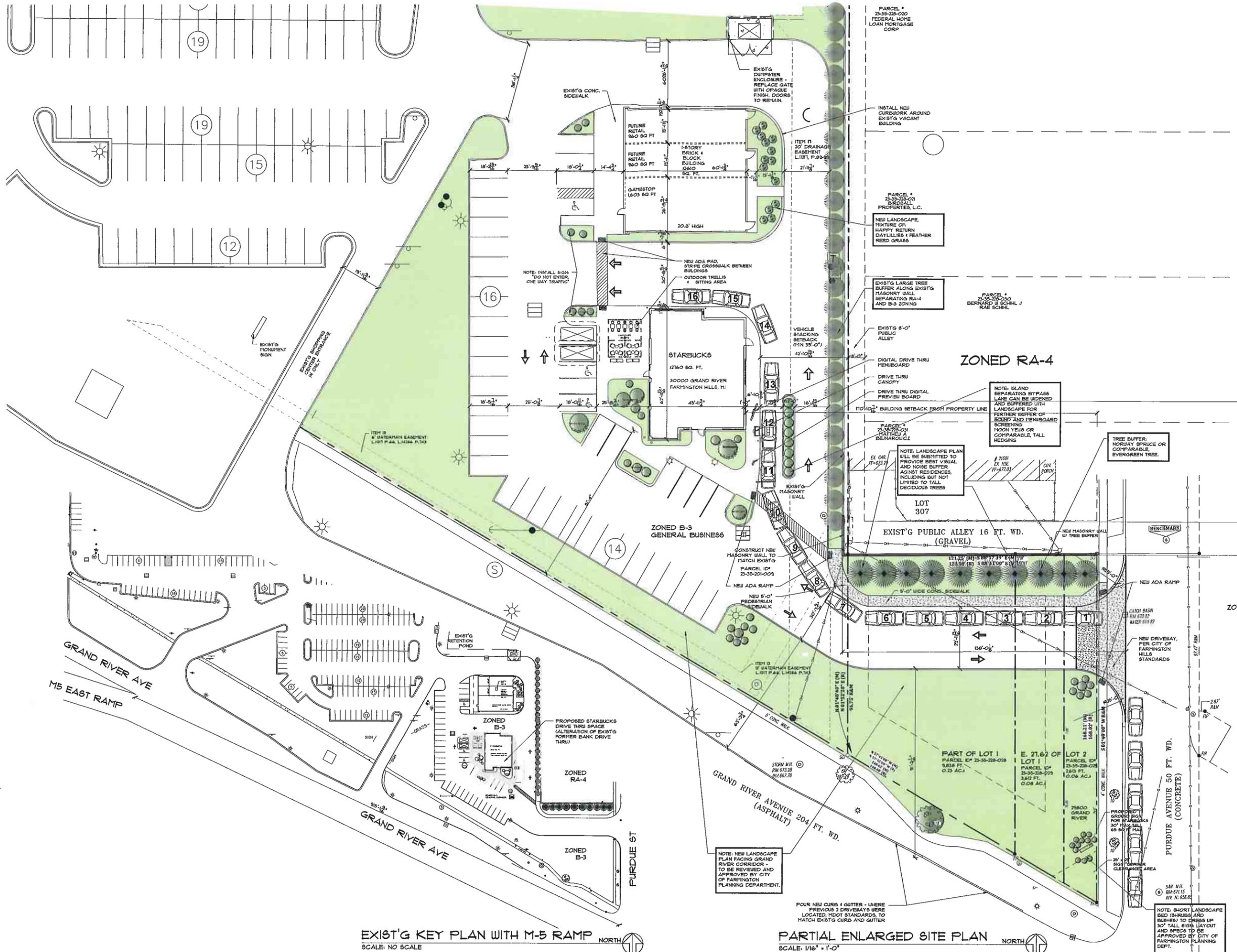
DATE & ISSUE:
 12/28/23, 2023 SPA - 1/09/22

NOTE:
 THIS IS NOT SCALE
 DRAWING. USE FIGURED
 DIMENSIONS ONLY.

DESCRIPTION:
 EXIST'G
 SITE PLAN
 WEST RIVER
 KEY PLAN

PROJECT #: 1301
 DRAWN BY: N.M.S.
 CHECKED BY: N.M.S.
 APPVD BY: N.M.S.
 DATE: 12.03.23

SP-1



EXIST'G KEY PLAN WITH M-5 RAMP
SCALE: NO SCALE

PARTIAL ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



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Southfield, MI 48034
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8746 Authier
Toronto, Ontario
M3J 2P4 Canada
Mobile: 313.656.9225
Mobile: 519.766.9822
Fax: 519.779.2535

