

**AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 23, 2021, 7:30 P.M.**

**The HAWK - Farmington Hills Community Center, Harrison Hall
29995 W. Twelve Mile Rd., Farmington Hills, MI 48334**

www.fhgov.com
(248) 871-2540

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

4. Regular Meeting

A. LOT SPLIT 5, 2021 (Final)

LOCATION: 20893 Gill Rd.
PARCEL I.D.: 23-33-376-085
PROPOSAL: Split parent parcel into two lots in an RA-3,
One Family Residential District
ACTION REQUESTED: Lot Split approval
APPLICANT: Mohammad Usman
OWNER: Mohammad Usman

B. SITE PLAN 61-8-2021

LOCATION: 33000 Covington Club Dr.
PARCEL I.D.: 23-02-226-027
PROPOSAL: New leasing office for existing apartments in an RA-2,
One Family Residential District (Multiple-family use in single-
family zoning permitted by consent judgement)
ACTION REQUESTED: Planning Commission approval
APPLICANT: Jeffrey Kaftan, Kaftan Enterprises, Inc.
OWNER: Covington Club Apartments

C. SITE PLAN 62-8-2021

LOCATION: 29820 Nine Mile Rd.
PARCEL I.D.: 23-26-482-001
PROPOSAL: Parking lot improvement for existing site in
LI-1, Light Industrial District
ACTION REQUESTED: Planning Commission approval
APPLICANT: David Jappaya
OWNER: 29820 W. Nine Mile, LLC

5. Approval of minutes **August 19, 2021 & Corrected July 15, 2021
Regular Meeting**
6. Public Comment
7. Commissioner's Comments
8. Adjournment

Respectfully Submitted,

John Trafelet
Planning Commission Secretary

Staff Contact

Mark Stec

City Planner, Planning and Community Development

248-871-2540

mstec@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.

LOT SPLIT 5, 2021 (Final)

Approval:

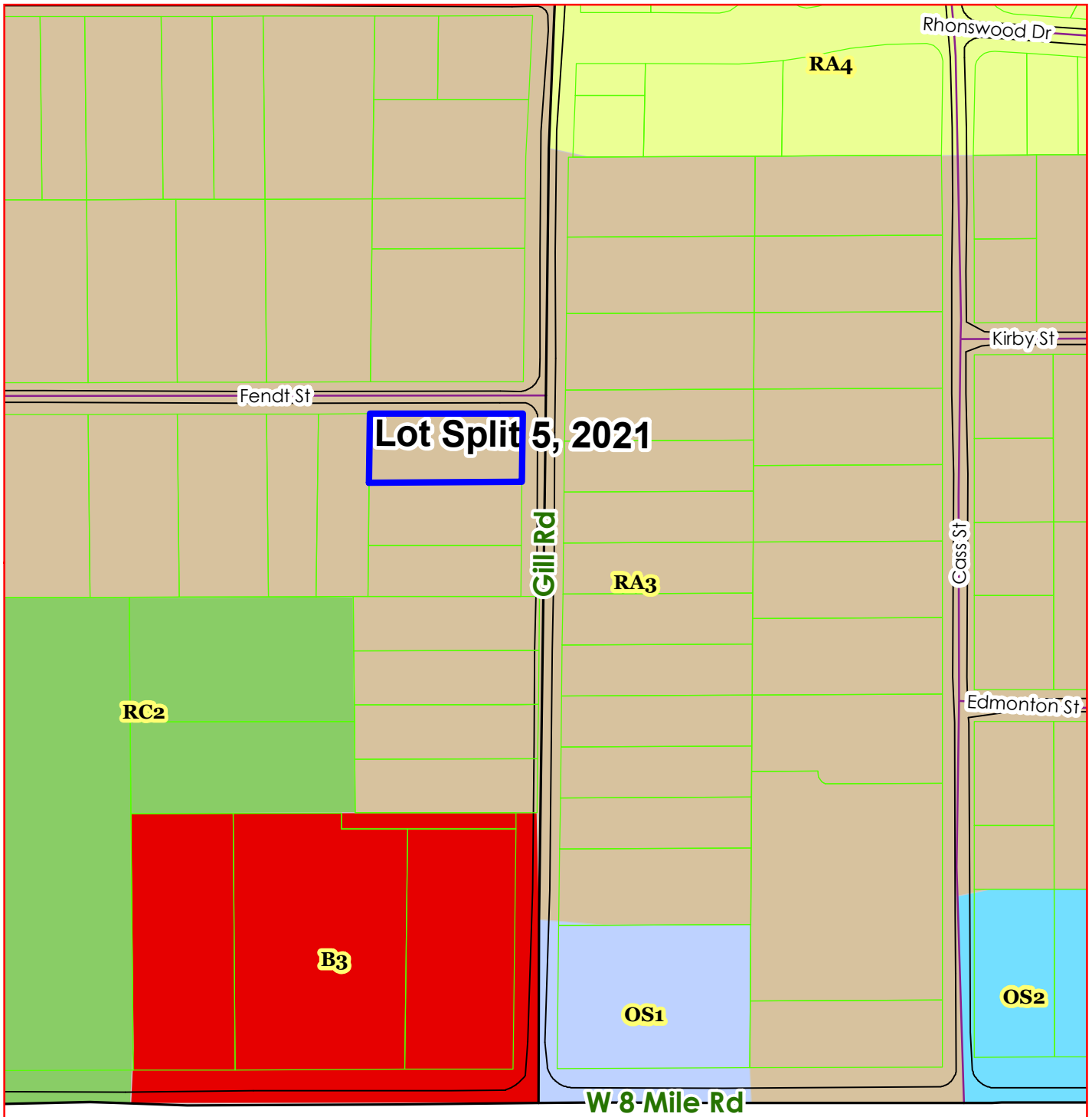
I move that Final Lot Split 5, 2021, submitted by Mohammad Usman, be approved because it appears to meet applicable provisions of Chapter 34 “Zoning” and of Chapter 27, “Subdivision of Land”, of the City Code and will result in land parcels which are generally compatible with surrounding lots in the area; and that the City Assessor be so notified.

Denial:

I move that approval of Final Lot Split 5, 2021, submitted by Mohammad Usman be denied for the following reasons:

1. The proposal does not meet the following requirements of Chapter 34 Zoning:
 - Lot area
 - Lot width
 - Lot width-to-depth ratio
2. The proposal would result in land use relationships which could be injurious to adjoining property.
3. The proposed split would result in parcels that are generally not compatible with existing lots in the area for the following reasons:
 - Lot area
 - Lot width
 - Lot width-to-depth ratio
4. Other:

Lot Split 5, 2021
20893 Gill Rd., 33-376-085
Split parent parcel into two lots in RA-3

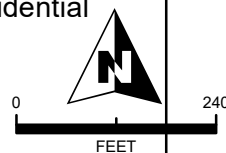


- | | |
|---|--|
| Tax parcel | OS-2 Planned Office Service District |
| Minor roads | RA-3 One Family Residential District |
| Zoning Districts | RA-4 One Family Residential District |
| Zoning Districts | RC-2 Multiple Family Residential |
| B-3 General Business District | |
| OS-1 Office Service District | |



SOURCE: City of Farmington Hills, 2021
 Oakland County GIS, 2021

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.



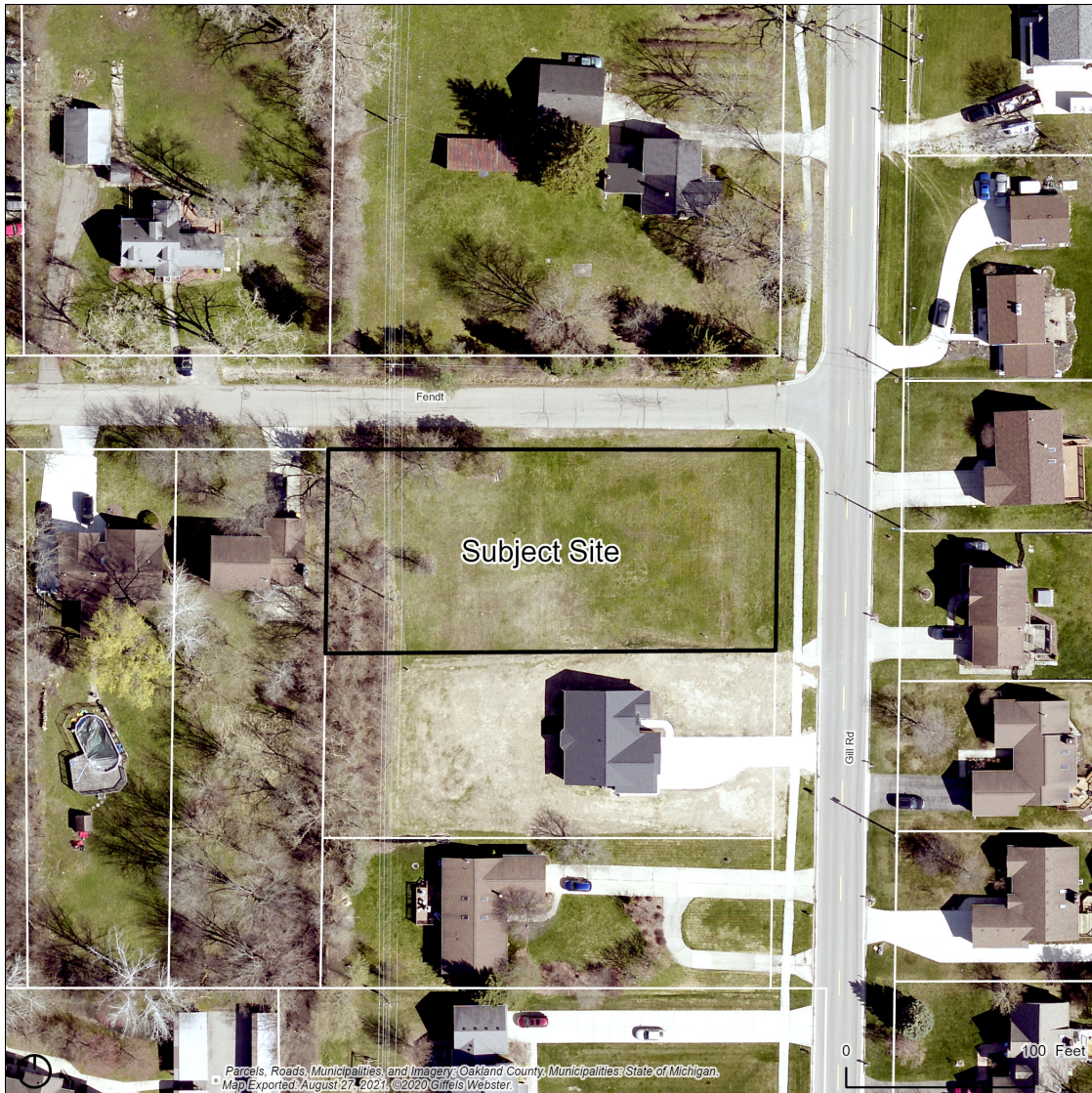
September 7, 2021

Farmington Hills Planning and Community Development Department
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Lot Split Review

Case: Lot Split 5, 2021
Site: 20893 Gill Road (Parcel ID 22-23-33-376-085)
Applicant: Mohammed Usman
Plan Date: 8/17/2021
Zoning: RA-3

We have completed a review of the application for a lot split 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 total site is 25,623.87 square feet (0.58 acres) acres and zoned RA-3 One Family Residential (12,500 square feet).
2. **Existing site.** The property is vacant.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-3	Single-Family
East	RA-3	Single-Family
South	RA-3	Single-Family
West	RA-3	Single-Family

Site Plan & Use:

1. **Summary of proposed split.** The split will result in two parcels:

Parcel	Frontage	Size
Parcel 1	114.9 ft on Fendt/106.87 ft on Gill	12,280.26 sq ft (0.28 acres)
Parcel 2	115 ft on Fendt	13,343.61 sq ft (0.3 acres)

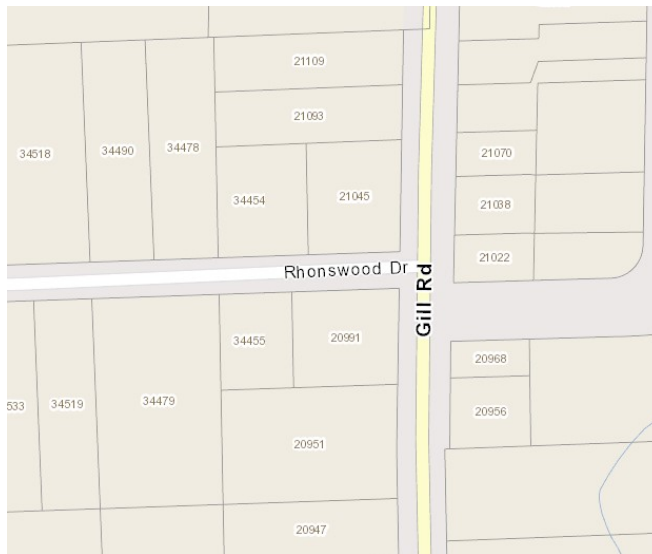
2. **Site configuration and access.** At present, the site has frontage on both Nine Mile and Bostwick, and is accessed via one driveway from Nine Mile. The proposed split would maintain the existing Nine Mile access point and lead to the creation of three additional driveways onto Bostwick.
3. **Dimensional standards.** The rear setback of the RA-4 district is not met for existing home. However, the applicant has submitted a statement warranting that the home will be removed, and therefore, this is not an impediment to the split.

Standard	Required	Proposed
Min Lot Size	10,000 sq ft/12,500 avg	Min 12,280.26 sq ft
Min Lot Width	80 ft	Min 106.78 ft
Depth-to-width ratio	4-to-1	Both less than 1-to-1

It appears that the buildable areas on both lots can meet the setback requirements of the district.

4. **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:
 - a. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission. *The parcels will meet the standards of the ordinance.*

b. 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 parcels will both have frontage on Fendt, and one will also front on Gill. Parcels in this area have a fairly wide variety of sizes, proportions, and widths. The immediately abutting parcel to the south is approximately the same size as the existing parcel; the split will create a rear-to-side relationship between the parcel to the south and Parcel 2. This is not common in the neighborhood, but is similar to the arrangement of lots one block north at Gill and Rhonswood (see graphic).*



- c. 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. *As noted above, parcels in this area have a variety of configurations and sizes, this arrangement is not atypical of block-end arrangements here. These lots are shallower than most in the area in relation to their width.*
 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. *It does not appear that the proposed division will result in an incompatible relationship with surrounding parcels.*
 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 and is generally flat.*
 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 is similar to other end-of-block/corner lot arrangements in the area.*

We are available to answer questions.

Respectfully,
Giffels Webster

Rod Arroyo, AICP
Partner

Joe Tangari, AICP
Senior Planner




Zoning





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

INTEROFFICE CORRESPONDENCE

DATE: August 24, 2021
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Lot Split 5, 2021
20893 Gill
22-23-33-376-085

This office has performed a preliminary review of the above referenced lot split plan submitted to the Planning Department on August 18, 2021. The plan must meet the requirements of the Section 27 of the City Code (Section C-11-99) which became effective on January 3, 2000. Note that under section 27-130-2c-1, a signed approval of the Engineering Division indicating compliance of section 27-110, Paragraph 2 (H) is necessary. With this in mind, our preliminary comments are as follows:

1. An 8-inch sanitary sewer exists along the south side of Fendt Street across the majority of the frontage of this site. In addition, an 8-inch sanitary sewer extends southward along the eastern 40-feet of the parent parcel and within this parcel. Only the sewer on Fendt Street should be considered for tap. The proponent will be obligated to provide two sewer leads, one for each individual resultant parcel. As part of this split, it is suggested that the proponent confirm whether any existing wyes are available.
2. A 6-inch water main exists along the north side of Fendt Street. In addition, a 16-inch water main exists along the east side of Gill Road across the frontage of this site. Only the 6-inch water main is available for service. The proponent needs to address this.
3. The two resultant parcels should be restricted to driveway access off of Fendt Street with no access to Gill Road. This needs to be confirmed.
4. With both resultant parcels, the sump pumps must be tied into the existing storm sewer located on Fendt Street.

5. The ultimate right-of-way on Gill Road is 86 feet, with 43 feet measured from the north/south quarter section line (approximately the centerline of Gill Road). Only 33 feet is identified with the future 43 feet being referenced. It will be required that the proponent dedicate this additional 10 feet at this time in accordance with the lot split requirements.

In addition, the existing right-of-way on Fendt Street is identified as 50 feet. The ultimate right-of-way on Fendt Street is 60 feet. It will be required that the proponent dedicate the additional 5 feet of right-of-way along the Gill Road frontage to the City in accordance with the lot split ordinance.

6. The submitted plan identifies the sanitary sewer easement and a utility easement on the site. The liber and page of these easements needs to be shown in order to confirm that they have been recorded.



INTEROFFICE CORRESPONDENCE

DATE: September 7, 2021
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Lot Split 5-2021 (20893 Gill Road)

The Fire Department has no objection to approval of this proposed Lot Split:

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

Jason Baloga, Fire Marshal

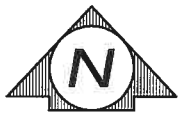
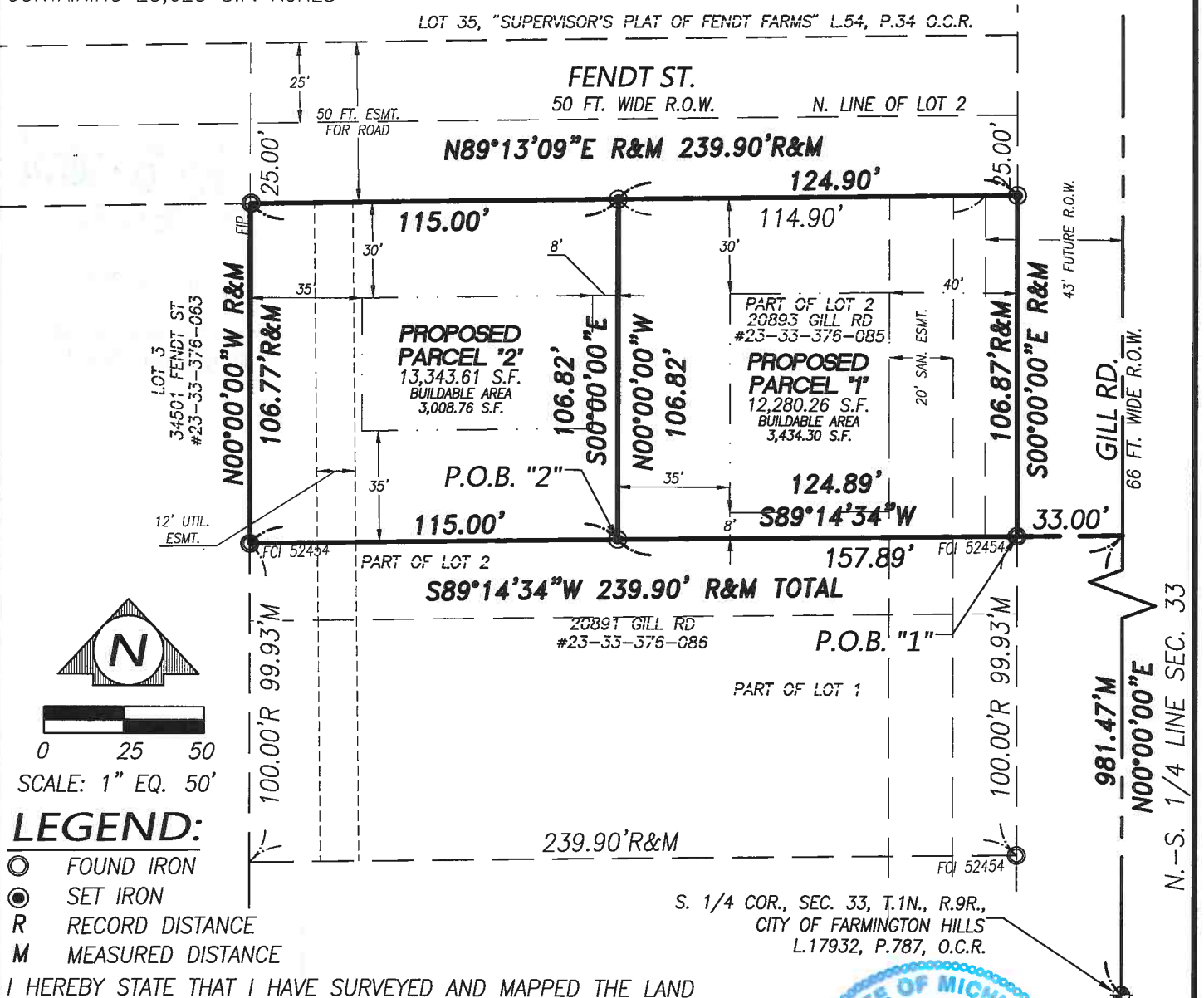
JB/al

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION PARCEL "1": PART OF LOT 2 OF "SUPERVISOR'S PLAT OF FENDT FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 33, T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND CO., MICHIGAN. RECORDED IN L.54 OF PLATS, P.34, O.C.R. MORE FULLY DESCRIBED AS COMMENCING AT THE S. 1/4 CORNER OF SEC. 33; THENCE NORTH, 981.47 FT. ALONG THE N.-S. 1/4 LINE OF SAID SEC. 33; THENCE S.89°14'34"W., 33.00 FT. TO THE POINT OF BEGINNING; THENCE S.89°14'34"W., 124.89 FT.; THENCE NORTH 106.82 FT.; THENCE N.89°13'09"E., 124.90 FT.; THENCE SOUTH 106.87 FT. TO THE POINT OF BEGINNING. CONTAINING 12,280.26 S.F. ACRES

LEGAL DESCRIPTION PARCEL "2": PART OF LOT 2 OF "SUPERVISOR'S PLAT OF FENDT FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 33, T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND CO., MICHIGAN. RECORDED IN L.54 OF PLATS, P.34, O.C.R. MORE FULLY DESCRIBED AS COMMENCING AT THE S. 1/4 CORNER OF SEC. 33; THENCE NORTH, 981.47 FT. ALONG THE N.-S. 1/4 LINE OF SAID SEC. 33; THENCE S.89°14'34"W., 157.89 FT. TO THE POINT OF BEGINNING; THENCE S.89°14'34"W., 115.00 FT.; THENCE NORTH 106.77 FT.; THENCE N.89°13'09"E., 115.00 FT.; THENCE SOUTH 106.82 FT. TO THE POINT OF BEGINNING. CONTAINING 13,343.61 S.F. ACRES

EX. PARCEL #23-33-376-085: PART OF LOT 2 OF "SUPERVISOR'S PLAT OF FENDT FARMS" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 33, T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND CO., MICHIGAN. RECORDED IN L.54 OF PLATS, P.34, O.C.R. MORE FULLY DESCRIBED AS COMMENCING AT THE S. 1/4 CORNER OF SEC. 33; THENCE NORTH, 981.47 FT. ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33; THENCE S.89°14'34"W., 33.00 FT. TO THE POINT OF BEGINNING; THENCE S.89°14'34"W., 239.90 FT.; THENCE NORTH 106.77 FT.; THENCE N.89°13'09"E., 239.90 FT.; THENCE SOUTH 106.87 FT. TO THE POINT OF BEGINNING. CONTAINING 25,625 S.F. ACRES



SCALE: 1" EQ. 50'

LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON AUGUST 16, 2021 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: PREVIOUS SURVEY BY ARPEE/DONNAN, INC.
PROJ.#:07014; REV. DATED: 12/21

PREPARED FOR:
MOHAMMAD USMAN
40764 COACHWOOD CIRCLE
NORTHVILLE, MI 48168
(248) 347-6681

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY OR DEED THEREFORE, ALL EASEMENT OF RECORD AND OTHER FACTORS RELEVANT TO TITLE MAY NOT BE SHOWN. CLIENT PROVIDED DESCRIPTION FOR PROPERTY.

SHEET: 1 OF 1



BRADLEY G. REICHERT P.S. #55923

Scale: 1"=50'
Date: 8/17/21
Job No. 21-144
Drawn: B.G.R.