CLIENT/PROJECT NAME:
STARBUCKS DRIVE THRU
30000, 29000, 29000 GRAND RIVER
FARMINGTON HILLS, MI

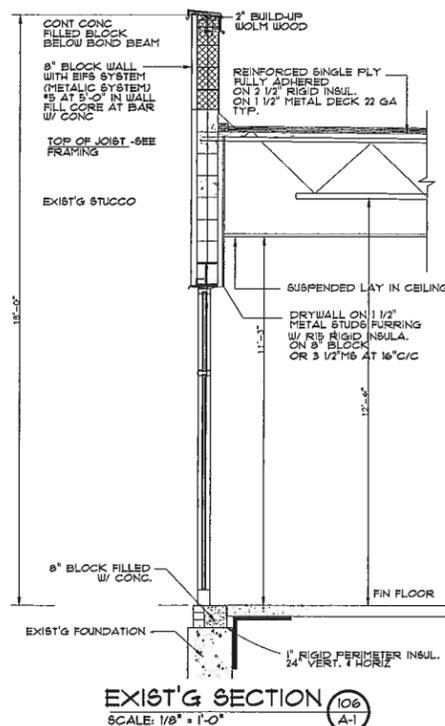
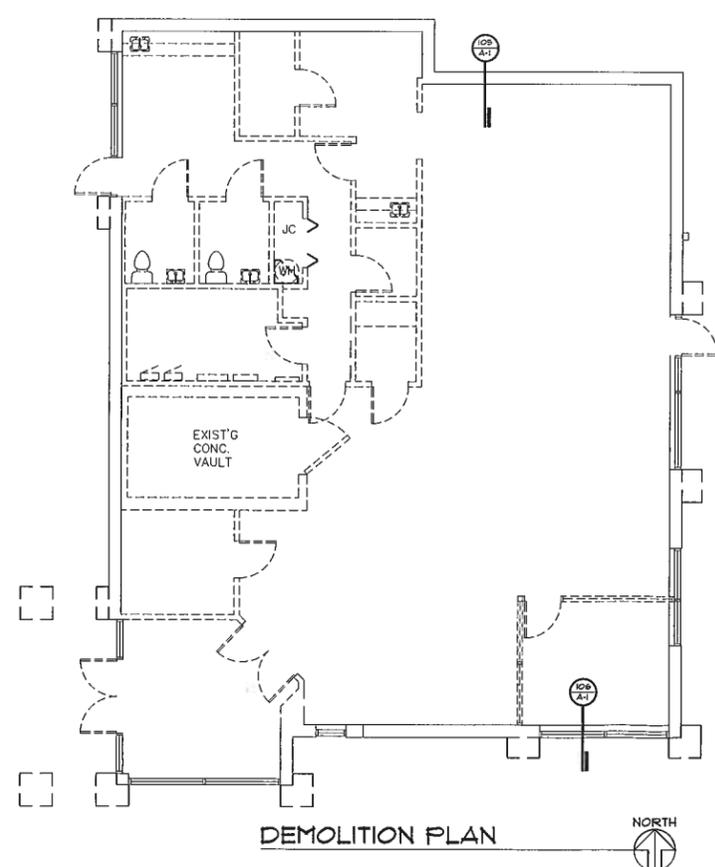
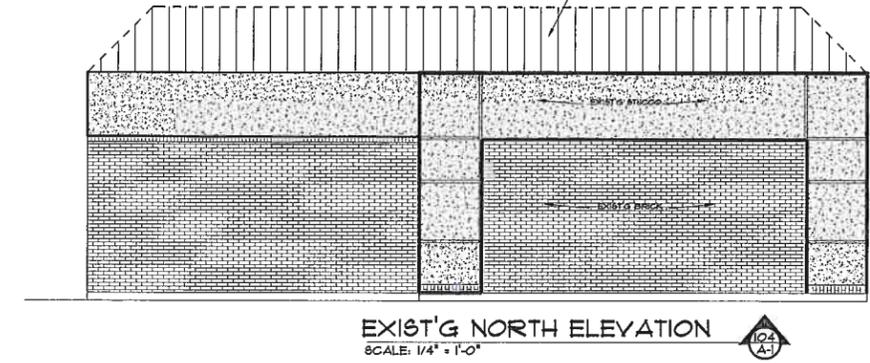
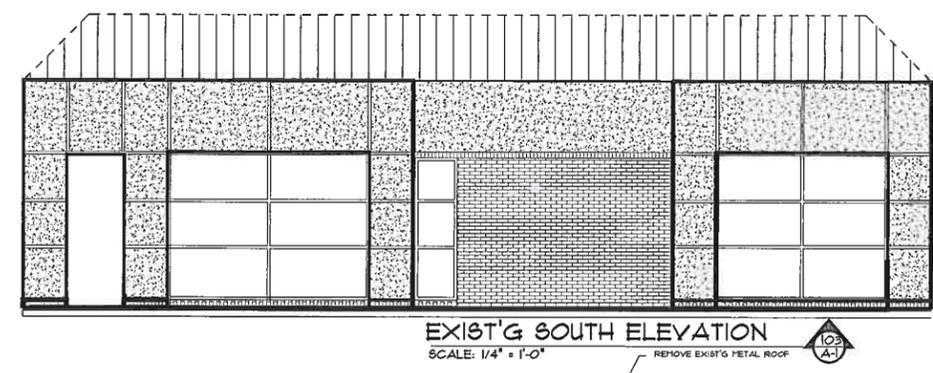
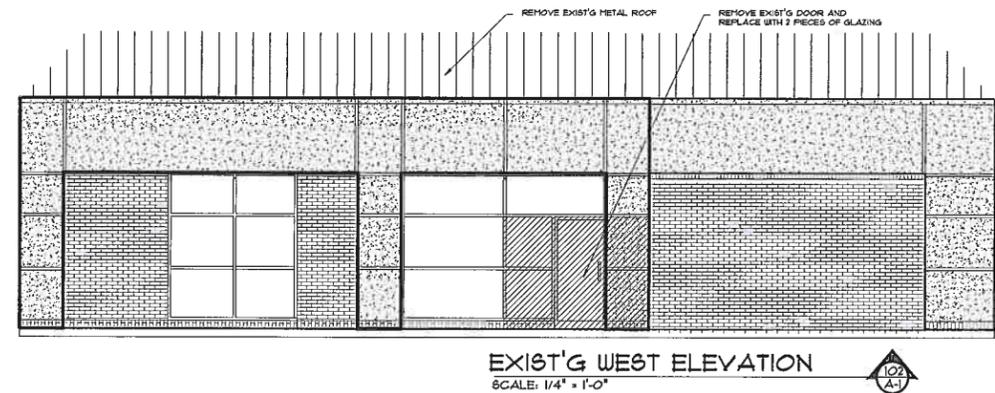
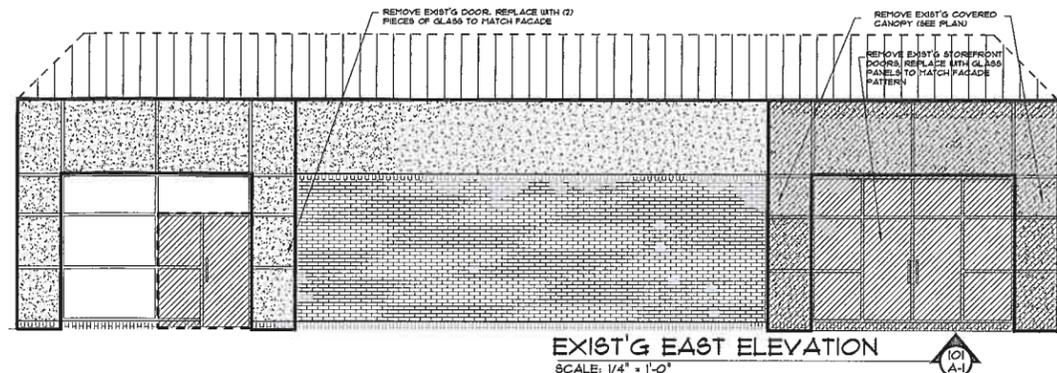
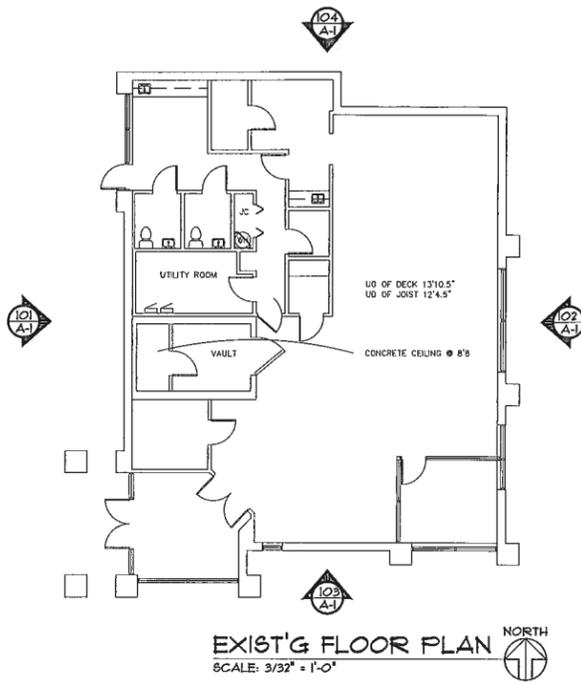
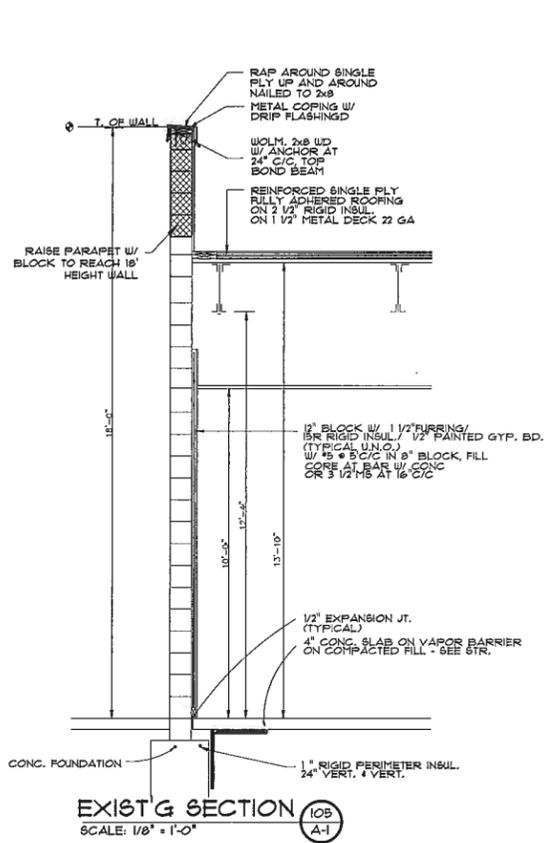
S.P.A. - 7/16/22
7/15/22