P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

SITE PLAN 61-8-2021

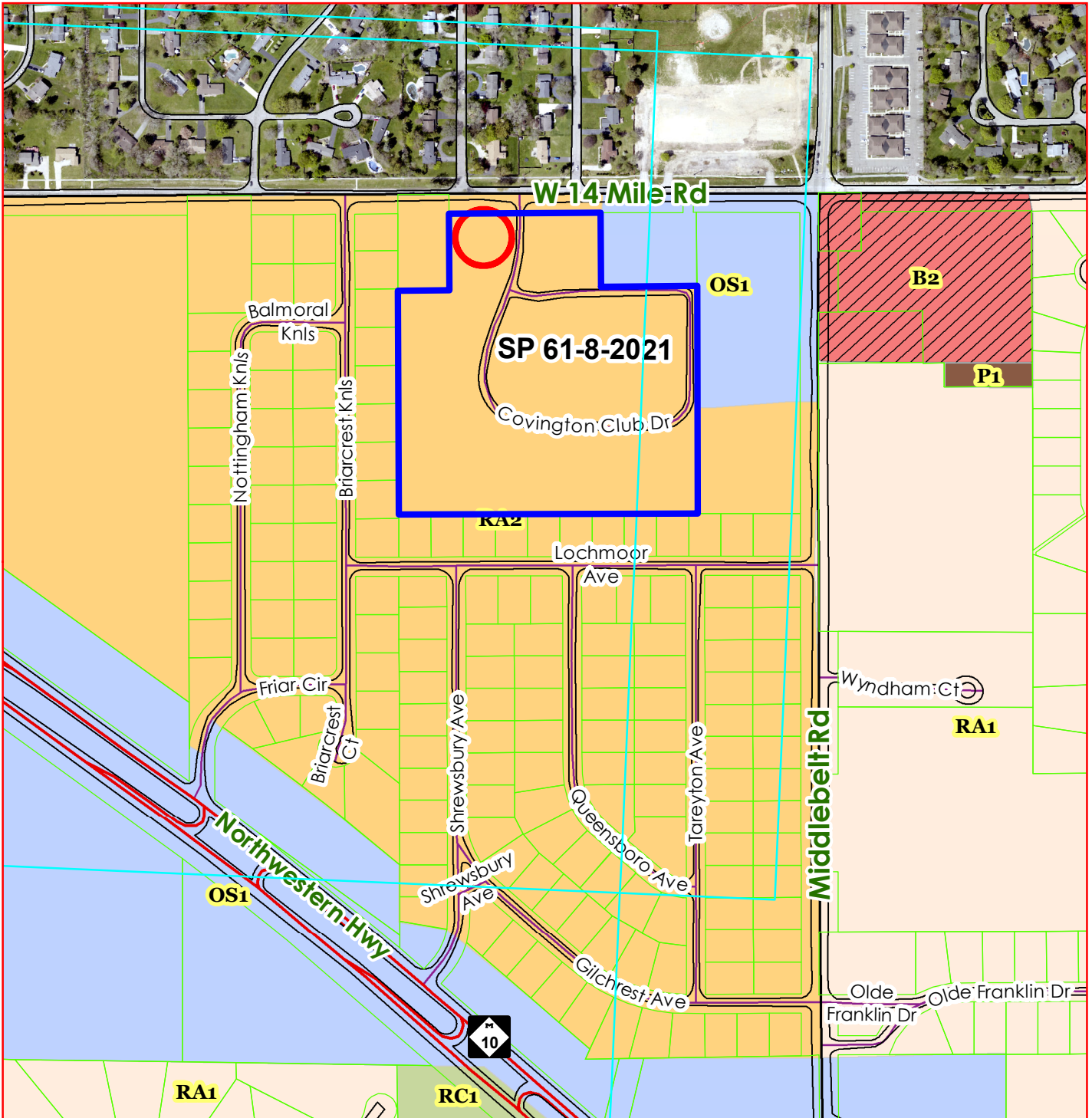
Approval:

I move that Site Plan 61-8-2021, dated August 27, 2021, submitted by Jeffrey Kaftan, Kaftan Enterprises, Inc., be approved because it appears to meet all applicable requirements of the Zoning Chapter. Subject to the following conditions:

Denial:

I move that approval of Site Plan 61-8-2021, dated August 27, 2021, submitted by Jeffrey Kaftan, Kaftan Enterprises, Inc., be denied for the following reasons:

Site Plan 61-8-2021
33000 Covington Club Dr., 02-226-027
Garage and Sales Office for existing apartments in RA-2



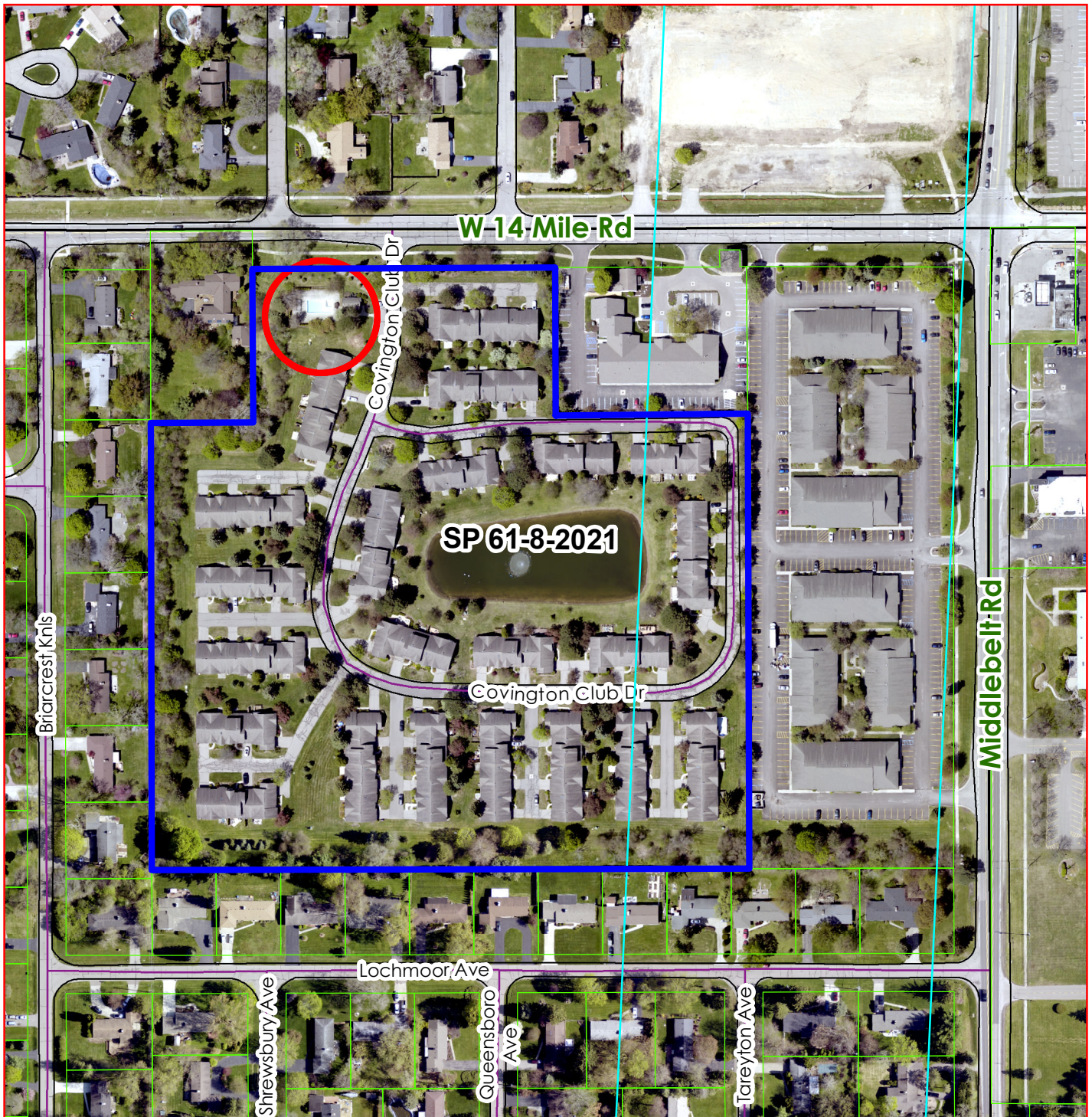
Tax parcel	RA-2 One Family Residential District
Minor roads	RC-1 Multiple Family Residential
Zoning Districts	Aerials-2020
Zoning Districts	RGB
B-2 Community Business District	Red: Band_1
OS-1 Office Service District	Green: Band_2
P-1 Vehicular Parking District	Blue: Band_3
RA-1 One Family Residential District	



SOURCE: City of Farmington Hills, 2021
 Oakland County GIS, 2021

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 61-8-2021
 33000 Covington Club Dr., 02-226-027
 Garage and Sales Office for existing apartments in RA-2



- Tax parcel
 - Blue: Band_3
 - Minor roads
- Aerials-2020**
- RGB**
- Red: Band_1
 - Green: Band_2



SOURCE: City of Farmington Hills, 2021
 Oakland County GIS, 2021

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.



September 7, 2021

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

Site Plan Review

Case: SP 61-8-2021
Site: 33000 Covington Club Drive
Applicant: Kaftan Enterprises
Plan Date: Revised 8/25/2021
Zoning: RA2 Single-Family Residential

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.



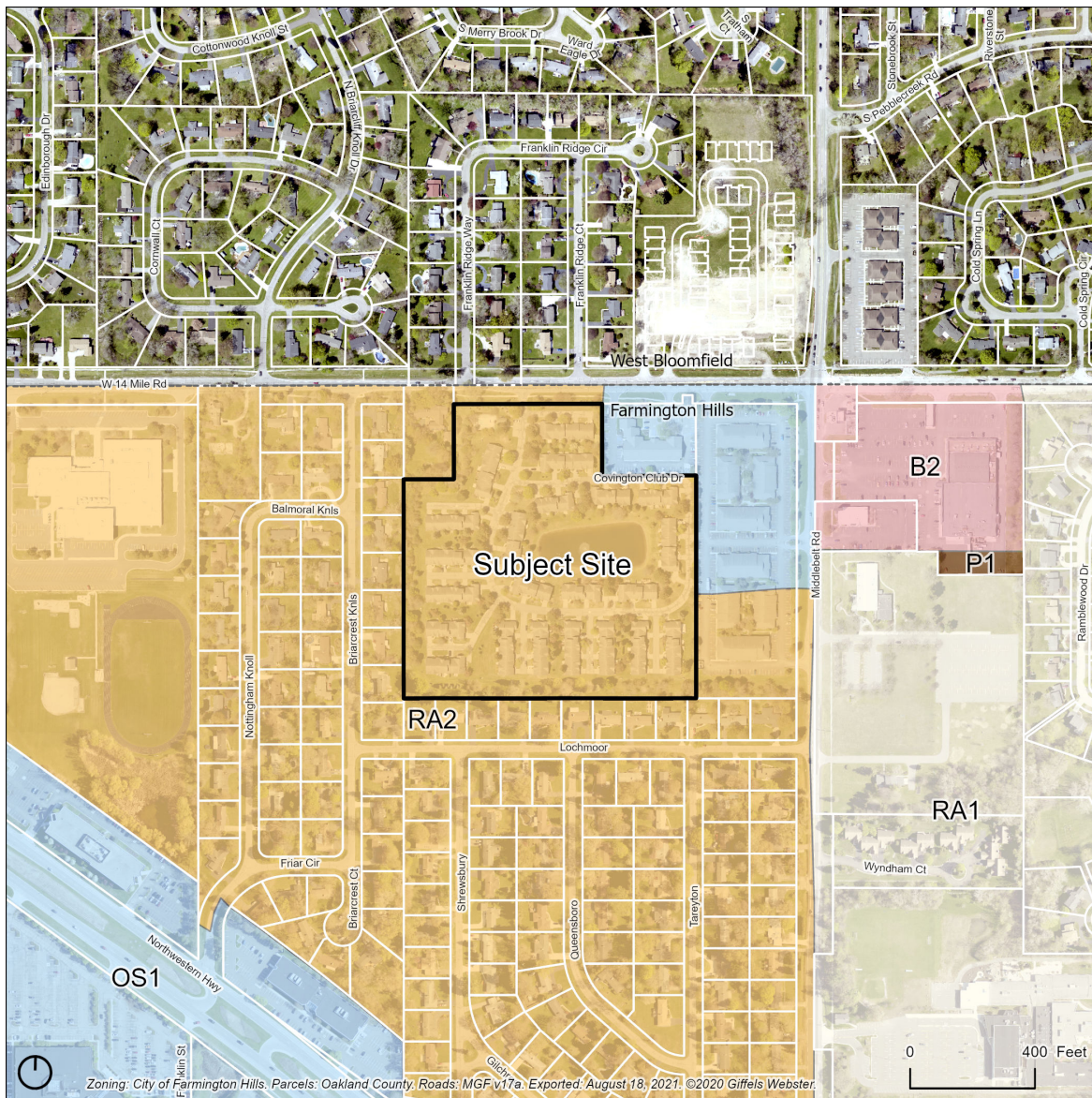
SUMMARY OF FINDINGS

Existing Conditions

- Zoning.** The parcel is zoned RA-2 Single-Family Residential.
- Existing site.** The complex occupies a total of 17.865 acres with 78 attached units. The area where the new building is proposed is occupied by trees and near a small complex office and pool.
- Adjacent properties.** The property is on the south side of 14 Mile, at the complex entrance.

Direction	Zoning	Land Use
North (W Bloomfield)	R-15 One Family	Single-Family
East	RA-2	Portion of Covington Club Apartments
South	RA-2	Portion of Covington Club Apartments
West	RA-2	Single-Family

- Site configuration and access.** The building is accessed from Covington Club Drive.



Site Plan & Use:

1. **Proposed.** The applicant is proposing to construct a small sales office for a multi-family complex. The new building is 705 square feet and located near the entrance to the complex off 14 Mile Road, adjacent to the existing pool building and swimming pool, as well as a small parking area that is not striped. The new building matches the existing and will be connected to it by a low wall with a gate leading to the pool area.
2. **Dimensional Standards (RA-2 district).** The existing complex is a nonconforming use, originally approved in 1984.

Item	Required	Proposed/Comments
Min. Lot Size	15,000 sq ft	17.86 acres
Min. Lot Width (34-3.1.11.E)	90 ft	480.58 ft
Front Yard Setback (34-3.1.11.E.)	35 ft min.	36 ft to Covington Club Dr
Rear Yard Setback (34-3.1.11.E.)	35 ft min.	147 ft
Side Yard Setback (34-3.1.11.E.) -	8 ft min./20 total	13 ft to pool building; 29.85 ft to nearest unit
Lot Coverage (34-3.1.22.E.)	35% max. by all buildings	20% (total site)
Building Height (34-3.1.22.E.)	30 ft	13 ft, 8 in
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	Rooftop equipment does not appear to be proposed; this should be confirmed.

3. **Dumpster (34-5.1.2.D).** No dumpster is proposed.
4. **Mechanical Equipment (34-5.1.4.D).** ground-mounted equipment is not noted on the plan; such equipment shall not be located on the Covington Club Drive side of the building.
5. **Minimum parking (34-5.2.11.D.iii).** Two (2) spaces are required for an office space of this size. The parking area appears to accommodate this. Five spaces, including one ADA-accessible space are provided.
6. **Off-street parking dimensions (34-5.3.3.A & B.).**

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft 15 ft for diagonal spaces 12 ft for parallel spaces	25' (this is also the primary driveway of the complex)
Parking space width	9 ft for 90-degree spaces 8.5 ft for diagonal spaces 8 ft for parallel spaces	9 ft
Parking space length	20 ft. for minimum required 23 ft. for parallel spaces (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.)	18 ft w/ 2 ft overhang

7. **Barrier Free Parking.** One handicapped parking space is provided.
8. **Corner Clearance (34-5.10).** Corner clearance is compliant.

9. **Required Site Plan Elements.** The zoning of the subject and surrounding properties should be noted on the site plan.
10. **Lighting (Section 34-5.16).** It appears that the only lighting proposed is six sconces: two on the existing pool building, two on the new building, and two at the new gate in the low wall. **Cut sheets of the fixtures should be provided to confirm that these meet the cut-off standard of the ordinance.**
- a. **Operation hours (34-5.16.3.B.v.).** The following notes must be added to the plan; it is unclear from the existing plans whether these standards are met. The applicant should clarify how these standards are met.
- i. Exterior lighting shall not operate during daylight hours.
 - ii. Building façade and landscape lighting shall be turned off between midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.
 - iii. All other exterior lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.
 - iv. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended.

b. Illumination Levels

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	15 feet maximum	Height not provided; approx. 6-7 feet
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	Fixtures shown, but details needed
Average to minimum illumination ratio (34-5.16.3.C)	4:1	Not provided
Maximum illumination at the property line	0.3 fc	Directed internally to complex
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	Max 2.5 lumens per sq ft of hardscape area	Not provided
Illumination Levels Building Entrances – within 20 ft of door	1,000 lumens per door	Not provided

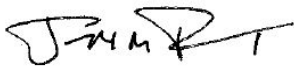
11. **Pedestrian Connection (Sec. 34-5.19).** The complex contains no sidewalks to connect to, other than the walk to the pool, which will be used to access this building.
12. **Landscape Development (34-5.14).** The applicant is providing landscaping around the new building, including replacement trees. Existing screening is not affected by this plan.

Item	Required			Proposed/Comments
	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	8 ft - compliant
• Large Deciduous	3 in. caliper	30 ft.	-	3 in - compliant
• Small deciduous trees	2 in. caliper	15 ft.	-	2.5 in - compliant

13. **Tree Removal & Replacement (34-5.18).** Three regulated trees are proposed to be removed, and three replacement trees are provided, in addition to several other new trees.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
 Senior Planner




Rod Arroyo, AICP
 Secretary | Partner





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

INTEROFFICE CORRESPONDENCE

DATE: August 26, 2021
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: Covington Club Apartments – New Leasing Building
33000 Covington Club Dr.
PJ#: 2-21-66, SP#: 61-8-2021
22-23-02-226-027

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on August 04, 2021. This appears to be a small, proposed addition in the area of the pool. Our comments are as follows:

1. The overall Covington Place Apartments were built in the mid-1980's. For this expansion, the proponent will be obligated to confirm that the detention system including the pump that is used for discharge is operating per the original approved plan.



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

City of Farmington Hills
Environmental Review

Project Name: Covington Club Apartments New Leasing Building

Address: 33000 Covington Club Dr.

Project Job #: 2-21-66 – SP# 61-8-2021-23-02-226-027

Plan Dated: 7-16-2021

Plan Received: 9-23-2021

Review #: 1

Review Date: 9-7-2021

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

1. Please provide the existing retention volume and confirm that the storm drainage pump is functioning as was approved and intended.

Should you have any questions, please do not hesitate to call.

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



INTEROFFICE CORRESPONDENCE

DATE: September 7, 2021
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Site Plan 61-8-2021 (33000 Covington Club Drive)

The Fire Department has no objection to approval of this proposed project contingent upon compliance with the following:

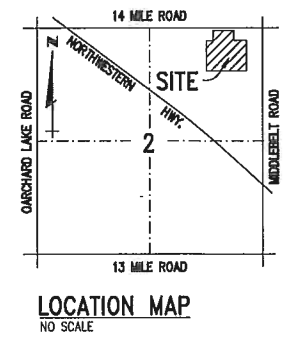
1. The site shall meet the minimum hydrant coverage requirements outlined in Chapter 12, Section 12-11(2) of the City Code. This can be addressed during the Engineering review.
2. Address shall meet the property identification ordinance outlined in Chapter 7, Section 7-318 of the City Code.
3. Building 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

JB/al

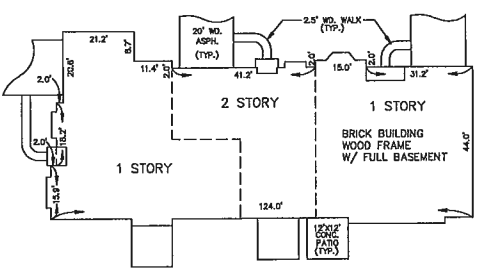
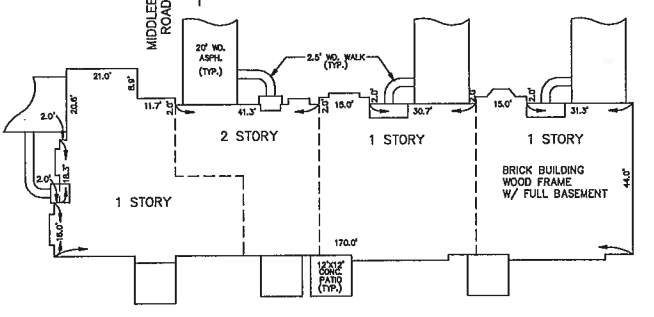
FOURTEEN MILE ROAD (PUBLIC)
VARIABLE WIDTH
TOWNSHIP OF WEST BLOOMFIELD
CITY OF FARMINGTON HILLS
NORTH LINE OF SECTION 2



LEGEND

DESCRIPTION	EXISTING
STORM SEWER MANHOLE	⊗
CATCH BASIN	⊙
SANITARY SEWER MANHOLE	⊖
GATE WELL	⊕
HYDRANT	⊘
POWER POLE	⊙
TRANSFORMER	⊠
SANITARY SEWER	—
STORM SEWER	---
WATER MAIN	- - -
TELEPHONE, GAS & ELECTRIC	· · ·
CABLE LINE	— · —

SCALE: ONE INCH = 50 FEET



TABULATION OF PARKING SPACES

GARAGE SPACES	160
OPEN SPACES	6
TOTAL	166 SPACES

(PARKING SPACE NOT STRIPED)

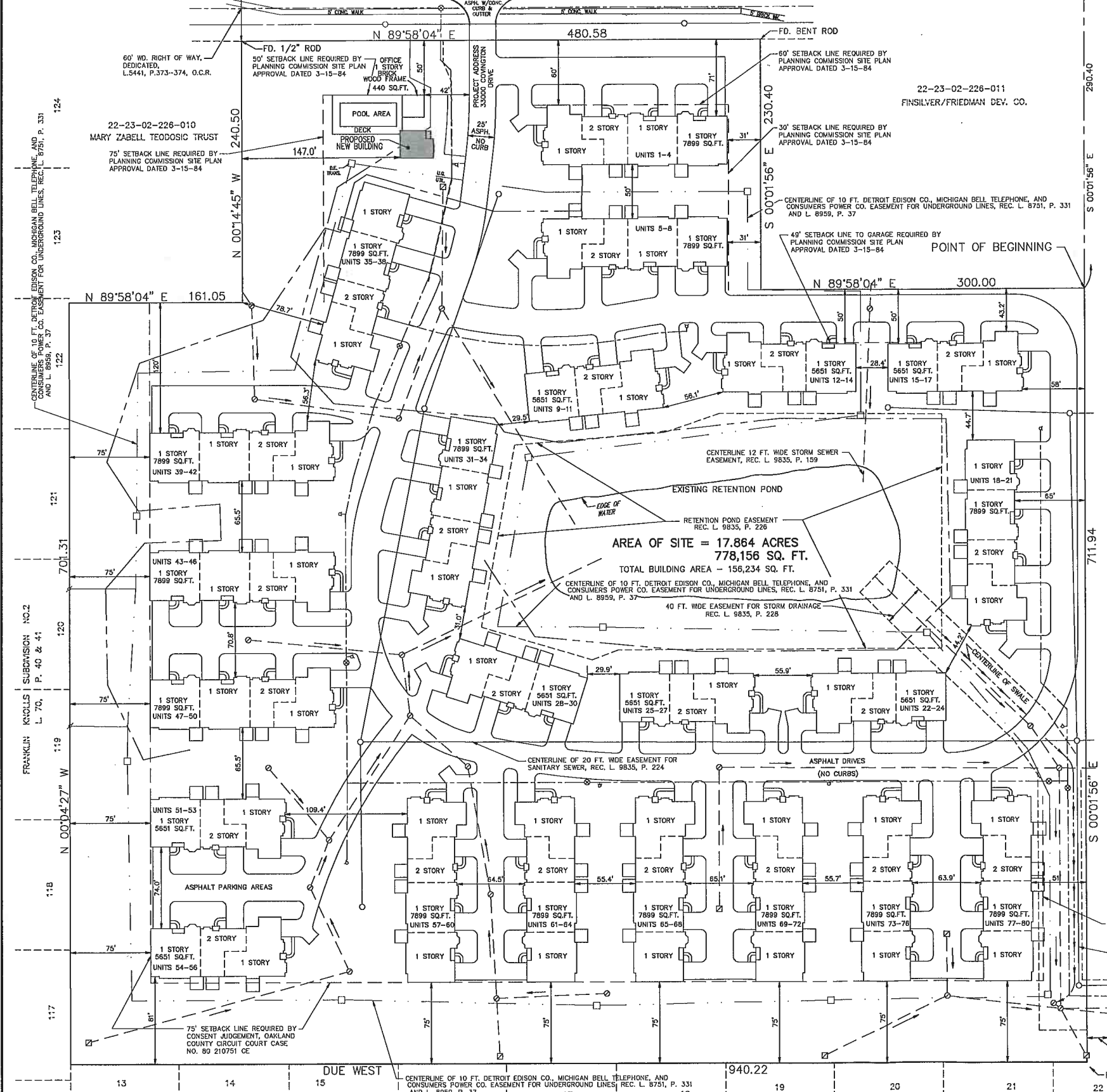
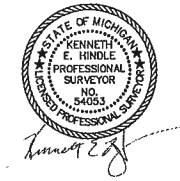
DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, 383.55 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS EAST, 290.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS EAST, 711.94 FEET TO A POINT ON THE NORTHERLY LINE OF "FRANKLIN KNOLLS SUBDIVISION" AS RECORDED IN UBER 69 OF PLATS, PAGES 32 AND 33, OAKLAND COUNTY RECORDS; THENCE DUE WEST, 940.22 FEET ALONG SAID LINE TO THE EASTERLY LINE OF "FRANKLIN KNOLLS SUBDIVISION NO. 2" AS RECORDED IN UBER 70 OF PLATS, PAGES 40 AND 41, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 04 MINUTES 27 SECONDS WEST, 701.31 FEET ALONG SAID LINE; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, 161.05 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS WEST, 240.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, 480.58 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS EAST, 230.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, 300.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 33000 CONINGTON CLUB
TAX ID: 22-23-226-027

RECEIVED
SP 61.8.2021
AUG 27 2021

**CITY OF FARMINGTON HILLS
PLANNING DEPT.**

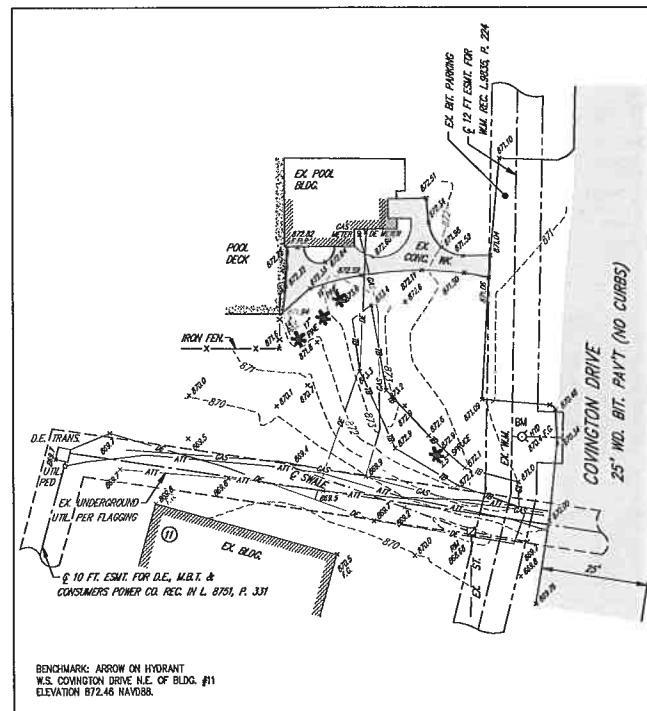


SITE PLAN NEW LEASING BUILDING

FOR: KAFTAN ENTERPRISES, INC. 29100 NORTHWESTERN HIGHWAY, SUITE 260 SOUTHFIELD, MI 48034 248-352-3000	DATE: JULY 16, 2021 REVISIONS: CITY REVIEW 08/25/21 AS BUILT	COVINGTON CLUB APARTMENTS PART OF THE N.E. 1/4 OF SECTION 2, T.1N., R.9E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN	WARNER, CANTRELL & PADROS, INC. CIVIL ENGINEERS & LAND SURVEYORS P.O. Box 99 Canton, MI 48847-0098 (248) 848-1800
SCALE: 1" = 50'		DATUM: MICHIGAN	PLAT FILE: 1990110645-SITE PLAN NEW BUILDING.pdf JOB NO.: 19901106 PLAN FILE: F52