NOTE:
DO NOT SCALE
DRAWING. USE FIGURED
DIMENSIONS ONLY!

DESCRIPTION:
PROPOSED
SITE PLAN
WEST RIVER
KEY PLAN

PROJECT #: 1301
DRAWN BY: N.M.S.
CHECKED BY: N.M.S.
APPROVED BY: N.M.S.
DATE: 13.03.03

SP-2



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674 GAUTHIER
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REXDALE, ONTARIO
MOBILE: 313.659.8225
MOBILE: 519.759.8832
FAX: 519.279.3535

CLIENT / PROJECT NAME:
STARBUCKS DRIVE THRU
30000, 28900, 28900 GRAND RIVER
FARMINGTON HILLS, MI

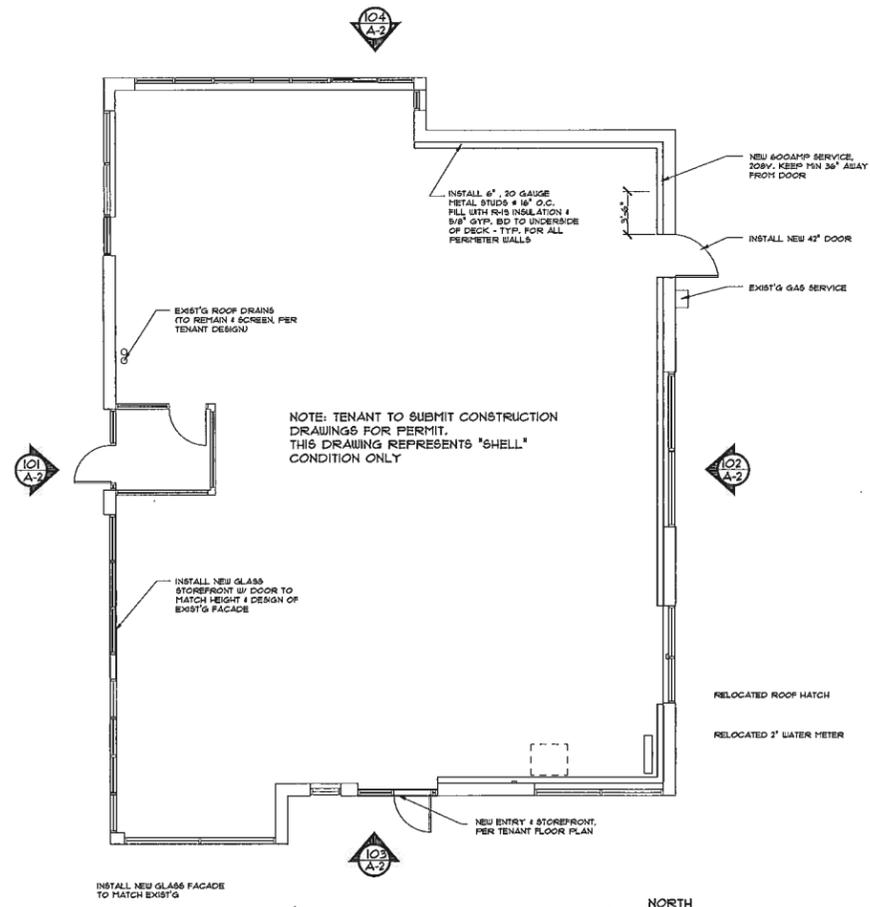
DATE & ISSUE:
SFA - 1/18/22
1/19/22

NOTE:
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

DESCRIPTION:
EXIST'G FLOOR PLAN
EXIST'G ELEVATION
EXIST'G SECTION

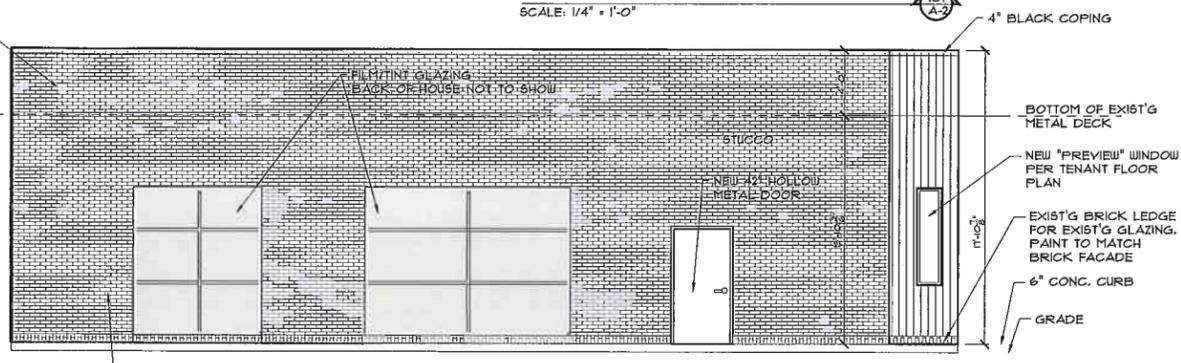
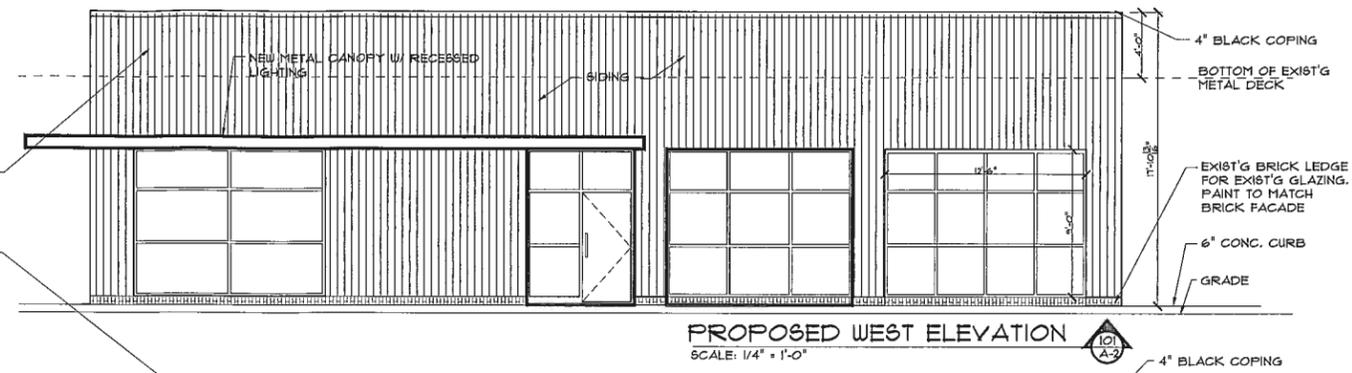
PROJECT #: 1301
DRAWN BY: N.M.S
CHECKED BY: N.M.S
APP'D BY: N.M.S
DATE: 12.03.03

A-1



SIDING:
IDENTITY WOOD PRODUCTS-1200 PRETZEL - MEDIUM BROWN W/ DARK BROWN GLAZE
ALTERNATIVE: INSTALL SIDING COMPARABLE IN COLOR AND FINISH

BRICK:
MUTUAL MATERIALS - PEWTER- MISSION, ALTERNATIVE: PAINT BRICK TO MATCH PEWTER COLOR



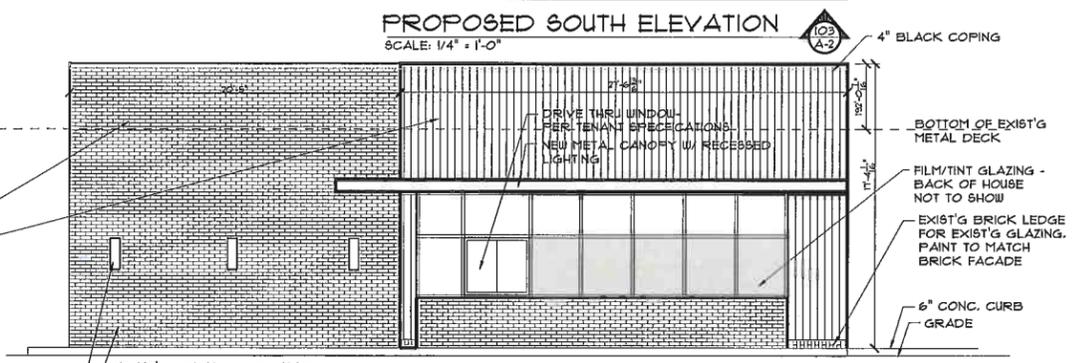
BRICK: MUTUAL MATERIALS - PEWTER- MISSION, ALTERNATIVE: PAINT BRICK TO MATCH PEWTER COLOR

SIDING:
IDENTITY WOOD PRODUCTS- 1200 PRETZEL - MEDIUM BROWN W/ DARK BROWN GLAZE
ALTERNATIVE: INSTALL SIDING COMPARABLE IN COLOR AND FINISH



BRICK: MUTUAL MATERIALS - PEWTER- MISSION, ALTERNATIVE: PAINT BRICK TO MATCH PEWTER COLOR

SIDING: IDENTITY WOOD PRODUCTS- 1200 PRETZEL - MEDIUM BROWN W/ DARK BROWN GLAZE
ALTERNATIVE: INSTALL SIDING COMPARABLE IN COLOR AND FINISH