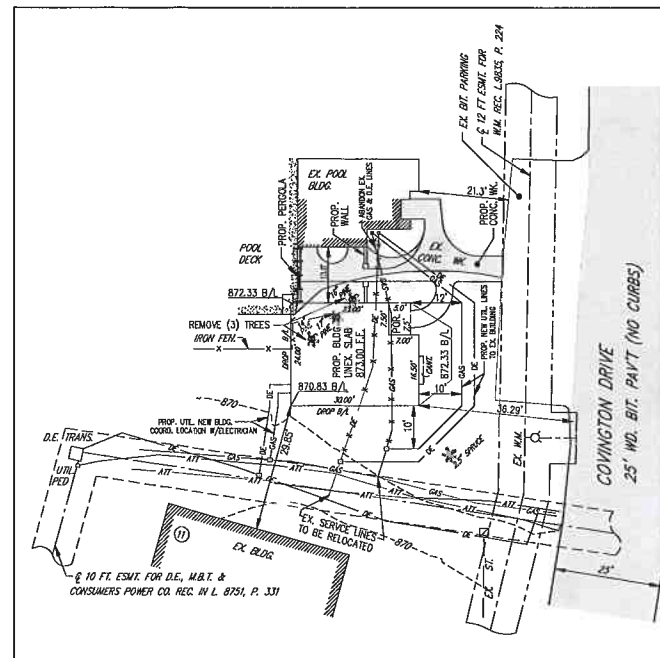
\\\ms001\cadd\land\proj\2004\11900110645\Drawings\1990110645.dwg, 8/29/2021 7:25:45 AM, User: LTPW101010645

TOPOGRAPHIC SURVEY



BENCHMARK: ARROW ON HYDRANT
W.S. COVINGTON DRIVE N.E. OF BLDG. #11
ELEVATION 872.46 NAVD83

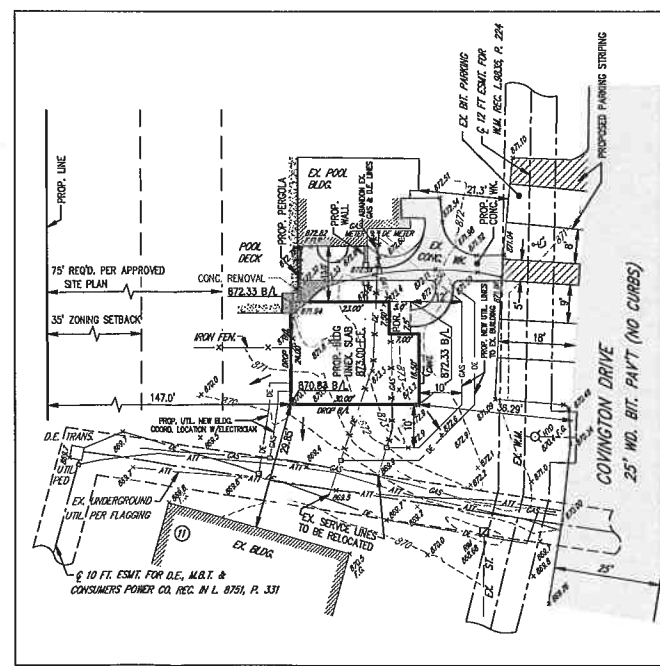
SUPERIMPOSED TREE SURVEY



REMOVE (3) TREES
IRON FEN. →

BENCHMARK: ARROW ON HYDRANT
W.S. COVINGTON DRIVE N.E. OF BLDG. #11
ELEVATION 872.46 NAVD83

PROPOSED NEW LEASING BUILDING

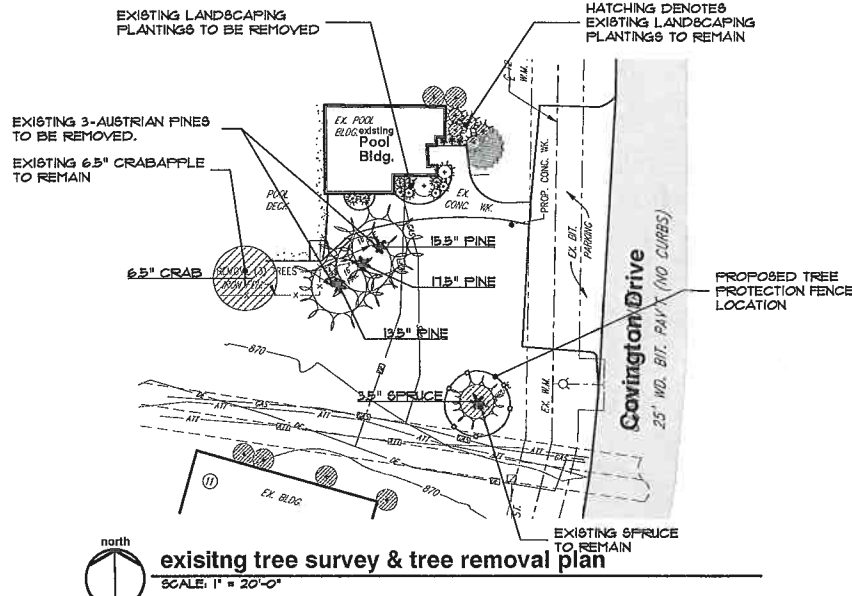


general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES, GAS, ELECTRIC, CABLE, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON-SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF FARMINGTON HILLS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDWOOD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL. ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/2" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

Planting landscape notes:

- GENERAL NOTES:**
- PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF FARMINGTON HILLS AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 - PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD.
 - PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
 - MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE AND 2" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
 - CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.
 - DATE OF INTENDED LANDSCAPE INSTALLATION TO BE SPRING 2022.
- DECIDUOUS & EVERGREEN TREE:**
- TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRIPS, PLASTICS AND OTHER MATERIALS THAT ARE UNLIGHTELY AND COULD CAUSE GIRDLING.
 - REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.
- SHRUB:**
- SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRIPS, PLASTICS AND OTHER MATERIALS THAT ARE UNLIGHTELY AND COULD CAUSE GIRDLING.
- TREE PROTECTION:**
- EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIFLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
 - STAKES SHALL BE METAL "I" POLES SPACED NO FURTHER THAN 5' ON CENTER.
 - FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIFLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.

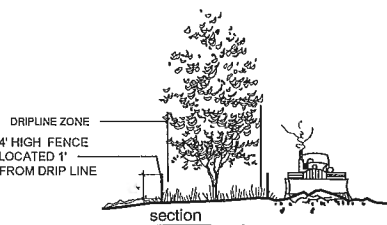


existing tree survey list

common name	scientific name	size	condition	save/remove
AUSTRIAN PINE	PINUS NIGRA	15.5	FAIR	REMOVE
AUSTRIAN PINE	PINUS NIGRA	11.5	FAIR	REMOVE
AUSTRIAN PINE	PINUS NIGRA	13.5	FAIR	REMOVE
NORWAY SPRUCE	PICEA ABIES	3.5	GOOD	SAVE
CRABAPPLE	MALUS	6.5	GOOD	SAVE

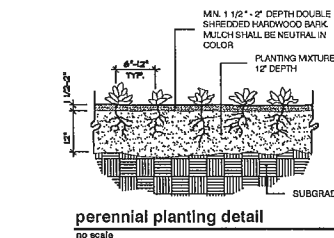
tree replacement

TOTAL NO. OF EXISTING TREE SURVEYED	5
NO. OF EXISTING TREES TO BE SAVED	2
NO. OF EXISTING TREES TO BE REMOVED	3
NON REGULATED TREES	0
REGULATED TREES	3
TOTAL NO. OF TREE REPLACEMENT (3 TREE X 1 = 3 TREES)	3



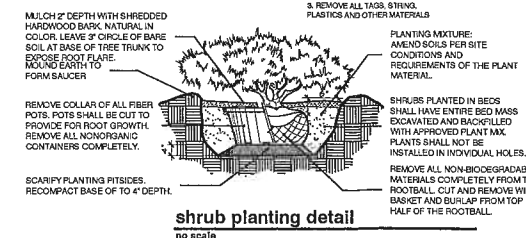
tree protection fence detail

no scale



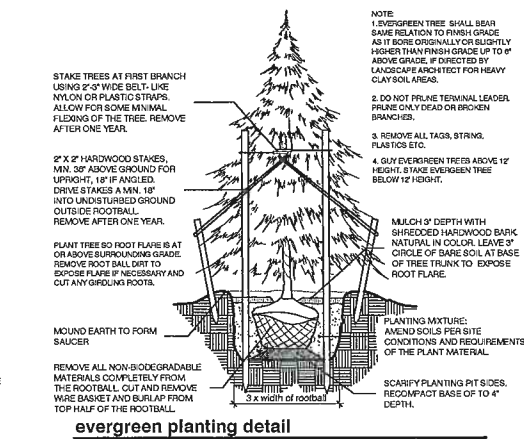
perennial planting detail

no scale



shrub planting detail

no scale



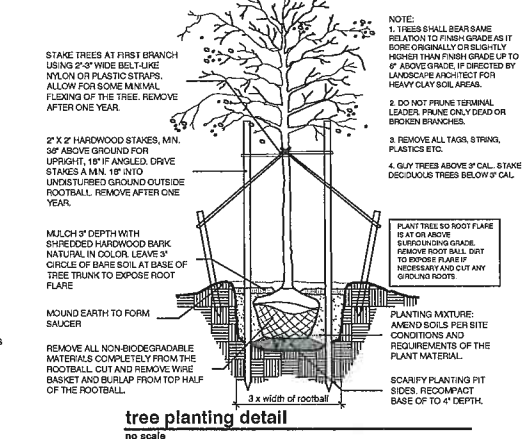
evergreen planting detail

no scale



plant material list

key	quant.	botanical name	common name	size	comments
CANOPY AND EVERGREEN TREES					
AP	1	ACER X FREEMANT 'DEFERRED'	AUTUMN BLAZE RED MAPLE	3" PB	REPLACEMENT
TC	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" PB	REPLACEMENT
PD	1	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8" BB	REPLACEMENT
CK	1	CORNUS KOUSA	KOUSA DOGWOOD	2 1/2" BB	
SHRUBS					
BK	1	SYRINGA PATULA MISS KIM	MISS KIM DWARF LILAC	3" BA	
HA	2	HYDRANGEA Q. 'PEE WEE'	PEE WEE HYDRANGEA	3" CONT.	
RO	1	PHYBOCARPUS OPULIFOLIUS 'BEWARD'	SUPPER WINE NINEBARK	3" CONT.	
BS	3	SPIRAEA XA 'BUNALDA WOLDBANE'	GOLDFLAME SPIREA	3" CONT.	
BW	22	BURBUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" BB	
TD	6	TAXUS XM 'DENBORNEII'	JAPANESE DENBIE YEW	24" - 36" DB	
BK	3	ROSA X 'OBA EASY DOUBLE RED'	OBA EASY DOUBLE RED ROSE	3" CONT.	
VC	1	VIBURNUM XA 'CARLESI'	KOREAN BRICE FRAGRANT VIBURNUM	3" 1/2" BB	
HE	1	HYDRANGEA M. 'BAIKER'	ENDLESS SUMMER HYDRANGEA	3" CONT.	
PERENNIALS AND GRASSES					
RED	10	NEON SPECIABLE 'NEON'	NEON SHRUB	1" CONT.	
MGG	1	MISCANTHUS BRENDS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	3" CONT.	



tree planting detail

no scale



FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:
KAFTAN ENTERPRISES, INC.
29100 Northwestern Hwy.
Southfield, Michigan

Covington Clubhouse

project location:
City of Farmington Hills, Michigan
Covington Drive

replacement tree and landscape plan

job no./issue/revision date:
LS21.078.06 SPA 6-14-2021

drawn by:
JP, DK

checked by:
FP

date:
6-2-2021

notice:
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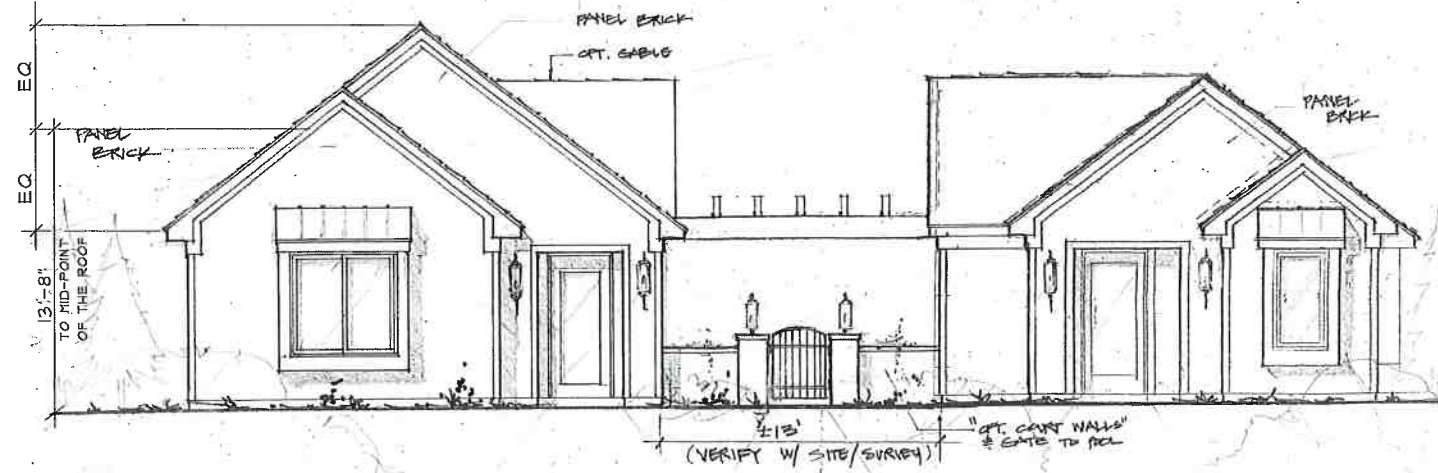
Do Not scale drawings. Use figured dimensions only.

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For the location of public utility lines

The location 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 of accuracy. contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

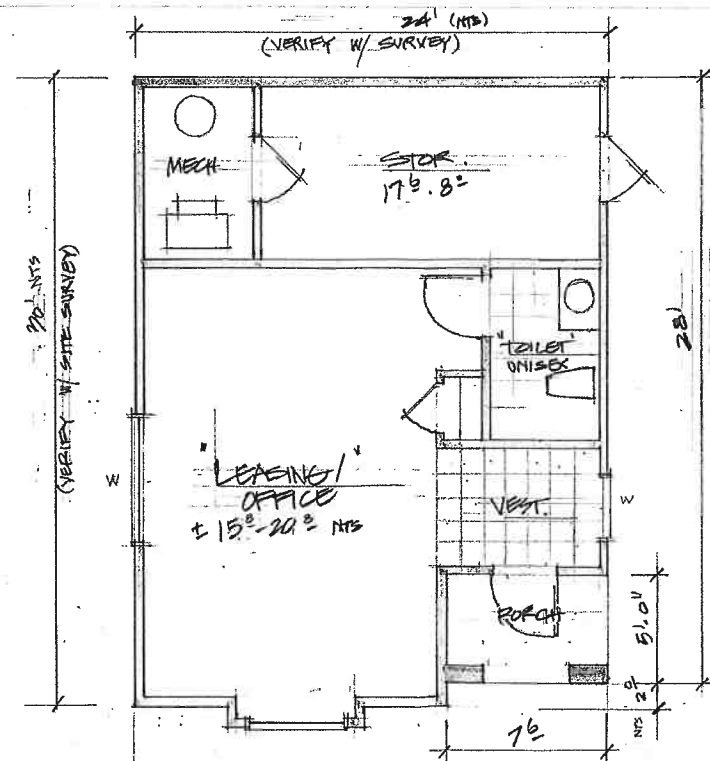
project no:
LS21.078.06

sheet no:
LS-1



2 FRONT ELEVATION - LEASING OFFICE/ MAINTENANCE

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



1 FLOOR PLAN - LEASING OFFICE

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

NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID
UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.

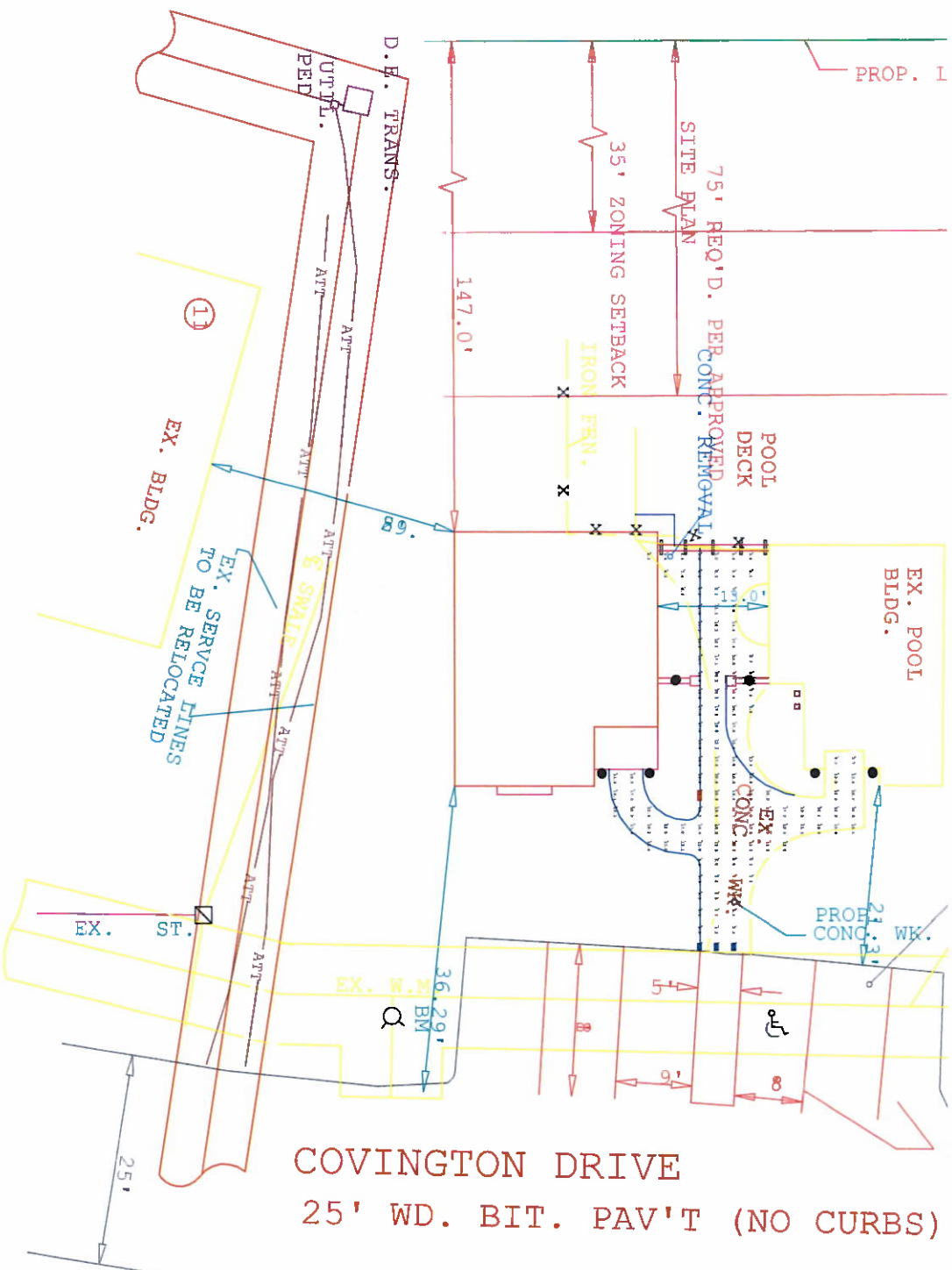




 Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000

CLIENT/PROJECT KAFTAN ENTERPRISES COVINGTON CLUB FARMINGTON HILLS, MICHIGAN	SHEET TITLE FLOOR PLANS & FRONT ELEVATION PRELIMINARY
COPYRIGHT 2020 ALEXANDER V. BOGAERTS & ASSOC.	PRELIMINARY 2019-03-21
BIDS 00-00-00	PERMITS 00-00-00
CONSTRUCTION 00-00-00	REVISIONS REVISED SPA 2021-08-24
DRAWN BY MA CAD FILENAME	CHECKED BY XX JOB NUMBER XXXX DATE 00-00-2018 SHEET NUMBER A1



Calculation Summary

Label	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
GRID	Fluorescence	Fc	12.48	23.5	0.9	13.87	26.11

Zone/fixture Schedule

Symbol	Qty	Label	Arrangement	Num. Watts	Lumen/foot	PLI/foot	Zone	Description
	6	0611P9A83304040KKA	SINGLE	41.5	N.A.	0.810	0611P9A83304040KKA	R611-24R-11-10(92L)-7030

King Lumlumale Stresscrete
Est. 1953

THE STRESSCRETE GROUP

PROJECT/FILE NAME:
COVINGTON CLUB

Manufacturing Locations:

Burlington, Ontario: 1-800-268-7809
 Northport, Alabama: 1-800-435-6563
 Atchison, Kansas: 1-800-837-1024
 Jefferson, Ohio: 1-800-268-7809

DATE: 09/02/21

REV: 0

CALC. BY: GINO ROSATI

REVISION DATE/DESCRIPTION:

AGI FILE NAME: COVINGTON CLUB.AGI



K611 - BALMORAL LED

The K611 Balmoral provides a modern take on a historical lantern style with high performance optical systems that provide excellent spacing and low glare. Ideally suited for city streets, parks, schools and commercial areas. Add to the continuity of your space with a matching pendant to light pathways and roadways alike.



King Luminaire

PRODUCT SPECIFICATIONS

LED ENGINE

Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

LENS

The lens panels shall be made of polycarbonate or acrylic. The polycarbonate shall be a minimum of 3/16" thick and composed of Bayer Makrolon LTG 3123, General Electric Lexan 243, or equivalent. The acrylic shall be a minimum of 3/16" thick and composed of AtoHaas V825-UVA5A, ICI CP-75-UVA, Cyro S-10-343, or equivalent. This is available in either clear or rippled configurations.

LUMINAIRE CONSTRUCTION

All K611 Balmoral cast components shall consist of a heavy cast aluminum. The main body, or capital, acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

LUMINAIRE ASSEMBLY

The luminaire assembly is a self-contained unit consisting of a rugged cast aluminum body, and the LED light engine consisting of aluminum castings and the LED light engine. The LED light engine is of a modular design, and can be quickly removed from the luminaire assembly. The hinged lid is cast aluminum and is secured

to the main housing by a stainless steel rotary latch, which allows for quick tool-less access to the driver and LED engine.

PLUMBIZER

The K611 Balmoral pendant has multiple mounting options including the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31 and KPL40. Please contact King Luminaire for more details and specifications.