EXIST'G BRICK TO BE PAINTED PER TENANT SPEC. TUCKPOINT MASONRY AS/IF NEEDED THROUGHOUT

LIGHT SCONCES AT DT LANE & WINDOW



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ENTERPRISE GROUP

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Fax: 248-351-0903

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ENGINEERING
STRUCTURAL ENGINEER

474 GAUTHER
TECHNISEN ONTARIO
MARKHAM CANADA
MOBILE: 313-855-9225
NOBLE: 313-755-5844
FAX: 313-755-3331

CLIENT PROJECT NAME:
STARBUCKS DRIVE THRU SHELL
3000 GRAND RIVER
FARMINGTON HILLS, MI

DATE & ISSUE:
JULY 4, 2022

PERMITS

NOTE:
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY!

DESCRIPTION:
PROPOSED BUILDING ELEVATIONS
MODIFIED FLOOR PLAN

PROJECT #: 2111
DRAWN BY: N.M.S
CHECKED BY: N.M.S
APPVD BY: N.M.S
DATE: 22.07.04

A-2

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS MI 48336
July 21, 2022, 6:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Countegan at 6:00 p.m.

ROLL CALL

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

Commissioners Absent: Ware

Others Present: Staff Planner Perdonik, Planning Consultants Tangari and Bahm

APPROVAL OF AGENDA

MOTION by Brickner, support by Stimson, to approve the agenda as published.

Motion carried by voice vote.

NEW MASTER PLAN STUDY

Utilizing a PowerPoint presentation, Planning Consultant Tangari led tonight's discussion.

Vision Statement

- Commission reviewed the 9 building block vision statements:
 - Quality redevelopment
 - Economic development
 - Transportation
 - Placemaking
 - Keep pace with innovation
 - Community wellness
 - Special planning areas
 - Sustainability and resiliency
 - Housing
- Vision statement should be brief, general, and comprehensive.

Activity: What is a one word or brief description of what the Commission wants Farmington Hills to look like, be known for?

- Diversity
- Embracing diversity and embracing innovation. Embracing who we are and pushing that into the future.
- These terms apply to:
 - Population, including age, race, ethnicity, education levels, income levels
 - Business and economics
 - How much retail space will be needed? Office space? Should space requirements and regulations be more flexible in terms of use?

- Recognize the diverse business base currently located in Farmington Hills, including small businesses of various types, and large international companies, and build on that.
- Transportation options, focusing on safe options
 - Future planning: In 20 years, will there be a need for as many gas stations as there are now?
 - How will curb space be used? For deliveries? For autonomous vehicles?
- Tax base (City tries for 65% residential, 35% commercial)
- Restaurant opportunities
 - Mixed use buildings more common outside of Michigan, but are needed here.
 - Mixed use could be office/restaurant; restaurant/housing; office/housing. Flexibility is key.
- Entertainment, including an entertainment district
- Building construction and materials
 - Diverse housing product needed.
 - The quality of building/construction is diminishing. Building and design standards should be considered.
 - Speak in terms of durability, maintenance, and massing.
- There is richness in diversity
- What will the City look like in 20 years? How does the community support diversity? If diversity becomes part of the vision statement, everything in the City should be in line to support that objective, through infrastructure, education, work options, transportation options, health options, housing options, entertainment opportunities.
- Zoning Ordinance needs updating. Master plan update and zoning ordinance update is an opportunity for future planning.
- It was important for the Master Plan and future visioning to *matter*, not to be an exercise without context or the ability to implement. Leadership and buy-in at all levels of government is important.
- A Master Plan shows developers what the City thinks is important, and helps them develop plans that will fulfill the City's vision.
 - Farmington Hills was a leader in progressive development at one time; it can be so again.
 - Diversity has sometimes been put aside because personal preferences have won out over an overarching strategy.
 - Work with developers. As a matter of process, ask developers how their plan is going to move the City toward its vision, as outlined in the Master Plan.
- Being a safe city includes a fire department that is well staffed and has correct equipment, including the equipment such as ladder trucks to react to tall building fires. Fire suppression should be required as well.
- What will keep retirees (and their spending ability) in Farmington Hills?
- How can the Master Plan and zoning ordinance encourage redevelopment, including infill projects?

Assignment

- Think about places you have been that are memorable for offering great community space, with new buildings, old buildings, businesses. What makes those spaces attractive?
 - Parking in the rear
 - Intermixed green space
 - Attractions that cross generations, including recreational opportunities
 - Convenience
 - Community as family

- Assignment: continue to think about memorable communities that you have seen, either in person or through media.