DRIVER

The LED universal dimmable driver will be class 2 and capable 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS

Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY

High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE

Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING

All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be

crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS

Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH

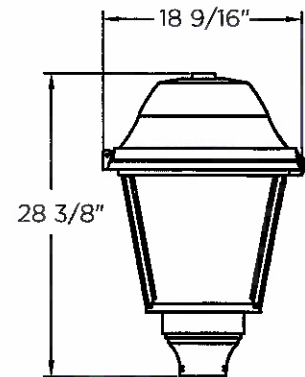
Housing is finished with a 13 step Kingcoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS

All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY

The K611 Balmoral LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:

Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:

>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2
extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:

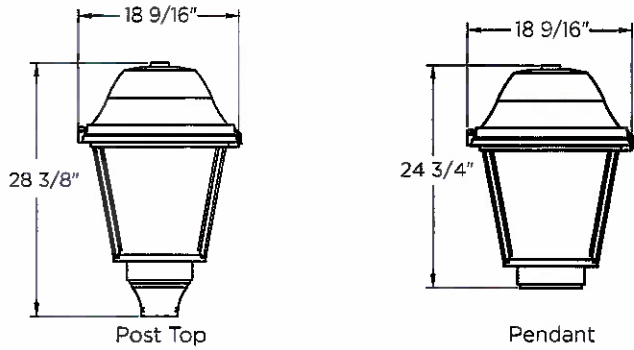
2.87 sq. ft

FIXTURE WEIGHT:

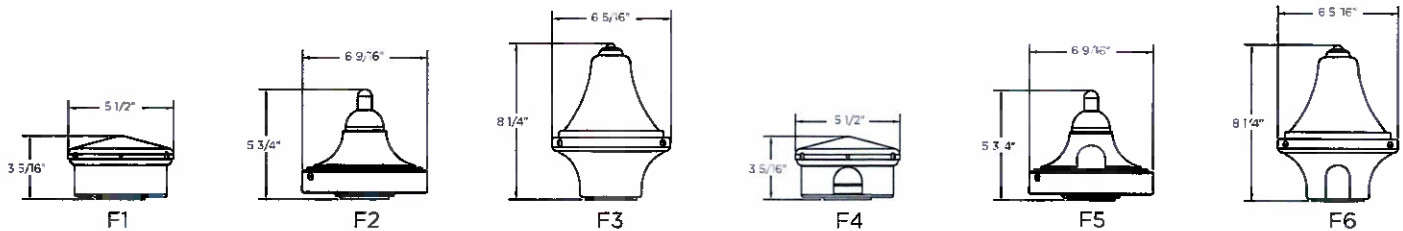
45 lbs



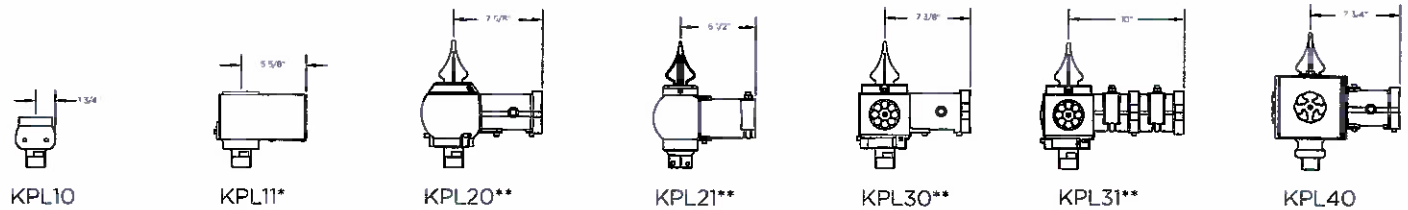
Fixture Formats



Finial Options (Post Top/Side Mount)

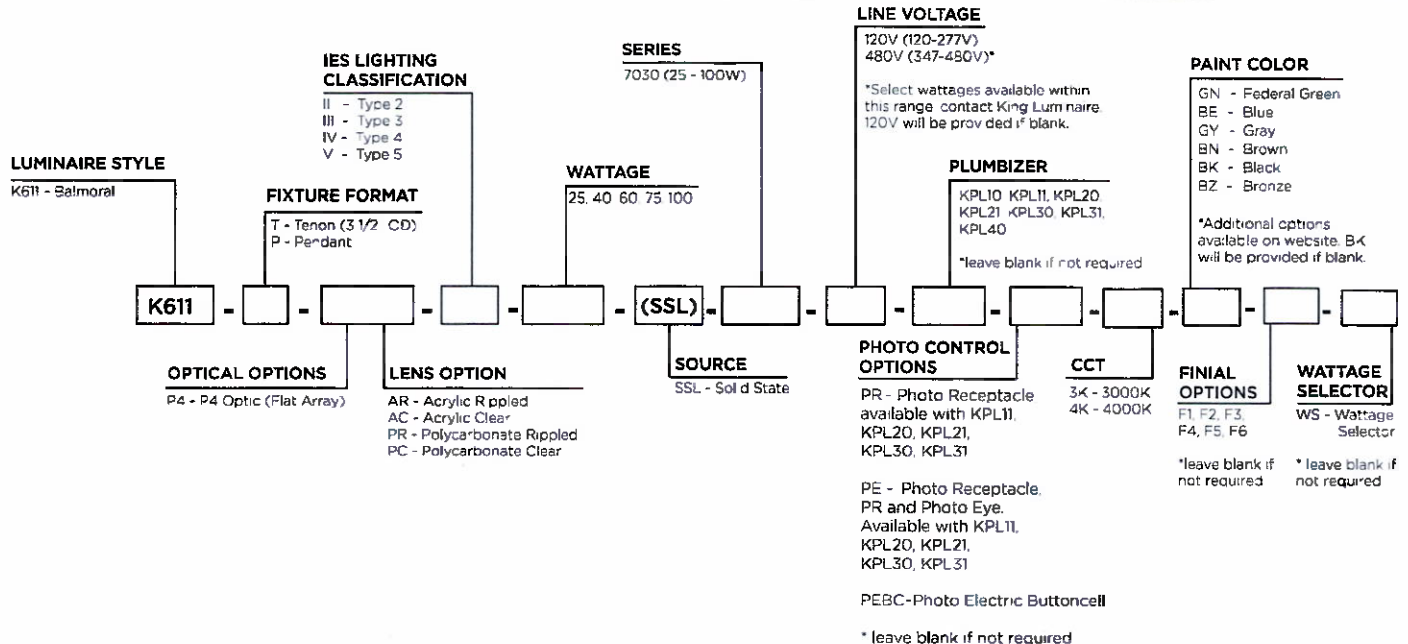


Plumbizer/Mounting Options (Pendant)



*Available with PR7
 **Available with PR7 or finial

HOW TO ORDER



SITE PLAN 62-8-2021

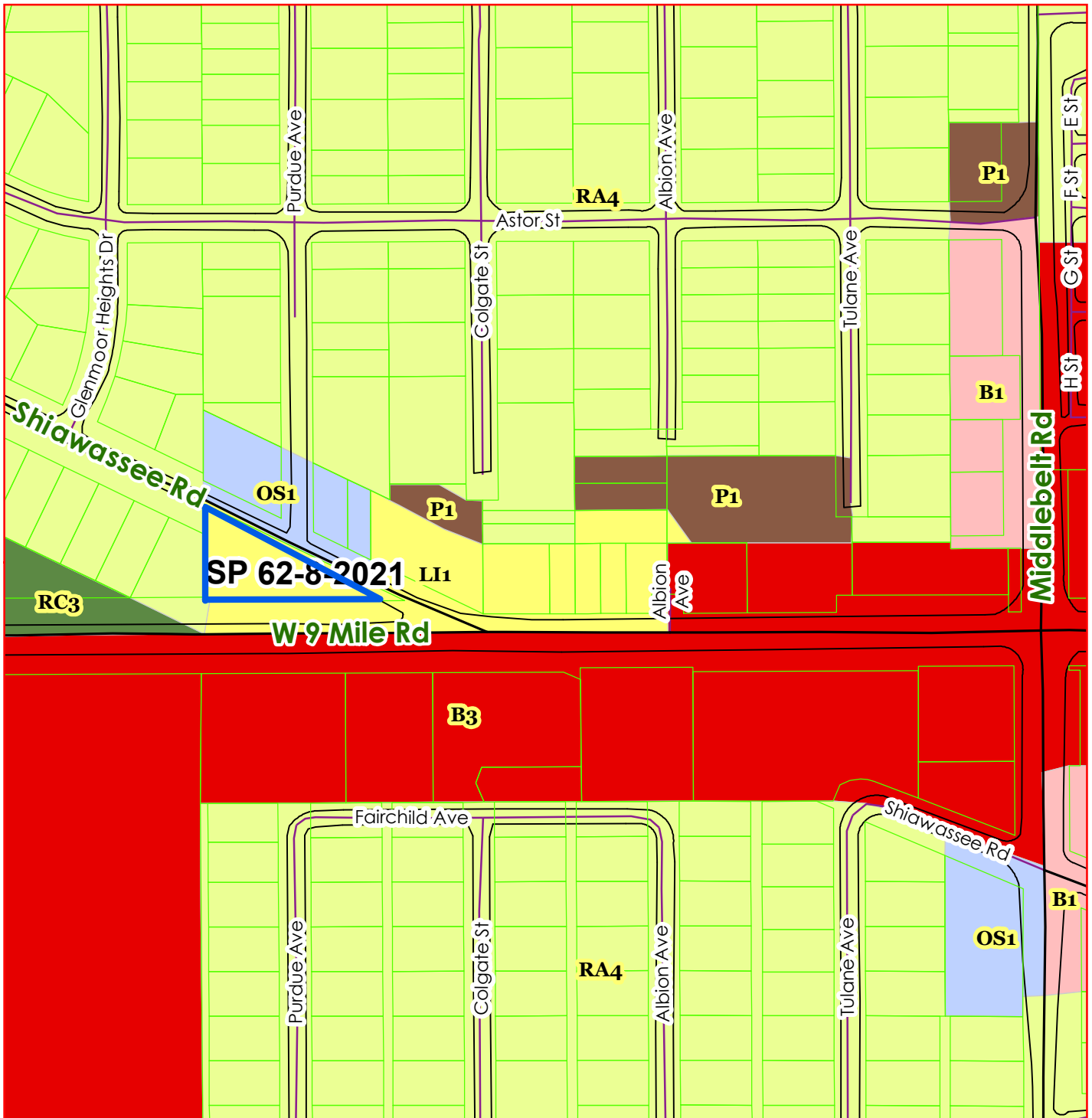
Approval:

I move that Site Plan 62-8-2021, dated August 18, 2021, submitted by David Jappaya, be approved because it appears to meet all applicable requirements of the Zoning Chapter. Subject to the following conditions:

Denial:

I move that approval of Site Plan 62-8-2021, dated August 18, 2021, submitted by David Jappaya, be denied for the following reasons:

Site Plan 62-8-2021
29820 Nine Mile Rd., 26-482-001
Parking lot improvement for existing site in LI-1



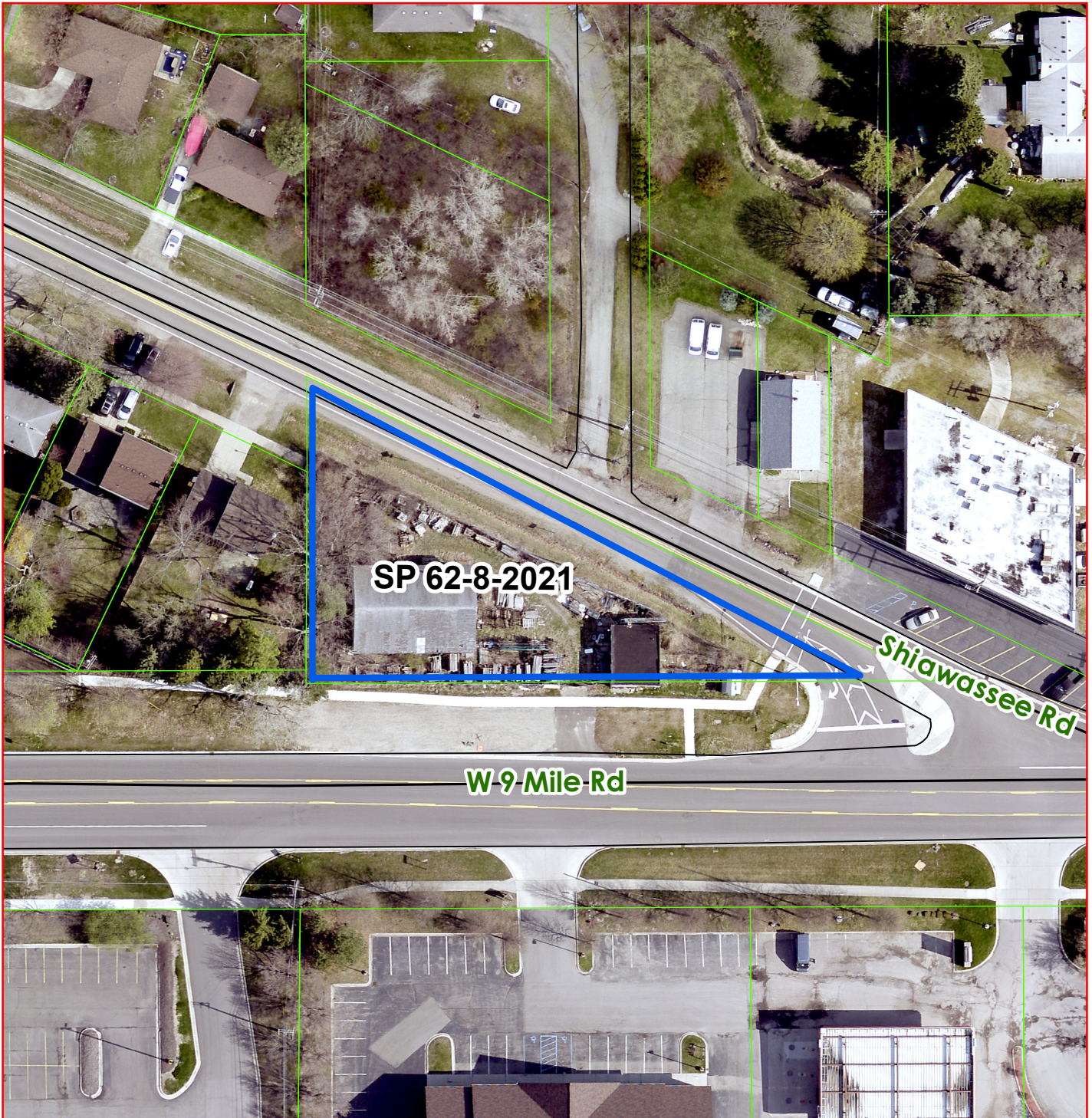
 Tax parcel	 P-1 Vehicular Parking District
 Minor roads	 RA-4 One Family Residential District
Zoning Districts	 RC-3 Multiple Family Residential
Zoning Districts	Aerials-2020
 B-1 Local Business District	RGB
 B-3 General Business District	 Red: Band_1
 LI-1 Light Industrial District	 Green: Band_2
 OS-1 Office Service District	 Blue: Band_3



SOURCE: City of Farmington Hills, 2021
 Oakland County GIS, 2021

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 62-8-2021
 29820 Nine Mile Rd., 26-482-001
 Parking lot improvement for existing site in LI-1



□ Tax parcel

Aerials-2020

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



SOURCE: City of Farmington Hills, 2021
 Oakland County GIS, 2021

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.



September 7, 2021

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

Site Plan Review

Case: SP 62-8-2021 (Revised)
Site: 22-23-26-482-001; 0.32 acres
Applicant: 29820 Nine Mile
Plan Date: 8/10/2021
Zoning: LI-1, Light Industrial

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

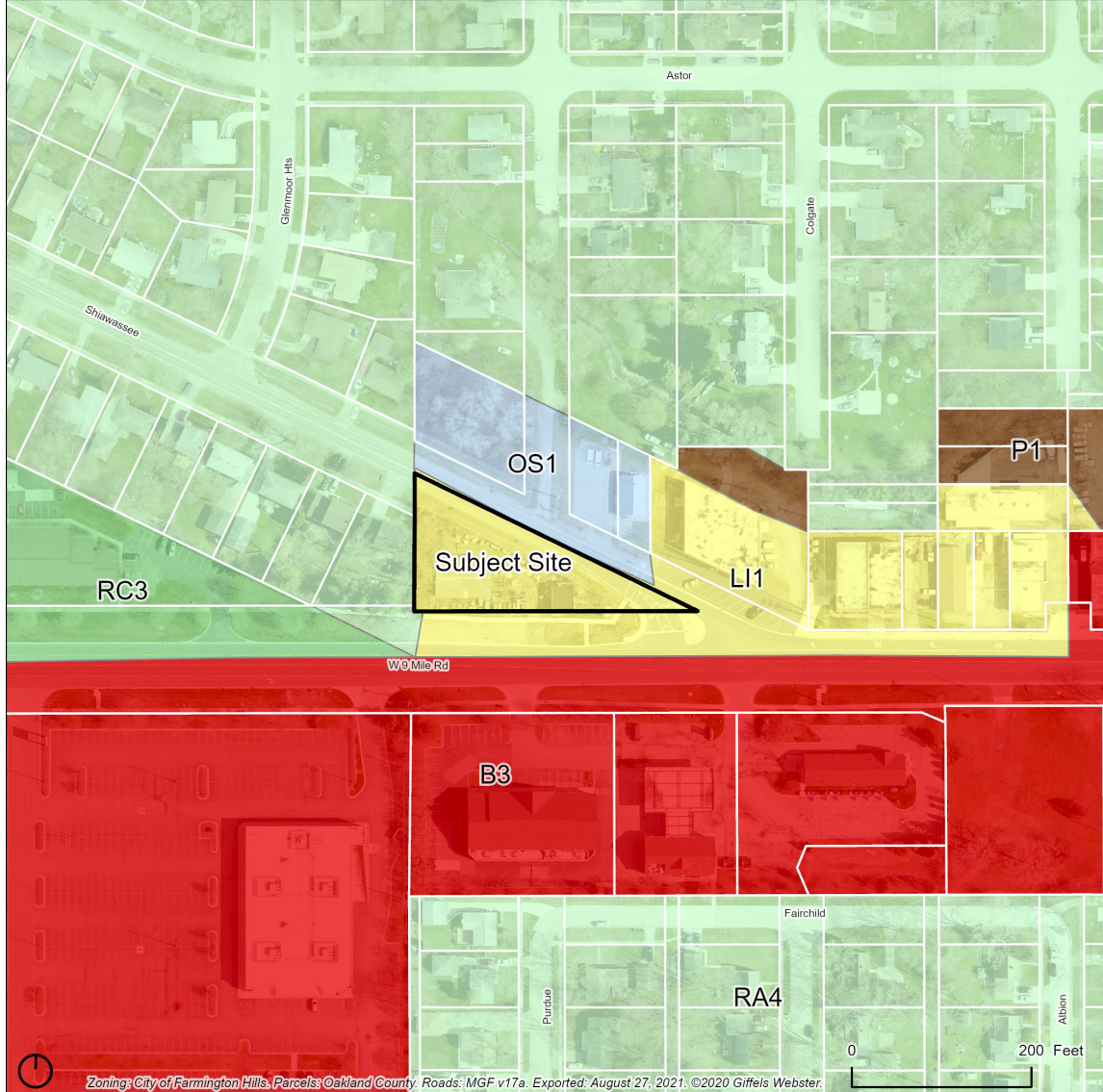
Existing Conditions

- Zoning.** The parcel is zoned LI-1, Light Industrial.
- Existing site.** The site is approximately 0.32 acres and is a triangle at the northwest corner of Nine Mile and Shiawassee. It is developed with two buildings and a small shed. The larger building is 2,400 square feet, and the smaller one is 720 square feet. The property is currently unoccupied.

The site’s property lines are not quite aligned with the locations of various right-of-way elements, and the smaller building is not located entirely on the property at present. As this is an existing nonconformity, and the buildings are not proposed to be altered, it can be allowed to remain as is.

- Adjacent properties.**

Direction	Zoning	Land Use
North	OS-1	Office/vacant
East	LI-1	Industrial
South	B-3	Commercial
West	RA-4	Single Family



Zoning: City of Farmington Hills. Parcels: Oakland County. Roads: MGF v17a. Exported: August 27, 2021. ©2020 Giffels Webster.

4. **Site configuration and access.** The site has driveway access only to Nine Mile at present, and this is not proposed to be changed. The driveway is gated.

Site Plan & Use:

1. **Summary of Proposal.** The applicant is proposing to change the informal development of the grounds, installing a paved parking lot, screen wall, and dumpster enclosure, removing the shed and some of the fencing, repurposing the buildings for a primary caregiver grow facility, and adding new landscaping to replace the existing overgrowth.
2. **Dimensional Standards (B-3 district).** The applicant is not proposing structural changes to the buildings, though the facades will be re-done.

Item	Required	Proposed/Comments
Front Yard Setback (34-3.1.29.E.)	50 ft min. (9 Mile)	0 ft/16.4 ft - Existing nonconformity
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.
Building Height	50 feet	19 feet
Parking in the Front yard (34-3.5.2.S)	Required parking not permitted in required front yard "Off-street parking for visitors, over and above the number of spaces required under Section 34-5.2, may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line and provided further that the number of such spaces does not equal more than ten (10) percent of the total number of spaces required."	Pavement is proposed to a portion of the front property line on the plan; a portion of this area will function as maneuvering lane for the three parking spaces in the middle of the site. This parking is located partly within the front yard setback. It is behind the building line of both buildings. Also, it is not above the number of spaces required and equals more than 10% of total required spaces. Variance required.
Setback from any residential district (34-3.1.29.E.)	50 feet.	17.4 ft – existing nonconformity
Setback from any side street (34-3.5.2.M)	25 ft min. (Shiawassee)	2.8 ft/approx. 20 ft - Existing nonconformity
Loading space (34-3.5.2.N)	1 loading space required @ 500 sq ft	No loading space identified
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	No information provided; buildings do not currently have visible rooftop equipment.

Item	Required	Proposed/Comments
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	Provided in some places and not others. A variance is required to permit the parking area to encroach within ten feet of the Shiawassee Road right-of-way.

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

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	The dumpster enclosure meets the standards of Section 34-5.1.2.D. It is located between the two buildings. It is not in a rear yard or interior side yard.
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).** **Mechanical equipment is not addressed on the plan.**

5. **Fences (34-5.12.2.) and Walls (34-5.15.)** *Fences, not to exceed eight (8) feet in height, may be located within any yard except the minimum front yard setback or the minimum setback of a yard abutting a street. Fences shall not contain barbed wire or razor wire.* The site has an existing 6-foot metal fence along the Nine Mile frontage that is proposed to remain—this is a nonconforming fence located within the required setback. The fence is also present along the Shiawassee right-of-way. **All barbed wire should be removed.** The fence along the western property line is proposed to be replaced with a six-foot masonry screen wall. While this wall meets the requirements of Section 34-5.15, we note that the four trees along the west property line that are proposed to be saved will be up against the wall, and **care will need to be taken not to kill or damage them during installation; these trees will require replacements if they are removed to aid wall installation. Typically, the ordinance requires deciduous trees to be placed every 30 feet on the near side of a screen wall; this would require five trees on this site. The planning commission should make a determination as to whether the four preserved trees and the evergreen proposed at the northwest corner of the site combine to meet this standard.**

6. **Minimum parking (34-5.2.11.E.i).** *The requirement for industrial uses is as follows: Three (3) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift, or three (3) plus one (1) for each five hundred fifty (550) square feet of usable floor area, whichever is the greater.* The floor plans included propose only growing areas, plus a small lobby and bathroom. Total floor area is 1,320 square feet. Based on 80% of square footage as usable floor area (1,056 square feet), five spaces are required. Five spaces are provided. **The total number of off-street parking spaces required by this chapter shall be increased by one (1) for uses requiring twenty-five (25) parking spaces or less.**

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

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft.	19.9 ft at narrowest; the sidewalk here should be adjusted to provide the full 20 feet.
Parking space width	9 ft.	9 ft.
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	20 ft/18 ft w/ overhang

8. **Barrier Free Parking.** One van accessible space is proposed.
9. **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.**
10. **Use.** The use is identified as a “grow facility.” **The site plan notes that this is a cannabis grow facility for a primary caregiver. Section 34-4.57.D. calls out a series of Use Standards for this use. This application does not provide the details necessary to determine compliance. A written response shall be provided to document how standards are proposed to be met, and the site plan and floor plans shall contain appropriate details to confirm compliance. The applicant should also explain why the floor plans label the grow rooms in the two buildings “vegetable room” and “flower room.”**
11. **Building.** The façades of both buildings are proposed to be redone, with a thin face brick over the existing CMU.
12. **Corner Clearance (34-5.10).** No change to the existing. **Corner clearance triangles should be indicated on the plan, though it appears that the driveway is compliant.**
13. **Landscape Development (34-5.14).** The existing site is developed such that there is no well-defined separation between parking, storage, and open space areas. This plan establishes clear landscaping areas.

Item	Required	Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs	Compliant or existing nonconforming
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree	No islands provided

Item	Required			Proposed/Comments
Cost estimate	Not required			Provided
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	Plans say 3" caliper
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	Standard is met
• Large Shrubs	30 in. height	10 ft.	5 ft.	Standard is met
• Small Shrubs	24 in. width	4 ft.	4 ft.	Standard is met
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	None proposed
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Medium shrubs proposed in lieu
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			4 lindens provided on Nine Mile; 3 spruces along Shiawassee
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area			6,880 sq ft of paved area = 2 required trees. <i>It is not clear which trees are intended to fulfill this requirement.</i>
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			Provided along Shiawassee (evergreen shrubs in combination with evergreen trees)
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)			Provided; see item 5 above
Tree replacement (34-5.18)	Four regulated trees documented; none proposed to be removed.			N/A

14. Lighting (Section 34-5.16).

- a. **Operation hours (34-5.16.3.B.v.).** *The following notes must be added to or addressed on the plan; it is unclear from the existing plans whether these standards are met. The applicant should clarify as to how these standards are met.*
 - i. Exterior lighting shall not operate during daylight hours.
 - ii. Building façade and landscape lighting shall be turned off between midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.
 - iii. All other exterior lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.
 - iv. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended.
- b. **Illumination Levels**

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	35 feet maximum	18 ft.
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	None proposed
Average to minimum illumination ratio (34-5.16.3.C)	4:1	17:1 – not compliant
Maximum illumination at the property line	0.3 fc	The lighting plan must be revised. Light levels along west wall exceed 0.3 fc; figures not provided for sliver of land on west side of wall. More info needed.
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area	Compliant
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door	Compliant

15. Additional lighting standards for sites abutting a residential district (Sec. 34-5.16.3.B.iii.)

- a. No direct light source shall be visible at the property line (adjacent to residential) at ground level. *This standard appears to be met.*
- b. Maximum illumination at the property line shall not exceed one-third (1/3) foot-candle. **Light levels along the west wall exceed 0.3 fc. Verify other property lines, as it appears that light levels at the other property lines will also exceed 0.3 fc.**
- c. All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way. **This needs to be documented.**

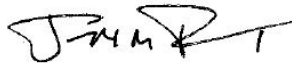
16. Pedestrian Connection (Sec. 34-5.19). No pedestrian connections to the public sidewalk are proposed at this time.

We are available to answer questions.

Respectfully,
Giffels Webster



Sri Ravali Komaragiri, AICP
 LEED Green Associate
 Senior Planner



Joe Tangari, AICP
 Senior Planner




Rod Arroyo, AICP
 Secretary | Partner



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

INTEROFFICE CORRESPONDENCE

DATE: August 25, 2021
TO: Planning Commission
FROM: James Cubera, Engineering 
SUBJECT: 29820 Nine Mile – Parking Lot Improvements
PJ#: 26-21-83, SP#: 62-08-2021
22-23-26-482-001

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on August 18, 2021. Our preliminary comments are as follows:

1. The plan has a limited amount of topo with very little information being provided on the utilities in the area. Although grades may have been provided, it is difficult to identify the sanitary sewer, the watermain and the storm sewer in the area as well as the appropriate structures that accommodate them. This needs to be addressed.
2. An 8-inch water main exists along the north side of 9 Mile Road across the frontage of this site. In addition, an 8-inch water main exists along the south side of Shiawassee Road across the majority of this site. Both of these lines are available for service. It appears that one of the buildings may have an existing service. This needs to be confirmed and verified.
3. An 8-inch sanitary sewer stub exists at the southwest property corner in the 9 Mile Road right-of-way on the north side. It appears that the building may have been connected into it. This needs to be confirmed. Note that if this line is to be utilized, the proponent will be obligated to televise the line to confirm if there is any infiltration/inflow issues or deficiencies that needs to be corrected. This needs to be done in advance of applying for construction permits in order that the City and the WRC can review the video.
4. A curb cut is identified on 9 Mile Road. This driveway should be shifted further west such that it lines up the with driveway to the south. In addition,

the gravel/lawn area between the road and the sidewalk needs to be converted to lawn as part of this project.