Market Analysis Summary

- Analysis focused on market conditions based on data mining, analytics, and analytical methods, and provided conservative estimates of marketable opportunities by 2023.
 - Housing: 270 to 326 units, up to 1,250 units.
 - Housing, active age-restrictive: potentially as large as 2,000 units if land is available.
 - Retail goods and services: 27,000 to 81,000 sf.
 - General multi-tenant office: 38,000sf excluding that built within homes.
 - Single-tenant office: undefined.
 - Industrial: 600,000sf depending upon focus.
 - Farmington Hills has underutilized office space.
 - Space needs to be flexible.
 - Walkability to local activities and work.
 - Most housing growth in Farmington Hills since 2011 has come from single-family homes.
 - Growth is limited by availability of undeveloped lots and cost of redevelopment of other sites.
- Resident survey analysis
 - 700+ responses, spread out fairly evenly in the city.
 - Average respondent household: 2.87 persons
 - 70% of primary income earners between 35-64.
 - 15% have one or more children 6 years and younger
 - More than 50% of households have someone who works from home.
 - Survey also gave transportation statistics, including that 43% of respondents plan on buying an electric vehicle in the few to 5 years.
 - 75% of respondents walk for fitness, recreation or commuting. 25% have bikes.
 - Residents buy groceries in the city; also use the Farmington farmers market.
 - Residents prefer local non-chain restaurants. Many residents go out of the city to eat at restaurants.
 - Significant resident dollars are spent shopping online.
 - Survey analysis summarized community characteristics in terms of walkability and convenience, and other desirable housing characteristics.
 - Majority rated housing options in Farmington Hills as good and very good.
 - Walkability highly important.
 - Only a small percentage of residents plan to move outside of Michigan, but some plan/need to move out of their homes as they age or retire. Will their homes – many on large lots – be desirable to a younger demographic?
 - Are the amenities of the community enough to balance not being able to walk downtown?
 - If buying a home is buying a lifestyle, what kind of lifestyle does Farmington Hills offer?

Future Land Use – Zoning Alignment

This ongoing discussion topic will be discussed at the next special meeting.

PUBLIC COMMENT

None

COMMISSIONERS' COMMENTS

None

ADJOURNMENT

MOTION by Mantey, support by Trafelet, to adjourn the meeting at 7:20 p.m.

MOTION carried 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. LOT SPLIT 1, 2022 (Preliminary) INCLUDING VARIANCE REQUEST FROM SUBDIVISION ORDINANCE REQUIREMENT

LOCATION:	29700 Belfast St
PARCEL I.D.:	23-35-432-007
PROPOSAL:	Split parent parcel into two parcels in an RA-3, One Family Residential District
ACTION REQUESTED:	Variance from depth-to-width ratio requirement; (Preliminary) Lot split approval
APPLICANT:	Ryan Zabik
OWNER:	Ryan Zabik

Referencing his July 1, 2022 memorandum, Planning Consultant Tangari explained that the Planning Commission denied this request at its June 16 meeting because the 4:1 depth to width ratio requirement was not met, with the understanding that the applicant would seek a variance from the Zoning Board of Appeals. Since that meeting the issue had been discussed with city attorneys, and it had been determined that, as the standard is contained within the Subdivision of Land Ordinance rather than the Zoning Ordinance, the Zoning Board of Appeals is not the body that will review a variance request. Rather, a variance from the standard may be granted in accordance with the standards of Section 27-5 – Variance for Hardship, as follows:

The council or planning commission may authorize a variance from this chapter when, in its opinion, undue hardship may result from strict compliance and provided the variance does not pertain to requirements of the zoning ordinance. In granting any variance, the council or commission shall

prescribe only conditions that it deems necessary to or desirable for the public interest. In making its findings, as required hereinbelow, the council or commission shall take into account the nature of the proposed use of land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the council or commission finds that:

- 1) There are special circumstances or conditions affecting the property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the applicant's land.*
- 2) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*
- 3) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

Because the Planning Commission has sole authority over simple lot splits (as opposed to, for instance, subdivisions, which go to City Council as well), the City has determined that the Planning Commission will be the approving body for this variance. Regarding the 3 criteria, the review letter notes that the property in question is crossed by a river that effectively landlocks the rear portion of the property, and this is the primary feature that distinguishes it from other properties in the area.

It has been further determined that, if the Planning Commission finds the request meets the standards for a variance and grants said variance, preliminary approval of the lot split could be granted at the same meeting, following a motion to approve the variance. The applicant would still be required to return for final approval of the split.

Noting that the lot split had been reviewed at the July 16, 2022 meeting, and review of the lot split approval request itself was contained within the Consultant's 7/1/2022 review letter, the following motions were offered:

MOTION by Varga, support by Trafelet, that the variance request from Chapter 27, "Subdivision of Land," submitted by Ryan Zabik, BE APPROVED, as the 3 criteria set forth in Section 27-5 Variance for Hardship have been met, taking into account environmental conditions of the site, in that the site is bisected by a river and wetlands that effectively landlocks the rear portion of the property. The portion of the buildable area of the site appears to be able to accommodate all other zoning requirements.

Motion discussion

Commissioner Mantey did not think the 3 criteria, as listed above, were met by this request for a variance. He did not believe the applicants were deprived of a reasonable use of the land if the property was not split. Additionally, it was not good for the public welfare to have more people constructing homes along the river.