5. A 5-foot-wide sidewalk is required along the Shiawassee Road frontage of this site. The plans need to provide for this as part of their requirements. It's location should be one foot north of the ultimate right-of-way line. This will be reviewed by the Engineering Division during construction review.
6. Stormwater detention in the amount of 2 inches over the gross area of the site must be provided for. In addition, discharge must be restricted to an agricultural rate. The plans need to identify how this will be accommodated for this site.
7. Storm water quality improvements will be required in accordance with the City of Farmington Hills Engineering Standards. Attached are comments from the City's Environmental Engineer, Tyler Sonoga. If you have any questions regarding his comments, he can be reached at 248-871-2533.
8. It appears that there are two building encroachments into the City right-of-way for this site. There is a small building close to the corner that is identified on the plan as being a 10-foot by 8-foot structure. In addition, there is a 24-foot by 30-foot existing building. These encroachments need to be addressed. It is suggested that the City attorney provide some guidance on this.
9. The ultimate right-of-way on 9 Mile Road is 120 feet with that being 60 feet from section line both in north and south directions. Currently there is only 33 feet, an additional 27 feet is suggested. For Shiawassee Road, the ultimate right-of-way 86 feet with that allowing for a 43-foot section both north and south of Shiawassee Road. Again, the right-of-way line for Shiawassee appears to be only 33 feet and an additional 10 feet is suggested. The plans need to address these ultimate right-of-way's. It is suggested that both of them be considered for dedication to the City at this time in order to conform with the master right-of-way plan.
10. Storm drainage must be addressed with a storm system that is provided for the parking lot. In addition, it must tap into an existing catch basin or storm inlet in the area. The plans needs to identify how this design will be accommodated.
11. The plans identify the removal of an existing fence along or near the west property line and installation of a 6-foot-high screening wall that appears to be approximately 5 feet off of the property line. We question why this wall is not being placed closer to the property line.

12. It is suggested that the proponent and his engineer meet via Zoom, or another virtual format, to discuss this site in further detail.



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

City of Farmington Hills
Environmental Review

Project Name: 29820 Nine Mile Parking Lot Improvements

Address: 29820 Nine Mile Rd.

Project Job #: 26-21-83

Plan Dated: 8-16-2021

Plan Received: 8-23-2021

Review #: 1

Review Date: 9-7-2021

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

1. Please provide detailed detention calculations and details in accordance with the City of Farmington Hills Engineering Design Standards. Detention must be provided to store a volume equivalent to 2 inches of water over the entire site.
2. Please submit storm sewer design details such as length of pipe, type and class of pipe, pipe grade, rim elevation, invert elevation, utility crossings, and sewer calculations.
3. Storm water quality treatment is required for all sites. Sites without a forebay require a manufactured storm water treatment system or approved water quality alternatives. A proposed storm water treatment structure should be sized in accordance with the City of Farmington Hills Engineering Design Standards and be certified by the New Jersey Department of Environmental Protection.
4. There is also opportunity for low impact development techniques such as porous pavement, infiltration trenches, and bioretention/rain gardens, etc. The low impact development techniques could minimize the required detention volume and provide alternative storm water quality treatment.

Should you have any questions, please do not hesitate to call.

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

ZONING TEXT AMENDMENT 2, 2021

I move that Zoning Text Amendment 2, 2021, amending the definition of “Family” contained in Article 34-2.0 “Definitions”, and various other associated sections of Chapter 34 “Zoning” of the Code of Ordinances be set for public hearing by the Planning Commission at the October 21, 2021 meeting.



INTEROFFICE CORRESPONDENCE

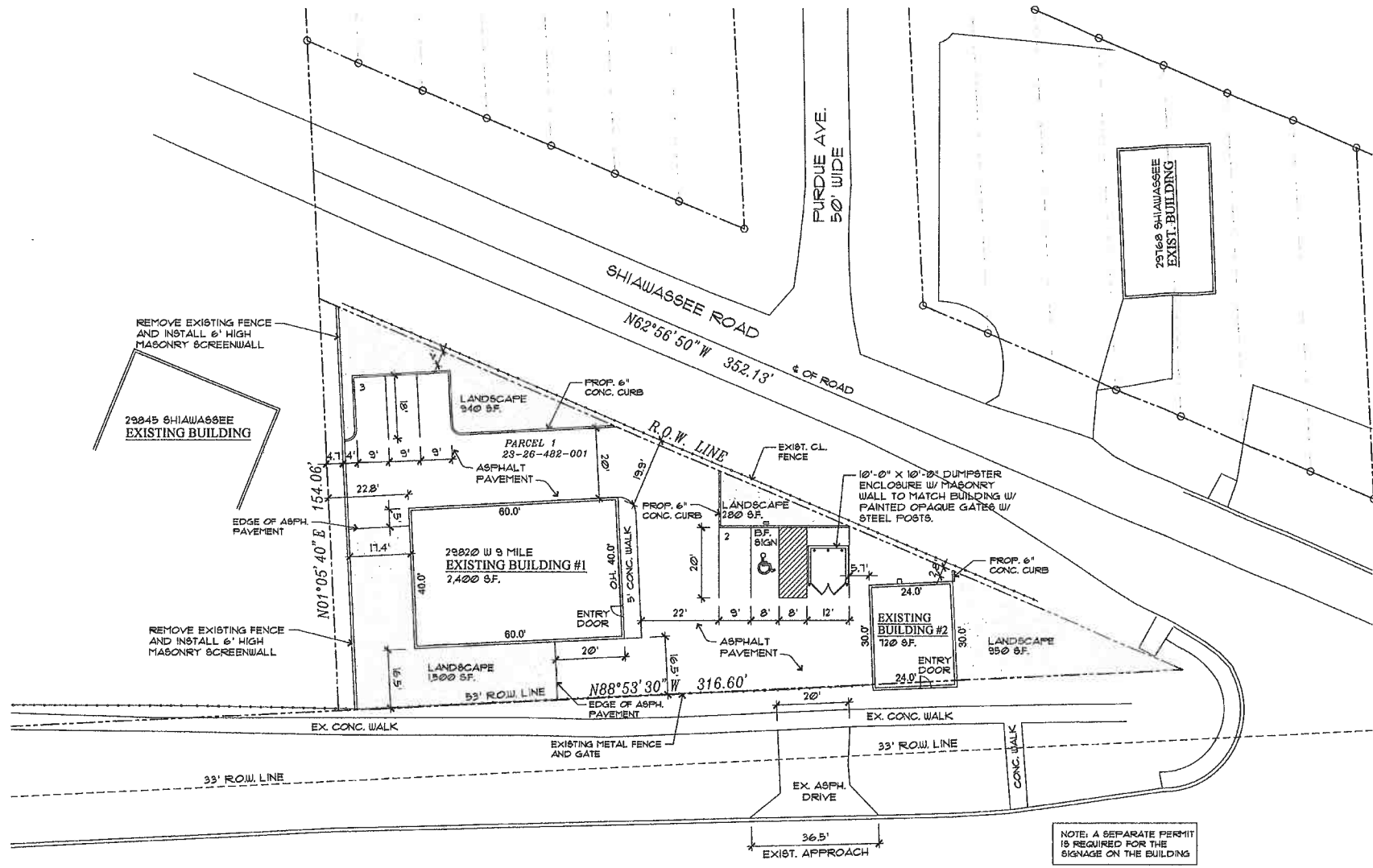
DATE: September 7, 2021
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Site Plan 62-8-2021 (29820 Nine Mile)

The Fire Department has no objection to approval of this site plan contingent upon compliance with the following requirements:

1. Existing site does not meet 50' turning radius requirement. Please contact the Fire Marshal to discuss Alternate Protection provisions outlined in Section 12-11(4).
2. Gates shall meet International Fire Code and Fire Prevention Ordinance requirements.
3. Please verify the site meets Chapter 12, Section 12-11(2) of the City Code. Plans are not of sufficient detail to make this determination.
4. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

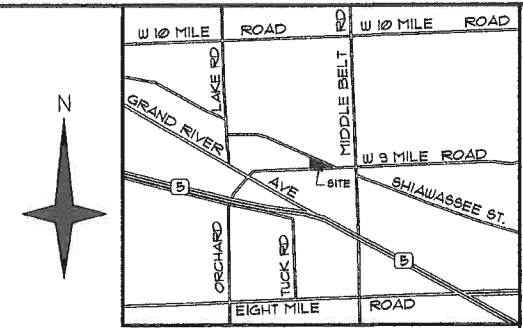
A handwritten signature in blue ink, appearing to read "Jason Baloga".

Jason Baloga, Fire Marshal



SHEET INDEX

- SP-1 PROPOSED SITE PLAN
- T-1 TOPO SURVEY
- LP-1 LANDSCAPE PLAN
- ES-1 SITE LIGHTING PLAN
- ES-2 LIGHTING CUT SHEETS
- TS-1 TOPOGRAPHIC SURVEY
- A01 EXISTING FLOOR PLAN EXISTING ELEVATIONS
- A02 EXISTING FLOOR PLAN EXISTING ELEVATIONS
- A03 PROPOSED FLOOR PLAN PROPOSED ELEVATIONS
- A04 PROPOSED FLOOR PLAN PROPOSED ELEVATIONS



FUTURISTIC DESIGN CONSULTANTS

920 E. 12 MILE ROAD, SUITE A
 FARMINGTON HILLS, MI 48307
 PH: (248) 397-4555
 FAX: (248) 398-3822
 E-mail: info_potres@yahoo.com

DESIGNED BY:
 Imad Potres

LOCATION MAP
 SCALE: NONE

PROPOSED GROW FACILITY

BUILDING CODE INFORMATION

GOVERNING CODE: (SECTION 105.1)
 2015 Michigan Building Code, MBC 2015
 2015 Michigan Mechanical Code, MMC 2015
 2015 Michigan Plumbing Code, MPC 2015
 2014 National Electrical Code w/state amendments, NEC 2011
 Accessibility: Michigan Barrier Free Design Law, P.A. 1986 as amended and the 2003 ICC/ANSI A117 standard as referenced from Chapter II of the 2012 MBC.
 INTERNATIONAL FIRE CODE - 2015 (IFC-2015)
 BUILDING USE & OCCUPANCY CLASSIFICATION (FER CH. 03):
 EXISTING USE: VACANT BUILDING (FORMER INDUSTRIAL)
 PROPOSED USE: MEDICAL MARIJUANA, 'B' BUSINESS AND 'F-1', MODERATE-HAZARD FACTORY INDUSTRIAL
 TENANT SPACE TO COMPLY WITH SECTIONS 302.1,
 BUILDING NOT SPRINKLED
 CONSTRUCTION TYPE: 3B

EXISTING ZONING: LI-1 (INDUSTRIAL DISTRICT)

EXISTING BUILDING #1 FLOOR AREA: 2,400 SF.
 EXISTING HEIGHT: 19'-2" (MID. OF ROOF)

EXISTING BUILDING #2 FLOOR AREA: 120 SF.
 EXISTING HEIGHT: 12'-3"

EXISTING ZONING: LI-1 (INDUSTRIAL DISTRICT)

SITE AREA: 14,151 SF. = 0.32 ACRES

EXISTING USE: VACANT BUILDING

PROPOSED USE: GROW FACILITY FOR MEDICAL MARIJUANA CAREGIVER

TOTAL BUILDINGS AREA: 3,120 SF.

LOT COVERAGE: 22%

PROPOSED PAVEMENT AREA: 6,880 SF.

BUILDING HEIGHT & SETBACKS:

MIN. FRONT YARD SETBACK: 50'

MIN. REAR YARD SETBACK: 20'

MIN. SIDE YARD SETBACK: 10'

MIN. FROM SIDE STREET: 25'

MAXIMUM HEIGHT: 50' (3 STORIES)

PARKING REQUIREMENTS:
 Warehouses and wholesale establishments and related accessory offices:
 Three (3) plus one (1) for every one and one-half (1½) employees in the largest working shift, or three (3) plus one (1) for every one thousand three hundred (1,300) square feet of usable floor area, whichever is the greater

TOTAL (BUILDING #1 + BUILDING #2) AREA = 3,120 SF.

TOTAL PARKING SPACES REQUIRED:
 3 + 3,120 / 1300 = 5 SPACES

TOTAL PARKING SPACES PROVIDED: 5 SPACES
 INCLUDING (1) ONE BARRIER FREE VAN ACCESSIBLE PARKING SPACE

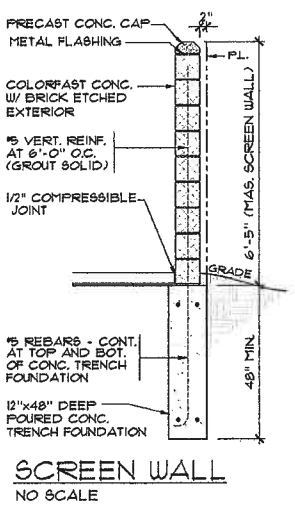
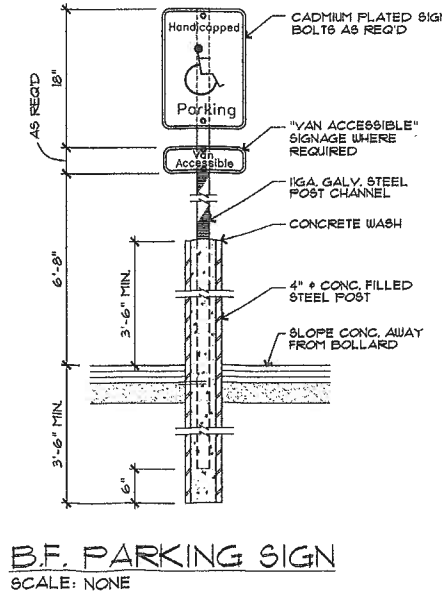
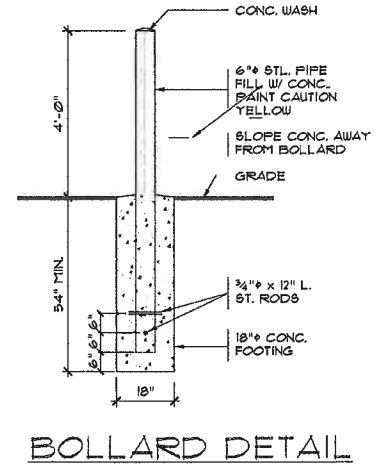
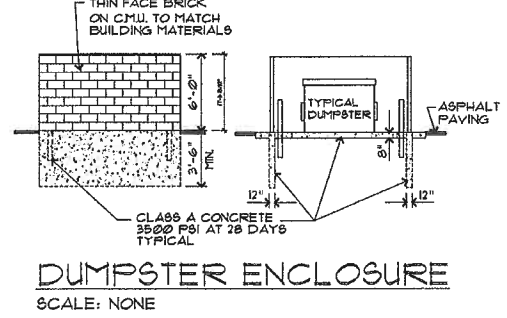
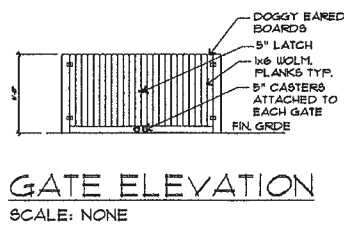
PARKING SIZE (90 DEGREES): 9' x 20' OR 9' x 10' MANEUVERING LANE WIDTH: 20'

LANDSCAPE AREA
 LANDSCAPE AREA PROVIDED: 3,160 SF.

- SITE PLAN GENERAL NOTES**
1. MAINTAIN EXISTING DRIVE ON 9 MILE ROAD.
 2. ALL EXISTING AND NEW LANDSCAPE MATERIALS TO BE MAINTAINED BY OWNER OF PROPERTY. ALL LANDSCAPED AREA SHALL BE IRRIGATED.
 3. ALL OUTDOOR RETAIL SALES OF ITEMS SHALL BE PROHIBITED ON THE SITE.
 4. ALL SITE LIGHTING AND EXTERIOR BUILDING LIGHTING SHALL NOT SHINE ON THE RIGHT OF WAY AND SHALL NOT ENCROACH UPON ADJUTING PROPERTIES AND TO COMPLY WITH THE CITY OF FARMINGTON HILLS ZONING REQUIREMENTS.
 5. BUILDING MATERIALS ARE TO BE MAINTAINED BY OWNER. REFER TO PROPOSED ELEVATIONS.
 6. PROVIDE NEW PARKING SPACES AND BARRIER FREE VAN ACCESSIBLE WALL SIGN AS INDICATED.
 7. MAINTAIN EXISTING CONNECTION PUBLIC SIDEWALK.
 8. CONSTRUCT NEW 10'-0" x 10'-0" DUMPSTER ENCLOSURE W/ MASONRY WALL TO MATCH BUILDING W/ PAINTED OPAQUE GATES W/ STEEL POSTS.
 9. EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.

SITE PLAN
 SCALE 1" = 20'
 NORTH

SP 02.8.2021
 RECEIVED
 AUG 18 2021
 CITY OF FARMINGTON HILLS
 PLANNING DEPT.



REVISIONS:

1-	SITE PLAN	08/16/21
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED GROW FACILITY

29820 W 9 MILE ROAD
 FARMINGTON HILLS, MI 48306

REAL / SIGNATURE

STATE OF MICHIGAN

Lehb Marogi
 Engineer
 No. 00168
 LICENSED PROFESSIONAL ENGINEER

DATE

PROPOSED SITE PLAN

DRAWING TITLE: PROPOSED SITE PLAN

FILE NAME: 9 MILE

PROJECT NO.: 021-07

DRAWN BY: IMAD
 CHECKED BY: IMAD
 DATE: 08/10/2021

SHEET NO:
SP01

LEGAL DESCRIPTION:

Parcel of Land situated in the City of Farmington Hills, Oakland County, Michigan, and being more particularly described as:

That part of the East 1/2 of the Southeast 1/4 of Section 26, lying Southerly of the centerline of Shiawassee Road, excepting the South 53 feet thereof, Town 1 North, Range 9 East, Township of Farmington (now City of Farmington Hills), Oakland County, Michigan. Subject to the rights of the public and of any government unit in any part thereof taken, used or deeded for street, road or highway purposes. Also Subject to building and use restrictions and easements of record, if any.

Commonly known as: 29820 Nine Mile Road, Farmington Hills, MI. 48336

Parcel ID: 23-26-482-001

SITE BENCHMARK #1

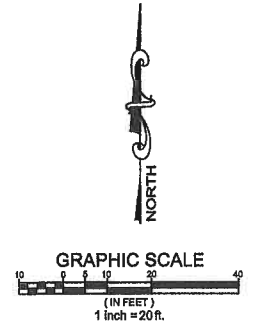
ROAD CATCH BASIN RIM, LOCATED AT THE NORTHWEST CORNER OF 9 MILE RD & SHIWASSEE ROAD, ELEV. 870.84 NAVD88 DATUM)

SITE BENCHMARK #2

ROAD CATCH BASIN RIM, LOCATED +/- 88' SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER, ELEV. 873.19 NAVD88 DATUM)

LEGEND

- STORM CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER M.H.
- ⊗ GATE WELL & VALVE
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- OVERHEAD WIRES
- EXISTING GRADE
- T/P TOP OF PAVEMENT
- T/C TOP OF CURB
- G GUTTER
- EOP EDGE OF PAVEMENT
- TREE LINE
- FI FOUND IRON
- SI SET IRON
- FCI FOUND CAPPED IRON
- XXX.XX PROPOSED GRADE



All drawings, specifications and other related documents are the copyright property of the CONSULTANT and shall be returned upon request.

Reproduction of drawings and related documents, in whole or in part, is forbidden without the written permission of the CONSULTANT.

The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK-FILLING TO BE INCIDENTAL TO CONTRACT.



DATE	REMARKS	DATE	REMARKS



TOPOGRAPHIC SURVEY

J&A J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DRIVE
MACOMB TOWNSHIP, MI 48042
PHONE (888) 784-2414

29820 NINE MILE RD.
FARMINGTON HILLS, MI. 48336

<input checked="" type="checkbox"/> PRELIMINARY	PROJECT	PROJECT NO. 21-129	SHEET NO.
<input type="checkbox"/> CONSTRUCTION	SCALE 1"=20'	DATE 8-18-2021	1/1
<input type="checkbox"/> AS-BUILT	FILE TOPO	DRAWN BY FH CHECKED BY SS	

REVISIONS:

1-	SITE PLAN	08/18/21
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3-		
4-		
5-		
6-		
7-		

PROPOSED GROW FACILITY
29820 W 9 MILE ROAD
FARMINGTON HILLS, MI 48336

SEAL / SIGNATURE

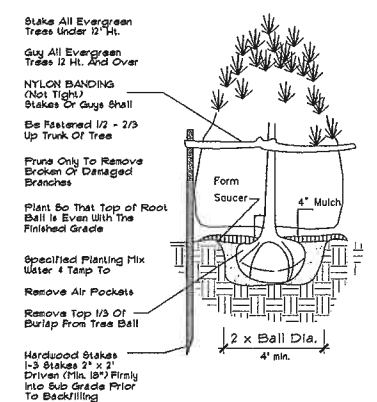
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DRAWING TITLE:
PROPOSED SITE PLAN
FILE NAME: 9 MILE
PROJECT NO.: 021-07

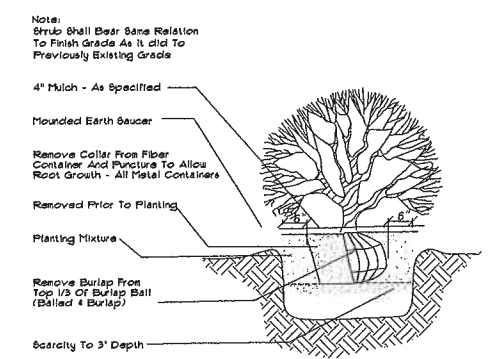
DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 08/10/2021

SHEET NO:

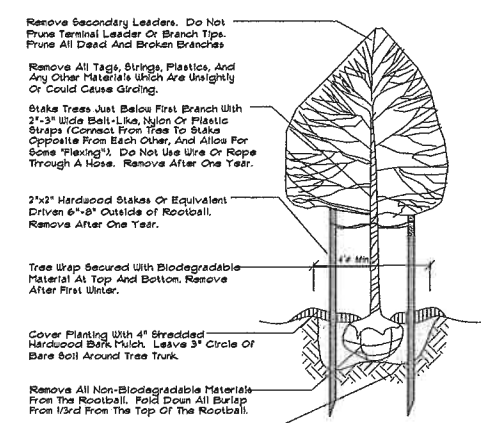
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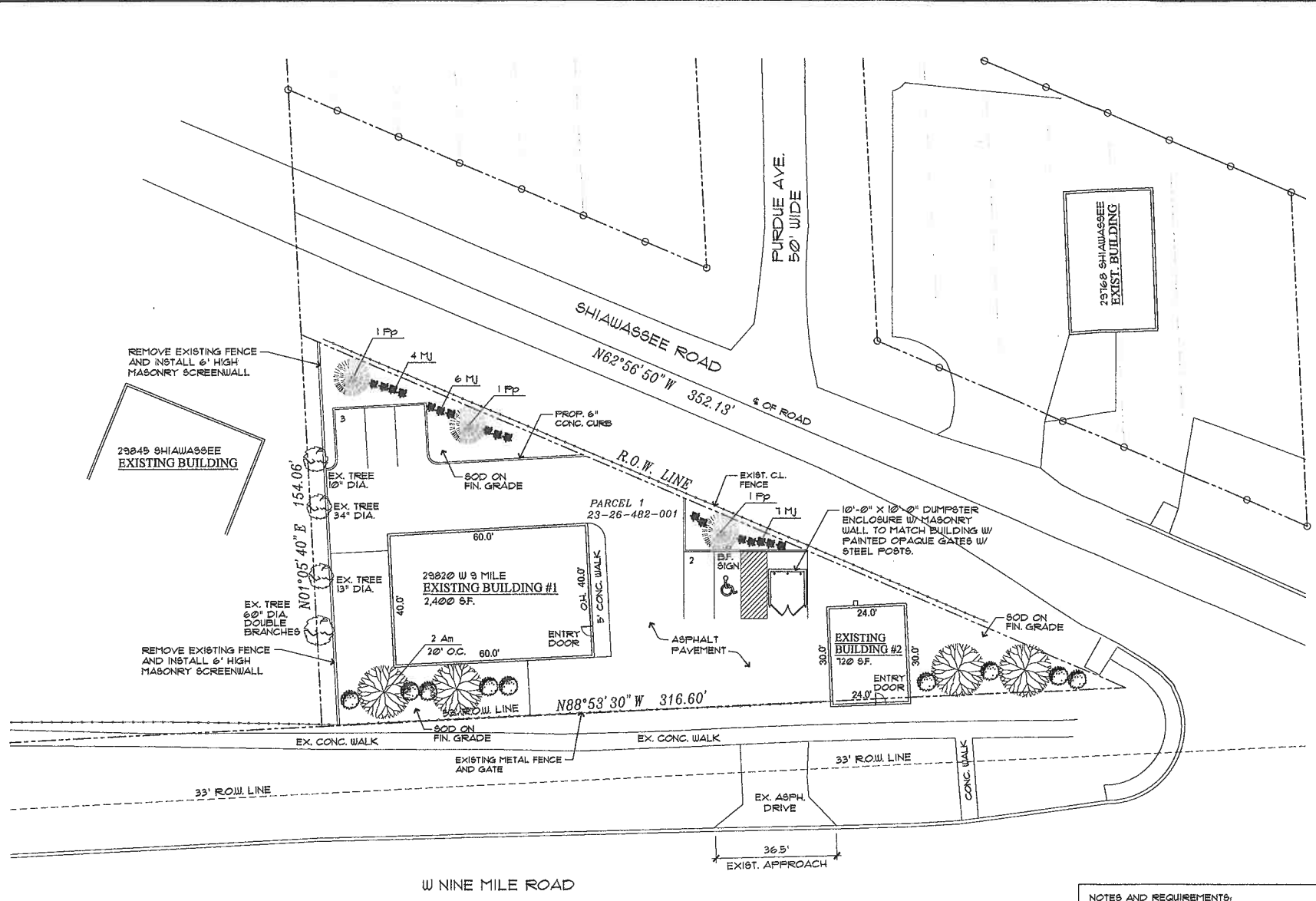
Evergreen Tree Planting Detail
SCALE: NONE



Shrub Planting Detail
SCALE: NONE



Tree Planting Detail
SCALE: NONE



SITE PLAN
SCALE 1" = 20'
NORTH

PLANT MATERIALS	Min Size	Spec.	Unit Cost	Total Cost
EVERGREEN TREES				
3 Fp COLORADO SPRUCE <i>Picea pungens</i>	3" Cal.	B4B	\$240	\$120
LARGE DECIDUOUS TREES				
4 Am AMERICAN LINDEN <i>Tilia americana</i>	3" Cal.	B4B	\$220	\$880
SMALL DECIDUOUS TREES	--	--	--	--
NARROW EVERGREEN SHRUBS				
11 MJ MEDORA JUNIFER <i>Juniperus scopulorum 'Medora'</i>	3" Ht.	B4B	\$32	\$352
MEDIUM SHRUBS				
5 Sp SPIREA <i>Spiraea prunifolia</i>	4" Ht. 5 Gal.	CG	\$30	\$150
GROUND COVER				
-- Hh THORNDALE BALTIC IVY <i>Hedera helix 'Thorndale Baltic'</i>				
30 cy Mulch	B4B	*Balled 4 Burlapped		
-- cy Seeding	CG	*Container Grown		
300 cy Sod				
		TOTAL INCLUDING \$2,300 FOR SOD AND MULCH		\$4,984

NOTES AND REQUIREMENTS:

Refer to City of Farmington Hills Zoning Ordinance:

- All materials, scheduling, planting times, maintenance procedures, workmanship including permits and inspections are to meet the City of Farmington Hills requirements and ordinances.
- All plantings are to be planted as to be in a healthy growing condition at commencement of the establishment period. During the establishment period, the contractor shall be responsible for maintaining plants in a healthy growing condition, which shall include watering, cultivation, weed control, fertilization, pruning, pesticides and fungicides.
- A minimum of one cultivation for each plant for weed control per month will be required in June, July and August of the establishment period including all required maintenance throughout the establishment period.
- Trees including replacement trees are to be planted in accordance with City of St. Clair Shores tree planting detail(s) and as approved by the City.
- For replacement trees: stakes, water, 4" mulch in accordance with the requirements Chapter 31, "Woodlands Protection", City of St. Clair Shores ordinance as well as the above section. Remove tree
- All plants including replacement trees are to be guaranteed to be in a vigorous growing condition for a period of two years (replacement period) from written approval at the end of the planting period.
- To water all lawn areas, flower beds, ground cover, shrubs, an automatic irrigation system is to be installed at the time of landscape installation by an approved irrigation contractor.
- Excavate all planting lawn and bed areas between the curb line and building 18" deep and install approved planting soil and/or sandy loam topsoil. For trees and beds install 4" diameter drain tile with filter sock in pea pebble at 2.5' - 3.0' deep and attach to storm sewer system.
- In all lawn areas, remove debris, disc and till sub grade to 6" deep and install 4" deep of approved topsoil. Do not install sod or seed until grade is approved.
- The prevention of damage to any utilities or the interruption of utility services, and the prevention of damage or littering onto adjacent property or public streets, sidewalks or other public thoroughfares with dirt, sediment, water, plant material or other miscellaneous debris which constitutes a public nuisance or hazard. All such debris shall be promptly removed.
- The planting of all trees, shrubs and hedges in a manner which will not interfere with proper maintenance or cause damage to underground and overhead utility lines, public roadways or other public works. Evergreen and canopy trees shall not be planted closer than fifteen (15) feet from underground or overhead utilities.
- All plant materials installed will be certified by the State of Michigan Department of Agriculture to be disease-free and pest-free and not of a species known to carry or be host to destructive pathogens or pests.
- Mulch all shrub beds with 4" deep of processed shredded bark and building perennial/flower beds with 2" deep of sphagnum peat and work 2" into soil.
- Crown landscape parking peninsula evenly 6" high above curb.
- Install steel bed edging 3 1/2" x 5" as indicated per manufacturer recommendations
- STATEMENT OF INTENT- As part of the submittal, the owner assures that the landscape plantings, materials etc. will be installed and maintained in accordance with the plan
- REPLACEMENT PERIOD- Make tree and shrub replacements during the normal growing season and/or as notified by the City of Farmington Hills. Immediately remove dying or dead plants from the site and replace as early as possible.
- All plant materials shall be northern nursery grown, No.1 grade, and installed according to accepted planting procedures. All plant materials shall meet current American Association of Nurserymen standards. They shall be planted according to City of Farmington Hills.
- Plant materials, except creeping vine type plantings, shall not be located within four (4) feet of the property line.
- All trees shall have a central leader and a radial branching structure, park grade trees are not acceptable, all shall be balled and burlapped (B&B).

LEGEND

- EXIST. DECIDUOUS TREES
- LARGE DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- MEDIUM DECIDUOUS SHRUBS
- SMALL SHRUBS
- SOD
- LAWN SEED
- COBBLESTONE MULCH



820 E. 18 MILE ROAD, SUITE A
 WARREN HEIGHTS, MI 48071
 PH: (586) 707-4080
 FAX: (586) 398-3822
 E-mail: hwd-potres@yahoo.com

DESIGNED BY:
 Imad Potres

REVISIONS:

1-	SITE PLAN	08/17/21
2-		
3-		
4-		
5-		
6-		
7-		

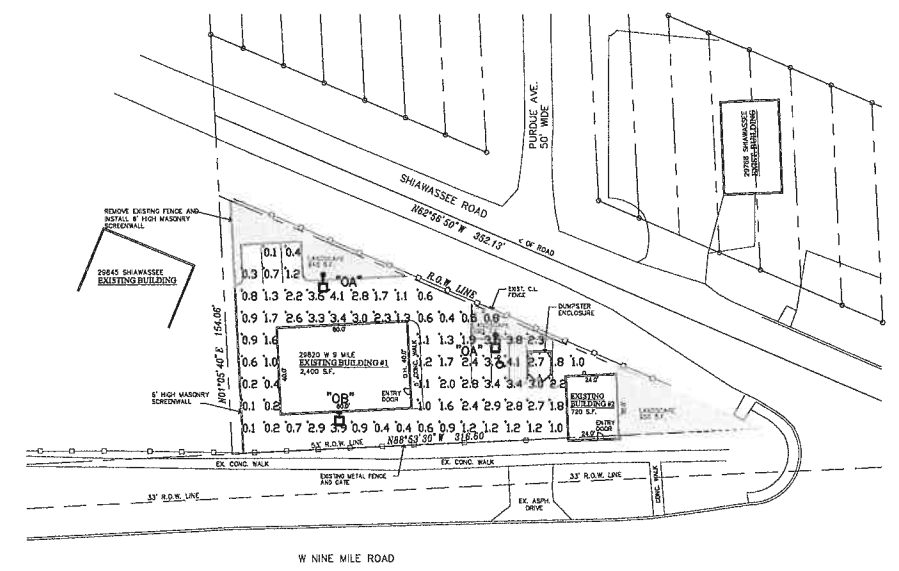
PROPOSED GROW FACILITY
 29820 W 9 MILE ROAD
 FARMINGTON HILLS, MI 48336

DATE: _____
 SEAL / SIGNATURE: _____

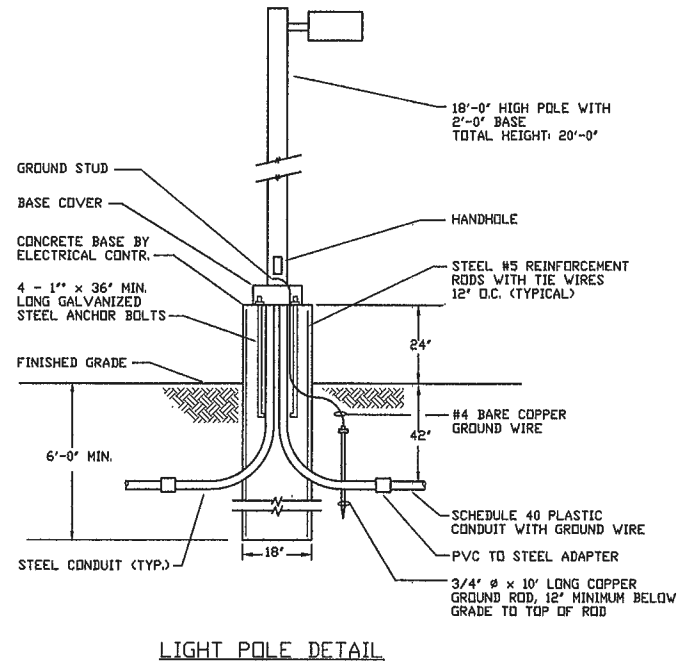
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LIGHTING AND POWER & SYSTEMS FLOOR PLANS
 PROJECT NO.: 021-07
 FILE NAME: 9 MILE

DRAWN BY: S.D.
 CHECKED BY: S.D.
 DATE: 08/11/21

SHEET NO:
ES-1



SITE PLAN-LIGHTING PHOTOMETRIC
 SCALE 1" = 20'



LIGHT POLE DETAIL

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
	+	1.7 fc	4.7 fc	0.1 fc	47.0:1	17.0:1

Schedule

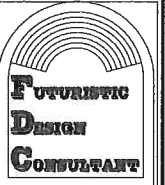
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution	Notes
□	OB	1	Lithonia Lighting	MRV LED P1 SR4 50K MVDLT	MRV LED WITH P1-PERFORMANCE PACKAGE, 5000K, AND SR4 OPTIC TYPE	LED	1	MRV_LED_P1_SR4_50K_MVDLT.sles	2242	0.90	19.56	100%	TYPE IV, SHORT, BUG RATING: B1 - UO - G1	
□	OA	2	Lithonia Lighting	DSX0 LED P5 50K TFTM MVDLT HS	DSX0 LED P5 50K TFTM HVOLT with houseside shield	LED	1	DSX0_LED_P5_50K_TFTM_MVDLT_HS.sles	9235	0.90	89	100%	TYPE III, VERY SHORT, BUG RATING: B1 - UO - G2	

ELECTRICAL SHEET INDEX

SHEET NUMBER	DESCRIPTION
ES-1	SITE PLAN - LIGHTING PHOTOMETRICS
ES-2	LIGHTING CUT SHEETS



UTILITY INFORMATION AS SHOWN INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
 PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD.
 DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.
 CALL MISS DIG



503 E. 12 MILE ROAD, SUITE A
 MARSHEN HEIGHTS, MI 48071
 PH: (888) 707-4580
 FAX: (248) 398-3828
 E-mail: imad_potres@yahoo.com

DESIGNED BY:
 Imad Potres

REVISIONS:

NO.	DESCRIPTION	DATE
1-	SITE PLAN	08/16/21
2-		
3-		
4-		
5-		
6-		
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PROPOSED GROW FACILITY
 29820 W 9 MILE ROAD
 FARMINGTON HILLS, MI 48336

SEAL / SIGNATURE

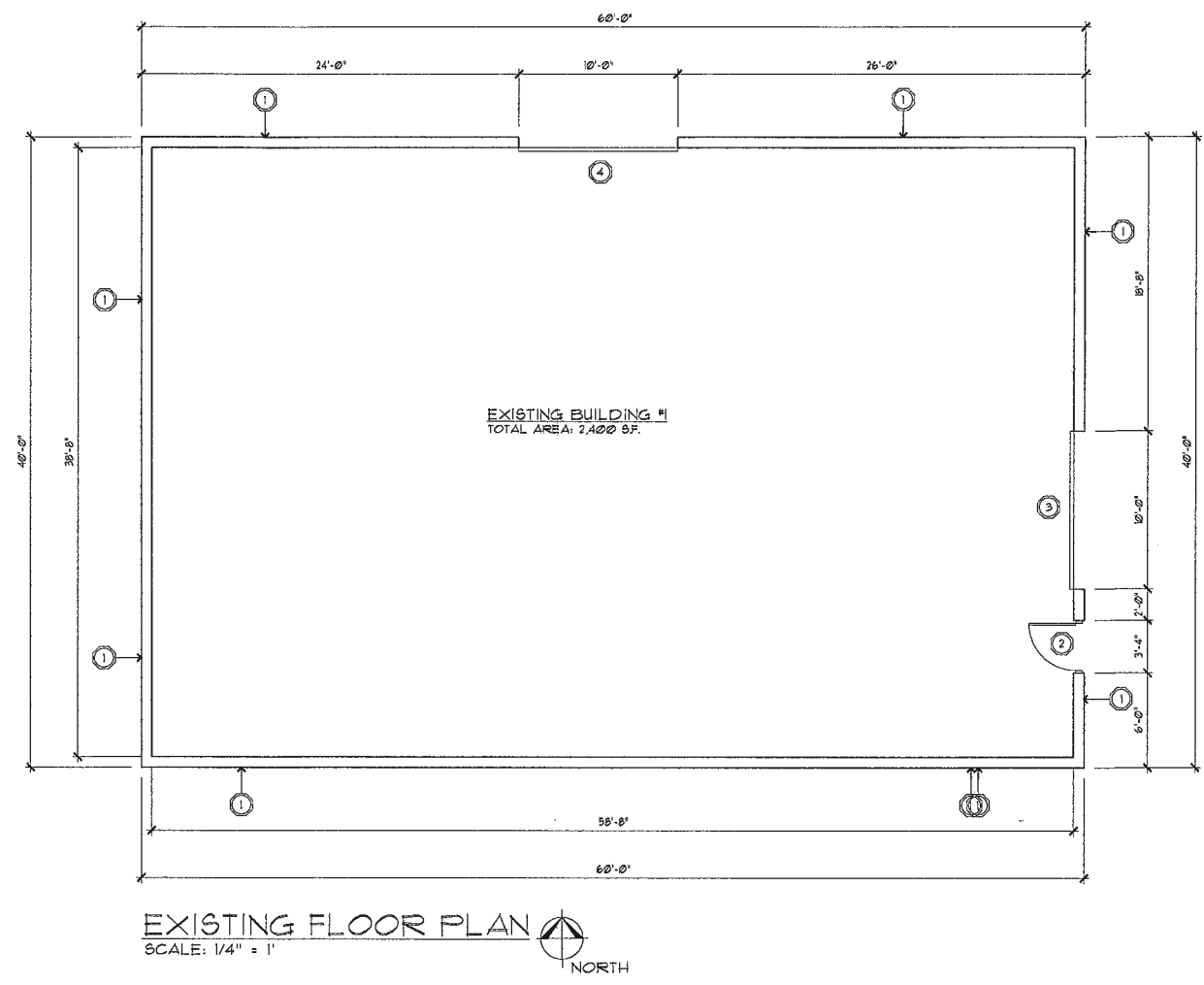
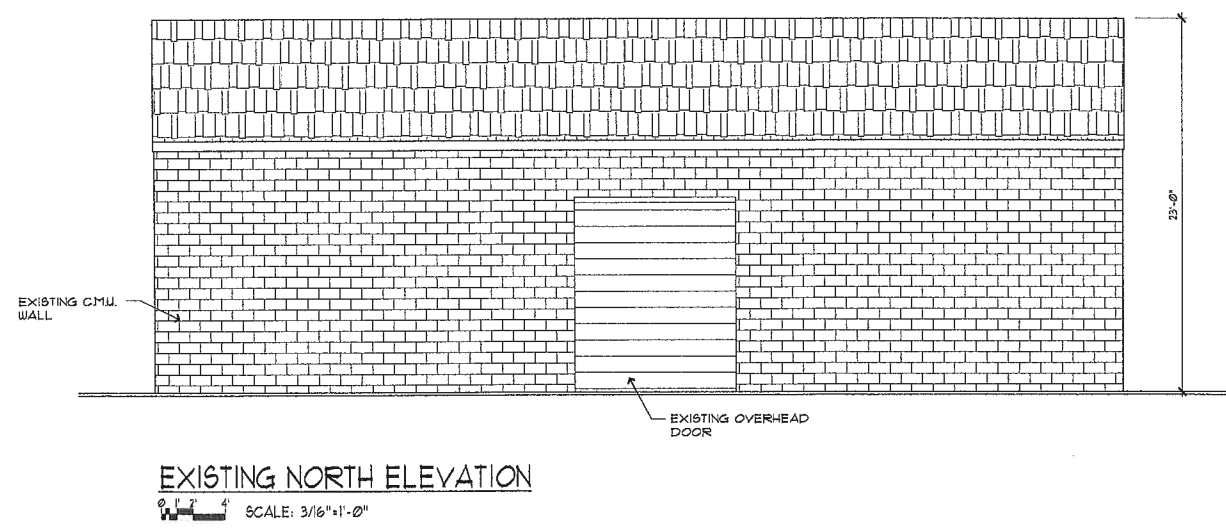
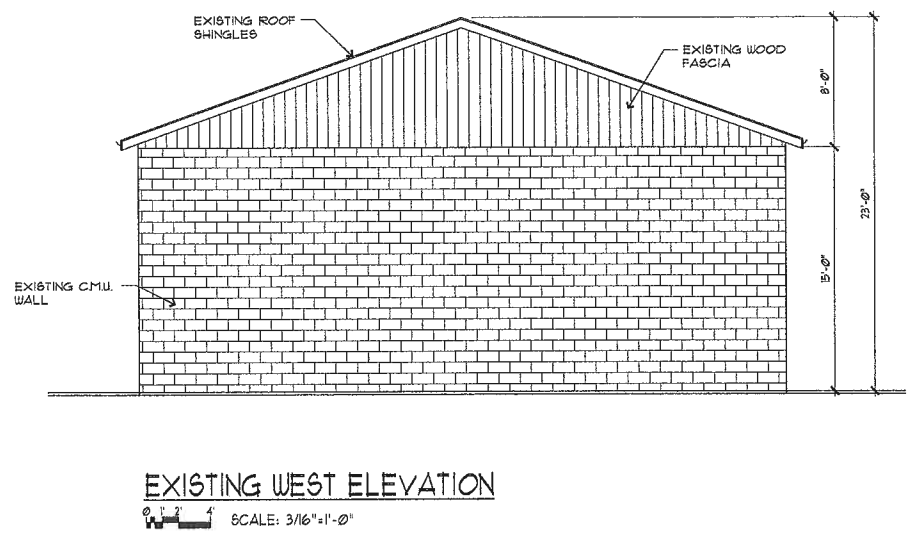
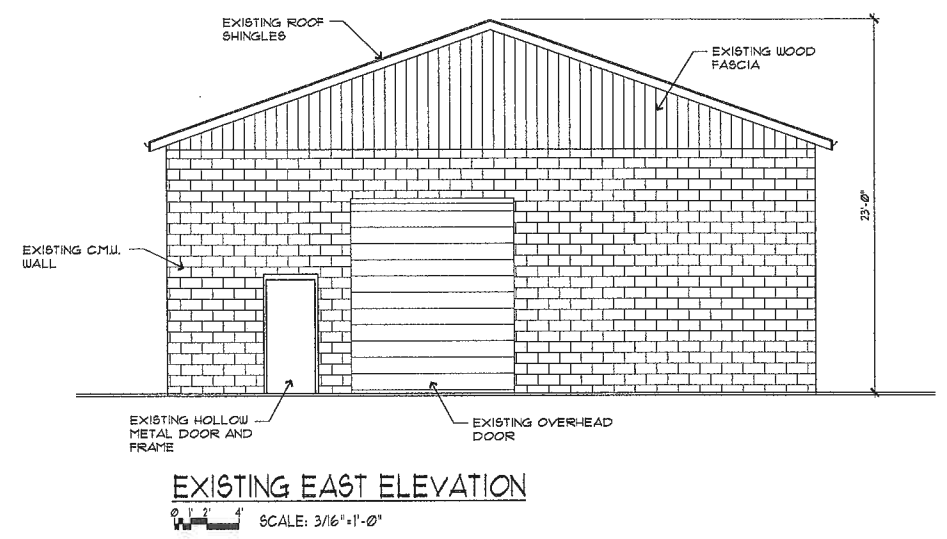
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**EXISTING FLOOR PLAN
 EXISTING ELEVATIONS**
 PROJECT NO.: 021-07
 FILE NAME: 9 MILE

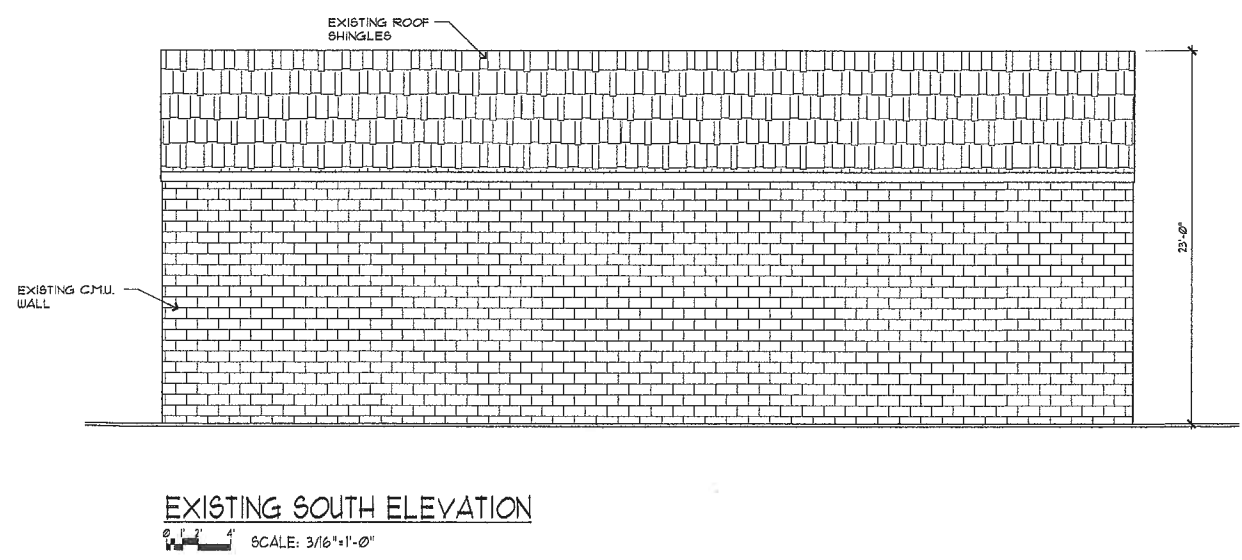
DRAWN BY: IMAD
 CHECKED BY: IMAD
 DATE: 08/16/2021

SHEET NO.

A01

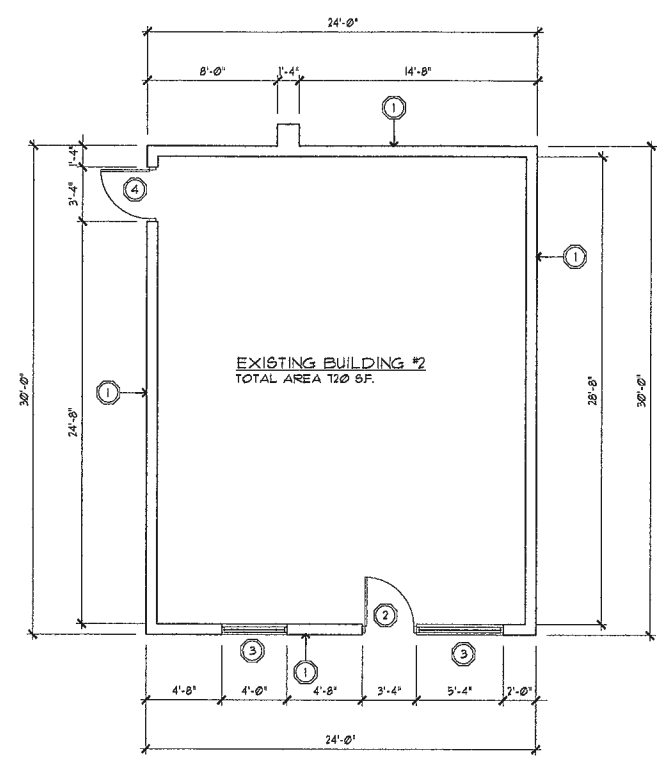


- FLOOR PLAN REFERENCE NOTES:**
- ① EXISTING EXTERIOR WALL CONSTRUCTION.
 - ② EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN.
 - ③ EXISTING OVERHEAD DOOR TO REMAIN.
 - ④ EXISTING OVERHEAD DOOR AND FRAME TO REMAIN LOCKED. CONSTRUCT NEW WALL TO CLOSE OPENING W/ 1-LAYER 5/8" DRYWALL ON 2x6 200R STUDS AT 16" O.C.
 - ⑤ FOR PROPOSED FLOOR PLAN AND ELEVATIONS, REFER TO SHEET A03.

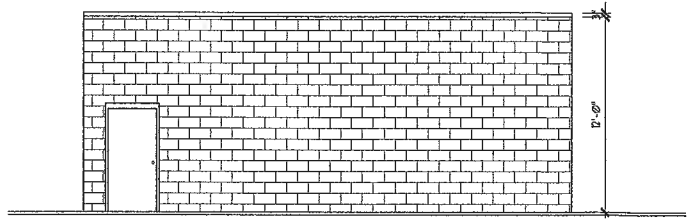


- FLOOR PLAN REFERENCE NOTES:**
- 1 EXISTING EXTERIOR WALL CONSTRUCTION.
 - 2 EXISTING WOOD DOOR AND FRAME TO BE REMOVED. INSTALL NEW METAL DOOR AND FRAME. REFER TO PROPOSED FLOOR PLAN, SHEET A04.
 - 3 EXISTING GLASS WINDOW IN WOOD FRAME TO BE REMOVED. INSTALL NEW GLASS ALUMINUM WINDOW AND FRAME. REFER TO PROPOSED ELEVATIONS, SHEET A04.
 - 4 EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN.
 - 5 FOR PROPOSED FLOOR PLAN AND ELEVATIONS, REFER TO SHEET A04.

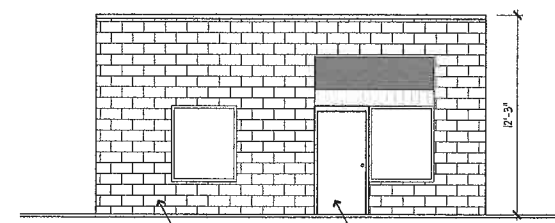
- GENERAL CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION REMODELING TO BE PERFORMED BY QUALIFIED CONTRACTORS, LICENSED & EXPERIENCED IN THE STATE OF MICHIGAN.
 2. THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL/ SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.
 3. THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXISTS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.
 - * THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.
 - * LAYOUT OF THE WORK, LOCATION OF REFERENCES & DIMENSIONS PER PLANS & COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.
 - * TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.
 4. ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.
 5. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.
 6. THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
 7. MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.
 8. ALL ASSOCIATED ELECTRICAL, PLUMBING, DUCTWORK, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.
 9. EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.