Commissioner Brickner thought the variance criteria were met, in that the back portion of the property is unbuildable, because of wetlands and the river. The only zoning criteria the property did not meet for a lot split with the depth to width ratio, which in this case would not result in a property incompatible with others, while denying the variance would deny the property owner a right that other property owners in the area had, thereby denying the property owner a substantial property right in this neighborhood. Even after the lot split, the lots would be bigger than most other lots in the neighborhood.

MOTION carried 7-1 (Mantey opposed).

MOTION by Varga, support by Trafelet, that (Preliminary) Lot Split 1, 2022, submitted by Ryan Zabik, and including the variance request just approved from Chapter 27, “Subdivision of Land,” BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, “Zoning,” and Chapter 27 of the City Code ,and will result in land parcels generally compatible with surrounding parcels in the vicinity.

Motion carried 7-1 (Mantey opposed).

B. LOT SPLIT 2, 2022 (Final)

LOCATION:	33210 Twelve Mile Road
PARCEL I.D.:	23-10-352-001
PROPOSAL:	Split parent parcel into two parcels in a B-2, Community Business District
ACTION REQUESTED:	(Final) Lot split approval
APPLICANT:	Keith Butler, BJ Investments – Farmington, LLC
OWNER:	Keith Butler, BJ Investments – Farmington, LLC

Referencing his July 11, 2022 written comments, Planning Consultant Tangari gave the review for this request for final lot split approval. The proposal will split the outlot currently supporting Tim Hortons from the larger property. The split will result in two parcels, Parcel A and Parcel B.

At present, the site has frontage on Farmington and 12 Mile. The applicant is proposing to draw the new property lines along the inner edge of an access driveway that connects to both roads. The parking spaces for Tim Hortons back directly into the access drive at present, and this condition will continue; cross access easement language must be provided.

Dimensional standards were met. Setbacks will be met on both properties; an existing front setback nonconformity will carry forward but will not be exacerbated by the split.

Regarding the Subdivision of Land Ordinance §27-110(2)(e), Compatibility with Existing Parcels, in order to assure that the public health, safety, and welfare will be served by the permission of any partition or division of land the Planning Commission’s review shall be in accordance with the following standards:

1. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission. *The proposed parcels meet ordinance requirements.*
2. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated. *The two parcels will each front both on Farmington and 12 Mile Rd; the configuration of buildings and driveways will not change.*
3. The planning commission shall give consideration to the following:
 1. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio. *The proposed parcels meet ordinance standards.*
 2. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards. *The proposed parcels will each have dual frontage on two major roads; the configuration of development on the lots will not change.*

3. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area. *The site is not impacted by any natural features.*
4. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition. *The requested split results in parcels that are generally consistent with the surrounding commercial development.*

Planning Consultant Tangari concluded his review.

Commissioner Mantey thought the majority of people using the north access would not be going to Tim Hortons, and asked if the north property line needed to be where it was in order to meet setback requirements. Planning Consultant Tangari said that was the case.

Commissioner Mantey thought he could better support the motion if the northern property line could be brought further south by means of a variance, rather than including some or all of the northern access in this lot split.

Keith Butler, 29610 Southfield Road, Suite 100, was present on behalf of this request for a lot split. He explained that they owned both parcels, and the lot split would simply give them more flexibility in the future regarding marketing the parcel that is being split off.

MOTION by Aspinall,, support by Trafelet, that (Final) Lot Split 2, 2022, submitted by Keith Butler, BJ Investments – Farmington, LLC, BE APPROVED, because it appears to meet the applicable provisions of Chapter 34, “Zoning,” and Chapter 27, “Subdivision of Land,” of the City Code and will result in land parcels generally compatible with surrounding parcels in the vicinity; and that the City Assessor be so notified.

MOTION carried unanimously by voice vote.

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.

Consultant comments:

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.

B. 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

ACTION REQUESTED:	development in an RA-1B, One Family Residential District 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.

Consultant comments

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-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 by voice vote.

C. REVISED PUD PLAN 3, 2021

LOCATION: 32680 Northwestern Hwy
PARCEL I.D.: 23-02-126-130
PROPOSAL: Construction of a multiple-family apartment building in B-2,
Community Business and B-3, General Business Districts
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Robert Asmar, NWH Holdings, LLC
OWNER: NWH Holding, LLC

As the applicant had requested this item be postponed, and as there was no public present to comment on this request, the following motion was offered,

MOTION by Mantey, support by Aspinall, that PUD Plan 3, 2021, dated May 19, 2022, submitted by NWH Holdings, LLC, Robert Asmar, BE POSTPONED until the August 18, 2022, Planning Commission meeting at the request of the applicant in order to revise their plans.

Motion carried unanimously by voice vote.

APPROVAL OF MINUTES June 16, 2022 Special Meeting, and June 16, 2022, Regular Meeting

MOTION by Grant, support by Brickner, to approve the June 16, 2022 Special Meeting and Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

The Commission discussed the following topics:

- Council Chambers was often very cold. Why did this happen and how did this relate to the LEED standards at City Hall?
- Could rentals in a condominium community be limited to a certain percentage of the total units, perhaps by deed restrictions?

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