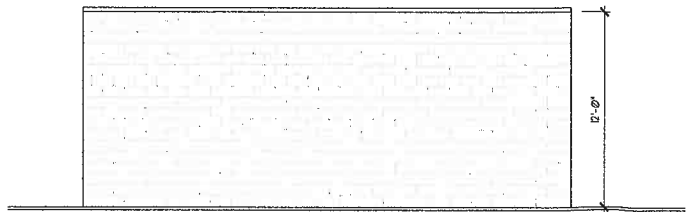
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SCALE: 1/4" = 1'
NORTH



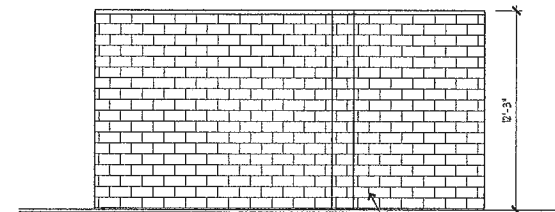
EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



580 E. 12 MILE ROAD, SUITE A
MADISON HEIGHTS, MI 48071
PH: (588) 787-0588
FAX: (248) 398-3822
E-mail: info@futresdesign.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	08/16/21
2-		
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6-		
7-		

PROPOSED GROW FACILITY
29820 W 9 MILE ROAD
FARMINGTON HILLS, MI 48336

SEAL / SIGNATURE

DATE

DRAWING TITLE:
**EXISTING FLOOR PLAN
EXISTING ELEVATIONS**
PROJECT NO.: 021-07
FILE NAME: 9 MILE

DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 08/20/21

SHEET NO:
A02



505 E. 12 MILE ROAD, SUITE A
 FARMINGTON HILLS, MI 48331
 PH: (588) 707-0080
 FAX: (248) 398-3826
 E-mail: imad_potres@yahoo.com

DESIGNED BY:
 Imad Potres

REVISIONS:		
1	SITE PLAN	08/18/21
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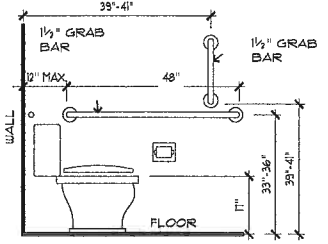
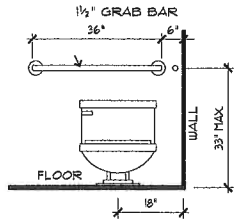
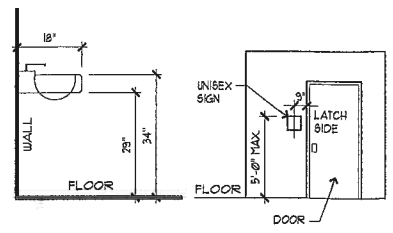
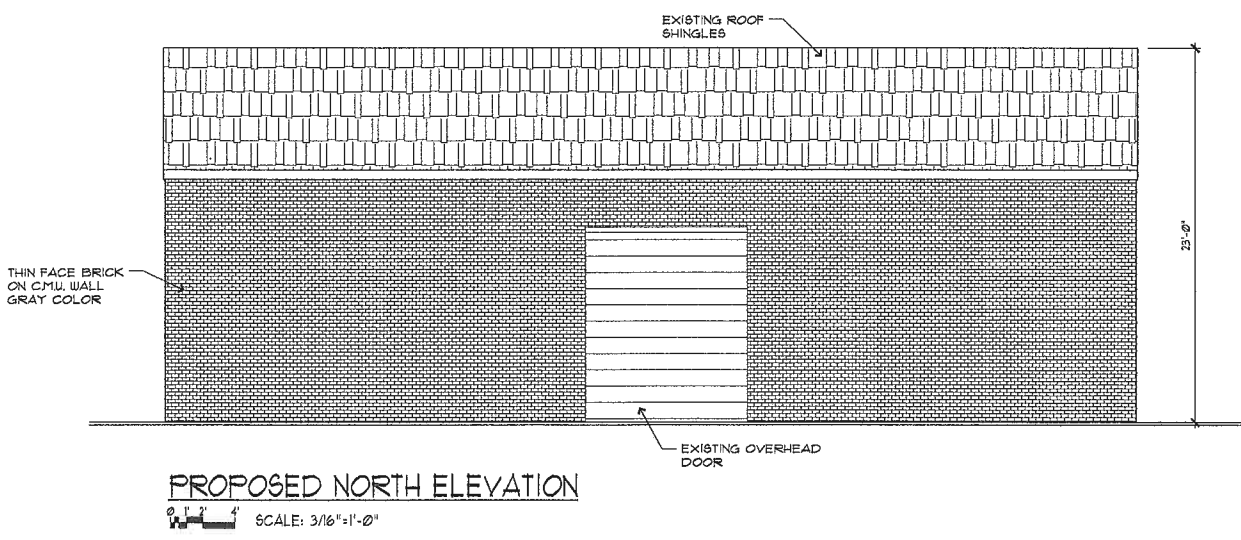
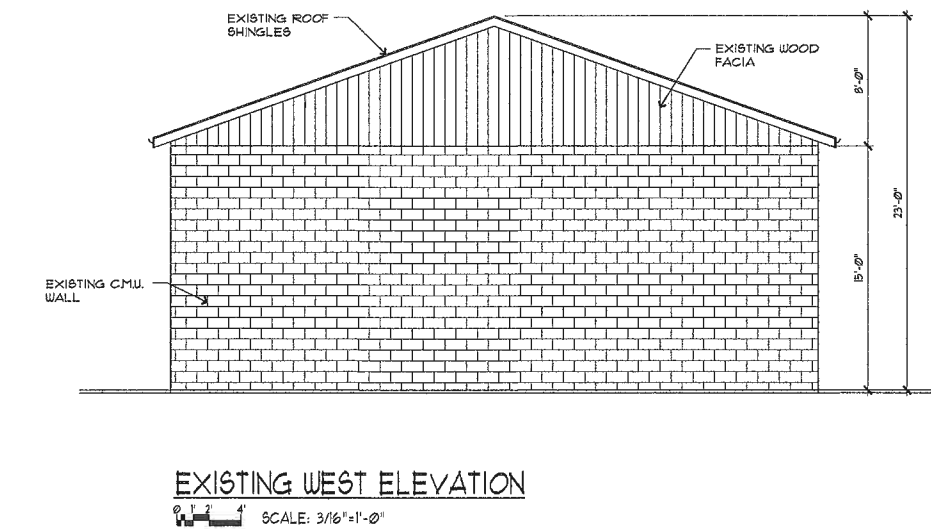
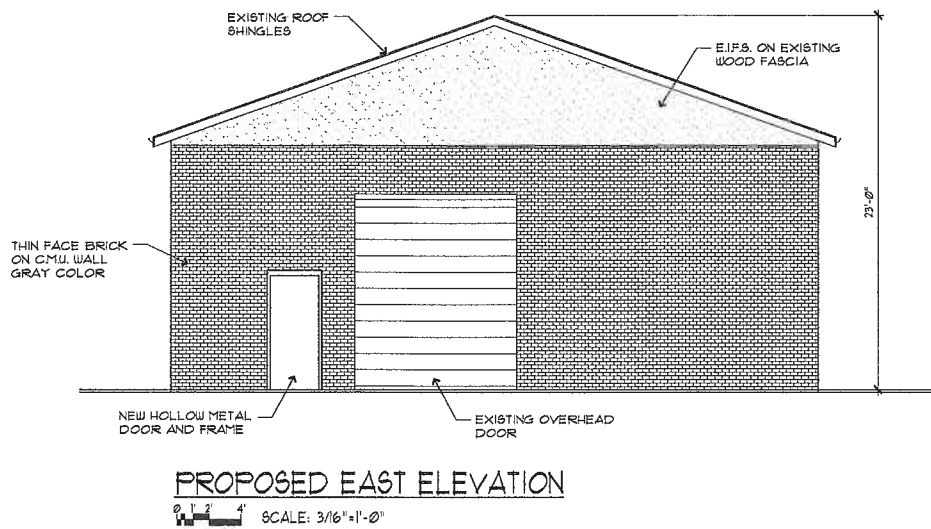
PROPOSED GROW FACILITY
 29820 W 9 MILE ROAD
 FARMINGTON HILLS, MI 48336

SEAL / SIGNATURE
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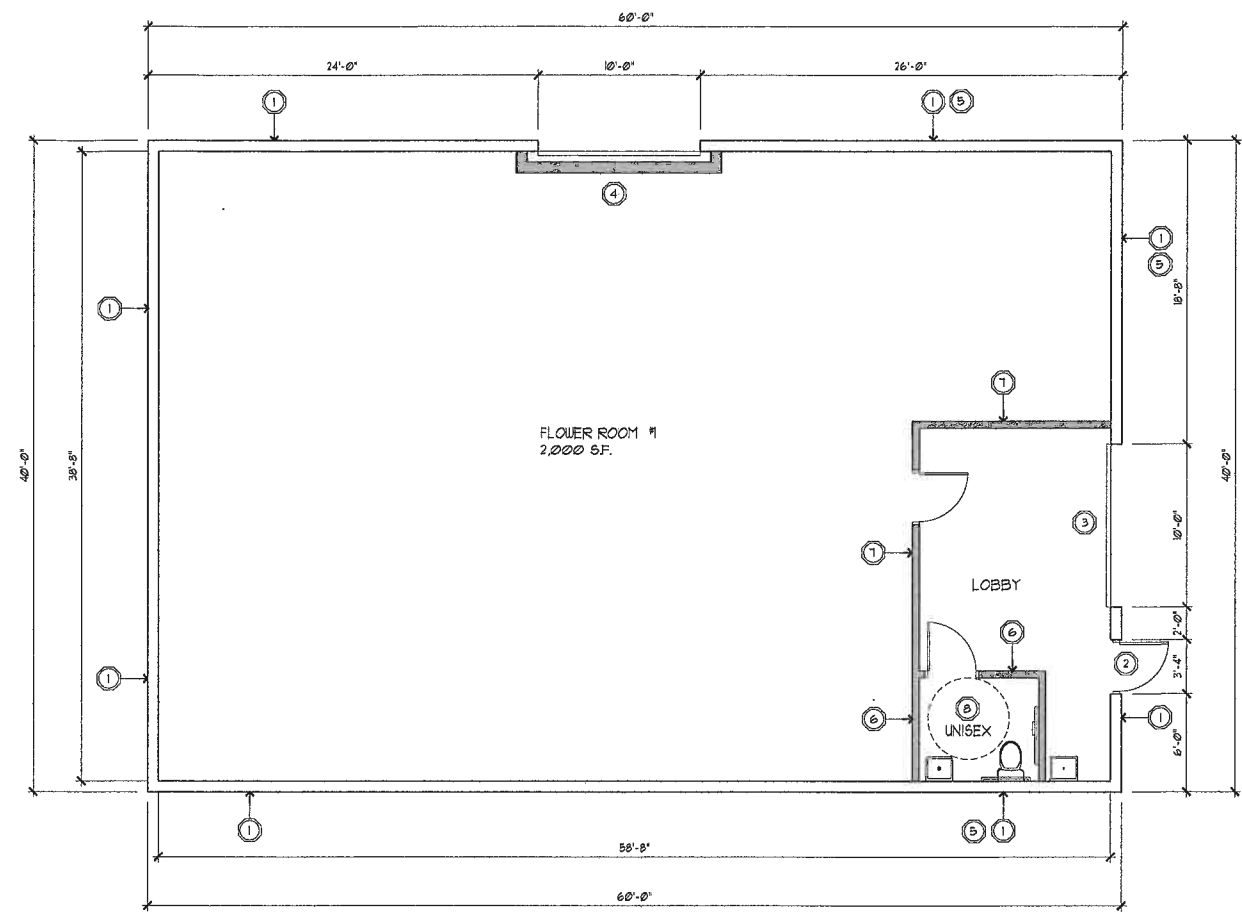
DRAWING TITLE:
**PROPOSED FLOOR PLAN
 PROPOSED ELEVATIONS**
 PROJECT NO.: 021-07
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DRAWN BY: IMAD
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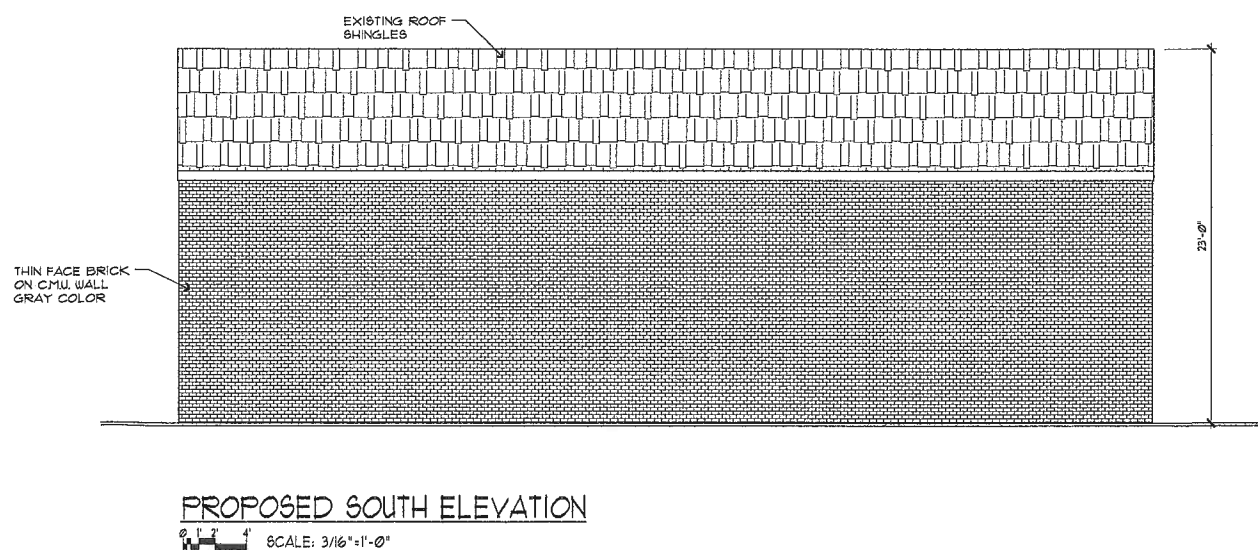
SHEET NO:
A03



1 B.F. ELEVATION & ACCESSIBLE SIGN
 NO SCALE



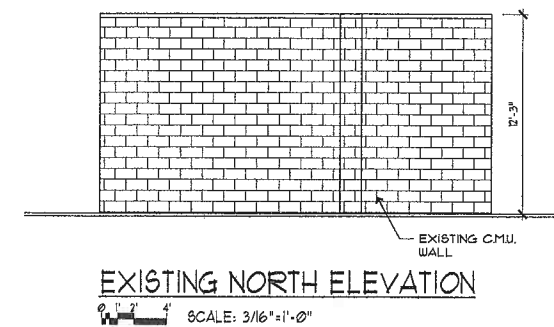
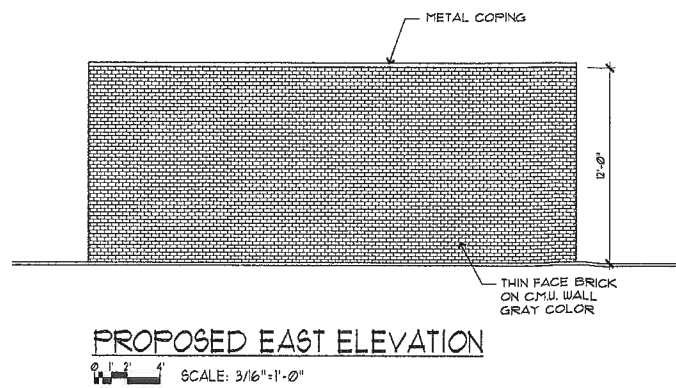
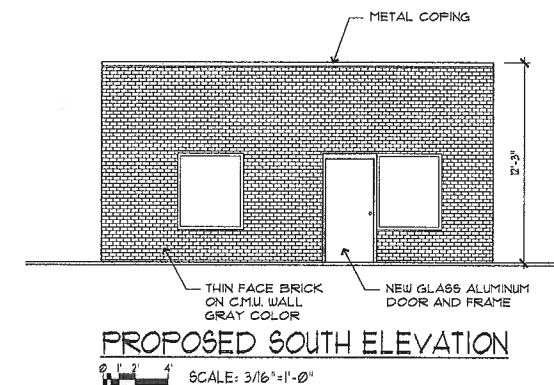
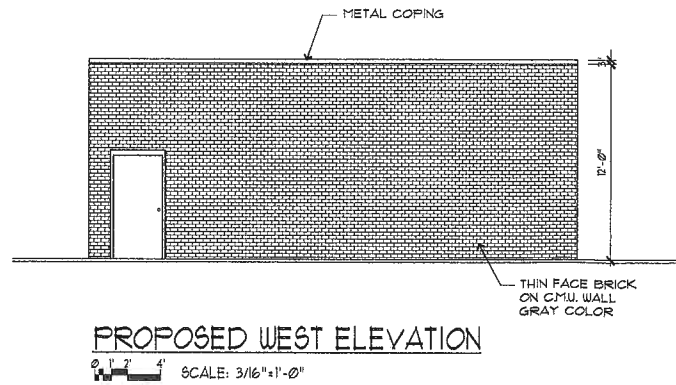
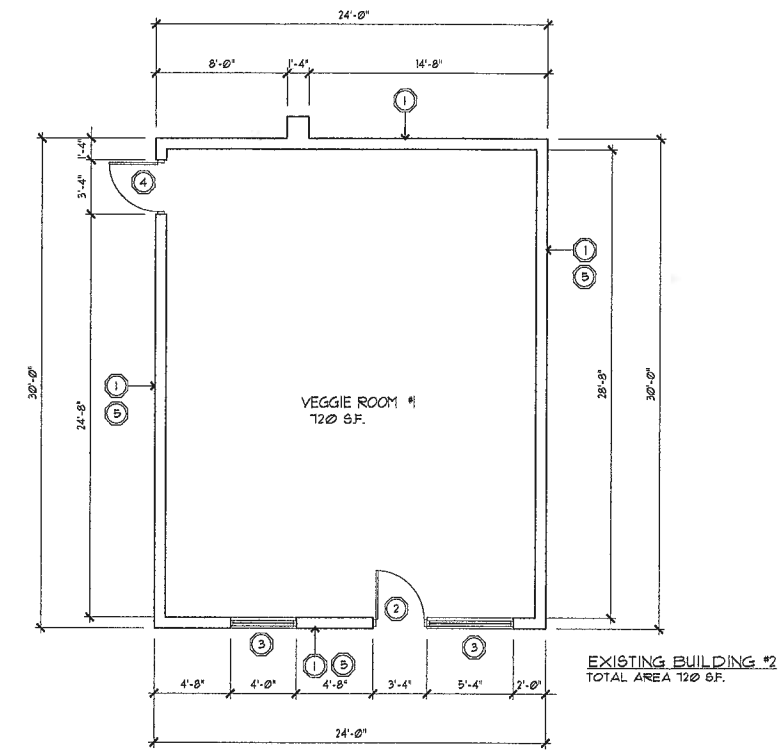
- FLOOR PLAN REFERENCE NOTES:**
- EXISTING EXTERIOR WALL CONSTRUCTION.
 - EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN.
 - EXISTING OVERHEAD DOOR TO REMAIN.
 - EXISTING OVERHEAD DOOR AND FRAME TO REMAIN LOCKED. CONSTRUCT NEW WALL TO CLOSE OPENING W/ 1-LAYER 5/8" DRYWALL ON 2x4 WOOD STUDS AT 16" O.C. PRIME & PAINT.
 - INSTALL THIN FACE BRICK ON EXISTING CMU WALL. REFER TO PROPOSED ELEVATIONS.
 - NEW PARTITION: 5/8" DRYWALL ON 2x4 STUDS AT 16" O.C. W/ 3/4" SOUND ATTENUATING INSULATION. PROVIDE BASE PLATE ANCHORED TO EXISTING CONCRETE FLOOR SLAB. EXTEND WALL TO 1/8" OF CEILING. PRIME & PAINT.
 - NEW PARTITION: 5/8" DRYWALL ON 2x4 WOOD STUDS AT 16" O.C. EXTEND WALL TO 12'-0" AFF. PROVIDE BASE PLATE ANCHORED TO EXISTING CONCRETE FLOOR SLAB/PRIME & PAINT.
 - NEW BARRIER FREE RESTROOM & FIXTURES. REFER TO BARRIER FREE ELEVATIONS, THIS SHEET.



- FLOOR PLAN REFERENCE NOTES:**
1. EXISTING EXTERIOR WALL CONSTRUCTION.
 2. NEW METAL DOOR AND FRAME.
 3. NEW GLASS ALUMINUM WINDOW AND FRAME. REFER TO PROPOSED ELEVATIONS, THIS SHEET.
 4. EXISTING HOLLOW METAL DOOR AND FRAME TO REMAIN.
 5. INSTALL THIN FACE BRICK ON EXISTING CMU WALL. REFER TO PROPOSED ELEVATIONS.

- GENERAL NOTES:**
1. ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO BE BY OWNER/TENANT AND TO COMPLY WITH THE MICHIGAN BUILDING CODE 2015.
 2. EGRESS DOORS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.
 3. ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC 4 IFC CHAPTER 10, MEANS OF EGRESS)
 4. PROVIDE PORTABLE FIRE EXTINGUISHER PER INTERNATIONAL FIRE CODE AND NFPA 10. TO BE COORDINATED WITH FIRE MARSHAL.
 5. EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS OF EGRESS IN ACCORDANCE WITH THE MBC 4 IFC CHAPTER 10, MEANS OF EGRESS.
 6. ALL COMBUSTIBLE STORAGE 4 ASSOCIATED FIRE PROTECTION SHALL BE IN ACC. W/ IFC.
 7. ALL INTERIOR TO COMPLY WITH THE MICHIGAN BUILDING CODE CHAPTER 8, INTERIOR FINISHES 4 THE INTERNATIONAL FIRE CODE, CHAPTER 8, INTERIOR DECORATIVE MATERIAL AND FURNISHINGS.
 8. PROVIDE SIGNS INDICATING PUBLIC RESTROOM AS REQUIRED PER MICHIGAN BUILDING CODE 2015 AND MICHIGAN PLUMBING CODE 2015. UNISEX ACCESSIBLE SIGN SHALL BE MOUNTED ALONG SIDE THE DOOR ON THE LATCH SIDE. SIGNAGE CHARACTER MUST BE 48" MIN. 4 60" MAX. AFF.
 9. PROVIDE A PERMANENT, CONSPICUOUS BUILDING ADDRESS IN ACCORDANCE WITH THE CITY CODE OF ORDINANCE AND THE IFC, SECTION 905 PREMISES IDENTIFICATION, AS AMENDED. STREETS AND ROADS SHALL BE IDENTIFIED WITH CLEAR SIGNS.
 10. RESTROOMS ARE OPEN TO PUBLIC 4 OPERATING DURING WORK HOURS.
 11. DOOR SURFACES WITHIN 12" OF THE FLOOR GROUND MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR.
 12. AN 18"x48" CLEAR MANEUVERING SPACE IS REQUIRED ON FULL-SIDE, LATCH-SIDE OF ALL DOORS.
 13. FLOOR SURFACES IN THE MEANS OF EGRESS ARE REQUIRED TO BE SLIP RESISTANT. (805.1023.4)

- FIRE PREVENTION NOTES:**
1. A KNOX BOX IS REQUIRED FOR EMERGENCY ACCESS TO THE BUILDING FOR FIRE 4 MEDICAL EMERGENCIES. (IFC 506.1) KNOX BOX.
 2. THE KNOX KEY BOX SHALL BE LOCATED WITHIN TEN (10) FEET OF THE 'MAIN ENTRY DOOR' OF THE BUILDING AND BETWEEN FIVE (5) AND SIX (6) FEET ABOVE THE FINISHED GRADE.
 3. THE KNOX DECAL SHALL BE INSTALLED AT THE MAIN FRONT ENTRANCE OR AS REQUIRED BY THE FIRE CODE OFFICIAL.
 4. ADDRESS NUMBERS: MUST HAVE APPROVED ADDRESS NUMBERS, PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.3 INCHES. (IFC 903.1) ADDRESS NUMBER.
 5. BUILDING KEYS: THE BOX SHALL CONTAIN LABELED KEYS, INCLUDING BUT NOT LIMITED TO: KEYS FOR ACCESS INTO AND THROUGH THE PREMISES, KEYS TO ANY SECURED FIRE PROTECTION SYSTEM, AND ELEVATION KEYS.
 6. FINAL INSPECTION AND APPROVAL IS REQUIRED PRIOR TO OCCUPANCY.



520 E. 12 MILE ROAD, SUITE A
MADISON HEIGHTS, MI 48071
PH: (248) 707-9068
FAX: (248) 396-3822
E-mail: imad_potres@yahoo.com

DESIGNED BY:
Imad Potres

REVISIONS:

NO.	DESCRIPTION	DATE
1-	SITE PLAN	08/16/21
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED GROW FACILITY
29620 W 9 MILE ROAD
FARMINGTON HILLS, MI 48336

SEAL / SIGNATURE

DATE

DRAWING TITLE:
**PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS**

DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 08/20/21

SHEET NO:

A04

PROJECT NO.: 021-07
FILE NAME: 9 MILE

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 19, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present: Brickner, Orr, Mantey, Stimson, Trafelet, Turner,

Commissioners Absent: Countegan, Schwartz, Varga

Others Present: City Planner Stec, City Attorney Saarela, Planning Consultant Arroyo, Staff engineers Dawkins, Crimmins, and Sonck

APPROVAL OF AGENDA

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

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	PUD Plan for a five story, 202 unit multiple family development in a B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	NWH Holdings, LLC, Robert Asmar
OWNER:	NWH Holdings, LLC

Referencing his August 11, 2021 written comments, Planning Consultant Tangari gave the background and review for this request for recommendation to City Council of a PUD Plan for a five-story, 202 unit multiple family development as advertised.

The 5.53 acre site is currently zoned a mix of B-2 and B-3, and is mostly vacant, having been formerly occupied by all or parts of several commercial buildings. The site has no wetlands or other notable features.

Adjacent properties and uses include senior housing to the north (B-2 with PUD), commercial multi-family to the east (B-3/RC-2 multi-family), commercial to the south (B-3), and commercial also to the west (B-2/B-3 with PUD).

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.

Regarding PUD qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on certain 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 objective viii of Section 34-3.20.2.E. 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 application was originally proposed to amend the previously approved Northpoint PUD that had incorporated all three buildings (senior living, climate-controlled storage and apartments) into the same PUD. The application has since been separated into a distinct PUD of its own, with access across the other PUD. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification.

Regarding the criteria for qualifications:

- 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. *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. *The applicant is proposing significantly more density than is permitted in any of the three RC multiple-family districts (nearly 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 single-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 has provided a traffic study that needs to be updated; Engineering will review its findings. 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 8 objectives of the City as listed in this section of the ordinance. The applicants feel they have met the following:
 - 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 common, 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.*
- 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.
 - 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.
The future land use map calls for multiple-family residential use 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) 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.

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. The applicant also proposes to extend a neighboring PUD.
- G. All submission requirements were met, and as noted above, the Planning Commission granted preliminary qualification on February 18, 2021.

Regarding conceptual site plan and use:

1. Summary of Proposed Use. The applicant is proposing to construct a 200-unit apartment building around a large courtyard common. Access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage. The ground floor of the five-story building is devoted to indoor parking, with all living units on the floors above. A small portion of a bank of 9 parking spaces on the west side of the PUD encroaches on the neighboring PUD. The plans still refer to 202 units in several places; this must be corrected throughout the submission package.
2. Density. The applicant proposes 200 units, and number of each type has been adjusted to 101 one-bedroom units, 93 two-bedroom units, and 6 three-bedroom units. The number of one-bedroom units has been decreased since the original submission, in favor of more two- bedroom units. The following densities are permitted under conventional zoning:
 - RC-1, 1,900 lot area/square feet, 126 rooms
 - RC-2, 1,400 lot area/square feet, 172 rooms
 - RC-3, 1,060 lot area/square feet, 230 roomsThe proposed density is more than twice that of the densest multiple-family district in the City.
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.

4. Parking standards are met.
5. Trees and Preliminary Landscaping. The preliminary landscaping plan shows standards are met.

To summarize, the following deviations are requested as part of this PUD request:

1. Height: Proposed maximum height is 69 feet, where 50 feet is permitted in the underlying district (a deviation of 19 feet).
2. East side setback (to residential): 54.07 feet is proposed where the underlying district requires 75 feet (a deviation of 20.93 feet). The last request was for a 39.24 foot setback. The applicants had moved a bank of parking from the west side of the plan to the east side, thereby gaining some setback space, although it still did not meet ordinance standards.
3. Density. The plan does not specify a base district for density standards. 505 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230 (a deviation of 275 rooms).

Planning Consultant Tangari concluded his review.

In response to questions from Commissioner Orr, Planning Consultant Tangari gave the following information:

- The property line would be the same as the PUD line on the western side of the building/property.
- Regarding setbacks on the western side, the B-2 District had a 20 foot side yard setback, and the B-3 District had a 10 foot side yard setback.

Commissioner Orr pointed out that there was no problem meeting setbacks on the west side of the PUD. The only challenge was meeting the 75-foot setback on the east side. If the applicant shifted the building, and removed the parking that was infringing on the PUD boundary as well as the parking to the immediate north of those spaces, and placed that parking on the east side, the 75-foot setback on the east could be achieved. There would also be more room on the west for enhanced landscaping, since the driveway on the west side of the building could be eliminated.

Commissioner Brickner asked about the August 12, 2021 letter from the Fire Marshal, which stated:
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.

City Planner Stec said that after clarification of the plans, this issue had been resolved. The plans did show complete access around the building.

In response to questions from Commissioner Mantey, Planning Consultant Tangari said that 403 parking spaces were required and 403 were provided. Parking space requirements were calculated based on the number of 1, 2 and 3 bedroom units.

Keith Phillips, The Think Shop Architects, 1420 Washington Blvd, Suite 430, Detroit, was present on behalf of this application for a recommendation to City Council for PUD Plan 3, 2021.

Mr. Phillips reviewed changes to the plan since they had last met with the Planning Commission:

- Increased setback on the east side of the property, providing more parking as well as providing more landscaping within that parking area.
- Reduced the height of the building to under 69 feet.
- Reduced footprint of the overall building. Integrated a more approachable way to get into the site.
- Maintained the features that were originally provided in the building.
- Provided a true benefit in decreased parking from any commercial retail space that could be built on the site.
- Increased setback on the east side, reducing the overall impact.
- Overall: reduced height, footprint; increased east side setback.

Mr. Phillips said this development provided for significant green space, both inside and outside the project. The apartment building offered the type of development trending in the area, including in West Bloomfield. Density was needed in order to provide a vibrant community for the target demographic.

Commissioner Mantey asked if the development needed as much parking as was required.

Mr. Phillips said they had tried to minimize the impact of the parking associated with this development. The majority of the parking was placed under the building. Some surface parking was still needed for guests. He also noted that a buffer was needed along Northwestern Highway.

Commissioner Mantey suggested that he would be open to reducing the number of parking spaces if the applicants provided significant bicycle storage in the covered garage space, and also provided a dedicated space for walking dogs, especially since this development was pet-friendly.

In response to questions from the Commission, Mr. Phillips gave the following information:

- This would be a masonry-clad structure with long-term composite material used as siding. There would be concrete up to the parking deck. Parking under the structure would be at grade, forming the 1st floor of the building.
- Any rooftop equipment would be shielded. Vertical unit ventilators would most likely be used for the individual units.
- Putting the parking underground was cost-prohibitive, and not being considered. The building would use footings, as opposed to a full foundation.

The Commission made the following suggestions regarding sustainability:

- Electric vehicle charging stations should be included in the 1st floor parking structure.
- The applicants should research the possibility of putting solar panels on the roof.

Commissioner Orr asked if a motion to recommend could include a condition to move the parking to the east of the of the building, as described this evening, thus allowing the building to meet the 75-foot east setback.

City Planner Stec said a requirement to meet the 75-foot setback was a significant change. If the Commission supported requiring that change, perhaps a motion to postpone would be the best action to take.

Chair Stimson supported voting on the request this evening.

Commissioner Trafelet said he had been to the site multiple times. He could not support the proposed building at this location. He felt the building was too tall, and resulted in too much density. He felt the building would result in a monolithic appearance at that corner.

Chair Stimson said he was not in favor of this proposal. At this time he felt he would vote against the proposal even if the building were shifted. He could not support the proposed density and height. The proposal was for 219% greater density than that allowed in the City's most dense district, the RC-3 District.

Commissioner Mantey suggested that the applicants construct the parking garage below grade, and thereby reduce the height of the building by one story. Other Commissioners felt this would still leave an unacceptable density level.

Chair Stimson said that density should be no greater than that allowed in the RC-3 district, and the height should be no more than 4 stories. Commissioner Trafelet agreed.

Commissioner Brickner pointed out that the purpose of a PUD could not be to avoid zoning ordinance standards. While he thought residential would be a good use at this location, a 5 story, dense apartment building appeared to be using the PUD development tool to avoid ordinance standards. Additionally, there was nothing like this proposed building anywhere in Farmington Hills. This would result in too many people concentrated in a small area. He would not support the proposal due to the requested density and the apparent ordinance avoidance.

MOTION by Orr, support by Trafelet, to postpone action on PUD Plan 3, 2021 to a future meeting, to allow the applicant time to make the following suggested revisions to the plan:

- As described during tonight's discussion, parking on the west side of the building be moved to the east side, in order to shift the building further west to increase the eastern side yard setback so as to meet ordinance requirements.
- Decrease the height of the building to 4 stories
- Reduce the density to meet RC-3 density standards.

Commissioner Mantey said while he would like to see the height decreased, he did not agree with the requirement to meet RC-3 density standards. However, because it was apparent the applicant did not have the votes this evening to recommend this proposal to Council, he would support the motion.

Motion carried 5-1 (Brickner opposed).

Regular Meeting

A. Resolution Regarding Recording, Broadcasting, and Livestreaming of Meetings and Posting of Agenda Materials

City Planner Stec said that City Council was recommending making meetings and meeting materials more accessible to the public, by broadcasting all meetings live, and posting meeting materials on the City's website.

After brief discussion the following motion was offered:

MOTION by Brickner, support by Mantey, that the Planning Commission approve RESOLUTION REGARDING RECORDING, BROADCASTING, AND LIVESTREAMING OF MEETINGS AND POSTING OF AGENDA MATERIAL, as submitted this evening.

Motion carried unanimously.

APPROVAL OF MINUTES July 15, 2021

MOTION by Brickner, support by Turner, to amend and approve the minutes of the July 15, 2021 meeting as follows.

- Page 5, end of 5th paragraph: . . . and ~~14 Mile Road~~. the access road.
- Page 5, after 5th paragraph, insert comments by Planning Consultant Arroyo giving his response to moving the building to the west and placing parking on the east, to meet the setback requirements on the east.

Motion carried unanimously.

PUBLIC COMMENT

None

COMMISSIONERS' COMMENTS

- DTE will be speaking to City Council regarding recent outages. Commissioner Mantey asked that priority be given to people on septic systems.

- Joint meeting with City Council on September 20.
- City Planner Stec updated the Commission on projects previously approved by the Commission:
 - The Pulte cluster project at 38500 W. 9 Mile Road received a motion of non-approval by City Council. The applicant will be returning to Council with fewer units and changed site plan.
 - Sarah Fisher project still going through the process with City Council; with emphasis on working through the residential component, now being developed by Robertson Brothers.
 - Radisson motel conversion to senior living also going through process with Council, with changes to provide more green space.
 - Rose PUD behind Costick Center still negotiating the PUD Agreement, which is complicated due to the land and use issues involved.
 - Senior living approved for the Ginopolis site stalled. City is enforcing site maintenance.

ADJOURNMENT

MOTION by Orr, support by Trafelet, to adjourn the meeting at 8:41 p.m.

MOTION carried unanimously.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 15, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present: Brickner, Countegan, Orr, Mantey, Schwartz, Stimson, Trafelet, Turner, Varga

Commissioners Absent: None

Others Present: City Planner Stec, City Attorney Schultz, Planning Consultant Arroyo, Staff engineers Dawkins, Crimmins, and Sonck

APPROVAL OF AGENDA

MOTION by Countegan, support by Trafelet, to approve the agenda as published.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 3, 2021

LOCATION:	32680 Northwestern Hwy.
PARCEL I.D.:	23-02-126-130
PROPOSAL:	PUD Plan for a five story, 202 unit multiple family development in a B-2 Community Business District, and B-3 General Business District
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	NWH Holdings, LLC, Robert Asmar
OWNER:	NWH Holdings, LLC

Keith Phillips, The Think Shop Architects, 1420 Washington Blvd, Suite 430, Detroit, was present on behalf of this application for a recommendation to City Council for PUD Plan 3, 2021, a five story, 202 unit multiple family development at 32680 Northwestern Highway. Jim Butler, PEA Group, 2430 Rochester Ct Suite 100, Troy, was also present, as was the owner, Robert Asmar.

Mr. Phillips said that at this location at 14 Mile Road and Orchard Lake Road, the proposed development – “Stonefield” – would provide a gateway feature to Farmington Hills. The 202 unit building was an extension to the walkability within the local area, that allowed for transition for multiple zoning platforms. The increase in population should promote growth in the use of local businesses, contribute to the tax base, while minimally impacting traffic.

Mr. Phillips overviewed the design of the building, which provided traditional components of residential architecture with amenities required by modern residents. The project included a mix of hip and flat roof styles, a covered main entry at the northwestern corner, and allowed for natural light in the central courtyard. Each façade of the building was broken up into smaller elements to reflect the human scale of the residential community.

Stonefield would incorporate dynamic landscape design, including a greenspace buffer area utilizing deciduous and evergreen plantings along the eastern portion adjacent to the Country Glens development. The commons courtyards on the second level will present a high-density approach to landscape design, utilizing multi-tiered landscape features. Multiple formats of renewable technology would be used, including green roof design techniques and solar approaches at both the courtyard level and the rooftop structures. Electric vehicle charging stations would be placed around the garage level structure with built-in flexibility that will provide for future EV charging expansion, up to 100% capacity.

The building's exterior masonry and fiber cement façade will consist of durable, low-maintenance materials that complement the buildings in the surrounding area. The building's units will consist of one, two, and three-bedroom units varying from 850-1,500 square feet as follows:

- One-bedroom, 48%, 98 units
- Two-bedroom, 46%, 98 units
- Three-bedroom, 6%, 6 units

This combination of units is tailored toward the empty nester / young professional. The pet-friendly project includes a high level of amenities in the units themselves, as well as community amenities such as clubhouse, pool, central courtyard, fitness center, bike storage, ride share accommodations, and concierge services.

Parking is concealed under the building. Building height is approximately 64' tall, which is reduced from the original 75' request. The building was a 4-story building atop a parking deck.

Development schedule was as follows:

- Planning, June 2021
- Construction kick-off, beginning underground, October 2021
- Occupancy, May 2024

Mr. Phillips emphasized that a project of this scope and amenities required the density as presented. The impact on parking was much less than, for instance, a 50,000 square foot commercial building development.

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

- The main access was from a single driveway, shared with the Northpoint PUD, which occupies the land to the west and north. The gated access was for emergency access only.
- A material board would be provided during site plan approval.
- The building had been redesigned to reduce the height by 11', by lowering floor heights and shortening the underground parking structure height. The height was measured per the City's ordinance standards.
- The parking was at grade, with the building on top of that.
- The submitted traffic study had been completed during an earlier approval process for the adjacent PUD. A new traffic study would be completed as the current project moved forward.

- The requested density was needed in order to provide this amenity-based housing development. Removing the 4th floor, for instance, would require removing the parking structure, eliminating the ability to implement such things as green roof design, and the building itself would be much more stripped down in appearance and use.
- The target population was both young professionals, including those with a smaller family, and empty nesters.
- The percentage of smaller units was necessary to achieve required density. They had originally started with a proposal for 6 stories, which would have allowed more 2- and 3-bedroom units.
- First floor commercial uses would have a big impact on traffic and parking; retail was parked at a higher rate than residential.
- The development would provide an active, viable, vibrant space. Neighboring communities such as West Bloomfield were also trying to achieve this type of development.
- The residential homes on the north side of Northwestern (in West Bloomfield) will not be able to see much of this development – perhaps a residential roofline, but not much more.
- The new retirement facility just to the north of this one was 40' tall.

Commissioner Orr thought it possible the project simply needed more land. The City was also encouraging active, vibrant spaces, but this project seemed to him to be too dense.

Referencing his July 6, 2021 written comments, Planning Consultant Arroyo gave the background and review for this request for PUD recommendation to City Council.

- The 5.53 acre site is currently zoned a mix of B-2 and B-3, and is currently mostly vacant.
- Adjacent property uses included senior housing to the north, commercial/multi-family to the east, and commercial to the south and west.
- The site is proposed to be accessed from a single driveway, shared with the Northpoint PUD.
- Regarding PUD qualification, on February 18, 2021, the Planning Commission granted preliminary PUD qualification approval, citing compliance with objective viii of Section 34-3.20.2.E. At the time, several Commissioners expressed reservations about the scale of the use, in particular its density and height. Also, the application had originally been proposed as an amendment to the previously approved Northpoint PUD. However, the application has since been separated into a distinct PUD, with access across the other PUD. The applicant is seeking final PUD qualification, but is not seeking site plan approval concurrent with final qualification.
- The proposed multi-family residential use is not permitted in the B-2 and B-3 districts, though the portion of the site zoned B-2 is planned for multiple-family residential on the Future Land Use Map.
- The proposed density is significantly denser than is permitted in any of the three RC multiple-family districts, being nearly twice the permitted density than the City's densest multiple family district, the RC-3 district. The applicant makes the case that the proposed 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 west.
- As mentioned by Mr. Butler, an updated traffic study would be needed for this project.
- There was no vehicular connection from the apartments to 14 Mile or the senior housing parking lot.
- The PUD must meet one of 8 criteria as listed in Section 34-3.20.2.E. All criteria were listed in the review letter. Previously the Commission found that viii was met: *To bring about redevelopment of sites where an orderly change of use is determined to be desirable.* The applicant's original narrative addressed objectives i, ii, and vi.-viii.

Regarding the conceptual site plan and use:

- The applicant is proposing to construct a 202-unit apartment building around a large courtyard common area. Again, access to the site would be from Northwestern Highway, via the same driveway that serves Northpoint Storage to the west.
- The applicant proposes 202 units as stated: 98 one-bedrooms, 98 two-bedrooms, 6 three-bedrooms. This totaled 514 rooms under the standard listed in Section 34-3.5.2.F. 230 rooms would be permitted in the RC-3 district.
- 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 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. Generally speaking, non-center-type business uses would include stand-alone uses.
- The applicant would be seeking relief from the maximum height of 50 feet, and east side setback standards of 75 feet.
- Parking standards were met; more than half of the proposed parking is proposed to be within the building.
- Trees and preliminary landscaping correctly account for replacement requirements.

Relief from ordinance standards summary

Per the submitted materials, the applicant is seeking relief from the following ordinance standards:

1. **Height:** Proposed maximum height revised from 75.25 feet to approximately 64 feet, where 50 feet is permitted in the underlying district.
2. **East side setback (to residential):** 39.24 feet is proposed where the underlying district requires 75 feet.
3. **Density.** The plan does not specify a base district for density standards. 514 rooms are proposed; the maximum number of rooms permitted in the RC-3 district is 230.

The applicant was also seeking for a deviation from ordinance standards regarding use, as the proposed multi-family residential use is not permitted in the B-2 and B-3 districts.

Planning Consultant Arroyo concluded his review, and gave the following information in response to questions from the Commission:

- This proposal was considered part of the redevelopment of a greater site that had been mostly vacant with some obsolete uses.
- At the time of the approval of the PUD to the west, connectivity had been discussed in terms of utilizing a single driveway from Northwestern to all resulting developments: self-storage facility, senior living facility, and tonight's proposal. The Commission had not supported multiple curb cuts on Northwestern, and tonight's proposed access was consistent with that.
- The artistic renderings did not clearly show that this building would be surrounded by parking.

Chair Stimson opened the public hearing.

Randy Bruce, 28730 Lake Park, strongly supported this development, which was consistent with current trends, would help to make Farmington Hills a destination point, which in turn would help address the loss of population the City was experiencing, and which would support the small businesses in this area. The development was far superior to a big box store coming to this property, for instance; a big box store could go dark at any time.

Mike Schuster, Country Glen condominiums, opposed the proposed development, which was too dense, too high at 5 stories, and too close to Country Glen, and would dwarf the closest Country Glen building.

Mary Jo Schuster, Nova Valley, said that she and her husband owned property at Country Glen. She shared her husband's concerns regarding density, height, and setback from the Country Glen property. Additionally, during peak hours traffic backed up on Northwestern Highway from east of 14 Mile Road to Orchard Lake Road. Greater density would only make that situation worse.

Chair Stimson noted that speakers Mike Schuster and Randy Bruce had each sent a letter regarding this proposed development.

Planning Consultant Arroyo noted that while the building was 5 stories, the first level was primarily parking.

Chair Stimson closed the public hearing.

Commissioner Orr suggested moving the building to the west and placing the parking on the east side, thereby increasing the distance from the building to the eastern property line. This change would also allow enhanced landscaping between the building and ~~14 Mile Road~~ the access road.

Commissioner Orr asked if moving the building as just described would eliminate the need for a deviation on the east side. Planning Consultant Arroyo said he did not know if this change would completely eliminate the deviation, but there was no reason why this could not be explored – this change could potentially increase the separation on the east.

Commissioner Schwartz addressed traffic flow on Northwestern Highway, in particular how residents of the proposed development would access Northwestern Highway. He agreed that the traffic impact needed to be considered.

Commissioner Schwartz did not think there were any other 5 story buildings on Northwestern Highway in Farmington Hills. The City needed to consider whether it wanted this density and height at this location, which might encourage other developers to request the same thing, which would ultimately change the character of the Northwestern corridor.

Commissioner Brickner pointed out that two nearby hotels in West Bloomfield were 5 stories high.

In response to a question from Commissioner Countegan, Planning Consultant Arroyo said the new self-storage center and senior living facility did not generate sufficient traffic to be a problem; these were low-traffic uses.

Commissioner Countegan pointed out that 2/3 of the greater site had low-impact traffic uses. This had been a blighted property for many years. He felt that the need to cover the cost of constructing a highly amenitized apartment community presented a compelling argument for this project to at least move to the next step. The issue of height was real, and had been discussed regarding various other PUD projects in the City. He was in favor of continuing the process to the City Council level. This proposal offered redevelopment in a problem area, and was consistent with rise in activity in the area. There would be opportunities to have further discussion regarding issues of final location, density etc. This was an opportunity for reinvestment in a long-time blighted area of the City.

The Commission discussed process. Several commissioners spoke in favor of redevelopment of the area and moving this project forward, but were still concerned regarding the location of the building so close to the eastern property line, and the overall density and height of the project. Some Commissioners were concerned that the project did not offer enough green buffer from the highway.

It came out in discussion that any recommendation of approval to City Council included the concepts presented in the conceptual site plan, including density, height, location, and materials, and if the City Council approved the PUD, the resulting contract would have the concept plan as presented attached to it. If the Commission had reservations, now was the time to speak to those and ask for further revisions from the applicant.

Mr. Butler said he thought they could revise the plan to shift the building to the west, as suggested.

MOTION by Countegan, support by Orr, to postpone action on PUD Plan 3, 2021, submitted by NWH Holdings, LLC, Robert Asmar, to the August 19, 2021 Planning Commission meeting, to allow time for the applicant to revise the plans to increase the eastern side yard setback.

Several Commissioners commented regarding their hesitation to approve the building height and density associated with this PUD. While not required by tonight's motion, the applicant could make further changes to the plan based on the concerns they heard this evening from the Commission and the public.

MOTION CARRIED by unanimous voice vote.

REGULAR MEETING

A. REVISED LANDSCAPE PLAN 61-5-2019 (PUD 5, 1993)

LOCATION:	South side of Twelve Mile, west of Drake Rd.
PARCEL I.D.:	23-17-201-013
PROPOSAL:	Construction staging area for new office buildings in OS-4, Office Research District
ACTION REQUESTED:	Approval of revised landscape plans
APPLICANT:	JST Corporation
OWNER:	Perimo USA Corporation

Referencing his July 6, 2021 written comments, Planning Consultant Arroyo gave the background and review for this application to review landscape plans in order to construct a staging area for the new office buildings approved for this location. The primary impact of this proposal was on land off the JST site, where the property owner has agreed to permit construction staging for the JST project. The staging use is temporary, but will require tree removal and grading. Tree removal has also been increased in a few areas around the regional detention pond.

The site is subject to a planned unit development agreement, and per this agreement, trees are required to be replaced at one third of the typical rate. Originally 672 regulated trees and 34 landmark trees with a total dbh of 406.5 inches were proposed to be removed. Typically, this would require 672 replacements for regulated trees and 34 replacements for landmark trees (706 total). In this case, per the PUD agreement, 235 total replacement trees had been required.

However, with the new plan a total of 904 regulated trees and 205 landmark trees, for a total of 1109 trees, were proposed to be removed, with a 1/3 replacement requirement, or 366 trees to be replaced. As with the initial approval, the applicant is requesting to pay into the tree fund for these trees.

Plan corrections needed to be made as called out in the review letter.

The Commission should discuss whether they wanted to allow the number of trees to be removed as were being requested for this project. The trees were being removed off site, but on PUD property, and the cleared area would be in effect ready for a future development. However, virtually all the trees in the staging area were being removed.

Commissioner Mantey asked if the staging area could be placed the property to the east, where such extreme tree removal would not be required.

In response to questions from the Commission, City Planner Stec gave the following information:

- There were no catch basins in the tree removal area.
- The Tree Fund was well funded at present. No major projects were scheduled that would use those funds. Annual tree planting projects did use the funds, but the Fund was getting funded at a higher rate than the City was spending it.

Sam Ashley, Cunning-Limp Development Company, said they were the construction manager for this project. They were requesting the area shown on the submission documents to be a temporary staging area for the JST development on the south side of Twelve Mile, west of Drake Road (Parcel ID 23-17-201-013).

Mr. Ashley explained that the lumber from the removed trees would be kiln dried in Chicago, transported to Denver to be milled, and then used in the JST construction project. Also, over the last 3 years JST had collected seeds from the hardwoods on site, and those seeds were currently being grown in a nursery in Flint. When appropriate, the seeds would be replanted on site.

Since the ordinance did not speak to this type of activity, the only way forward was for JST to pay into the tree fund.

Mr. Ashley added that the adjacent parcel to the east was not affiliated with the PUD. The proposed staging area was affiliated with the Farmington Hills Investment Group that owned the PUD area.

Commissioner Orr spoke to the slow growth of hardwoods such as Hickory and Oak – after 5 years the trees would only be knee high. Yet the applicants were proposing to remove all the mature growth in this area. It would be 40 years before the newly planted trees would be viable growth.

Commissioner Orr said he walked the property today. The property to the east had much closer access to the construction area, had easy access, and did not require any tree removal. The JST project wanted to preserve as many trees as possible on their own parcel, and Commissioner Orr wanted to preserve as many trees as possible on any property. He asked the applicant to move the staging area to the east.

Mr. Ashley said the property owner to the east was not interested in providing access for a construction staging area. Additionally, the trees that were being removed were in a pathway that was proposed to be a public drive as the PUD area developed further.

Commissioner Schwartz noted that the approved JST project was environmentally sensitive and extraordinarily creative. If the trees were in an area proposed for a public drive, the trees would eventually be removed in any event. The plan to use the wood as described and the forethought given to planting seeds from the trees were compelling arguments in favor of this project.

MOTION by Schwartz, support by Trafelet, that the revised Landscape Plan for Site Plan 61-4-2019 (PUD 5, 1993), dated June 16, 2021, submitted by JST Corporation, be approved because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions:

1. A revised plan be submitted addressing the following items for administrative review:
 - a. Corrections as identified in the July 6 Giffels Webster review regarding the tree inventory and removal list be made.
 - b. An updated tree protection plan be provided.
2. Payment into the city tree fund in lieu of planting replacement trees is acceptable.

In response to a question from Commissioner Varga, Mr. Ashley said plans were in to the Building Department for the first building, and after approvals the duration of the project will be approximately 3 years.

MOTION carried 8-1 (Orr opposed).

APPROVAL OF MINUTES June 17, 2021

MOTION by Orr, support by Turner, to approve the minutes of the June 17, 2021 meeting as published.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONERS' COMMENTS

- City hall bicycle racks are overgrown, and are unusable.
- Request for discussion regarding use of federal relief funds for items in the Capital Improvements Plan.

ADJOURNMENT

MOTION by Brickner, support by Countegan, to adjourn the meeting at 8:35 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

